



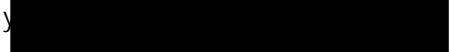
1 Coleshill Street, Fazeley, Staffordshire

Heritage Statement

Report YA/2022/074 v1 York Archaeology 2022

1 Coleshill Street, Fazeley, Tamworth:  
Heritage Statement

York Archaeology: Sheffield  
Campo House, 54 Campo Lane, Sheffield, S1 2EG



[www.yorkarchaeology.co.uk](http://www.yorkarchaeology.co.uk)



## Key Project Information

Project name	1 Coleshill Street, Fazeley
Report title	1 Coleshill Street, Fazeley, Staffordshire: Heritage Statement
Report status	Version 1
YA project no.	3334
Type of project	Heritage Statement
Client	Tzsk Third Ltd
Local Planning Authority	Lichfield District Council
Planning reference	22/00456/FUL
NGR	SK 20489 01857
Author	Alvaro Mora-Ottomano with a contribution by Seren Rhodes
Illustrations	Alvaro mora-Ottomano
Editor	Kris Poole
Report number and date	YA/2022/074 30 June 2022
Filename	3334 1 Coleshill St HS v1.r1.docx

### Copyright Declaration:

York Archaeology give permission for the material presented within this report to be used by the archives/repository with which it is deposited, in perpetuity, although York Archaeology retains the right to be identified as the author of all project documentation and reports, as specified in the Copyright, Designs and Patents Act 1988 (chapter IV, section 79). The permission will allow the repository to reproduce material, including for use by third parties, with the copyright owner suitably acknowledged.

### Disclaimer:

This Report has been prepared solely for the person/party which commissioned it and for the specifically titled project or named part thereof referred to in the Report. The Report should not be relied upon or used for any other project by the commissioning person/party without first obtaining independent verification as to its suitability for such other project, and obtaining the prior written approval of York Archaeological Trust for Excavation and Research Limited ("YAT") (trading as York Archaeology). YAT accepts no responsibility or liability for the consequences of this Report being relied upon or used for any purpose other than the purpose for which it was specifically commissioned. Nobody is entitled to rely upon this Report other than the person/party which commissioned it. YAT accepts no responsibility or liability for any use of or reliance upon this Report by anybody other than the commissioning person/party.

© York Archaeological Trust for Excavation and Research Limited. Registered Office: 47 Aldwark, York YO1 7BX. A Company Limited by Guarantee. Registered in England No. 1430801. A Registered Charity in England & Wales (No. 509060) and Scotland (No. SCO42846)

# CONTENTS

Non-technical summary .....	iii
1 Introduction.....	1
1.1 Purpose of the Heritage Statement .....	1
1.2 Site location and description .....	1
2 Aims & methodology .....	1
2.1 Aims.....	1
2.2 Methodology.....	2
3 Baseline conditions.....	5
3.1 History and development of the site.....	5
3.2 Description of the site .....	6
3.3 Cultural heritage resource within the search area .....	8
3.4 Setting and key views.....	9
4 Significance assessment.....	10
4.1 Introduction .....	10
4.2 Historic buildings.....	11
5 Impact assessment.....	12
5.1 Proposal.....	12
5.2 Impact on the significance.....	12
5.3 Discussion .....	12
6 Conclusions.....	13
7 References.....	13
Figures.....	15
Plates .....	16
Appendix 1: Gazetteer of recorded heritage assets.....	30
Appendix 2: Proposed plans.....	36

## Figures

Figure 1: Site location

Figure 2: Historic Ordnance Survey maps with site location

Figure 3: Location of recorded heritage assets within 500m of the site

## Plates

Plate 1: General view of the site viewed from the north

Plate 2: The site at the junction of Coleshill Street and Atherstone Street

Plate 3: The site facing Atherstone Street

Plate 4: The site at the north end of Coleshill Street

Plate 5: The site with rear car park

Plate 6: General view of the north and west elevations

Plate 7: North elevation

Plate 8: Detail of windows within the north elevation and possible step (arrow)

Plate 9: General view of the west elevation

Plate 10: West elevation – detail of windows

Plate 11: West elevation with later south extension

Plate 12: West elevation – detail of later south extension

Plate 13: South gable elevation of the later south extension

Plate 14: Flat-roofed east extension facing onto the rear car park

Plate 15: East gable elevation and flat-roofed west extension to the rear car park

Plate 16: External doorway to Coleshill Street and glazed panel to the right

Plate 17: Rear doorway to the car park and glazed panel and door to the restaurant (left)

Plate 18: Internal view of the restaurant with RSJ girders and primary timber ceiling beams

Plate 19: Southern area of the restaurant with windows to Coleshill Street

Plate 20: Northwest corner of the restaurant with windows to Coleshill Street and Atherstone Street

Plate 21: Windows facing Atherstone Street

Plate 22: Easternmost window to Atherstone Street and fire escape door to the right (arrow)

Plate 25: View towards the site from New Street

Plate 26: View towards the site from Lichfield Street adjacent to Tolson's Mill

Plate 27: View towards the site from Watling Street Bridge

Plate 28: View towards the site from the GII LB 61 Coleshill Street

Plate 29: View towards the site from the GII LB 59 Coleshill Street and St Paul's Church

Plate 30: Coleshill Street looking south with row of terraced houses to the right

## Tables

Table 1: Criteria for assessing the importance of heritage assets

Table 2: Criteria for determining magnitude of impact

## NON-TECHNICAL SUMMARY

In April 2022, York Archaeology was commissioned by Architecture & Interior Design Ltd, on behalf of Tzsk Third Ltd, to produce a Heritage Statement of Peninsular Restaurant, 1 Coleshill Street, Fazeley, Tamworth, Staffordshire. The Heritage Statement was required to support a planning application for erection of replacement windows and doors to front and side elevations of the Peninsular Restaurant which lies within the Fazeley & Bonehill Conservation Area.

The Heritage Statement has summarised the archaeological and historical background of the site and its environs, and assessed the potential impact of the proposed window and door replacements on the significance of designated cultural heritage assets in the vicinity.

There are no recorded cultural heritage assets within the site, although the building include 19<sup>th</sup>-century elements and it lies within the Fazeley & Bonehill Conservation Area, with a number of listed buildings in the vicinity. The proposed development will not alter the fundamental character of the buildings within the site, or the setting of nearby designated heritage assets. The proposed development as a whole will result in minor to negligible adverse impacts to historic buildings, designated assets and their setting, with the overall magnitude considered to constitute less than substantial harm.

# 1 INTRODUCTION

## 1.1 Purpose of the Heritage Statement

In April 2022, York Archaeology was commissioned by Architecture & Interior Design Ltd, on behalf of Tzsk Third Ltd, to produce a Heritage Statement for the Peninsular Restaurant, 1 Coleshill Street, Fazeley, Tamworth, Staffordshire. The Heritage Statement was required to support a planning application for the installation of replacement windows and doors to the front and side elevations of the Peninsular Restaurant.

As the building is located within the Fazeley & Bonehill Conservation Area, Lichfield District Council's Planning Department have requested a Heritage Statement to assess the significance of the building and to assess the impact of the proposed alterations on the character and appearance of the Conservation Area and its setting, in order to satisfy the requirements of the National Planning Policy Framework (NPPF).

This document sets out the recorded archaeological and historic background of the site, summarises the known cultural heritage resource, and reviews the proposed development and its potential impacts on the significance and setting of cultural heritage assets.

## 1.2 Site location and description

The site consists of an approximately square parcel of land centred on NGR SK 20489 01857, measuring 590 square metres, located at the southeast corner of 'The Square' roundabout at the junction of the B5404 and A4091. The site contains a building at the corner between Atherstone Street to the north and Coleshill Street to the west. The remaining area is a rear car park accessed from Coleshill Street, with houses to the east and a small takeaway premise to the south and within the car park (Figure 1). Number 1 Coleshill Street consists of a series of merged ranges with an overall L-shape plan and entrances from Coleshill Street and the rear car park. The merged ranges comprise a historic L-shaped structure of two storeys at the corner of the streets, a flat-roofed east extension and a later south extension along Coleshill Street. The Peninsular Restaurant occupies the ground floor of the L-shaped historic structure and the later south extension. The surrounding development is predominantly residential in character, comprising properties of many different styles and types from different periods; as well as several small shops.

# 2 AIMS & METHODOLOGY

## 2.1 Aims

The general aim of the Heritage Statement is to describe the cultural heritage resource within the site and its vicinity, and to assess the impacts on this resource potentially arising from the proposed alterations. The specific aims are to:

- Identify and describe the cultural heritage resource that may be affected by the proposed alterations;

- Assess the significance of the buildings within the site;

- Assess the contribution that the Peninsular Restaurant makes to the significance of cultural heritage assets in the immediate vicinity and wider landscape;

Identify and explain the heritage significance of the site;  
 Assess the direct and indirect impacts of the proposed alterations on the Conservation Area and cultural heritage resource.

The Heritage Statement follows the relevant planning policies specified in the NPPF and advisory publications produced by Historic England and the Chartered Institute for Archaeologists (CIfA).

## 2.2 Methodology

### 2.2.1 Desk-based research

Desk-based research for the Heritage Statement included a search of databases of recorded cultural heritage assets and rapid historic map research. Given the nature of the proposed works and the date of the building, it was not considered that archival research would contribute further significant information that would affect the assessment of the building's significance, or its contribution to the character of the Conservation Area and the setting of nearby heritage assets. A search area with a radius of 500m from the site was used to collate information on recorded cultural heritage assets. Information was collated from the following sources:

- Staffordshire Historic Environment Record (HER);
- Historic England designation data (National Heritage List for England – NHLE);
- Archaeology Data Service (ADS);
- Historic OS maps;
- National Archives online catalogue;
- Historic England Archive aerial photo explorer (online resource);
- Lichfield District Council planning portal;
- Google Earth.

### 2.2.2 Site visit

A site visit was made to investigate the significance of the site and its setting. Photos were taken with a digital SLR in order to illustrate overall views and key details, and for inclusion in the report. Written notes and annotated plans of the building were made in order to help understand its development.

The on-site investigation noted:

- The setting of the building and its relationship to the Conservation Area;
- The overall appearance of the building and circulation areas;
- External and internal detail relevant to the building's design, development or use;
- The relationship of the building to nearby designated structures.

### 2.2.3 Assessment of significance

Assessment of significance is designed to help establish why a place or feature is considered to be important and why it is valued. The assessment of significance is a subjective exercise, reflecting the moment in history when it is written and the knowledge gained about the site at that time. This means that the assessment of significance has the potential to change, as further knowledge and understanding is gained, and should be regularly reviewed.

The term 'heritage assets' covers a wide variety of features including: buildings; standing, buried and submerged archaeological remains, sites and landscapes; and parks and gardens, whether



designated or not. Heritage assets hold meaning for society over and above functional utility. The relative importance or value of a heritage asset relates to its archaeological, architectural, artistic and historic interest. It is possible to ascertain the heritage importance of assets based on period, rarity, documentation, group value, vulnerability and diversity. The criteria used for assessing heritage importance in this report are presented in Table 1.

Table 1: Criteria for assessing the importance of heritage assets

Importance	Heritage Asset (examples)	Note
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives	Substantial harm to, or loss of, these assets should be <u>wholly exceptional</u> (NPPF para 200b) Any harm or loss to a heritage asset requires clear and convincing justification. (NPPF para 200 & 201)
High	Assets that can contribute significantly to acknowledged national research objectives Scheduled Monuments (including proposed) Undesignated assets of schedulable quality and importance Listed Buildings and Registered Parks & Gardens Conservation Areas Undesignated assets of clear national importance Substantial or very legible historic landscapes of note	Substantial harm to, or loss of, these assets should be <u>exceptional</u> (NPPF para 200a) Any harm or loss to a heritage asset requires clear and convincing justification (NPPF para 200-201)
Medium	Undesignated assets that contribute to regional research objectives Locally Listed buildings Legible historic landscapes	A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. (NPPF para 203)
Low	Undesignated Assets of limited value, but with potential to contribute to local research objectives Assets compromised by poor preservation and/or poor survival of contextual associations Historic (unlisted) buildings of modest quality in their fabric or historical association Fragmented historic landscapes	A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. (NPPF para 203)
Negligible	Assets with very little or no surviving archaeological/heritage interest Buildings of no architectural or historical note Buildings of an intrusive character Areas of known ground disturbance	

Importance	Heritage Asset (examples)	Note
Unknown	The importance of the resource (below ground deposits, landscape, setting or historic building) has not been ascertained.	Field evaluation may be required to evaluate potential buried assets (NPPF para 194)

In addition to the relative heritage importance of a site or asset, the heritage significance of a place can be complex and subtle, and requires a discursive approach. Historic England guidelines on Analysing Significance in Heritage Assets (2019, 16) outline the following themes to help establish the various interests contributing to the significance of heritage assets:

Archaeological interest: the potential of the site or asset to hold evidence of past human activity worthy of investigation.

Architectural and artistic interest: the extent to which the aesthetics of a site or asset contribute to its significance, either from conscious design or fortuitously through the evolution of the asset.

Historic interest: the potential of the heritage asset to provide information on past lives and events. This can be illustrative or associative. Heritage assets can provide a material record of the past, provide meaning for communities, derived from their collective experience of a place, and symbolise wider values such as faith and cultural identity.

#### 2.2.4 Assessment of setting

The setting of heritage assets is an important consideration in relation to future management. The setting of a heritage asset is defined in The Setting of Heritage Assets (Historic Environment Good Practice Advice in Planning: 3 (GPA3)) as the surroundings in which it is experienced, and can contribute to, or detract from, heritage values of the asset (Historic England 2017, 2). Paragraphs 13-31 of GPA3 consider the steps required to identify and assess potential effects on setting of heritage assets. In line with this guidance, criteria by which existing setting and change to setting will be judged as making a positive, negative or neutral contribution to the setting of an asset include:

View: the views to and from an asset play an important part in the way in which an asset is experienced.

Environmental factors: setting is influenced by environmental factors such as noise, dust and vibration.

Spatial associations and our understanding of the historic relationship between places: buildings that are in close proximity but not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. They would be considered to be within one another's setting. The perceived extent of a setting may change as an asset and its surroundings evolve or as understanding of the asset improves. Also, the setting of a heritage asset can enhance its significance whether or not it was designed to do so.

Public appreciation: evaluation of the effect of change within the setting of a heritage asset will need to consider the implications, if any, for public appreciation of its significance.

