



#### **RESTORATION CHRONICLES**



# HISTORY IN THE MAKING

HEATON HOUSE IS A RESTORATION PROJECT UNDERTAKEN ELEVATE PROPERTY BY GROUP. ACQUIRED IN 2018 BY FOUNDER STEVE DODD, THE PROPERTY WAS IN A STATE OF COMPLETE RUIN, BURIED IN THE DEPTHS OF 19TH AND CENTURY INDUSTRIAL **BIRMINGHAM.** 20TH BUILDING FROM 2020, THE HAS BEEN SUBJECT SENSITIVE TO Δ TWO YEAR RESTORATION PROJECT TO RETURN THE SITE FORMER GLORY THE ТО ITS AS JEWEL IN DEVELOPMENT CROWN A NEW THE OF OF APARTMENTS, TOWNHOUSES AND WORKSPACES. THIS BOOK DOCUMENTS THAT PROCESS AND SERVES AS A RECORD OF THE REMAKING OF HEATON HOUSE.



#### FOREWORD

#### HEATON

HOUSE

#### FROM THE ARCHIVES

HEATON HOUSE IS A FORMER DETACHED RESIDENCE OF CIRCA 1823 ON THE SOUTH-WEST SIDE OF CAMDEN STREET, SITUATED IN THE HEART OF BIRMINGHAM'S HISTORIC JEWELLERY QUARTER (JQ). IT STANDS AS ONE OF ONLY 2 REMAINING GEORGIAN VILLAS IN THE JQ AND IS A RATHER FINE EXAMPLE OF A GENTRIFIED SUBURBAN RESIDENCE OF THE EARLY 19TH CENTURY, SET WITHIN ITS OWN MINIATURE LANDSCAPED PARK.

HEATON HOUSE IS BUILT OF BRICK, PAINTED TO THE SOUTH-WEST ELEVATION, AND IS OF TWO TALL STOREYS WITH A LARGE HIPPED ZINC ROOF WITH A CENTRAL WELL. ITS PLAN IS DOUBLE PILE, AND THE THREE-BAY FACADE HAS STONE OR RENDERED DETAILS, INCLUDING A DENTILLED CORNICE AT THE EAVES, AND MOULDED ARCHITRAVES TO THE WINDOWS, THE CENTRAL FIRST-FLOOR WINDOW HAVING A PEDIMENTED HEAD.

A CARRIAGEWAY FROM A GATED ENTRANCE ON THE STREET GAVE ACCESS TO THE NORTH ENTRANCE TO THE HOUSE WITH A LARGE FORECOURT AREA IN FRONT. PATHS FROM THIS AREA GAVE ACCESS TO THE SHRUBBERY AND INFORMAL GARDENS TO THE NORTH AND WEST. IT MAY HAVE HAD A FORMAL KITCHEN GARDEN TO THE SOUTH, AS WELL AS A COACH HOUSE AND STABLES.



THE HOUSE, WAS ORIGINALLY BUILT FOR WILLIAM COTTERILL, A LEADING BIRMINGHAM MERCHANT OF HIGH STATUS. THE HOUSE WAS THEN OCCUPIED BY THOMAS COTTERILL, WILLIAM'S BROTHER, WHO WAS STYLED 'ESQUIRE' HAVING JOINED THE RANKS OF THE GENTRY. AFTER THOMAS' DEATH IN 1860, THE HOUSE WAS BOUGHT BY JOSEPH WEDGWOOD WHO RENTED IT OUT TO RICHARD CORBETT BRINTON IN THE LATE 1860S. THE LAST PRIVATE RESIDENT.

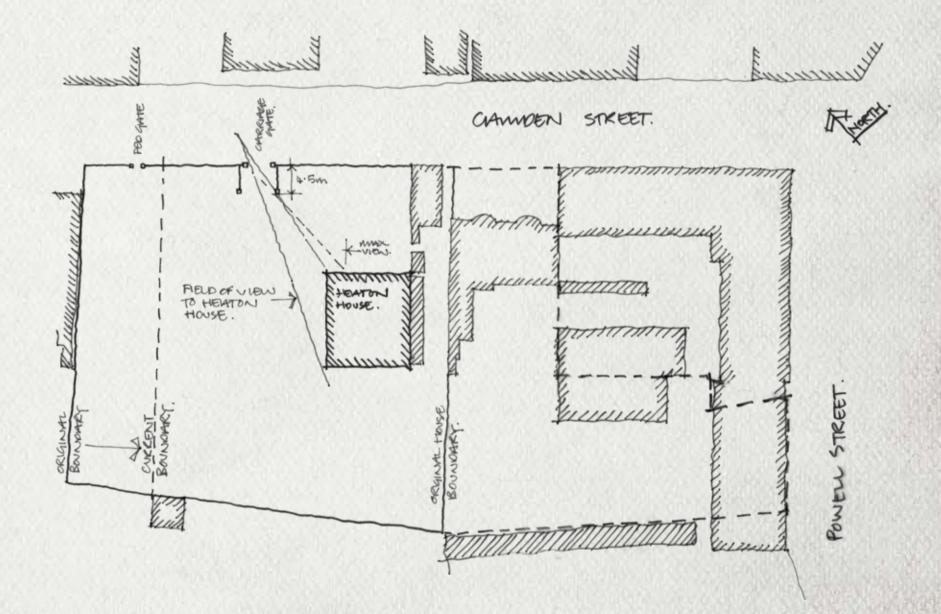
IN 1870 HEATON HOUSE WAS RENTED BY HARRIS AND LAZARUS, WITH RECORDS LISTING THE PROPERTY AS "HOUSE, STABLES, LOFTS AND PREMISES". BY 1876 THE PROPERTY HAD BEEN SUB-DIVIDED: ONE PORTION WAS BEING LEASED BY ARCHIBALD NICHOLSON, TRAVELLING DRAPER. THE REST BRIEFLY USED BY THE LONDON, BIRMINGHAM AND HAVANA CIGAR CO.

