

Gatehouses & Time Office at the former Kynoch Factory Site Heritage Assessment

CWMH/10.4

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Fig. Central and Southern Gatehouse buildings in 2014



1.0 Introduction

1.1 Background to the Assessment

The historic assessment of the Gatehouse buildings at Wellhead Lane has been commissioned by DTZ as part of the pre-application planning work for the potential new free school EFA Tauheedal Education on the site.

The main purpose of the report is to establish the nature, extent and significance of the buildings and thereby the degree to which heritage should be a material consideration in the decision on future usage. The assessment will examine the significance of the buildings at local level and any limits on future use that may result from the existing designation as a Grade B locally listed heritage asset.

1.2 Scope and Limitations of the Assessment

This heritage assessment has been prepared for DTZ to provide a better understanding of the Gatehouse Buildings. As the Gatehouses were part of the Kynoch (later IMI) industrial site the wider history of the site will be considered. The history of the site prior to the occupation of the Kynoch Factory will only be briefly considered.

The oeuvre of the architectural practice Buckland and Haywood that designed the Gatehouses will be considered at high level only.

Due to the timescales in which the assessment has been prepared only secondary sources of information have been consulted and no primary sources such as the IMI archive.

1.3 Heritage Merit and Statutory Designations

1.3.1 Legislative Framework

The Gatehouse Buildings are not included on the statutory list and are not designated heritage assets. As locally listed buildings though they are considered to be (non-designated) heritage assets.

As non-designated heritage assets they are not protected by the primary legislation for listed buildings (Town and Country Planning Act 1990) but some measure of protection is afforded by the secondary guidance provided in National Planning Policy Framework (NPPF) issued in March 2012.

Tertiary guidance is given at local level in the form of the current Birmingham Unitary Development Plan which includes planning policy to protect locally listed buildings.

1.3.2 National Planning Policy Framework (NPPF)

The definition of a Heritage Asset as included in the NPPF is:

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

NPPF Policy 126 states that, 'Where a proposed development 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 form of 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.*

NPPF Policy 128 requires any planning application to: *'describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.*

Policy 141 states: *'Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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 the impact, and to make this evidence (any and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted''*

1.3.3 Locally Listed Buildings

Locally Listed Buildings in Birmingham are graded in one of three categories as below. The Gatehouses are Grade B:

Grade A *These are buildings which are of statutory list quality, although not currently nationally listed. We will seek national listing or serve a Building Preservation Notice if it is imminently threatened.*

Grade B *Grade B buildings, structures or features are important in the city wide architectural context or the local street scene, and warrant positive efforts to ensure their retention.*

Grade C *These are of significance in the local historical/vernacular context, including industrial archaeological features, and are therefore worthy of retention.*



1.3.4 Birmingham Unitary Development Plan (UDP)

The current Unitary Development Plan (revised in 2008) is still in place pending the adoption of the draft Birmingham Development Plan on which consultation has just been completed. The UDP policy for buildings locally listed is as follows:

3.26. The Local List includes buildings, structures or features of local architectural, archaeological or historic interest, which do not currently enjoy statutory protection, such as archaeological features or sites, historic parks, gardens and landscapes, and interiors. It is regularly reviewed and updated. The demolition of buildings or destruction of other structures or features on the 'Local List' will be resisted to the extent of the powers available and wherever possible and appropriate, the setting of such buildings will be preserved. Proposals for the demolition, alteration and/or extension of a building on the 'Local List' should ensure that the features of historic or architectural interest are preserved and that all new work and any new buildings are of at least equivalent quality to the original building and make a similar contribution to its setting.

1.3.5 Birmingham Draft Development Plan

Consultation on the plan ended on 3rd March 2014. The plan will be submitted to the Secretary of State, probably in the spring. An independent planning inspector will then be appointed to hold a public examination. This is likely to take place in the late summer / early autumn.

Policies in the draft plan that affect locally listed buildings are as follows:

Policy TP12 Historic Environment

The historic environment, consisting of archaeological remains, historic buildings, townscapes and landscapes, including locally significant assets and their settings in addition to designated and statutorily protected features, will be valued, protected, enhanced and managed for its contribution to character, local distinctiveness and sustainability.

- *Great weight will be given to the conservation of the City's heritage assets. New development affecting a designated or non-designated heritage asset or its setting, including alterations and additions, will be expected to make a positive contribution to its character, appearance and significance.*

Applications for development affecting the significance of a designated or non-designated heritage asset, including proposals for removal, alterations, extensions or change of use, or on sites that potentially include heritage assets of archaeological interest, will be required to provide sufficient information to demonstrate how the proposals would contribute to the asset's conservation whilst protecting or where appropriate enhancing its significance and setting. This information will include desk-based assessments, archaeological field evaluation and historic building recording as appropriate.

- *Where it grants consent for proposals involving the loss of all or part of the significance of a designated or non-designated heritage asset, the City Council will require archaeological excavation and/or historic building recording as appropriate, followed by analysis and publication of the results.*
- *Initiatives and opportunities to mitigate the effects of climate change by seeking the reuse of historic buildings, and where appropriate, their modification to reduce carbon emissions and secure sustainable development - without harming the significance of the heritage asset or its setting - will be supported.*
- *Opportunities for information gain through investigations as part of proposed development will be maximised and such information will be widely disseminated.*
- *Innovative design which retains the significance of the heritage asset(s) and integrates the historic environment into new development will be encouraged. Development proposals that raise awareness of the historic environment will be encouraged. Where a Conservation Area Character Appraisal or Management Plan has been prepared, it will be a material consideration in determining applications for development, and will be used to support and guide enhancement and due regard should be given*



to the policies it contains. The City Council will support development that conserves the significance of non-designated heritage assets including archaeological remains and locally listed buildings. The historic importance of canals is acknowledged, and important groups of canal buildings and features will be protected, where they are listed or in a Conservation Area. Where appropriate the enhancement of canals and their settings will be secured through development proposals.

1.4_Consultation

ADP consulted with the Conservation Officer Steven King at a meeting at the site on 13th February 2014.

Steven King asked that the analysis be expanded to include comparison with other gatehouses for industrial buildings and to the Gatehouse at the University of Birmingham.

This has now been included and is covered in section 3.4.

2.0 Understanding the Historic Asset

2.1 Location and Setting

The Gatehouses and Time Office of the former Kynoch/IMI factory at Wellhead Lane are located in Birmingham, postcode B42 2SY.

The Gatehouses sit immediately opposite the junction to Franchise Street which leads to the entrance to Birmingham City University. They are located at the only entrance to the site which sits behind them which is only part of the site occupied by the Kynoch and then IMI factory from the years 1862 – 1994 which extends from Wellhead Lane alongside the railway line to Witton.

2.2 Historic Maps

The maps that follow illustrate the site development with the Gatehouse buildings highlighted and boundary of site marked.

