

THE EMPORIUM  
BARTHOLOMEW ROW  
BIRMINGHAM

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# Heritage Statement

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AUGUST 2015



7 - 12 Bartholomew Row, Birmingham

Heritage Statement August 2015



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## Introduction

The current site, as shown on drawing 1, extends between Bartholomew Row and Fox Street. The buildings are Grade II listed, and the listing particulars are quoted in Appendix 1.

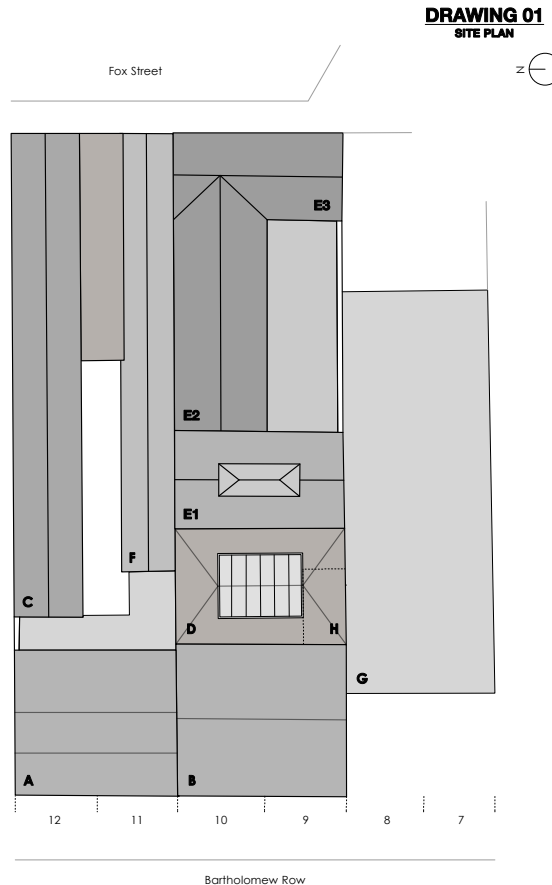
The earliest buildings on the site date from circa 1750, and many are the subsequent additions and alterations that have occurred until 2004 when the site was finally vacated by Christopher Wray Lighting. Since that time, there has been an ongoing process of trying to find a viable use for the buildings within the context of good conservation practice. There is now a viable development proposal using the site and some adjoining land to create student accommodation, offices and retail units whilst maintaining and restoring the significant listed buildings.

The process has included three specific historic building reports:

Donald Insall Associates' Historic Building Report of January 2007  
APEC Architects' Statement of Significance of January 2013  
APEC Architects' Report of Further Investigation of December 2013.

The contents of these reports have now been brought together in an updated Statement of Significance produced by APEC Architects in August 2015. This Statement of Significance is referred to and used as guidance within this Heritage Impact Statement, and is therefore being submitted as part of the Town Planning and Listed Building applications.

This Statement also needs to be cross-referenced with the Planning Statement, Sections 4.2 and 4.5.



## What is defined as significant

The following is taken from APEC's 2015 Statement of Significance.

### In General

The buildings are a rare example of mid eighteenth century terraced houses, on the very perimeter of the evolving, Birmingham conurbation, that have subsequently progressed through many and varied extensions and adaptations, reflecting the development of the City itself. Having been part of a Georgian terrace of some nineteen houses facing the newly-built, St Bartholomew Chapel, only numbers 9 and 10 have survived. Numbers 11 and 12 disappeared from the map between 1839 and 1855, and much of the remainder was destroyed by World War II bombing that also took its toll on the Chapel.

### Historical

As probably the only surviving example of mid eighteenth century, small-scale houses in the City centre, numbers 9 and 10 Bartholomew Row are highly significant within the context of the City's evolution. Other buildings on the site are significant, but less so, as there are many other examples of Victorian workshops that evolved as the City expanded.

### Architectural

Both the Fox Street and Bartholomew Row elevations have had considerable changes made to their appearance, reflecting the changing needs of the occupants. These changes have often not been sensitively carried out, and any special aesthetic value has been much diminished. What currently exists can only be considered as having low to moderate aesthetic significance.

The original setting of the Georgian terrace facing the churchyard has long since disappeared, and what remains has now only low significance with regard to its setting.

### Cultural and communal

No particular cultural or communal significances have been identified.

### Evidential

In general, everything that exists provides evidence of the way that the site has evolved from a domestic terrace through to the most recent occupancy by Christopher Wray Lighting, involving the manufacture and selling of light fittings.

