

3 Statement of Significance

Following a visual assessment of all heritage assets identified in the gazetteer, this section assesses the significance of those assets that may be affected by the Touchwood Extension, either directly or through changes to their settings.

The assessment of significance is based upon the current National Planning Policy Framework's (NPPF) description of significance.

3.1 St Alphege Church

3.1.1 Historical Overview

The St Alphege Church has been the main focus of the town since the medieval age. By the early 13th century the Parish of Solihull had been fully established and attention was given in the rebuilding of the church that pre-existed on site since c. 1190 and of which only the central tower remains. This challenging reconstruction was undertaken by Sir William de Odingsell but was interrupted by his death in 1295. The rebuilding continued slowly and was finally completed in 1535

During the 14th century, part of the present churchyard was occupied by the Town Hall, situated at the end of the High Street, which was later on demolished and replaced by the Public Hall in Poplar Road.

3.1.2 Architectural Overview

There has been a history of change and redevelopment through the centuries in order for the church to be upgraded and meet the needs of each era. In 1227 the Chancel was enlarged and two Chantry chapels were added in an Early Decorated style, both being the most splendid parts of the church. The predominant element in the chancel is the great east window, the tracery of which share with other windows the unusual detail of double cusps. In addition, the 'jewel-like' stained glass made by William Wailes of Newcastle upon Tyne, depicts Jesus with the Evangelist, as well as various prophets. The delightful east window located in Chantry Chapel is a fine piece of the Arts and Crafts movement, made by Bertram Lamplugh (Solihullparish.org.uk). Worthy of note are also the traces of ancient wall decorations which indicate that the pre-Reformation church had been rich with colourful murals.



Figure 37: St Alphege Church



Figure 38: North entrance

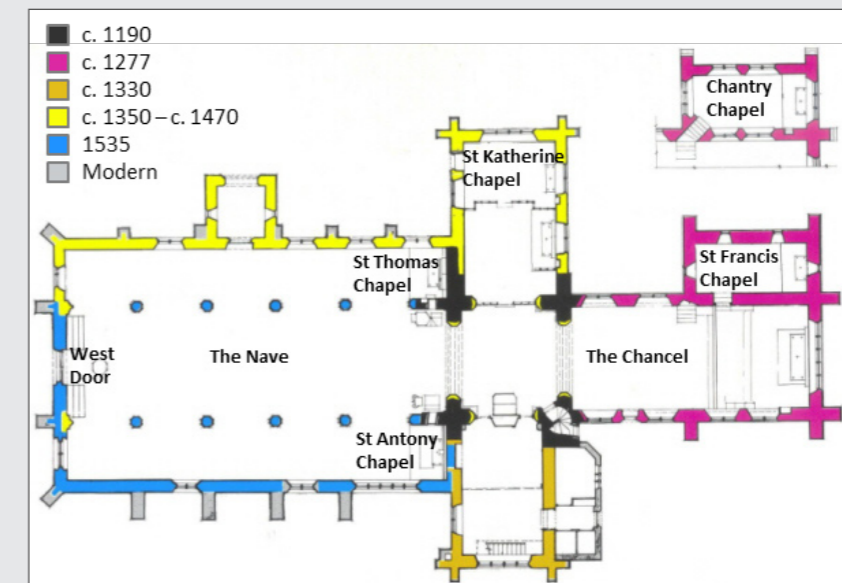


Figure 39: Chronology Plan



Figure 40: View from west entrance



Figure 41: View towards the church spire



Figure 42: View towards the church spire from Touchwood



Figure 43: View towards the church spire from High Street

In 1331 the Lady Chapel was constructed in the south transept, followed by the chapels at St Catherine and St Nicholas in 1350, while the top section of the tower was added in grey stone and the original wooden spire was replaced by a stone spire between 1360 and 1370 (Conservation Area Appraisal, 1977).

Finally in 1535 the Nave was lengthened and the south aisle was added with a chapel at its eastern end. In 1948, arches and buttresses were built to prevent further movement (Solihullparish.org.uk).

Since then major restoration work has been carried out periodically. This restoration has been constantly necessary as the Site and foundations are unsuitable for a building of this size. The spire had recently needed significant work including placing a new weather vane. The wrought iron gates to the porch date from 1746.

3.1.3 Significance

The St Alphege Church is a Grade I listed structure of exceptional significance located at the south east end of High street, in the historic core of Solihull Town Centre. The building itself is of great historic and social value to the town and constitutes a significant example of the architectural evolution of Churches in England. The central tower is the oldest and most important part of the historic fabric dating back to the Early English Gothic style. Traces of the Decorated and Perpendicular Gothic style can still be found in the interior and exterior of the church. These later additions and alterations form an equally important part of the historic and architectural development of the church and must be also safeguarded from any physical or visual impact a Proposed Development near by may cause.

3.1.4 Elements that contribute to the significance of the heritage asset and its setting

- The church spire is a prominent feature of the area and provides several views from various points from in and outside the conservation area
- As noted in the Solihull Local Plan, the church and its setting are highly important assets that have to be respected while any Proposed Development nearby should reinforce and enhance the identity of this part of the Town Centre

3.2 Solihull Conservation Area (High Street)

3.2.1 Character

The character and appearance of the area define its special qualities. There are a few gap sites and some minor inappropriate buildings in the Conservation Area, but overall these have little impact on the quality of the townscape.

The Conservation Area Appraisal describes the area as having the highest environmental quality, and emphasises the importance of the retention of a domestic scale at the south-eastern end of the High Street, as the building proportions retain much of their original character.

“Any development must be unobtrusive and must fit into the existing environment, whilst retaining a well defined character of its own. The scale of new buildings, the materials and colour scheme used, shall be sympathetic and in keeping with the existing environment and harmonious materials should be incorporated, avoiding concrete and glass in large expanses, while a careful balance should be established between the horizontal and vertical orientation of buildings.”



Figure 44: Aquatint circa 1906 of Solihull High Street and St Alphege Church. Source: Solihull Local History Circle <http://www.solh.org.uk>



Figure 48: Solihull High Street, 1908
Source: Solihull Local History Circle <http://www.solh.org.uk>



Figure 45: Solihull High Street and St Alphege Church 2011



Figure 47: View towards church spire from High Street



Figure 48: Mill Lane



Figure 49: Mature trees obscure many views of the Church from the study area



Figure 50: View along High Street



Figure 51: Touchwood east entrance

3.2.2 Open Space and Views

The Conservation Area appraisal notes the importance of views in and around the area referring to the relationship of buildings to open space and the retention of the existing skyline.

