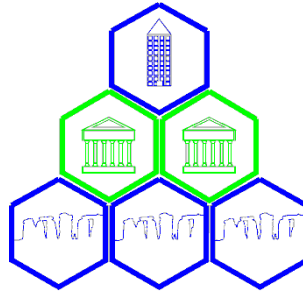


The Historic Environment Consultancy



Appendix 8 Level 3 Building Recording of

Warehouse

Blue Bird Park

Bromsgrove Road

Hunnington

Worcestershire

B62 0JW

National Grid Reference: SO 96588 81501

Planning Reference Number: 19/00592/FUL

Dr Peter Wardle & Colin Lacey

Document Reference Number 2023/1681

2nd May 2023

Version 0.5

Appendix 8 Building Recording of: Warehouse Blue Bird Park Dr Peter Wardle & Colin Lacey

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Version Control

Version No	Draft	Content Added/Omitted	Date
0.5	Client Draft		28/4/23
0.7	LPA Draft	Client Comments	
1	Issued Report		2/5/23

1. Summary

The building is a disused warehouse.

Current Function	Warehouse
Original Function	Warehouse
Period	Modern
Century	20 th
Precise Date	1955-1968
Architectural Style	Utilitarian
Architect	Unknown
Materials	Brick, concrete
Designation	Not listed
Conservation Area	Not located within a conservation area

The building is dated by cartographic evidence to 1955-1968. The building was constructed in a single phase.

This building is now demolished.

2. Introduction

2.1 The Building

The building is a former purpose-built warehouse, constructed for the Blue Bird toffee factory built between 1955 and 1968.

2.2 The Client

This report was commissioned by J Richards of Seven Capital (Halesowen) Ltd. and subsequently Malvern Estates Ltd.

2.3 Copyright

The copyright of this report belongs to the Historic Environment Consultancy. No liability to third parties is accepted for advice and statements made in this report.

2.4 Location

Site Address:	Warehouse (Building 9) Blue Bird Park Bromsgrove Road Hunnington Worcestershire
Post Code:	B62 0JW
Grid Reference:	SO 96588 81501
National Co-ordinates	396588 , 281501
Latitude and Longitude	52.431475 , -2.0516060

The general location is shown in Figure 1 and the detailed location in Figure 2.

2.5 Date of Recording

The building was initially visited by Dr Peter Wardle in July & October 2019. Subsequent visits were made by Dr Wardle and Colin Lacey between this point and September 2022.

2.6 Circumstances of The Project

The recording of the building was required as a condition of a grant of planning permission and listed building consent reference Bromsgrove Borough Council 19/00592/FUL for:

“Part demolition and site clearance of the former Blue Bird factory site for its redevelopment to provide 116 residential dwellings (Use Class C3), consisting of both new dwellings and conversion of the Welfare and Administration buildings, along with associated landscaping; drainage; engineering; highways and access works”.

The wording of the planning condition is as follows:

No development shall commence until a programme of research and building recording including a Written Scheme of Investigation(s), has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- a) The programme and methodology of site investigation and recording which will include:*
 - 1. A Level 3 historic building recording (as defined by Historic England) on all pre 1980s buildings. This will include documentary research.*
 - 2. A Level 1 historic building recording (as defined by Historic England) on warehouses, dating to the 1980s.*
 - 3. Investigative works prior to and during construction works to recover structural information.*

b) The programme for post investigation assessment.

c) Provision to be made for analysis of the site investigation and recording.

d) Provision to be made for publication and dissemination of the analysis and records of the site investigation

e) Provision to be made for archive deposition of the analysis and records of the site investigation

f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

REASON: In accordance with the requirements of paragraph 194 of the National Planning Policy Framework.

2.7 Location of The Archive

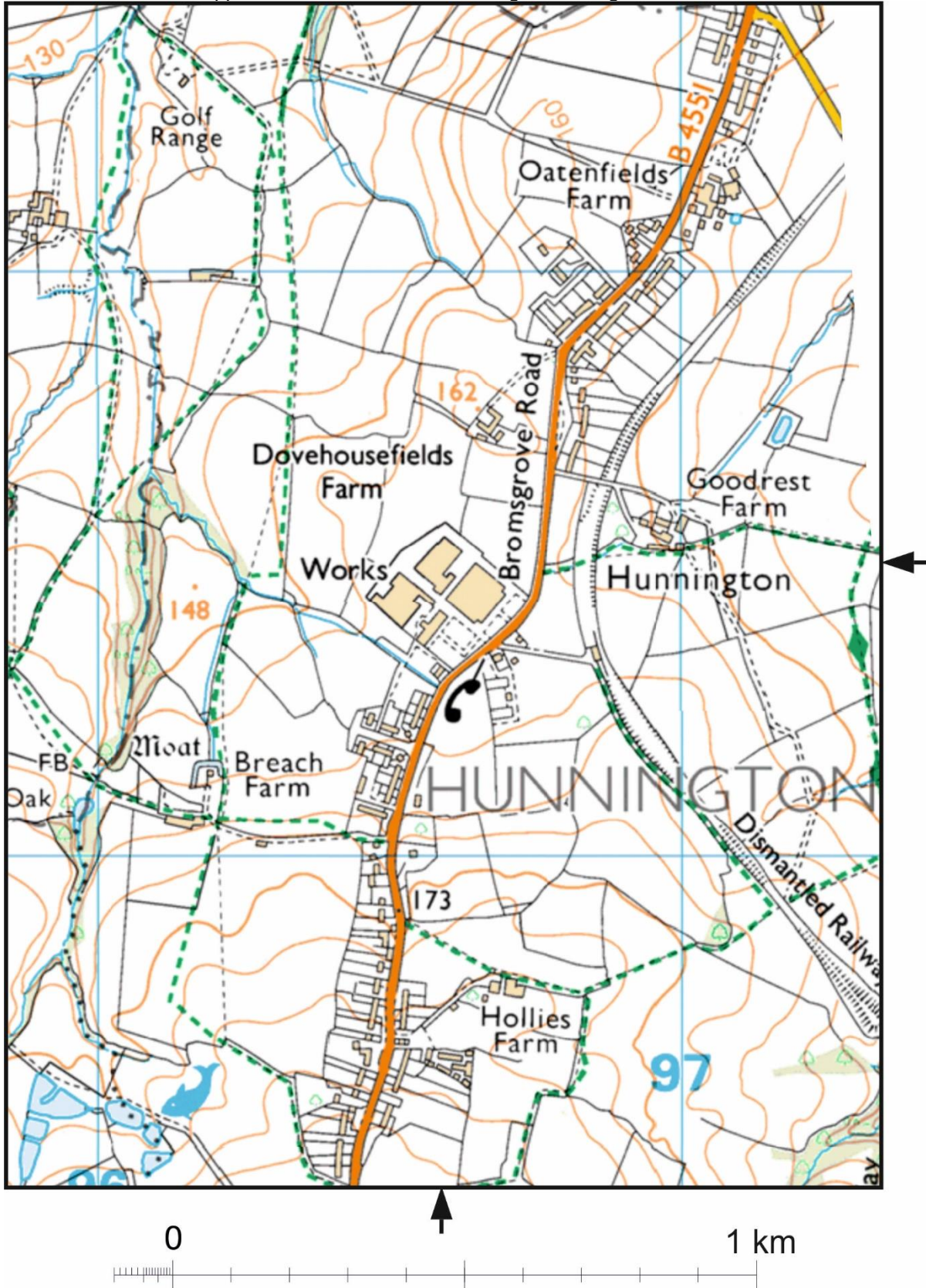
The archive of this project consists solely in the form of digital records. This report contains 667 high resolution photographs and 40 plans and elevations. The drawings are appended to the report as layered vector files. Copies of the report in pdf archive format therefore represent the archive.