### 2.2.5 Assessment of impacts

The assessment considers the significance of each feature and the likely effect of the proposed development upon them, in order to arrive at a judgement of the effects of the proposed development. Taking these into account, the significance of effects has then been assessed with reference to the magnitude of impact shown in Table 2.

Table 2: Criteria for determining magnitude of impact

Magnitude of impact	Criteria for assessing impact
Major	Total loss or major/substantial alteration to key elements/features of the baseline (pre-development) conditions, such that the post-development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions, such that post-development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from the baseline conditions. Change arising from the loss/alteration will be discernible/detectable, but not material. The underlying character/composition/attributes of the baseline condition will be similar to the pre-development circumstances/situation.
Negligible	Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.
Neutral	No impact.
Unknown	The effect of the impact cannot be determined on the basis of the current evidence.

## 3 BASELINE CONDITIONS

This section summarises the historic development of the site and its surroundings, the historic landscape character of the site, and the nature of any cultural heritage assets within the site and its vicinity that may be impacted by the proposed alterations. A search area with a 500m radius was used to assess the nature and significance of cultural heritage assets within the vicinity of the site, and to place the site in its local context. The location of recorded cultural heritage assets and the search area are shown on Figure 3, and a gazetteer of heritage assets is tabulated in Appendix 1. The site itself does not contain any recorded heritage assets.

### 3.1 History and development of the site

There has been a settlement at Fazeley since at least the medieval period, situated on the old Roman road of Watling Street at its junction with Coleshill Street and Tamworth Street. The Fazeley & Bonehill Conservation Area Appraisal (2011) notes that early historical references to the area indicate the land was marshy with poor soil and was sparsely populated. The area's importance then significantly increased in the late 18<sup>th</sup> century when the Birmingham and Fazeley Canal was constructed (completed in 1788), to provide a link between Birmingham and the Coventry Canal. Following this, Sir Robert Peel (the father of the Prime Minister of the same

name), bought 4000 acres of land around the newly-opened canals in 1790. The associated structures he built are important to the cultural heritage significance of the area.

The growth of Fazeley declined following the development of a railway network in the mid-Victorian period, and the area remained relatively unchanged until the later 20<sup>th</sup> century when road widening and large areas of new housing transformed the area. The road junction remained a focal point for the settlement as it expanded. The top of Coleshill Street, where the site lies, joined the former A5 which was much wider and was called The Square, with the junction with Tamworth Street to the north. The appraisal states that this was probably the site of the local market, although it is now dominated by a roundabout.

Historic maps of Fazeley dating from the early and mid-19<sup>th</sup> century were consulted online from a Heritage Statement (Heritage Collective 2017) available from Lichfield District Council's planning portal. The early 19<sup>th</sup>-century map of Fazeley shows buildings fronting onto the area around the Square, although none of these appeared to lie within site. An 1845 map of Fazeley and the surrounding area is not very detailed, but appears to show the site developed with buildings at the northwest corner, between the junction of Coleshill Street and Watling Street (currently known as Atherstone Street).

Historic Ordnance Survey (OS) maps were also consulted and extracts area reproduced in Figure 2. The 1884 OS map shows the site with a series of small buildings fronting onto the streets and additional outbuildings within a rear courtyard. It is apparent that the footprints of the extant building on the site comprised three distinct attached premises at the corner of the junction between Coleshill Street and Atherstone Street. The subsequent OS editions issued in 1902 and 1924 show a comparable arrangement, illustrating the clear divisions between the buildings. By the time of the production of the 1974 OS map, the site had been substantially cleared except for a roughly square building located at the northwest corner. The building corresponds to the footprint of the three attached buildings indicated on the previous OS editions, as well as an extension to the east (corresponding to the extant flat-roofed structure facing onto the rear car park of the site), although no subdivisions between them are depicted as the map is less detailed than the preceding editions. In the late 20<sup>th</sup> century a further extension was added to the south of the merged structures along Coleshill Street.

### 3.2 Description of the site

The site is located at the southeast corner of The Square roundabout at the junction between Atherstone Street to the north and Coleshill Street to the west. To the west is No. 2 Coleshill Street, a Grade II Listed Building (NHLE 1374307). Fazeley or Tolson's Mill, another Grade II Listed Building (NHLE 1245134), is located along the continuation of the B5404 road (Lichfield Street, Plate 1). The building at No. 1 Coleshill Street, within the site, consists of a series of merged ranges with entrances from Coleshill Street and the rear car park. The merged ranges comprise an historic L-shaped building of two storeys at the corner of the streets, a flat-roofed east extension and a later south extension along Coleshill Street. The historic building features a gable to the north and a cross-wing to the east, forming the L-shaped plan, with a comparable gable to the east. The south gable of the historic building is abutted by a later extension of two storeys forming a linear continuation, although with a slightly lower ridge than the primary building (Plates 2-5).

The structure that forms the focus of the heritage statement is The Peninsular Restaurant, which occupies the ground floor of the historic L-shaped building and the later south extension. The historic building is of brick construction, although it is externally rendered and painted white. It has a pitched roof covered with later interlocking tiles, with a contiguous cross-wing extending eastwards along Atherstone Street. The historic roof has plain close verges at the gables and close eaves with brick dentilled cornice providing evidence of its construction fabric, although the dentilled brickwork is also painted white.

The north elevation facing Atherstone Street includes the gable wall of the range along Coleshill Street, and the integral cross-wing. The gable wall features a large glazed window towards the east end of the ground floor with a plain brick head, and a small window within the west end of the first floor. The cross-wing is of two bays with a pair of windows at each level, of which those to the east end are large glazed types each with a casement and a small awning opening above. The west window within the ground floor is a fixed glazed square type. There is a projecting low step between the window openings of the ground floor, which may have led to a concealed doorway, although there is no other visible evidence for it externally or internally. The west window on the first floor is much smaller than its counterpart and it is positioned further to the east. The windows within the ground floor have timber frames, whereas the ones within the first floor are modern replacements with powder-coated aluminium frames. There is a horizontal scar within the gable wall from a former commercial sign for the 'Peninsular Restaurant' (Plates 6-8).

The west elevation along Coleshill Street comprises the historic L-shaped building and the later south extension. The historic building is of three bays as delineated by window openings on each level, of which the ones within the ground floor (part of the restaurant) are large, fixed glazed types with brick flat-arched heads comparable to that within the north gable wall. Immediately underneath the sill of the northernmost window opening, there are two possibly truncated thin pilasters, which may have been associated with the remains of a former shopfront glazed panel. The southernmost window on the ground floor has been reduced in width as indicated by its brick head, which extends further north. The windows on the first floor are recent aluminium-framed replacements including a larger type within the south bay. The later south extension is constructed with modern bricks, which have not been rendered, and a pitched roof covered with modern tiles comparable to those on the historic building. The ground floor features a central doorway and a window opening to the north, both with segmental arched heads. The first floor includes a central window with a flat head. The eaves feature a dentilled cornice imitating the original one within the historic building. This elevation also encompasses scars of the former restaurant's sign and the windows within the entire first floor are recent modern aluminium-framed replacements (Plates 9-12).

The south elevation features the gable wall of the later south extension and the south wall of the flat-roofed east extension, both facing onto the car park. The gable wall of the later south extension is plain, although with an equivalent dentilled cornice at verge. The flat-roofed extension features a doorway in the ground floor and another doorway above approached from a later staircase. This was formerly enclosed by a stairwell structure, but this has been dismantled. The first floor includes two openings to the west of the doorway with modern aluminium-framed windows (Plates 13 and 14).

The east elevation comprises the east side wall of the later south extension as well as the flat-roofed west extension and the east gable wall of the cross-wing of the historic L-shaped building. The later south extension features a wide glazed doorway to the car park and small modern aluminium-framed windows for toilets at each level. The remaining ranges step out eastwards into the car park. The flat-roof extension has two openings within the first floor with modern aluminium-framed windows. The east gable wall of the cross-wing has a central doorway with a short step that appears to be used as a fire escape (Plates 14 and 15).

Internally, the restaurant is accessed from a lobby in the south extension with a front doorway to Coleshill Street and a rear doorway to the car park. The lobby contains a staircase to the first floor that leads to toilets within the south extension and rooms within the historic structures along Coleshill Street, but with no access to the flat-roofed extension. To the north, there is a large glazed panel with a door to the restaurant. The only internal space examined was the ground floor of the restaurant, as this is the subject of the Heritage Statement.

The general construction of the south extension is modern, comprising a concrete floor, plastered walls and plaster ceiling, timber staircase, glazed panel, etc. The restaurant was under refurbishment at the time of the visit, and sections of removed plasterwork exposed encased girder bridging beams. These appear to have replaced former load-bearing walls that would have demarcated the historic divisions of the properties depicted on historic OS maps. Nevertheless, the ceiling retains original timber beams. Apart from the historic beams, the remaining fabrics appear to have been substantially altered and comprise a concrete floor, plastered walls and modern plasterboard ceiling. The large windows observed externally were also viewed internally. The fire escape door within the east gable wall of the cross-wing was also seen (Plates 16-22).

### 3.3 Cultural heritage resource within the search area

#### 3.3.1 Historic landscape character

The Historic Environment Character Zone Assessments: Tamworth (2009) document describes the pertinent zone, THECZ 15 – Fazeley (HECA 13a), as being dominated by the historic core of the settlement of Fazeley, which was first documented in the early 12<sup>th</sup> century. Surviving historic buildings mostly date to the 19<sup>th</sup> century and are testimony to the economic importance of the cloth industry during that period and the influence of the Peel family in particular. The medieval origins of the town, both in terms of settlement and industry, are not currently well understood. There has been a significant amount of 20<sup>th</sup>-century development within the zone.

The zone lies within the Tame valley and the confluence of the River Tame and Bourne Brook lies in the south-eastern corner of the zone. Consequently, there is the potential for pre-medieval archaeology to survive in the zone (Historic Environment Character Zone Assessments: Tamworth 2009, 82).

#### 3.3.2 Fazeley & Bonehill Conservation Area

The building on the site is not nationally or locally listed, but it is located within the boundary of the Fazeley & Bonehill Conservation Area, designated in 1991 (Fazeley) and 1994 (Bonehill). These were subsequently merged and in January 2011, a Conservation Area Appraisal was prepared for the combined areas.

The appraisal summarises the Conservation Area's significance as follows. It represents a remarkably intact industrial community of the period 1790-1850 and contains all the principal

building types necessary to sustain the community: terraced housing, mills, factories, a church, a chapel, public houses, a school, and prestigious detached Georgian houses. The waterways, pools and associated structures are an important part of the area's industrial heritage and have archaeological significance as they represent one of the most important water power systems from the early Industrial Revolution. The industrial development of Fazeley was largely due to the canal junction. The close relationship of buildings to the canal is integral to the area's significance.

There is a very high potential for archaeology within the Conservation Area due to the waterways and associated industries. The sites of the mills in particular have very significant archaeological potential. The natural environment of heavy, mature tree cover is another integral part of the significance of the Conservation Area.

Historic England records the Conservation Area's trend as deteriorating, with a vulnerability of medium and its condition is stated as being very bad. This may be due to the fact that Fazeley is one of the more disadvantaged parts of the district with very little development pressure, as stated in the 2011 appraisal. The appraisal provides a list of Buildings at Risk, with the closest being No. 2 Coleshill Street (a Grade II Listed Building), which had been damaged by fire and was vacant at the time of the appraisal; although it appears to have been repaired since the appraisal was issued.

### 3.3.3 Designated cultural heritage assets

The NHLE records ten designated heritage assets within 500m of the site. A gazetteer of the assets is included in Appendix 1, and their locations are shown on Figure 3. Those assets which demonstrated a degree of intervisibility with the site, following standard models such a zone of theoretical visibility, were subject to assessment. The following listed buildings have been identified as potentially affected by the proposed development within their setting:

Number 2 Coleshill Street (NHLE 1374307) Grade II  
 59, Coleshill Street (NHLE 1374308) Grade II  
 61, Coleshill Street (NHLE 1038788) Grade II  
 Church of St Paul, Coleshill Street (NHLE 1038787) Grade II  
 Fazeley Mill, Lichfield Street (NHLE 1245134) Grade II

### 3.3.4 Undesignated cultural heritage assets

The Staffordshire HER records 14 locally listed buildings within 500m of the site. Only three are within 100m and have the potential to be affected by the proposed development. These are Fazeley Town Hall (HER 56612/DST7462) to the northwest of the site; 16-54 Coleshill Street (HER 56632/DST7484), a row of terraced houses, to the southwest; and the Three Horseshoes public house on Buxton Avenue (HER 56695/DST7576) to the south.

## 3.4 Setting and key views

### 3.4.1 Contribution of the site to the significance and setting of designated assets

The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, long, short or of lateral spread, and include a variety of views of, from, across, or including that asset.

An assessment of the contribution to significance of a view does not depend alone on the significance of the heritage assets in the view but on the way the views allows that significance to be appreciated. The contribution that the site, in its current form, makes to the significance of the nearby heritage assets or allows significance to be appreciated have been assessed following a staged approach to proportionate decision-taking as specified in Historic England's guidelines (2017).

Historic mapping indicates that the site developed from the mid- to late 19<sup>th</sup> century with a series of attached buildings at the corner between Coleshill Street and Atherstone Street. The setting of the site has changed since its original development. Most of the buildings along the street fronts were cleared by the 1970s except for the current building, consisting of three merged historic buildings, with an L-shaped plan. These comprise two attached premises along Coleshill Street and an integral cross-wing along Atherstone Street. By this date, a later flat-roofed structure was added to the east of the L-shaped plan, creating a roughly square configuration. In the late 20<sup>th</sup> century a further extension was added against the south gable wall of the historic building along Coleshill Street, accommodating part of the restaurant.

The wider area appears to have remained relatively unchanged until the later 20<sup>th</sup> century, when road widening and large areas of new housing transformed the area, along with several small shops. Some of the historic buildings within the immediate townscape had also been altered with modern doors and windows replacing the historic features. Nevertheless, the historic buildings around the site provide a strong impression of the area's late 19<sup>th</sup>-century character.

The merged historic buildings within the site contribute to the local distinctiveness and townscape time-depth, adding value to the overall character and the significance of heritage assets within its surrounding environment, all of which dates from the mid- to late 19<sup>th</sup> century.