“Replacement buildings should, for the most part, be on the Site of the original buildings, although the relationship to open space, lay of the land and adjoining buildings should also be taken into account. Careful consideration will be given to changes in the elevation of existing buildings and the skyline should remain of interest. Generally, pitched roofs and gables are more appropriate than flat roofs. It may be expedient to impose a height restriction on buildings, to prevent any building from creating disharmony in the sky line and so breaking the character of the area, a low roof line in many cases being preferable. Special consideration will also be given to development adjacent or visually related to a Conservation Area where similar controls on design, materials, situation and scale will be applied.”

The south-east view from the High Street (adjacent 146 - 154) through to St Alphege Church on The Square is also of considerable importance, although the presence of traffic congestion within The Square often reduces the impact of this axial view.

The principal green spaces in the Conservation Area lie around St Alphege Church and immediately behind The Manor House, 126 High Street.

The majority of mature trees lie within the curtilage of St Alphege Church. However, these extend along the west side of Church Hill Road forming a green buffer to the busy road.

The Conservation Area appraisal states that, “special attention will be paid to the retention and planting of trees, which are recognised to be major contributors to the environment. They provide an essential visual balance to a building or complex of buildings and may enhance the whole appearance of a given setting.”

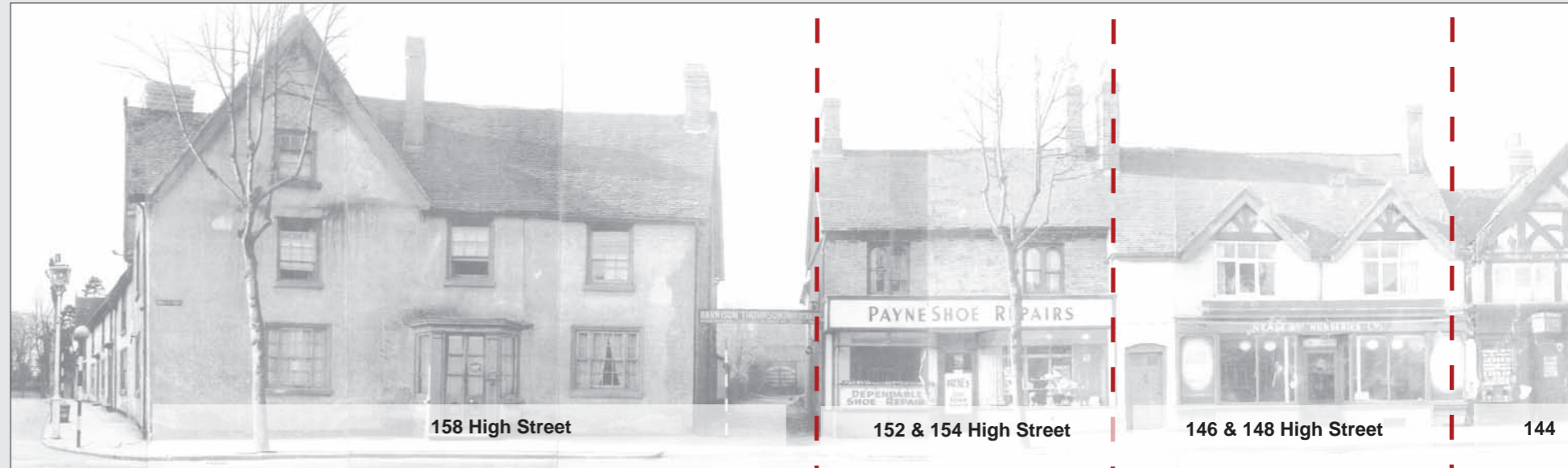


Figure 52: South-Eastern End of The High Street (North Facing), 1948 Source: Solihull Local History Library



Figure 53: South-Eastern End of The High Street (North Facing), 2011

3.2.3 Townscape

The Solihull Conservation Area Appraisal describes the High Street as the most attractive commercial section of the Conservation Area, and despite the increasing pressure for commercial renewal of the historic townscape, the council's policy has been to preserve the appearance of the buildings:

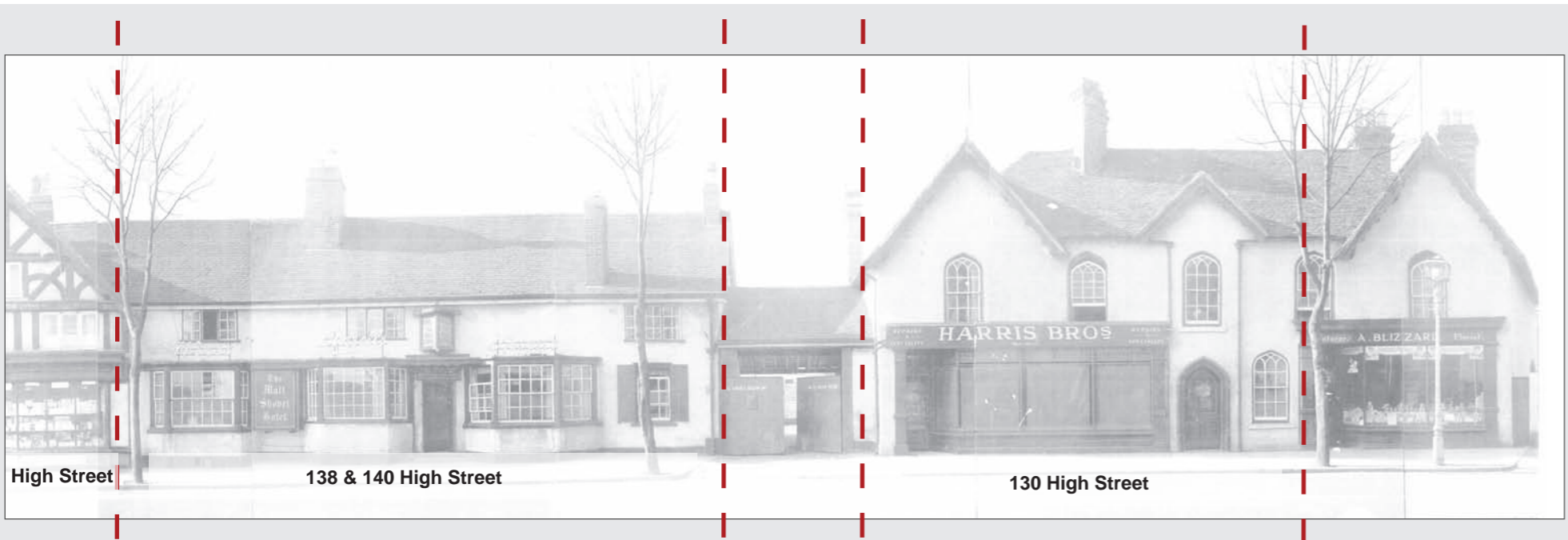
“... even though there have been many internal alterations or extensions to the rear of the properties, the impression of domestic scale has been kept by the retention of facades or by their rebuilding in traditional style. This is particularly so in the south-eastern end.”