MAPS KEY

- Gatehouses
- Broomfield House
- Current Site Boundary
- Estimated Area of Kynoch Factory Site at time of map

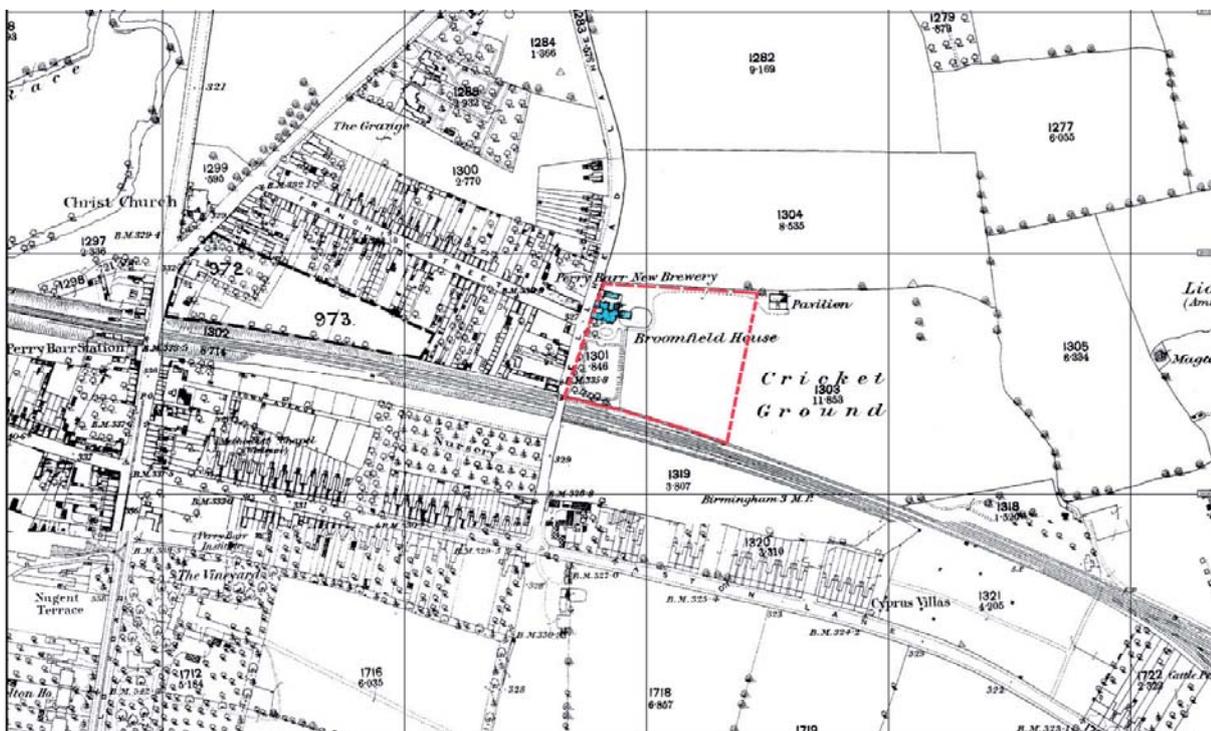


Fig. County Map 1884-1890. nts

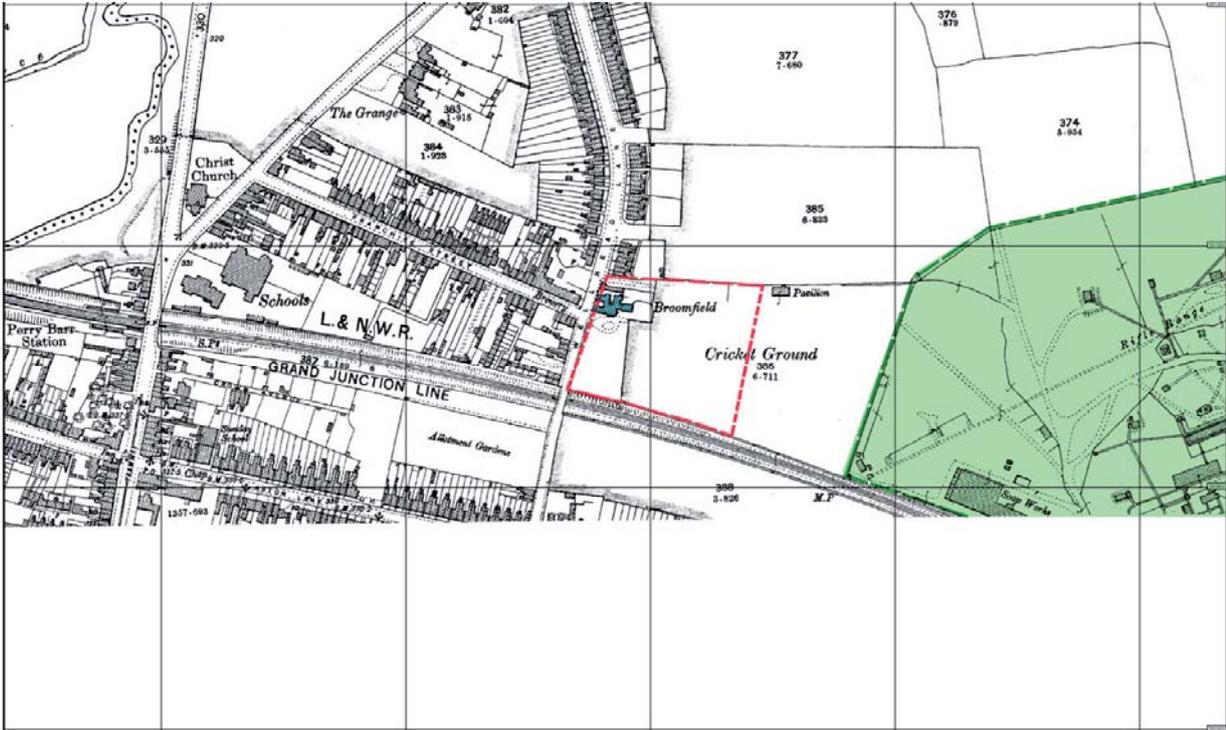


Fig. County Map 1904. nts

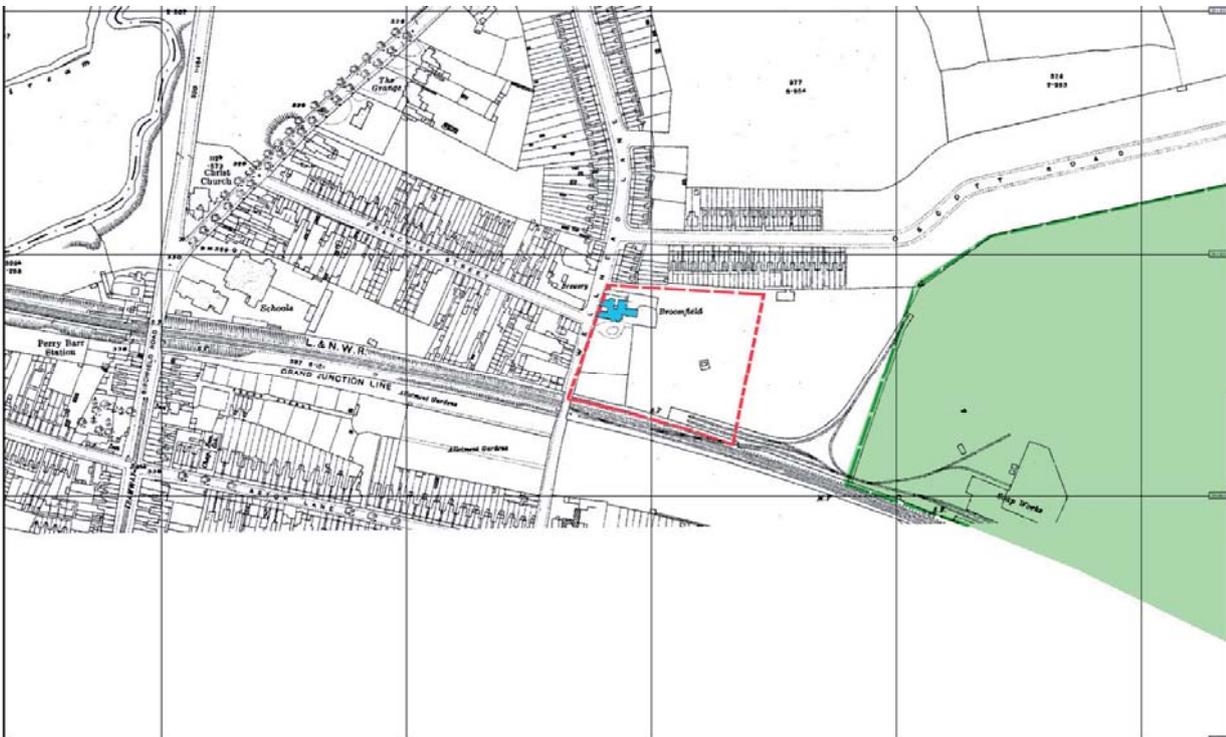


Fig. County Map 1916. nts

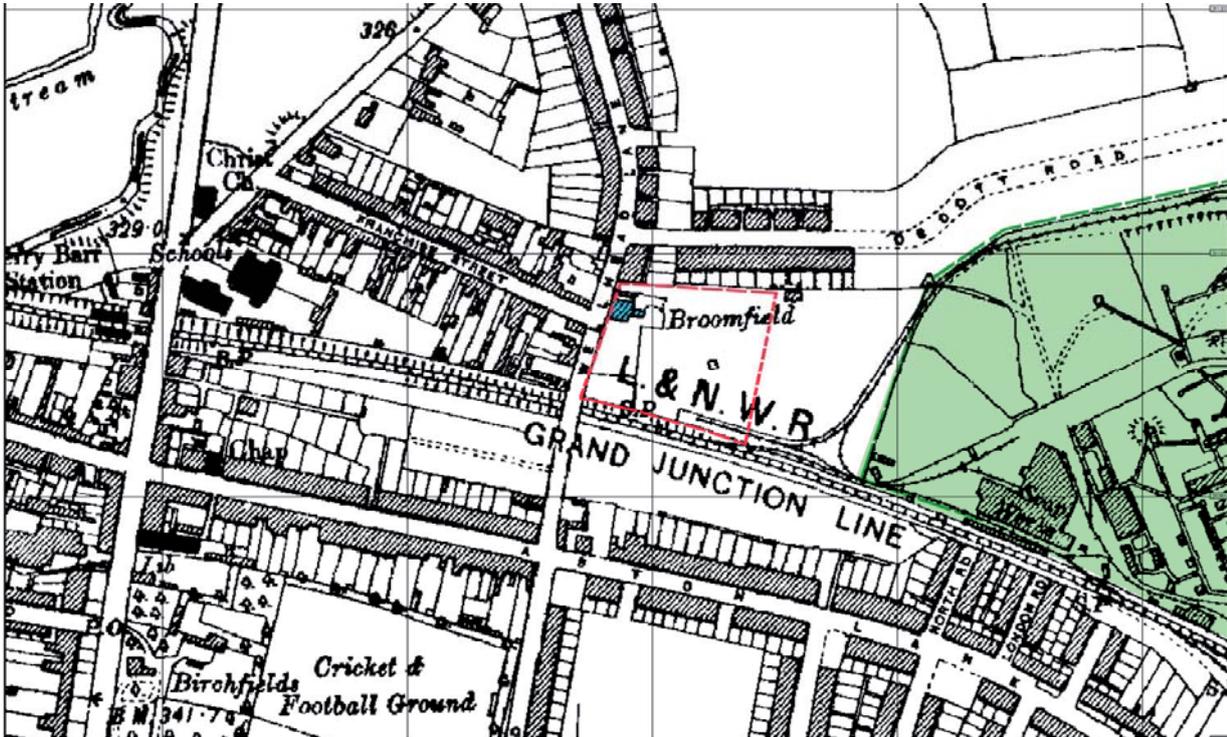


Fig. County Map 1921. nts



Fig. County Map 1938-1945. nts

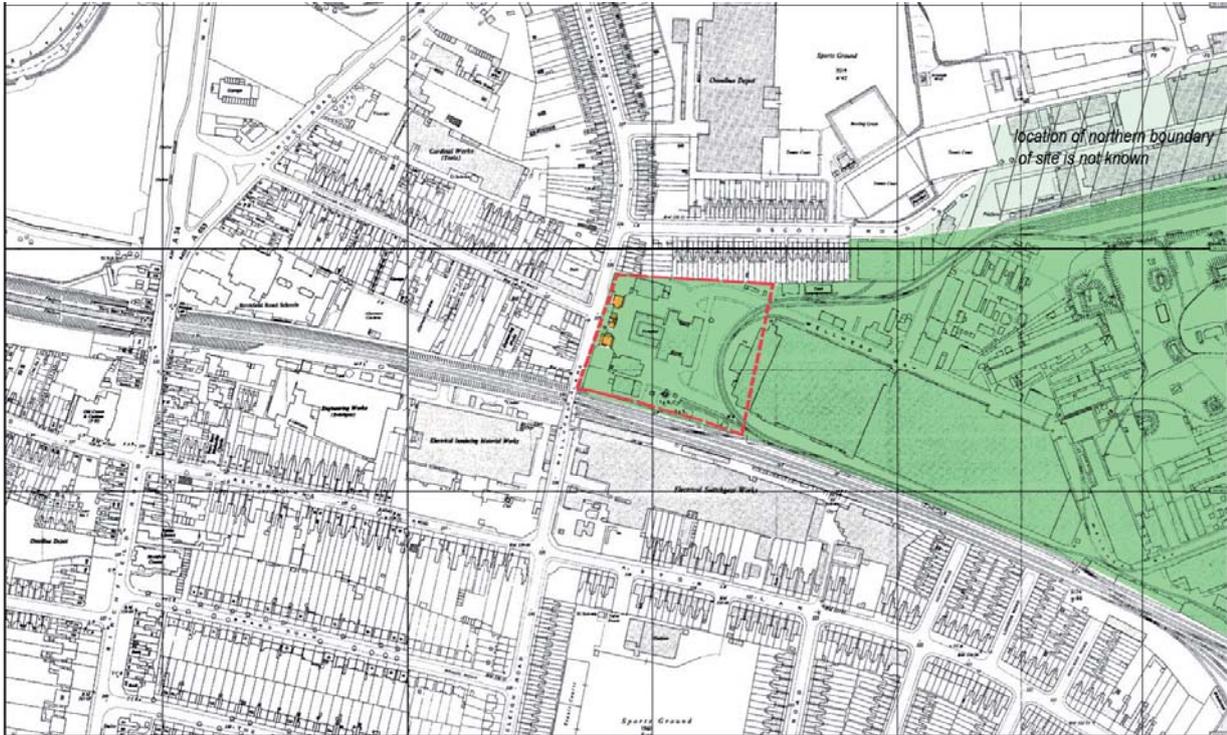


Fig. Epoch 5 Map 1953-1962. nts

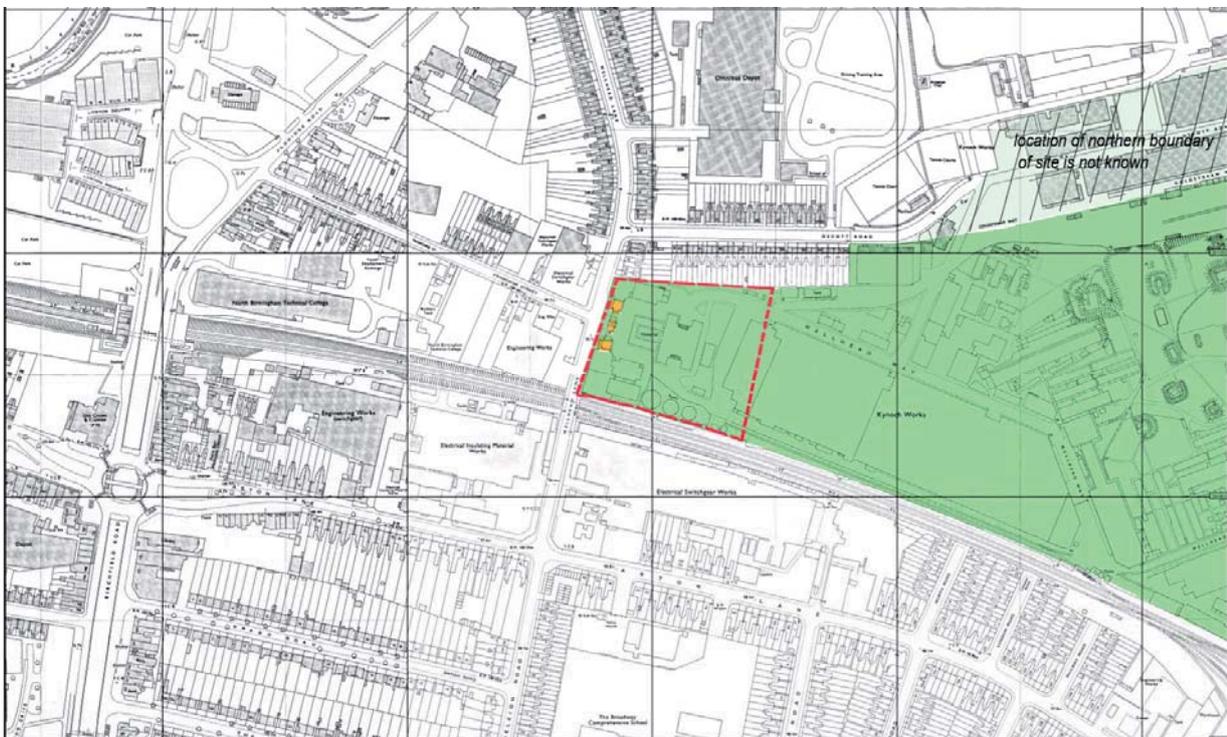


Fig. Epoch 5 Map 1966-1974. nts



2.3_History of the Site

2.3.1_Early History

The site is shown first occupied by a detached house called Broomfield House with outbuildings and driveway. This is shown on the County maps until 1921 although we know that Broomfield House must have been demolished prior to this given the construction date of the Gatehouses in 1915, as covered in section 2.3.3.

To the rear of the site was a cricket ground and pavilion. The site to the east of the Cricket Ground on the 1884-1890 map are fields with industrial used shown on the 1904 map, including a Soap works, other unmarked buildings and a rifle range.