Copies of this archive are therefore given to the Archaeology Data Service, Worcestershire County Council Historic Environment Record and Worcestershire Archive & Archaeology Service or Worcestershire County Museum.

2.8 Methodology

The building was recorded according to the requirements set out in the English Heritage 2016 *Understanding Historic Buildings A Guide to Recording Practice* and the method statement.

There were no difficulties experienced in the recording process.



Metres 1:10,000 @ A4

Figure 1: General Location Plan. Scale 1:10,000

Appendix 8 Blue Bird Park Building Recording Warehouse

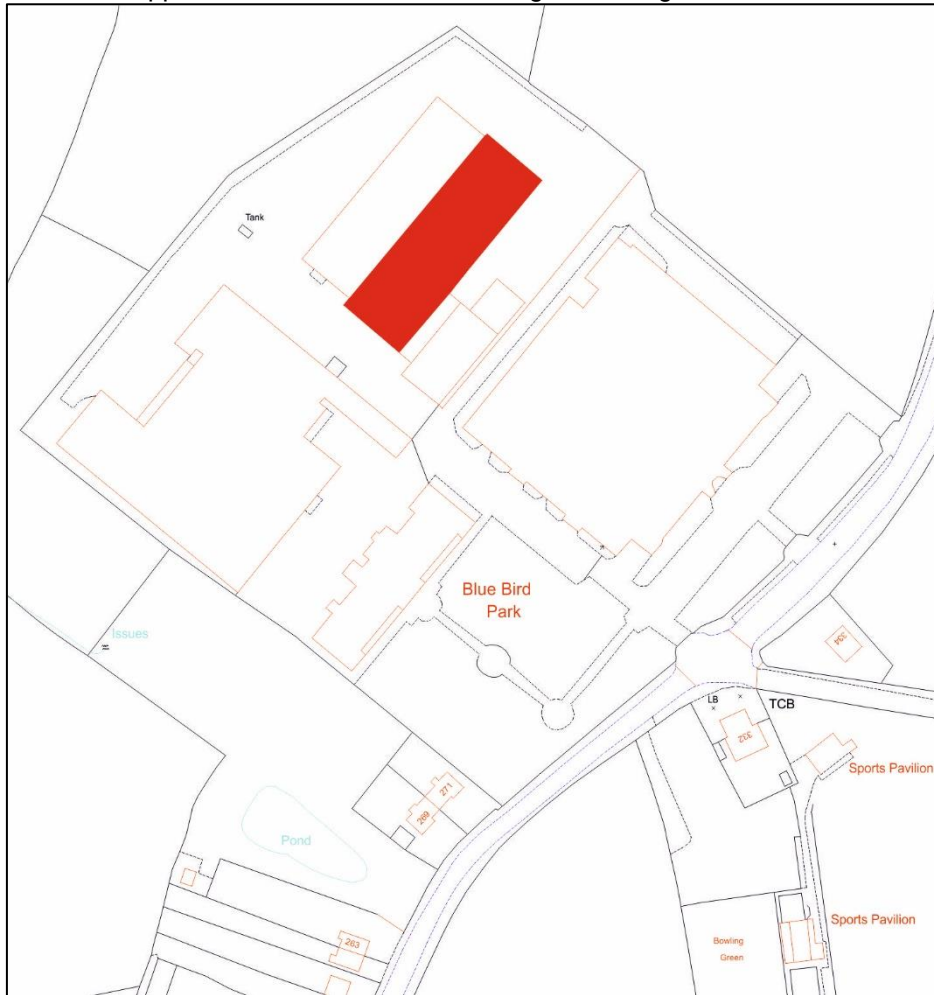


Figure 2: Detailed Location Plan. Scale 1:2500

3. Historic Context

3.1 Documentary Evidence

An article was published in *The Midlander* in February 1927. The article details the background behind the Blue Bird factory and the village of Hunnington describing the history of the Messrs Harry Vincent Ltd and Harry Vincent, himself. The article does not mention the warehouse building or boiler house

A newspaper article from the *Birmingham Gazette*, published on the 13th May 1930, concerning the factory does not mention the warehouse.

4. The Building

4.1 The Building

Building 9 is a warehouse located to the northwest of Food Laboratory.

Current Function	Warehouse
Original Function	Warehouse
Period	Modern
Century	20 th
Precise Date	1955-68
Architectural Style	Utilitarian
Architect	Unknown
Materials	Brick, concrete
Designation	Not Listed
Conservation Area	Not located within a conservation area

4.2 The Importance of the Building Listing Criteria

Date		For modern buildings one of the other criteria has to be clearly met.
Rarity		Industrial Buildings are a common type of historic building.
Architectural Interest		
	Architect	The architect is unknown.
	Type	There is little particular interest in the building type.
	Innovation	This building does not use innovative building techniques or materials.
	Virtuosity	The building does not demonstrate a particularly high standard of craftsmanship.
	Plan Form	The plan form is not significant.
Historic Interest		This building does not illustrate important aspects of the nation's history. It is not associated with a Nationally Important person.
Group Value		There is group value with the other historic buildings.
Contribution of Setting		The building is surrounded by buildings of different dates and therefore there is no added importance from the setting.

