



Solihull Conservation Area

Appraisal and Management Plan

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Draft . Last update 01SEP 2022.

Front cover: View of St. Alphege's Church from High Street.
Image courtesy of Mark Hau.

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Clock Tower, Brueton Gardens. Erected in 1964 to commemorate Solihull's elevation to a County Borough.



Solihull Conservation Area was designated in March 1968 under the provisions of the Civic Amenities Act 1967, which introduced for the first time a requirement that local planning authorities identify the parts of their area that have special architectural or historic interest and to designate them as conservation areas. The conservation area boundary, which was revised in 1977 focuses on the historic core of Solihull comprising St. Alphege's church and churchyard, The Square, High Street, Poplar Road, Brueton Gardens and sections of New Road, Warwick Road and Station Road. Revisions to the conservation area boundary proposed as part of this consultation would add sections of Church Hill Road and Park Road.

The draft Solihull Conservation Area Appraisal and Management Plan records the area's special architectural and historic interest by describing and evaluating the various components that contribute to its significance, including its historical development, landscape setting; topography; traditional buildings; construction materials; open spaces; land uses and activities. It also identifies negative features that harm its significance and puts forward proposals to preserve and enhance its character and appearance.

The draft document will be the subject of public consultation. The local community will be invited to make comments on its contents and recommendations, which include a review of the existing conservation area boundary. All comments received in response to the public consultation will be considered and any necessary amendments made to the document. The appraisal and management plan will then be adopted by the Council and will provide a firm basis on which planning matters affecting the conservation area, including applications for development proposals, may be considered.

02 Legislative framework

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The provisions for conservation area designation and management are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Act places the following duties on local planning authorities:

... to identify which parts of their areas are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and to designate them as conservation areas.

... to review existing conservations areas from time to time to ensure that they still possess the special interest that justified the designation.

... to formulate and publish proposals for the preservation and enhancement of conservation areas within their areas and to consult the local community.

The Act also places the following duty on local planning authorities when making decisions on planning applications within a conservation area:

... to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The Act may be viewed online at <https://www.legislation.gov.uk/ukpga/1990/9/contents>



The Manor House 126 High Street

03 Policy framework

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The National Planning Policy Framework Plan sets out the Government’s requirements for achieving sustainable development. Sustainable development is defined as meeting the needs of the present without compromising the needs of the future. The three dimensions stated for sustainable development are economic, social and environmental. Environmental includes contributing to the protection and enhancement of the historic environment.

The NPPF reaffirms the requirement within the Planning (Listed Buildings and Conservation Areas) Act 1990 that when considering the designation of conservation areas, local planning authorities should ensure that this status is justified because of their special architectural or historic interest, and that the concept is not devalued through the inclusion of areas that lack the necessary special interest.

The Solihull Local Plan adopted on 3rd December 2013 is the statutory development plan for the Metropolitan Borough of Solihull for the period 2011 to 2028. The development plan sets out the long-term spatial vision for how the Borough will develop and grow over its lifetime and how it will be delivered through a strategy that promotes and delivers sustainable development. The plan recognises the cultural, social, environmental and economic benefits generated by the historic environment and its capacity to attract investment. The plan provides the framework against which all development proposals within the Borough are assessed.

The Solihull Local Plan is currently under review. On 13 May 2021 Solihull MBC submitted the emerging development plan to the Secretary of State for independent examination. The emerging plan will cover the period 2020 to 2036.

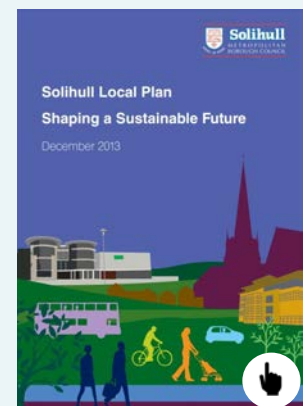
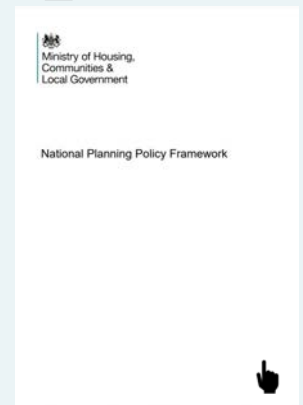
A dedicated page on the Council’s website has been created, which will be maintained throughout the examination process.

The web page may be viewed online at www.solihull.gov.uk/eip

This document has been prepared in accordance with the guidance set out in Historic England’s ‘*Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 (Second Edition)*’, published in 2019.

The document provides guidance on conservation area appraisal, designation and management and sets out the importance of assessing and defining a conservation area’s character and the need to record it in detail.

Once adopted the appraisal and management plan should provide a sound basis for rational and consistent judgements when determining planning applications within a conservation area and should assist in defending planning decisions at appeal.



04 Location and land uses

Solihull town centre is located on the southern edge of the West Midlands conurbation, approximately seven miles south-east of Birmingham city centre and fourteen miles west of Coventry. Solihull is the commercial and administrative centre of Solihull Metropolitan Borough.

The historic core of Solihull centred on St. Alphege's church stands in an elevated position on a ridge of high ground above the Alder Brook, a tributary of the River Blythe. It is located on the Arden Plateau, much of which is covered by clay or Keuper Marl, which originally supported dense tree growth of oak, ash and elm within the ancient Forest of Arden, much of which was cleared by the 17th century. Early settlers chose to avoid such heavy soils and dense tree growth, preferring the lighter sandy soils. British Geological Survey mapping indicates that Solihull stands on glacial drift of sand and gravel.

The bedrock of the Arden Plateau is Mercia Mudstone, which is unsuitable as a building material. Timber frame was the principal method of construction in the area, due in no small part to the abundance of locally available timber within the Arden Forest. The deposits of clay found locally also provided the raw material for the manufacture of bricks and roof tiles.

The primary land use within the conservation area is commercial. The church and buildings associated with it are in institutional use for religious and educational purposes. The buildings within The Square and on High Street, New Road, Poplar Road, Station Road and Warwick Road are predominantly in commercial use with occasional residential use on upper floors. High Street is a traditional shopping street with public houses and restaurants. Poplar Road and the sections of Station Road and Warwick Road within the conservation area are largely in commercial use as retail and office.

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05 Historical development

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The origins of present-day Solihull can be traced back to the medieval settlements of Langedone and Ulverlei, which were probably established by settlers of Anglo-Saxon extraction during the Early Middle Ages. Both villages were recorded in the Domesday Book of 1086, the evidence from which indicates that Ulverlei was the larger and more prosperous of the two settlements. The precise location of Ulverlei is not known, but is considered by historians to have been in the vicinity of Chapel Fields Road, Olton¹. Langedone's medieval open field system survived into the early years of the 19th century, allowing a greater degree of certainty in predicting the likely location of the settlement as being in the vicinity of present-day Marsh Lane.¹

Solihull is generally considered to have been established as a planted borough in the late 12th by the feudal lord of the manor of Ulverlei.

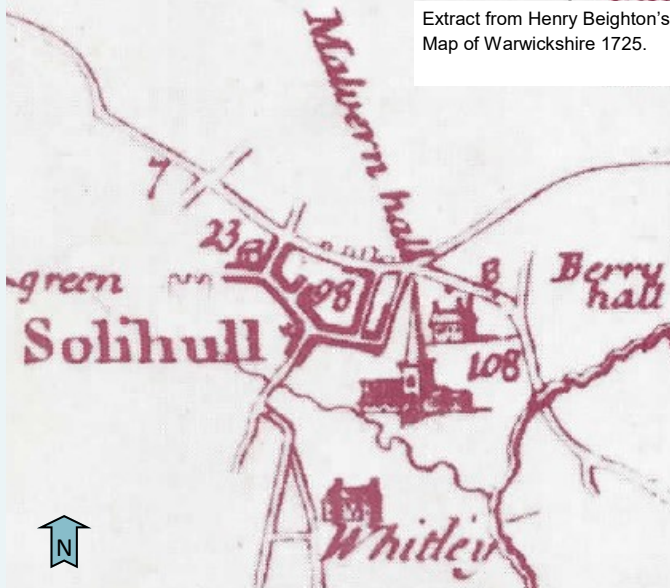
The location chosen for the settlement was at the easternmost boundary of the manor of Ulverlei, less than one mile south-west of the neighbouring village of Langedone.

The capacity to draw on the resources of its immediate neighbour may have been a factor in the choice of location.¹

The site selected for the planned settlement was on high ground above the Alder Brook, a tributary of the River Blythe.

The site also had the distinct advantage of being at the crossing of the road between Birmingham and Warwick and the more important salt road between Worcester, Droitwich and Coventry, known as Salter Street², which is believed to be of either Roman or Iron Age origin.

The lord of the manor offered burgage tenure of land within the new settlement in return for payment of rent, which released the tenant from feudal obligations. This was at a time when many within the population paid their rents in labour and servitude. Tenants were known as burgesses, who relieved of their servile responsibilities were able to pursue commercial enterprises. The benefit to the lord of the manor came from levying taxes and tolls on trade.



Extract from Henry Beighton's Map of Warwickshire 1725.

The settlement was formally laid out in a rectangular street pattern with burgage plots, which were typically narrow plots lining the street frontage. The plots were measured out in standard units of measurements known as rods or poles. Typically a house would be built on the street frontage with land to the rear used for rearing livestock, growing crops and for small scale commercial activities. As time progressed the land to the rear would be developed with ancillary buildings.

