

Heritage Statement



Angle Croft Hotel, Beacon Street, Lichfield

On behalf of One Property Group

November 2013

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1.0 INTRODUCTION

- 1.1 This heritage statement has been prepared by Heritage Collective on behalf of One Property Group.
- 1.2 It accompanies a listed building consent for works affecting the Grade II* listed Angel Croft Hotel building, Beacon Street, Lichfield, a designated heritage asset. The application site includes an attached outbuilding, front railings and gates which are also included in the listing. A full description of the application site is set out in section 2 of this statement.
- 1.3 Angel Croft Hotel was built in the mid 18th century as a large private residence. It was converted to a hotel in the 1930s and remained a hotel until its closure in 2007. The building has been vacant for several years and, together with the railings, is in a poor state of repair and on English Heritage's Buildings at Risk Register.
- 1.4 It is proposed to convert the hotel building into 7 private residential apartments with communal garden and car parking. The proposal includes the removal and replacement of a small side extension (with a floorspace of 7sqm), the residential conversion of a detached stable block into 1 private residential unit, and the conversion and extension of 'The Bothy', a garden structure to the rear of the house into 1 private residential unit. A total of 9 residential units are therefore proposed.
- 1.5 The proposals will bring about change to the interior and exterior of the building. Accordingly this statement presents a description of the significance of the heritage assets and the effects of the proposal upon that significance. Value judgements are offered that are based on an assessment of the built fabric and independent historic research.
- 1.6 The pre-application design stages have been informed by Heritage Collective's analysis of the building and its significance in order to minimize conflict between the heritage assets conservation and the proposals. Pre-application submissions have been made and meetings held with the local planning authority and broad support has been received.
- 1.7 The entire site is located within the Lichfield City Conservation Area

- 1.8 The assessment made here is on the basis that the principal objective of the national and local policy and legislation relevant here is to conserve the listed building through safeguarding its significance. This statement will demonstrate that the proposed works will preserve and enhance the quality of the listed building without bringing about an inappropriate level of change, and would not harm its architectural integrity or its relationship with the surrounding listed buildings or the conservation area.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is located to the north of the city centre on the West side of Beacon Street. Beacon Street consists of a series of broadly contemporary and comparable detached listed buildings which form a fine group. The houses serve as a key reminder of the City's wealth and prominence during the 18th century for gentry, philosophers and Clergy.
- 2.2 The list description :

SK1109NW BEACON STREET 1094-1/4/16 (West side) 05/02/52

Angel Croft Hotel and attached outbuilding, front railings and gates (Formerly Listed as: BEACON STREET Angel Croft Hotel) (Formerly Listed as: BEACON STREET Railings and gates of Angel Croft Hotel)

GV

II*

Hotel. c1750. Brick with ashlar dressings; hipped graduated slate roof with return lateral stacks. Double-depth plan. Georgian style. 3 storeys; symmetrical 5-window range. Plaster plinth; ground and 1st floor sill bands; top cornice and blocking course. Round-headed entrance has aedicule with Doric columns and Tuscan entablature with fluted frieze and pediment; fanlight with thick glazing bars over 6-fielded-panel door. Windows have sills, rubbed brick flat arches over 12-pane sashes to ground and 1st floors; windows with 6-pane sashes to 2nd floor. Rear has tall round-headed stair window with glazing bars and flanking full-height canted bays. Tall stair window to right return. Outbuilding to front right has ramped cornice and 2 windows with 9-pane horned sashes to left and connects with front stone-coped brick wall with railings with fleur-de-lys finials, enriched central paired gates with similar gate piers and overthrow with 2 lantern holders. Railings and gates of Angel Croft Hotel were listed on 6.3.70.

Listing NGR: SK1136509716

- 2.3 The application site includes the following core elements:

The house

- 2.4 This large house of 5 windows width is arranged with central doorway aligned with the gate in the railings. The plan form is asymmetrical but comprises a central hall with principal staircase linking ground to first at the rear. The frontage is flat and plain in traditional Georgian style while the rear elevation features a tall central window to the staircase and two outer projecting canted bays. The frontage is three storeys high and terminates with a stepped cornice to a parapet that masks the slate covered hipped roof. As ground levels fall to the rear the rear elevation reads as four storeys (taking in the lower ground floor) and terminates with eaves to the projecting roofs.
- 2.5 The floor plan has been altered with the insertion of partitions and creation of doorways within the large historic room. These alterations appear to be solely attributed to the insertion of en-suite bathrooms to the first and second floors. At ground floor there has been subdivision and rearrangement including the enclosing of the under-stair area and reworking of the former service rooms on the north side of the entrance hall, including the insertion of a reception hatch and the loss of wall in what is likely to have been the butlers room.
- 2.6 The lower ground floor has an impressive series of brick arched vaults to the front that have varyingly be sub-divided and refurbished. The rear vaults on the north side have been partitioned to provide toilets.
- 2.7 The rear range, which is internally linked via the hotels kitchen at ground floor and passage at lower ground floor, comprises a series of small rooms of simple service nature.

The Coach House

- 2.8 This is the 'outbuilding' described in the listing. It is attached to the house though much of its current footprint and fabric is the result of an extensive rebuild in the late 20th century. The building forms part of the gated entranceway. It sits forward of the house so that its return, with pair of sash windows, terminates the front garden to the house and the railings.

The Stable

- 2.9 A detached two storey range raised in red brick and finished with slate covered pitched roof. It fronts the rear range of the house and is accessed of the brick set laid alley. It had comprised a central tack room with two stables to each end of which only the western pair retain a stall screen. The first floor would have served as a hay loft and includes exposed timber rafters and largely open plan.

The Bothy

- 2.10 The rear garden is flanked by tall brick boundary walls with that on the north side having related to a former brewery. At its western end its steps back and a red brick Bothy is located. This building appears to have been a folly and is shown in cartographic evidence to have been linked with a since demolished 'Hot House' believed to have been a working green house. The Bothy is vacant and in a poor state of repair. It includes a vaulted basement that is separately used and accessed from within the former brewery site.

The Railings

- 2.11 These fine wrought iron railings are set upon a brick plinth. The central and main feature is a double gateway with elaborate overthrow comprising a pair of tall stemmed baskets and scrolled finials and central feature terminating is a floral finial. The frame of the gate consists of detailed ironwork panels that are of a pattern echoed in the leading panels of the gates.

Garden Structures

- 2.12 Dilapidated out buildings survive to the rear of the house. Immediately to the rear of the stables and house are former enclosed rooms now without a roof. Beyond this are the remains of a Victorian lean-to structure that appears to have comprised cast iron posts forming a simple arcade with glass roof canopy set against the boundary wall. On the southern side of the garden there is also a red brick boundary wall, fitted with a pedestrian gate.

3.0 HISTORIC BACKGROUND

Establishing the Building's Origin

- 3.1 The Angel Croft Hotel according to details in the Victoria County History (VCH) was built in c.1790 for George Addams. The VCH cites the note Shaw makes in his book *The History and Antiquities of Staffordshire* (1798-1801) 'near to this [the women's hospital] are two good new houses built by Mr Adams, an eminent wine merchant, one of which having most extensive and excellent vaults, is inhabited by himself and family; the other by the Rev. John Oldershaw'.¹
- 3.2 The VCH also references a deed dated 04/08/1790 for a lease of a house from the Subchamber and Vicars to George Addams.

'All that mansion house messuage or tenement with the appurtenances formerly called or known by the name and sign of the Talbot and thencefore by the sign of the Three Crowns situate and being within the county of the City of Lichfield in a certain street called Bacon Street between a certain place lately a lane called Guard Lane on part of which certain buildings lately belonging to the said Thomas Docksey and now to the said George Addams have lately been erected on the one side and a piece or parcel of ground whereupon a tenement called the Angel formerly stood...said mansion house messuage tenement and premises lately were in the tenure or occupation of Flottipare Nott (?) esquire afterwards of the said Thomas Docksey and now in the possession of George Addams'.²

- 3.3 A deed dated 1855 for the brewery to the north of the Angel Croft Hotel shows that Guard Lane ran directly to the north through the southern part of the brewery site (as does the 1805-06 map). The lease above states that the new premises built by George Addams are actually to the north of the site (built on Guard Lane) and not the Angel Croft Hotel. In addition to this a survey carried out in 1805-1806 shows the site to the north in detail. It differs from the detailed 1882 town plan and shows possibly two separate

¹ Shaw, *The History and Antiquities of Staffordshire* (London, 1798-1801. Reprint 1976) p. 347

² Lichfield Record Office (hereafter referred to as LRO) D15/10/2/27 Lease between the Subchamber of the Cathedral Church of Lichfield and George Addams of a house in Bacon Street 04/08/1790

buildings on the frontage with Beacon Street, with the brewery buildings to the rear. If these are two separate buildings then it would be these that Shaw in his book on the history of Staffordshire is likely referring to when he notes that Addams had built two new houses. This would make the Angel Croft Hotel earlier than 1790 which correlates with the 1781 plan of the City of Lichfield which shows a building with a very similar footprint on the site. The list description also notes that the building is of an earlier date than 1790, giving the date as c.1750.

- 3.4 Later deeds also give the same description as the 4th August 1790 deed for the location of the building and include a plan of the building showing the building that would later become the Angel Croft Hotel.

1790 - 1827

- 3.5 The premises was therefore bought by George Addams in 1790 from Thomas Docksey. George Addams was a wine merchant whose business was taken over by George Dodson who by 1805-06 had taken over the site to the north of the Angel Croft Hotel (shown as the brewery on OS maps). The map produced in 1805-06 is the first detailed map to show the Angel Croft Hotel. This map and the accompanying survey shows that the house is still occupied on a long lease by George Addams from the Subchamber of the Cathedral Church of Lichfield. There are two out buildings on the site, one of which can be identified by plans in later leases as a hot house.
- 3.6 The earliest plan evidence is the General Survey of Lands in the Diocese of Lichfield and Coventry belonging to the Subchamber and Vicars Choral, dated 1804-06. The plan shows The house with coach house to its side and service range to its rear. Detached from this, and set against a long boundary wall with the adjacent brewery is a large rectangular structure. To it's side is a smaller structure that links it to the square building on the corner of the adjacent plot but clear belonging to the Angel Croft site, now referred to as The Bothy.
- 3.7 Lease plans exist for the site in leases dated 1812, 1813, and 1827. There are also a number of other deeds which show who was occupying the property. In all of these deeds the description of the property is simply mansion house, messuage or tenement. The lease plans show a block plan of

the site. Next to the house at the front is a coach house, and in the grounds of the house at the rear are a hot house and a green house.