Although there is a clear difference in architectural styles of the buildings in relation to their surroundings, they do respect the vernacular materials, and most significantly the massing and height of the townscape.

“the street being an attractive mixture of buildings, each having regard for its neighbour, and with one or two exceptions blending harmoniously together.”

3.2.4 Elements that contribute to the significance of the heritage asset and its setting

- The High Street has an attractive mixture of buildings.
- The impression of domestic scale.
- Use of vernacular materials is generally consistent.
- The relationship of buildings to open space and lay of land are significant to the area's character.
- View from High Street north-east towards Station Road
- View from High Street towards The Square and St Alphege Church.
- View from High Street towards The Square and St Alphege Church.
- View along Church Hill Road towards St Alphege Church.
- View from New Road westwards towards St Alphege Church, the Square and the High Street.



3.3 158 High Street

3.3.1 Description

This grade II Listed Building sits on corner of the High street and The Square and forms one building with No 2-4 The Square. It is a 16th century two storey, timber framed house with red brick nogging and an old tiled roof. Its exterior has been considerably altered through the years, as both facades have been refaced during the 18th century. Traces of arches on the ground floor of both No 158 and No 2 buildings indicate the existence of previous doorways. It has an overhanging gable on the left, sash windows with glazing bats, and a canted oriel bay window on the right. The entrance looking on High street has a central canted bay with a half glazed door, Ionic pilasters, frieze and cornice. The doorways on No 2-4 have panelled Doric pilasters with an entablature on top with cornice hoods.

A condition survey of this building is included in the appendix of this report.

3.3.2 Elements that contribute to the significance of the heritage asset and its setting

- The building is located in the heart of the Solihull Conservation Area and has significant architectural value as it falls into the same group with Nos 2 to 6, forming an historic ensemble of similar architectural characteristics
- It is a typical example of a timber framed structure dating back to the 16th century
- It has a strong connection to the St Alphege Church and its setting
- Despite being extended towards the rear, its architectural integrity has not been altered significantly as the later additions have no value



Figure 54: High Street elevation 1948



Figure 55: No. 2-6 The Square



Figure 56: High Street elevation



Figure 57: No. 2-6 The Square



Figure 58: High Street elevation 1948



Figure 59: Round headed windows to upper floor



Figure 60: High Street elevation



Figure 61: Shop front

3.4 152 & 154 High Street

3.4.1 Historical Overview

As with many of the historic buildings on the High Street, 152 - 154 have, although compromised, contributed towards the overall historic character of the area since the 19th century. Its contribution relying principally on scale and mass, with some residual solid and void relationship at first floor.

The social significance of the building appears to be negligible. Although it contributes to the 19th century picture of the High Street; its construction as commercial units and subsequent use has remained consistent over time.

3.4.2 Architectural Overview

A pair of shops, white painted brick under clay tile roof. Early 19th Century paired windows with arched head upper sashes remain at first floor beneath moulded brick corbel detail to eaves. Original stall rises and shop fronts have been lost and replaced with modern interventions.

Externally, there are no signs of structural movement or settlement, although there are many areas of friable paintwork. Alterations to the rainwater gutters and downpipes to the front elevation on construction of the infill between 154 and 158, have resulted in the downpipes being offset from their original location and taken back into the building.

As with the majority of buildings on the High Street, the chimneys have been removed. The sash windows appear to be original, and either in working order, or capable of repair and refurbishment. The roof would benefit from some minor repairs, including replacement of missing roof tiles.

An internal non-invasive inspection of the first floor and roof space was made on 8th May 2015. No evidence of a former old building could be found and beyond the retention of the façade fronting the High Street, most building elements looked to be fairly recent interventions.

Access to the first floor, from the High Street, is via a doorway between Revital and Jurnie shop fronts. The entrance leads to a timber staircase covered with modern carpet tiles. Walls and ceiling finishes comprise plasterboard/plaster and emulsion paint.

The first floor office space over 152 & 154 High Street has been adapted to suit the needs of a modern office environment. The rear wall of the building has been taken out and the building has been extended at the back to create an open plan office space. Map regression dates these alterations to be c.1978-1988.

First floor accommodation briefly comprises, open plan office; two small offices within rear extension; kitchen; male and female toilets; staircase to rear carpark. All original fixtures, fittings and detailing has been lost over time.

A ceiling hatch within No. 152-154 provides access to the roof space over both 146-148 and 152-154. The buildings have been re-roofed at some time, probably during the extension work to the rear c.1978-1988.

The roof structure comprises timber rafters with sarking felt over. A steel beam sits above the wall plate at the front and rear of the buildings. Steel tie beams run across the wall plates from front to rear.

The map regression on pages 14-17 illustrate the buildings current form appearing around 1978 -1988, during which time the building was substantially altered and extended.

3.4.3 Elements that contribute to the significance of the heritage asset and its setting

- The building sits in a sensitive location, both from its physical relationship with the grade II listed buildings flanking the group, and also its juxtaposition with the Grade I listed, Saint Alphege Church.
- Although significantly altered over time, especially towards the rear, the building has contributed towards the overall historic character of the area since the 19th century.



Figure 62: Internal view towards the front of the building from the rear office extension



Figure 64: Roof space



Figure 63: Rear elevation



Figure 65: Steel beam over wallplate on front elevation



Figure 66: High Street elevation 1948



Figure 67: Gabled casement windows to upper storey



Figure 68: High Street elevation



Figure 69: Rear elevation

3.5 146 & 148 High Street

3.5.1 Historical Overview

As with many of the historic buildings on the High Street, 152 - 154 have, although compromised, contributed towards the overall historic character of the area since the 19th century. Its contribution relying principally on scale and mass, with some residual solid and void relationship at first floor.

The social significance of the building appears to be negligible. Although it contributes to the 19th century picture of the High Street; its construction as commercial units and subsequent use has remained consistent over time.

3.5.2 Architectural Overview

A retail unit with separately accessed residential accommodation over white painted brick under plain clay roof, much altered and defaced with the addition of modern shop fronts. The first floor windows 3 over 3 are of a 1940's pattern and are a late insertion. The accommodation access door has been replaced with a modern pattern. Original shop front and stall risers have been lost. Internal access has not been gained and an inspection would be required to establish if the brick front is original. There is evidence of neighbouring property being faced timber framing. The building does extend forward of its neighbour. The rear (south-west) elevation to the group is completely dominated by a large flat roof extension, which is twice the depth of the original buildings. This has resulted in the loss all of the original features to the rear elevation of the group.

As there is evidence of the neighbouring property having an early timber frame, a non intrusive survey of the roof space over 146 & 148 High Street was carried out on 8th May 2015.