The original laying out of the town in the late 12th century established the urban form which still survives within The Square and High Street.

The first record of Solihull as a place name appears in the Liber Rubeus de Scaccario or Red Book of the Exchequer, although the reference is undated, it is believed to date from the early 13th century.

The 14th century Gough Map held by the Bodleian Library in Oxford is the earliest known map evidence of Solihull. The Gough Map shows Solihull as a minor settlement on the trading route between Droitwich and Coventry.

The Gough Map may be viewed online at <http://www.goughmap.org/map/>

1. Skipp, V., The Origins of Solihull, 1964.
2. Solihull Historic Environment Record ref: MSI 1376.

05 Historical development

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By 1242 Solihull was granted a Royal Charter by Henry III, which gave the burgesses of Solihull the right to hold a weekly market and an annual three-day fair. The Royal Charter was renewed in 1285 and again in 1320.

The commercial and religious focus of the medieval town was St. Alphege's church and the market square (now The Square), which included the market cross and the town hall. The main occupations within the early settlement were farming and the manufacture of agricultural implements and hunting weapons. High Street was known in the 14th century as La Smythestret, an indication of the number of blacksmiths within the town. The surrounding Arden Forest provided the fuel for iron smelting.

Later records indicate that the town's inhabitants were involved in the textile and leather industries. Other trades included carpenters; coopers; wheelwrights; masons; millers and butchers. ³

Solihull prospered throughout the 13th and 14th centuries as a profitable market town, but its fortunes waned over the following centuries. By the 17th century the market was no longer held and the town's role as a trading centre began to decline.

The London, Oxford and Birmingham Railway arrived in the 1850s and Solihull Station opened in 1852. The impact of the railway on the town's growth was slow at first, but by the end of the 19th century the numbers of industrialists and business owners commuting between Birmingham and Solihull increased substantially. New residential roads were laid out around the town centre to accommodate the growth in population.

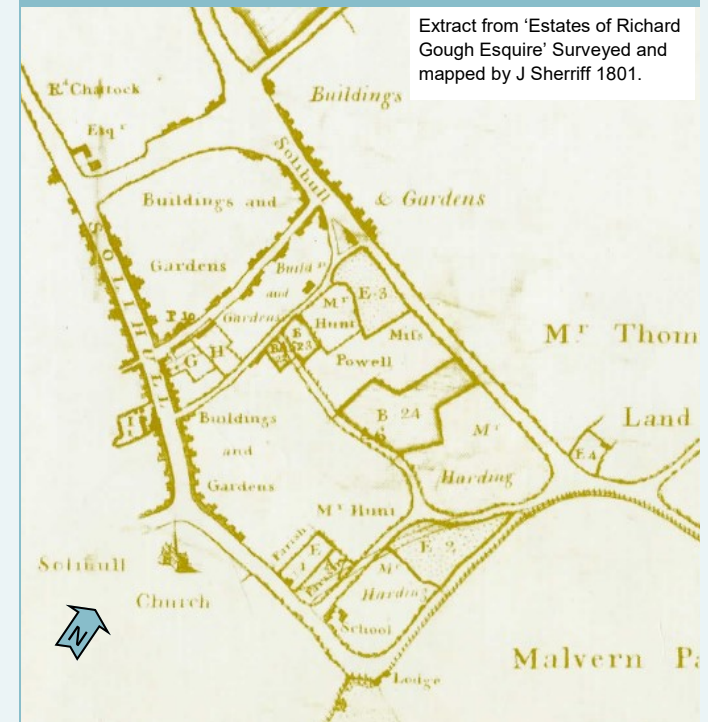
Commerce within the town responded accordingly and businesses expanded to cater for the growing market and in 1894 Solihull was created a Rural District Council. This continued until 1932, when it was succeeded by Solihull Urban District Council, which operated from the newly converted Council House in Poplar Road.

The town continued to expand and in 1954 Solihull was granted a Charter by Queen Elizabeth II and it became a Municipal Borough. Ten years later Solihull was granted County Borough status, which remained until local government reorganisation in 1974, when Solihull Metropolitan Borough Council was established within the newly created West Midlands county.

The growth of Solihull in the first half of the 20th century had limited impact on the town centre. It remained relatively unchanged until the 1960s when plans to redevelop Mill Lane and Drury Lane were approved to enhance the town centre's shopping facilities.

Work on the new Mell Square shopping precinct commenced in 1964 with the demolition of a number of historic buildings, including Touchwood Hall an 18th century house in Drury Lane.

The Touchwood centre, which opened in 2001, was developed on the site of the former Civic Centre car park to provide further improvements to the retail experience. The development also included the rear curtilages of properties along the south side of High Street within the conservation area.



Extract from 'Estates of Richard Gough Esquire' Surveyed and mapped by J Sherriff 1801.

3. Woodall, J and Varley, M., Looking Back at Solihull, 1987.

06 Summary of special interest

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The special interest of the conservation area is notable for the following:

- A rich mixture of buildings and structures of architectural and historic interest, including twenty two statutory list entries; three Solihull local list heritage assets and several unlisted buildings that make a positive contribution to the historic and architectural character of the conservation area. Potential additions to the Solihull local list of heritage assets will be considered as part of the implementation of the management plan.
- A well-defined historic core with a concentration of statutory listed buildings, including St. Alphege's church and buildings within The Square and at the south-east end of High Street.
- St Alphege's Church is a grade I listed structure of exceptional significance, located at the south-east end of High Street within the historic core. The building itself is of great historic and social importance to the town. It is a significant example of the evolution of English church architecture and includes fabric from the Early English, Decorated and Perpendicular Gothic periods. St. Alphege's church is a major landmark, visible in views from both within and beyond the conservation area. The church is featured in *England's Thousand Best Churches* by Simon Jenkins.
- The neo-classical former rectory to St. Alphege's church built circa.1933. An undesignated heritage asset which has group value as part of the complex of buildings and spaces associated with the ecclesiastical use of the land.
- The former rectory gardens and glebe land located to the south of St. Alphege's church make a contribution to the setting and significance of the group of buildings associated with the historic ecclesiastical use of the land.
- The potential archaeological interest of land to the south of St. Alphege's church, which includes the grade II listed Ruin, the formal gardens associated with the former rectory and the glebe land.
- Mature trees within St. Alphege's churchyard and along Church Hill Road and Park Road reinforce Solihull's mantra "Urbs in Rure."
- The importance of location in the establishment of the church and settlement, which stand on high ground above the Alder Brook.
- Church Hill Road is on the approximate alignment of the historic salt road which connected Worcester, Droitwich and Coventry. ⁴ The existence of this major medieval trading route was a probable factor in the choice of location for the planted borough.
- The grade II listed war memorial within The Square, which has been the focal point of Remembrance in Solihull since its unveiling in 1921. The memorial was built to the designs of W.H. Bidlake, an architect of regional significance.
- A range of architectural styles documenting the growth of Solihull from its medieval origins to the present day.

4. Solihull Historic Environment Record ref: MSI1376.

The special interest of the conservation area is notable for the following:

- The grade II* listed 126 High Street with its 15th century close set timber frame and 18th century red brick under-build. The property retains much of its original curtilage including its rear plot, which provides tangible evidence of the setting out of the medieval town with as burgage plots.
- The strong linear character of High Street, which runs in a north-westerly direction from The Square for approximately 300 metres to the junction with Poplar Road. The buildings along both sides of High Street and on the north-west and north-east sides of The Square are positioned on the back edge of the pavement to create almost continuous building frontages that enclose the public realm.
- The surviving evidence of historic plot boundaries associated with the medieval burgage plots within The Square and High Street.
- High Street displays a degree of order and regularity within the plots, which is consistent with its medieval planned layout.
- The domestic scale of two and three storey buildings along High Street and within The Square.
- The irregular ridge heights, chimney stacks and roof pitches of buildings in The Square, High Street, Poplar Road and Warwick Road provide an interesting and varied roofscape.
- The use of locally distinctive traditional building materials, including timber framing; red brick and plain clay tiles.
- The 19th and early 20th century buildings in High Street provide evidence of its development as a traditional shopping street, with 19th century houses adapted to commercial premises at ground floor and later early 20th century purpose-built shops with accommodation on upper floors.
- The architectural interest and group value of buildings constructed during the inter-war period, including the three-storey purpose-built parades of shops in Station Road and Poplar Road. The buildings illustrate changes within the town centre during a period of significant growth in Solihull's population.
- The architectural and historic interest of the late 19th century Old Council House and Lloyds Bank, which illustrate the development of the town as a commercial and administrative centre. The buildings are also of interest as the work of J. A. Chatwin, an architect of regional and national significance.
- The architectural interest of the surviving group of statutory listed 18th century two-storey houses now in commercial use, on the north side of Warwick Road
- Brueton Gardens as an area of public open space at the gateway to the town centre, which was presented to the inhabitants of Solihull by H. J. Brueton in 1938. The clock was added in 1964 to commemorate the town's elevation to a County Borough. The gardens have group value with the buildings in Poplar Road and Station Road and illustrate the redevelopment of the town during the inter-war period.
- The 17th century George Inn bowling green. The green survives in or very close to its original position. Described by Historic England as possibly the region's oldest functioning sporting ground.