#### 3.4.2 Key views

The site is appreciated from virtually the entire 'The Square' roundabout at the junction of B5404 and A4091 and the emanating roads extending east to west and north to south (Plates 1 and 2). It is also partially visible from New Street (Plate 25). There is some intervisibility between the site and nearby heritage assets whose setting may be impacted upon the proposed development (Plates 1, 2, 26-29). The historic buildings within the site make a positive contribution to the significance of the setting of the nearby Listed Buildings and also contributes positively to the heritage assets in the vicinity with no apparent intervisibility, as part of a communal townscape which was established from the mid- to late 19<sup>th</sup> century onwards. Within the wider area, the site's contribution to the significance of the setting of designated heritage assets is neutral. The significance of the overall setting has been eroded previously with the major modernisation of external features, fixtures and fittings for buildings along Coleshill Street, including window replacements within a row of historic terraced houses (Plate 30).

## 4 SIGNIFICANCE ASSESSMENT

### 4.1 Introduction

The significance of heritage assets lies in their value to this and future generations because of the archaeological, historical, architectural and artistic interest derived in their physical presence and the ways in which they are experienced (NPPF Annex 2: glossary). Establishing what factors



contribute to the significance of an asset, and how, is crucial in order to understand its vulnerability to change and to ensure that appropriate conservation strategies are identified which preserve and enhance that significance. The site comprises three merged buildings which have been slightly altered from their original form, when they were distinct but attached premises dating from the mid- to late 19<sup>th</sup> century. The historic buildings can be considered to be undesignated heritage assets which make a positive contribution to the overall character and significance of heritage assets in the vicinity.

## 4.2 Historic buildings

### 4.2.1 Archaeological interest

The historic buildings within the site appear to have originally been three attached individual premises built in the mid- to late 19<sup>th</sup> century. These premises formed part of several attached dwellings along the corner between Coleshill Street and Atherstone Street, which may also have included shops or similar on the ground floor. The Peninsular Restaurant encompasses the ground floor of the merged historic buildings and the later south extension.

Most of the internal features, fixtures and fittings of the historic buildings have been substantially lost through later alterations, including the removal of the dividing walls that demarcated the historic divisions between each dwelling, creating an open-plan space for the restaurant. Nevertheless, different phases were identified to some degree, as a result of exposed fabrics. Despite these clear phases, the physical evidence currently available does not satisfactorily explain the full history and sequential development of these buildings. There appears to be little potential to reveal further evidence of their development, although additional research may provide further understanding of its history.

### 4.2.2 Architectural and artistic interest

The construction of the historic buildings is unremarkable and bears little architectural and artistic interest, although part of the original external plan-form is extant, providing a positive contribution to the Conservation Area. The siting of the historic buildings at the corner between Coleshill Street and Atherstone Street, in the heart of the town of Fazeley allows the historic buildings to be fully appreciated, with their principal façade along Coleshill Street.

### 4.2.3 Historic interest

The historic interest of the site lies in the original function of the historic buildings built in the mid- to late 19<sup>th</sup> century as part of a series of attached dwellings along two of the main streets, which can be considered to be Low/Local historic interest.

### 4.2.4 Summary of significance

Whilst the merged historic buildings forming the location of Peninsular Restaurant at No.1 Coleshill Street may be considered an undesignated heritage asset, they are not included in the Historic Environment Record or the List of Buildings of Special Local Interest within the Fazeley & Bonehill Conservation Area appraisal. The overall significance of the historic buildings on site is considered to be Low with reference to Table 1. The 20<sup>th</sup>-century additions are of Negligible significance.

## 5 IMPACT ASSESSMENT

### 5.1 Proposal

The impact assessment is based on the proposed development plans produced by Architecture and Interior Design, which are included in Appendix 2. Further impacts may be identified as the proposed work progresses.

The proposed development comprises the installation of replacement windows and doors to the front and side ground floor elevations of the Peninsular Restaurant.

### 5.2 Impact on the significance

The proposed development may impact on the significance of the setting of the nearby Listed Buildings and Fazeley & Bonehill Conservation Area. This section seeks to detail the potential impacts on the heritage assets based on their importance and magnitude, as highlighted in Tables 1 and 2 (Section 2). In assessing the level of 'harm', it is important to note that some harm to the heritage assets has already occurred. This harm has resulted through years of developments, most significantly the late 20<sup>th</sup> century. Moreover, immediately to the south of the site, there are a series of buildings considered to be part of a 'Negative Boundary Treatment' in the Conservation Area' appraisal.

The main proposed work can be divided into two affected elevations as follows:

The three window openings within the ground floor of the north elevation, facing Atherstone Street, are proposed to be retained and painted externally and blocked internally. Publicity graphic vinyl is proposed to be applied to the external glass of the windows, as well as other publicity signs throughout. The proposal will have a negligible impact on the historic fabric of Low significance.

The existing openings within the ground floor-level of the west elevation, facing Coleshill Street, are proposed to be modified with slightly larger glazing windows and doors replacements. The proposal will have a minor impact on the wall within the merged historic buildings of Low significance, as part of the historic masonry will be truncated down to near ground level. The later south extension is proposed to have a taller window within the existing opening, and the current doorway is proposed to be modified into another fixed tall window. The proposed alterations within the ground-floor openings of the later south extension will have a minor to negligible impact on the overall character of the Conservation Area.

All the new windows and doors are proposed to have powder-coated aluminium frames matching the existing openings within the first-floor level, which appear to be modern replacements. The new windows and door will have a minor to negligible impact on the character of the Conservation Area.

### 5.3 Discussion

The NPPF notes that different planning tests apply to the assessment of an application if there is no harm, less than substantial harm or substantial harm. 'Harm' is not well defined. In terms of substantial harm, the Planning Practice Guidance advises that: 'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm an important consideration would be whether the

adverse impact seriously affects a key element of its special architectural or historic interest... works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all'.

In determining the level of harm to heritage asset following the NPPF, substantial harm must constitute total or near total loss of significance to a heritage asset and/or its setting. NPPF paragraph 200 states that 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.

The proposed development will have a minor to negligible impact upon the character of the overall historic core of Fazeley<sup>[RM1]</sup>. The designated heritage asset that will be most impacted by the proposed replacement windows and doors will be Number 2 Coleshill Street (a Grade II Listed Building - NHLE 1374307). The extent of impact to the remaining nearby Listed Buildings will be limited due to the low levels of intervisibility between the site and the designated heritage assets. General views will not be changed by the proposed development. The east elevation will have minor changes although the overall arrangement of openings will remain as existing, blending into the area with very little impact.

This assessment has concluded that the proposed development will result in minor to negligible adverse impacts to historic building elements and their settings. The overall magnitude would constitute less than substantial harm.

## 6 CONCLUSIONS

The Heritage Statement has summarised the archaeological and historical background of the site and its environs, and assessed the potential impact of the proposed alterations on the significance of designated cultural heritage assets in the vicinity. There are no recorded cultural heritage assets within the site, although it lies within the Fazeley & Bonehill Conservation Area. There are few Listed Buildings in the vicinity, except for the fire-damaged Grade II Listed Building at Number 2 Coleshill Street, which will be indirectly impacted by the proposed development. Within the wider area, the site's contribution to the significance of the setting of designated heritage assets is neutral.

The proposed alterations will not alter the fundamental character of the merged historic buildings or the setting of nearby designated heritage assets. The proposed development as a whole will result in minor to negligible adverse impacts to historic buildings and their settings, with the overall magnitude constituting less than substantial harm. The harm may be outweighed by the public benefit caused through the provision of an improved and modernised amenity; and through securing the use of the historic building for future generations, which may justify the minor alterations.

## 7 REFERENCES

CIfA. 2017. Standard and Guidance for Historic Environment Desk-Based Assessment. Chartered Institute for Archaeologists: Reading.

Lichfield District Council. 2011. Fazeley & Bonehill Conservation Area Appraisal.  
<https://www.lichfielddc.gov.uk/downloads/file/435/fazeley-bonehill-conservation-area-appraisal>

Heritage Collective. 2017. Tolsons Mill, Fazeley: Heritage Statement. Unpublished report ref: 3539A. Available online from Lichfield District Council' planning portal at  
<https://planning.lichfielddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OSARHOJEL2L00>

Historic England. 2017. The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning 3. 2nd edn. Historic England: Swindon.

Historic England. 2019. Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12: Swindon.

Historic Environment Character Zone Assessments: Tamworth. 2009. Staffordshire County Council. <https://www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Documents/LichfieldDistrictHEA-Appendix5-TamworthHECZReports.pdf>

NPPF. 2021. National Planning Policy Framework. Ministry of Housing, Communities and Local Government: London.

Historic maps consulted

Early 19<sup>th</sup> century map of Fazeley

1845 map of Fazeley and the surrounding area

Ordnance Survey maps 1884, 1902, 1924 and 1974

## FIGURES



Figure 1 - Site location  
3334 - 1 Coleshill Street, Fazeley

Scale at A4 - Varies  
Drawn by AMO

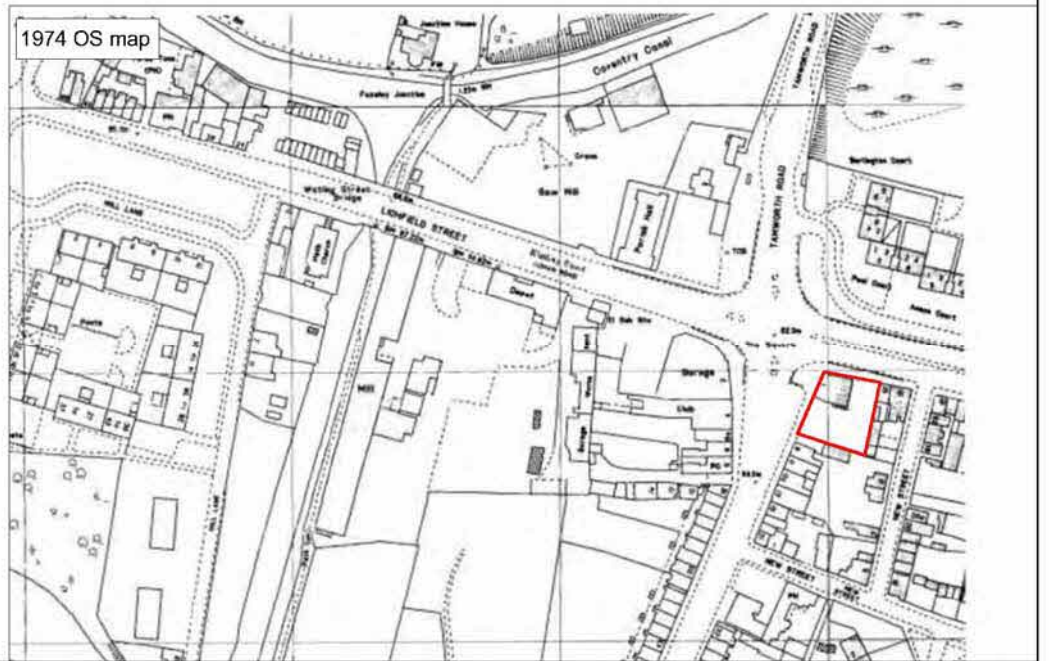
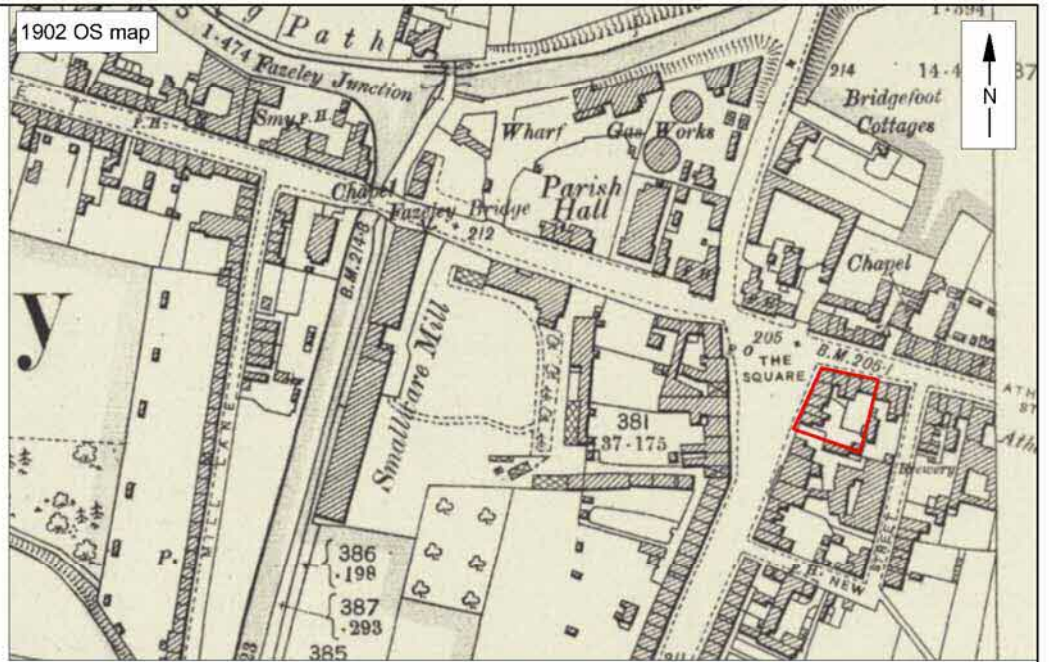
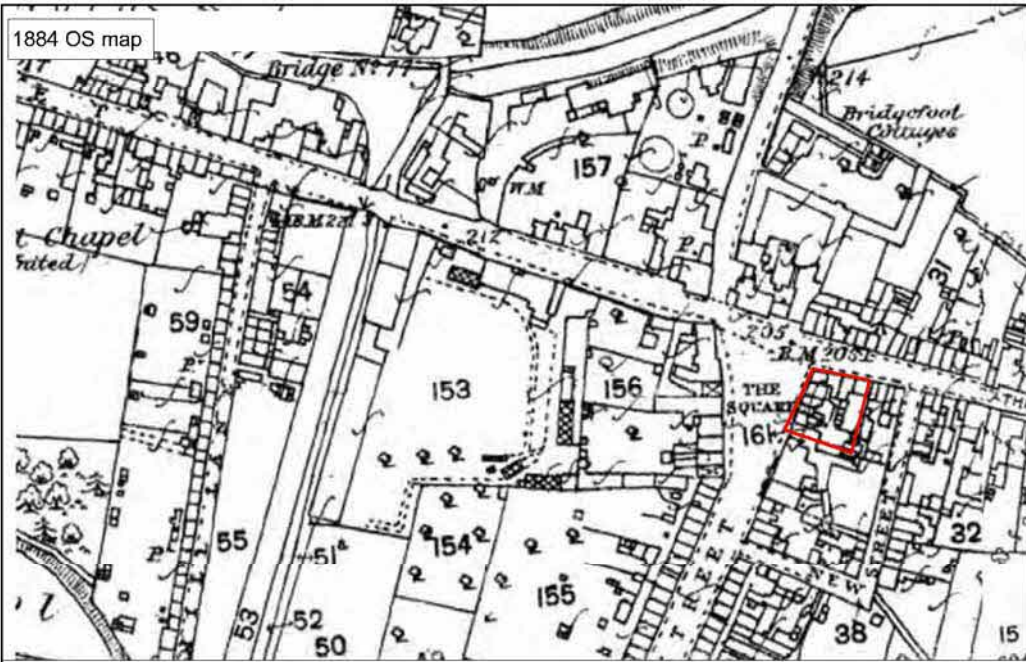
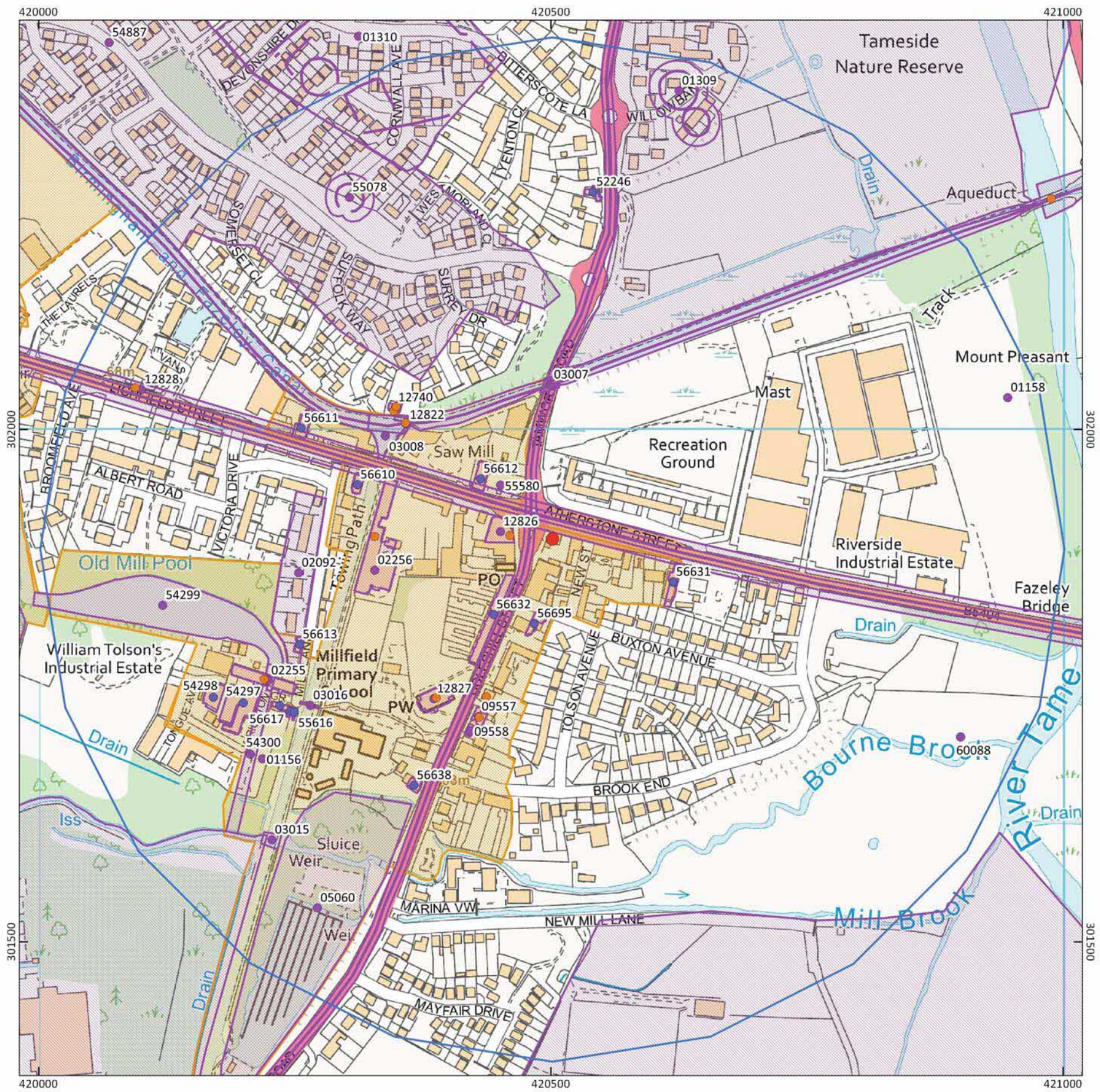