4.3 The Importance of the Building Understanding Heritage – Values Conservation Principles Policies and Guidance 2008

Evidential		The building dates from a period when the physical evidence of the building adds little novel information.
Historical		
	Illustrative	Low The building does not illustrate an unusual historic connection.
	Association	Low The building is not associated with a notable person, family, event, movement or cultural heritage.
Aesthetic		
	Design	The building is a utilitarian building and design is not a factor.
	Detailing & Craftsmanship	The building does not demonstrate a very high standard of craftsmanship.
	Architect	The building was designed by a prominent architect.
	Innovation	This building does not use innovative building techniques or materials.
Communal		Low – The building is visible from the public realm so it does have a communal value albeit a very low one.

4.4 Designations

The building is not listed:



Plate 1: The Building



Plate 2: The Building

4.5 The Layout of The Building

The layout of the building is shown in the following plan:

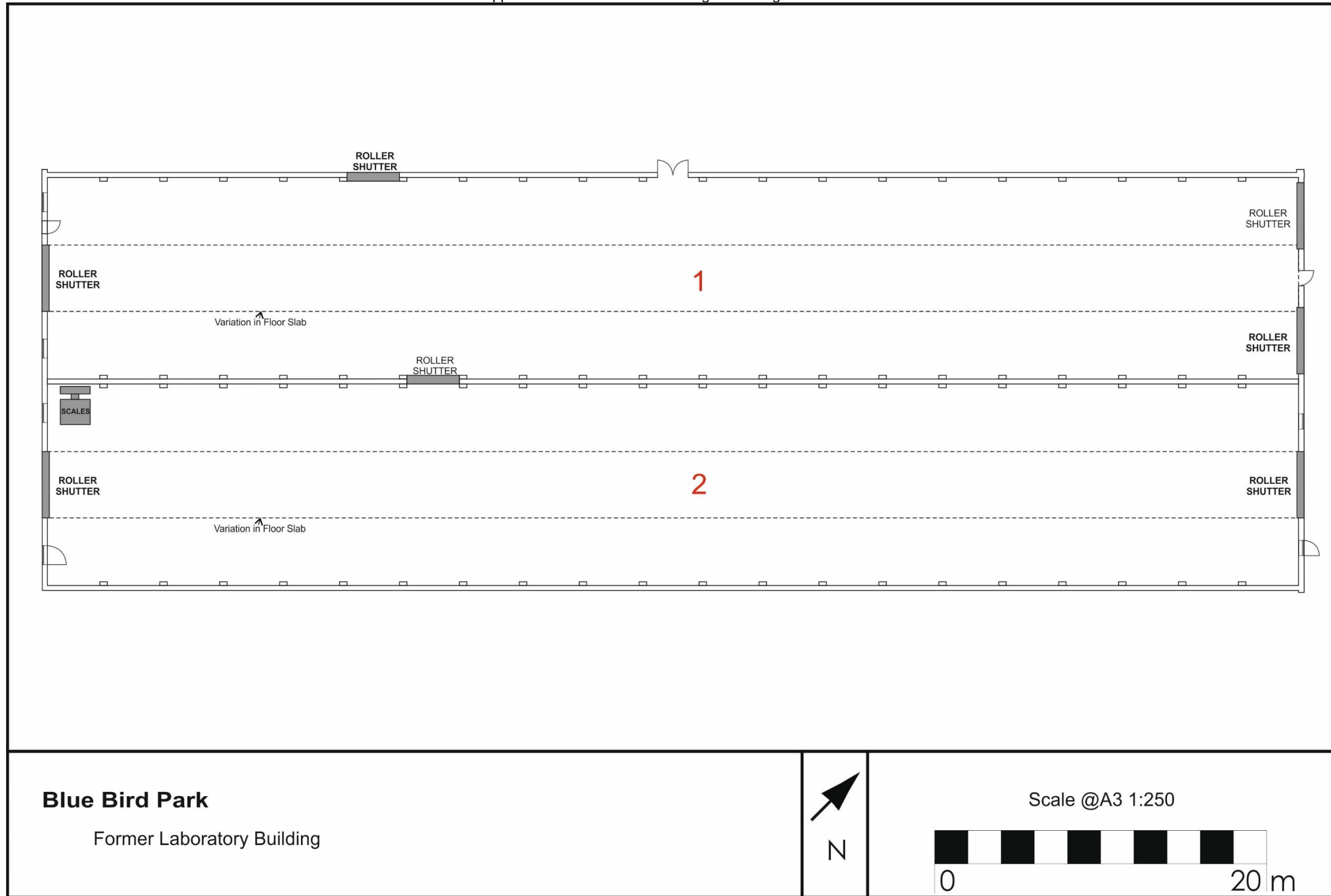
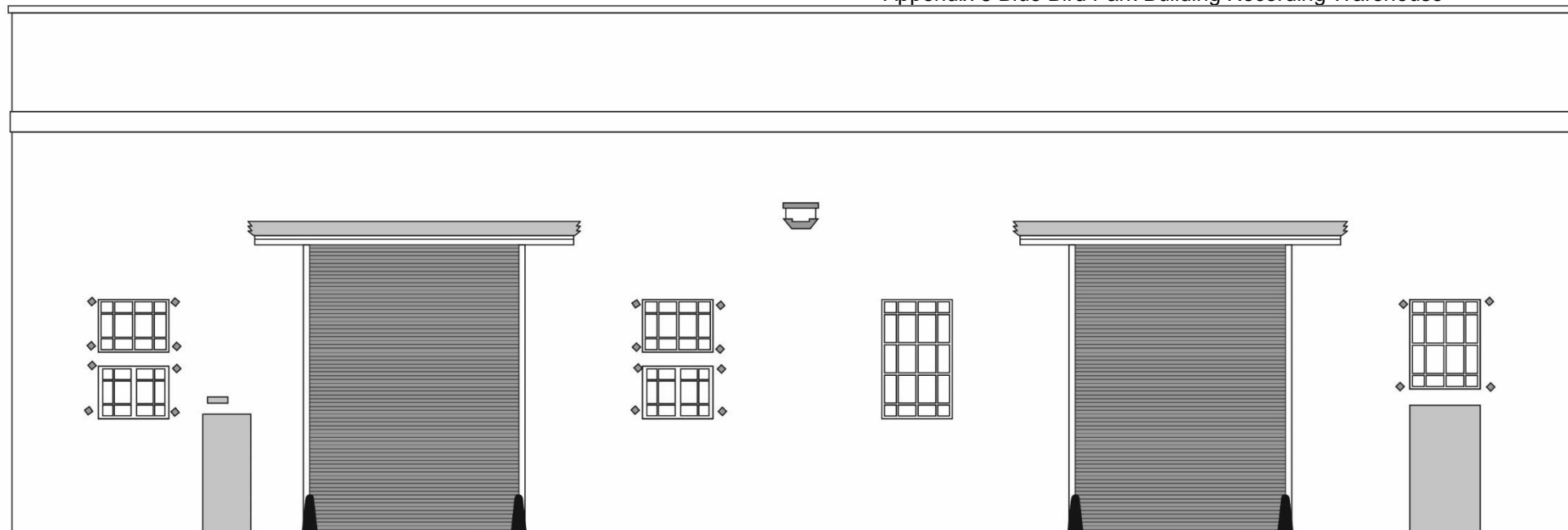
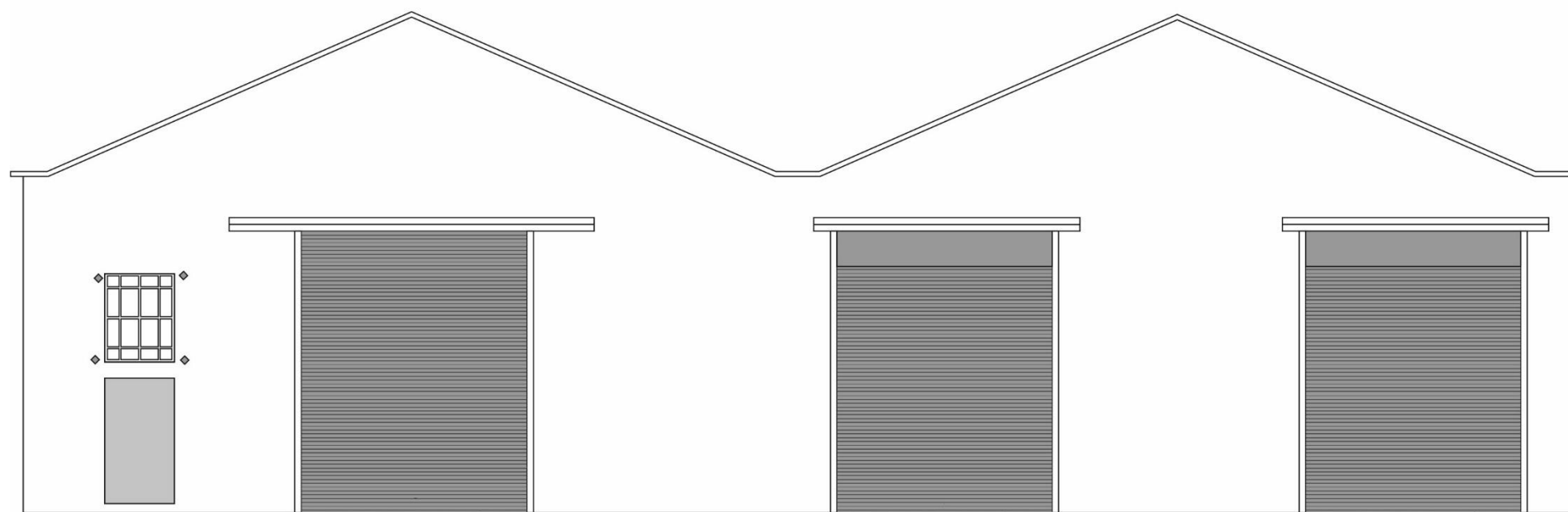