There remains enough of the eighteenth-century houses at numbers 9 and 10 to enable the original plan forms to be determined and thus provide an insight into the lifestyles of their occupants. Of special interest are their cellar windows and the spaces beyond these that are rare examples of such 'areas' in Birmingham.

Numbers 11 and 12 are something of an enigma, but, nevertheless provide an insight into domestic/workshop life during the second half of the nineteenth century.

The malt house, with its vaulted brick arches and lantern light, is a rare, surviving example of this type of building within the City centre and provides important evidence of the functional form of such buildings.

## National Planning Policy Framework

Section 12 of the Framework, conserving and enhancing the historic environment, is of particular relevance to this Historic Impact Statement.

Clauses 126, 128, 131, 132, 134, 137, 140 and 141 are considered to be of direct relevance.

### Clause 126

This clause defines the responsibilities of the local planning authority in setting out a positive strategy for conservation. In particular, it requires heritage assets to be conserved 'in a manner appropriate to their significance', and 'putting them to viable uses consistent with their conservation'.

### Clause 128

This clause requires applicants to describe the significance of an affected, heritage asset, including any contribution made by their setting.

### Clause 131

This clause requires local planning authorities to take into account three factors when determining planning applications.

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.
- the desirability of new development making a positive contribution to local character and distinctiveness.

### Clause 132

This clause concerns the consideration of the impact of a proposed development on the significance of a designated heritage asset. It emphasises that substantial harm or loss should be exceptional.

### Clause 134

This clause concerns the weighing of less than substantial harm to a designated heritage asset against the public benefits of the proposal including securing its optimum viable use.

### Clause 137

The clause includes the sentence, 'proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'.

### Clause 141

This clause requires local planning authorities to require developers to record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance, and to make this evidence publicly accessible by the stated means.

## Design philosophy and justification for proposed development.

The essence of the proposal is to enable the restoration of the significant parts of the listed buildings by bringing them into viable and sustainable uses. To facilitate this, the proposal includes a new building on land that does not entail the loss of any of the buildings identified as of significant interest in the Statement of Significance.

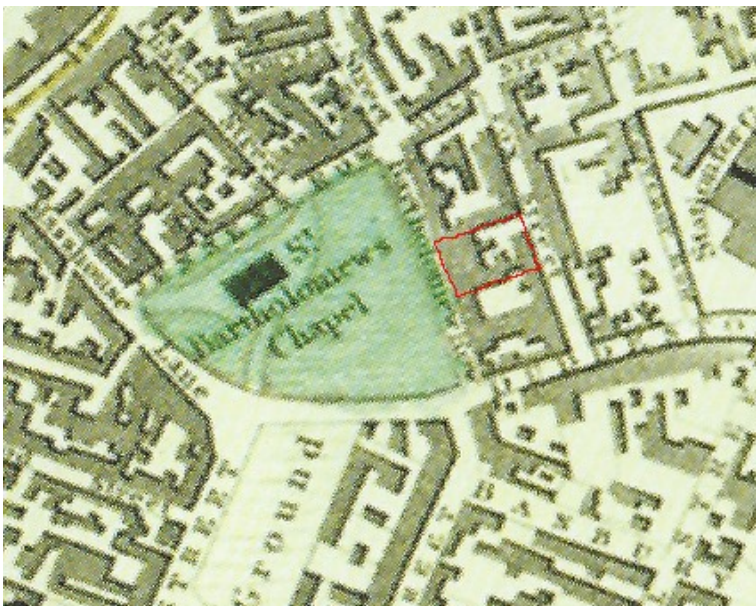
The buildings will be mainly for student living accommodation with smaller areas of retail and office occupancies. The former, Victorian workshops are to be used mainly for ancillary uses such as students' common areas, and the Georgian terraced houses are to become commercial offices with their original plans and appearance substantially restored/retained.

Bringing heritage assets into meaningful, viable uses is one of the principal ways of securing the future of such assets, and the National Planning Policy Framework endorses this.

The Statement of Significance has defined what is important about the site and what elements detract from this. The proposed development has been guided by these principles and the design has followed the philosophy of adapting uses to what exists rather than the reverse; thus preserving the majority of the fabric of the significant buildings.

Where parts of the listed buildings have been identified as detracting from the heritage asset, the proposal is to remove these; thus enhancing the legibility and enjoyment of the significant buildings.

With regard to the setting of the listed buildings, the Statement of Significance discusses this and concludes that what now remains of the original, Georgian terrace is of low significance compared with its former presence within the setting of the Bartholomew's Chapel churchyard as indicated on the 1839 map below.