Figure 2 - Historic Ordnance Survey maps with site location  
3334 - 1 Coleshill, Fazeley

Scale at A4 - Varies  
Drawn by AMO



- 500m search area
- Site
- Listed building
- Locally listed building
- HER asset (line)
- HER asset (point)
- HER asset (polygon)
- Conservation Area



Drawn by RM

Map contains data from Staffordshire County Council HER and Historic England.  
Ordnance Survey mapping © Crown Copyright 2022. All rights reserved. Licence no. 100018343.

Figure 03 - Location of recorded heritage assets within 500m of the site  
1 Coleshill Street, Fazeley



## PLATES



Plate 1: General view of the site viewed from the north



Plate 2: The site at the junction of Coleshill Street and Atherstone Street



Plate 3: The site facing Atherstone Street



Plate 4: The site at the north end of Coleshill Street



Plate 5: The site with rear car park



Plate 6: General view of the north and west elevations



Plate 7: North elevation



Plate 8: Detail of windows within the north elevation and possible step (arrow)



Plate 9: General view of the west elevation



Plate 10: West elevation – detail of windows



Plate 11: West elevation with later south extension



Plate 12: West elevation – detail of later south extension



Plate 13: South gable elevation of the later south extension



Plate 14: Flat-roofed east extension facing onto the rear car park



Plate 15: East gable elevation and flat-roofed west extension to the rear car park



Plate 16: External doorway to Coleshill Street and glazed panel to the right



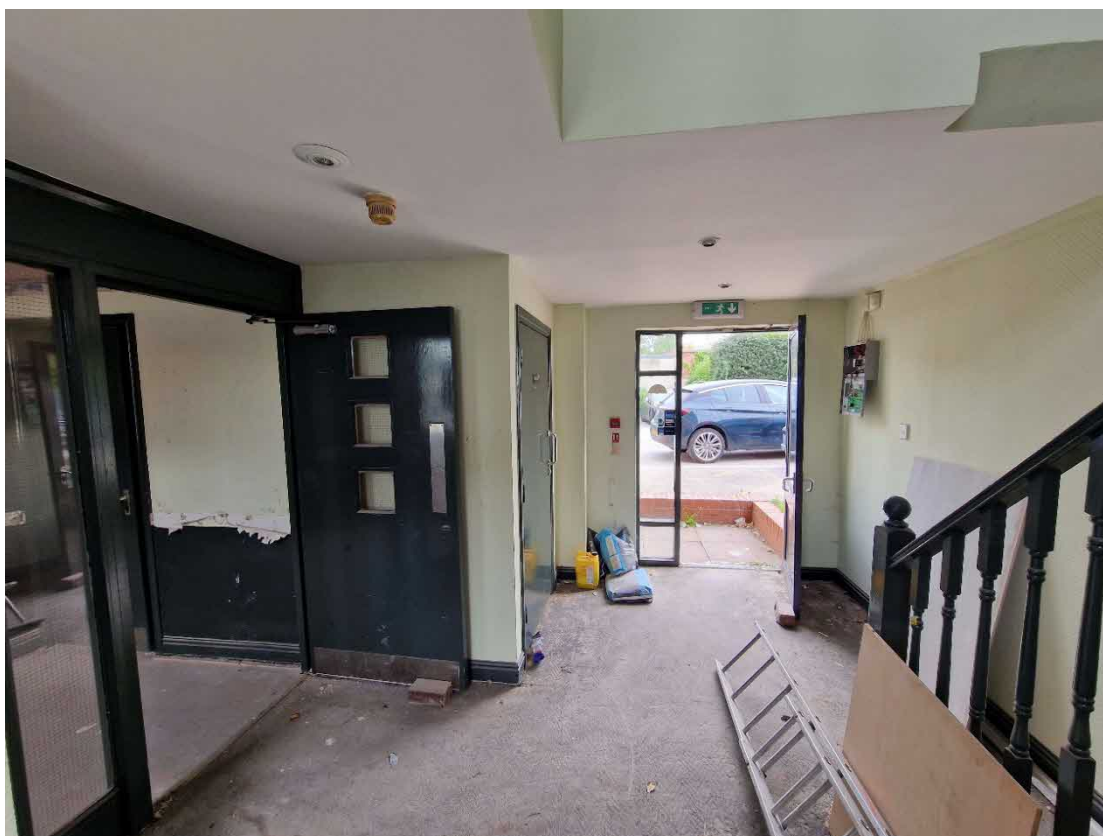


Plate 17: Rear doorway to the car park and glazed panel and door to the restaurant (left)

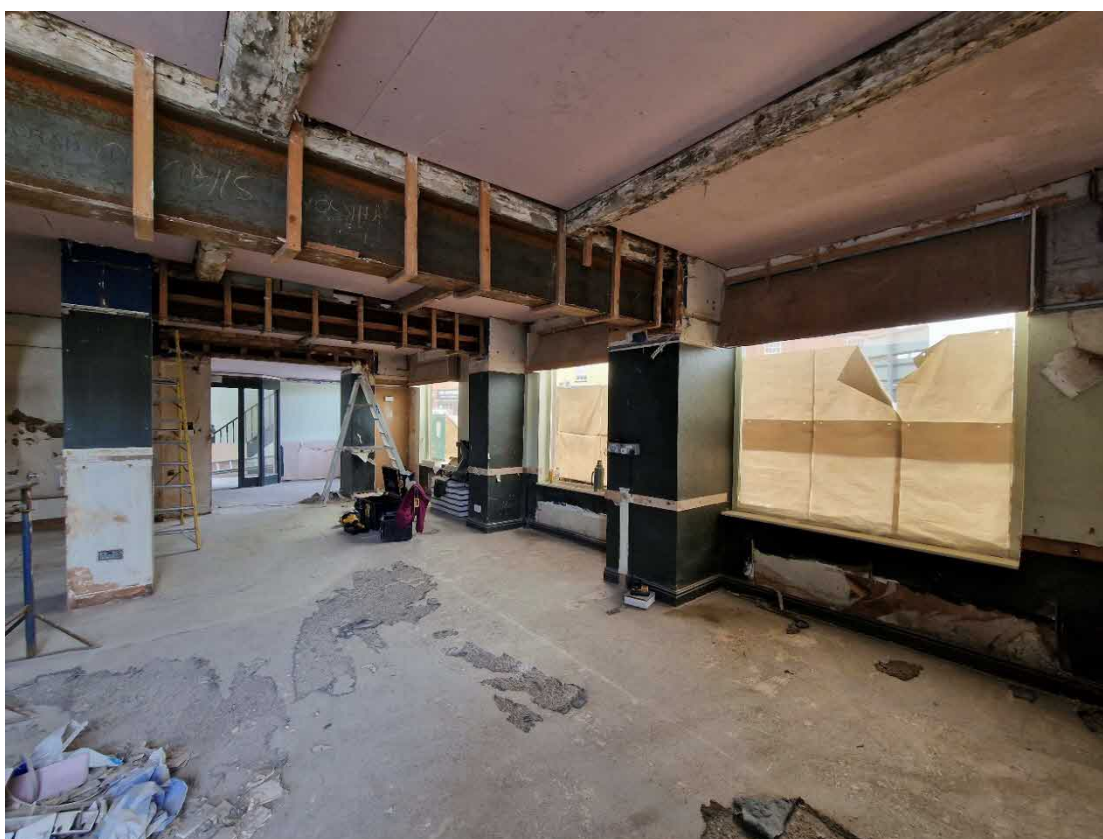


Plate 18: Internal view of the restaurant with RSJ girders and primary timber ceiling beams

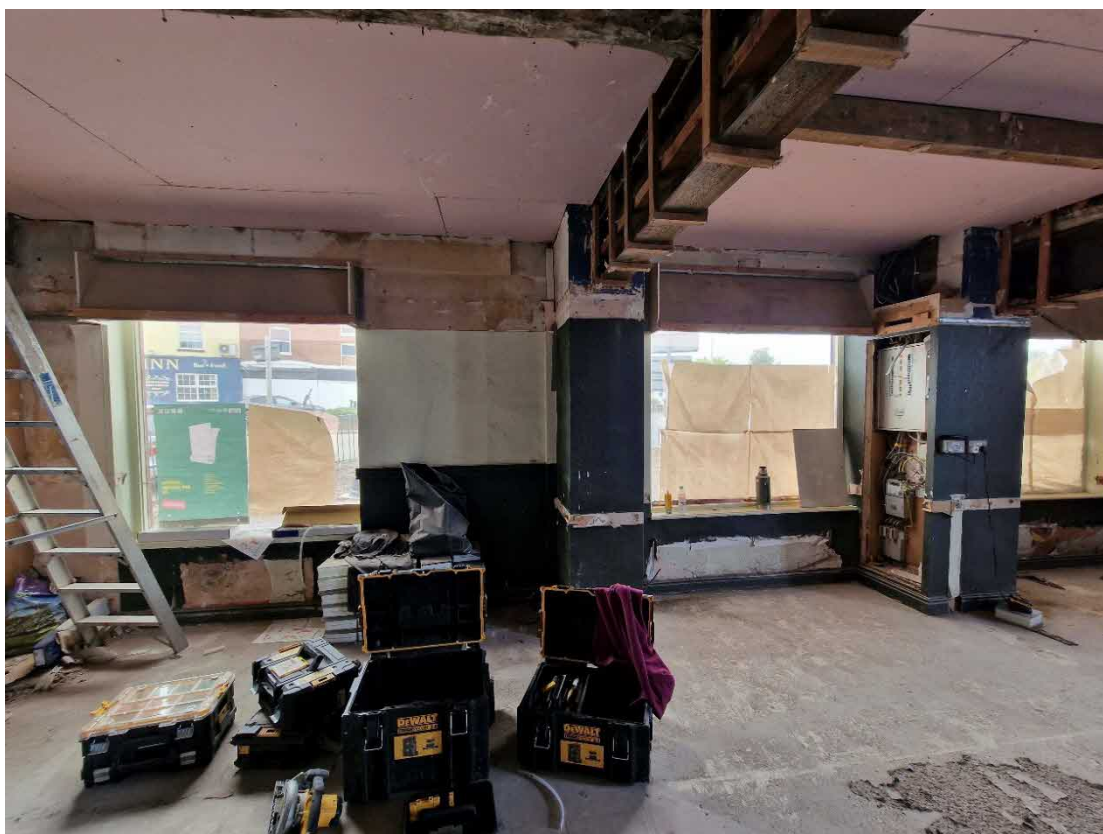


Plate 19: Southern area of the restaurant with windows to Coleshill Street



Plate 20: Northwest corner of the restaurant with windows to Coleshill Street and Atherstone Street