Figure 3: Floor Plan



Southwest



Northeast

Figure 4: Building 9 Elevations, 1:100 @ A3

4.1 The Date of the Building

The building was built in the years between 1955 and 1968. It was built in a single phase.

5. Description: Exterior



Plate 3: Southwest elevation



Plate 4: Detail of northwest door, shutter and windows



Plate 5: Detail of southeast door, shutter and windows



Plate 6: Northeast elevation



Plate 7: Southeast part, northeast elevation



Plate 8: Northwest part, northeast elevation



Plate 9: Detail of door and window, northeast elevation



Plate 10: Southeast elevation



Plate 11: Northeast part, southeast elevation



Plate 12: Central part of southeast elevation showing scar from previous building



Plate 13: Join between warehouse (right) and laboratory (left)

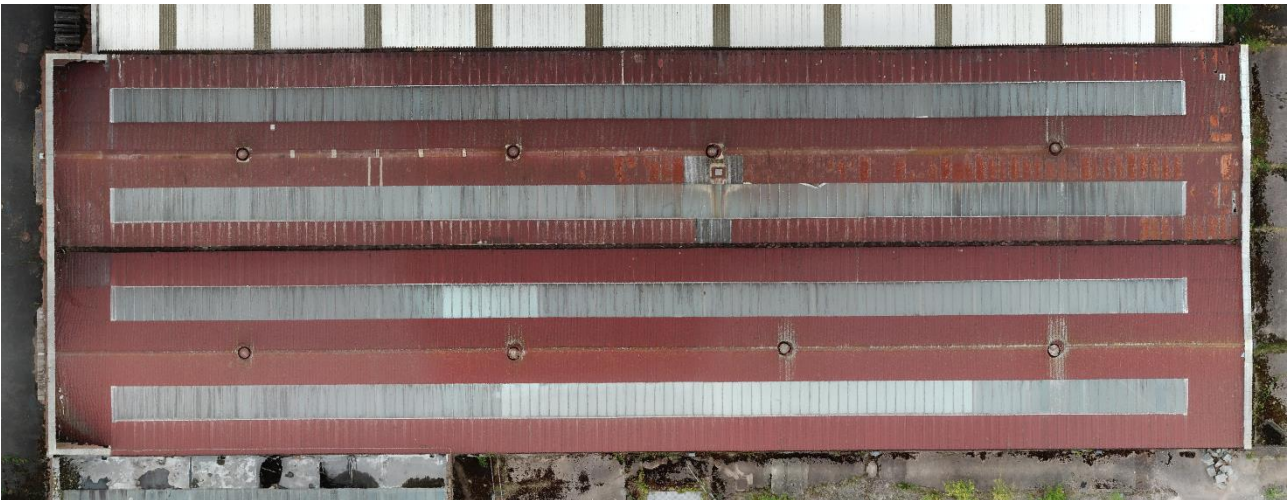


Plate 14: Detail of roof (2022 survey)

