

TOUCHWOOD

**Touchwood Extension**

Planning Application

## **3. Heritage Impact Assessment**

Prepared for the Lend Lease Retail Partnership by Lathams



# Contents

## 1 Introduction

- 1.1 Overview
- 1.2 Acknowledgements
- 1.3 Methodology
- 1.4 Existing Information
- 1.5 Solihull LDF Core Strategy
- 1.6 National Planning Policy on Conserving and Enhancing the Historic Environment
- 1.7 Solihull Town Centre Strategy

## 2 Understanding the Site

- 2.1 Location and Surroundings
- 2.2 Statutory Designations
- 2.3 Gazetteer - Listed Buildings and Ancient Monuments
- 2.4 Historical map regression

## 3 Statement of Significance

- 3.1 1 Church of Saint Alphege
- 3.2 Solihull Conservation Area (High Street)
- 3.3 158 High Street
- 3.4 152 & 154 High Street
- 3.5 146 & 148 High Street
- 3.6 142 & 144 High Street
- 3.7 1165, 173, 181 & 183-189 High Street
- 3.8 The Priory

## 4 Impact Assessment

- 4.1 Introduction
- 4.2 St Alphege Church
- 4.3 158 High Street
- 4.4 2 - 6 The Square
- 4.5 152 & 154 High Street
- 4.6 146 & 148 High Street
- 4.7 144 High Street
- 4.8 165, 173, 181 & 183-189 High Street
- 4.9 The Manor House
- 4.10 The Priory
- 4.11 The Malt Shovel Inn, 138 & 140 High Street
- 4.12 Solihull Conservation Area

## 5 Conclusion

## Appendix A

Condition Surveys

# 1 Introduction

## 1.1 Overview

This Built Heritage Assessment has been prepared by Lathams on behalf of the Lend Lease Retail Partnership ('the Applicant') in support of applications for planning permission, demolition of unlisted buildings in a conservation area and listed building consent to facilitate an extension to Touchwood ('the Proposed Development') on land to the east of the existing centre ('the Site').

The Site comprises circa 1.13ha and is bounded by the existing Touchwood development to the west, High Street to the north, Church Hill Road/The Square to the east and Church Hill House to the south. The Site is previously developed and includes the following areas:

- The Priory and Orchard House (Solihull Metropolitan Borough Council office buildings) with associated surface car parking;
- Retail unit SU38 and part of SU43/44 and servicing areas of Touchwood;
- Retail units fronting High Street (numbers 140-156) and Manor Walk (numbers 5-6) and associated surface car parking;
- Offices fronting Manor Square/Church Hill Road (numbers 2-6) and associated surface car parking; and
- Manor Square access road (and associated pick-up/drop-off areas).

A Site Location Plan with the application boundary marked in red accompanies the planning application submission.

The Proposed Development comprises the demolition of unlisted buildings and construction of extension to existing shopping centre, remodelling of retained listed buildings, creation of pedestrian route from High Street and associated development on land bounded by Touchwood, High Street, Church Hill Road/The Square and Church Hill House. A full description of the Proposed Development can be found in the Planning Statement and Design & Access Statement which accompany this submission.

Separate to the Full Planning Application for the proposed development are three LBA's for partial demolition of the Listed buildings identified below.

Address	Description
136- 144 High Street, Solihull	<ul style="list-style-type: none"> <li>• Demolition of the two storey nightclub extension and toilet block to the rear of the Grade II listed building.</li> <li>• Internal and external works to the primary fabric to facilitate the above and to allow the interface with the Touchwood Extension structure and fabric.</li> </ul>
158 High Street, Solihull	<ul style="list-style-type: none"> <li>• Demolition of the later two storey infill extension on the right of the Grade II listed building.</li> <li>• Internal and external works to the primary fabric to bring it back to its original state and facilitate the new scheme.</li> </ul>
6 The Square, Solihull	Demolition of later extension to the Grade II listed building. Internal and external works to the primary fabric to facilitate the above. New extension for plant room.

## 1.2 Consultees/Acknowledgements

Visits were made to the HER, local history library and with assistance from Solihull Metropolitan Borough Council (SMBC), access to the council archives was arranged. A number of source documents and photographs were identified for inclusion in the report.

## 1.3 Methodology

### 1.3.1 Assessment Process

In carrying out this assessment, a four stage approach has been employed consisting of:

- Identification of Heritage Assets;
- Assessment of Significance;
- Assessment of Impact;
- Assessment of ways in which any harm might be mitigated.

#### Identification of Heritage Assets

The extent of the study area (Fig.2 pg.8) was defined by a desktop study of all heritage assets which are likely to have views of, or views to, the Touchwood extension. These heritage assets were mapped (see gazetteer section 2.3). This was followed by fieldwork - a visual assessment of the identified heritage assets was made to establish which are likely to be affected by the development, either directly or through changes to their setting.

#### Assessment of Significance

This stage involved a further assessment of each of the individual assets identified in the previous stage and also, where relevant, the inter-relationship with other assets in the area.

This assessment of significance is based upon the current National Planning Policy Framework's (NPPF) description of significance viz:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The setting of a heritage asset is also defined in the Glossary of NPPF viz:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.

The assessment gives a weighting of significance as follows:

A Exceptional significance - World Heritage Sites, Scheduled Ancient Monuments, all Listed Buildings Grades I and II\*, Registered Historic Parks and Gardens Grades I and II\*, and Registered Historic Battlefields.

B Considerable significance - Conservation Areas, Grade II Listed Buildings and Registered Parks and Gardens Grade II

C Moderate significance - Assets of local importance. Non-designated heritage assets with archaeological, architectural, historic or artistic interest.

#### Assessment of Impact

An assessment was made of the impact that the development is likely to have upon each of those elements identified. This includes:

- Affect on the setting of the assets.
- Identification of possible negative or positive impact
- In the case of the Conservation Area, an examination of the contribution the current area makes to the character and setting of the Conservation Area and how its change through development might affect it.

A categorisation of the level of anticipated impact is given as follows:

“Substantial harm – elements which contribute to the significance of the heritage asset, including its setting, are substantially harmed or lost”

“Moderate harm – elements which contribute to the significance of the heritage asset, including its setting, are harmed”

“Slight harm – there is change to elements which contribute to the significance of the heritage asset or its setting, but that harm is minimal”

“Beneficial – those elements which contribute to the significance of the heritage asset, including its setting, are enhanced or better revealed”

“No change – there is no impact upon any element which contributes to the significance of the heritage asset including its setting”.

#### Assessment of ways in which any harm might be mitigated

This section assesses how the development strategy may remove, reduce or mitigate any harm that aspects of the development might cause to the significance of heritage assets.

During this stage an iterative process of engagement with the design team, involved testing proposals as they evolved. This process contributed towards the design process of the proposed scheme.

### 1.4 Guidance Documents

The Historic Environment Good Practice Advice in Planning, Note 3, *The Setting of Heritage Assets* (Historic England March 2015) was used to provide detailed guidance on methodology. This document sets out guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. The document replaces *The Setting of Heritage Assets* (English Heritage 2011)

Solihull conservation Area Appraisal

British Standard BS 7913; Guide to The Principles of the conservation of historic buildings; BSI 1998

Solihull Local Plan; 2013

Department for Communities and Local Government; National Planning Policy Framework (NPPF); March 2011

Department for Communities and Local Government, Department for Culture, Media and Sport (dcms) & English Heritage; PPS 5 Planning for the Historic Environment : Historic Environment Planning Practice Guide; London; English Heritage; March 2010

English Heritage; Conservation Principles; Policies and Guidance for the Sustainable Management of the Historic Environment; April 2008

The National Heritage List for England; Historic England online; <http://list.historicengland.org.uk/>

Society for the Protection of Ancient Buildings (SPAB) Manifesto, 1877

#### 1.4.2 Limitations

The views expressed within this report are robust as at the date of submission of the planning application. However, it must be understood that the process of research and understanding of the value of any heritage asset is an ongoing one. There is always the possibility that new information might be discovered which might change perceptions and understanding.

Further information could in future be derived from the following sources:

- Title deeds, lease and other property-specific information;
- Building control plans;
- Photographic and other material in the possession of private individuals;
- Unpublished research; and
- Testimony of people who have lived / worked in the area.

## 1.5 Local Planning Policy

A Planning Policy Statement prepared by DP9, accompanies this application. Below is a summary of policies relevant to this assessment.