Plate 21: Windows facing Atherstone Street

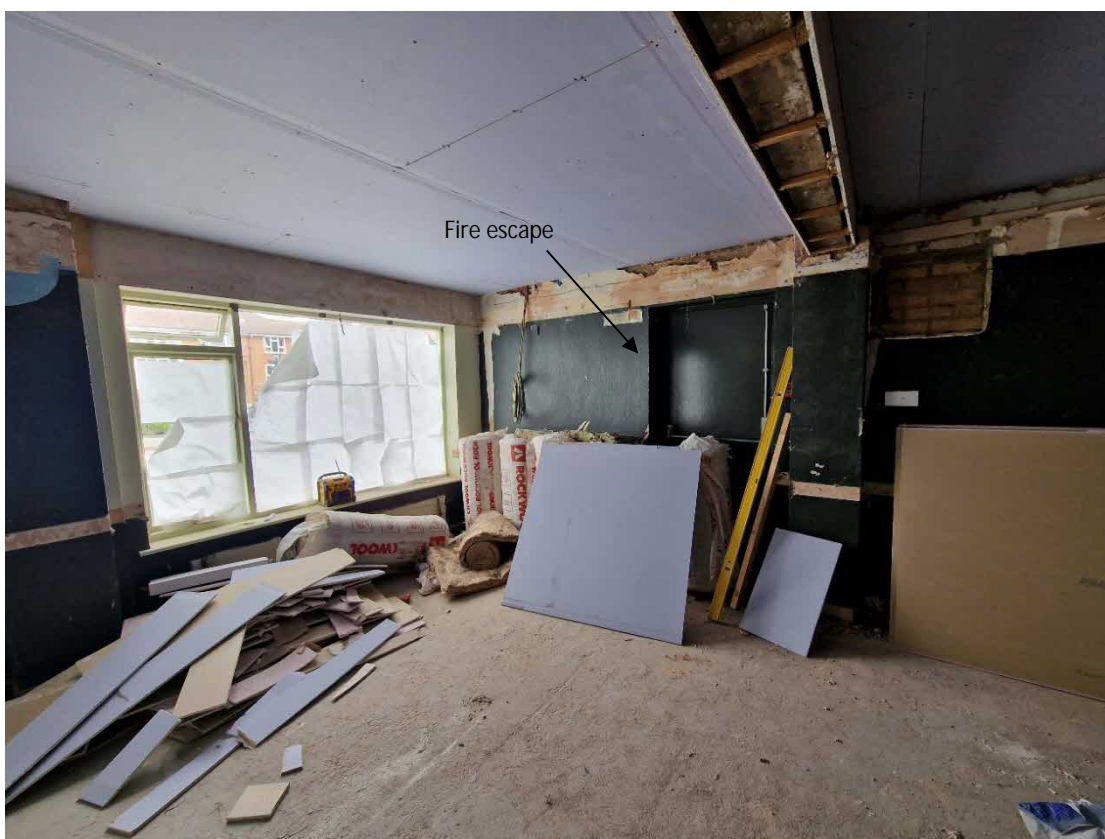


Plate 22: Easternmost window to Atherstone Street and fire escape door to the right (arrow)

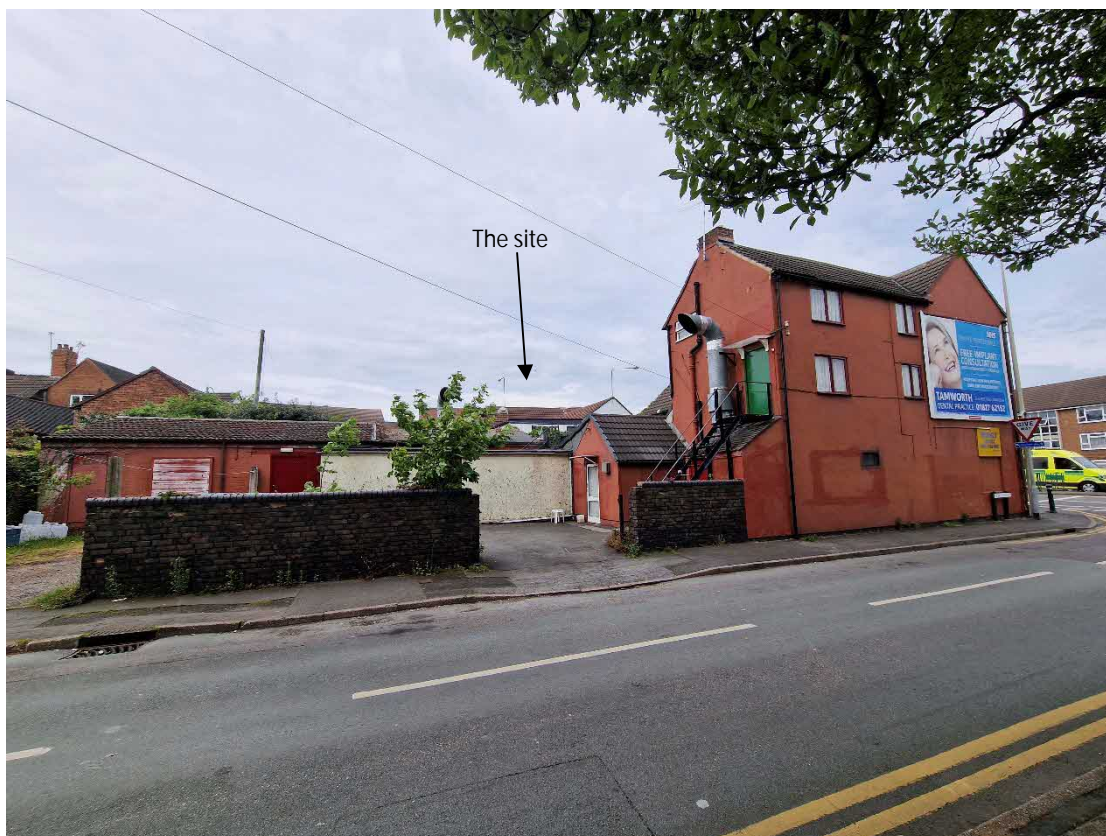


Plate 23: View towards the site from New Street



Plate 24: View towards the site from Lichfield Street adjacent to Tolson's Mill

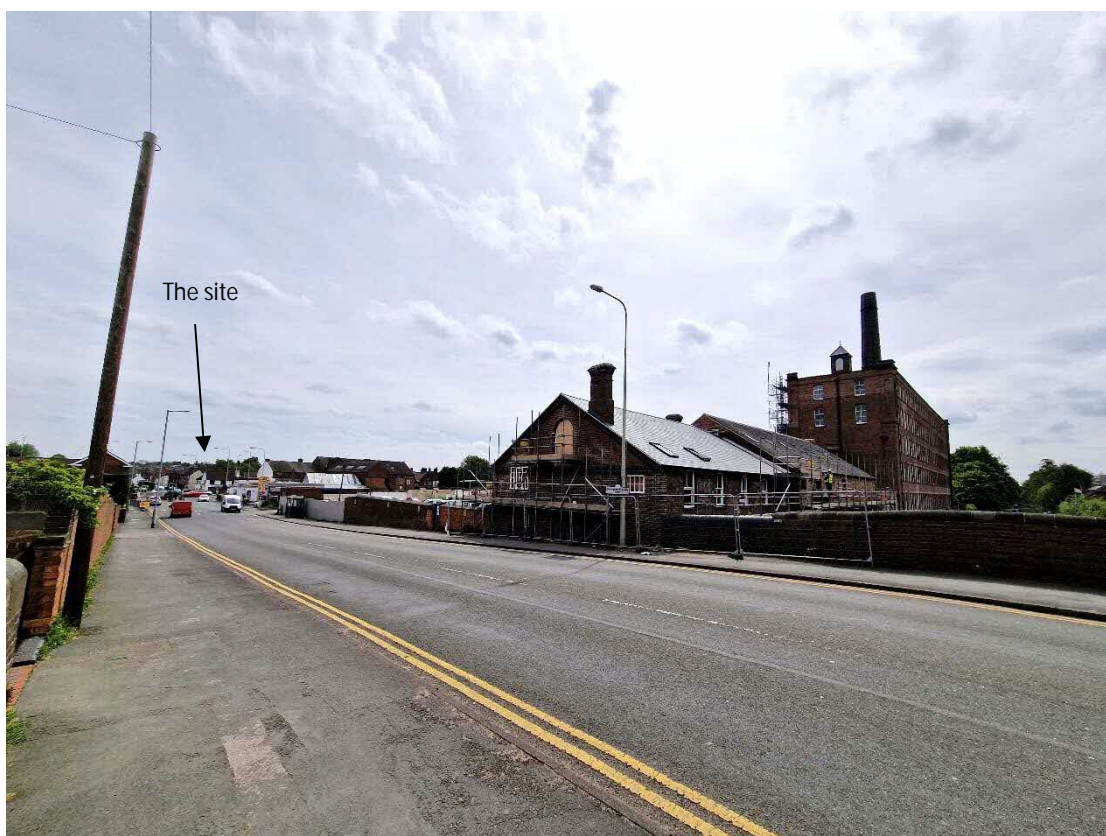


Plate 25: View towards the site from Watling Street Bridge



Plate 26: View towards the site from the GII LB 61 Coleshill Street



Plate 27: View towards the site from the G11 LB 59 Coleshill Street and St Paul's Church



Plate 28: Coleshill Street looking south with row of terraced houses to the right

## APPENDIX 1: GAZETTEER OF RECORDED HERITAGE ASSETS

Locations are shown on Figure 2.

HER ref	NHLE ref + grade	Name	Summary	NGR
1140		Watling Street Roman Road	The course of Watling Street roman road, which is mostly followed by the modern A5 trunk road.	SK 02223 06840
1156		Corn Mill, Fazeley	The possible site of a corn mill recorded by Stebbing Shaw in 1798. He suggests that the corn mill by this time is 'quite ancient' and eclipsed by the larger cotton mills of Peel & Co.	SK 20218 01678
1158		Deer Park, Fazeley, Tamworth	Antiquarian documentary evidence for a possible park at Fazeley, which apparently ran from the bridge and along the river Tame towards The Anchor.	SK 20946 02031
1309		Circular Cropmark, North of Fazeley Junction, Fazeley	A circular cropmark feature identified on aerial photography north of Fazeley Junction. Thought to be of recent origin (created by the breaking in of horses).	SK 20625 02330
1310		Cropmark Features, North of the Birmingham and Fazeley Canal, Fazeley	A series of cropmarks identified on aerial photography in the area to the north of the Birmingham and Fazeley Canal at Fazeley. The cropmarks include probable ring ditches of Neolithic or Bronze Age date, as well as other linear features.	SK 20311 02384
2092		Fireproof Cottages, Mill Lane, Fazeley	A series of (at least) 24 fireproof houses on Mill Lane, which were probably constructed in the first decade of the 19th century. The cottages had brick vaulted ceilings on both the ground and first floors and may have been built for Sir Robert Peel.	SK 20253 01859
2223		Coventry Canal / Birmingham and Fazeley Canal	The course of the Coventry Canal / Birmingham and Fazeley Canal first authorised in 1768 and completed in circa 1789. The canal was built to link the Trent and Mersey Canal to the Oxford Canal.	SK 18173 06794
2255	NHLE 1038790 Grade II	Main Building, Old Mill Complex, Fazeley	A grade II listed late 18th century former cotton mill, built for Sir Robert Peel. The mill is of red brick construction and has two turbines that are still in situ. To the south-west of the mill is a blacksmith's shop, a dye-house, a former skinyard and a rubber shop.	SK 20223 01755

HER ref	NHLE ref + grade	Name	Summary	NGR
2256	NHLE 1245134 Grade II	Fazeley Steam Mill	A textile factory built in 1886 with minor C20 alterations. Built for William Tolson Ltd by Messrs Wattons of Lichfield. The factory is red brick with ashlar sandstone dressings and a shallow, double-pitched roof set behind a low parapet. It is a little altered example of a C19 textile factory and displays cultural characteristics of metal framed construction typical of the period. This represents the ongoing local textile industry established by the Pell family in late C18. Fazeley Mill was specifically designed for the manufacture of narrow fabric.	SK 20327 01862
3007		Canal Bridge, Coventry Canal, Fazeley	An accommodation bridge spanning the Coventry Canal at Fazeley.	SK 20500 02043
3008		Canal Junction, Birmingham and Fazeley Canal / Coventry Canal, Fazeley	An accommodation bridge and lock at the junction between the Birmingham and Fazeley Canal and the Coventry Canal.	SK 20338 01993
3015		Culvert, Birmingham and Fazeley Canal, Drayton Bassett	A culvert carrying the Bourne Brook under the Birmingham and Fazeley Canal.	SK 20227 01599
3016		Canal Bridge, Birmingham and Fazeley Canal, Fazeley	A canal accommodation bridge that spans the Birmingham and Fazeley Canal at Fazeley.	SK 20264 01730
5060		Drayton Mill	The site of a textile mill built in the 1790's by Peel & Wilkes as a cotton spinning mill, which was still in use in the late 1920's. Although it had an annexe with a chimney it was still being powered by water at this time.	SK 20272 01532
9557	NHLE 1374308 Grade II	59 Coleshill Street, Fazeley	A grade II listed early 19th century two-storey house of red brick with slate roof. [Note - NHLE and HER refs are to different (adjacent) locations - NHLE is correct and PRN 9557 is located to the north of its depicted location.]	SK 20429 01719
9558	NHLE 1038788 Grade II	61 Coleshill Street, Fazeley	A grade II listed early 19th century two-storey house of red brick with a slate roof. [Note - NHLE and HER refs are at different (adjacent) locations - NHLE is correct and PRN 9558 is actually in the location of PRN 9557]	SK 20420 01706