BY 1889. RICHARD CRUIKSHANK ACQUIRED THE HOUSE AND THE GROUNDS TO THE NORTH-WEST WERE PARTLY BUILT OVER TO FORM COURTS OF WORKERS' HOUSES, WHILE A LARGE VILLA TO ITS SOUTH-EAST (CAMDEN VILLA NOW DEMOLISHED) IS SHOWN WITH INDUSTRIAL WORKS TO THE REAR. AFTER 1964 WHEN CRUIKSHANK CEASED TRADING, THE PROPERTY WAS SUBDIVIDED INTO COMMERCIAL AND INDUSTRIAL UNITS, BEING OCCUPIED RIGHT UP UNTIL 2005 WHEN IT BECAME VACANT.



HOUSE





#### CHAPTER I

# OLD BUT GOLD

2018



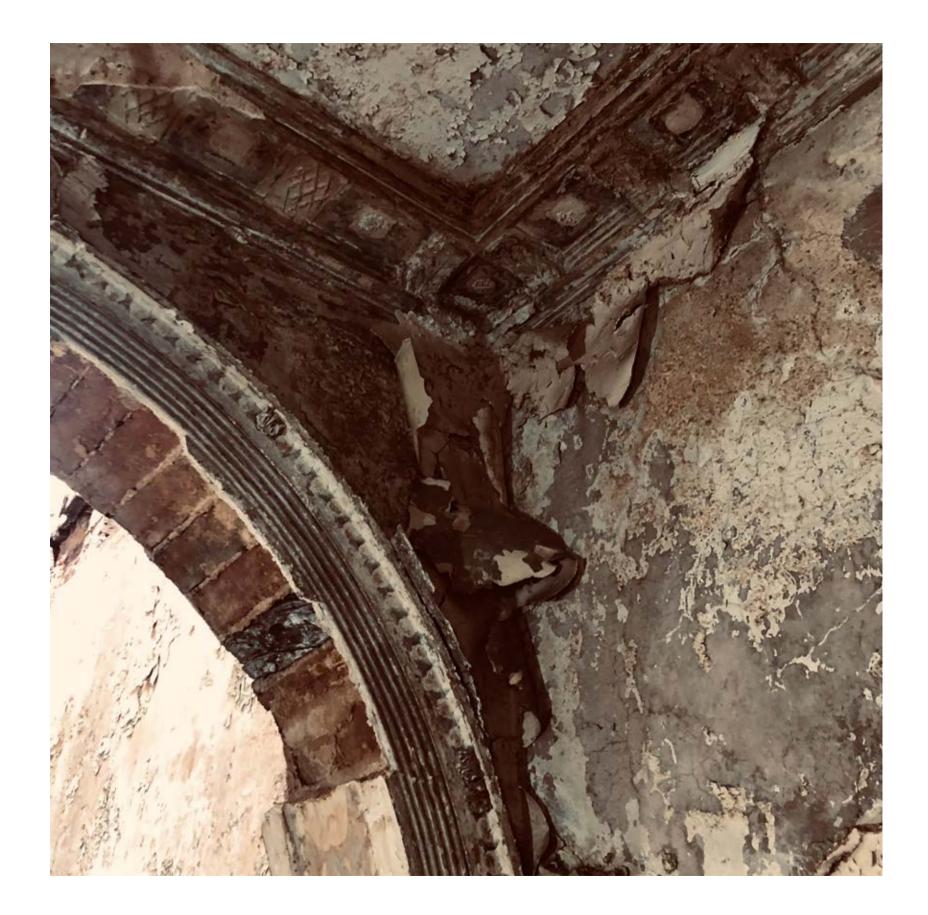










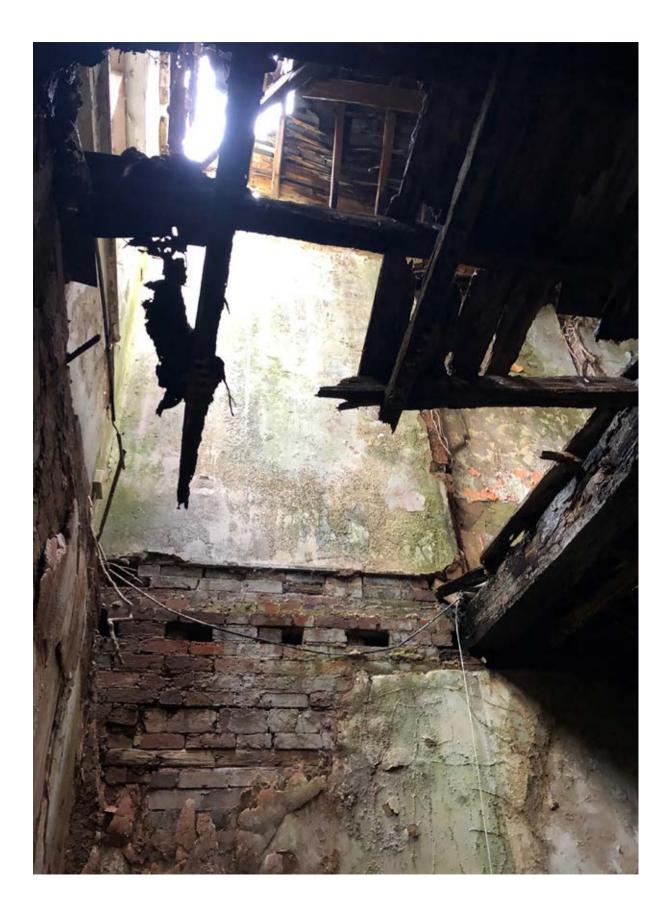