07 Spatial analysis

7.1 Layout and street pattern

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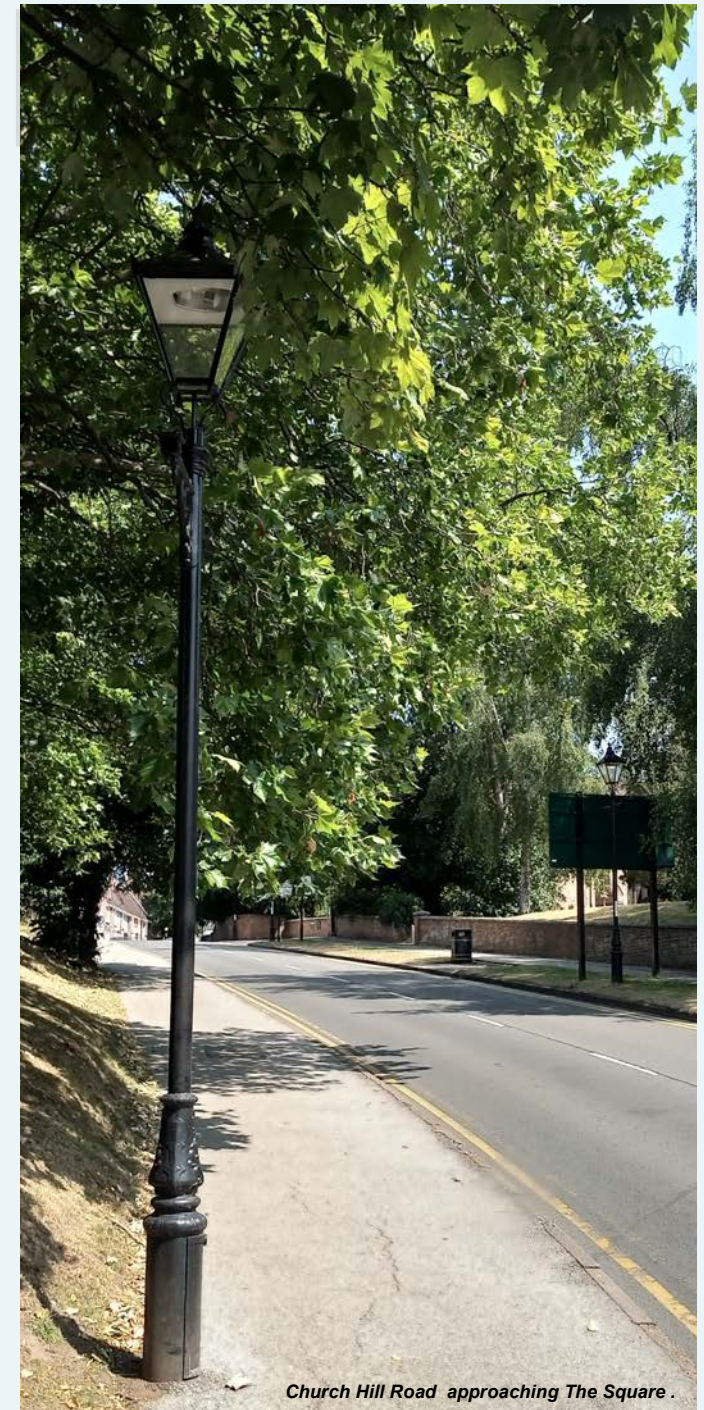
The Church of St. Alphege and the group of buildings within The Square and at the south-east end of High Street collectively form the historic core, which is arguably the area of greatest heritage interest within the conservation area.

St. Alphege's church has a cruciform plan form and a conventional liturgical orientation running east to west, with the altar at the east end. It is a grade I listed building of exceptional significance that demonstrates the evolution of church architecture in England with evidence of Early English, Decorated and Perpendicular styles. It is the largest building within the conservation area and is prominent in views both from within and beyond the designated boundary.

The churchyard and the wider landscape historically associated with the ecclesiastical use of land provides the setting for St. Alphege's church. The area of land to the south of the church includes The Ruin, a grade II listed structure, which is possibly the remains of an early rectory building dating from the 14th century, the neo-classical rectory built in 1933, the former rectory gardens and glebe land. The extent of the rectory gardens and glebe land has been reduced by development, however their survival makes an important contribution to the understanding of the significance of the group of buildings associated with the historic ecclesiastical use of the land. The open space also affords the observer the opportunity to appreciate the significance of location in the establishment of the settlement and the church, which stands on high ground above the Alder Brook. The land to the south of the church and churchyard may be of potential archaeological interest and may contain details of earlier structures associated with ecclesiastical use of the site, including the formal gardens associated with the rectory and earlier agricultural buildings possibly associated with the farming of the glebe land.

Church Hill Road runs alongside the western boundary of the land associated with St. Alphege's church and is on the approximate alignment of the historic salt road between Worcester, Droitwich, and Coventry. The position of the settlement alongside this historic trading route is evidence of the settlement's deliberate siting to maximise its trading potential. On the southern approach to the Square along Church Hill Road, the observer is conscious of the rise in the landform, which allows an appreciation of the role played by topography in the choice of location for the church and the settlement.

The proposed conservation area boundary revision recommends that the section of Church Hill Road on the approach to The Square be included within the conservation area. (See pages 35-36.)



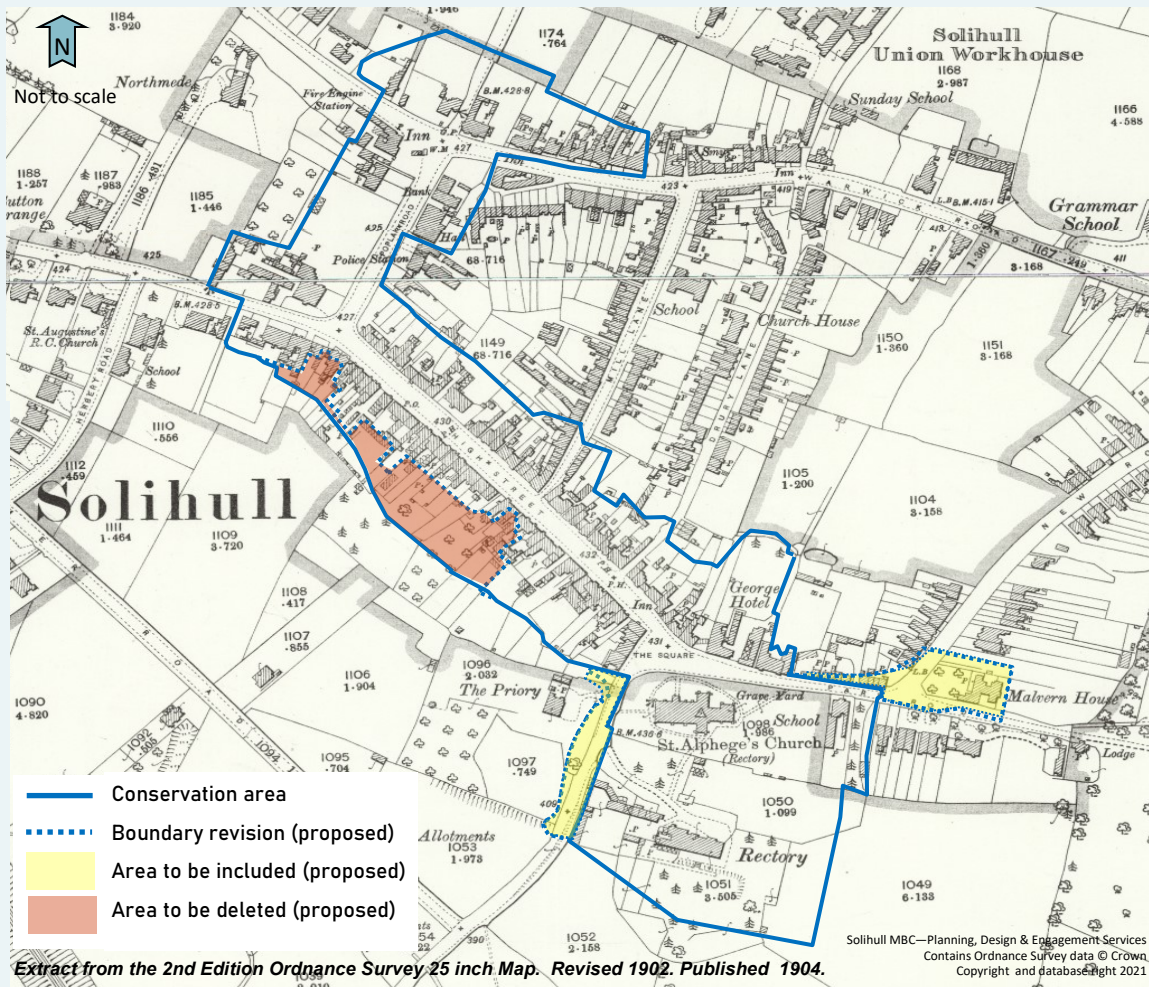
Church Hill Road approaching The Square .

07 Spatial analysis

7.1 Layout and street pattern

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The Square immediately to the north of St. Alphege's church is enclosed to the south by the churchyard boundary wall and by two-storey buildings to the north and west. The buildings surrounding The Square, which date from the 16th century onwards, form almost continuous frontages set on the back edge of the highway. As the commercial and administrative centre of the medieval town, The Square included the market cross and the town hall. The 14th century town hall was replaced in 1779 with a building which stood on the south side of the Square until its demolition in 1880, when it too was replaced by the Public Hall in Poplar Road. The focal point of The Square is the war memorial, which has been a place of remembrance within the town since its unveiling in 1921. By the late 20th century the war memorial was at the centre of a traffic island surrounded by highway. In 1994 the highway was realigned and the war memorial moved to its current position set within a wider paved pedestrian area in front of St. Alphege's church. The war memorial and the buildings that enclose the north and west sides of The Square are statutory listed.