- 3.8 In 1827 the house was auctioned for sale at the Swan Hotel. A sale advertisement was produced and detailed description of the building was given. The accompanying plan again identifies the 'Hot House; and 'Green House', the latter relating to a separately defined garden. The description states:

'All that capital and modern built mansion house, in good repair, in Beacon Street, with coach-house, two stables, and a variety of offices and other out-buildings: and an extensive and productive garden planted with choice trees, in full perfection, inclosed [sic] by an excellent fruit wall, a hot-house, green-house, and two pine pits.

The house on the basement story – consists of laundry, large brewhouse, larder, and an extensive range of cellaring.

Ground floor – lofty dining room, 23 ft. by 6 in., by 17ft 8 in; drawing room, 24ft. by 18ft; entrance hall, and handsome stone staircase, water closet, housekeeper's room, butler's pantry, and spacious kitchen.

Chamber story – morning room, three handsome bedrooms, and dressing room to one of them; and six commodious bedrooms on the second chamber story.³

Post 1827 to c.1930

- 3.9 The 1850 tithe map and accompanying apportionment show that the premises was now occupied by William Parker.
- 3.10 The 1882 OS town plan, and the OS map show the building with a number of outbuildings and a large garden to the rear. It shows the rectangular structure aligned against the wall to have a glass roof and the corner building (the Bothy) to be of solid construction. The two buildings are linked by a small structure or platform with steps. This arrangement is shown again on

³ LRO D15/10/2/27 Sale advertisement of Mansion House in Beacon Street 1827

the Ordnance Survey maps of 1900 and 1923 (more recent maps not viewed).

- 3.11 According to street directories the building was occupied by Henry Smith, and it is now known as Beacon House.⁴ Henry Smith occupies the house up to the 1900 when it is taken over by Lt. Col. John Gilbert. After that the house is occupied by Herbert Russell who begins a lengthy occupation till at least 1921. Herbert Russell was a local solicitor.
- 3.12 In 1908 a valuation of the property took place, and details of the house were taken down. It was noted that the house was a *'nice house in good repair. Heated on ground and one bedroom on first floor by hot water pipes from boiler in basement'*.⁵ In addition to this the number and use of each room was given.

'Basement. Cellar, large and extensive. Game larder and boiler rooms

Ground Floor. Drawing room (bay). Dining room. [?] hall. Breakfast room. Two housemaids pantry. Kitchen. Cool[?]. Larder. Scullery.

First floor. Bedroom (bay). WC. Sitting room. Dressing room. Bedroom.

Bedroom (bay)

Second Floor. Bedroom. Storeroom. Bedroom. Bedroom (bay). WC. Bathroom. Bedroom (bay).

Brick built, slate.

Greenhouse. 9 in. brick foundations. 21g glass. Heated 1 floor.

Greenhouse

Toolhouse. 1 room over. 14 in. brick tiles

⁴ This should not be confused with the other Beacon House further to the north which by the 1880s was again being referred to as Beacon Place. Documents held at Lichfield Record Office called the Beacon House Estate refer to this house and its large amount of land and not Beacon House which was to become the Angel Croft Hotel.

⁵ LRO D33/145 Re-valuation for assessment of 3 Beacon Street. Book 2 1908

*2 stall stable. Harness room. Loose box. Loft over all. 14 in. brick tiles.*⁶

3.13 The measurements of each room is also given.

C.1930 Onwards

3.14 In the 1930s the building was converted into a hotel a became the Angel Croft Hotel.

3.15 In 1952 the 'Angle Croft Hotel' was added to the list of buildings of special architectural or historic interest. On 6 March 1970 the 'Railings and gates of Angel Croft Hotel' were separately listed. On 17 June 1994 the listings were combined as list entry number 1187354 'Angel Croft Hotel and Attached Outbuilding, Front Railings and Gates'.

3.16 A proposed plan of the Regency room for the hotel in 1961 shows the layout, and how it was to be furnished.

3.17 The hotel closed in around 2008 it has remained vacant since. Illegal intrusions⁷ have taken place and a fireplace has been stolen from the rear ground floor room on the South side. Vacancy and intrusion has lead to accelerated deterioration.

⁶ LRO D33/145 Re-valuation for assessment of 3 Beacon Street. Book 2 1908

⁷ <http://www.28dayslater.co.uk/forums/leisure-sites/42816-angel-croft-hotel-lichfield.html>;
<http://ukurbex.tumblr.com/post/2143118490>; <http://www.ukurbex.co.uk/angle-croft-hotel-lichfield/>

4.0 PLANNING POLICY

Legislation

- 4.1 The legislation relating to the historic environment is contained in the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 and 66 of the Act are of particular relevance to this case, because they place a duty on the decision maker to have special regard to the desirability of preserving the special interest and setting of a listed building. Section 72 imposes a similar duty in respect of preserving or enhancing the character or appearance of a conservation area.

National Framework

National Planning Policy Framework

- 4.2 The government's objectives for the historic built environment are set out in chapter 12 of the National Planning Policy Framework (March 2012). That document places emphasis for decisions relating to listed building consent and planning permission to be determined by the local authority against their specific policy and guidance. The NPPF is a material consideration in the decision-making process.
- 4.3 A core planning principle of the NPPF, as set at paragraph 17 is:

Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

- 4.4 Paragraph 129 requires local planning authorities to identify and assess the "particular" significance of any heritage asset that may be affected by a proposal. Particular significance should be taken into account so as to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal⁸. The NPPF defines significance as:

"The value of heritage assets to this and future generations because of its heritage interest. That interest maybe archaeological, architectural,

⁸ Executed works in this case.

artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

4.5 Paragraph 132 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation).

4.6 Conservation (for heritage policy) is defined in Annex 2 of the Framework:

The process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate, enhances its significance.'

4.7 The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.

4.8 Paragraphs 133 and 134 of the Framework deal with levels of harm to a designated heritage asset, the essential points being as follows:

- i. Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- ii. Where a proposal will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
 - The nature of the heritage asset prevents all reasonable uses of the site; and

- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and conservation by grant-funding or some other charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

4.9 Paragraph 134, which states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.' Heritage protection and the conservation of heritage assets are recognised as of benefit to the public.

4.10 Paragraph 187 states that local planning authorities should look for solutions rather than problems, and decision takers at every level should seek to approve applications for sustainable development where possible.

Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment

4.11 The English Heritage document Conservation Principles (2008) identified four key values⁹ ascribed to heritage assets and emphasised the importance of understanding these values to define the significance of a place:

- **Evidential value** – the potential of a place to yield evidence about past human activity.
- **Historical value** – ways in which past people, events and aspects of life can be connected through a place to the present.
- **Aesthetic value** – deriving from the way in which people draw sensory and intellectual stimulation from a place.

⁹ These values are similar to those referenced within NPPF definition of Significance; '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.'

- **Communal value** – deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Lichfield district development plan

4.12 The Lichfield district development plan is comprised of the NPPF (considered above), the adopted Lichfield local plan (1998) and the emerging local plan. It also includes the Minerals and Waste Local Plans but these are not considered relevant to heritage matters.

Lichfield District Council Local Plan

4.13 The current Lichfield District Council Local Plan was adopted on 18th June 1998. The relevant saved policies (post September 2007) are:

4.14 Policy C1 Listed Buildings, Part 2 is of relevance. It states:

The District Council will give particular scrutiny to proposal which affect the structure or setting of Grade I and 2 listed building. In considering planning applications for such development the council will give considerable weight to the advice of statutory bodies having a responsibility for such buildings.*

4.15 Policy C1 Listed Buildings, Part 3 is also of relevance. It states:

Alternative uses for listed buildings which retain their structure and character will be supported. Planning permission will not be granted for changes of use of parts of listed buildings which do not provide for the long-term conservation of the structure and fabric of the building as a whole.

4.16 Policy C1 Listed Buildings, Part 4 is of relevance.

The council may in certain circumstances be prepared to relax building regulation controls in respect of work to listed buildings to enable their essential character to be retained, subject to the safety of the building, its occupants or the surrounding area not being impaired.

4.17 Policy C1 Listed Buildings, Part 5 states:

Adequate protection and support to listed buildings will be required during building or conservation work. Proposals for the repair, renovation or adaptation of listed buildings involving structural changes will be required to be accompanied by an adequate structural survey.

4.18 Policy C1 Listed Buildings, part six relates to setting of listed buildings:

Development which adversely affects the setting of listed buildings will not be permitted.

4.19 Section 7 of policy C1 relates to understanding a buildings archaeological and historic significance and effects of the proposals:

Prior to determining applications for listed building consent, the district Council will in appropriate cases, require a detailed evaluation of the buildings archaeological and historic significance, and the effects of the proposal on this, to be submitted in support of the application.

4.20 C2 Conservation Areas: Development Proposals. The policy requires that development would enhance or preserve the character of the conservation area. It goes on by setting out exceptions when development in conservation areas would not be permitted. Permission would not be granted if:

(a) development would prejudice the essential features of the conservation area, including historic plan form, relationship between buildings, the arrangement of open areas and their enclosure, grain, or significant natural or historic features.

(B) the detailed design of buildings, including height, density, mass, layout, proportions, or materials would not respect the character of the area.

(C) the development with prejudice the setting and surroundings of a conservation area or spoil the inward or outward views.

(D) where a proposed use of land with prejudice the appearance or ambience of the conservation area.

(E) in order to determine the effect of proposed building and engineering works and conservation areas the district Council will require the submission of detailed plans and will not grant outline planning permission.

- 4.21 Policy C3 Conservation Areas Demolition: this policy seeks to protect against the demolition of buildings of merit within the conservation area. In this case the listed building policies are considered to take precedence.
- 4.22 Policy C5, Protection of views, seeks to prevent development which would materially detract from important views to or from conservation areas from public places.

Emerging Lichfield District Local Plan: Strategy

- 4.23 A new Local Plan will in due course replace the existing local plan. The relevant part is 'Core Policy 14: Our Built and Historic Environment'. The policy states that the district Council will have special regard to the conservation and enhancement of the historic environment through positive action and partnership working. The significance of designated heritage assets will be conserved and enhanced and given the highest level of protection. It seeks to protect heritage assets and their settings from harmful change. A key part of the policy is the support for sustainable reuse, maintenance and repair of listed buildings, particularly those that have been identified as being at risk.

Supplementary Planning Documents

- 4.24 A 'Historic Environment' supplementary planning document (SPD) is due for publication in draft in November 2013. The content and relevance of this SPD is not yet known.
- 4.25 The Lichfield City Conservation Area Appraisal (LCCAA) was published in October 2008 and provides information on the area's evolution and

characteristics with sections on elements such as landmarks, materials, building types and boundary treatments.

- 4.26 The Angel Croft Hotel site is located within the Beacon Street (South) character area. The LCCAA states at 16.134:

"The principle character of the area is derived from the Georgian townhouses which line both sides of the road. The buildings generally become larger and more high status the closer they are to the city center."