### Policy P16: Conservation of Heritage Assets and Local Distinctiveness

Policy P16 of the Solihull Local Plan, 'Conservation of Heritage Assets and Local Distinctiveness', defines the special characteristics which the Council considers make a significant contribution to local distinctiveness and advocates strong protection of these and of the Borough's wider historic environment. It states that:

*'The Council recognises the importance of the historic environment to the Borough's local character and distinctiveness, its cultural, social, environmental and economic benefits and the effect this has on civic pride.*

*The Council considers the following characteristics make a significant contribution to the local character and distinctiveness of the Borough and where applicable, development proposals will be expected to demonstrate how these characteristics have been conserved:*

- i. The historic core of Solihull Town Centre and its adjacent parks;*
- ii. The historical development and variety of architectural styles within the Mature Suburbs....;*

*Development will be expected to preserve or enhance heritage assets as appropriate to their significance, conserve local character and distinctiveness and create or sustain a sense of place.*

*All applications and consents that affect the historic environment will be expected to have considered and used the evidence in the Solihull Historic Environment Record to inform the design of the proposal. This should be explained in the accompanying Design and Access Statement or, for significant proposals, in a Heritage Statement.'*

The NPPF includes statements that:

*56. 'The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.'*

*57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings,*

*public and private spaces and wider area development schemes.*

*Planning policies and decisions should aim to ensure that developments: will function well and add to the overall quality of the area over the lifetime of the development; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the Site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and are visually attractive as a result of good architecture and appropriate landscaping.'*

The NPPF stresses that design policies 'should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally' and that 'policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.' Importantly, it emphasises that 'It is, however, proper to seek to promote or reinforce local distinctiveness.'

*61. 'Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations....policies and decisions should address the connections between people and places and the integration of new development into the....built and historic environment.'*

## 1.6 National Planning Policy on Conserving and Enhancing the Historic Environment

### 1.6.1 Legislative Background

Planning matters in England are controlled and regulated by law through Acts of Parliament. Development proposals for the application site will need to be considered in light of:

The Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out the statutory requirements relating to the protection of listed buildings and conservation areas and their setting.

### 1.6.2 National Policy Background

The National Planning Policy Framework (NPPF), (DCLG 2012) has encapsulated the previous national planning policy guidance concerning the historic environment which was set out within PPS5: Planning for the Historic Environment Practice Guide, March 2010. Section 12 of the NPPF, Conserving and Enhancing the Historic Environment, retains a clear requirement for buildings and places of established heritage significance to be protected.

National planning policy sets out what is required of local planning authorities (LPAs) at both plan-making stage (which is the stage that applies to this assessment) and at decision-making stage, to conserve and enhance the historic environment. These provisions are summarised below.

### 1.6.3 Plan-making

- The NPPF, para 126, states that in preparing local plans LPAs should develop a 'positive' strategy for the conservation and enjoyment the historic environment in their areas, including provisions to deal with 'heritage assets most at risk through neglect, decay or other threats'. The NPPF explains that heritage assets are an 'irreplaceable resource' that should be conserved 'in a manner appropriate to their significance'.
- NPPF para 126 states that LPAs, in developing a positive strategy in their local plans, should take into account:
  - 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - the wider social, cultural and environmental benefits that conservation of the historic environment can bring;

- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of the place.’

new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or reveal the significance of the asset should be treated favourably.’

#### 1.6.4 The determination of planning applications

In respect of decision-making, the NPPF provides as follows:

- para 128 states that decision-makers should require applicants to describe the significance of the affected heritage assets with the level of detail required proportionate to that significance;
- para 129 states that LPAs should identify and assess the significance of any affected heritage asset, taking into account the available evidence and any necessary expertise, and take this assessment into account when considering the impact of a proposal so as ‘to avoid or minimise the conflict between the heritage asset’s conservation and any aspect of the proposal’; and
- para 131 states that LPAs should take into account:
  - the desirability of sustaining and enhancing the significance of the affected assets and ‘putting them to viable uses consistent with their conservation’;
  - the positive contribution heritage assets can make to ‘sustainable communities including their economic vitality’; and
  - ‘the desirability of new development making a positive contribution to local character and distinctiveness.’

- Para 138 acknowledges that not all elements of a Conservation Area will ‘necessarily’ contribute to its significance, and that the ‘loss of a building (or other element) which makes a positive contribution should either be treated as substantial harm or less than substantial harm, taking into account the significance of the element affected’ and ‘its contribution to the significance of the Conservation Area or World Heritage Site as a whole’.

NPPF para 132 explains that any loss or harm to a heritage asset should require ‘clear and convincing justification.’ The NPPF distinguishes between ‘substantial harm’ and ‘less than substantial harm’ as follows:

- ‘substantial harm or loss’ should be ‘exceptional’ and LPAs should (para 133) refuse planning permission where proposals result in the substantial harm or loss of a heritage asset – unless the substantial harm or loss is necessitated by substantial public benefits that outweigh the substantial harm or loss; and
- ‘Where a development proposal will lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.’ (para 134)

The NPPF makes two further statements that are relevant to this assessment:

- Para 137: ‘Local planning authorities should look for opportunities for

## 2 Understanding the Site

### 2.1 Location

The study area is located in Solihull: 415259 E 279368 N.

The extent of the study area was defined by a rapid assessment of the assets identified in Section 2.3. This included an assessment of the asset's setting, associative attributes, as well as views to and from the asset.

The study area incorporates the south-eastern end of Solihull High Street and The Square.

High Street leads north-west from St Alphege Church on The Square. The High Street is relatively short and, together with The Square, contains many of Solihull's historic buildings some dating back to the 15th century.

The Square (including St Alphege Church and Churchyard), Poplar Road, and the High Street are within the "Solihull Conservation Area," which was designated in March, 1968, forming a corridor of historic fabric through Solihull Town Centre. This Conservation Area is one of approximately 20 in the Metropolitan Borough of Solihull.

### 2.2 Designated Heritage Assets

The NPPF describes a heritage asset as:


*'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'*

#### 2.2.1 Conservation Area

The part of the Site lies within the Solihull Conservation Area (refer to Figure 3). Conservation areas are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. In considering development proposals in and around conservation areas, local planning authorities have a duty to preserve or enhance the character of that conservation area.




**Figure 1. Local Context - Aerial Photograph**  
Town Centre (as illustrated on Solihull MBC Proposals UDP Map) edged in Blue  
Solihull Conservation Area edged in red

NOT TO SCALE 





**Figure 2. Study Area- Aerial Photograph**  
Solihull Conservation Area edged in red  
Existing Touchwood Centre shaded red

NOT TO SCALE 

Although the majority of the Site lies outside the boundary of Solihull Conservation Area, its development could impact upon elements which contribute to its significance, including its landscape setting.

### 2.2.2 Listed Buildings

The Planning (Listed Building and Conservation Areas) Act at Section 1 (5) defines a 'listed building' for the purposes of the Act as:

*"a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act:*

*(a) any object or structure fixed to the building;*

*(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948, shall be treated as part of the building."*

The Act places a duty on decision makers to consider the effects of development upon the setting of listed buildings (s.66 of the Act). For both, the local planning authority (or the Secretary of State):

*"shall have special regard to the desirability of preserving the building or its setting of any features of special architectural or historic interest which it possesses."*

English Heritage defines the categories of listed buildings as follows:

- Grade I buildings are of exceptional interest, sometimes considered to be internationally important.
- Grade II\* buildings are particularly important buildings of more than special interest.
- Grade II buildings are nationally important and of special interest.

The gazetteer in section 2.4 of this document includes listed buildings of nationally recognised heritage significance. The Solihull Conservation Area has a high number of important listed buildings which are protected in terms of building fabric and in terms of setting.

### 2.2.3 Non-Designated Heritage Assets

The NPPG (2014) defines non-designated heritage assets as: 'These are buildings, monuments, site, places, areas, or landscape identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process.'

### 2.3 Study Area

The extent of the study area (Fig.2 pg.8) was defined by a desktop study of all heritage assets which are likely to have views of, or views to, the Site. These heritage assets were mapped (see gazetteer section 2.4).

The gazetteer includes listed buildings of nationally recognised heritage significance, as well as non-designated heritage assets of local heritage significance. Solihull does not hold a list of heritage assets of local significance.

The study area includes a number of historic buildings, although not all of these are on the Statutory List of Buildings of Special Architectural or Historic Interest some form part of a group of buildings considered to have value and are described as such within the conservation area appraisal. This is particularly the case along the High Street:

"There is no clearly defined architectural style, the street being an attractive mixture of buildings, each having regard for its neighbour, and with one of two exceptions blending harmoniously together. The character arises from the low height of these buildings in relation to the width of the street, the mixture of small domestic type buildings of varied architectural styles and heights and the mellowness of the traditional materials."