2.3.2_The Establishment of the Kynoch Works

Kynoch moved their operations to Witton in 1861 following the destruction of their existing factory in an explosion that killed 19 employees. The new factory at Witton was on a 4 acre site and was considered to be much safer than the original city centre site. The proprietor in 1862 was George Kynoch who had been with the company since 1856 and had made a rapid rise to the top. The factory at the outset was comprised of two sheds, one new and one brought from the city factory. Operations started with a staff of one man and 12 girls although it seems given the size of the site, that significant expansion was anticipated from the outset. Just a couple of years later the company had undergone huge growth at its factory, then called the Lion Works. The site at Witton did not at that point include the land at Wellhead Lane.

Development and growth continued and in 1872 George Kynoch purchased a further 19 acres of land. Just 21 years after the move to Witton, Kynoch owned the second largest ammunition factory in Great Britain on a site of 24 acres, a brass rolling mill elsewhere in Birmingham, a patent lamp business, and a printing office. There were 800 employees.

A new company was established in 1884 and the new chair of the board of directors visited the factory and noted that the works were well laid out and in full swing; he admitted that the buildings had grown from small beginnings and had been added to somewhat irregularly, but although they were not up to the same level of excellence as the machinery they answered their purpose admirably *'in a rough way'*. (from *Under Five flags page 23*) George Kynoch had been hugely successful to that point but issues with a new board of directors and conflict with his new role as MP resulted in his forced resignation in 1891. The new regime which followed brought in increased quality and safety and was generally recognised as one, which paid well and treated its employees in an enlightened manner.

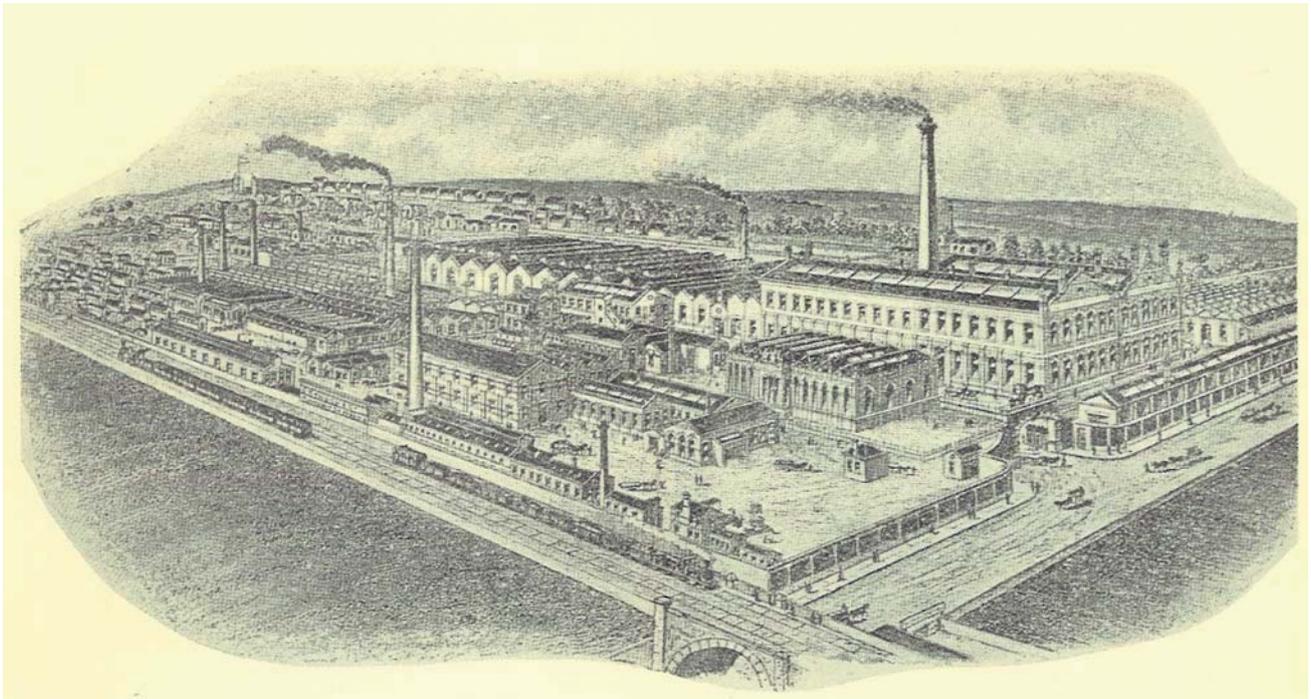


Fig. the Lion Works, Witton in 1900 demonstrating the extent of the operation at that time