Access to the roof space, is via the neighbouring building 152 & 154 High Street. A ceiling hatch within 152-154, provides access to the roof space over both 146-148 and 152-154.

The roof space is continuous with 152-154, as described in the previous chapter, both 152-154 and 146-148 High Street have been re-roofed at some time, the roof structure comprises timber rafters with sarking felt over. Between the two buildings, steel tie beams run across the wall plates from front to rear.

The building has a modern extension to the rear. Map regression on pages 14-17 illustrates the extension appearing around 1978 -1988, suggesting that during this period the building was substantially altered and extended.

3.5.3 Elements that contribute to the significance of the heritage asset and its setting

- The building sits in a sensitive location, both from its physical relationship with the grade II listed buildings flanking the group, and also its juxtaposition with the Grade I listed, Saint Alphege Church.
- Although significantly altered over time, especially towards the rear, the building has contributed towards the overall historic character of the area since the 19th century.



Figure 70: Steelwork in roof space between 152-154 & 146-148 High Street



Figure 71: Timber rafters 146 & 148 High Street



Figure 72: Roof Space



Figure 73: Internal gable wall 146 & 148 High Street



Figure 74: High Street elevation 1948



Figure 75: High Street elevation



Figure 76: High Street elevation



Figure 77: Rear elevation

3.6 144 High Street

3.6.1 Historical Overview

A 19th Century re-facing of an earlier building, with a plaster front, false timber framing and barge boards to the gable. It has two storeys with attics, a tiled roof and two lattice casement windows to the first floor with a modern ground floor shop front.

3.6.2 Architectural Overview

It has not been possible to carry out a detailed inspection of 144 High Street. However, the initial impression of the building is its original integrity has been compromised. Inevitably, there have been a number of alterations over the years, the most dramatic being the loss of the historic shopfronts. As with the majority of buildings on the High Street, the building has lost its chimneys overtime.

A condition survey of this building is included in the appendix of this report.

3.6.3 Elements that contribute to the significance of the heritage asset and its setting

- The building is physically connected to the Grade II listed 140 High Street and 146-148 High Street which is a non-designated asset.
- The building contributes to important views along the High Street including the view from High Street towards The Square and St Alphege Church.
- Surrounding townscape character of the south-eastern end of the High Street has a domestic scale and building proportions retain much of their original character.

3.7 165, 173, 181 & 183-189 High Street

3.7.1 Historical Overview

This is an important group of 17th, 18th and 19th Century two storey buildings which form a tight enclosure to the north of The Square and are essential to its character

3.7.2 Architectural Overview

165 High street: A grade II two storey, red brick building with an early 18th Century facade, a well wathered machine tiled roof with three brick coped gables and casement windows under segmental arches.

173 High Street: A two storey, early 19th century building with a whitewashed brick front and a Welsh slate roof. It has square timber framing to an early back wing.

181 High Street: A grade II two storey 18th Century building of whitewashed brick front and a Welsh slate roof. It has square timber framing to an early back wing.

183-189 High Street: A grade II two storey, early 19th century, red brick building with a stone cornice and parapet. It has three sash windows with stucco 'key blocks and lintels'.

3.7.3 Elements that contribute to the significance of the heritage asset and its setting

- The definition, scale and 'grain' of surrounding streetscape and spaces is of the highest environmental quality.
- The use of vernacular materials is generally consistent.
- The group of buildings are prominent in important views towards and from the High Street and church square.



Figure 78: 165 High Street



Figure 79: 173 High Street



Figure 80: 181 High Street



Figure 81: 183-189 High Street



Figure 82: Powell's School 'old Priory', now demolished



Figure 83: The 'new Priory', early 20th century



Figure 84: View from Church Hill



Figure 85: South elevation

3.8 The Priory

3.8.1 Historical Overview

The Priory was constructed towards the end of the 19th / beginning of the 20th century, on the Site of a former, more substantial building which fronted Church Hill Road.

In the 18th century, the 'old Priory' was the home of Hugford Hassall, a prominent local Roman Catholic. Towards the end of the century, it passed from the Hassall family and became a school, under the direction of John Powell, the usher at the grammar school.

The school thrived in the first half of the 19th century, the pupils gaining the nickname as the 'Bulldogs' from the other local schools. It is understood that the nephew of Washington Irving was a pupil at the school and wrote accounts of the building whilst boarding there.

3.8.2 Architectural Overview

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.

3.8.3 Elements that contribute to the significance of the heritage asset and its setting

- The building lies outside but adjacent to the conservation area, to the north of the building are the Grade II listed, former houses, Nos. 2-6 The Square.
- To the east lies the Grade I listed St Alphege Church.



01 SECTION AA - Northern Arcade Elevation
SCALE 1:200

NOTES ORIGINAL: AD

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02 SECTION BB - Southern Arcade Elevation
SCALE 1:200

01/03/15 DRAFT Information for Planning
REVISIONS

INFORMATION

CLIENT: **Lend Lease TOUCHWOOD**
EST. 1991

SCALE	DATE	DRAWN	CHECKED
1:200	23/03/15	SG	SB

PROJECT:
Touchwood Phase 2
Solihull

DRAWING:
Proposed Elevation
Manor Walk

3D REID

DRAWING No:
140129 A E 00 D 030 -



01 SECTION CC - Drury Lane Connection West Elevation
SCALE 1:200



02 SECTION DD - Drury Lane Connection East Elevation
SCALE 1:200



03 SECTION EE - Church Hill Road West Elevation
SCALE 1:200



15/03/15 DRAFT Information for Planning
REVISED

INFORMATION

STATUS: **Lend Lease** TOUCHWOOD
EST. 1997

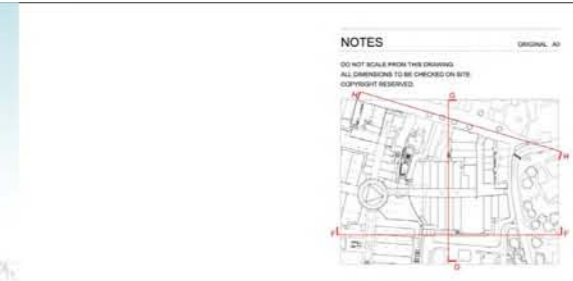
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1:200	23/03/15	SG	SB

PROJECT:
Touchwood Phase 2
Solithull

DRAWING:
Proposed Elevation
Drury Lane & Church Hill Road

3D REID

DRAWING NO:
140129 A S 00 D 031



NOTES

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01 SECTION FF - Council Office Elevation
SCALE 1:200