6. Description: Interior

The roof of each bay is formed by Double Fink trusses formed from angle iron. Service pipes and ducts are attached to the trusses. The floor is of poured concrete slabs.

The northwest bay has a double door and a separate large opening to building 10 (to the northwest) A further large opening, with roller shutter, leads through the southeast wall into the southeast bay. Scars on the walls of the bay indicate the location of now demolished structures.



Plate 15: Northeast aspect, northwest bay



Plate 16: Southwest aspect, northwest bay

The windows in the southwest wall of the northwest bay have internal bars.



Plate 17: Detail of southwest end of southeast wall, showing barred window and scar from previous structure



Plate 18: Detail of northeast wall

It is clear from the above photograph that a window was originally present above the pedestrian door. This was blocked after the building was last painted.

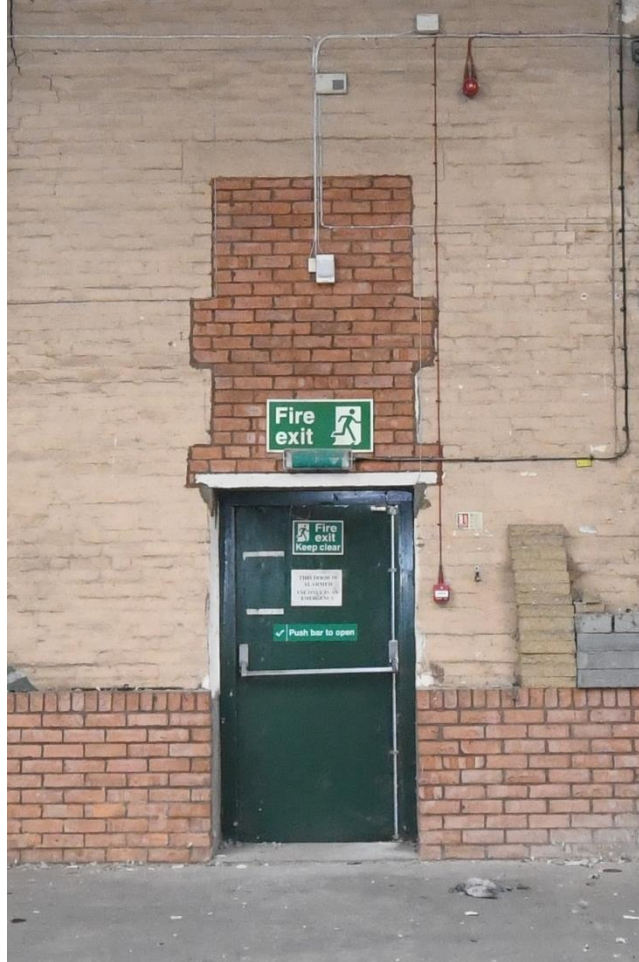


Plate 19: Detail of door and blocked window



Plate 20: Opening into building 10



Plate 21: Opening into southeast bay, with roller shutter

Electrical distribution equipment is located to the left of the roller shutter and a small plinth is present on the floor. The purpose of this plinth is unknown,.



Plate 22: Detail of service pipes, southeast wall

beside the southwest shutter doors, substantial service piping is present, fixed to the southeast wall. At floor level, brickwork protects the pipes from damage from goods entering or leaving the building. The walls of the building are painted, however this section of brickwork is not.

Appendix 8 Blue Bird Park Building Recording Warehouse

The southeast bay of the warehouse building has blocked openings to the former boiler house previously located to the southeast of this building. Services and electrical distribution equipment are again present on the walls of this bay and attached to the roof trusses.



Plate 23: Northeast aspect



Plate 24: Southwest aspect

Appendix 8 Blue Bird Park Building Recording Warehouse

At the southwest end of the southeast bay, an Avery 4206 BHB weighing scale is located. The scale is set into the floor and is considered to be an original feature of the building. The scale has a capacity of 25 cwt (1270kg).