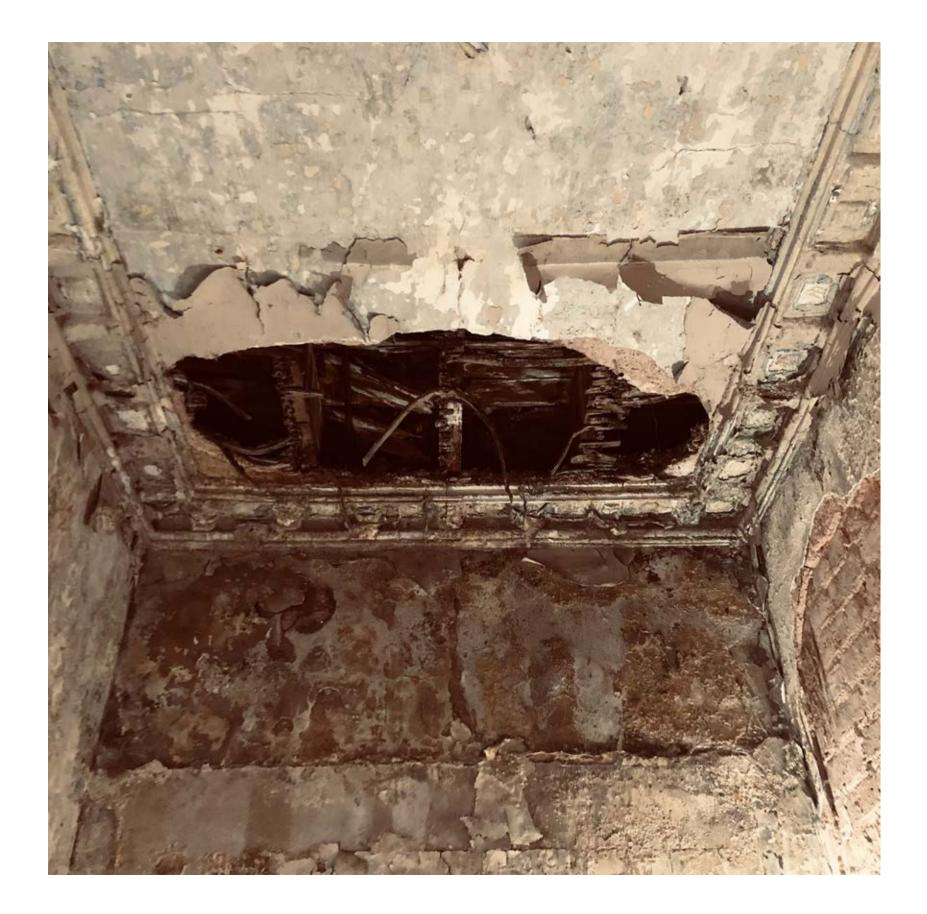










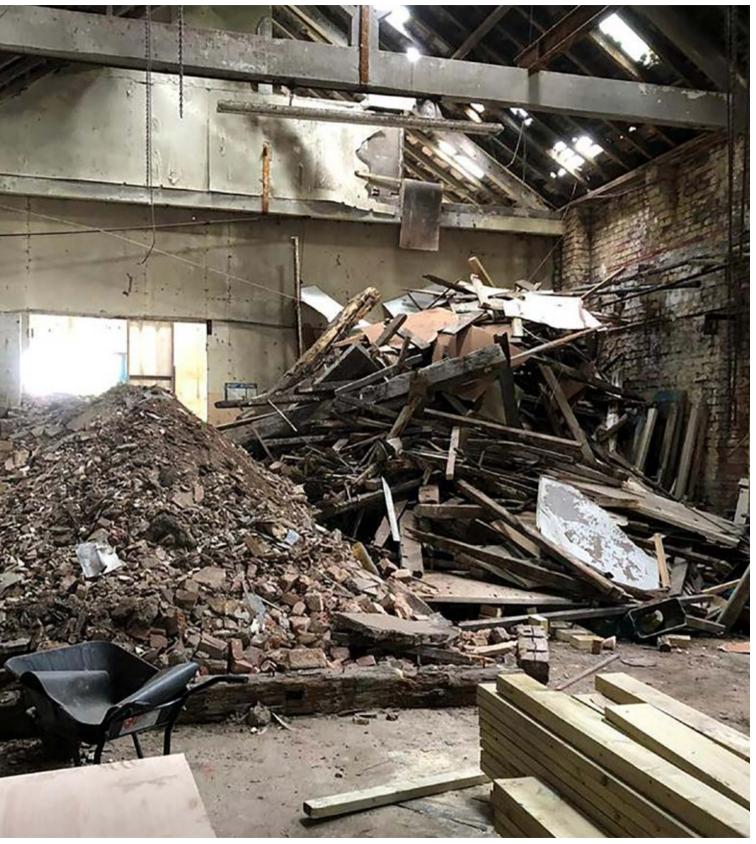




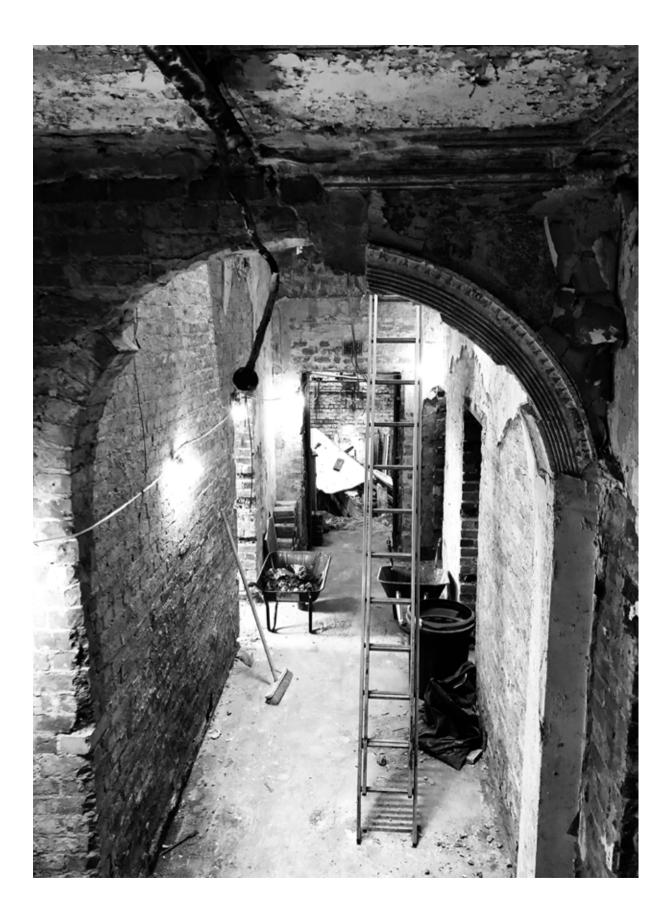




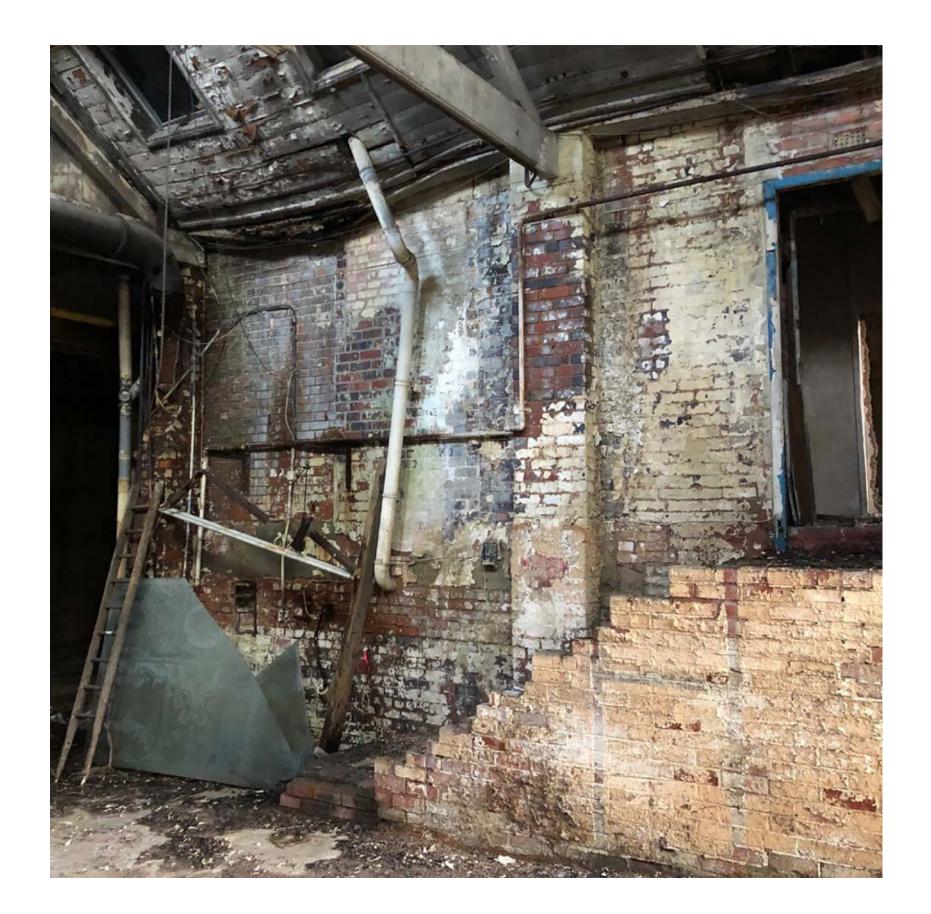