- 4.27 Within the LCCAA the Angel Croft Hotel site is referred to by name in the context of identifying the importance of the railings as a boundary treatment.

- 4.28 Picture 16.43 within the LCCAA comprises a map of townscape qualities. Of note the brick boundary walls to the north side of the garden and the railings to Beacon Street are identified as 'characteristic boundaries' and the house, stables and bothy are identified as being listed. It is also of note that the car park to the south of the site is identified as a 'Potential area for improvement'. The boundary of this area abuts the wall of the listed hotel building.

5.0 ASSESSMENT OF SIGNIFICANCE

- 5.1 This assessment focuses on the four components of heritage significance, as defined in Annex 2 of the NPPF: archaeological, architectural, artistic and historic interest.
- 5.2 Not all parts of a heritage asset will necessarily be of equal significance. In some cases certain aspects or elements could accommodate substantial change without affecting the significance of the asset. This concept is reinforced by the government's objectives, which include "intelligently managed change" and which seek to ensure that decisions are based on the nature, extent and level of significance of heritage assets. Change is only considered to be harmful if it affects an asset's significance. Understanding significance is therefore fundamental to understanding the scope for and acceptability of change.
- 5.3 Significance at the Angel Croft Hotel derives from architectural and historic interests.

Historic Interest

- 5.4 The building group is of illustrative historic interest as an example of first rate private residences built in this part of the city during its prosperous growth in the 18th century. This interest is manifested in its architecture and setting.
- 5.5 The building has some associative interest with the former adjacent brewery. This interest is no longer physically evident and is therefore somewhat diminished. This associative interest principally derives from documentary and cartographic records.

Architectural Interest

Appearance and group value

- 5.6 A key part of the building's architectural interest derives from its external form, scale and appearance as part of a fine group of Georgian houses. Its origins as a private residential dwelling of generous proportions remains clearly legible. It is complimented in this regard by the assemblage and

position of service buildings within the site, including subservient former coach house (remains of), rear range and stable buildings.

- 5.7 The fine railings are of particular note. They are of a form and appearance that compliments the house and help to illustrate its status.
- 5.8 The buildings have a landmark qualities and presence in views along Beacon Street. This interest is safeguarded by listed building control and their inclusion within the conservation area.
- 5.9 The front elevation is critical to its significance and legibility as a Georgian town house. Likewise the exposed nature of the side returns, in particular the southern gable, are key to its architectural interest. The rear elevation is similarly of key interest, though less visible in public views, and its matching bays form a distinctive feature.
- 5.10 Detracting elements that do not contribute to the interest of the buildings include:
 - i Poor quality extension on the south side;
 - ii Inserted W.C. window on the rear elevation;
 - iii Later clutter of drainage to all elevations;
 - iv Modern walls (north and west) of the coach house.

Staircase and railings

- 5.11 A key surviving feature is the cantilevered stone staircase. The underside is inappropriately in-filled with panelling creating a private route from the hotel's office at ground floor to the lower ground floor stairs. It was originally intended to be open as the soffit of the cantilever stone stairs has an elegant carved profile that is now largely obscured. A photograph of the staircase in 1942 shows a panelled door within the infill where currently there is a modern glass door.
- 5.12 The hand rail and balusters are simple but elegant and complimentary to the fine and slender nature of the staircase.

- 5.13 A key change to the building was the insertion/replacement of a secondary staircase. The current staircase appears to be of early to mid 20th century style and may be attributed the conversion of the house to a hotel in the 1930s. The staircase lacks particular significance or interest stylistically but serves as an important element within the building. Its position is likely to have been where an earlier secondary staircase had been. It is conceivable that the railings and hand rail were replaced and the earlier flights survive.

Plan form

- 5.14 The plan form has been significantly altered through conversion to hotel use in the 1930s and then again during a mid to late 20th century refurbishment. The historic arrangement described in early particulars remains evident. The entrance hall and flanking rooms on the south side retain their historic arrangement whereas those on the North side of the entrance hall have been much altered. It is possible to determine the historic arrangement of a single large front and rear room at each end of the first floor and a further large room of the landing but here there has been considerable subdivision.
- 5.15 A key change associated with hotel adaptation of the house was the insertion of bathrooms within the formerly very generous front and back first floor bed rooms. This compromised the plan form and affected the survival of architectural details such as cornices and skirting boards which were not generally replicated. These changes have eroded the architectural interest and character of the first floor rooms. Further erosion took place in the late 20th century refurbishment (c.1970s) when rooms, en-suites and communal areas were decorated in the prevailing styles of the time.
- 5.16 In addition to extensive alteration to the former bedroom the first floor landing was affected in the 1930s conversion. Flanking either side of the first floor landing large arches were installed resulting in loss of 18th-century wall fabric and original door positions to each of the main bedrooms. Later works then resulted in the partial infilling of the southern arch with a toilet (positioned over the formerly open stairwell) and cupboard. Subsequent changes to the landing include the infilling of the arches on the north side with a glazed screen and the continuation of the glazed screen in front of the handrail and balustrading over the main stair.

- 5.17 It is possible that the original configuration of landing was smaller on account of a large open well to the staircase. The back wall of the central room off the landing is also not an original wall with its current angled alignment reflecting the need to meet the 1930s arch on the south side.
- 5.18 The lower ground floor vaults are impressive structurally and in character. As such they contribute to the significance and interest of the house but the later subdivision is to the detriment of that significance.
- 5.19 The second floor was also affected by the need to insert multiple bathrooms and bedrooms. The historic plan is less obvious at this level but it remains legible. Appropriately the plan at this level is cellular and remains accessible off the central corridor.

Fenestration

- 5.20 Windows on the front, rear and southern side return appear to be the original hornless sashes. If they are not original they are of a style and format appropriate to the house and reflect the examples used in the contemporary houses on Beacon Street.
- 5.21 The impressively tall window to the north return lights the secondary staircase and is not historic. It is possible that the opening is original but it could also be attributed to the substantial changes undertaken to the staircase in the 1930s.
- 5.22 Unsympathetic secondary glazing has been installed in some places. This glazing is not evident externally in such a way as to detract from the special interest of the building.
- 5.23 The service building have undergone greater change in terms of the closure (bricking up) of opening or the enlargement and replacement of windows. In this regard the fenestration of the west wall of the stables is unsightly with 20th century inserted windows and concrete lintels. Similarly the west gable of the service extension of the house has both blocked and inserted openings with little consideration to character and appearance.

Detailing

- 5.24 The subdivision and refurbishment resulted in most fireplaces being removed and the introduction of non-original doors and architraves. The interior decoration of the ground floor rooms is largely modern (1970s) and of little interest. Planted wall panels were added in the late 20th century and do not appear in an interior photograph of the hall and stairs dated 1942.
- 5.25 There is frequent use of architrave and mouldings associated with both the 1930s and mid to late 20th century refurbishments.
- 5.26 There is a lack of decorative cohesion and subsequent alterations and refurbishments have had little sympathy to the historic character.
- 5.27 The service parts of the building group retain a number of simple plank and rail doors replete with simple latches attributable to the 18th and 19th century. These contribute to the character of the outbuildings.

Bothy

- 5.28 The bothy is an unusual building that forms an integral part of the historic grouping at this site albeit possibly built later than the house.
- 5.29 It would appear that the building was both functional, forming part of a well stocked and equipped garden, and pleasurable, as a gazebo. The first floor offered views across the large garden and beyond to the brook and parkland. It is a significant structure though it is architecturally not well refined, adorned or finished with details of note. Its condition is very poor.
- 5.30 The external form and appearance of the building is simple and complimentary to the main house. Appreciation of the building is largely limited to private views within the garden. Improvement to the condition and immediate setting of this building could enhance its significance.

Stables

- 5.31 Based on cartographic and documentary evidence the stable building dates from between 1812 and 1827. It is not clear what stabling was provided prior to this. The building's architecture is functional and lacks detailing or features

of particular note. The windows, for example, do not have sills, only a mortar fillet. It has been altered internally and its internal and external condition is poor. The building is of moderate architectural interest.

- 5.32 Timber stall partitions survives in the western side of the building together with a manger and feed chute. These are typical of the period. The central stall partition has been historically altered to increase height. The interiors of the former stables have been domesticated with insertion a timber floor. The central tack room has the remains of small chimney stack but its fireplace has been removed.

Garden Structures

- 5.33 The remains of the Victorian lean-to is of architectural interest and contributes to the significance of the building group. Its cast iron posts are simple and elegant and serve as important evidence of the form of this collapsed structure.
- 5.34 The structural remains with red brick walls immediately to the west of the service range are of limited architectural interest. There have an evidential value and are suggestive of the extent of former service rooms of the house but their historic form and function is not legible.

Artistic interest

- 5.35 The significance of the listed building does not derive from its artistic interests. Any artistic interest relates to the craftsmanship evident in key surviving features such as the principle staircase and railings.

Archaeological interest

- 5.36 As with any property of age, this building has undergone phases of alteration and change that have affected the fabric and form of the building. These later changes to the building reflect a typical pattern of change and upgrading of the facilities in line with domestic and service developments. The key change is the adaptation of the plan form and circulation to convert the property to hotel use. These changes are not considered to be of an archaeological value that contribute to the building's significance.

6.0 IMPACT ASSESSMENT AND POLICY COMPLIANCE

- 6.1 This section assesses the impacts of the proposed development on the heritage significances identified within this report. It includes an appraisal of the compliance of the proposals with national and local planning policy in the context of the Planning (Listed Building and Conservation Areas) Act.

Proposed development

- 6.2 Residential conversion has been agreed in principle as an appropriate reuse for the building. Reinstating the original function of the property as a single family dwelling is not viable and the failure of the business operation of the building as a hotel further indicates viability of such uses.
- 6.3 Design iterations informed by an understanding of the building's heritage sensitivities have resulted in a proposal that is considered to offer the best conversion for residential purposes. 7 units within the main house is achieved by maintain the hall, staircase and landing as communal parts, thus enabling legibility of the plan form and the main architectural space. The private units are then configured in such a way to retain as much historic fabric and legibility fo the original plan form as possible. The need for adaptation of plan is accommodated within those areas previously altered and divided so as to avoid any further reduction of the large former rooms and impact on the little remaining architectural details.

Impact on House (Angel Croft Hotel)

- 6.4 Externally the house will remain largely unaffected. The frontage will be altered with the creation of discrete light wells to small windows that will introduce natural light to the lower ground floor vaults. These are designed to be of a traditional form and will have minimal visual or physical impact of this important elevation.
- 6.5 To the rear the main alterations are the blocking-up of the 1930s inserted toilet window to the first floor landing. This opening has been identified as an alteration that detracts from the architectural interests of the building and therefore the proposal is conserved appropriate and beneficial.