Plate 25: Weighing scales



Plate 26: Detail of scale



Plate 27: Detail of balance weights, weighing scales



Plate 28: Detail of plate, weighing scales

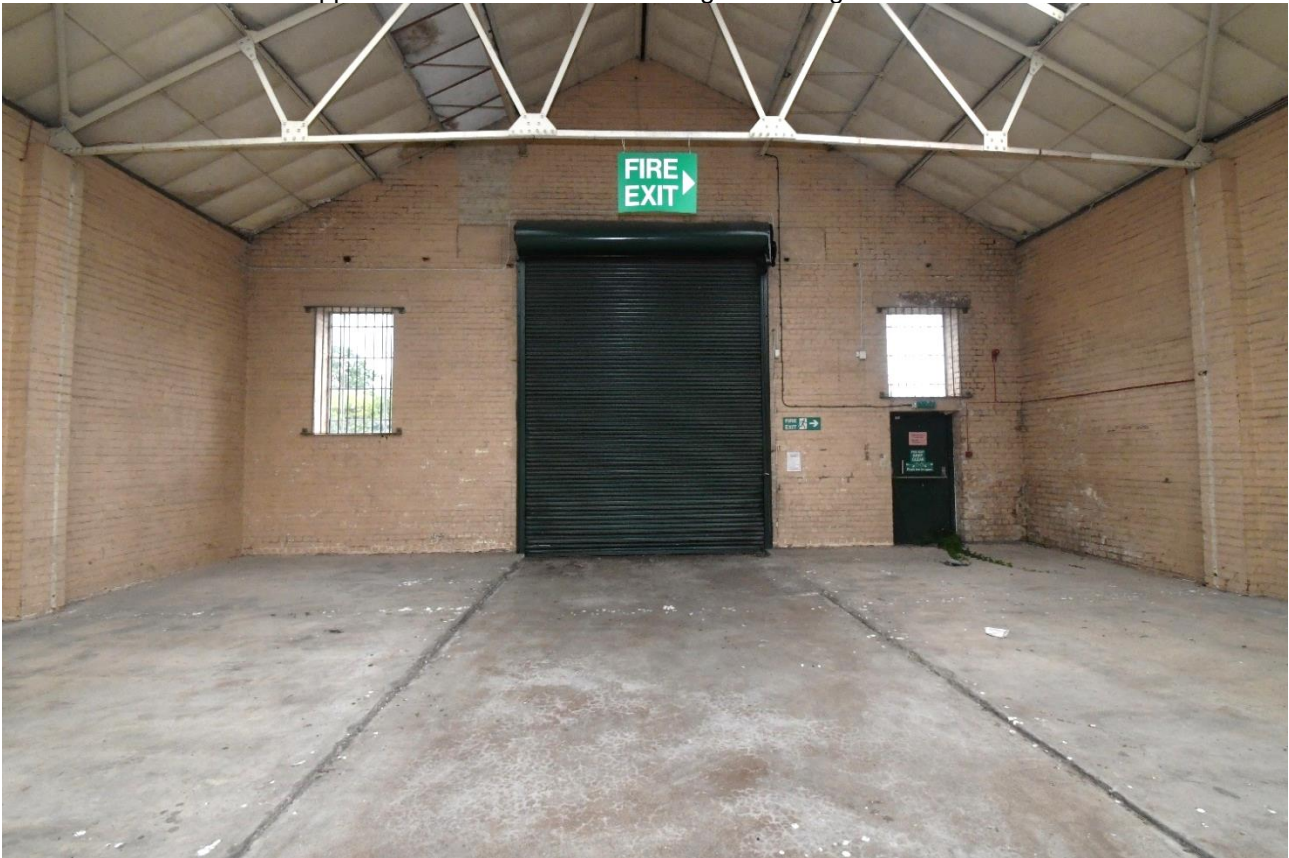


Plate 29: Detail of northeast wall

The northeast wall features a central roller shutter with a window to the left and a door with window above to the right. The windows are barred internally.