02 SECTION GG - Internal Mall Elevation
SCALE 1:200



03 SECTION HH - High Street Elevation
SCALE 1:200

INFORMATION

CLIENT: **Lend Lease** TOUCHWOOD

SCALE: 1:200 DATE: 23/03/15 DRAWN: SG CHECKED: SB

PROJECT: Touchwood Extension Solihull

DRAWING: Proposed Elevation High Street & Solihull Council Office

3D REID

DRAWING NO: 140129 A E 00 D 032



4.2 St Alphege Church

The Heritage Asset	Signif.	Contributing elements	Impact of the development upon the significance	Ways in which any identified harm might be mitigated	Impact of development upon the significance with mitigation measures in place
St Alphege Church	A	Physical Surroundings			
		Topography - St Alphege Church sits on a prominent position in the town. The land gently rises from the development site towards the church.	The Proposed Development will not change the building's relationship to topography. However, the development will change how the asset is approached. Backland car parking will be removed and the proposed pedestrian route and public square will enhance the approach to the building from the west. CAT: Beneficial	The change in level across the Site should be evidenced.	CAT: Beneficial
		Other heritage assets - St Alphege Church is located at the southern end of the High Street Conservation Area, surrounded by a number of important listed buildings, providing historic context which adds to its significance.	All medium to high value heritage assets will remain. Proposals involve the loss of The Priory building, a low value asset. The Priory was constructed in the early 20th century and replaced a building which had a stronger connection with the Church. CAT: Moderate/Slight	The Priory building should be subject to historic building recording to English Heritage standards before the commencement of any demolition. The building will be recorded to level 1/2.	CAT: Slight
		Definition scale and grain of surrounding streetscape - The south-eastern end of the High Street has a domestic scale and building proportions retain much of their original character.	The assessment of the original proposal identified some adverse impact upon the asset. (The scale and massing of units 99 and 100 in the original proposal was disproportionate to the context of the neighbouring heritage assets). CAT: Substantial/Moderate	As part of the design development the proposal has responded to the initial assessment and the scale and massing has been considered, refined and incorporated into the proposed scheme.	CAT: Moderate/Slight
		Green space, trees and vegetation - The Churchyard contains a number of mature trees which contribute towards the tranquil setting of the asset.	Whilst the proposals will not physically effect any of the mature vegetation, the creation of a new pedestrian zone and public square enhance the visual connection to the churchyard and appreciation of the asset. CAT: Beneficial	None required.	
Historic materials and surfaces - The southern section of the High Street conservation area, surrounding the church, contains a high degree of historic materials and surfaces. Although there is a clear difference in architectural styles of the buildings in relation to their setting, they do respect vernacular materials	The current proposals provide a palette of materials for public realm. Proposed materials must co-ordinate with Solihull's agreed Town Centre palette of materials. Public seating/perch areas increase the chance appreciate heritage assets and enjoy the spirit of the place. CAT: Moderate	Pre-app advice has highlighted the need for a comprehensive public realm scheme that would link Touchwood to the entrances at the Council House and Civic Suite.	CAT: Beneficial		

The Heritage Asset	Signif.	Contributing elements	Impact of the development upon the significance	Ways in which any identified harm might be mitigated	Impact of development upon the significance with mitigation measures in place
		Experience of the asset			
		Views from, towards, through and across the asset - There are a number of important views within the south-east section of the conservation area, most of which feature the church spire as a focal point.			
		View from High Street towards The Square and St Alphege Church.	The assessment of the original proposal identified some adverse impact upon the asset. (The original proposal incorporates a 'lantern' feature at the corner of the new arcade and the High Street. This feature originally contrasted with the existing roofscape within this part of the High Street). CAT: Substantial/Moderate	The proposal has responded to the initial assessment, to minimise impact on this view the roofscape has been refined to consider the contextual roofscapes of the wider setting.	CAT: Slight
		View along Church Hill Road towards St Alphege Church.	The building has a large glazed façade to Church Hill, whilst the glazed façade offers the potential for St Alphege Church and other buildings to be reflected as new views of those parts of the historic townscape. CAT: Substantial/Moderate	As part of the design development the proposal has responded to the initial assessment and the scale and massing has been considered, refined and incorporated into the proposed scheme.	CAT: Moderate/Slight
		View westwards from St Alphege Church.			
		View from St Alphege Church towards the High Street.	Units 93 to 97 may be visible above the roofline of the listed buildings fronting The Square. CAT: Substantial/Moderate	Development should not obtrude above the roofline of the listed buildings fronting The Square.	CAT: No change
Visual dominance, prominence and role as focal point - The Church is one of the Town Centres most significant buildings. The Church spire is a prominent feature of the area and provides a focal point within views from in and outside the conservation area.	Proposals have been developed to minimise impact on views towards the church. The asset remains an easily visible point of interest. CAT: No Change	None required.			

The Heritage Asset	Signif.	Contributing elements	Impact of the development upon the significance	Ways in which any identified harm might be mitigated	Impact of development upon the significance with mitigation measures in place
		<p>Accessibility, permeability and patterns of movement</p> <p>Degree of interpretation or promotion to the public</p> <p>Tranquillity - The Churchyard provides a tranquil public space within the centre of the town</p>	<p>Opposite the west entrance to the Church the proposal of a pedestrian route and public square will increase permeability and interpretation of the asset, allowing for better appreciation of the architectural, historic and cultural qualities of the asset.</p> <p>CAT: Beneficial</p> <p>The new square provides a public space with a visual connection to the churchyard; the proposal will enhance appreciation of the asset.</p> <p>CAT: Beneficial</p>	<p>As part of the design development the proposal has responded to the initial assessment and Unit 98 has been set back from the highway to provide external café space. This would allow for greater permeability and provide an improved visual connection between new public space and historic public realm</p>	<p>CAT: Beneficial</p>



4.3 158 High Street

The Heritage Asset	Signif.	Contributing elements	Impact of the development upon the significance	Ways in which any identified harm might be mitigated	Impact of development upon the significance with mitigation measures in place
158 High Street	B	Physical Surroundings			
		Other heritage assets - Historically there was a passage way to the side of the building, adjacent to 154 High Street. The opening was infilled with an extension to the during the late 1950's / early 1960's. To the south the building adjoins nos. 2-6 The Square which is a Grade II listed building.	Proposals include demolition of later additions/ infill extensions to the building. CAT: Beneficial	The repairs to listed fabric should be undertaken in consultation with the local planning authority's conservation officer, and carried out in line with agreed conservation principles in order to maximise the retention of fabric and significance.	CAT: Beneficial
		Integrity - Circa. 1990 later additions/ extensions to the building compromise its original integrity.			
		Experience of the asset			
Views from, towards, through and across the asset - The corner building is prominent in important views in and around the conservation area referring to the relationship of buildings to open space and the retention of the existing skyline.	The assessment of the original proposal identified some adverse impact upon this view of the asset. CAT: Substantial/Moderate	The proposal has responded to the initial assessment, to minimise impact on this view the roofscape has been refined to consider the contextual roofscapes of the wider setting.	CAT: Moderate/Slight		
View from High Street towards The Square and St Alphege Church.					
Surrounding townscape character - The south-eastern end of the High Street has a domestic scale and building proportions retain much of their original character.					