HER ref	NHLE ref + grade	Name	Summary	NGR
12740	NHLE 1188379 & 1197040 Grade II	Junction House, Fazeley Junction	Grade II listed house built in c. 1840. Brick with ashlar and plaster dressings and a hipped slate roof with brick stacks. The house stands at the junction of the Coventry Canal with the Fazeley to Birmingham and Fazeley to Whittington branches of the Birmingham Fazeley Canal and may have served as a toll house at this important junction.	SK 20348 02021
12822	NHLE 1038826 Grade II	Bridge Number 77 (Tow Path Bridge), Birmingham and Fazeley Canal	Grade II listed roving bridge, which unites the tow paths of the Minworth to Fazeley branch and the Fradley to Fazeley branch of the Birmingham and Fazeley Canal. Originally built in c. 1789 and heavily rebuilt in mid C19. Single segmental archway with stone coped parapet and end pilaster strips. The bridge is included for group value.	SK 20358 02005
12826	NHLE 1374307 Grade II	2 Coleshill Street, Fazeley	Grade II listed late 18th or early 19th century three storey house of red brick with a (replaced) tiled roof. The house retains some original, late 18th-19th century features (such as doors and windows).	SK 20450 01900
12827	NHLE 1038787 Grade II	Church of Saint Paul, Coleshill Street, Fazeley	A grade II listed Early-English style church of rubble stone construction. The church was built in 1853-55 and designed by the Derby architect H. J. Stevens, who specialised in ecclesiastical work. It was funded by Sir Robert Peel and replaced an earlier church erected and endowed in 1810 by the first Sir Robert.	SK 20385 01737
12828	NHLE 1038789 Grade II	Milepost, Lichfield Street, Fazeley	Grade II listed cast iron milepost of late 19th century date. The milepost is triangular section with chamfered top and gives distances to Atherstone and Lichfield.	SK 20100 02038
40193		Drayton Bassett Manor Park / Drayton Manor park	A landscape park and formal gardens associated with Drayton Bassett Manor which had been established by at least the extant by at least mid-16th century. Much of the area is now occupied by the leisure park and zoo, a golf course, sports grounds, etc.	SK 19176 01396
52246	DST2151	107 Fazeley Road, Tamworth	An early 19th century three storey house of painted brick. On the local list.	SK 20541 02231
52504		Water Meadow, West of Dosthill, Drayton Bassett	The partially surviving remains of a former water meadow system to the west of Dosthill. Of probable 17th-19th century date. The southern half of the water meadow has been removed by gravel quarrying.	SK 20616 00698

HER ref	NHLE ref + grade	Name	Summary	NGR
54297	DST7467	South Mill, Old Mill Complex / Peel Mill Complex, Fazeley	A weaving mill powered by a gas engine. The two-storey brick mill is of probable late 19th century date and forms part of the Peel Mill (Old Mill) complex at Fazeley. On the local list.	SK 20199 01733
54298	DST7468	Dye House, Old Mill Complex / Peel Mill Complex, Mill Lane, Fazeley	The single-storey brick built dye house to the Peel Mill (or Old Mill) complex at Fazeley. The dye house is of probable late 19th century date and was still in use for dyeing in the late 20th century. On the local list.	SK 20170 01738
54299		Mill Pond, Old Mill Complex, Fazeley	The former mill pool to the Old Mill complex at Fazeley.	SK 20120 01828
54300		Mill Leat, Old Mill Complex, Fazeley	The former mill leat which powered the waterwheel located on the lower floors of the central bays of the main mill building at the Old Mill complex in Fazeley.	SK 20206 01683
54887		Water Meadow, North of Fazeley	The remains of a post-medieval water meadow system identified on historic mapping and aerial photography to the north of Fazeley. The system probably pre-dated the Coventry Canal as it appears to have extended the south of it (see PRN 54884).	SK 20068 02377
54890		Water Meadow, south of Tamworth	A water meadow has been identified on the first edition 25" OS map and the 1963 aerial photography. Large areas of the water meadow have been destroyed by quarrying and the creation of parkland.	SK 20803 02883
55078		Ring Ditch, North of the Birmingham and Fazeley Canal, Fazeley	A circular cropmark feature interpreted as a possible Neolithic or Bronze Age ring ditch, identified on aerial photography in the area to the north of the Birmingham and Fazeley Canal. Further ring ditches and other cropmark features survive have also be	SK 20303 02226
55580		War Memorial, Fazeley Square, Fazeley	A four-sided stone memorial with dedicated to those of the parish of Fazeley who gave their lives in the Great War (1914-1918) and the Second World War (1939-1945). The war memorial was erected in 1920, although moved from its original location in Fazeley.	SK 20450 01945
55616	DST7465	80 Mill Lane, Peel Mill Complex, Fazeley	A row of mid-19th century cottages adjoining the canal at the entrance to the Peel Mill (Old Mill) complex (with PRN 56615 and PRN 56617). The cottages are of red brick with tiled roof and retain many original details. On local list.	SK 20249 01724

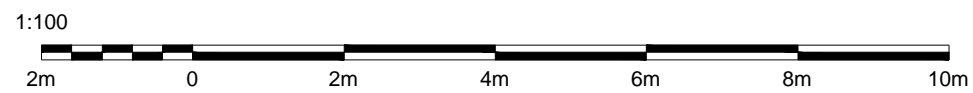
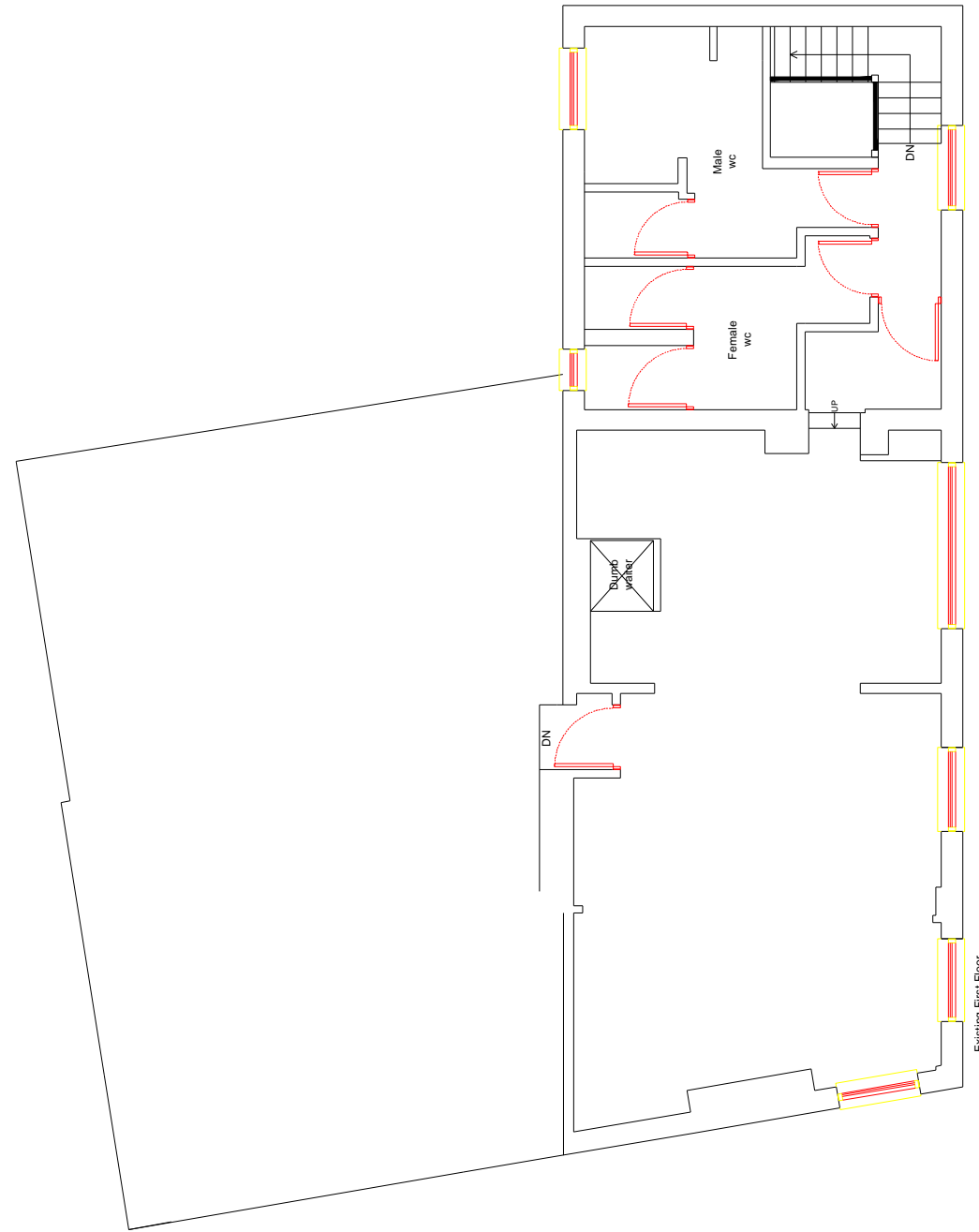
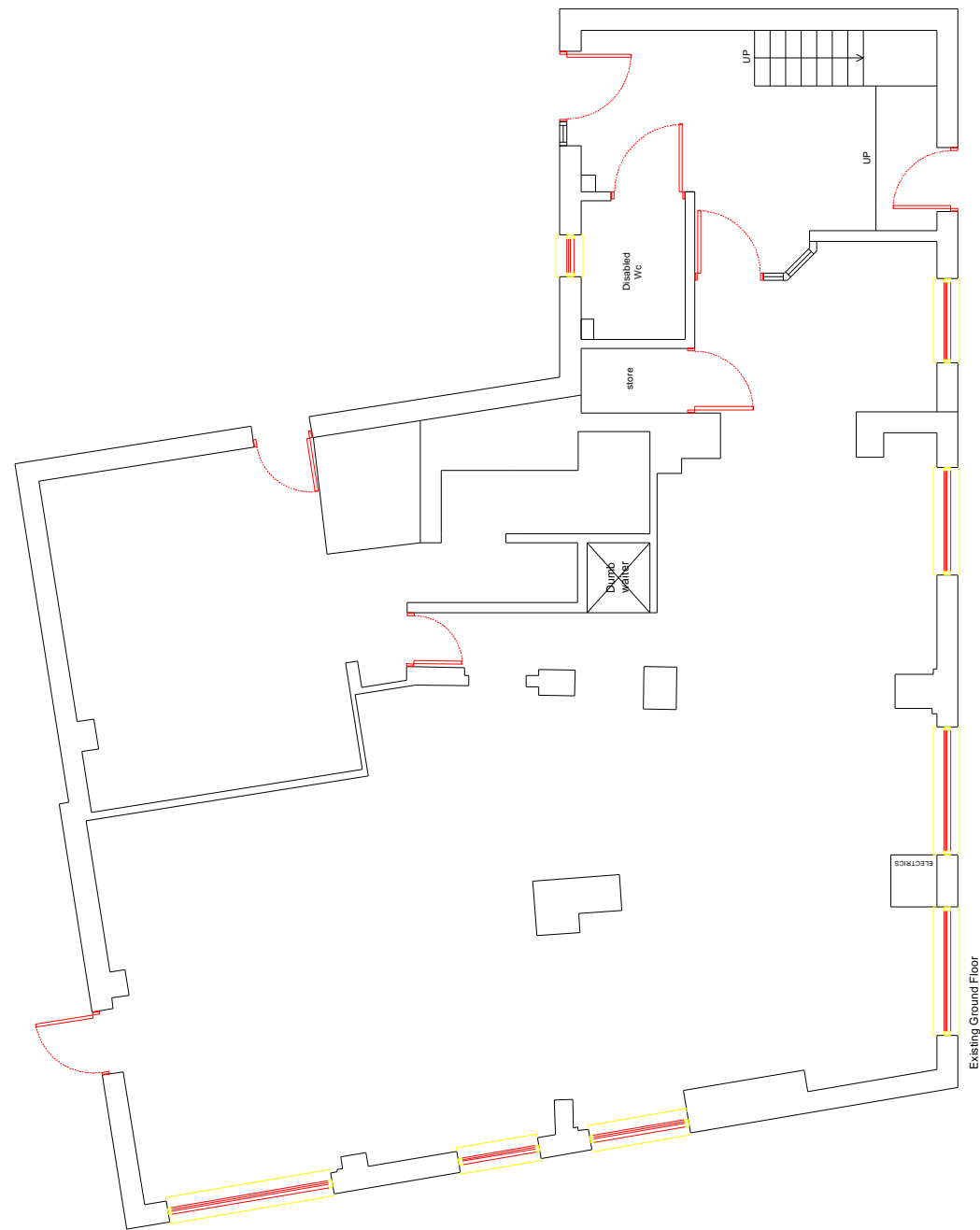
HER ref	NHLE ref + grade	Name	Summary	NGR
56610	DST7460	The Methodist Church, Lichfield Street, Fazeley	A United Free Methodist Church, dated 1884. The church is of red brick with slate roof, arch-headed windows and ornate terracotta work. Possibly now in use as a workshop. On the local list.	SK 20311 01945
56611	DST7461	Three Tuns Public House, Lichfield Street, Fazeley	A typical late 19th century public house with outbuildings adjoining the canal. The main block is of two storeys with two single storey canted bays. The complex is enhanced by its canal side setting. On the local list.	SK 20255 02001
56612	DST7462	Fazeley Town Hall, Lichfield Street, Fazeley	A memorial (parish) hall presented by James Eadie Esq. in 1897. The original section of the two-storey building is of red brick and arch-headed windows and double doorway to the ground floor with terracotta detailing. On the local list.	SK 20431 01951
56613	DST7463	62 And 64 Mill Lane, Fazeley	A pair of semi-detached houses of rendered brick with pitched tiled roofs, standing just north of the Peel Mill (Old Mill) complex at Fazeley. Of probable 19th century date. On the local list.	SK 20254 01790
56615	DST7464	78 Mill Lane, Peel Mill Complex, Fazeley	A row of mid-19th century cottages adjoining the canal at the entrance to the Peel Mill (Old Mill) complex (with PRN 56616 and PRN 56617). The cottages are of red brick with tiled roof and retain many original details. On Local List.	SK 20245 01725
56617	DST7466	Industrial Building, Old Mill Complex / Peel Mill Complex, Mill Street, Fazeley	A one and two storey red brick industrial building which forms part of the Peel Mill (or Old Mill) complex at Fazeley. Of probable late 18th or 19th century date. On the local list.	SK 20235 01730
56631	DST7483	Plough And Harrow Inn, Atherstone Street, Fazeley	A three storey late Georgian public house, which originally served as a coaching inn. The building is of brick painted a buff colour and is a prominent landmark. A range of outbuildings and stabling lie to the east of the main north-south aligned range. On the local list.	SK 20619 01851
56632	DST7484	16-54 Coleshill Street, Fazeley	A remarkable terrace of twenty, three storey artisan dwellings of red brick dated to the second quarter of the 19th century, which retains its uniformity despite having lost original features. On the local list.	SK 20443 01819
56638	DST7514	Fazeley Cottage, Coleshill Street, Fazeley	An attractive early to mid-19th century stuccoed residence of two storeys, with Gothic style glazing bars to the windows. On the local list.	SK 20366 01652