Church Hill Road, The Square and New Road form a main vehicular route through the town. The volume of traffic using the route has a negative impact on what is arguably the most significant group of building and spaces within the conservation area. The route continues eastward along New Road, where the current boundary of the conservation area ends. A footpath continues on towards Malvern Park along Park Road, which passes the 18th century Malvern House, a grade II* listed building. The proposed conservation area boundary revision recommends the inclusion of Malvern House.

High Street leads off The Square and runs in a north-westerly direction for approximately 300 metres towards Poplar Road. The buildings are domestic in scale and predominantly of two and three storeys, with occasional accommodation within the roof space. The buildings form almost continuous frontages set on the back edge of the highway. The buildings enclose the public realm on High Street and have a fine urban grain, which is in stark contrast to the more recent developments that now surround the conservation area, where the grain is much coarser. The mix of two and three-storey buildings creates a variation in roofscape, which is visible from within the street on account of its width.

07 Spatial analysis

7.1 Layout and street pattern

DRAFT

High Street itself is of historic and architectural interest as the plots on which the buildings stand were first set out as a series of burgage plots within the planned settlement. The plots were each allocated a set width of frontage with a plot of land extending to the rear. Houses were built on frontage at the back edge of highway in order to maximise the use of land to the rear. The main buildings occupied the frontages with the rear curtilages containing ancillary buildings and open space which were often used for rearing livestock, growing crops and for small scale manufacturing and other purposes including rubbish and cess pits.

Burgage plots were a key feature of the town and were a deliberate attempt to encourage commercial activity. With the passage of time plot boundaries have been either sub-divided or amalgamated to create larger parcels of land or subsumed beneath recent development. The burgage plots shaped Solihull's urban form, which still survives along High Street and within The Square. The narrow plot frontages fronting the highway are an essential part of the conservation area's character.

Much of the evidence of the original form and layout of Solihull's burgage plots has been lost, as plots have merged and the land has been developed. There are however a few remnants of rear curtilages which have survived, the most notable of which is the area of land to the rear of 126 High Street.

Where plot boundaries survive they provide tangible evidence of Solihull's medieval origins and are of historic and potential archaeological interest.

When the opportunity presents itself, redevelopment proposals should seek to better reveal the significance of the town's historic layout and form.

Development that cuts across plot boundaries harms the special interest of the conservation area and should be avoided in favour of development aligned along the length of the plots.



*High Street from the tower of St. Alphege's Church in 1910.
Image courtesy of the Joiner Collection, Solihull Library. Image by H Trinder.*

07 Spatial analysis

7.1 Layout and street pattern

DRAFT

The plots along the east and north side of the Square and the south side of High Street may have the potential to yield finds of archaeological interest. These areas may provide further information on the original plot boundaries and details of the medieval economy.

The scale of buildings in Station Road and Poplar Road is in sharp contrast to the more domestic scale of High Street. The character of the conservation area changes at the junction of High Street with Station Road and Poplar Road, where the form has a much coarser urban grain, reflecting the later development of the area from the late 19th century onwards.

The buildings include three-storey purpose-built shopping parades constructed during the inter-war period along Station Road and Polar Road. The detailing and much of the original design is still visible at first and second floor level, although the original shopfronts have been replaced. The 19th century Lloyds Bank and the Old Council House are of similar commercial scale. Both buildings were built to the designs of J.A. Chatwin, an architect of regional importance. Both buildings are included in the Solihull Local List of Heritage Assets.

The north side of Warwick Road includes Brueton Gardens, an area of public open space donated to the inhabitants of Solihull by H.J. Brueton in 1938 . The conservation area extends along the north side of Warwick Road to encompass a row of grade II listed 18th century buildings. Originally houses the buildings are all now in commercial use. Warwick Road as a route between Birmingham and Warwick was in existence prior to the foundation of Solihull and was likely a contributing factor to the choice of location of the planted borough.



07 Spatial analysis

7.2 Landmarks, focal points and views

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The grade I listed Church of St. Alphege is a major landmark building, visible from both within the conservation area and beyond.

- St. Alphege's church is the principal landmark in the area and may be seen from various vantage points both within and outside of the conservation area.
- The war memorial is the focal point of The Square and has been at the centre of remembrance within the town since its unveiling in 1921.
- The views from both Church Hill Road and New Road allow an appreciation of the special interest of the group of buildings that collectively form the historic core, comprising the church, the war memorial and the buildings that enclose The Square and the south-east end of High Street.
- The view of the tower and steeple of the church can be seen above the rooftops of the listed buildings in High Street and The Square, providing an insight in to how it appeared in earlier centuries and how the church has always been a significant part of the setting of High Street. The view of the church tower and spire is partially obscured during the summer months when the trees that line the High Street are in leaf.
- The view from the junction of High Street, Station Road and Poplar Road allows an appreciation of the special architectural and historic interest of the group of buildings comprising the purpose-built three-storey shops that were built during the inter-war period.
- The view from the junction of Warwick Road and Poplar Road allows an appreciation of the significance of the group of 18th century houses now in commercial use along the north side of Warwick Road. While the view has been affected by modern development, the group of houses are significant in providing evidence of the development of the town during the 18th century.

08 Buildings

8.1 Building materials and architectural features

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Solihull has developed piecemeal over a long period of time and consequently the character of the conservation area is one of diversity rather than uniformity, with a range of architectural styles and periods present. The richness, texture, colour and detail of building materials and their components are an important part of the architectural character of Solihull Conservation Area.

Typical features, details and materials within the conservation area include:

- Two and three storey domestic scale.
- Steeply pitched roofs.
- Roof dormers.
- Brick chimney stacks and clay pots.
- Timber framing.
- Brick.
- Render.
- Plain clay tiles.
- Clay ridge tiles.
- Clay arris hip tiles.
- Welsh slates.
- Sandstone.
- Decorative applied timber framing (late 19th and early 20th century buildings).
- Painted timber vertical sliding sash windows.
- Painted timber side-hung casement windows.
- Steel and iron frame casement windows.
- Leaded lights.
- Bay windows.
- Parapets.
- Stone architectural dressings.
- Cast iron rainwater goods.



08 Buildings

8.2 Statutory listed buildings

DRAFT



THE MASONS ARMS, 173 HIGH STREET ▶
Grade II
List entry no. [1076721](#)
181 HIGH STREET ▶
Grade II
List entry no. [1281758](#)

173 High Street is a two-storey, early 19th century public house. Whitewashed brick with a Welsh slate roof and central brick stack. Ground floor canted bay window and timber sash windows. 181 High Street is a two-storey, 18th century building with earlier timber frame rear wing. Whitewashed brick with Welsh slate roof and end gable brick stack. The two buildings have been a public house since the 19th century and its continued use as such is a tangible connection to Solihull's Victorian High Street. The buildings are of architectural interest because of their form and appearance.



The buildings are still recognisable as an early 19th century inn.

183 to 189 HIGH STREET ▶
Grade II
List entry no. [1342887](#)

A two-storey, early 19th century building. Red brick with parapet and stone cornice. Central brick stack and timber sliding sash windows to upper floors. The building is of architectural interest due to its form and appearance.

173 and 181-189 High Street are of group value with other historic buildings at the south-east end of High Street, The Square and St. Alphege's church, which collectively form the historic core of Solihull.



165 HIGH STREET ▲
Grade II
List entry no. [1203280](#)

A two-storey, 18th century house now in commercial use. Red brick with plain clay tile roof. Elevations front High Street and Mill Lane. The building is of architectural interest due to its form and appearance.

165 High Street is of group value with other historic buildings at the south-east end of High Street and The Square.



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08 Buildings

8.2 Statutory listed buildings

DRAFT



◁ 1 THE SQUARE
Grade II
List entry no. [1342874](#)

A two-storey 18th century house with 3 hipped roof dormers and bracketed cornice door surround. Red brick with old clay tile roof. The building is of architectural interest because of its early 18th century form and appearance.

1 The Square is of group value with other historic buildings at the south-east end of High Street, The Square and St. Alphege's church, which collectively form the historic core of Solihull.



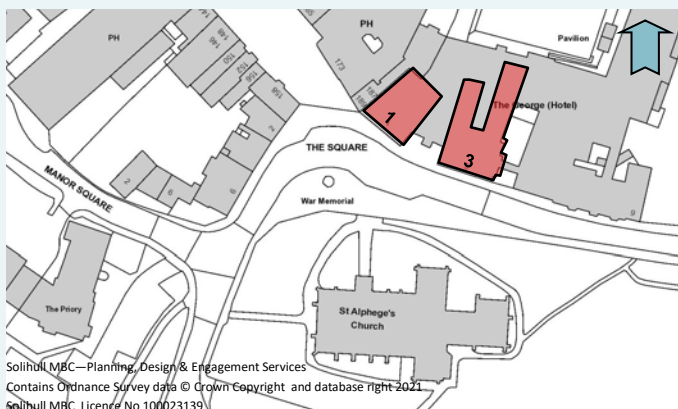
◁ THE GEORGE HOTEL 3 THE SQUARE
Grade II
List entry no. [1076692](#)

A two-storey 17th century building. The George Hotel is of historic, architectural and archaeological interest. The front elevation of the building was replaced with timber framing in 1991. Heavily restored timber frame with clay tile roof, timber casement windows and red brick stacks. Original timber framing survives at the rear.