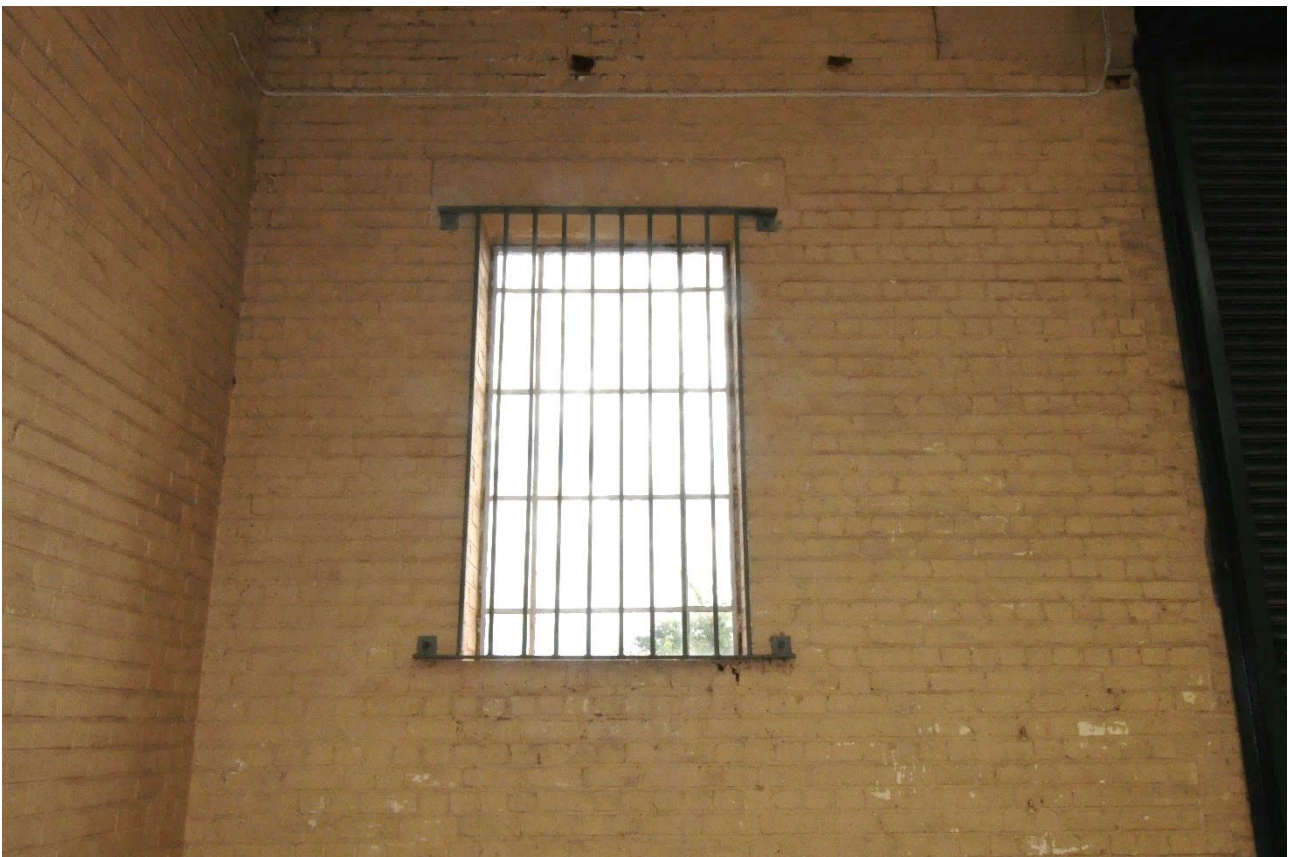


Plate 30: Detail of window

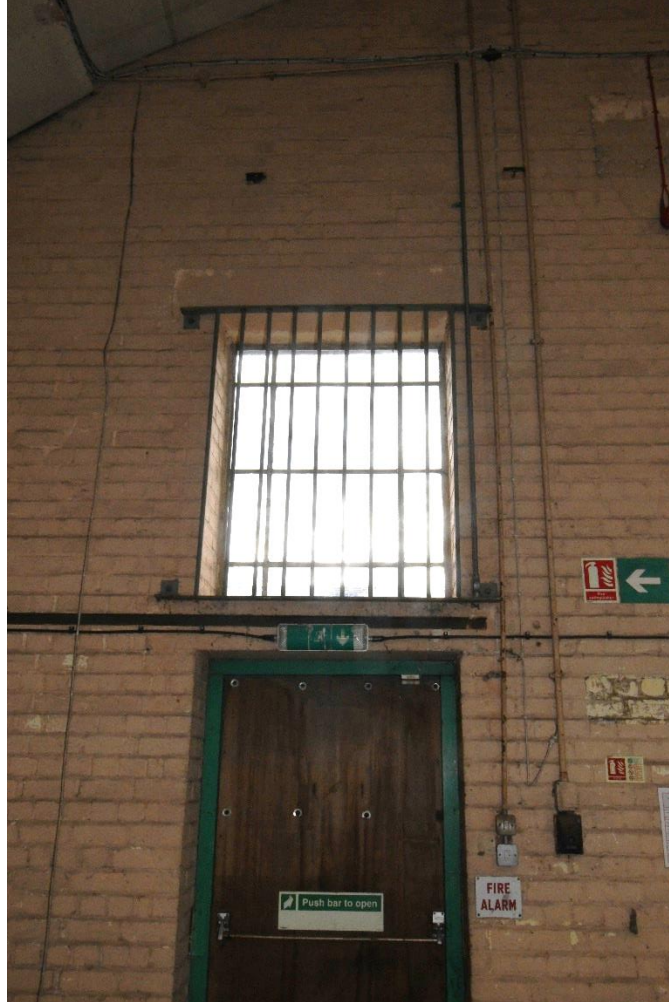


Plate 31: Detail of door and window

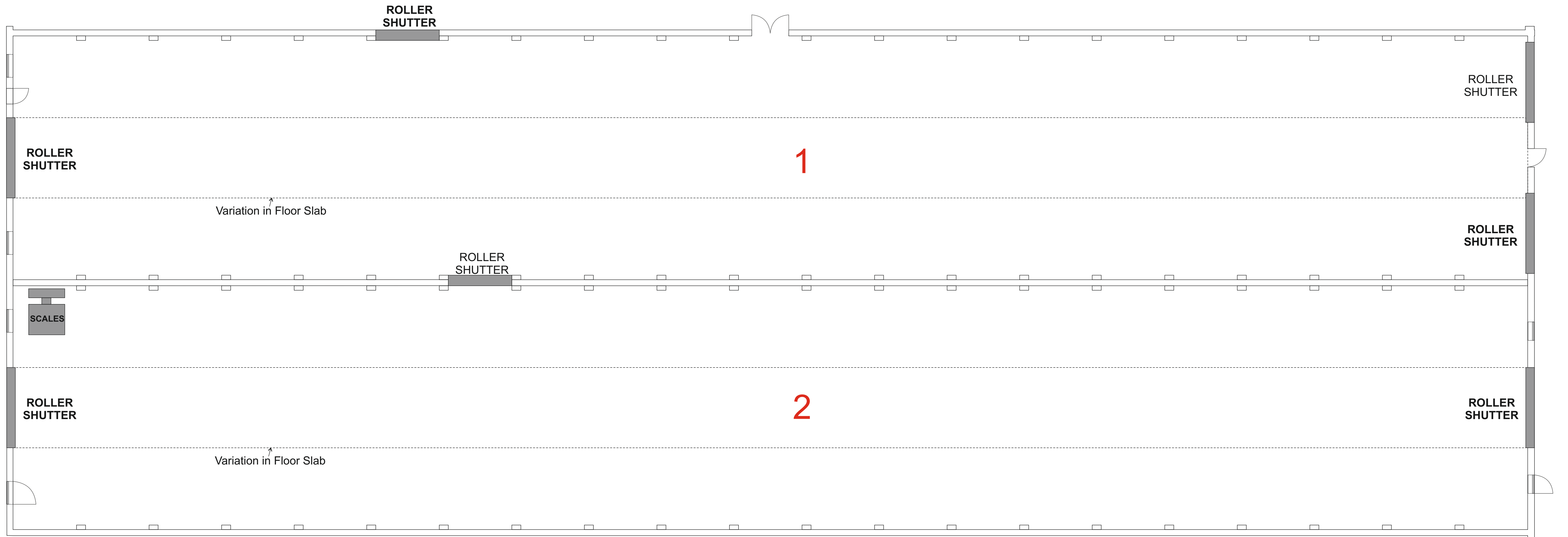


Plate 32: Detail of blocked opening in southeast wall to former boiler house

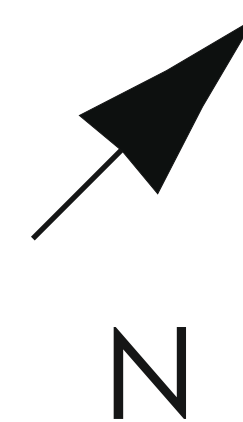
The opening is considered to have been blocked in 2006-2007 when the boiler house was demolished.