- 6.6 Loss of the side extension and external steps on the south elevation is considered beneficial. The existing arrangement is unsightly and out of keeping stylistically. The proposed replacement is designed to follow the style of the house and maintain subservience. Its detailing is considered appropriate. The associated creation of an opening in the external wall at ground floor will have an impact on the historic form and fabric of the building. This alteration is considered on balance to be acceptable and enables appropriate and sympathetic layouts of the apartments.
- 6.7 Prior consent allowed the insertion of a lift off the entrance hall. This proposal is maintained and further justification is considered necessary.
- 6.8 At ground floor the in-filled area under the fine cantilever staircase will be removed. This is positive restoration that will have the benefit of returning to a pre 1930s arrangement. It will expose the finely profiles cantilevered staircase and enable visual and functional linkage through to a restored door to the rear garden. From the hall access to the secondary staircase will be reinstated (staff area only during hotel use).
- 6.9 Apartment 1 will have negligible impact. At ground floor one of the two doors at the foot of the stairs will function whilst the other will be kept locked shut to maintain legibility of plan form. The two large rooms will remain open and undivided. At lower ground floor level there will be modest subdivision of the back room and reinstatement of the original volume of the two vaults.
- 6.10 Apartment 2 is arranged within the ground and lower ground part of the rear service range. It utilise an existing staircases but requires some demolition of historic internal walls. The fabric to be lost is historic but it lacks architectural treatment or detailing. The loss of fabric enables better use of this otherwise series of awkward service related stores. The wall being taken down within the vault that will form Bedroom 2 is not original. Loss of the inserted toilet partitions and the bettering of this space for habitable accommodation will preserve the special interests. Externally and from the retention of the staircase the subservient character of this part of the building will be maintained.
- 6.11 Apartment 3 is arranged over ground and lower ground floors in the northern part of the house and within the much altered coach house. Connectivity

between the floors is achieved by using the already sectioned off flight of the secondary staircase. The flight under the primary staircase will be maintained as a fire escape only. As with apartment 2 the bedrooms will be accommodated in the large vaults of the lower ground floor with only the loss of a non-original partition to the central rear vault necessary. This alteration therefore represents a return to a historic arrangement. The blocking off of the corridor beyond the fire escape is a necessary development to accommodate multiple occupancy but is not considered to harm the special interest of the building. The proposed kitchen, dining room and living room at ground floor will not affect the plan form.

- 6.12 Apartment 4 occupies the northern and central part of the first floor. Access will be via the communal hall, principal staircase and first floor landing. Its lobby will be formed by separating off the secondary staircase with a solid partition in place of the 1930s glass screen. The former proportions of the rear room will be reinstated by removing the later inserted en-suite bathroom. The front room at the northern end, which currently has subdivision, will be reconfigured to link through to the central frontage room and provide a bedroom and bathroom. The linking of the two front rooms will utilise an existing non-original door and resulting in the blocking of the non-original doorway of the central room from the landing. Overall the impacts generated by this apartment are considered relatively minor with those areas affected either modern or lacking any sensitivity.
- 6.13 Apartment 5 occupies the remainder of the first floor. This had originally comprised a large front room, now divided into 2 with a corridor, and a large rear room, now divided into a bedroom with two bathrooms, corridor and fitted cupboards. The non-original partitions within the historic rear room will be taken down and a smaller bathroom inserted with open kitchen to its side. The southernmost front room will be fitted with an en-suite shower room. Bedroom 2 will remain largely as it is but with the non-original door relocated. The current positions of the doors to the bathroom and rear room will be moved to enable what is considered to be an appropriate level of change to this part of the building. On balance the proposals here are not considered to harm the special interests of the building.
- 6.14 Apartment 6 occupies rooms at the rear of the second floor. It shares the secondary staircase with apartment 7 and will be separated from it by the

insertion of a partition in the wide central corridor. The large rooms with bay windows will be improved by removing the extensive sub-division and replacing with discrete en-suite shower rooms. The central two rooms will be reconfigured by taking down and replacing the corridor wall and dividing the smaller room to provide entrance lobby and bathroom. The doorway between the northern room and the corridor will be blocked and a new doorway inserted within the apartment, resulting in some loss of original wall fabric. Overall the proportions of the rooms will be maintained or improved. These rooms generally lack historic detailing or finish.

- 6.15 Apartment 7 is similar to Apartment 6 but occupies the front suite of rooms at second floor. Reconfiguration of the northern rooms is proposed and this will involve removal of 1930s or 70s works and the insertion of partitions to provide kitchen/diner and bathroom. A doorway between this and the central room will be inserted resulting in localised loss of fabric and a change to plan form/circulation. The large southern room will be divided to provide two bedrooms. This arrangement is similar to the 1930s arrangement at first floor.

Impact on the Former Stables

- 6.16 Unit 8 comprises the reuse and adaptation of the former stable building to provide a two bedroom dwelling. To maintain the plan form as far as possible the central tack room will house the bathroom and staircase and the western and eastern stables will remain well proportioned as bedrooms. The existing lobby area within the western room will be adapted as the entrance hall.
- 6.17 This building is later but nevertheless forms an integral element in the service group and understanding of the house's evolution and use. The proposals will not alter the external appearance of the building or affect the spatial relationship with the house. The loss of the stalls can be partly mitigated by a programme of building recording. On balance the proposals will have a moderate effect on the interiors and negligible impact on the exterior.

Impact on the Bothy

- 6.18 The Bothy will be restored, adapted and extended to provide a private dwelling. The plan form will remain largely unchanged with an open plan

ground floor room and minor division at first floor to accommodate a shower room to the bedroom. The staircase position and format remains unchanged. The southern side of the Bothy will be extended with a glazed link structure that will encapsulate but maintain legibility of the ground floor external wall. To its east a new extension will be built on the footprint of a former lean-to structure. This replacement building will be of brick construction with lean-to roof set against the existing high boundary wall. The extension will accommodate three rooms with a run of 5 sash windows referencing but subservient to the wider building group.

- 6.19 The proposals are appropriate given the they include for restoration of a curtilage building in very poor condition. The sensitivity of the building to change has been considered during the design process so that the proposal results in minimal affect on plan form or loss of fabric. The extension replicates the footprint and volume of a former building so that views from the house are not disrupted and the historic grouping of buildings is maintained. The architectural style for the new build is considered appropriate to the Bothy and house.

Effects on the Character and Appearance of the Conservation Area

- 6.20 The conservation area, including the Beacon Street (South) sub character area, is capable of sustaining moderate change without harming its significance.
- 6.21 As most of the proposed works affect the interior of the buildings, they will not bring about change to the character and appearance of the conservation area.
- 6.22 The addition of a new extension range to the Bothy will have minimal impact on the conservation area. This is justified as follows:
- i The proposed building follows the line of a previous structure on this site;
 - ii The proposed building will be subservient to the Bothy and house;
 - iii The form of the range is traditional and akin to service style buildings and in keeping with the house and its curtilage;

- iv Service buildings are typical in gardens of large detached houses are typical for the area;
- v It is to be executed in appropriate and traditional materials;
- vi The position and form of the building is such that any views of it will be limited to private views from within the plot. Glimpses of the traditional lean-to roof may be possible over the boundary wall in views from the car park and by virtue of its materials and form will not cause harm to the character and appearance of the conservation or the setting of the listed building.

Compliance with policy

- 6.23 In accordance with paragraph 128 of the NPPF this statement proportionately describes and defines the significance of the heritage assets affected. It goes on to appraise the effects of the proposed works against that significance to inform the decision maker.
- 6.24 Any harm imposed on the significance stems from the adaptation of plan form to accommodate the residential units. The degree of harm is considered to be less than substantial when considering the following factors:
- i The integrity of the plan form is largely maintained. Inserted doorways are kept to a; circulation is largely maintained with use of the entrance hall and principal staircase as communal areas to enable plan form and circulation to be read; areas of past subdivision will be reconfigured or reduced to better reveal the historic proportions of rooms; the configuration of apartments respects social and functional hierarchy and zoning of the building.
 - ii The elevations will undergo only minor alteration. The unsightly and unsympathetic side extension will be replaced with a small and better designed extension. The rear elevation will have its inserted window blocked and the rear garden staircase reinstated.
 - iii The roofscape and overall form of the building will be unaltered.
 - iv Surviving historic features are being retained. The scheme has been designed to cause minimum loss, disruption and concealment. Fine features such as the principal staircase will be enhanced by

removing the first floor partitions and exposing the profile and nature of the cantilevered steps.

- v Fenestration is being maintained.
- vi The proposals will not affect the way in which this building is read or contributes to the wider streetscape.

6.25 Paragraph 134 states that any harm that is less than substantial should be weighed against the public benefits of the proposal, including securing optimum viable use. The following elements are considered to offset the minimal harm imposed:

- i The proposed works and change of use to provide multiple residential units will secure optimum viable use.
- ii The works will bring about repair and maintenance of the buildings and railings will result in their removal from the Buildings at Risk Register.
- iii Active use will secure on-going care and maintenance of the building, its external areas and railings.
- iv Improved appearance through restoration of the railings and buildings will enhance this part of the conservation area and the setting of adjacent listed buildings.

6.26 The assessment of significance takes account of past impacts, the sensitivity of the buildings for change and the nature of the proposals. It is a material consideration that the vacancy and poor condition of the building/s provide impetus for change are relevant factors as a proposal could bring about benefits to the listed buildings, its setting, the setting of other listed buildings and to the character and appearance of the conservation area with sympathetic adaptation and renovation.

6.27 On balance the proposals are not considered to cause harm to the overall significance and interests of the buildings. To the contrary, any harm is localised or confined to an internal or minimally visible external element. Any perceived harm is considered justified and will maintain and better equip the building for an appropriate new use.