The George Hotel is a well-known landmark within the centre of Solihull. Early in its history it was a coaching inn (first called Lyons and then the Barley May). It was a popular location for the gentry, particularly those taking horse drawn breaks from Birmingham.

It remained an inn throughout the 17th century and into the 18th when it was also known as The Nags Head (1693-1715) and The Bell (1715-38). The hotel is still in use as a restaurant and bar and so its long history in hospitality and as a place where local people can meet continues.

The George Hotel is of group value with other historic buildings at the south-east end of High Street, The Square and St. Alphege's church, which collectively form the historic core of Solihull.



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08 Buildings

8.2 Statutory listed buildings

DRAFT

158 HIGH STREET, 2 and 4 THE SQUARE ▶

Grade II

List entry no. [1076694](#)

6 THE SQUARE ▶

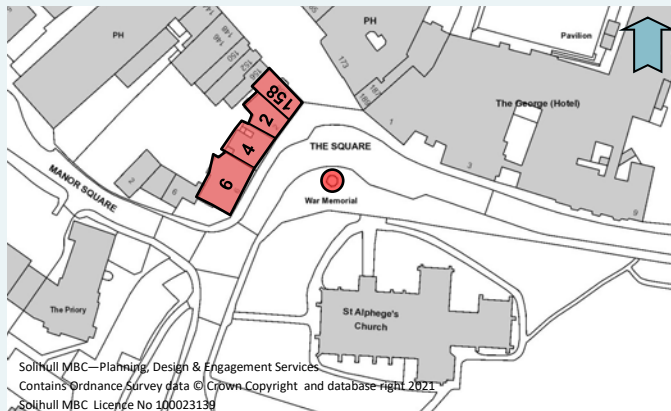
Grade II

List entry no. [1076695](#)

WAR MEMORIAL THE SQUARE ▼

Grade II

List entry no. [1396589](#)



The war memorial was unveiled on 19 June 1921 to commemorate the dead of the Great War. The names of the fallen from the Second World War and the Korean War were subsequently added. The monument, designed by W H Bidlake, is an adaption of an Eleanor Cross of Portland stone with bronze tablets. The memorial has architectural interest and is a strong composition well-suited to its prominent site at the centre of Solihull. It also has historic and communal interest as a permanent testament to the sacrifices of the town's inhabitants during conflict.

158 High Street, 2 and 4 The Square and 6 The Square form an important group of listed buildings with significant architectural features representative of the 16th century.

The houses may have been one property and are reported to have belonged to the Baynton family, who played a prominent role in both the church and local government from the early 17th until the late 18th century. Historians consider the group to have been an annexe to the ancient Powell's School that stood on the site now occupied by the Priory on Church Hill Road.

The significance of the group is its late medieval form and appearance as a 16th century timber frame structure, with later alterations comprising probable 18th century refacing and infill in red brick. The building has been extended to the rear, however the later additions are not of special interest.

The buildings is of archaeological interest because of its surviving historic fabric and is of historic interest because of its connection to the Baynton family.

158 High Street, 2-6 The Square and the war memorial are of group value with other historic buildings at the south-east end of High Street, The Square and St. Alphege's church, which collectively form the historic core of Solihull.



08 Buildings

8.2 Statutory listed buildings

DRAFT



◀ THE RUIN
Grade II
List entry no. [1076695](#)

The Ruin is believed to date from the 14th century and may have been the rectory to St. Alphege's Church. The Ruin has architectural, historic and archaeological interest as surviving medieval fabric. It has group value with the buildings and spaces associated with the ecclesiastical use of the land.

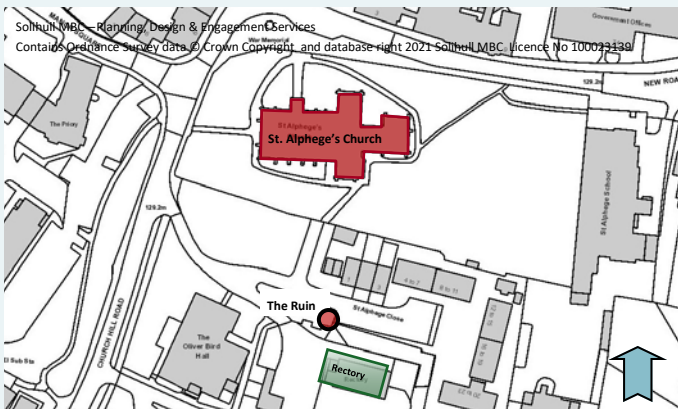
CHURCH OF ST. ALPHEGE ▶
Grade I
List entry no. [1076693](#)

A parish church dating from the late 12th century with later rebuilding and enlargement during the period between the late 13th and 16th centuries.

The Church of St. Alphege is of outstanding national significance. It has architectural interest with surviving evidence from multiple periods, reflecting changing practices in English architecture. It has historic interest as it retains a high proportion of medieval fabric with its various phases and alterations reflecting the history of Solihull. It has notable historic fittings of high quality which represent many different periods.

The Church has communal interest as a place of worship.

It has group value for its contribution to the townscape of Solihull and its relationship with other historic buildings and spaces associated with the ecclesiastical use of the land and with buildings within The Square and at the south-east end of High Street.



08 Buildings

8.2 Statutory listed buildings

DRAFT



THE MALT SHOVEL INN, 142 HIGH STREET

Grade II
List entry no. [1025881](#)



A two-storey building with a 17th century timber frame. Whitewashed roughcast render with clay tile roof. The stacks have been removed. The front elevation includes three early 19th century ground floor canted bay windows with first floor casements.

The significance of the building is its surviving timber frame and its 19th century remodelled front elevation.

At the rear is a large nightclub extension constructed in the mid 1960's, which is not of special interest.

It is of group value with other buildings within High Street.

130 and 134 HIGH STREET ▲

Grade II
List entry no. [1076719](#)

A two-storey building with whitewashed roughcast render and clay tile roof. The building is of architectural and historic interest as an earlier building re-fronted in the late 18th century and as a surviving part of the historic High Street. The form and appearance of both the earlier and the later parts are of architectural interest including the pointed arch sash windows and tall central ridge roof.

The building is also of archaeological interest as it is probable that elements of the original building structure remain, which aids the understanding of how the building was constructed and how it has evolved over time. The 18th century front elevation of the building is of historic interest. It allows the observer to appreciate the changes made to the building to adapt it to commercial use. It is of group value with other buildings within High Street.

▲ 144 HIGH STREET

Grade II
List entry no. [1076720](#)

A 19th century re-fronting of an earlier building.

The building has had many alterations, including the loss of its stacks. It has illustrative value as a building converted to commercial use in the 19th century. The front elevation is of architectural interest, as evidence of the changing face of the High Street in the 19th century. It is of group value with other buildings within High Street.



08 Buildings

8.2 Statutory listed buildings

DRAFT

THE MANOR HOUSE,
126 HIGH STREET
Grade II*
List entry no. [1025870](#)



126 High Street is of historic, architectural and archaeological interest. The alterations made to the building over five hundred years are of archaeological interest and hold evidential value. The construction, design and development of the house is of historical, evidential and aesthetic value. The building has associative value, due to its association with the Greswolde family and illustrative value as a large late medieval house that was later converted for commercial use.

The building has been subject to change throughout its history and is considered to have been two separate houses later connected. It is a well-preserved example of a 15th century house. Of particular note is the first floor which still retains its close timber frame with overhanging gables and clay old tile roof.

126 High Street is of high architectural interest as an impressive 15th century house that was converted to commercial use in the 18th century. It not only allows the observer to gain insight into the design of a high status regional house of the period, but also illustrates how such buildings were subsequently adapted for commercial purposes with the introduction of brickwork at ground floor level.

The front (north-east) elevation has timber sash windows at ground floor and casement windows with leaded lights at first floor. The change in window styles in the front elevation illustrates the development of window technology, which took place between the 16th and 18th centuries. The 15th century timber frame and 18th century brick under-build is clearly visible from the public realm.

The rear curtilage of the property is of particular historic interest as the best-preserved evidence of a burgage plot.

The Greswoldes, a wealthy Solihull family who owned large swathes of land and property in the area, owned the building in the 16th century (and possibly earlier). The family's importance within the local area is evidenced by the number of buildings and streets named after them in and around Solihull.

The house has had several uses throughout its long history, including a doctor's surgery and is currently in use as a tea room. The building has been a local landmark throughout the centuries.

It is recorded in 1720 as Lime Tree House on account of several lime trees that were planted outside. The original lime trees have long since been replaced, however the later replacements still continue to contribute to the significance of the property as part of its historic context.

08 Buildings

8.2 Statutory listed buildings

DRAFT



◀ 124 HIGH STREET
Grade II
List entry no. [1076718](#)

A two-storey, early 19th century building of painted brick with a plain clay tile roof. The building is of architectural interest due to its early 19th century form and appearance, including its brick frontage, first floor sash windows and bracketed cornice.

124 High Street has group value with other historic buildings within High Street.



◀ 122 HIGH STREET
Listed as 116-120 (even) High Street
Grade II
List entry no. [1354757](#)

116-120 High Street is a 16th century house (and later shop). It is of considerable architectural interest due to its late medieval form and appearance including a close set timber frame and casement windows. The building has had some reduction of significance, as a result of alterations to the ground floor shopfront and the limited survival of historic fabric beyond the front elevation. The front elevation is of historic interest as an example of a late 16th century timber frame house, and for its later alteration and development for commercial use.