4.4 2 - 6 The Square

The Heritage Asset	Signif.	Contributing elements	Impact of the development upon the significance	Ways in which any identified harm might be mitigated	Impact of development upon the significance with mitigation measures in place
2 - 6 The Square	B	Physical Surroundings			
		Integrity - Good representation of timber framed houses. The buildings have been remodelled over time with brick infill panels and built-under jetties. To the rear of the building an early 1990's extension comprises the original proportions of the buildings.	The Proposed Development removes the later 1990's additions to the buildings and reinstates its original proportions, thus better revealing its significance. CAT: Beneficial	Removal of later elements of the building is likely to have impact upon the primary fabric. Repairs to the listed fabric must be undertaken in consultation with the local planning authority's conservation officer and carried out in line with conservation principles agreed, in order to maximise the retention of primary fabric and significance.	CAT: Beneficial
		Openness, enclosure and boundaries - the buildings are located in an important position and form the enclosure to the church square.	Removal of later additions and the siting of new development further back from the buildings will better reveal the rear of the asset which is currently inaccessible. The buildings will remain to contribute towards the enclosure of the church square and removal of later. CAT: Beneficial	None required.	
		History and degree of change over time - the buildings contribute to the expression of prosperity and development of the market town over the centuries.			
		Experience of the asset			
		Views from, towards, through and across the asset - The buildings are prominent in identified views in the conservation area. Particularly important are the buildings' relationship to the square and their contribution to the existing skyline.	Development may be visible above the roofline of 2-6 The Square. This would affect the domestic scale and building proportions which are characteristic to this section of conservation area. CAT: Substantial/Moderate	Development should not obtrude above the roofline of the listed buildings fronting The Square.	CAT: No change
		View from New Road westwards towards St Alphege Church, the Square and the High Street.			
		Surrounding townscape character - The buildings have a domestic scale and proportions which retain much of their original character.			



4.5 152 & 154 High Street

The Heritage Asset	Signif.	Contributing elements	Impact of the development upon the significance	Ways in which any identified harm might be mitigated	Impact of development upon the significance with mitigation measures in place
152 & 154 High Street	C	<p>Physical Surroundings</p> <p>Other heritage assets - Historically there was a passage way to the side of the building, adjacent the Grade II listed 158 High Street. The opening was infilled with an extension to 158 High Street during the late 1950's / early 1960's. The building is also physically connected to 146-148 High Street.</p> <p>Definition, scale and 'grain' of surrounding streetscape - The building sits in a sensitive location, both from its physical relationship to other heritage assets and its juxtaposition with other important buildings in the conservation area.</p> <p>History and degree of change over time - Although significantly altered over time, especially towards the rear, the building has contributed towards the overall historic character of the area since the 19th century.</p>	<p>Proposals include demolition of the building and erection of a new building (Unit 93).</p> <p>CAT: Moderate</p>	<p>The building should be subject to historic building recording to English Heritage standards before the commencement of any demolition. The building should be recorded to level 3.</p>	<p>The loss of this building represents less than substantial harm to the conservation area, which leads to a consideration of the proposal against Government guidance in the NPPF paragraphs 132 and 134.</p> <p>CAT: Slight</p>



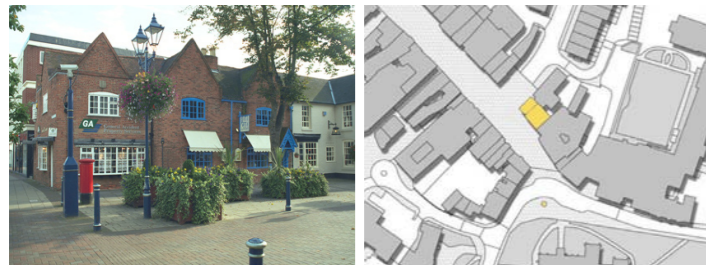
4.6 146 & 148 High Street

The Heritage Asset	Signif.	Contributing elements	Impact of the development upon the significance	Ways in which any identified harm might be mitigated	Impact of development upon the significance with mitigation measures in place
146 & 148 High Street	C	<p>Physical Surroundings</p> <p>Other heritage assets - The building is physically connected to 144 High Street which is a Grade II listed building.</p> <p>Definition, scale and ‘grain’ of surrounding streetscape - The building sits in a sensitive location, both from its physical relationship with the Grade II listed building and its juxtaposition with other important buildings in the conservation area.</p> <p>History and degree of change over time - Although significantly altered over time, especially towards the rear, the building has contributed towards the overall historic character of the area since the 19th century.</p>	<p>Proposals include demolition of the building to form a new arcade linking the development to the High Street.</p> <p>CAT: Moderate</p>	<p>The building should be subject to historic building recording to English Heritage standards before the commencement of any demolition. The building should be recorded to level 3.</p>	<p>The loss of this building represents less than substantial harm to the conservation area, which leads to a consideration of the proposal against Government guidance in the NPPF paragraphs 132 and 134.</p> <p>CAT: Slight</p>



4.7 144 High Street

The Heritage Asset	Signif.	Contributing elements	Impact of the development upon the significance	Ways in which any identified harm might be mitigated	Impact of development upon the significance with mitigation measures in place
144 High Street	B	Physical Surroundings			
		Other heritage assets - The building is physically connected to the Grade II listed 140 High Street and 146-148 High Street which is a non-designated asset.	The proposal includes demolition of 146-148 High Street, which adjoins the building, to form a new arcade linking the development to the High Street. CAT: Moderate	Following removal of 146-148 High Street, repairs to listed fabric should be undertaken in consultation with the local planning authority's conservation officer, and carried out in line with agreed conservation principles in order to maximise the retention of fabric and significance.	CAT: Slight
		Integrity - Later additions/extensions to the rear of the building compromise its original integrity.			
		Experience of the asset			
		Views from, towards, through and across the asset - The building contributes to important views along the High Street including: View from High Street towards The Square and St Alphege Church.	The assessment of the original proposal identified some adverse impact upon these views of the asset (The original proposal incorporates a 'lantern' feature at the corner of the new arcade and the High Street. This feature originally contrasted with the existing roofscape of the conservation area.) CAT: Substantial/Moderate	The proposal has responded to the initial assessment, to minimise impact on this view the roofscape has been refined to consider the contextual roofscapes of the wider setting.	CAT: Slight
		Surrounding townscape character - The south-eastern end of the High Street has a domestic scale and building proportions retain much of their original character.			