- 6.28 Great weight should be given by the local authority to the conservation of the heritage asset. In this case the changes undertaken to the heritage asset are at the very least considered to sustain the asset's significance, but in several instances they offer appropriate enhancement.
- 6.29 Policy C1 part 3 of the Local Plan supports alternative uses for listed buildings when their structure and character are retained. By providing multiple residential units the proposals will result in a return to an appropriate use. Structure and character are retained and improved upon. The 1970s works and character is not sympathetic to the special interests of the listed building and present opportunities for enhancement.
- 6.30 In accordance with Policy C1 part 6 the proposals will not adversely affect the setting of listed buildings.
- 6.31 In accordance with Policy C2 the conservation area will be preserved. The proposals go further and would bring about some enhancement. The following points are highlighted:
- i The arrangement and physical relationship between buildings and open spaces will be maintained.
 - ii Features of townscape interest, including the listed railings, will be repaired and conserved, bringing about enhancement.
 - iii All new elements will use appropriate materials and detailing.
 - iv The new build extension to the house and Bothy are of appropriate scale, height and proportion.
- 6.32 The design and form of the new build elements will not materially detract from important views within the conservation area as protected by Policy C5.
- 6.33 In accordance with emerging Core Policy 14 the listed buildings will be repaired and maintained as part of the proposals and thus enable the removal from the Buildings at Risk Register.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 Angel Croft Hotel is Grade II* listed and a prominent building within the Lichfield City Conservation Area. It was built in the mid 18th century as a large private residence. It was converted to a hotel in the 1930s and remained a hotel until its closure in 2007. The building has been vacant for several years and, together with the railings, is in a poor state of repair and on English Heritage's Buildings at Risk Register.
- 7.2 In accordance with Paragraph 129 of the National Planning Policy Framework this statement presents the City Council with a description of the significance of the heritage assets to inform determination of applications for alteration and extension.
- 7.3 The significance of the listed building is reflected in the Grade II* status afforded to it. That interest is architectural, historic and to a lesser degree archaeological. The townscape merit of the building group contributes positively to the character and appearance of the Beacon Street (South) sub character area and the conservation area as a whole.
- 7.4 It is proposed to undertake alteration, minor demolition and extension of the vacant buildings to provide 9 private residential apartments with communal garden and car parking. The alterations to the house are considered and sympathetic to its interests. Likewise the alterations to the stable and bothy are proposed in a way that brings about changes that help to secure the optimum viable use whilst minimising harm.
- 7.5 The effects of the proposals have been assessed here as including a degree of harm. Any harm imposed on the significance stems from the adaptation of plan form to accommodate the residential units. The degree of harm is considered to be less than substantial. Of note: the integrity of the plan form is largely maintained; the elevations will undergo only minor alteration; the roofscape and overall form of the building will be unaltered; surviving historic features are being retained; fenestration is being maintained and there will be no effect on the way the buildings are read or contribute to the wider streetscape.

- 7.6 The proposed residential conversions will bring the building back into active use and as such will assist in its immediate and on-going conservation of the asset. The use can be considered the optimum viable use given the level of harm is minimal and offset by the benefits set out within this statement. On balance the level of harm is minor and the positive benefits resulting from the change offset harm.
- 7.7 The proposals are not considered to cause particular harm to the overall significance and interests of the buildings. To the contrary, any harm is localised or confined to an internal or minimally visible external element. Any perceived harm is considered justified and will maintain and better equip the building for an appropriate new use.

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368/123	Lease between the Subchamber of the Cathedral Church of Lichfield and George Addams of a coachhouse in Bacon Street	07/11/1791
368/123	Lease for the brewery	1855
D15/10/2/27	Lease between the Subchamber of the Cathedral Church of Lichfield and Thomas Docksey of House in Bacon Street	06/08/1770
D15/10/2/27	Lease between Thomas Docksey and Mr Addams of messuage and buildings in	24/03/1789

HeritageCollective

	Bacon Street	
D15/10/2/27	Lease between Thomas Docksey and Mr Addams of a piece of land lying near Bacon Street	24/03/1789
D15/10/2/27	Conveyance between Thomas Docksey and Mr Addams of freehold land, messuage, and other tenements in Bacon Street	25/03/1789
D15/10/2/27	Lease between the Subchamber of the Cathedral Church of Lichfield and George Addams of a house in Bacon Street	04/08/1790
D15/10/2/27	Lease between the Subchamber and Vicars and George Addams of coachhouse and gardens in Bacon Street	07/11/1791
D15/10/2/27	Lease between George Addams and D Huxley of the mansion house, messuage, or tenement in Bacon Street	29/08/1800
D15/10/2/27	Lease between George Addams to T.W. Greene	13/06/1805
D15/10/2/27	Lease between George Addams to T.W. Greene of piece of land	14/06/1805
D15/10/2/27	Lease between Samuel Barker and William Leymour of the mansion house, messuage, or tenement in Bacon Street	20/03/1809
D15/10/2/27	Conveyance between Samuel Barker and George Williamson of a house and garden in Bacon Street	27/03/1812
D15/10/2/27	Lease between George Wilkinson and James Smith of a dwelling house on Bacon Street	16/07/1813
D15/10/2/27	Release between George Wilkinson and James Smith of a dwelling house on Bacon Street	17/07/1813
D15/10/2/27	Agreement of a sale of a house in Bacon Street of behalf of Mrs Madan. James Smith to William Nott	11/01/1814
D15/10/2/27	Lease between the Subchamber of the	27/02/1818

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D15/10/2/27	Condition of sale of house on Beacon Street	1827
D15/10/2/27	Lease between Colonel Vyse and George Dodson of dwelling house	26/03/1827
D15/10/2/27	Release and assignment between Colonel Vyse and George Dodson of messuage, buildings and garden in Bacon Street	27/03/1827
D15/10/2/27	Biddings at auction of Mr Addams House on Beacon Street	10/04/1827
D15/10/2/27	Sale advertisement of Mansion House in Beacon Street	10/04/1827
D15/10/2/27	Lease between the Subchamber of the Cathedral Church of Lichfield and the Dodson family of a mansion house in Bacon Street	05/11/1833
D15/10/2/27	Lease between Dodson and Griffith of mansion house of messuage on Bacon Street	09/09/1834
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D33/145	Re-valuation for assessment of 3 Beacon Street. Book 2	1908
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Photographs

English Heritage Archives

DP113710	Angel Croft Hotel. General view of the hotel from the south-west, with Lichfield Cathedral behind	03/06/2010
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DP113711	Angel Croft Hotel. General view of the hotel from the south-east	03/06/2010
DP113712	Angel Croft Hotel. General view showing a sculpted figure appearing to look through a window towards the east side of the hotel	03/06/2010
DP113713	Angel Croft Hotel. Detail view of the hotel's ornamented iron gate, looking east	03/06/2010
DP113714	Angel Croft Hotel. General view of the hotel from the south-east	03/06/2010
DP113715	Angel Croft Hotel. Exterior view of the hotel from the south-east	03/06/2010
DP113716	Angel Croft Hotel. Exterior view of the hotel from the north-east	03/06/2010
DP113717	Angel Croft Hotel. General view of the hotel from the north	03/06/2010
DP113718	Angel Croft Hotel. Detail view looking up at the top of the hotel's ornamented iron gate, with the hotel's east elevation behind	03/06/2010
DP113719	Angel Croft Hotel. General view of the hotel from the south-east	03/06/2010
DP113720	Angel Croft Hotel. General view looking north-west along Beacon Street towards the hotel	03/06/2010
DP113721	Angel Croft Hotel. Detail view of the hotel's pedimented doorway	03/06/2010

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These photographs have not been viewed.

C/P/65/3/1/21/4	Lichfield: Angel Croft Hotel, Beacon Street. Showing exterior from the west and an interior staircase	Note on back that these are copyright of the National Buildings Record. Sites and Monuments Record PR number 7372/7373	nd [?1940s-1950s]
C/P/65/3/1/21/5	Lichfield: Angel Croft Hotel, Beacon	Note on back that these are copyright of the National	1965

	Street. Showing exterior from the north east	Buildings Record. Sites and Monuments Record PR number 7372	
C/P/65/3/1/21/6	Lichfield: Angel Croft Hotel, Beacon Street. Showing exterior from the east	Note on back that these are copyright of the National Buildings Record. Sites and Monuments Record PR number 7372/7373	nd [?1940s-1950s]
C/P/65/3/1/21/7	Lichfield: Angel Croft Hotel, Beacon Street. Showing exterior of entrance doorway	Note on back that these are copyright of the National Buildings Record. Sites and Monuments Record PR number 7372/7373	nd [?1940s-1950s]

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Lichfield Record Office

APPENDIX 1: Site Location and Heritage Assets



- 1 - Angel Croft Hotel and Coach House
- 2 - Gate and railings
- 3 - Stables
- 4 - The Bothy