Although the High Street retains its charm, recent (mid-late 20th Century) developments of a large scale have been sited around its periphery.

In order to better understand the significance of the area, it is necessary to consider it within the context of its historic development, and any related socio-economic factors.

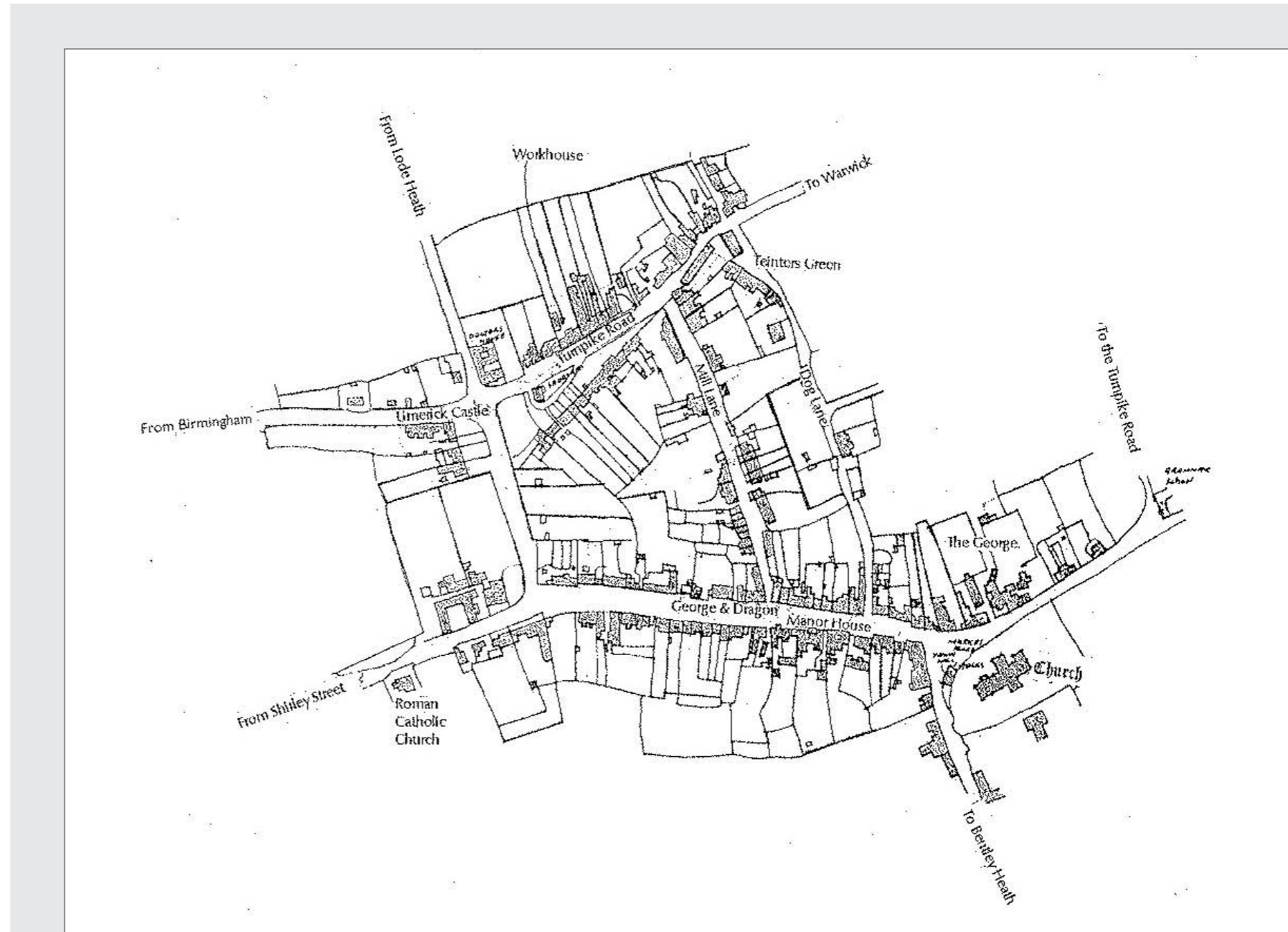


Figure 3: Plan of Solihull - first published circa 1820



Figure 4: Aquatint of High Street



Figure 5: Solihull High Street circa 1853



Figure 6: Solihull High Street circa

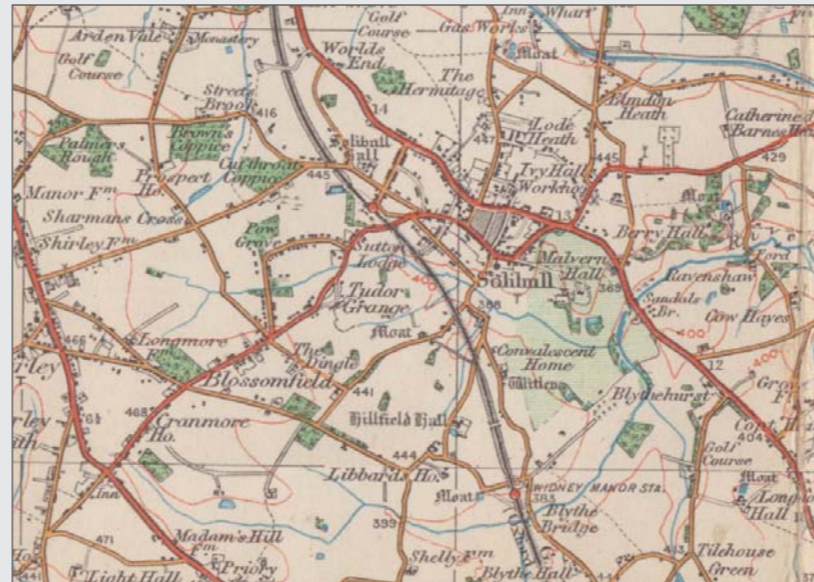


Figure 7: 1921 Ordnance Survey Map Popular Edition

### The 17th & 18th Centuries

The village of Solihull began developing as a town by the 17th Century; during which time the St Alphege Church, originally built between 1207 and 1220, would have possessed most of its recognisable features today. The area to the north-west of the church, now known as The Square, was the town's market place. The Town Hall, dating back to the 14th Century, was also located here before it was demolished in 1880 following the construction of the new Town Hall on Poplar Road.

By the 18th Century Solihull had become an administrative centre, having its own County Court and Grammar School, it was also a seat of the Petty Sessions, a court of summary jurisdiction where local Justices would have met to deal with minor criminal cases.

Towards the latter half of the 18th Century the main industry was farming and agriculture, with Solihull being a market centre for the surrounding areas. Although, with the rapid development of industrial Birmingham, the rural setting of Solihull was becoming the chosen location for the residence of some of Birmingham's wealthy industrialists. This was accelerated by the construction of the Birmingham to Oxford Railway; which 'opened up' Solihull, and paved the way for the expansion of the Town Centre during the next century.

### The High Street, 19th. and early 20th. Century

Towards the latter half of the 19th century migration from Birmingham was becoming significant to the Town's development. Yet, despite the spreading growth of the suburban areas during the interwar period, Solihull Town Centre remained generally unchanged.

During the 1960's mass clearance of many older properties, mostly 19th century residential properties, to the north-east of the High Street enabled the development of Mell Square Shopping Centre. Although this clearance involved the demolition of some buildings of architectural and historic interest, the Conservation Area Appraisal explains this loss was justified; "by the pressing need for more shopping facilities and was to some extent offset by the fact that, at least for the time being, pressure for the redevelopment of traditional buildings in the High Street was considerably lessened by meeting the demand for modern shop units on an adjacent site."

This was followed by the Civic Hall, Council House and Library to the south-west of the High Street, and more recently Touchwood, again to the south-west of the High Street.

2.3.1 Historical Map Regression: Solihull

Figure 8: Historical Map 1820  
The Site (edged in red).



Figure 9: Historical Map 1888  
The Site (edged in red).