4.8 165, 173, 181 & 183-189 High Street

The Heritage Asset	Signif.	Contributing elements	Impact of the development upon the significance	Ways in which any identified harm might be mitigated	Impact of development upon the significance with mitigation measures in place
165, 173, 181 & 183-189 High Street	B	Physical Surroundings			
		Definition, scale and ‘grain’ of surrounding streetscape and spaces - The Square, together with the south-east end of High Street, is the area of highest environmental quality.	The proposed new entrance from the High Street to the development is opposite this group of assets. Whilst the scale and grain of Proposed Development is generally in keeping with the domestic scale and character of the area, the assessment of the original proposal identified some adverse impact upon contributing element (proposal of a ‘lantern’ feature at the corner of the new arcade and the High Street contrasted with the existing roofscape of this part of the High Street). CAT: Substantial/Moderate	The proposal has responded to the initial assessment, to minimise impact on this view the roofscape has been refined to consider the contextual roofscapes of the wider setting.	
		Historic materials and surfaces - Although architectural styles differ within the conservation area, the use of vernacular materials is generally consistent.	The proposals provide a palette of materials for external spaces. Proposed materials must co-ordinate with Solihull’s agreed Town Centre palette of materials. CAT: Moderate	<i>The public realm should include materials from the agreed Town Centre palette of materials to provide a seamless continuity of the Town Centre. Public seating/perch areas could increase the chance to appreciate heritage assets and enjoy the spirit of the place.</i>	CAT: Beneficial
		Experience of the asset			
		Surrounding townscape character - The south-eastern end of the High Street and buildings fronting The Square are generally two to three stories and retain much of their original character.			
		Views from, towards, through and across the asset - The group of buildings are prominent in important views towards and from the High Street and church square.	The assessment of the original proposal identified some adverse impact upon views of the asset. (<i>Lantern feature see above</i>). CAT: Substantial/Moderate	To reduce impact on this view the proposal has been refined to consider the contextual roofscapes of the wider setting.	CAT: Slight
		View from High Street towards The Square and St Alphege Church.			



4.9 The Manor House

The Heritage Asset	Signif.	Contributing elements	Impact of the development upon the significance	Ways in which any identified harm might be mitigated	Impact of development upon the significance with mitigation measures in place
The Manor House	A	Physical Surroundings			
		Green Space, trees and vegetation - To the rear of the building is a tranquil garden space. The Garden was created in 1991, in an area which had been left as waste land for many years. The garden provides a space to appreciate the asset.	It is not anticipated the proposal will not physically change the amount of green space and vegetation, however, the proximity and scale of the proposal may affect the amount of sunlight to the area. Conversely the proposal will provide an extra sense of enclosure to the space.	An overshadowing analysis should be carried to assess the potential effects upon the garden.	
		Openness, enclosure and boundaries - The rear garden has a sense of enclosure which contributes towards the tranquillity of the garden.	CAT: Moderate		
		Historic material and surfaces - The Manor House is a 15th Century building with close set timber framing and tiled roof. The ground floor was underbuilt in the 18th Century in red brick. Tegula block paving in public realm areas around the rear of the building.	The proposal provides a palette of materials for public realm. Proposed materials must co-ordinate with Solihull's agreed Town Centre palette of materials. CAT: Moderate	A simple palette of materials should be used which respect the vernacular materials of the area. The public realm should include paving materials from the agreed Town Centre palette.	CAT: Beneficial
		Functional relationships and communications - Manor Walk an existing passage way along Manor House and garden, link the High Street to the Manor Square, the Council House and the existing entrance to Touchwood.	The connectivity through to the High Street will remain and the loss of surface car parking adjacent the garden will improve the its immediate setting. CAT: No change/Beneficial		
Experience of the asset					
		Surrounding townscape character - The Manor House and its neighbours are relatively low in height in relation to the width of the street. The scale of these buildings and their low roofline add to the special character of the area.	Development should not be visible above the roofline in views towards the asset from the High Street. CAT: No change		



4.10 The Priory

The Heritage Asset	Signif.	Contributing elements	Impact of the development upon the significance	Ways in which any identified harm might be mitigated	Impact of development upon the significance with mitigation measures in place
The Priory	C	<p>Physical Surroundings</p> <p>Other heritage assets - The building lies outside but adjacent to the conservation area, to the north of the building are the Grade II listed, former houses, Nos. 2-6 The Square. To the east lies the Grade I listed St Alphege Church.</p> <p>Definition, scale and ‘grain’ of surrounding streetscape - The building sits in a sensitive location with the setting of a number of important heritage assets.</p> <p>History and degree of change over time - Historical map regression shows a former building occupying the Site, which fronted Church Hill Road and followed the building line of the former houses (Nos. 2-6 The Square). Constructed in the early 20th Century, the building has been significantly altered and extended towards the rear.</p>	Proposals include demolition of the building and erection of a new building (Units 99-100). CAT: Moderate	The building should be subject to historic building recording to English Heritage standards before the commencement of any demolition. The building should be recorded to level 1/2.	The loss of this building represents less than substantial harm to the setting of the conservation area, which leads to a consideration of the proposal against Government guidance in the NPPF paragraphs 132 and 134. CAT: Slight



4.11 The Malt Shovel Inn, 138 & 140 High Street

The Heritage Asset	Signif.	Contributing elements	Impact of the development upon the significance	Ways in which any identified harm might be mitigated	Impact of development upon the significance with mitigation measures in place
The Malt Shovel Inn, 138 & 140 High	B	<p>Physical Surroundings</p> <p>Other heritage assets - The building is flanked by Grade II listed buildings 43 High Street and 144 High Street</p> <p>Integrity - To the rear of the building is a large flat roofed extension which compromises the buildings original integrity.</p>	<p>Proposals include the removal of later additions/extensions to the building.</p> <p>CAT: Beneficial</p>	<p>The repairs to listed fabric should be undertaken in consultation with the local planning authority's conservation officer, and carried out in line with agreed conservation principles in order to maximise the retention of fabric and significance.</p>	<p>CAT: Beneficial</p>