122 High Street has group value with other historic buildings within High Street.

08 Buildings

8.2 Statutory listed buildings

DRAFT



◁ 681- 683 WARWICK ROAD
Grade II
List entry no. [1076696](#)

The building is of architectural interest as a late 18th century, two-storey town house now in commercial use. It is distinguished by its steep, plain clay tile roof, chimneys, box cornice, hipped dormers and sash windows. It has a well preserved exterior that is still recognisable as a residential property.

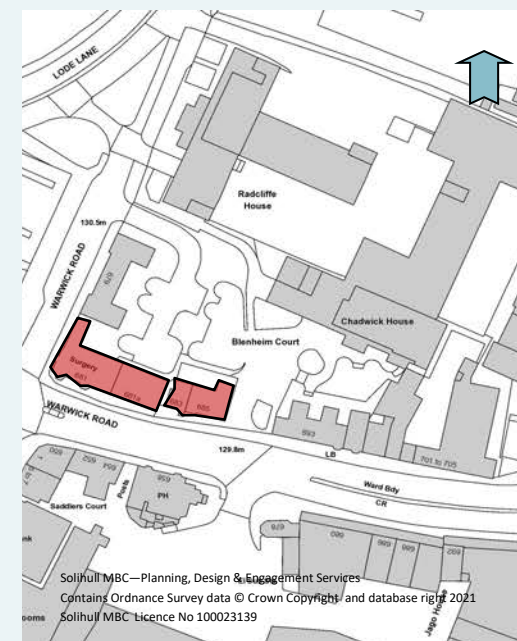
It has group value with the other historic buildings along the north side of Warwick Road.



◁ 685-685A WARWICK ROAD
Grade II
List entry no. [1076697](#)

The building is of architectural interest as an 18th century two-storey town house, now in commercial use. It is distinguished by its steep plain clay tile roof, central stack and hipped dormers. It has a well preserved exterior and is of interest due to its form and appearance that is still recognisable as a residential property.

It has group value with the other historic buildings along the north side of Warwick Road.



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08 Buildings

8.2 Statutory listed buildings

DRAFT



695-697 WARWICK ROAD ▲ ▲
Grade II
List entry no. [1076698](#)

The building is of architectural interest as part of a terrace of late 18th century houses converted to retail use at ground floor in the 19th century.

695-697 Warwick Road has group value with other historic buildings along the north side of Warwick Road.

699 WARWICK ROAD ▲
Grade II
List entry no. [1203444](#)

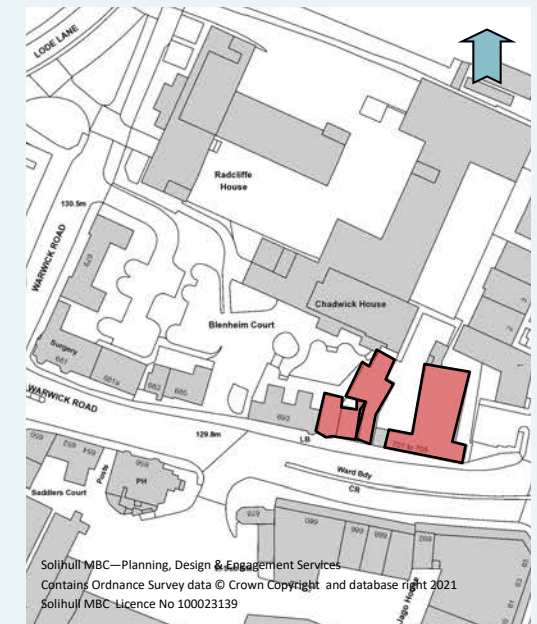
The building is of architectural interest as part of a terrace of late 18th century houses converted to retail use at ground floor in the 19th century.

699 Warwick Road has group value with other historic buildings along the north side of Warwick Road.

701 to 707 WARWICK ROAD ▲
Grade II
List entry no. [1342875](#)

The building is of architectural interest as a two-storey 18th century house, now in commercial use. It is distinguished by its plain clay tiled roof, box cornice; round headed dormers multi-paned sash windows and quoins.

701-707 Warwick Road has group value with other historic buildings along the north side of Warwick Road.



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08 Buildings

8.3 Solihull local list heritage assets

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◀◀ LLOYDS BANK 9-11 POPLAR ROAD Solihull Local list

Built in 1877 and designed by J.A Chatwin, the Lloyds Bank architect for over thirty years from 1864. The building is two-storey with attic rooms in a cross gable fronting Poplar Road. Red brick and machine made plain clay tiles with stone architectural dressings. It was extended and altered externally and internally during the 20th century. It is an imposing building of significant local importance and interest. The building is of architectural interest for its design and is of historic interest as the work of a prolific local architect of regional and national importance.

9-11 Poplar Road has group value with The Old Council House as the work of the same architect.

◀ THE OLD COUNCIL HOUSE 21 POPLAR ROAD Solihull Local List

Built in 1876 and designed by J.A. Chatwin. Seven bay, symmetrical, two-storey with attic accommodation Venetian Gothic civic building. Red brick with fine mortar joints and machine made plain clay tiles. Windows and front doors in painted timber. Stone band courses, stone stringcourse intersecting pierced stone central ceremonial balcony on stone console brackets, reached by French doors. Stone label course, window surrounds, first floor tracery and hood moulds. It retains its original T-plan. An imposing building of significant local importance and interest. The building is of architectural interest for its design and of historic interest as the work of a prolific local architect of regional and national importance.

The Old Council House has group value with 9-11 Poplar Road as the work of the same architect.

THE GEORGE INN BOWLING GREEN THE SQUARE Solihull Local List

Bowling green with ancillary clubhouse to the rear of George Hotel, dated circa.1693 but possibly earlier. A rectangular green with perimeter path, clubhouse to the east and a yew arbour to the west. The mature trees and the yew arbour suggest it has maintained a broadly consistent position. It is the earliest known surviving bowling green in the Borough, distinctive due to antiquity and long-standing general location. The bowling green was reputedly formed when Dog Lane Croft was incorporated into the site in 1693. The survival of the green in its original or very close to original position is significant.

An important secluded component of the setting of The Bowling Green has group value with The George Hotel, Masons Arms, 183 to 189 High Street and St. Alphege Church.

08 Buildings

8.4 Positive buildings

DRAFT

15 to 19 HIGH STREET ▶

Three-storey, four-bay parade of Arts and Crafts shops. 1906 by Gateley & Parsons. Brick and render with buttresses and plain clay tile roof. Ornate brick central and gable end stacks. Two 4-light hipped dormers flanked by forward projecting gables.

25 to 29 HIGH STREET ▶▶

Three-storey, 19th century house with later shopfronts. Brick with plain clay tile roof. Central two-light hipped dormer, flanked by two forward projecting gables.



◀ 37 to 43 HIGH STREET

Two-storey early 20th century purpose-built shops. Brick with plain clay tile roof. Gable end stacks. Four bay windows at first floor level, beneath clay tile clad gables with steel casements with leaded-lights.



◀◀ 83 to 93 HIGH STREET

Three-storey, asymmetrical pair of 19th century houses with later shopfronts. Brick with slate roof. First floor bay and timber sash windows. Ground floor bays and entrance aedicule removed and replaced with later shopfronts.



◀ 73 to 79 HIGH STREET

Three-storey, pair of semi-detached houses with later shopfronts. Late 19th century. Brick with stone dressings and slate roof. Two first floor bays with gabled dormers above. Timber sash windows. Ground floor bays removed and replaced with later shopfronts. Gable end stacks removed.

08 Buildings

8.4 Positive buildings

DRAFT



◀ 2-16 STATION ROAD; 26-72 POPLAR ROAD

Three-storey purpose-built parade of shops built circa. 1928. Brick and render with applied timber framing. Central front projecting gable on corner. Clay tile roof with brick stacks and dormers. The building is of architectural interest and representative of the development of Solihull during the inter-war period.

2-16 Station Road and 26-72 Poplar Road have group value with other buildings built during the interwar period in Station Road, Poplar Road and Warwick Road.



◀ 1-15 STATION ROAD

Three-storey parade of purpose-built shops. Patterned brick with applied timber framing. Clay tile pitched roof with brick stacks and two projecting front gables. The building is of architectural interest and representative of the development of Solihull during the inter-war period.

1-15 Station Road have group value with other buildings built during the interwar period in Station Road, Poplar Road and Warwick Road.



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08 Buildings

8.4 Positive buildings

DRAFT

THE RECTORY ST. ALPHEGE CLOSE ▶

The neo-classical rectory by J.P. Osborne & Son of Birmingham, built 1932-33. Symmetrical elevations. Brick with a plain clay tile hipped roof with end stacks. Oversailing eaves with dentil cornice and brick quoins. Painted timber sash windows to ground and upper floors of north and south elevations and stone aedicule to main entrance (north elevation).

The east elevation has two pairs of sash windows centrally positioned within the composition. The west elevation has a row of three sash windows at first floor and a later single-storey, flat roof, brick extension at ground floor.

The rectory is of group value with the buildings and spaces associated with the ecclesiastical use of the site. To be considered for inclusion in the Solihull Local List of Heritage Assets.



146-152 (EVENS) HIGH STREET ▶

A pair of shops, white painted brick with plain clay tile roof. Early 19th century paired windows with arched-head upper sashes at first floor beneath moulded brick corbel eaves detail. Original shopfronts have been lost and replaced with modern interventions and the chimneys have been removed. The contribution to the character of the conservation area relies on their domestic scale and building proportions and surviving 19th century detailing and materials.