Key

Listed Buildings

Grade

1

2

2*

Conservation Areas

1.1: Site location and heritage assets

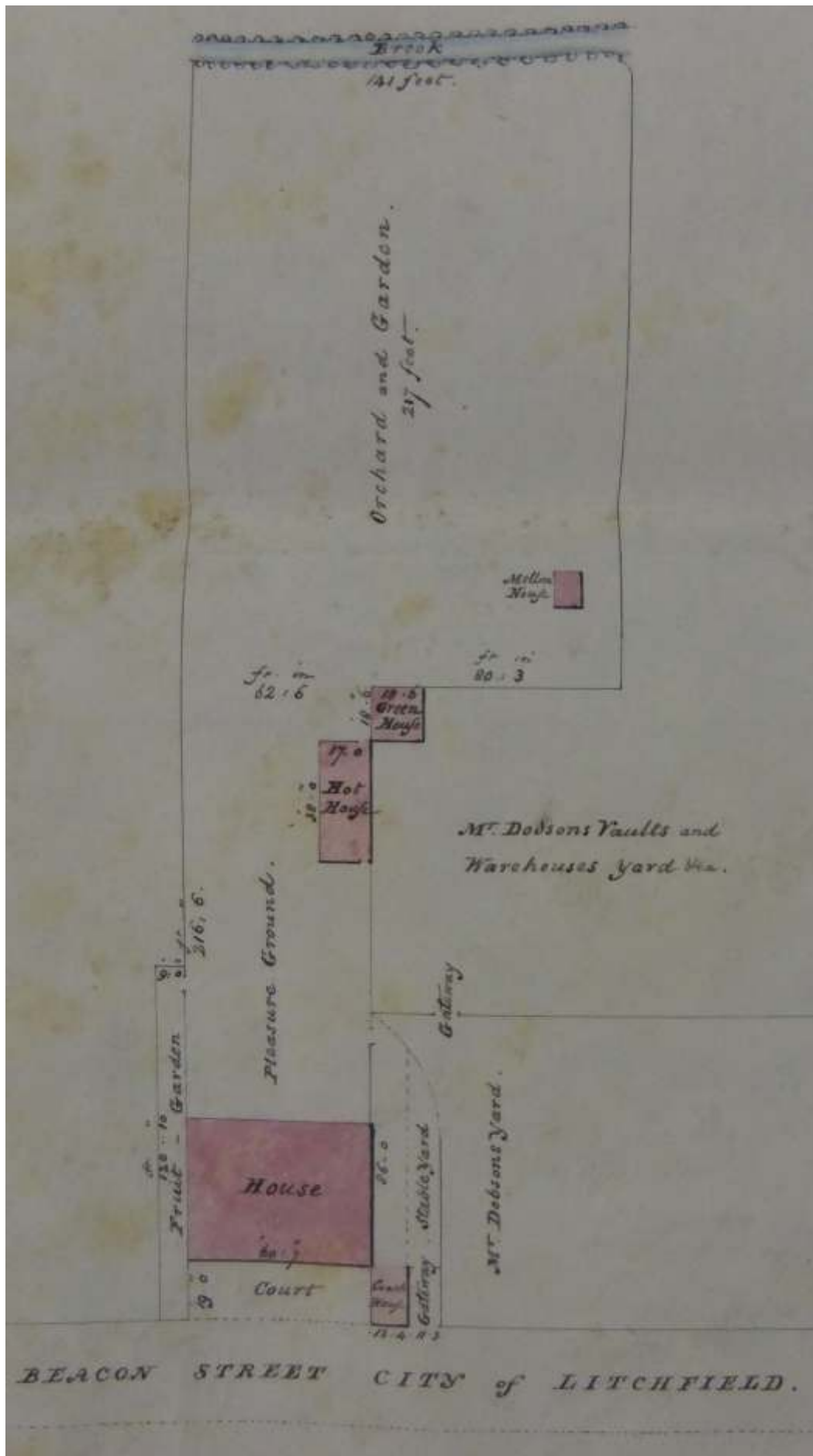
APPENDIX 2: Historic Maps



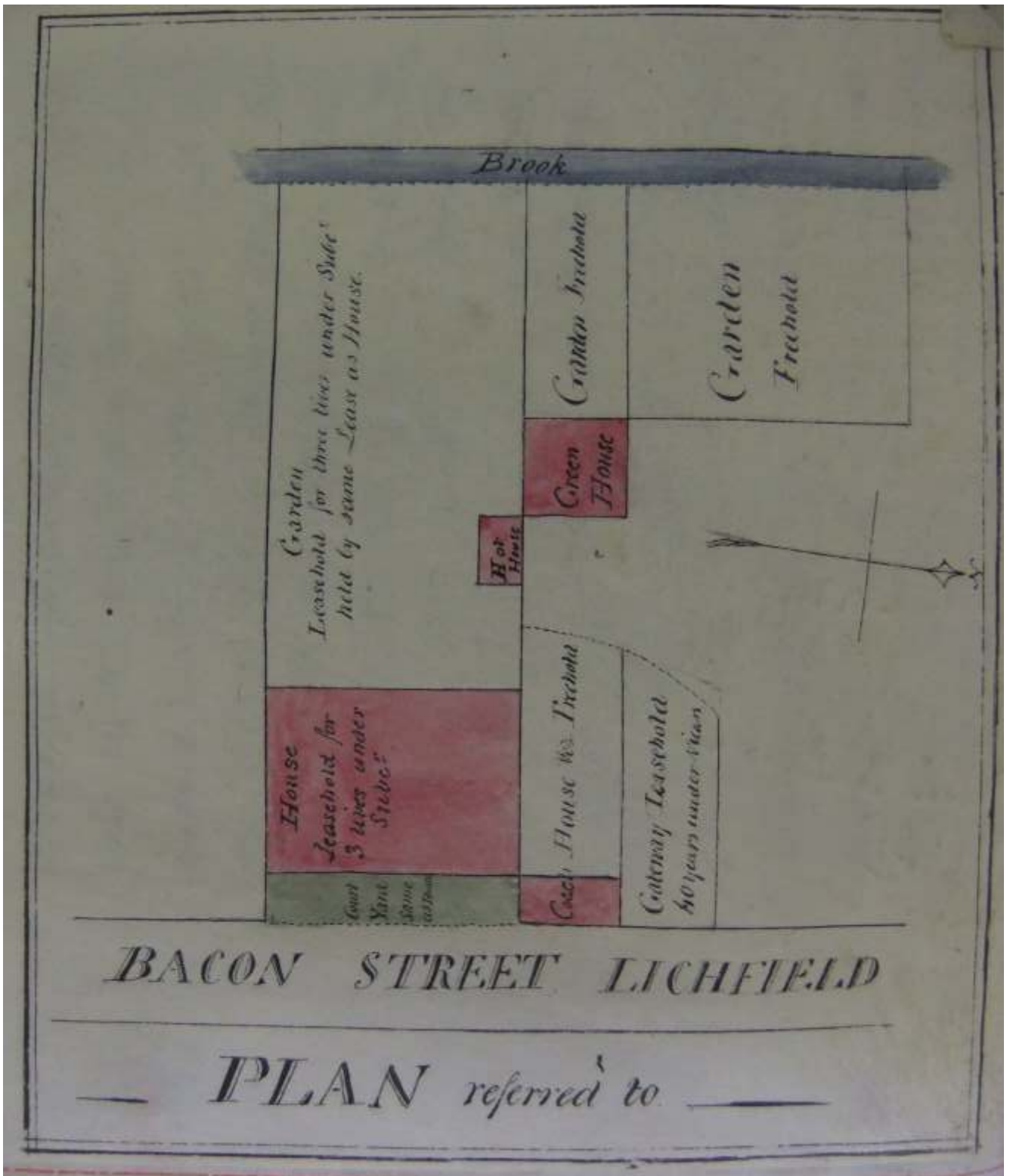
2.1: Snape Map of Lichfield, 1781



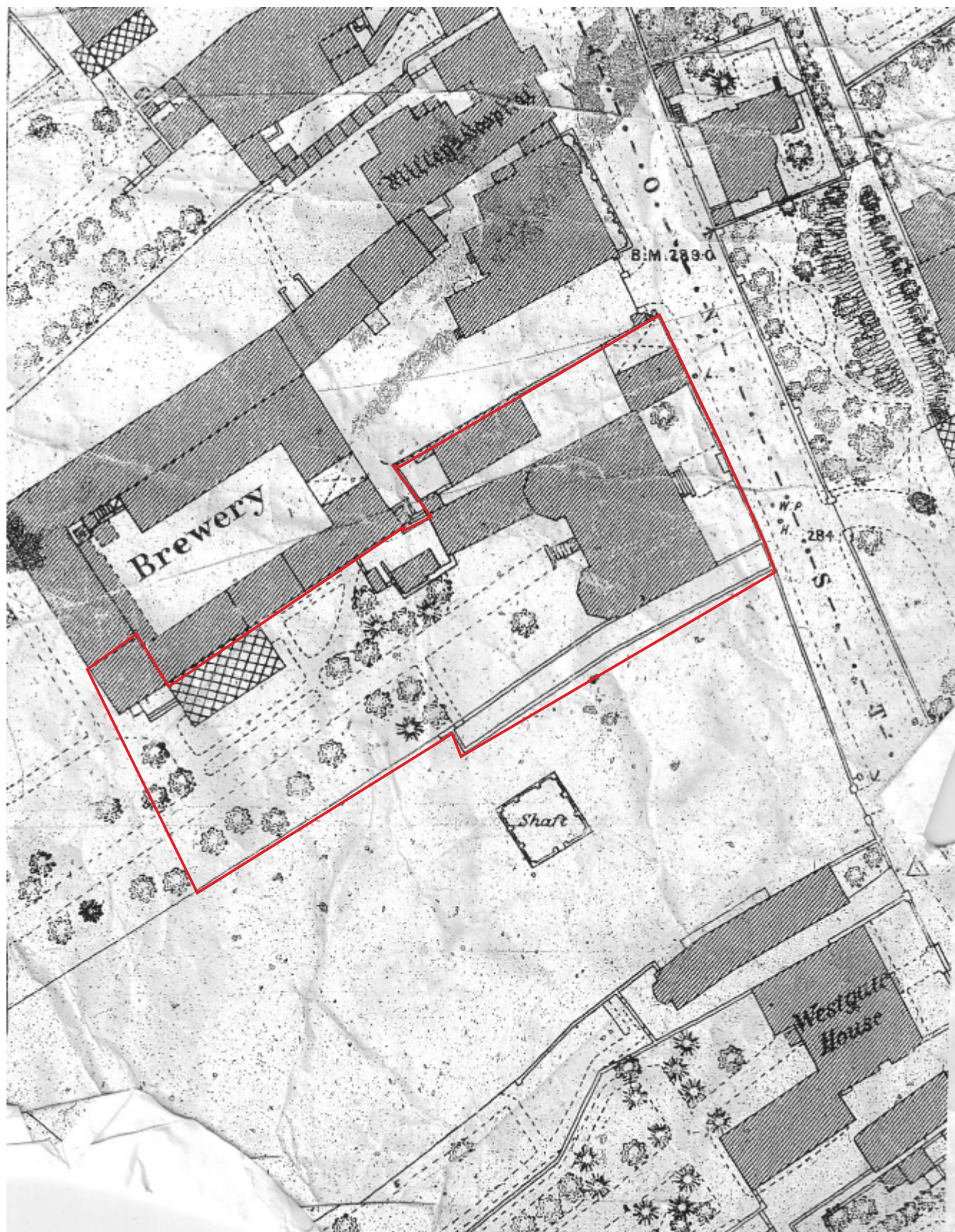
2.2: General survey of lands and tenements in the Diocese of Lichfield and Coventry belonging to the Subchamber and Vicars Choral. Plan 14. 1805-06



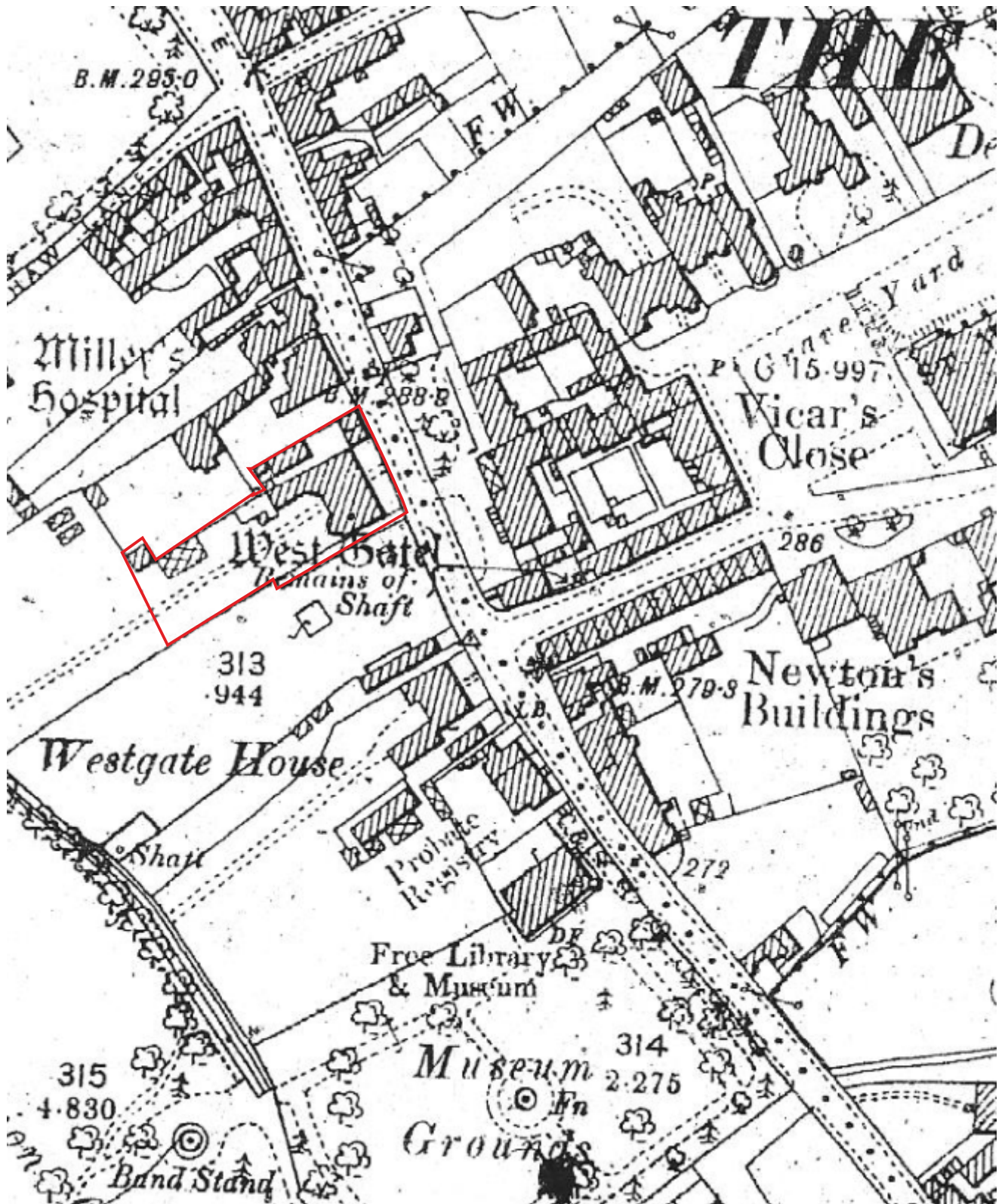
2.3: Conveyance between Samuel Barker and George Williamson of a house and garden in Bacon Street, 27/03/1812