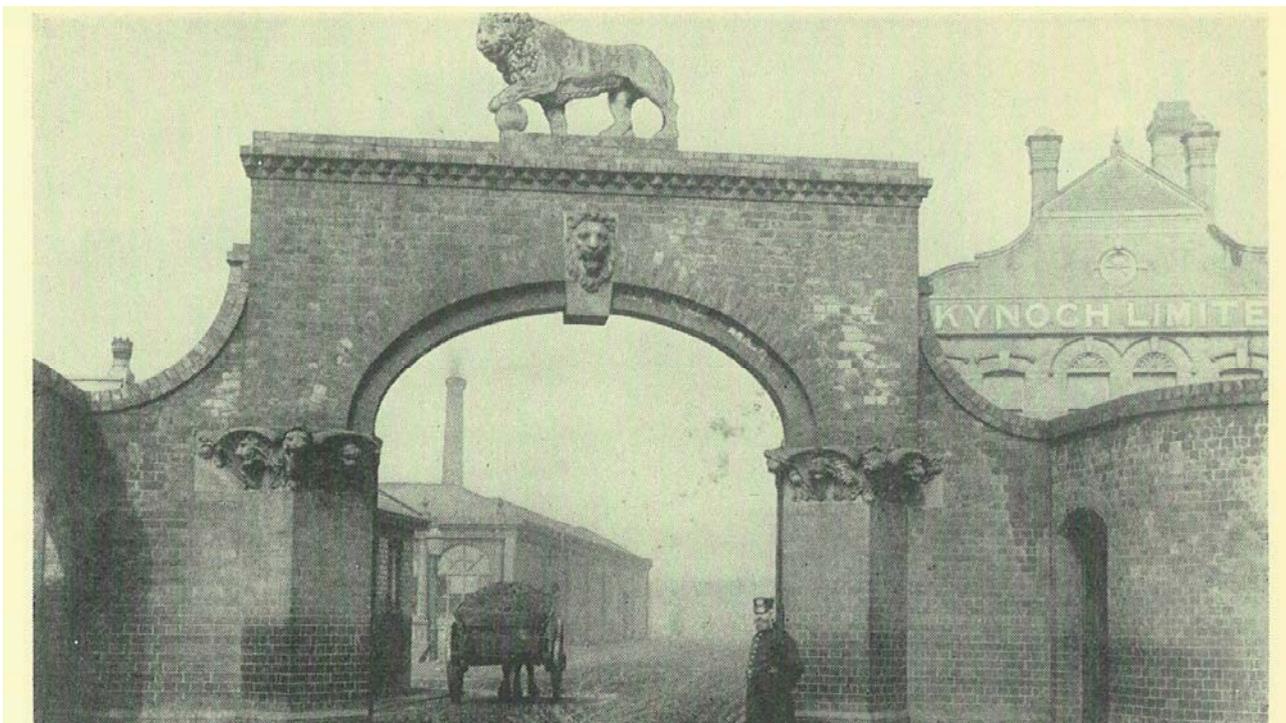


Fig. Photo of the Lion Gate entrance at the Witton end of the site from the book 'Under Five Flags'. This has long since been demolished but demonstrates the approach to the external presentation of the company to the public highway.

2.3.3_The Early Twentieth century

The next large impact on the business and the site was the outbreak of World War One. Within weeks of the outbreak of war the company contracted to make an additional 3 million cartridges a week and progressively increase the weekly output to 7.5 million. At the peak of the war effort 18,000 people were working at Witton. Many of these 18,000 are women, known locally as "Kynoch's Angels". Pay was good for all levels of staff, of all social situations.

The importance of Kynoch's contribution to the war effort was recognized by a visit by King George V on July 23rd 1915. Just preceding the King's visit the company submitted plans to the City Building Surveyor to build a new complex at the Wellhead Lane entrance comprising two new Lodges and a Time Office (referred to in this report and the listing collectively as the Gatehouses), stables, a motor shed and a large new Dining Hall. The Dining hall had separate dining rooms for men and for women with the women's the larger, reflecting the large numbers of female staff taken on during the war. The Gatehouses that were built are the subject of this assessment.



Fig. Photomontage of Gatehouse buildings taken in 2014

The history of the Witton works book, 'Under Five Flags', also records the Gatehouses at the main Witton entrance to the site believed to have been built around 1904. These were slightly grander than the Wellhead Lane buildings, no doubt as they signified the main entrance and the Wellhead Lane was a secondary entrance.

In the years preceding the Second World War conditions and rights of the workers were improved. Many other measures were taken through the Witton site to extend production and make it more efficient and effective. Production support facilities were substantially improved, with renovated offices, a modernisation of the Power House and the building of a two-story research block. Illustrations show a huge diversity of factory buildings and sheds most of a basic nature but some of brick with architectural input. Only a few buildings such as the two sets of gatehouses and some office buildings warranted any sort of architectural treatment.

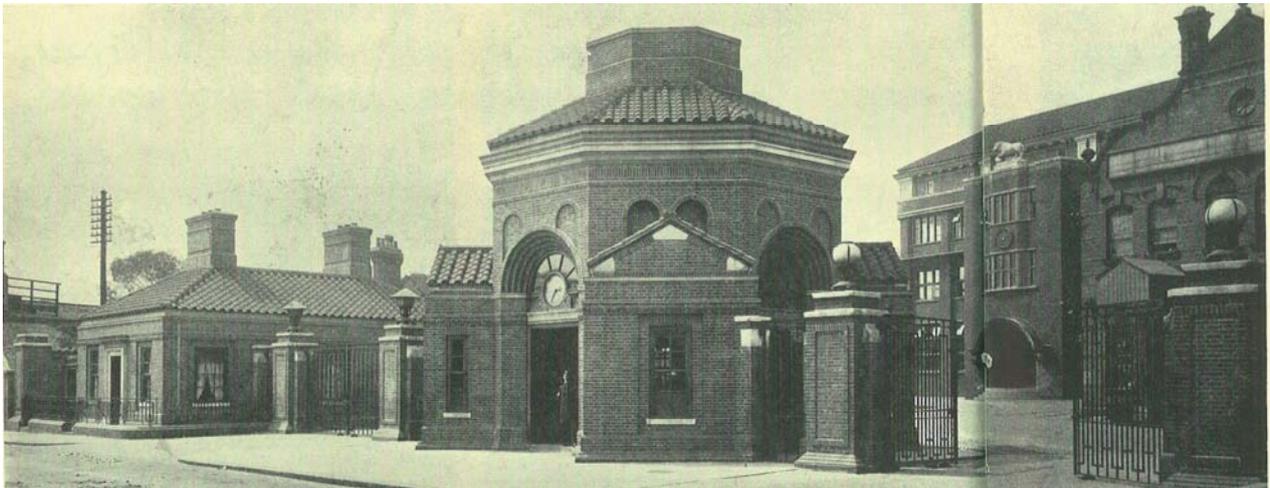


Fig. Gatehouse Buildings at the Witton Entrance c.1904 from the book 'Under Five Flags'.



Fig. Gatehouses at the Wellhead Lane Entrance from within the site from the book 'Under Five Flags'.



Kynoch Works had had time to prepare for war and in 1939 were able to increase production accordingly. A few weeks after war was declared, King George VI visited Witton. Thousands of extra personnel were taken on, and by 1943 20,000 people were working at Witton. The Luftwaffe inevitably carried out bombing raids on Kynoch Works which was such a large and prime target despite it being omitted from any official maps (the county map for 1838-1945 omits the whole of the factory complex other than the Gatehouses and Time office which appear for the first time). Between 1940 and 1943, 47 high explosive bombs fell on the site and more than four thousand incendiaries. Surprisingly, this resulted in only two fatalities and although extensive damage must have been done to the buildings the extent of this is not recorded in 'Under Five Flags'. Following the end of the Second World War a general shortage of labour was partly offset by the need to absorb employees returning from the Services.

In 1948 a minimum of two weeks paid holiday was introduced for all employees. Major reconstruction plans were laid and in the 1950's a new multi-story office block was built, a new instrument workshop was created and the Power House and Telephone Exchange were refurbished. The main office entrance area, apparently untouched since 1904, was noted as being dramatically modernised. Photos show the Gatehouses at the Witton entrance still intact although one had been used as a local bank branch.

In the 1960s the company was absorbed into a new holding company called IMI. Through the 1970s until the end of the decade the company went through many changes and became a multinational company with interests all over the world. These changes meant less manufacturing at Witton and in 1994 37 acres of surplus land at Witton was sold. Although records for which land was sold have not been checked it is likely to have included the Wellhead Lane end of the site given its use over the following years.

The new IMI Headquarters is now at Lakeside, on the Birmingham Business Park at Solihull and convenient for the airport. The only operations that IMI still have in Witton in 2014 are IMI Components on Noble Way, located to the north-west of the now much smaller Wellhead Lane site.

In the late 1990s the Gatehouses and Time office were leased by Birmingham Cable Ltd who carried out some alterations to the buildings and some restoration works to create office space for approximately 15 staff. Following their departure the buildings appear to have fallen into disuse.