HER ref	NHLE ref + grade	Name	Summary	NGR
56695	DST7576	Three Horseshoes, New Street, Fazeley	A mid-19th century red brick property in good condition and of 'Georgian' proportions, for example three storeys, three bays and round-headed windows. On the local list.	SK 20483 01810
58521		Tamworth Turnpike Road	A turnpike road established in the mid-18th century to connect Wishaw (Warwickshire) to Fazeley and Tamworth (in Staffordshire) and Tamworth, Hopwas and Lichfield. It also linked Over Whitacre and Kingsbury (Warwickshire) to Dosthill and Tamworth.	SK 20802 04812
58545		Non Turnpike Road from Muckley Corner to Fazeley (Watling Street)	A 11.8 mile stretch of non-turnpike road linking the towns and villages of Muckley Corner, Wall, Weeford, Hints, Fazeley and later Two Gates and Wilnecote.	SK 16370 03147
60088		Coin Findspot, Drayton Bassett	A post-medieval silver sixpence of William III and dated 1696, recovered during metal detecting in Drayton Bassett parish in January 1997.	SK 20900 01700
60092		Palm Guard Findspot, Drayton Bassett	A lead cast object in the shape of an oyster shell, interpreted as a possible palm guard used in metal working. The object was recovered during metal detecting in Drayton Bassett parish in January 1997. The date of the object is unknown.	SK 20900 01700
60096		Silver Half-Crown Findspot, Drayton Bassett	A silver half-crown of Charles II dated 1683, recovered during metal detecting in Drayton Bassett parish in January 1997.	SK 20900 01700

## APPENDIX 2: PROPOSED PLANS

Contractor and furniture manufacturers to take on site measurements before commencing any work, architect will not be held responsible for any mis-fits on site

Any internal layout changes will need to be approved by head office prior.



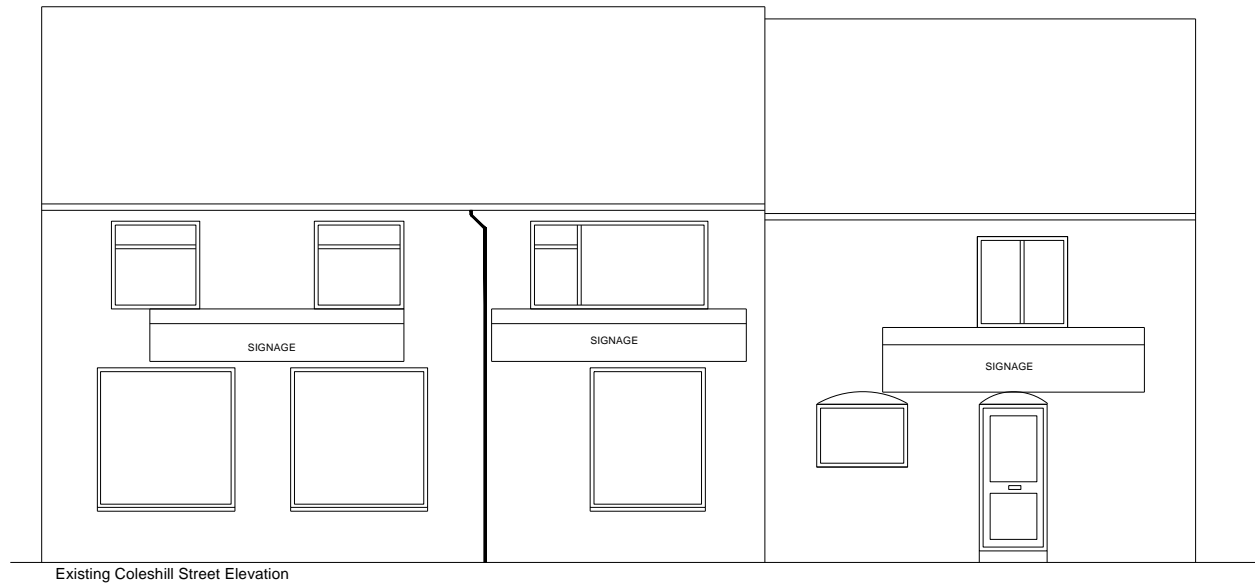
Drawing no. <b>2.0</b>			
<b>SIGN OFF</b>			
DATE:			
CLIENT:			
HEAD OFFICE:			
date	rev.	revision/author/checker	
purpose of issue <b>PLANNING</b>			
project <b>PEPES - 1 COLESHILL STREET TAMWORTH - B78 3RB</b>			
drawing <b>EXISTING PLANS</b>			
Job no. <b>2021-204</b>		rev.	
drawn <b>GS</b>	checked		
scale <b>1:100@A3</b>	date <b>14.03.2022</b>		

**architecture**  
and interior design

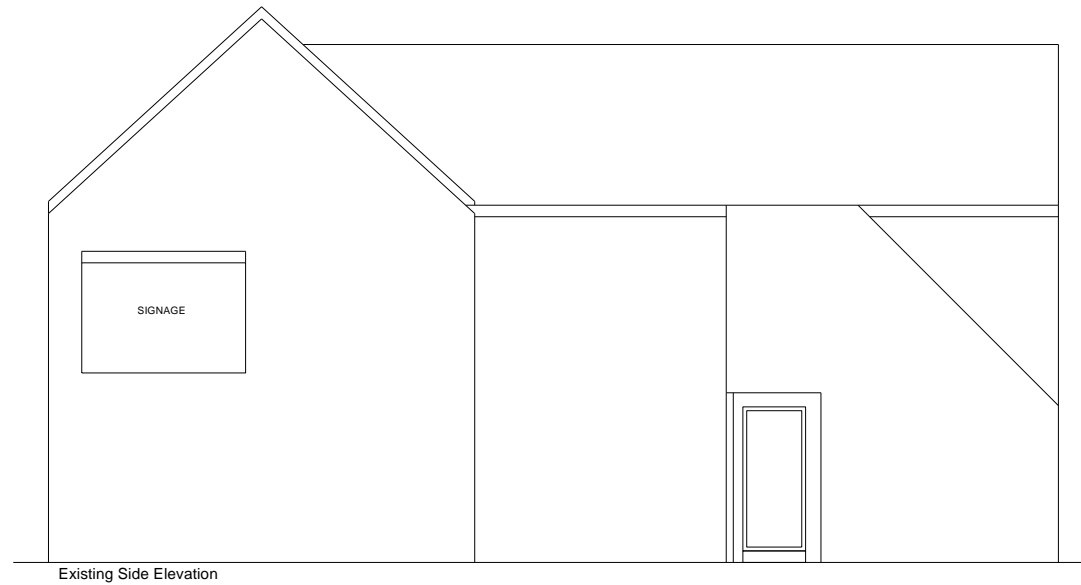
17 COLESHILL ROAD BIRMINGHAM B36 8DT  
TEL: 0121-783-4211 MOB: 07852135845  
Email: gs@architectureinteriors.co.uk www.architectureinteriors.co.uk

Contractor and furniture manufacturers to take on site measurements before commencing any work, architect will not be held responsible for any mis-fits on site

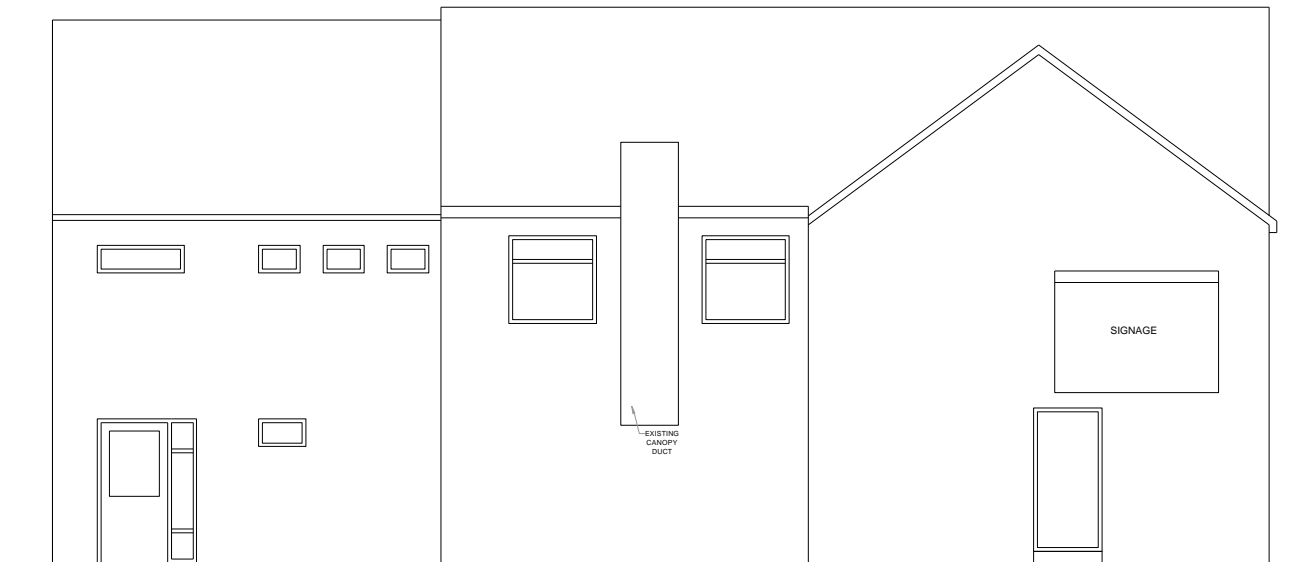
Any internal layout changes will need to be approved by head office prior.