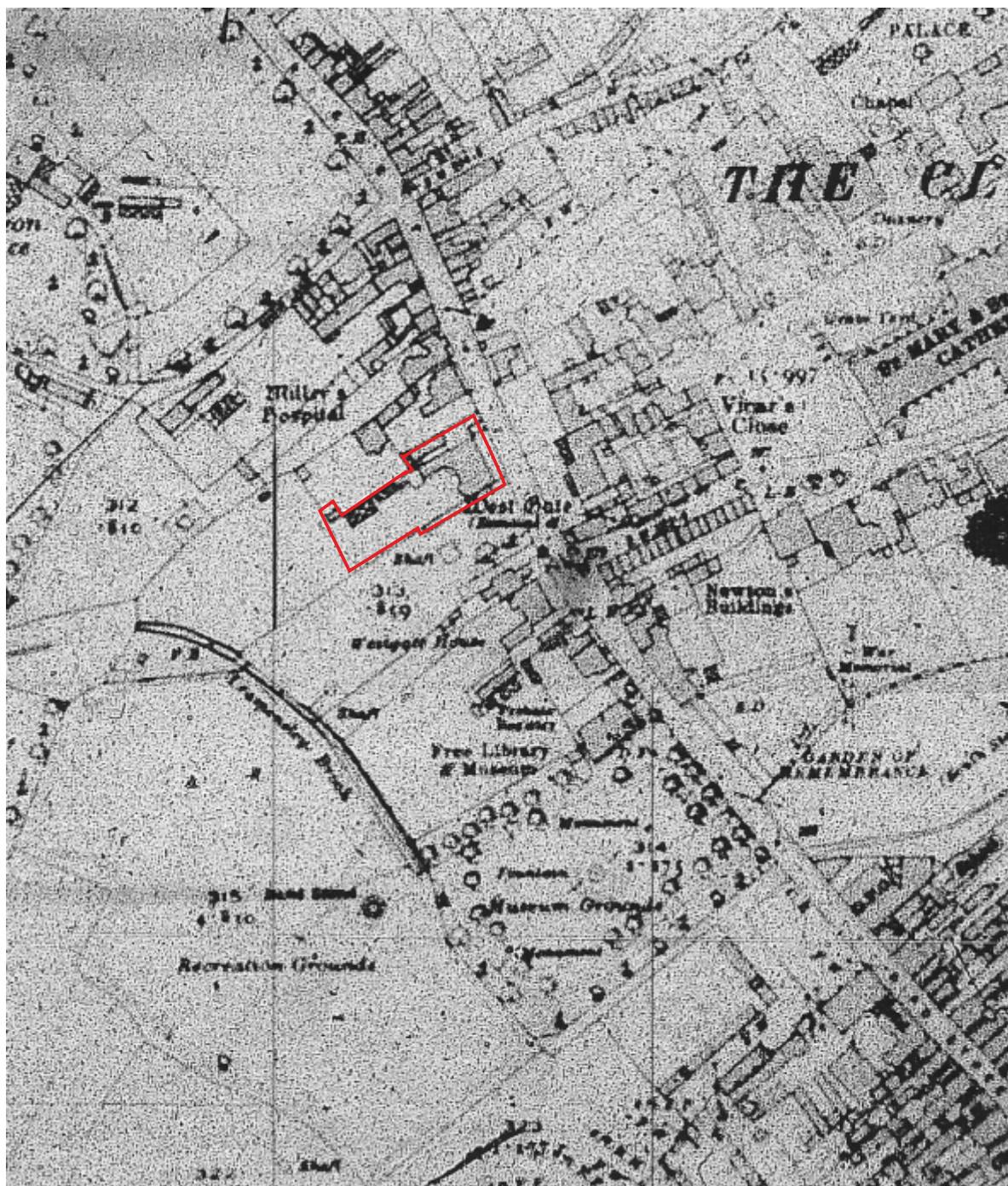
2.4: Release and assignment between Colonel Vyse and George Dodson of messuage, buildings and garden in Bacon Street, 27/03/1827