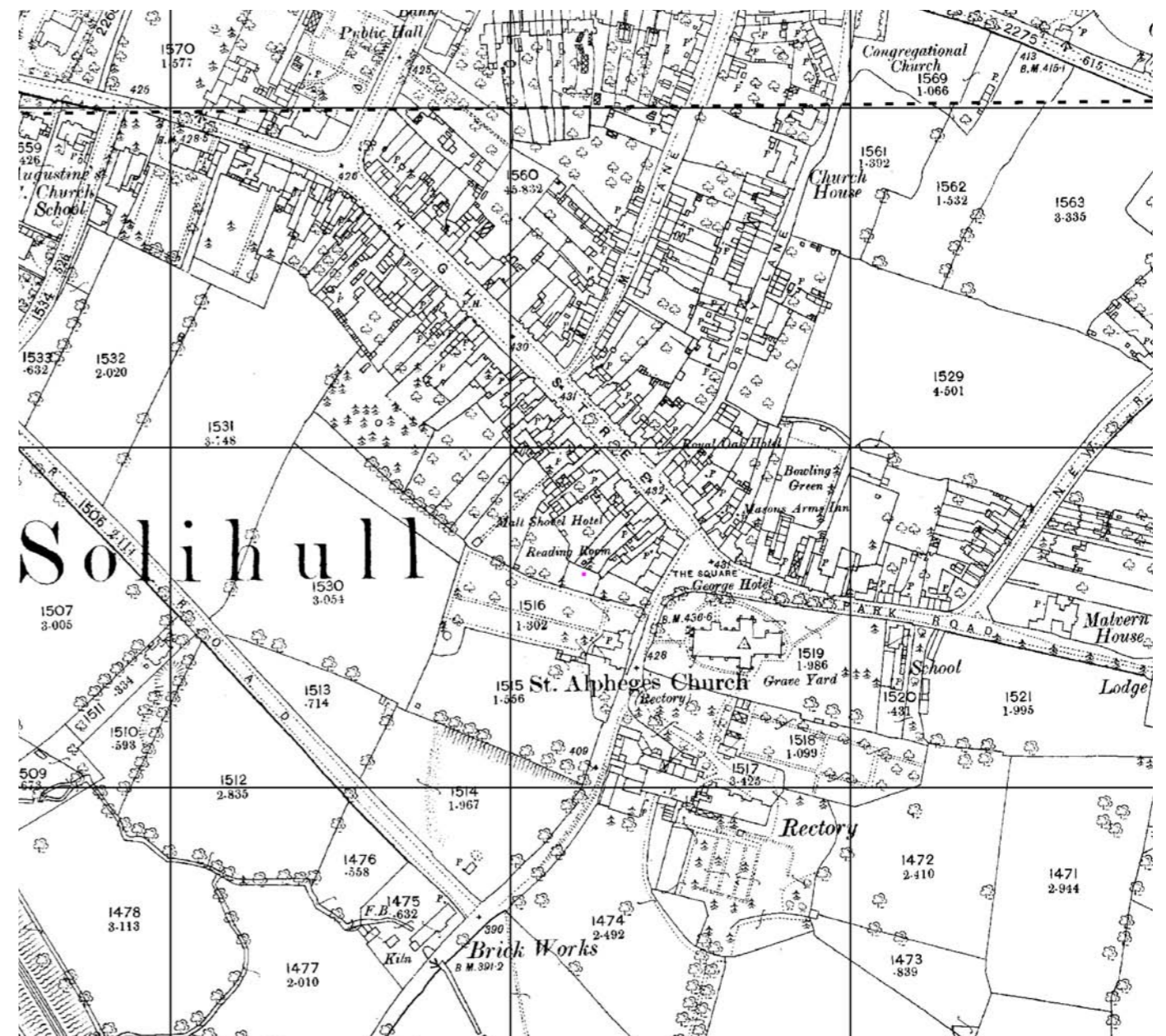


Figure 10: Historical Map 1904  
The Site (edged in red).

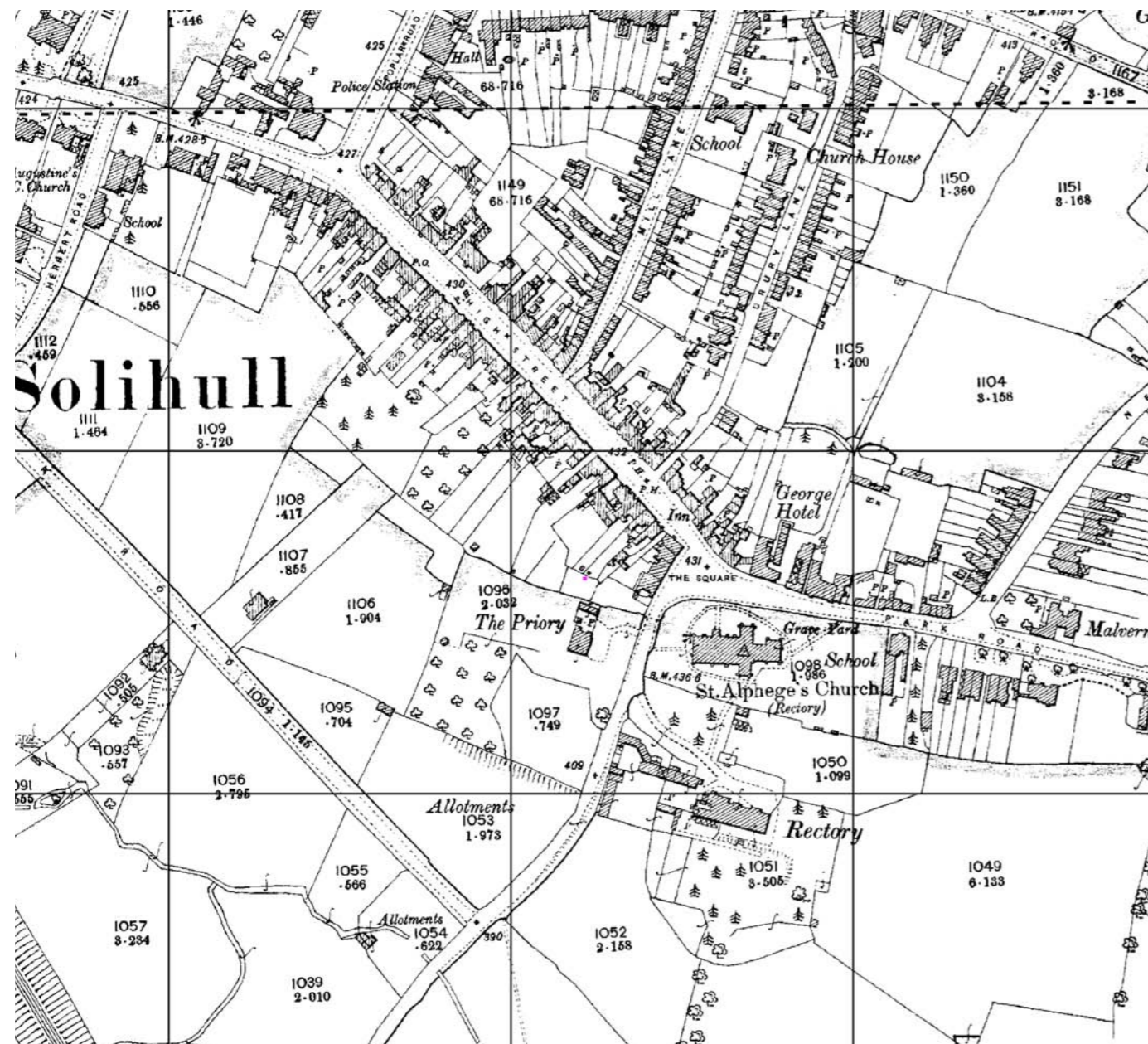


Figure 11: Historical Map 1917  
The Site (edged in red).