The buildings were designed by the architectural firm of Buckland, Haywood and Farmer in 1915; plans submitted to the City are dated between July and September of that year. The central building is inscribed with the year on the reverse of the building and can still be clearly seen. The lodges were three bedroomed, with an upstairs WC, living area, scullery and a parlour. They had front doors onto Wellhead Lane and back doors into the site.

The Dining Hall designed as part of the same scheme, was a single story large building comprising two large dining rooms either side of a central kitchen. Dining was segregated between men and women and there were separate smaller dining rooms for foremen and forewomen. Interestingly the county maps of 1953-1962, and 1966-1974 have this building marked as a hospital indicating a possible change of use in the latter part of the century, but this has not been confirmed. The dining rooms had large arched head windows that went to floor level and there was a substantial clock tower on the wing facing the entrance and road. The design has a flavour of a Victorian Orangery or similar and photographs were taken by Birmingham City Council as part of the listing assessment. This building has since been demolished. Exact date unknown.



Fig. Photograph of the now demolished Dining building from the BCC listing file. Date unknown.



Fig. The now demolished Dining building can be glimpsed in the gap between the gatehouse buildings.

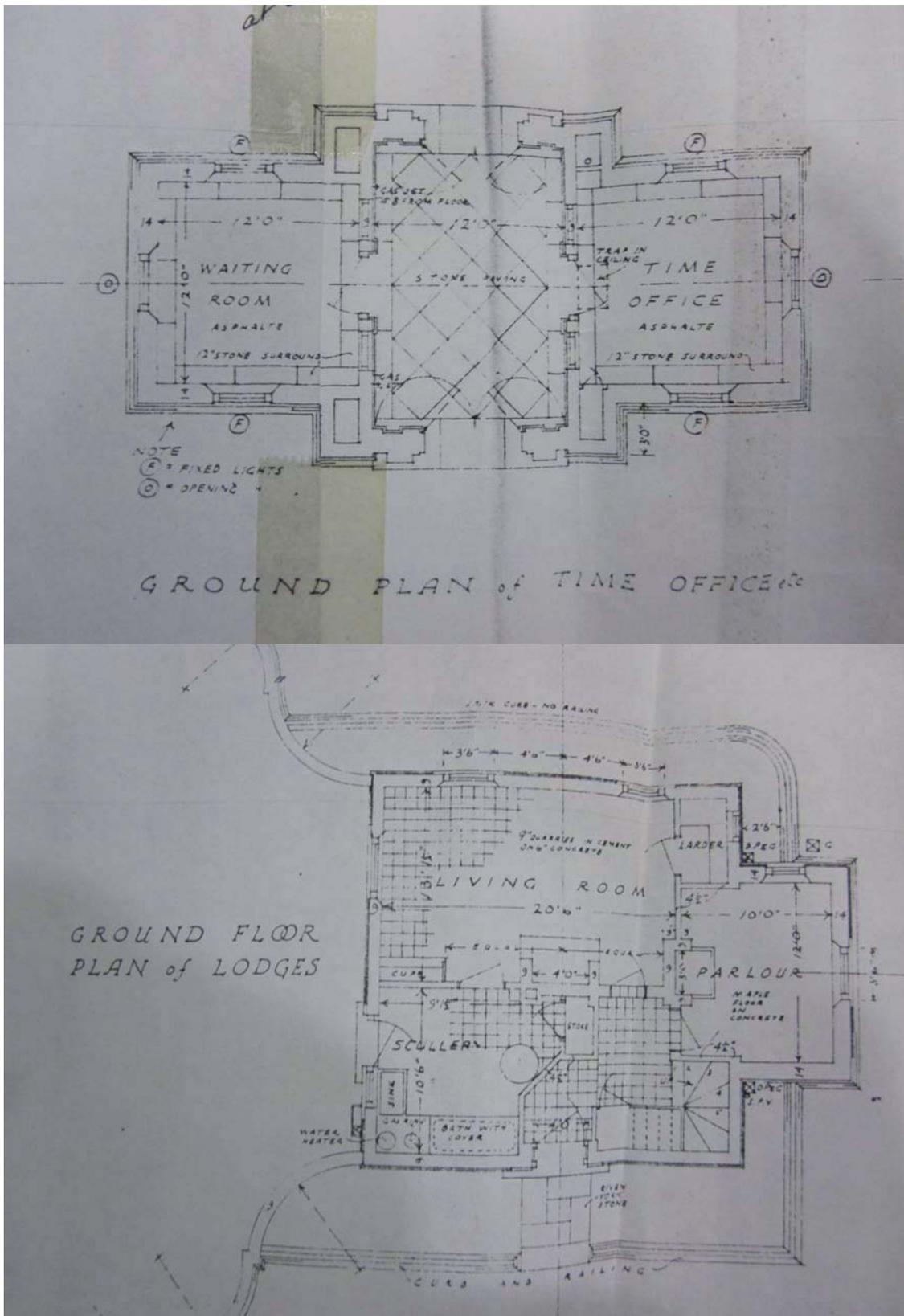


Fig. Ground Floor plans of the Time Office and one Lodge from the BCC file. nts

2.5_ The Architects

The drawings for the new Gatehouses and dining hall complex that were submitted to the City are annotated as being by the practice of Buckland, Haywood and Farmer.

Buckland and Haywood were one of the most important Birmingham practices in the early twentieth century. William Haywood went into partnership with Herbert Buckland in 1914, the year before the submission of the drawings for the Gatehouses. The practice originally also comprised Edward Haywood-Farmer who was related to William Haywood and who died in 1917.

Buckland and Haywood continued in partnership for the rest of their careers and in Haywood's obituary in the RIBA journal in 1957 he is noted as being the senior partner of Buckland and Haywood (Buckland died in 1951). The practice built extensively in Birmingham but also nationally, notable projects included the Royal Naval College Hospital School in Holbrook, and St Hughes College at Oxford and the entrance buildings of Newnham College in Cambridge. The practice also completed a number of domestic commissions in an Arts and Crafts style and a large number of their buildings, both educational and domestic, are listed.

No 21, Yateley Road is listed at Grade I and was Buckland's own home designed in the Arts and Crafts style in 1899. The house must have impressed the locals as there are 3 more built in the same road in the following years all subsequently listed at Grade II.



Fig. 21 Yateley Road by Buckland and Haywood. Listed Grade 1

2.6_Description of the Buildings

The two Lodges and the Time office at the Wellhead Lane entrance to the Witton Lion Works site were designed in a simple neo-classical style. The composition is symmetrical with two identical Lodges on either side of the central Time Office. The Lodges have hipped roofs around a central large chimney and have pairs of dentil decorating the overhanging eaves. Elevations are painted render with a blue-grey brick plinth with large sash windows which appear to be original with finely detailed glazing bars. The front doors have paneled reveals and fanlights over. Front doors are paneled.

The interiors are in a very poor state of repair. Interior detailing is on the whole very sparse and plain as one would expect from buildings of the period supporting an industrial facility. There are no interior cornices of any note and no fire surrounds remaining. The only original details that are extant are the door leaves, windows and the staircase and balustrades.

The central Time Office consisted of three rooms on the ground floor and a large roof void. The rooms are marked on the original plans as an open hall to the centre with the Time Office to one side and a Waiting Room to the other. The central space has a full height entry turnstile installed of an unknown date. The Waiting Room has a single WC and partition installed that are not original. There is some simple interior detailing in the central hall of moulding running around the space over door head height. The spaces in this building have high ceilings (where they still remain) as there was no first floor.

The main front and rear elevations of the Time Office reflect the internal layout and consist of three bays. The central bay has an open pediment over a wide entrance door with pilasters to either side with simple Doric style capitals. The two side bays are blank and there are no windows to the front. The building is painted render as the two Lodges. There is no chimney but there is squat base for a flagpole located in the center of the roof. There is one window on each side elevation.