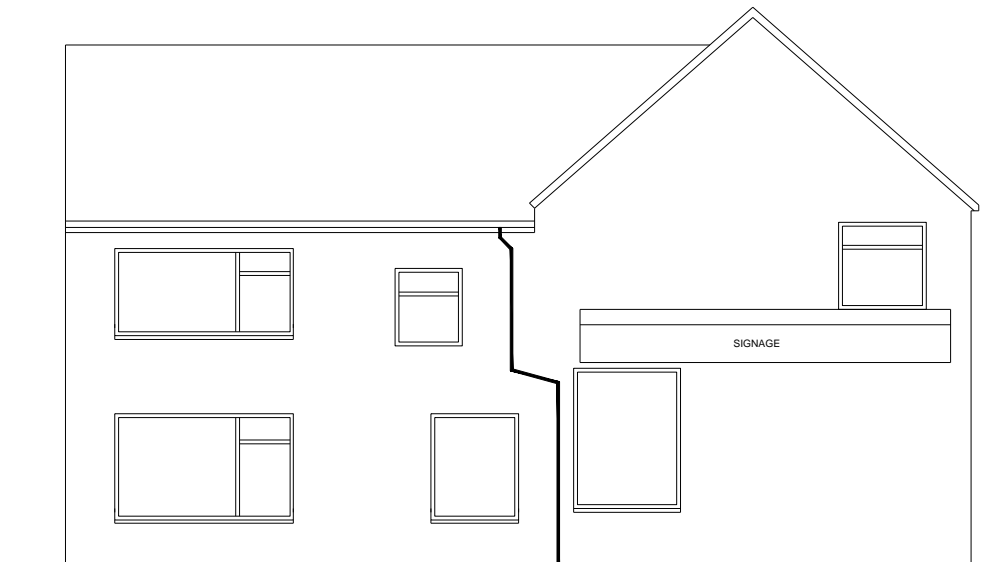
Existing Coleshill Street Elevation



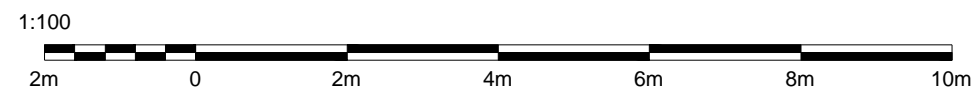
Existing Side Elevation



Existing Rear Elevation



Existing Atherstone Street Elevation



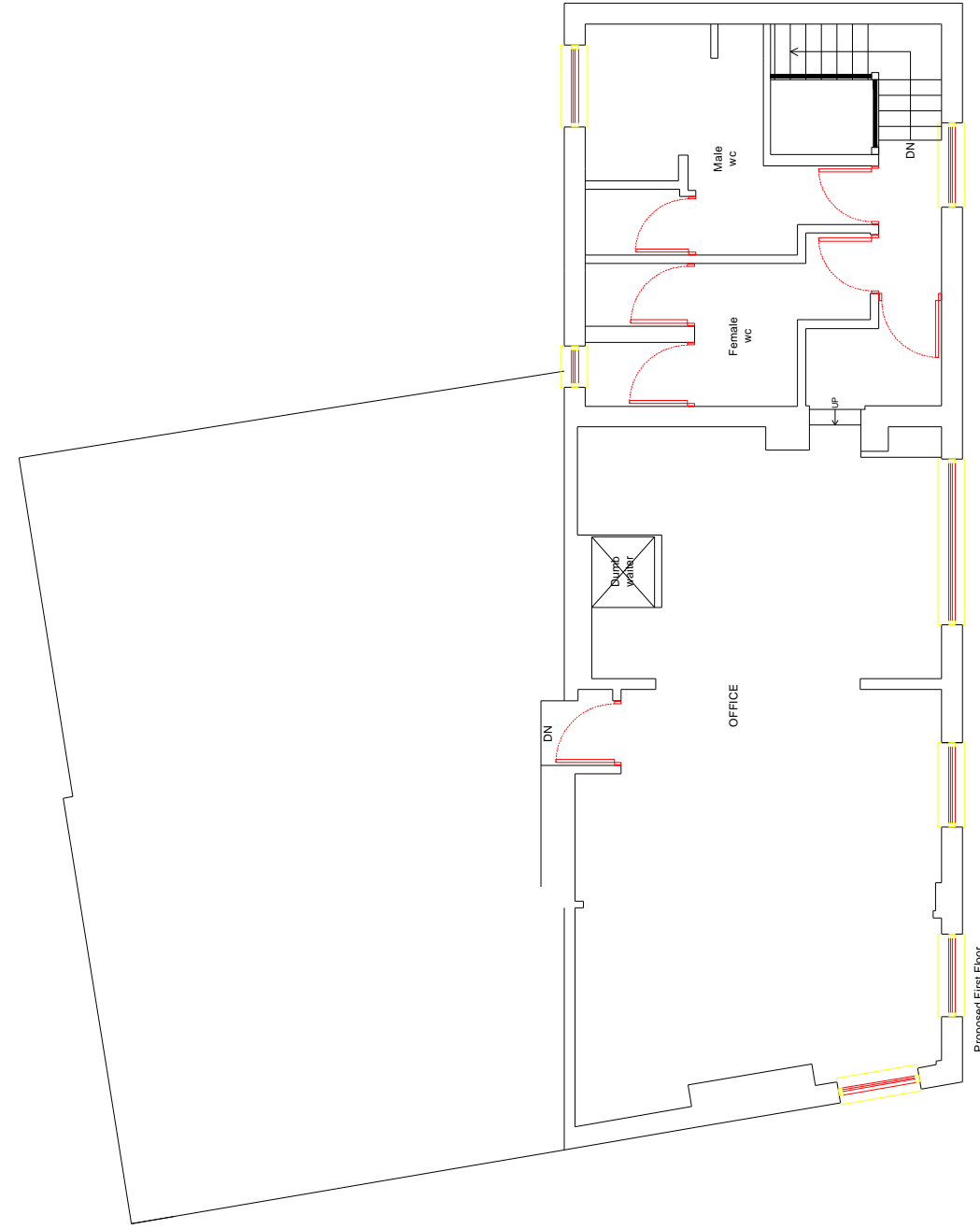
Drawing no. <b>3.0</b>		
<b>SIGN OFF</b>		
DATE:		
CLIENT:		
HEAD OFFICE:		
date	rev.	revision/author/checker
purpose of issue <b>PLANNING</b>		
project <b>PEPES - 1 COLESHILL STREET TAMWORTH - B78 3RB</b>		
drawing <b>EXISTING ELEVATIONS</b>		
Job no.	rev.	
<b>2021-204</b>		
drawn <b>GS</b>	checked	
scale <b>1:100@A3</b>	date <b>14.03.2022</b>	

**architecture**  
and interior design

17 COLESHILL ROAD BIRMINGHAM B36 8DT  
TEL: 0121-783-4211 MOB: 07852135845  
Email: gs@architectureinteriors.co.uk www.architectureinteriors.co.uk

Contractor and furniture manufacturers to take on site measurements before commencing any work, architect will not be held responsible for any mis-fits on site

Any internal layout changes will need to be approved by head office prior.



Drawing no. <b>4.0</b>	
<b>SIGN OFF</b>	
DATE:	
CLIENT:	
HEAD OFFICE:	
date	rev. revision/author/checker
purpose of issue <b>PLANNING</b>	
project <b>PEPES - 1 COLESHILL STREET TAMWORTH - B78 3RB</b>	
drawing <b>PROPOSED PLANS</b>	
Job no. <b>2021-204</b>	rev.
drawn <b>GS</b>	checked
scale <b>1:50@A3</b>	date <b>14.03.2022</b>

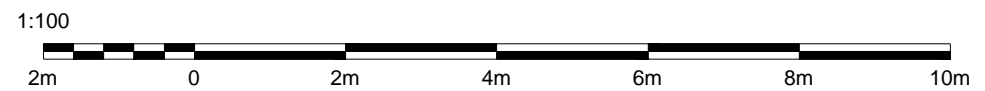
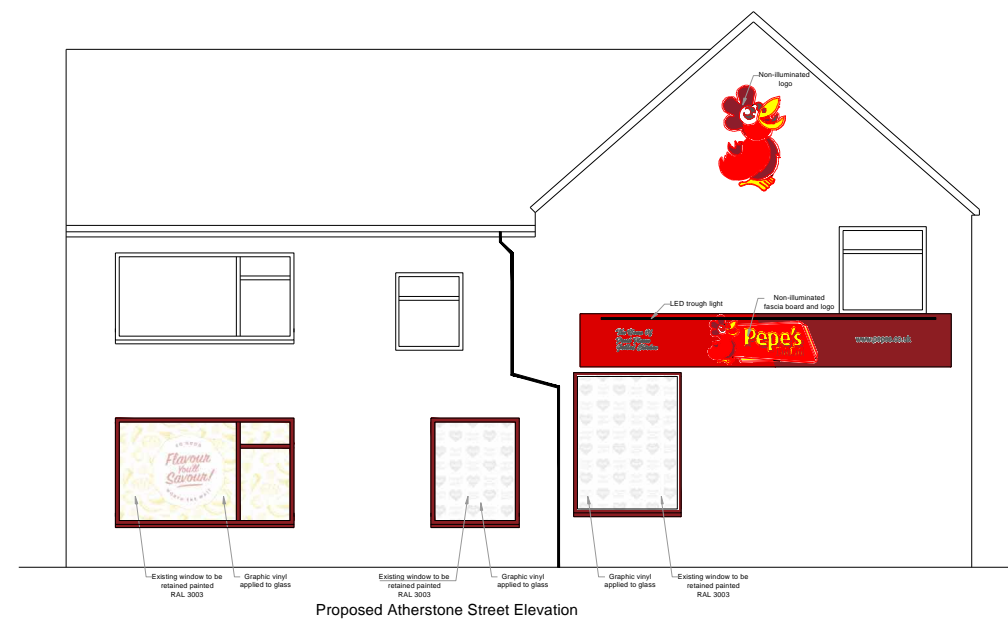
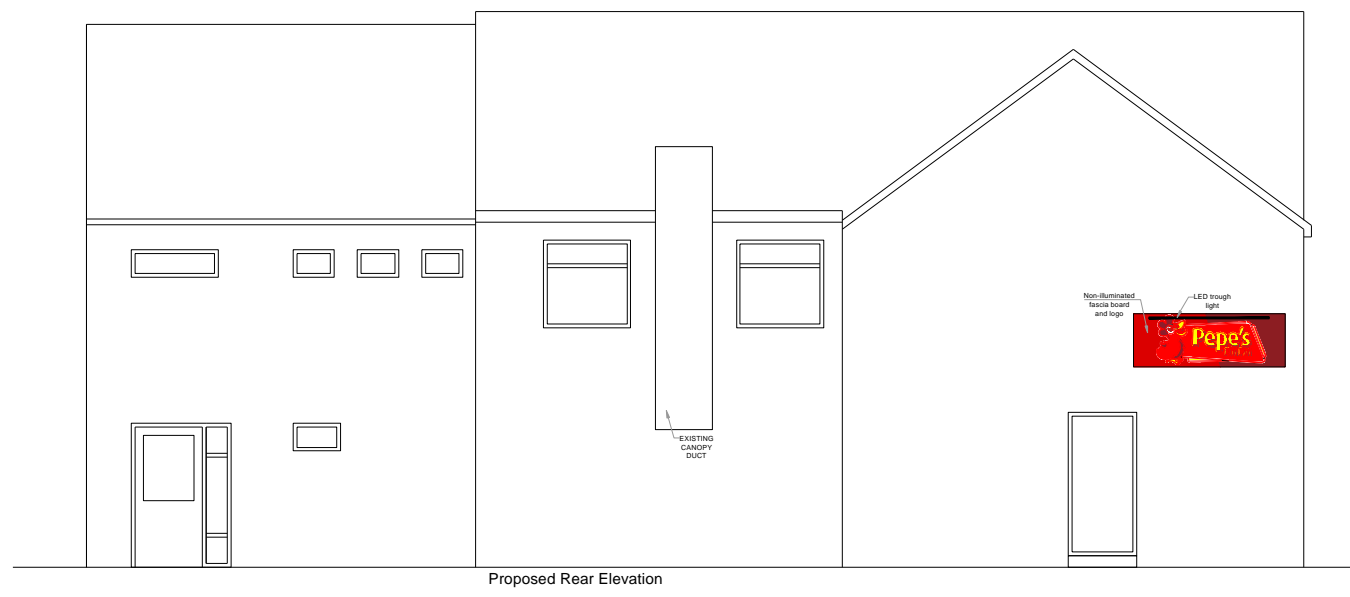
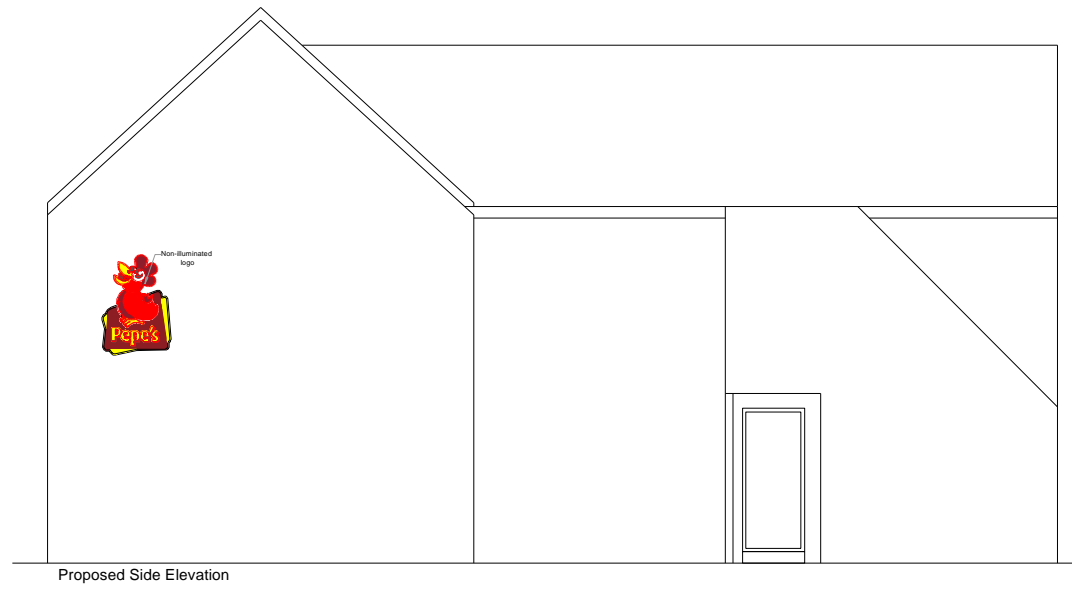
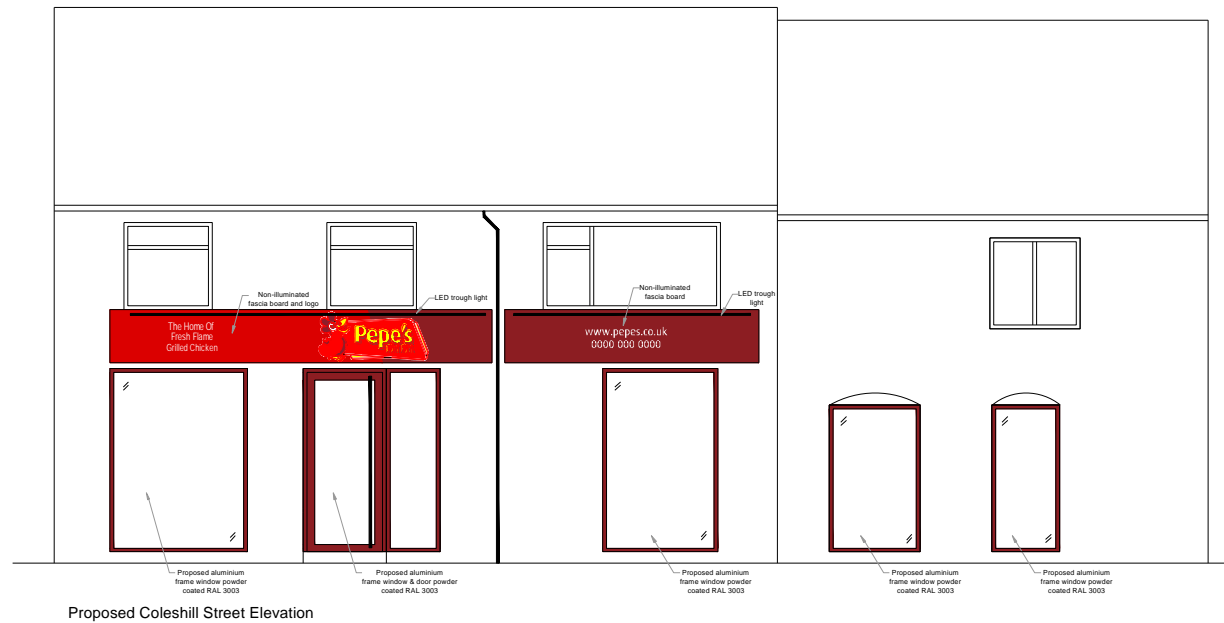
**architecture**  
and interior design

17 COLESHILL ROAD BIRMINGHAM B36 8DT  
TEL: 0121-783-4211 Mob: 07852135845  
Email: gs@architectinteriors.co.uk www.architectinteriors.co.uk



Contractor and furniture manufacturers to take on site measurements before commencing any work, architect will not be held responsible for any mis-fits on site

Any internal layout changes will need to be approved by head office prior.



Drawing no. <b>5.0</b>	
<b>SIGN OFF</b>	
DATE:	
CLIENT:	
HEAD OFFICE:	
date	rev. revision/author/checker
purpose of issue <b>PLANNING</b>	
project <b>PEPES - 1 COLESHILL STREET TAMWORTH - B78 3RB</b>	
drawing <b>PROPOSED ELEVATIONS</b>	
Job no. <b>2021-204</b>	rev.
drawn <b>GS</b>	checked
scale <b>1:100@A3</b>	date <b>14.03.2022</b>

architecture  
and interior design

17 COLESHILL ROAD BIRMINGHAM B36 8DT  
TEL: 0121-783-4211 Mob: 07852135845  
Email: gs@architectureinteriors.co.uk www.architectureinteriors.co.uk

# York Archaeology

54 Campo Lane, Sheffield, S1 2EG



[www.yorkarchaeology.co.uk](http://www.yorkarchaeology.co.uk)