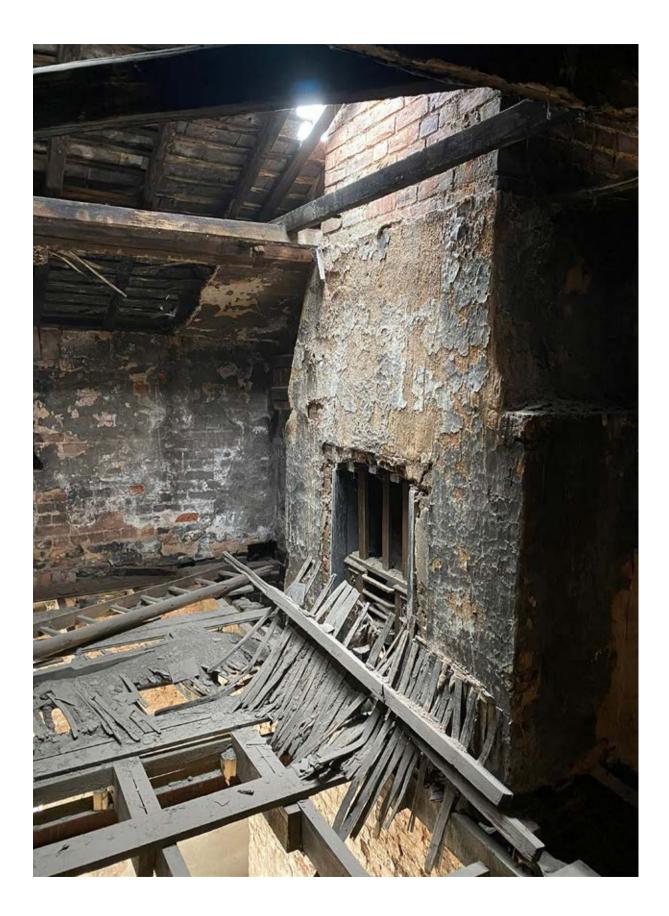












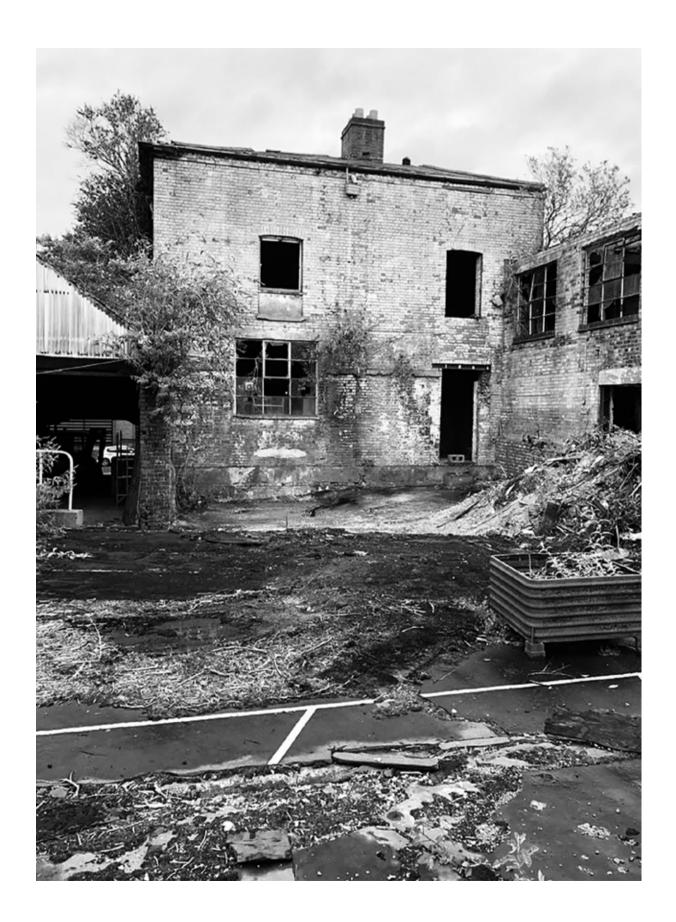










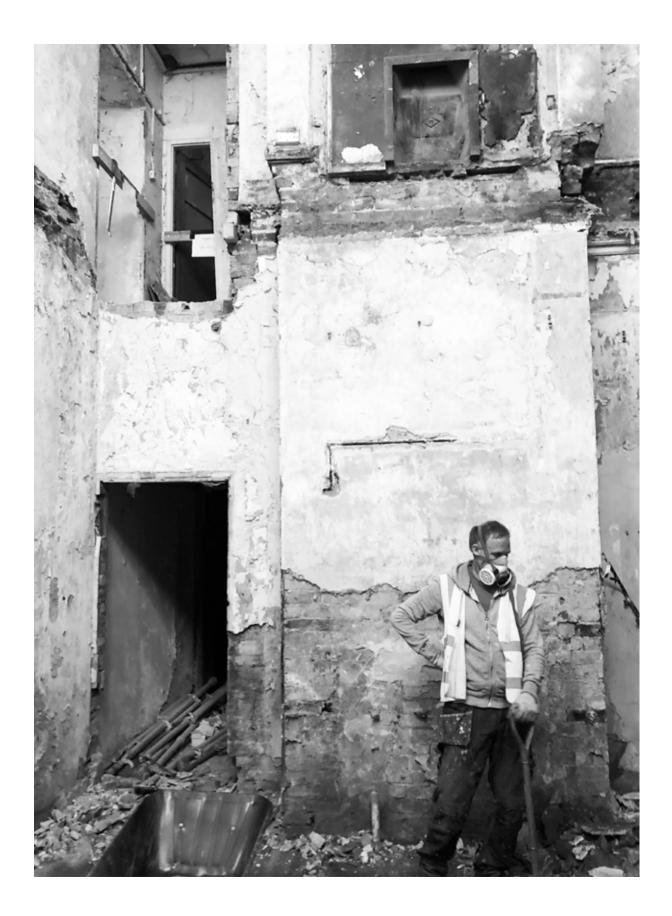








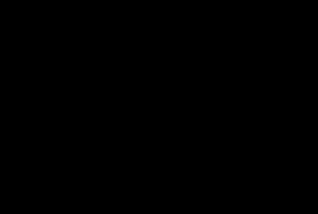