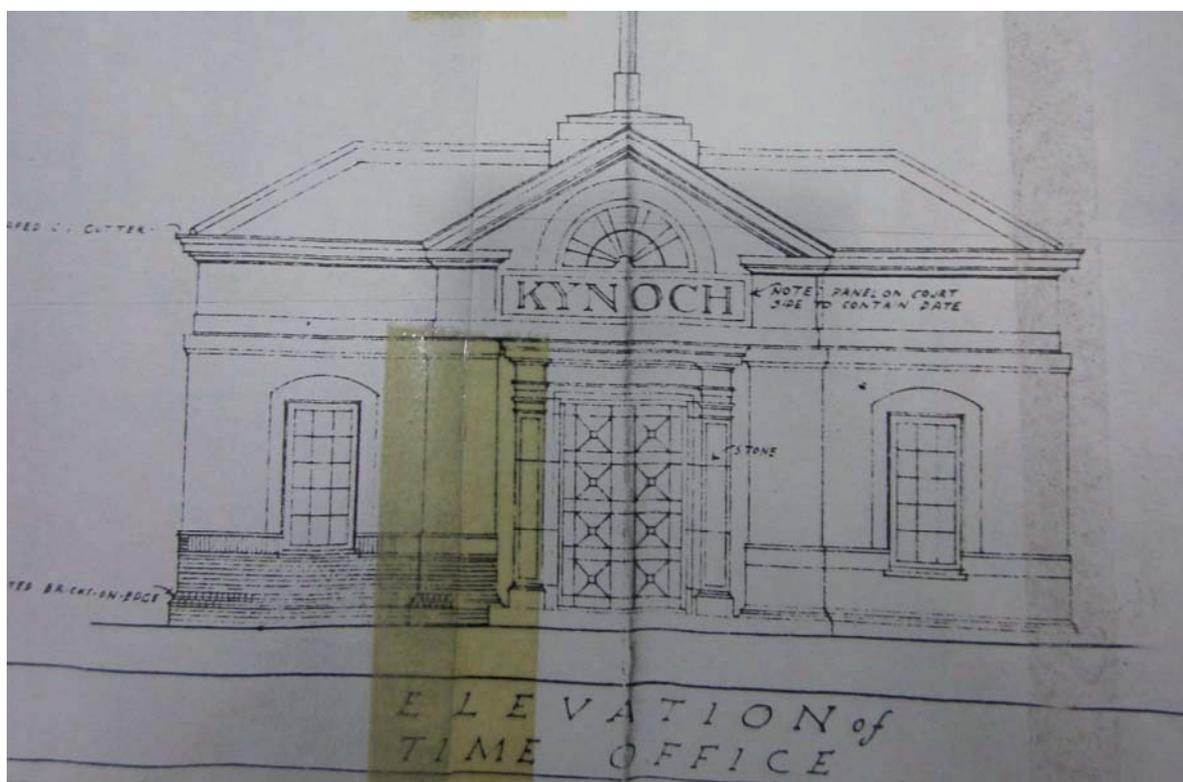


Fig. Front Elevation of the Time Office from the BCC file. nts



Fig. Selection of details of buildings in 2014



3.0_Assessment of Significance

The Lodges and Time Office (collectively and commonly known as the Gatehouses) at Wellhead Lane are assessed with the relevant criteria relating to industrial buildings as set out in the English Heritage listing selection guide. They are also considered within the wider oeuvre of the practice of Buckland and Haywood and in comparison with other gatehouses, both of the same period and those located at industrial sites.

3.1_ Consideration as Industrial Structures

The Lodges and Time Office were not industrial buildings in a strict sense but ancillary to the main industrial activity on the site. Two of the buildings were residences and the third a reception building for staff to clock in and out. The two residential lodges reflect their use in their design and have a domestic scale and fenestration. The Time Office signals an entrance to a main site and is of a slightly grander composition. The three buildings have a strong symmetrical composition which would have given certain grandeur to the site but there is no clear industrial connection in the design or scale. The buildings could as easily have been the entrance to a country house or to a hospital. The Kynoch site had many different operations and the Lodges and Time Office are not connected to any of the particular activities which ranged from making bicycles and zip fasteners to oil lamps and candles. The most significant operation on the site in the first half of the twentieth century was the manufacture of ammunition which played a part in the successful outcome of two world wars. The design of the three buildings do not reflect this operation in any way.

The most important element of the brief to Buckland and Haywood in 1915 must have been the Dining Hall which was to cater to the large numbers of staff that had been taken on for the war effort; this has since been demolished. The absence of the other buildings that were part of the original 1915 development or any of the rest of the site leaves the Gatehouse buildings lacking in context and this impacts on their significance as industrial buildings of the early Twentieth Century. In considering the over-arching issues to address when considering industrial buildings for statutory designation the conclusion is that the Gatehouse buildings do not satisfy the criteria for listing and have minor significance as industrial buildings.

3.2_Historic Interest

As discussed in detail the Lodges Gatehouses at Wellhead Lane were built as part of a larger scheme for the Kynoch Company at their Lion Works site in Witton. There is a clear local historic interest in the site. The site was extremely important both nationally during both the World Wars and locally as a significant employer for almost a century. The buildings now form the only built evidence that there was a previous use to the site albeit, as noted above, they do not clearly reflect the operations on the site. There is a community of ex-staff of Kynoch involved in local history forums for whom the buildings are likely to be of value.

3.3_Architectural Quality

The design is a stripped back neo-classicism and although effort has been made to include architectural design, this is on a very modest scale. The composition of the three buildings is well balanced in terms of scale and proportion and the pyramidal roof with central chimney stack is a simple unifying device for the two side buildings. The design lacks any real ambition which may reflect partly on the date of its commission ie the year after the outbreak of World War One, although the fact of its commission at all at this time must suggest a certain confidence and pride on the part of Kynoch at the time. The design is also a slightly confused mix of classical and the Arts and Crafts design for which Buckland and Haywood are known. Although the arrangement of the three buildings is well considered, the design of the central building is at odds with the two side lodges and only the use of render for the elevations gives the three their coherence.

The really significant work by the practice of Buckland and Haywood is its Arts and Crafts work with an attention to detail that was influenced by vernacular work and by Phillip Webb and William Lethaby. This work



is of national significance and particularly the Grade I listed house on Yately Road. However, the Gatehouses do not possess the same design flair and have little significance within the work of the practice.

3.4_Comparative Gatehouses

Gatehouse buildings or lodges can be found at the entrances to a wide range of sites including great country estates, universities, schools, cemeteries and industrial sites. Their origins are in the protection of a town or castle and have existed as a building type since antiquity. As well as a way of controlling entry into a particular site, gatehouses have evolved to provide an indication of the status of the owner or site. As such they can be found in every century and in most building types. With such a wide range of opportunities for comparison with the Wellhead Lane Gatehouses, this report therefore concentrates on those gatehouses that are either part of an Industrial site or were built in the early part of the Twentieth Century and particularly the Lodge at Birmingham University which has been highlighted as relevant by the Conservation Officer Steven King.

3.4.1 Birmingham University South Lodge

An example that is relevant both in period and location is the South Lodge with gate and walls at the original main entrance to the University of Birmingham on the Bristol Road. The grouping is listed at Grade II and was designed by Aston Webb and Ingress Bell. Webb and Bell also designed the Great Hall and Quadrant Range and clock tower at the University as part of an extensive masterplan for the site. Although not all the buildings were built, this is a highly significant grouping of which the gate and lodge form a part.