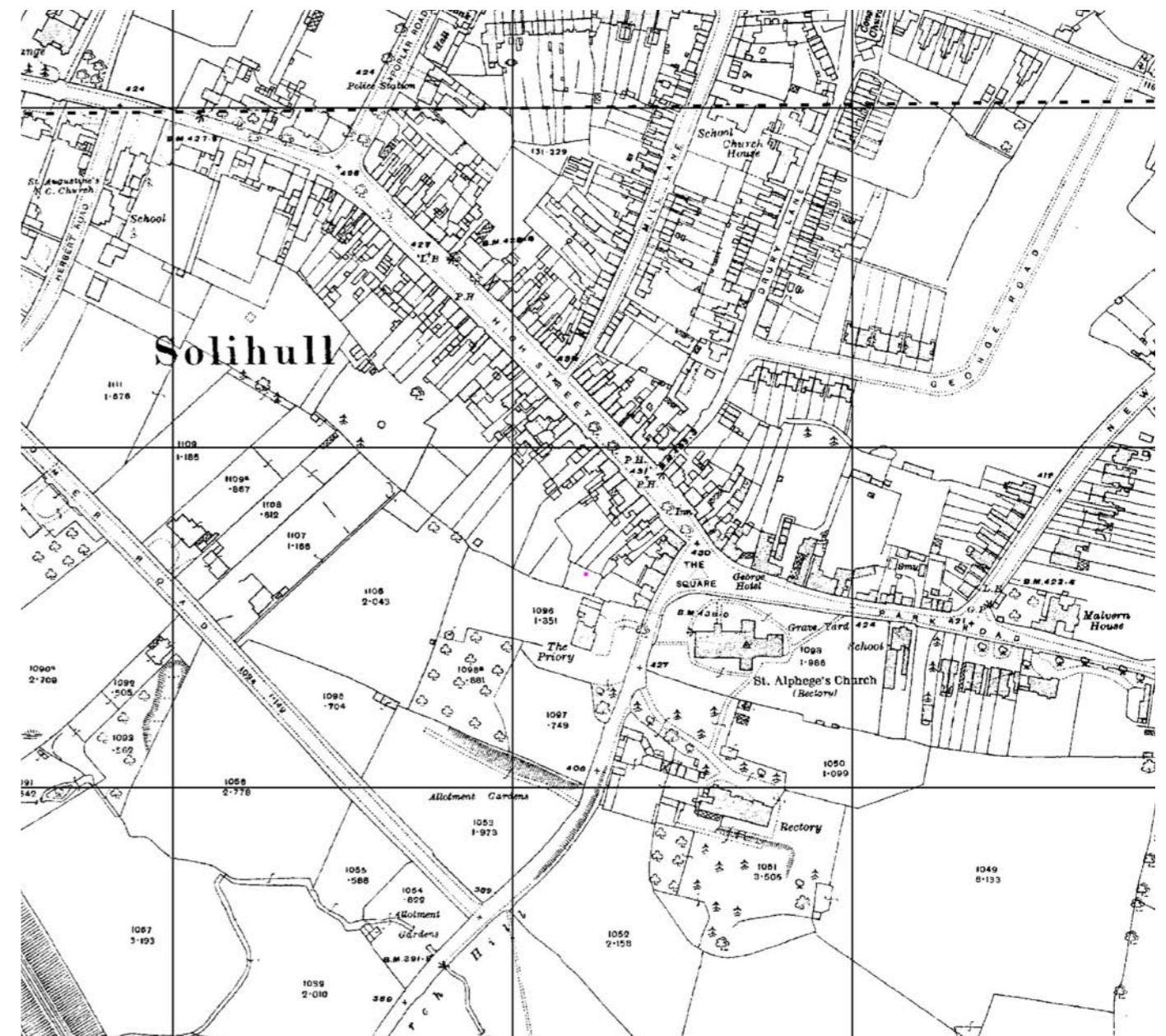


Figure 12: Historical Map 1936  
The Site (edged in red).

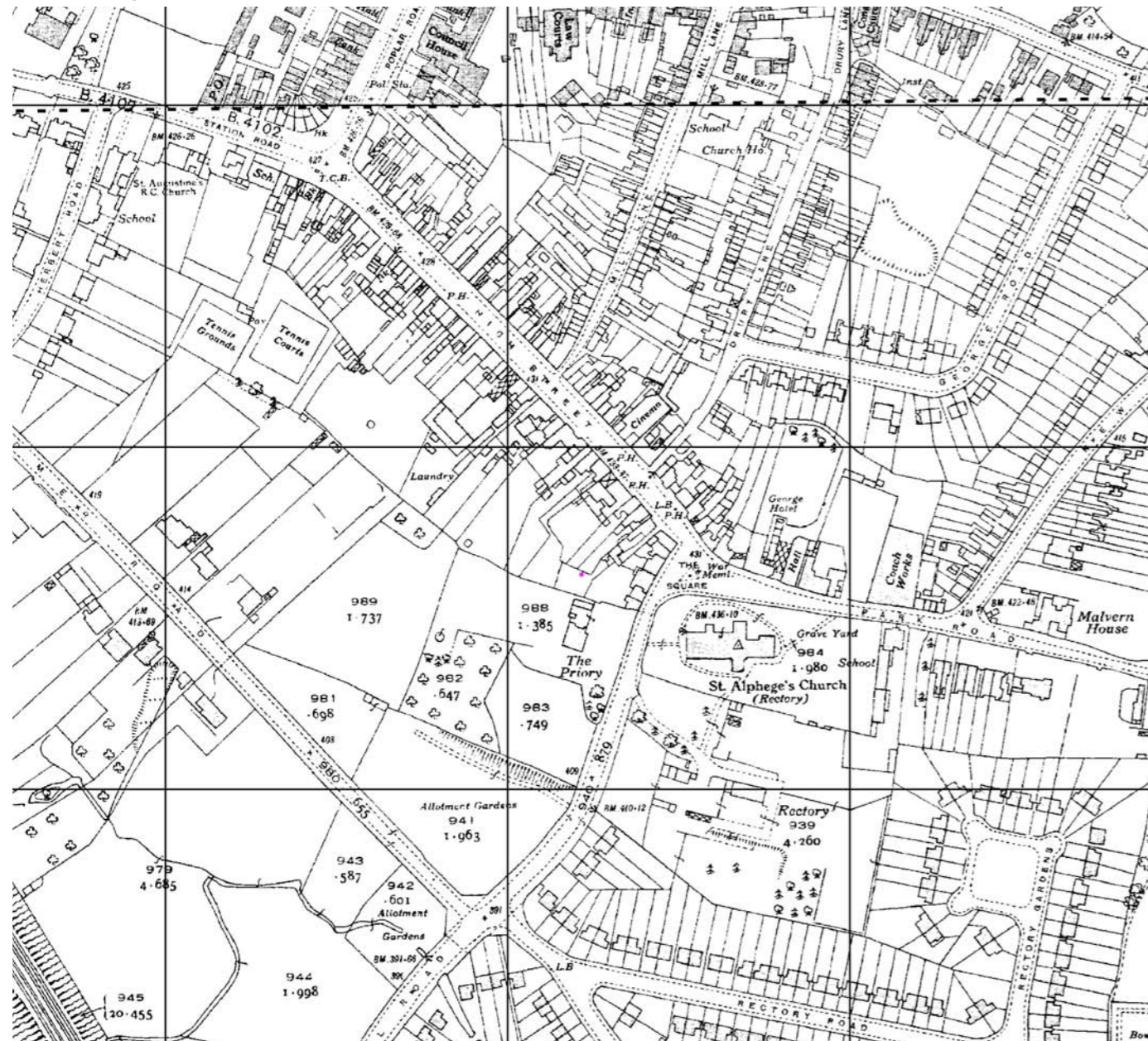


Figure 13: Historical Map 1953  
The Site (edged in red).