4.12 Conservation Area

The Heritage Asset	Signif.	Contributing elements	Impact of the development upon the significance	Ways in which any identified harm might be mitigated	Impact of development upon the significance with mitigation measures in place
Solihull Conservation Area	A	Physical Surroundings			
		Definition, scale and ‘grain’ of surrounding streetscape and spaces - The High Street has an attractive mixture of buildings, each having regard for its neighbour. Although there has been many alterations and extensions to the rear of properties, the impression of domestic scale has been kept by the retention of facades or by new buildings respecting the scale and mass of the existing townscape.	The scale and grain of Proposed Development is generally in keeping with the domestic scale and character of the area. However, the assessment of the original proposal identified some adverse impact upon this contributing element (the proposal of a ‘lantern’ feature at the corner of the new arcade and the High Street contrasted with the existing roofscape of this part of the High Street). CAT: Substantial/Moderate	The proposal has responded to the initial assessment, to minimise impact on this view the roofscape has been refined to consider the contextual roofscapes of the wider setting.	CAT: Slight
		Historic materials and surfaces - Although architectural styles differ within the conservation area, the use of vernacular materials is generally consistent.	The proposals provide a palette of materials for external spaces and areas of public realm. Proposed materials must co-ordinate with Solihull’s agreed Town Centre palette of materials. CAT: Moderate	<i>The public realm should include materials from the agreed Town Centre palette of materials to provide a seamless continuity of the Town Centre. Public seating/perch areas could increase the chance to appreciate heritage assets and enjoy the spirit of the place.</i>	CAT: Beneficial
		Land use - Historically land use of the area has been commercial.	The Proposed Development will continue the historical land use. CAT: No Change	None required.	
		Green space, trees and vegetation - The principal green spaces lie around St Alphege Church and immediately behind the Manor House.	Opposite the west entrance to the Church the proposal of a pedestrian route and public square will increase permeability and interpretation of the important heritage assets, in particular the Grade I listed St Alphege Church, allowing for better appreciation of the architectural, historic and cultural qualities of the asset. CAT: Beneficial	None required.	
Functional relationships and communications - The relationship of buildings to open space and lay of land are significant to the area’s character.		None required.			

The Heritage Asset	Signif.	Contributing elements	Impact of the development upon the significance	Ways in which any identified harm might be mitigated	Impact of development upon the significance with mitigation measures in place
Solihull Conservation Area	A	Physical Surroundings			
		History and degree of change over time - The Solihull Conservation Area Appraisal describes the High Street as the most attractive commercial section of the conservation and despite the increasing pressure for commercial renewal of the historic townscape, the appearance of its buildings has been preserved.	The amount of Proposed Development within the conservation area seeks to preserve the historic townscape with minimal intervention upon the fabric of important assets. However, the loss of low value assets and introduction of new elements will change the ability to understand this element of significance. CAT: Moderate	Loss of heritage assets should be subject to historic building recording to English Heritage standards before the commencement of any demolition, with the 'level' of recording determined by the significance of the building (Level 3 for the early building elements, Level 1 or 2 for later additions).	CAT: Slight
		Integrity - There are few gap sites and some minor inappropriate buildings in the conservation area.	All medium to high value heritage assets will remain. However, in order to improve connectivity with the High Street to the development area to the rear, the proposals involve the loss of two low value assets, 146 - 154 High Street. CAT: Moderate	146 - 154 High Street should be subject to historic building recording to English Heritage standards before the commencement of any demolition. The building should be recorded to level 3.	CAT: Slight
		Experience of the asset			
		Views from, towards, through and across the asset - The conservation area appraisal notes the importance of views in and around the area referring to the relationship of buildings to open space and the retention of the existing skyline.			
		View from High Street north-east towards Station Road	CAT: No Change		
		View from High Street towards The Square and St Alphege Church.	The Proposed Development incorporates a 'lantern' feature at the corner of the new arcade and the High Street. This feature is contrasts with the existing roofscape of the conservation area. CAT: Substantial/Moderate	To minimise impact on this view the feature corner should regard the contextual roofscapes of the wider setting.	CAT: Slight

The Heritage Asset	Signif.	Contributing elements	Impact of the development upon the significance	Ways in which any identified harm might be mitigated	Impact of development upon the significance with mitigation measures in place
Solihull Conservation Area	A	Experience of the asset			
		View from High Street towards The Square and St Alphege Church.	The assessment of the original proposal identified some adverse impact upon this important view within the conservation area (the original proposal incorporated a ‘lantern’ feature as mentioned elsewhere). CAT: Substantial/Moderate	The proposal has responded to the initial assessment, to minimise impact on this view, the roofscape has been refined to consider the contextual roofscapes of the wider setting.	CAT: Slight
		View along Church Hill Road towards St Alphege Church.	The Proposed Development is located close to Church Hill Road The building has a large glazed façade. Whilst the glazed façade offers the potential for St Alphege Church and other buildings to be reflected as new views of those parts of the historic townscape, the assessment of the original proposal identified some adverse impact upon this important view towards the conservation area (the scale and massing was disproportionate to its context of the listed church and buildings around the Square). CAT: Substantial/Moderate	As part of the design development the proposal has responded to the initial assessment and the scale and massing has been considered, refined and incorporated into the proposed scheme.	CAT: Slight
		View from New Road westwards towards St Alphege Church, the Square and the High Street.	Development may be visible above the roofline of the listed buildings fronting the Square. This would affect the domestic scale and building proportions which are characteristic to this section of conservation area. CAT: Substantial/Moderate	Development should not obtrude above the roofline of the listed buildings fronting The Square.	CAT: No change

4.13 Conclusion

As the application affects a conservation area and the setting of listed buildings the statutory requirements to have special regard to the desirability of preserving listed buildings, their setting and any features of special interest (Section 66, 1990 Act) and to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area (Section 72, 1990 Act) must be taken into account by when determining this application.

We conclude that taking all the heritage impacts resulting from the scheme into consideration - on balance the proposal will be beneficial and will result in an enhancement to the character of Solihull Town Centre.

The proposals have carefully considered scale and mass within the Town Centre and used this to inform the form of the development.

All existing listed buildings are incorporated into the scheme and enhanced with later additions being removed. The removal of later extensions to heritage assets will reinstate original building proportions, which will better reveal significance.

Non-designated assets which contribute to the character of the Conservation Area have where possible been retained and will be refurbished.

The loss of non-designated heritage assets has only been proposed in limited areas where this is essential to ensure that movement, access and visibility essential to the functioning of the scheme can be introduced. Where this limited change impacts upon the setting of heritage assets, care has been taken to ensure that new interventions are informed by context and are sensitive to setting.

The development will improve accessibility and repair morphology/ townscape; as well as protecting / enhancing of views and providing new views to better reveal existing heritage assets.

The aesthetic of the development is clearly of it's time and represents contemporary, but respectful interpretation of existing character. Units 99 and 100 seek to enhance setting and are designed specifically to address St Alphege using contemporary architectural language to avoid pastiche.

The operation of the proposal will contribute to the economic revitalisation of Solihull Town Centre and will therefore help to secure the long term future (through occupancy) of many heritage assets.

The elements of the proposals which impact upon heritage assets contribute to a process of continual replacement and renewal which provides the High Street with its diverse and varied character. Development from throughout the last 200 years has tended to respect established plot widths and heights but has employed architectural language of the time. Forms employed on the High Street tend to reflect land uses honestly.

The proposals build upon this established tradition which has enabled the High Street to develop into a distinctive, varied and dynamic place and they will protect the retail vibrancy essential to the future the town centre.