The arrangement at Birmingham University is a symmetrical gate, a pedestrian gate and walling to both sides. There is a single lodge inside the gate and walls, which is located to the side of the main vehicle axis. The lodge is square on plan with a pyramidal roof and central large cross shaped chimney stack housing several flues. The lodge is a storey and a half with a first floor in the roof and large centrally located dormer windows. The main facing material is red brick with stone dressings and a slate roof. The detailed listing entry notes that the gate house group is listed for the following principal reasons:

- a. *Architectural quality and a stylistic relationship and group value with the principal buildings at the heart of the campus.*
- b. *Historic Interest: Birmingham was the first campus university in England and formed one of the principal entrances to the landscape of the site.*
- c. *Intact state: Despite some alteration to the fenestration and the curtailment of a length of the original boundary wall to the west, the group remains in largely original condition, with notably little alteration to the plan of the lodge.*

The lodge at the University of Birmingham is set behind the boundary and gates; in comparison the Wellhead Lane Gatehouses that form part of the frontage to the site with pairs of gates sitting between them rather than the buildings. The Wellhead Lane arrangement is perhaps more in keeping with its urban setting in Perry Bar than the landscape setting of the University in Edgbaston.

The scale and form of the individual buildings at Wellhead Lane is similar to the University Lodge both having a pyramidal roof and central chimney, although the facing material is different (brick at the University and render at Wellhead Lane) and there is the inclusion of classical motifs to the central building at Wellhead Lane. The main difference is in the symmetrical grouping of the three buildings rather than the asymmetrical one which forms an attractive grouping but is understated compared to Birmingham University Lodge.



Fig. South Lodge at University of Birmingham. Listed Grade II

3.4.2 Industrial Gatehouses

Industrial gatehouses that are included on the statutory list include the lodge at the former Darnall Works in Sheffield. The Gatehouse and Weighbridge Cabin date from 1872 and use the same materials and architectural expression as the steel work shops and offices of the main site. Brick is the predominant material with some stone dressings and slate roofs. Composition is not symmetrical and reflects the usage of the two buildings. The buildings themselves though, form part of the boundary and in that element are similar to those at Wellhead Lane.

The Darnall Works were also a part of supporting the war effort when they were reopened during the Second World War before finally closing in 1943.

The Gatehouse at Kew Bridge dating from 1838 also reflects a more industrial aesthetic. The lodge is very low key and sits almost anonymously behind the boundary wall. The gateposts and gate give some prominence to the entrance. Brick is London Stock with a slate roof and the building is rooted in its location and function. The architectural expression used can be relatively easily read as to the type of site that lies beyond the gatehouse.

Similarly legible to the Kew Bridge pumping station are the gatehouses at Plymouth Dockyard. These are early Georgian, plain in design with no windows onto the public highway. They reflect the defensive nature of the site whilst clearly stating the importance of the site in the expression of the gateposts, walling and dominance of the gatehouses.



Fig. Lodge and Weighbridge Cabin at Darnall Works in Sheffield. Listed Grade II



Fig. Gatehouse and boundary wall at Kew Bridge Pumping Station, London by William Anderson. Listed Grade II



Fig. Morice Gate at Plymouth Dockyard by Andrew Jelf to layout by Colonel Lilly. Listed Grade II

3.4.3 Early 20th Century Gatehouses

The Wellhead Lane Gatehouses were built in 1915 when a variety of architectural styles were influencing architects from Arts and Crafts, Edwardian classicism, Domestic Revival style and the Modern.

Gatehouses that were built in the early 20th Century that have been listed include buildings such as the lodges at Farleigh School in Hampshire, the lodges at Hatchlands in Guildford in Surrey and the lodges at Stockgrove Park in Bedfordshire.

These are all designed in an Arts and Crafts or Domestic Revival tradition with brick facings and tiled roofs, some stone dressings, large chimneys and often pyramidal or steeply pitched roofs. Some have classical elements in a similar way to Wellhead Lane with stone cornicing and classical door cases such as at Hatchlands.

All these examples include a pair of symmetrical lodges which form part of the boundary with gates between for vehicles and pedestrians. This makes the gatehouse buildings at Wellhead Lane somewhat unusual for the period with the composition including three buildings and two pairs of gates.

The lodges at the Leicester War memorial by Lutyens are confidently designed in a neo classical style with rustication and frieze and cornice. These are single storey with a shallow slate hipped roof corner pavilions and two tall chimneys on each lodge. The Wellhead Lane pavilions show little of this confidence.



Fig. Farleigh School, Hampshire, by Leonard Stokes, Drysdale and Aylwin. Listed Grade II



Fig. Lodges to Hatchlands, Guildford Surrey by H. Goodhart-Rendel. Listed Grade II



Fig. North Lodges to Stockgrove Park, Buckinghamshire, by W Curtis Green. Listed Grade II

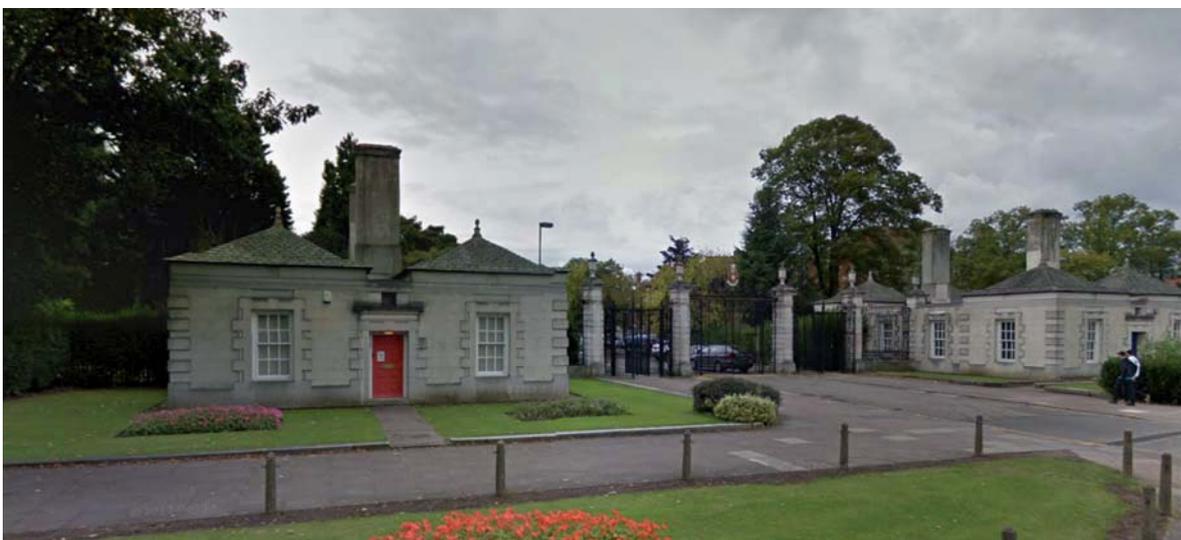


Fig. Lodges to the Leicester War Memorial by Sir Edwin Lutyens. Listed Grade II*



4.0_Summary

The gatehouse buildings at Wellhead Lane were designed by a firm of prominent local architects, Buckland and Haywood, and have value in their grouping at the entrance to a large site. They also have historic value as the last piece of the Kynoch site which was a firm of great importance both nationally as part of the war effort and locally as a major employer. The buildings are relatively intact despite their dilapidated condition, with original windows, entrance doors and fanlights. There is a lack of internal detailing and any fire surrounds have been removed, however, the plan can still be clearly read in all three buildings.

The significance of the Wellhead Lane Gatehouse buildings is predominantly local both in terms of architectural significance and historic significance. An additional area of value is in comparison with the built environment of the surrounding area which itself has no real architectural merit.

- a. The architectural quality is good, there is a pleasing symmetry and composition with the three buildings, however there is a lack of any wider group value now that that the entire remainder of the Kynoch site has gone.
- b. There is a clear local historic interest. The site was important both nationally during both the World Wars and locally as a significant employer for almost a century.
- c. Intact State: There has been little alteration to the fenestration and the group is largely as designed externally. Two of the buildings have been altered internally although the original plan form can still be read.



4.0 _References and Sources Consulted

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