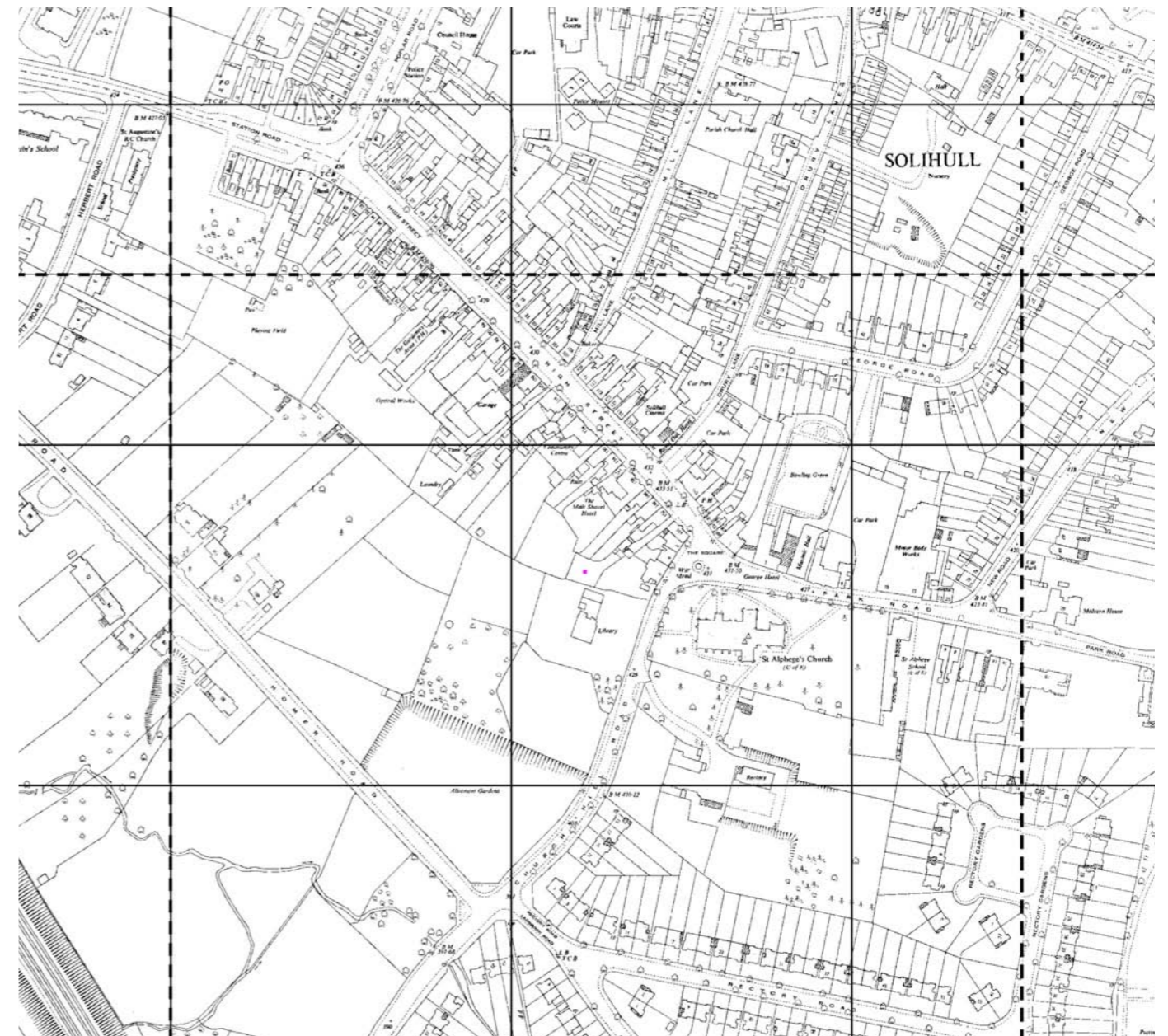


Figure 14: Historical Map 1977  
The Site (edged in red).

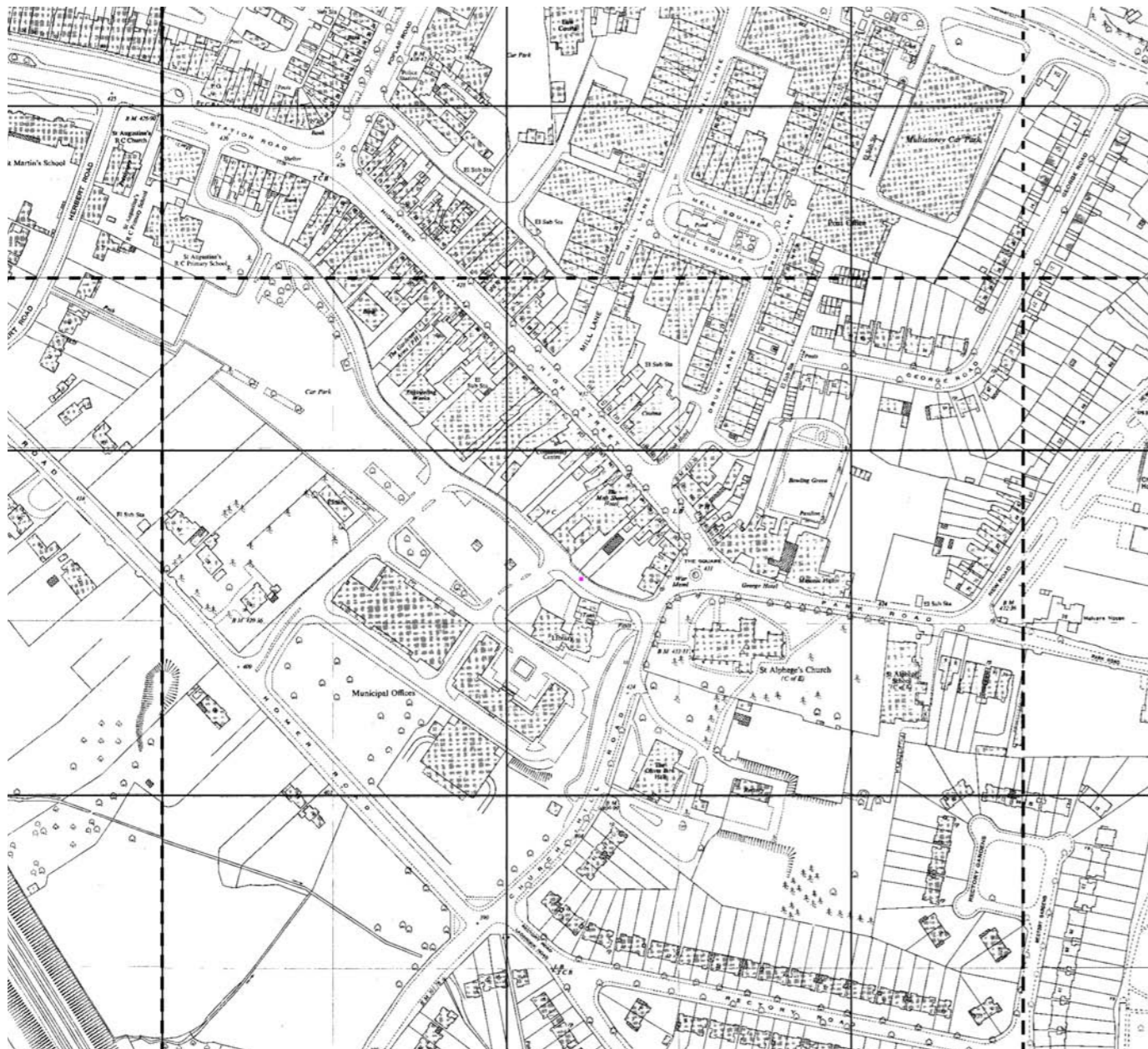
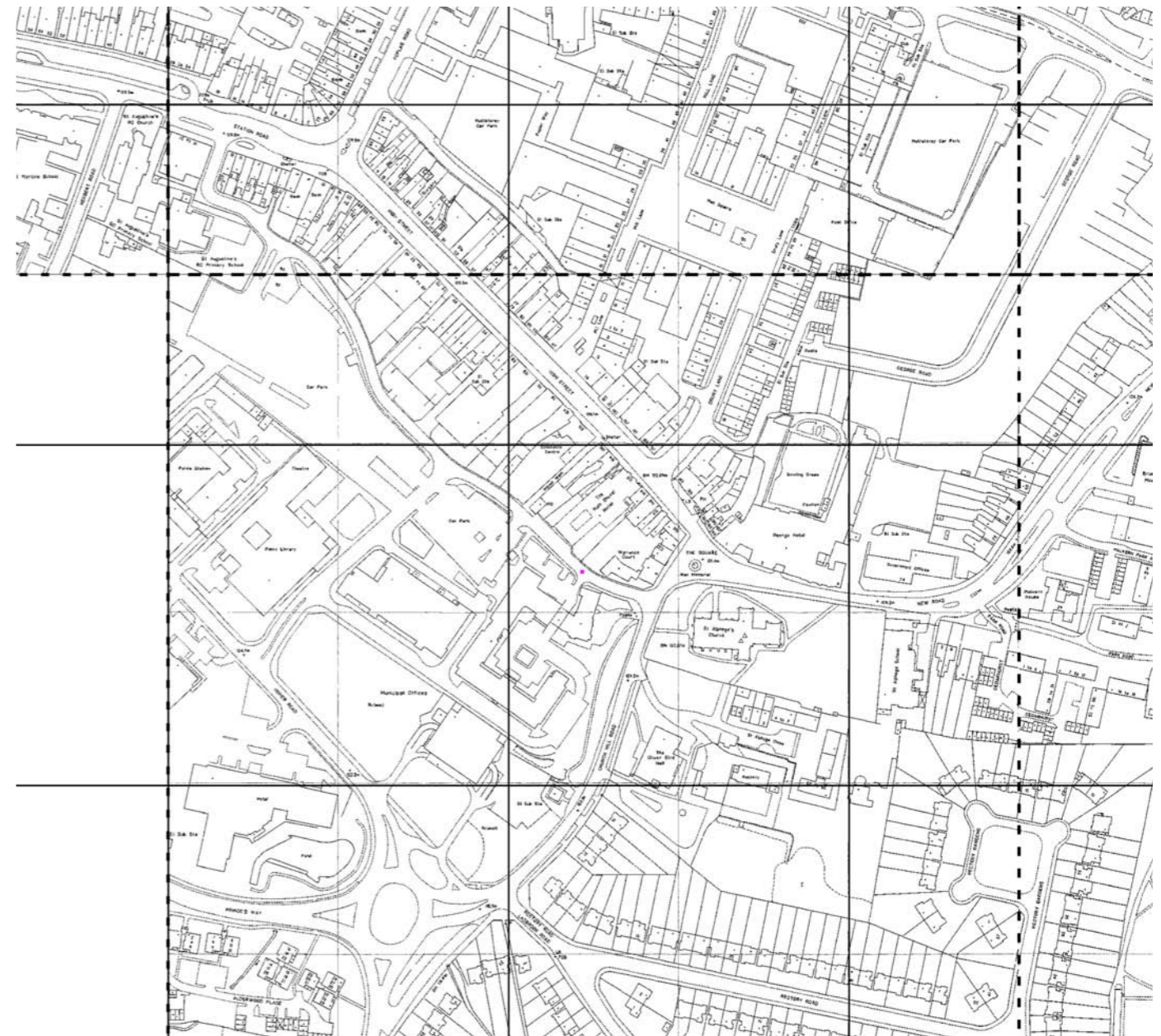


Figure 15: Historical Map 1992  
The Site (edged in red).