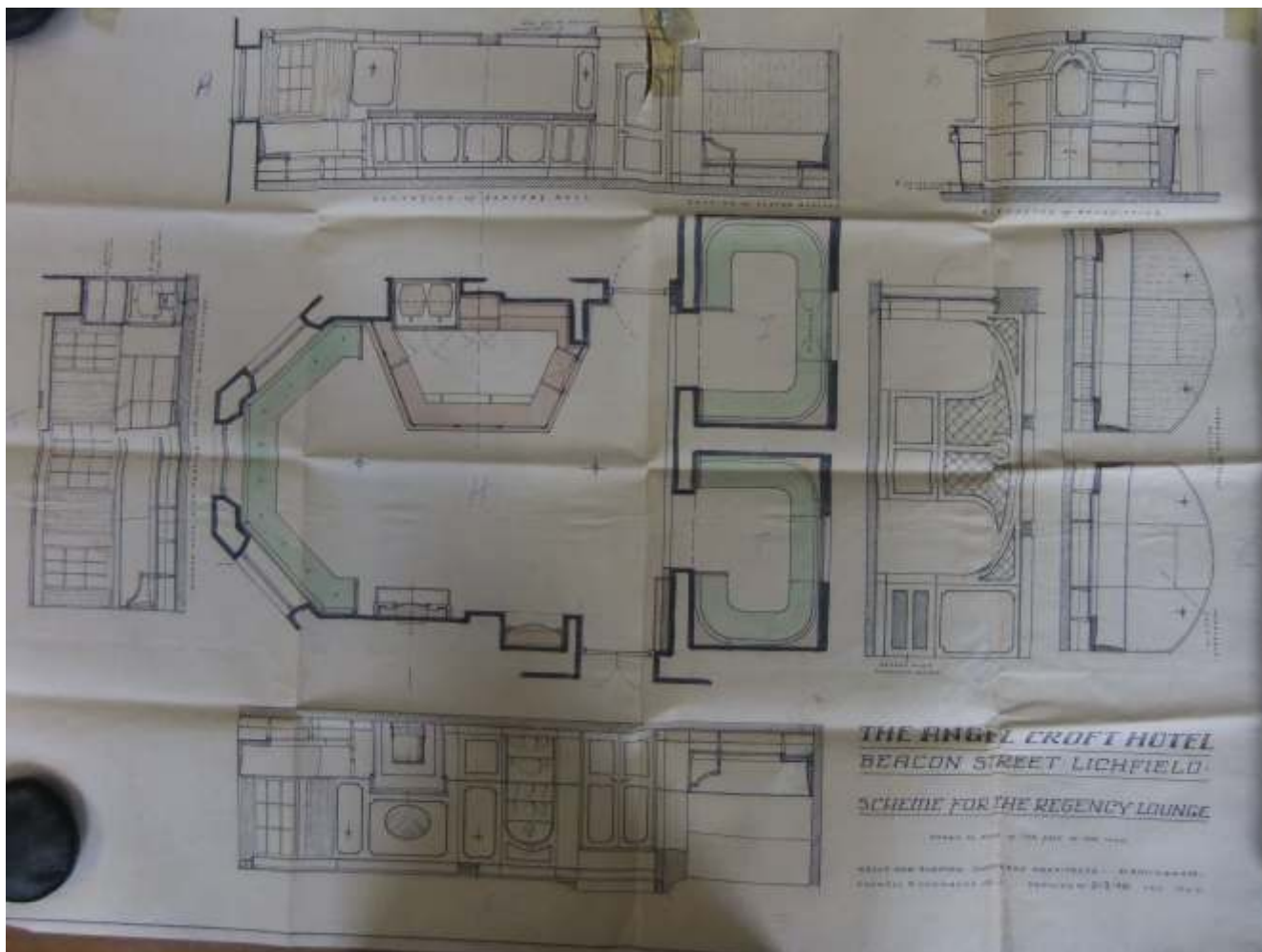
2.5: 1882 Ordnance Survey Town Plan



2.6: 1900 Ordnance Survey 1:2500



2.7: 1923 Ordnance Survey



2.8: 1961 Scheme for the Regency Lounge, Angel Croft Hotel

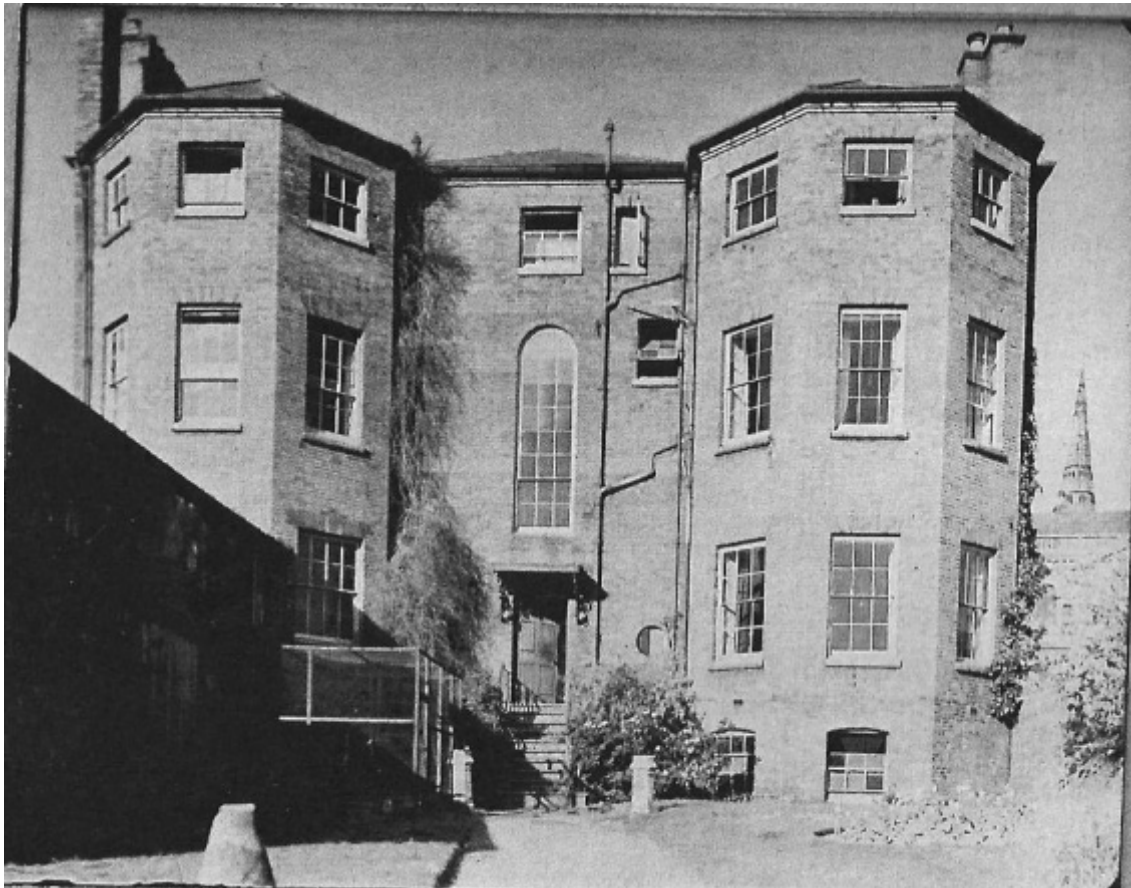
APPENDIX 3: Historic Images



3.1: Angel Croft Hotel, 1942, NBR A42/3968



3.2: Angel Croft Hotel, 1942, NBR A42/3970



3.3: Angel Croft Hotel, 1942, NBR A42/3971



3.4: Angel Croft Hotel, 1942, NBR A42/3972

APPENDIX 4: Photographs



4.1: Frontage to Beacon Street



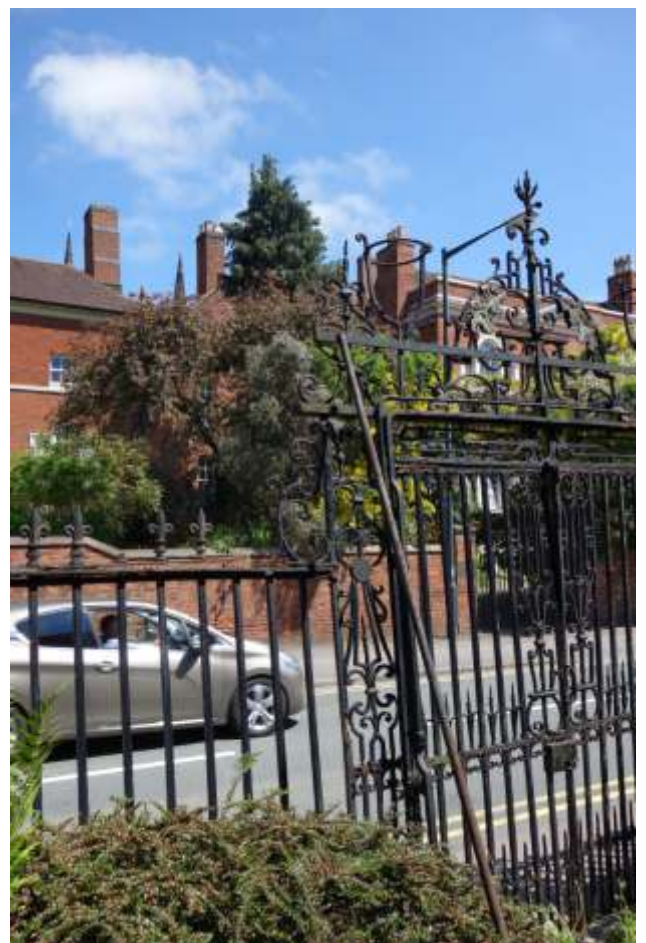
4.2: Coach house and gate



4.3: Rear elevation



4.4: Side extension



4.5: Railings



4.6: Bothy, garden and rear elevation



4.7: Rear elevation, car park and context



4.8: Front door



4.9: Front gate



4.10: Side wall of coach house looking towards stables



4.11: Rear wall of coach house



4.12: Rear wall of coach house and side wall of house



4.13: Front of stables



4.14: Rear wall of back range



4.15: Southern stable



4.16: Former tack room



4.17: First floor of stables



4.18: Passage and WC in rear range



4.19: Ruinous outbuilding



4.20: Ruinous lean-to arcade



4.21: Entrance Hall



4.22: Entrance Hall



4.23: Principle staircase



4.24: Principle staircase



4.25: Ground floor front room (southern side of hall)



4.26: Ground floor back room (southern side of hall)



4.27: Stairs to lower ground floor



4.28: Lower ground floor corridor



4.29: Lower ground floor back room



4.30: Lower ground floor typical vault to front



4.31: Lower ground floor side extension



4.32: Lower ground floor vault



4.33: Secondary stairs up from lower ground floor



4.34: Store beside secondary stairs up from lower ground floor



4.35: Partitioned vault at lower ground floor



4.36: Partitioned vault at lower ground floor converted to WC



4.37: Back ground floor room converted to kitchen



4.38: Back range store rooms



4.39: Back range stairs



4.40: Ground floor room to north of entrance hall



4.41: Door to north of ground floor entrance hall



4.42: Door to coach house



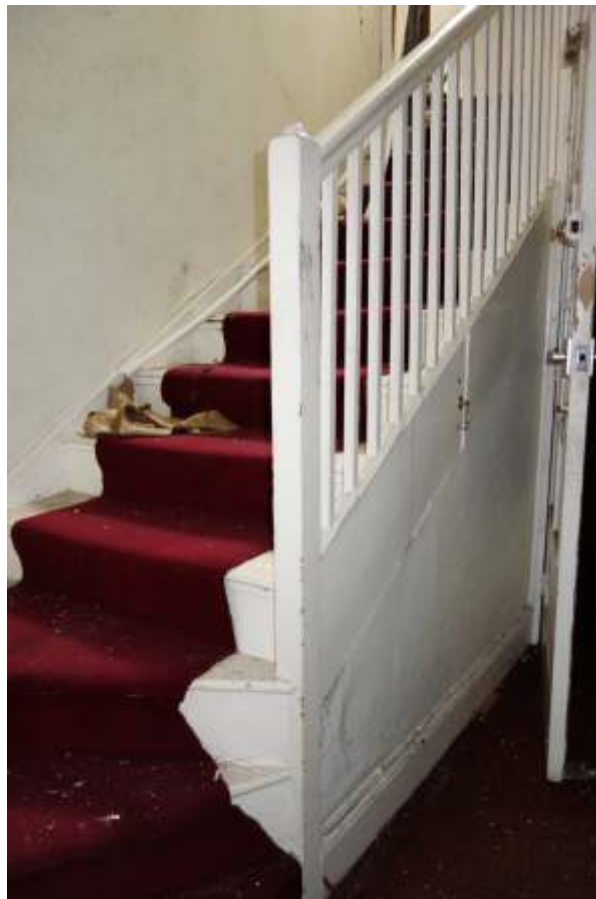
4.43: Former staff rooms to north of entrance hall, ground floor



4.44: Former coach house



4.45: Ground floor, secondary stairs to back lobby



4.46: Ground floor, secondary stairs



4.47: First floor landing to secondary stairs



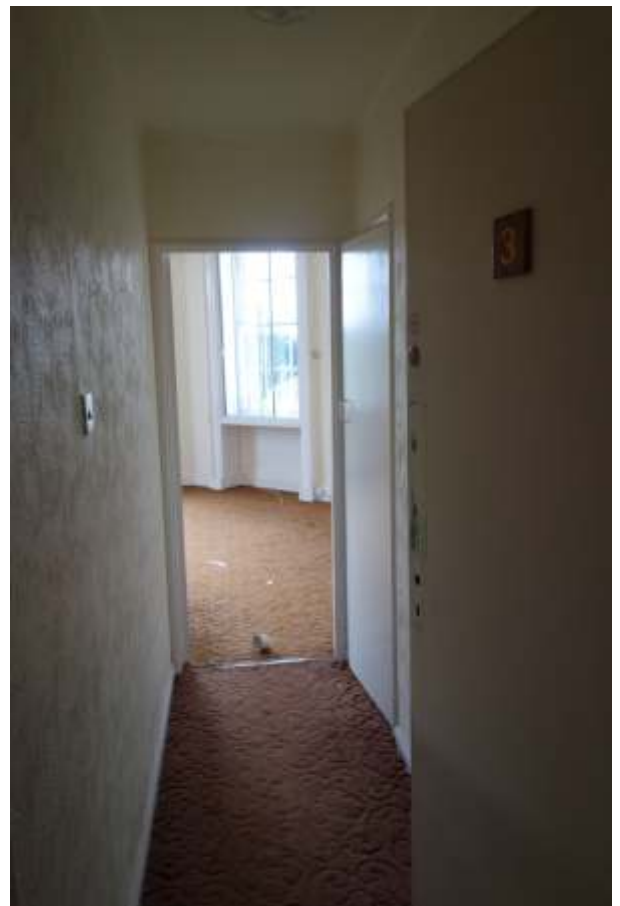
4.48: First floor landing to secondary stairs



4.49: First floor landing to principal stairs



4.50: First floor landing to principal stairs



4.51: Typical inserted partition to former bedroom, first floor



4.52: First floor bedroom: inserted partitions, corridor and en-suite within former bedroom



4.53: First floor bedroom



4.54: First floor bedroom, south east corner



4.55: Inserted lobby, first floor bedroom, north east room



4.56: First floor central bedroom



4.57: First floor lobby on secondary staircase



4.58: First floor secondary staircase detail



4.59: First floor bedroom to rear, north side



4.60: Second floor landing to secondary staircase



4.61: Second floor bedroom door



4.62: Second floor corridor