Extract from Society for the diffusion of Useful Knowledge map of 1839  
Site outlined in red

It is recognised that there may be concern about the height and scale of the proposed new building because of its proximity to the listed buildings and its effect on their setting. This concern is addressed in the following paragraphs.

The importance of the listed buildings is not their setting, but what they were; how they have evolved and the evidence they provide about the evolving lifestyles of Birmingham families and businesses over a period of some two hundred and sixty years. Therefore, it is considered that there would be less than substantial harm caused to the setting of the listed buildings by the proposal.

It should also be noted that the proposed height of the new building has been restricted to three storeys on the Bartholomew Row frontage; so as to respect the scale of the existing Georgian/Victorian terrace.

In general, there is very little harm being caused to the elements of the site that are identified as of special interest, and any such harm will be greatly outweighed by the proposed restoration work.

Of paramount importance is the need to instigate a sustainable and viable method of ensuring the future of these significant buildings. The proposal will not only achieve this, but will positively enhance the buildings by a high quality restoration of their fabric, properly overseen by an experienced, accredited conservation architect.



## Appendix 1 Listing Particulars

SP 80 NE

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BARTHOLOMEW ROW

Numbers 7-12, Premises of the Christopher Wray's Lighting Company

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Houses and workshops, now brassware factory. Mid C19 with possible late C18 and early C19 remains, and late C19 and early C20 additions. Brick with some painted stone or stucco dressings, and slate roofs. The façade to Bartholomew Row is of 3 storeys above a cellar and 7 irregular bays. A straight joint suggests that it is of 2 builds and the ground-floor brickwork is painted. It has painted surrounds to the openings and the parapet is rendered. The windows are casement. The first floor windows have a sill band, and lugged architraves with cornices and pulvinated friezes. The second floor windows have plain surrounds. The left-hand bay on the ground floor contains a blocked window opening. The second bay has a doorway with plain reveals and a painted round arch. The third bay contains a wide doorway with timber lintel. The fourth and seventh bays have doorways which are similar to the first floor window surrounds, the left-hand one now containing a window. The fifth and sixth bays have windows with plain reveals and painted lintels. Between them is a door with a painted surround with round arch, keystone, and impost blocks. In line with this doorway there is a ridge chimneystack. The main part of the Fox Street façade is of painted render and of 2 storeys and 3 bays. On the ground floor there are 2 wide entrance doorways with elliptical arches, with a blocked window between them which has an architrave. The first floor windows have plain surrounds with a sill band, and casement windows with glazing bars. The central window is tripartite. To the right is the end wall of a late C19 workshop range, of 2 storeys under a narrow gable at the left, and of 3 storeys and 2 bays under a monopitch roof at the right.

The main Fox Street building is linked to the rear of numbers 7-10 Bartholomew Row by ranges of shopping of 2 and 3 storeys, including a workshop with a lantern light rising above the roof. The late C19 workshop range extends, under a monopitch roof, from Fox Street to the rear of numbers 11 and 12 Bartholomew Row.

Interior. The former houses facing Bartholomew Row have brick vaulted cellars, a mid C19 staircase, slate or marble fireplaces of mid and late C19 type, and some brick floors. The interiors of the workshop areas retain many features, including fixed workbenches directly lit by ranges of single side-wall windows. At ground floor levels, sunken walkways accommodate access to stamping machines. One area, central to the ground floor workshops retains a two bay vaulted ceiling reminiscent of fire proof construction in C19 textile mills. There is a single cast metal pillar with a decorative capital associated with this vaulting. An upper room, rectangular on plan was lit by the raised lantern roof; an inserted C20 ceiling now obscures this feature.

History. Map evidence shows that Bartholomew Row was built up by 1779 and Fox Street by 1810. Numbers 7-10 may have late C18 origins, but numbers 11 and 12 were probably rebuilt in the early 1860s. The earliest building fronting Fox Street may be William Spurrier's malthouse of 1800, altered in the late 1870s or earlier 1880s when the premises were occupied by a glass tablet maker. The shopping at the rear of numbers 7-10 Bartholomew Row was in existence by 1855 and may be the buildings listed as Spurrier's warehouse and shopping in 1823. The shopping behind numbers 11 and 12 Bartholomew Row was built c1894 by Henry Austin Aquila, a ginger beer maker. In 1910 H.B. London and Bros., Stampers, moved into 10 Bartholomew Row and by 1928 occupied the entire complex. London Bros. were incorporated into Christopher Wray in the early 1980s.