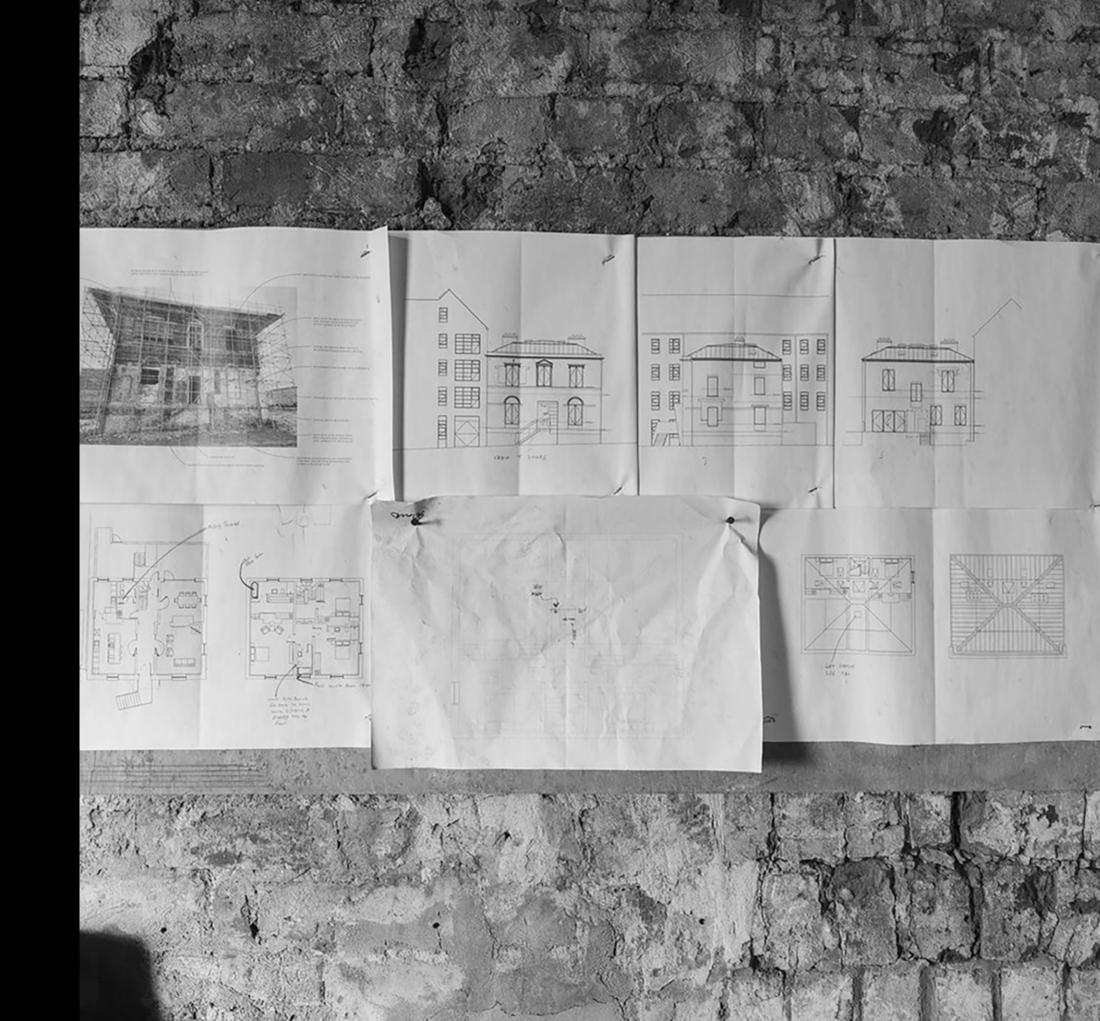
#### CHAPTER II

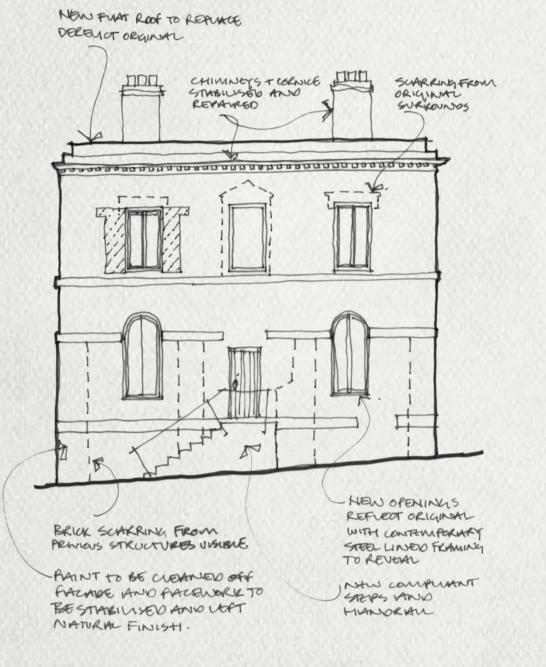
## THE DRAWING BOARD

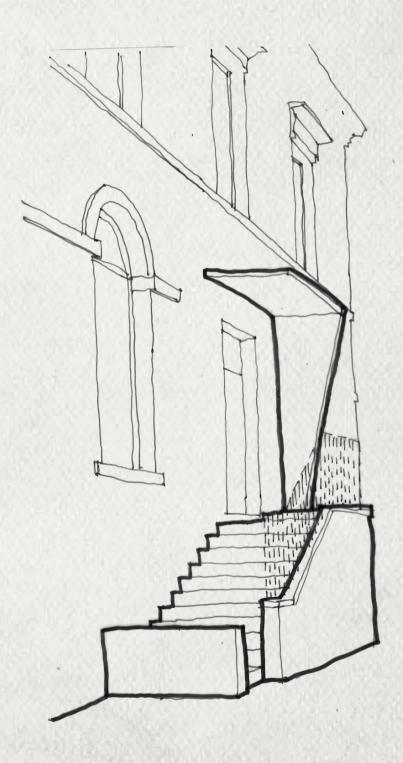
2019











### CHAPTER III

# WORK IN PROGRESS

2020