## 2.4 Gazetteer

In order to build up a full understanding of this historic site and its surroundings, a walk over of the study area was made on 16th January 2015. A comprehensive photographic record of the Site, key buildings and local environs was made, including identification of original features and specific items of interest, including:

- key characteristics;
- typical forms of construction;
- use of materials;
- 'townscape';
- surrounding environs.

A total number of 17 heritage assets were identified within the study area. These include 16 Listed Buildings, of which one is Grade I Listed, one is Grade II\*, 14 are Grade II Listed and one non-designated heritage asset, which is not included on local list.

No Scheduled Ancient Monuments, World Heritage Sites, Protected Wreck Sites or Registered Battlefields were identified within the study area.

To the east boundary of the Site is Solihull Conservation Area.

Fig. 16 Summary of Listed Buildings within Solihull Conservation Area

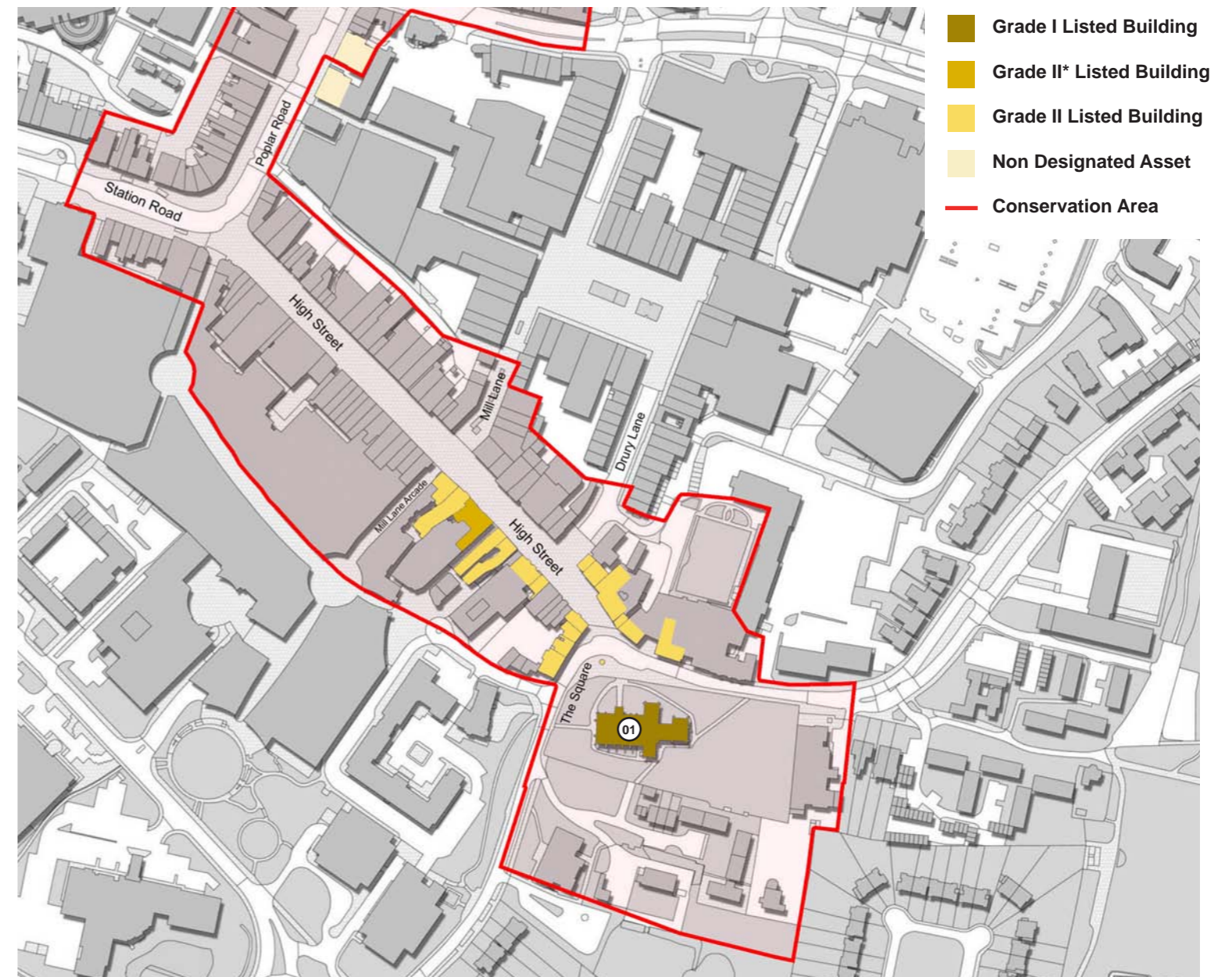




Fig. 17 - 1 The Square, Solihull  
Grade II



SOLIHULL THE SQUARE 1. 5108 (north-east side) No 1 (Formerly listed under Park Road) SP 1579 1/10 5.12.49. II GV 2. C18. Red brick, old tiled roof with 3 hipped dormers. 2 storeys and attics, 3 sash windows with louvred shutters, keystones, cutter flat arches. Glazed door, replacing 6 panel door, in moulded surround with bracketed cornice. No 1 forms a group with Nos 165, 173, 181 & Nos 183 to 189 (odd) Solihull High Street.

Fig. 18 - 2 and 4 The Square, Solihull  
Grade II



SOLIHULL THE SQUARE 1 (west side) 5108 Nos 2 & 4 SP 1579 1/516 5.12.49. II GV 2. One building with No 158 Solihull High Street. C16 close set timber framework, partly refaced C18 in red brick. Machine tiled and old tiled roofs, tall red brick chimneys with painted arched panels. 2 storeys, sash windows with glazing bars, ground floor windows 3 light. Doorways have panelled Doric pilasters, entablature with cornice hoods. No 2 has C17 back wing, timber framed with red brick nogging. No 4 has close studding to 1st floor back elevation. Nos 2 to 6 (even) and No 158 Solihull Street form a group.

Fig. 19 - The George Hotel, 3 The Square  
Grade II



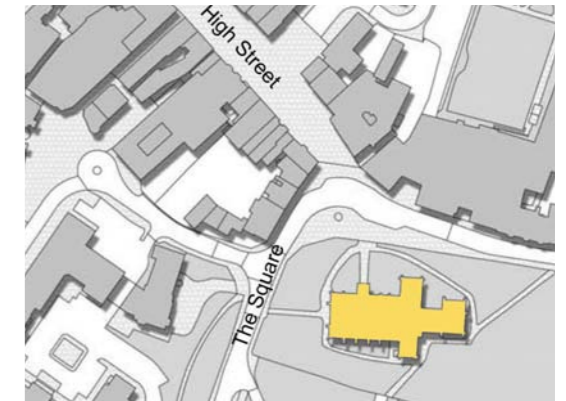
SOLIHULL THE SQUARE 1. 5108 (north-east side) No 3 (The George Hotel) SP 1579 1/464 II 2. C17 or earlier, refronted. Colour washed pebbledash, gabled old tiled roof. Timber framed internal and back walls, some framework visible inside. Red brick chimneystack with 3 joined diagonally set shafts. 2 storeys, modern windows.

Fig. 21 - 6 The Square, Solihull  
Grade II



SOLIHULL THE SQUARE 1. 5108 (west side) No 6 SP 1579 1/465 5.12.49. II GV 2. C16 or C17, much rebuilt C18. Red brick, some timber framework, tiled roof. 2 storeys sash windows. Gable on left. Doorway has Doric pilasters, entablature, cornice hood. Nos 2 to 6 (even) and No 158 Solihull High Street form a group.