146-152 High Street have group value with the other buildings at the south-east end of High Street.



5-9 THE SQUARE ▶

A late 19th century two-storey building. Stucco render with plain clay tile roof. Exposed rafter feet at eaves and asymmetrical projecting gable with bargeboards. Three-light casement windows with transom lights at ground and first floor. Vertical planked timber entrance door with door surround.

A late 19th century two-storey, three bay building with plain clay tile roof. Central gable with entrance aedicule flanked on each side by two-storey projecting bays beneath hipped roofs. Timber sash windows except ground floor western bay.

5-9 The Square have group with other buildings within the historic core.



Summary of negative issues affecting the conservation area's special interest:

- Erosion of historic layout from the 1960s onwards.
- Erosion of historic townscape through modern infill development along street frontages.
- Erosion of the setting of the conservation area from the 1960s onwards from large scale redevelopment in areas adjoining the conservation area.
- Loss of architectural features.
- Unauthorised signage on commercial premises, including vinyl banners.
- Shopfront signage dominating building frontages and disrupting architectural compositions.
- Loss of historic shopfronts.
- Loss of traditional timber windows.
- Use of non-traditional materials including uPVC.
- Competition from on-line retailing and impact of Covid on retail units resulting in increase in vacancy rates at ground floor.
- Unoccupied buildings, vacant and underused upper floors.

Summary of negative issues affecting the conservation area's special interest:

- Adverse impact of additions and rear extensions at nos. 130 to 156 (evens) High Street and nos. 2 to 6 (evens) The Square.
- Rear additions and extensions to buildings do not reflect traditional building forms.
- Loss of rear curtilages and plot boundaries of properties along High Street.
- Impact of highway and volume of road traffic along Warwick Road.
- Impact of highway and volume of road traffic within The Square and along New Road.
- Impact of highway signage and surface road markings.
- Street furniture including CCTV cameras and bollards.
- Dated paving materials.

10 Management proposals

10.1 Implications of conservation area designation

DRAFT

Designation of a conservation area is the initial stage of a process to encourage the positive management of change within an area identified as being of special architectural or historic interest. Designation brings with it additional statutory controls and measures aimed at preserving or enhancing the area's special interest.

Additional measures include the following:

- The local planning authority has a statutory duty to consider the desirability of preserving or enhancing the character or appearance of a conservation area when determining planning applications.
- Planning applications for development must be publicised and any representations received must be taken into account when determining an application.
- Planning permission is required for the demolition of:

Any unlisted building; or any outdoor statue; memorial or monument with a volume of 115 cubic metres or greater;

Any gate; fence, wall or other means of enclosure with a height of one metre or more if next to a highway (including public rights of way) or a height of two metres or more elsewhere.

For further information on planning permissions required for demolitions in conservation areas see the following link:

<https://www.gov.uk/guidance/when-is-permission-required#c-are-the-buildings-or-structures-to-be-demolished-in-a-conservation-area>

- Six weeks written notice of intention to carry out works to trees (subject to certain restrictions) must be given to the local planning authority. On receipt of a notification the authority will assess the amenity value of the tree and may consider making it the subject of a Tree Preservation Order.
- The display of advertisements is more restricted than elsewhere.
- The local planning authority may be authorised by the Secretary of State to carry out urgent works to preserve unlisted buildings which are unoccupied.
- The introduction of planning control over some types of minor development that elsewhere may be carried out as permitted development. An application for planning permission must be made to the local planning authority. The additional controls include alterations to roofs; extensions; the cladding of the exterior of buildings, installation satellite dishes and changes of use.

10 Management proposals

10.2 Monitoring and additional measures

DRAFT

Monitoring:

- An audit of the conservation area should be undertaken from time to time to identify inappropriate changes or unauthorised alterations. The monitoring of change within the conservation area is necessary to enable the Council to review the effectiveness of planning controls over a period of time and to implement any necessary action. The audit should include a dated photographic record of the conservation area to identify change.
- A building condition and vacancy survey should be undertaken to identify potential maintenance implications and buildings potentially at a risk from neglect or damage. The council should seek to secure appropriate repairs as necessary through liaison with property owners. In cases of serious neglect and decay the council should consider the use of its statutory powers.
- The Solihull Conservation Area Appraisal and Management Plan should be reviewed from time to time and should include an evaluation of the implementation of the management recommendations contained within this document;
- The document should be updated as required to ensure consistency with emerging legislation, government guidance and local planning policy.

Additional measures for consideration:

- Update shopfront design guidance to inform development proposals and encourage the reinstatement of traditional shopfronts in buildings of historic interest.
- Introduce further controls on advertising.
- Remove permitted development rights through the use of article 4 directions.

Town Centre Public Realm Strategy:

- The emerging Town Centre Public Realm Strategy will set out aspirations for public realm improvements within the conservation area. The benefits of enhancing the character and appearance of the conservation area has been one of the drivers to improve the town centre experience. An initial phase of the Public Realm Strategy will focus on improving the link between Solihull Station and Malvern Park, which will include High Street, The Square and New Road/Park Road.

Additions to the Solihull Local List of Heritage Assets:

- Potential additions to the Solihull local list of heritage assets will be considered.

Development management:

- Conservation area designation is not intended to restrict or prevent new development, its purpose is to manage change in a manner that ensures that the character and appearance of the area is not harmed but is preserved or enhanced. The Council has a statutory duty to ensure that development proposals satisfy this requirement.
- The Council in the implementation of its development management function should ensure that all development proposals that impact on the special interest of the conservation area are consistent with the legislation; the National Planning Policy Framework, local development plan policies and relevant supplementary planning documents. This appraisal will be adopted by the Council for development management purposes and will be a material consideration in the determination of planning applications.
- Applications for development proposals that affect the significance of the conservation area require submission of a Heritage Statement explaining how the proposals conserve or enhance the character or appearance of the conservation area in accordance with the requirements of the National Planning Policy Framework.
- There will be a strong presumption in favour of retaining existing buildings and open spaces that make a positive contribution to the character or appearance of the conservation area.

Future development proposals:

- In 2015 plans for an extension to Touchwood were granted planning permission. The approved development proposals included properties fronting the south side of High Street from 130 to 158 (evens) High Street and nos. 2 to 6 (evens) The Square within the conservation area, many of which are statutory listed. The scheme did not go ahead and in 2020 the Council unveiled the Solihull Town Centre Masterplan, the aim of which is to provide a framework for future investment and development. The Masterplan includes proposals for Eastgate, a major new mixed use development on the site of the Council House and Civic Buildings. The northern section of the site between Manor Square and High Street includes the properties fronting High Street and The Square. The Council is currently seeking interest from a development partner to deliver the vision to create a new quarter within the town centre. The potential investment within this part of the conservation area presents an opportunity to address the negative impact on its character and appearance caused by the existing rear extensions to the historic buildings that front High Street and The Square.
- The Masterplan also includes proposals to redevelop the Job Centre site on New Road for residential use. The Job Centre building is on land immediately adjacent to the conservation area and is identified as being a building that has a negative impact on the character and appearance of the conservation area. The redevelopment of the site presents an opportunity to address the adverse impact on the setting of the conservation area.
- The development proposals for both sites should demonstrate that they have been informed by a thorough analysis of their historic context and an understanding of the special interest of the conservation area and the significance and settings of affected listed buildings.

10 Management proposals

10.3 Conservation area boundary review

DRAFT

To ensure conservation areas have the special interest which justified designation, local planning authorities have a statutory responsibility to review the boundaries from time to time to establish whether areas still warrant conservation area status or if additional areas have sufficient special interest to justify inclusion. A review of the Solihull Conservation Area has been carried out as part of this appraisal process and recommendations for amendments to the boundary have been made, which will be subject to public consultation. Details of the proposed amendments are as follows:

The existing conservation area boundary includes the rear curtilages of nos. 2 to 124 (evens) on the south side of High Street. The rear curtilages, which may have provided evidence of medieval burgage plot boundaries were developed as part of the Touchwood scheme. The long narrow rear plots, which were typically characteristic of burgage plots have been lost.

- **Recommendation:** The area of land previously occupied by the rear curtilages of nos. 2 to 124 (evens) High Street has been lost beneath the Touchwood development. The potential evidence of historic burgage plots has been lost and consequently this part of the conservation area no longer possesses the necessary special interest. The conservation area boundary to be revised to exclude the land previously occupied by the rear curtilages of nos. 2 to 124 (evens) High Street (Area 1 Plan A).

The original conservation area boundary designated in 1968 included Malvern House located on the former carriage drive to and from Malvern Hall Stables, now Park Road. In 1977 the boundary was revised to exclude the building due possibly to the poor condition of the building at the time. The building has since been the subject of major works. Malvern House is a statutory grade II* listed building. Listed as The Old Grammar School 29 Park Road, it has mid 18th century brickwork with surviving elements of an earlier mid-17th century timber frame structure within its fabric. The building has a long association with the town and was the grammar school until 1882.

- **Recommendation:** Malvern House has the necessary historic and architectural special interest to justify inclusion within the conservation area. The conservation area boundary to be revised to include the property and its curtilage (Area 2 Plan A).

Church Hill Road is on the approximate alignment of the historic Salter Road, which is of possible Roman or Iron Age origin. The topography of Church Hill Road on the approach to The Square allows an appreciation of the town's location on high ground above the Alder Brook. The proximity to the historic trading route and the topography influenced the choice of location for the medieval planted borough. The name 'Solihull' is most probably derived from a description of the ancient trading route. A popular interpretation of the name is the 'muddy' or 'soily hill'.