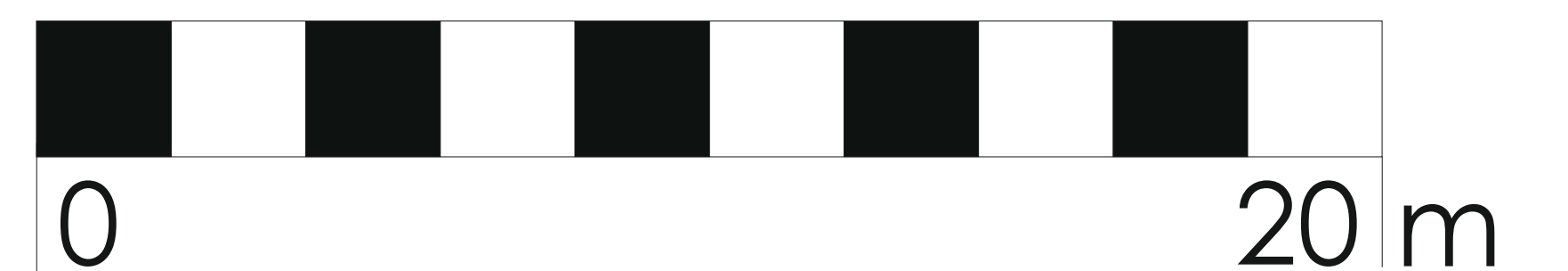
Plate 33: Detail of double fink roof structure

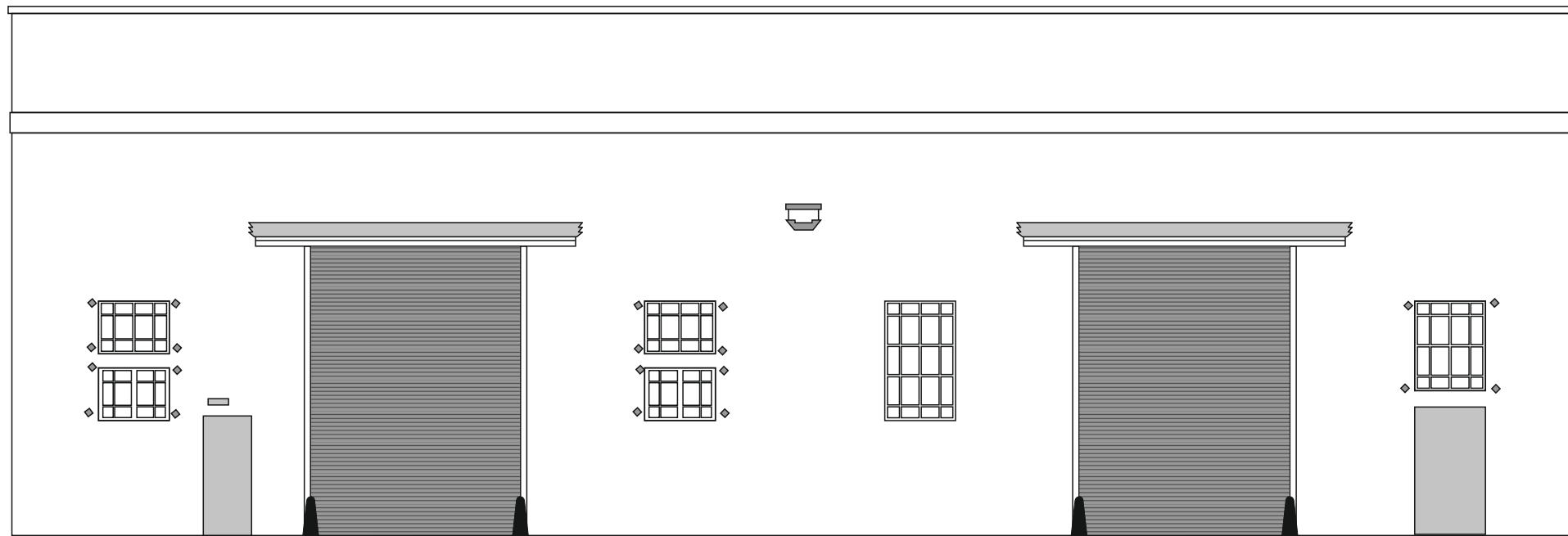


Blue Bird Park
 Building 9: Warehouse

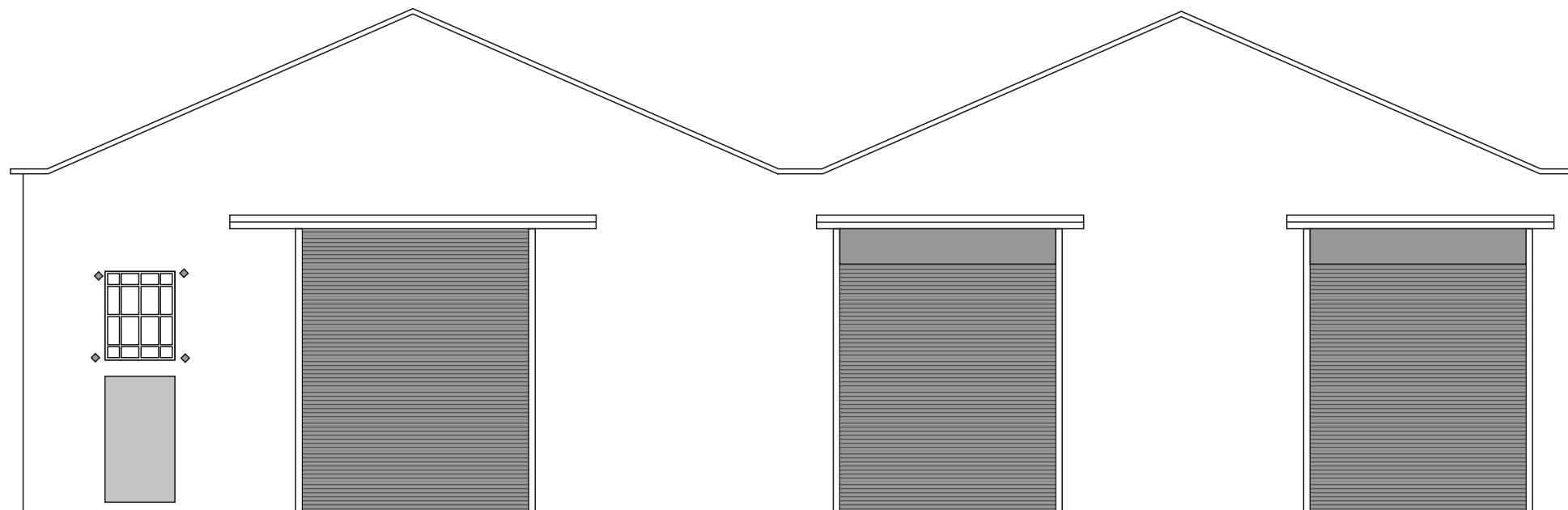


Scale @A1 1:100





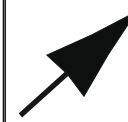
Southwest



Northeast

Blue Bird Park

Building 9: Warehouse Elevations



N

Scale @A3 1:100