Fig. 22 - St Alphege Church  
Grade I



In the entry for; SOLIHULL THE SQUARE SP 1579 (south side) 1/1 Church of St Alphege 5.12.49 A The entry shall be amended to read; SP 1579 SOLIHULL THE SQUARE 1/1 St Alphege Church 5.12.49 I Church. Late C13 and early C14 rebuilding of aisleless Norman church; late C13 chancel and N chapel; C15 top and recessed spire to tower; W front and S aisle of 1535; aisle arcades probably rebuilt 1535. Red sandstone in a mixture of rubble and dressed masonry; gabled plain tile roofs. Cruciform plan with crossing tower, aisled nave and N chantry chapel of St Alphege over undercroft. Chancel has late C13 five-light window with cusped intersecting tracery and 4-bay S elevation with pointed arched doorway and linked hood moulds over late C13 two-light windows with cusping. N chapel has late C13 three-light E window of similar intersecting tracery and 2-bay N elevation with trefoiled lancets to undercroft and 2-light windows with similar tracery as to S of chancel. Similar late C13 tracery to transepts,

Fig. 23 116 - 120 High Street, Solihull Grade II



SOLIHULL HIGH STREET 1. 5108 (south-west side) Nos 116 to 120 (even) SP 1579 1/5 II GV 2. Dated 1571. Close set timber frame with diagonal bracing. Machine tiled roof. 2 storeys, projecting modern shop front now removed and carriageway on left now blocked. 1st floor has 2 triple light and 1 round headed single light lattice casement windows. Nos 116 to 120 (even), 124, 126, 130, 134, 138, 140, 142, and 144 form a group.

Fig. 24 124 High Street, Solihull Grade II



SOLIHULL HIGH STREET 1. 5108 (south-west side) No 124 SP 1579 1/459 II GV 2. Early C19 painted brick front. Low pitched machine tiled roof with bracketed cornice. 2 storeys, 3 1st floor sash windows with glazing bars. Modern shop front with projecting fascia. Nos 116 to 120 (even), 124, 126, 130, 134, 138, 140, 142, and 144 form a group.

Fig. 25 The Manor House, 126 High Street Grade II\*



SOLIHULL HIGH STREET 1. 5108 (south-west side) No 126 SP 1579 1/4 5.12.49. II\* GV 2. Sometimes called The Manor House. Once owned by Greswolde family, local landlords. C15 close set timber frame with 2 large and 2 central small gables, all oversailing. Old tiled roof with taller central ridge probably indicating original extent of hall. Now all 2 storeys, 1st floor lattice casement windows. Ground floor under-built C18 in red brick with sash windows and 2 panel door. Nos 116 to 120 (even), 124, 126, 130, 154, 158, 140, 142, and 144 form a group.

Fig. 26 130 & 134 High Street, Solihull Grade II



SOLIHULL HIGH STREET 1. 5108 (south-west side) Nos 130 & 134 SP 1579 1/460 II GV 2. Late C18 refronting of earlier building. Colour washed roughcast, machine tiled roof with tall central ridge, lower end ridge at right angles. 2 storeys, 1st floor has 5 pointed arched sash windows with pointed arched glazing bars. Small gable over central window. C19 shop fronts, altered. Nos 116 to 120 (even), 124, 126, 130, 134, 138, 140, 142, and 144 form a group.

Fig. 27 The Malt Shovel Inn, 138 & 140 High Street - Grade II



SOLIHULL HIGH STREET 1. 5108 (south-west side) Nos 138 & 140 (The Malt Shovel Inn). No 142 SP 1579 1/3 II GV 2. C17. Timber frame roughcast and colour washed. Machine tiled roof. 2 storeys, 2, formerly 3, early C19 ground floor canted bay windows. 3 1st floor casement windows. Carriageway on right. VCH, IV, p 215. Nos 116 to 120 (even), 124, 126, 130, 134, 138, 140, 142, and 144 form a group.

Fig. 28 142 & 144 High Street, Solihull  
Grade II



SOLIHULL HIGH STREET 1. 5108 (south-west side) No 142 & 144 SP 1579 1/461 II GV 2. C19 refacing of earlier building. Plaster front with false timber framing, C19 bargeboard to gable. Tiled roof. 2 storeys and attic, 2 lattice casement windows to 1st floor. Modern shop front. Nos 116 to 120 (even), 124, 126, 130, 134, 138, 140, 142, and 144 form a group.

Fig. 29 158 High Street, Solihull  
Grade II



SOLIHULL HIGH STREET 1. 5108 (south-west side) No 158 SP 1579 1/2 5.12.49. II GV 2. One building with Nos 2 & 4 The Square. C16 timber frame with red brick nogging. Partly refaced C18 in red brick. Old tiled roof with oversailing gable on left. 2 storeys and attics, sash windows with glazing bars, canted oriel bay window on right, central canted bay with half glazed door, Ionic pilasters, frieze, cornice. No 158 & Nos 2 to 6 (even) The Square form a group.

Fig. 30 165 High Street, Solihull  
Grade II



SOLIHULL HIGH STREET 1. 5108 (north-east side) No 165 SP 1579 1/7 II GV 2. Early C18 front. Red brick, well weathered machine tiled roof with 3 brick coped gables. 2 storeys, casement windows under segmental arches. Modern sympathetic alterations to left side elevation. Nos 165, 173, 181 and Nos 183 to 189 (odd) form a group with No 1 The Square.

Fig. 31 The Masons Arms Public House, 173 High Street - Grade II



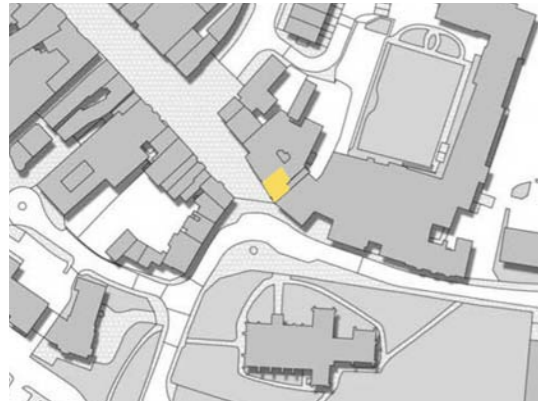
SOLIHULL HIGH STREET 1. 5108 (north-east side) No 173 (The Masons Arms Public House) SP 1579 1/462 II GV 2. Early C19. Whitewashed brick, Welsh slated roof. 2 storeys, 3 sash windows and 1 to south return elevation. Ground floor modern segmental bow window and canted bay window. Glazing bars. Carriageway on right. Included for group value. [Nos 165, 173, 181, and Nos 183 to 189 (odd) form a group with So 1 The Square.

Fig. 32 181 High Street, Solihull  
Grade II



SOLIHULL HIGH STREET 1. 5108 (north-east side) No 181 SP 1579 1/8 II GV 2. C18 whitewashed brick front. Welsh slated roof. 2 storeys, 2 1st floor casement windows. C19 shop window now replaced by segmental bow shop window. Square timber framing to earlier back wing. Included for group value. Nos 165, 173, 181, and Nos 183 to 189 (odd) form a group with No 1 The Square.

Fig. 33 183-189 High Street, Solihull  
Grade II



SOLIHULL HIGH STREET 1. 5108 (north-east side) Nos 183 to 189 (odd) SP 1579 1/463 II GV 2. Early C19. Red brick with stone cornice, parapet. 2 storeys, 3 sash windows under stucco keyblocks and facing to lintels. No 183 has shop front in Georgian style. No 189 has glazed door. Included for group value. Nos 165, 173, 181, and Nos 183 to 189 (odd) form a group with No 1 The Square.

Fig. 34 146-148 High Street  
Non-designated



A 19th Century, two storey, whitewashed brick building forming a group of shops fronting the High Street. Tiled roof and modern shop front, upper storey has round arched sash windows to front elevation. Extensively altered and extended to rear.

Fig. 35 152-154 High Street  
Non-designated



A 19th Century, two storey, whitewashed brick building forming a group of shops fronting the High Street. Tiled roof and modern shop front, upper storey has gabled casement windows to front elevation. Extensively altered and extended to rear.

Fig. 36 The Priory  
Non-designated



An early 20th Century, three storey, Edwardian building with half-timbering in a Tudor Revival style. Red brick to first storey with a rough cast render to second storey, half-timbering to gables and bays, tall mullioned windows, high chimneys. Extensively extended to rear, forming part of the council building.