- **Recommendation:** Church Hill Road has the necessary historic special interest to justify inclusion within the conservation area. The conservation area boundary to be revised to include Church Hill Road (Area 3 Plan A).



Malvern House

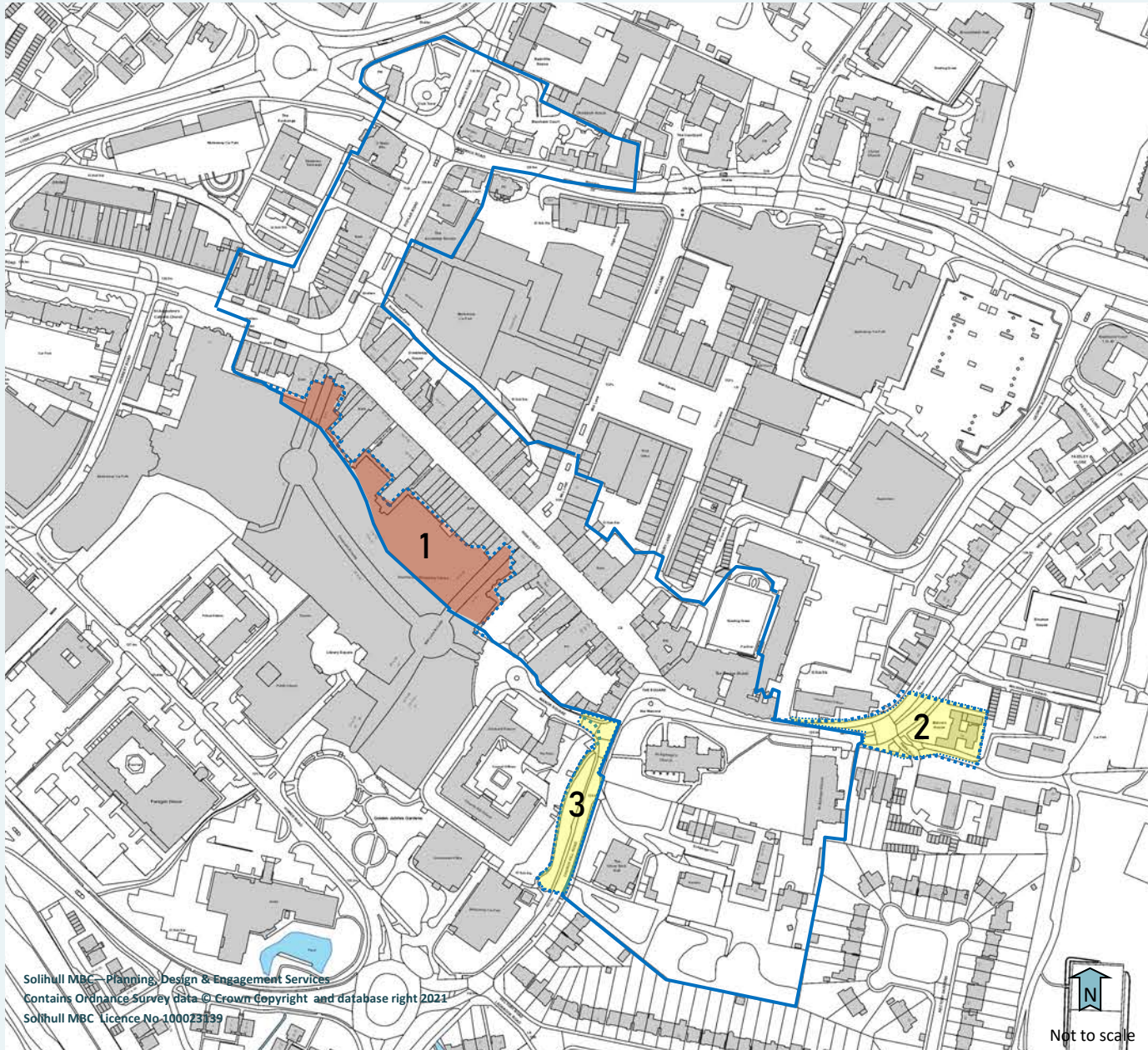


Church Hill Road

10 Management proposals

PLAN A Conservation area boundary review

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— Existing boundary

■ Proposed deletion

■ Proposed extension

Proposed boundary changes on the grounds that the area enclosed by the existing boundary no longer has the necessary special interest to be included within the conservation area.

1. The rear curtilages of properties fronting High Street were included in the development of Touchwood. Evidence of the historic rear plot boundaries has been lost. The existing boundary is within the Touchwood Shopping Centre.

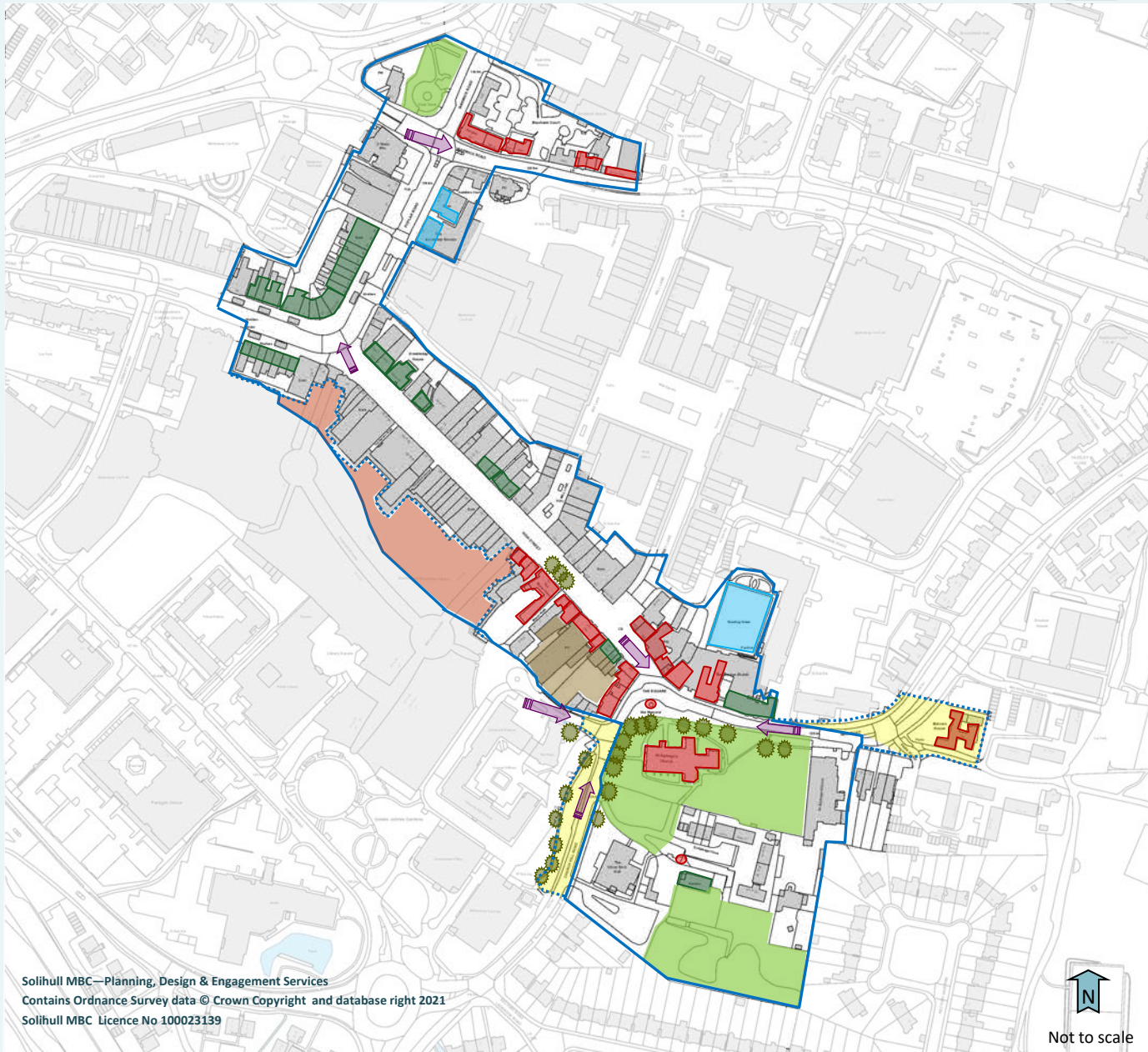
Proposed boundary changes on the grounds that the area identified has the necessary special interest to be included within the conservation area.

2. Malvern House is a statutory grade II* listed building. Listed as The Old Grammar School 29 Park Road. The building dates from the mid 18th century with surviving elements of an earlier mid 17th century structure. The building has a long association with the town.
3. Church Hill Road is on the approximate alignment of the historic Salter Road, which is of possible Roman or Iron Age origin. The ancient trading route and topography of Church Hill Road on the approach to The Square illustrate the significance of the siting of the medieval planted borough.

10 Management proposals

PLAN B Solihull Conservation Area

DRAFT



- Existing boundary
- Boundary revision (proposed)
- Area to be included (proposed)
- Area to be deleted (proposed)
- Statutory listed building
- Local list heritage asset
- Positive building
- Negative building/area
- Trees
- Important open space
- View

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↑ N
Not to scale

11 Appendices

11.1 Bibliography

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