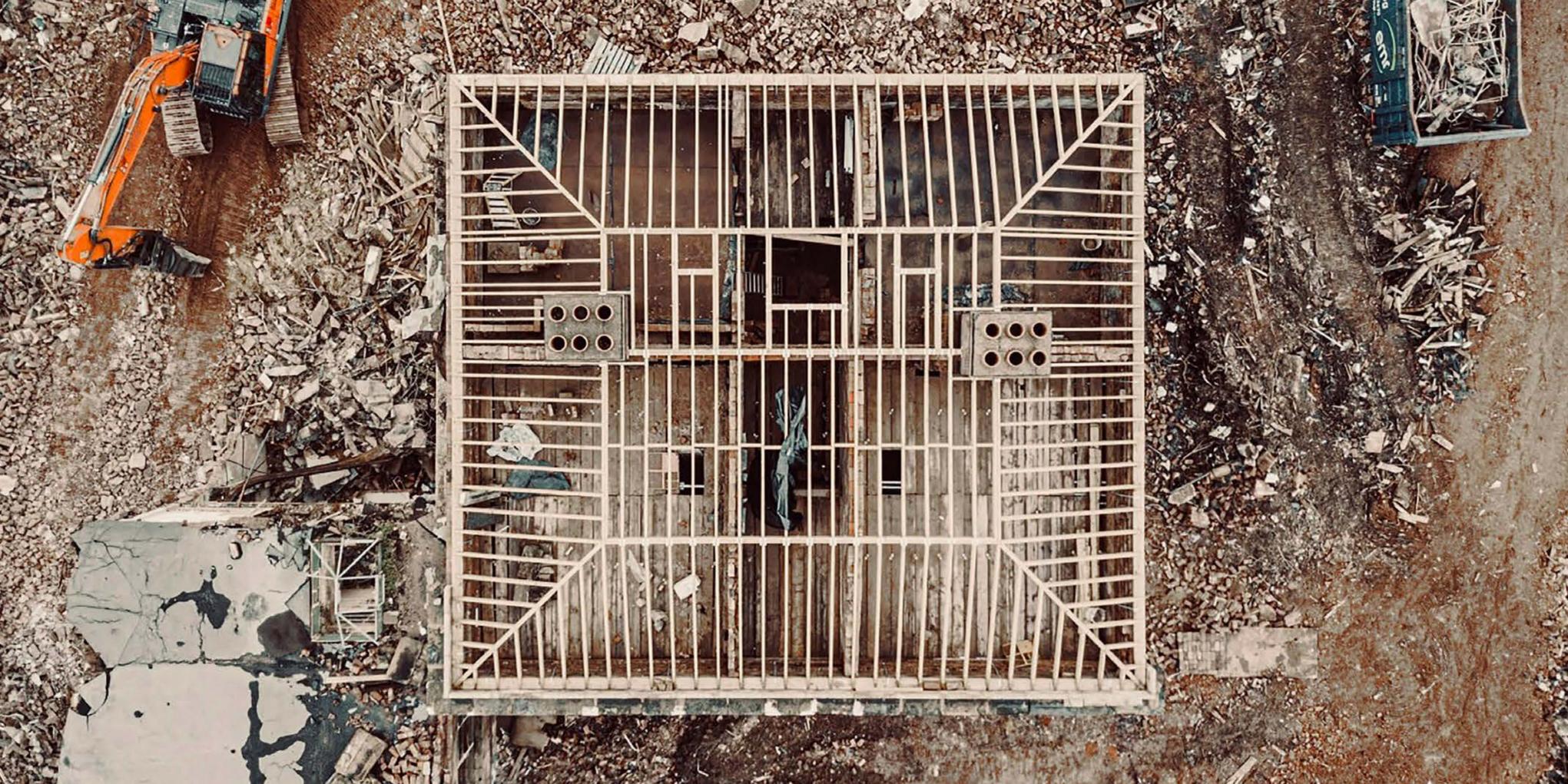


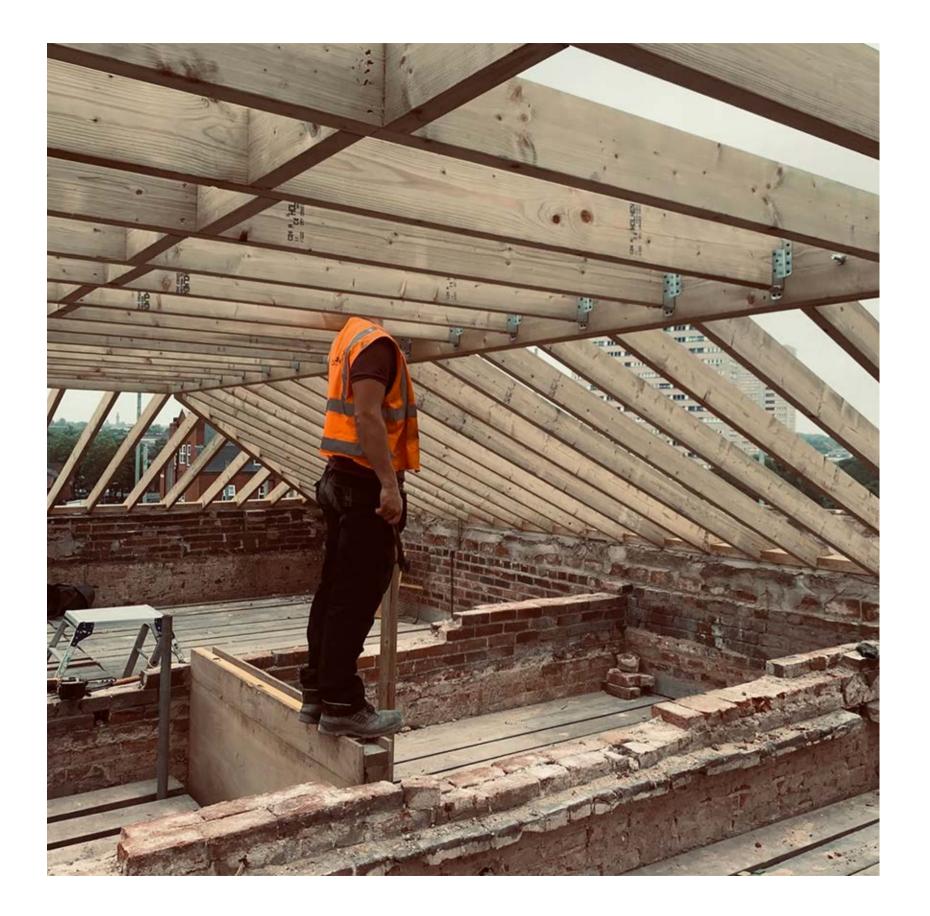






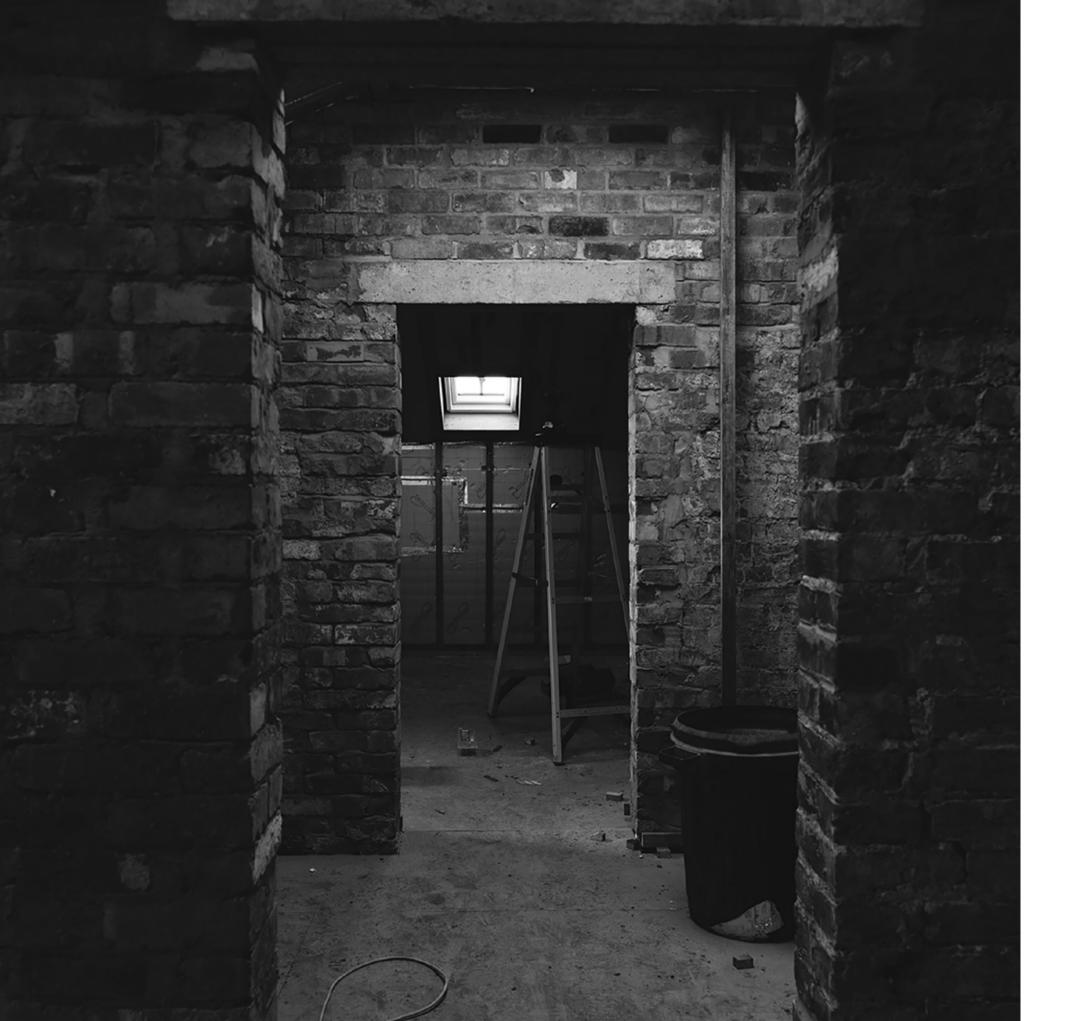




































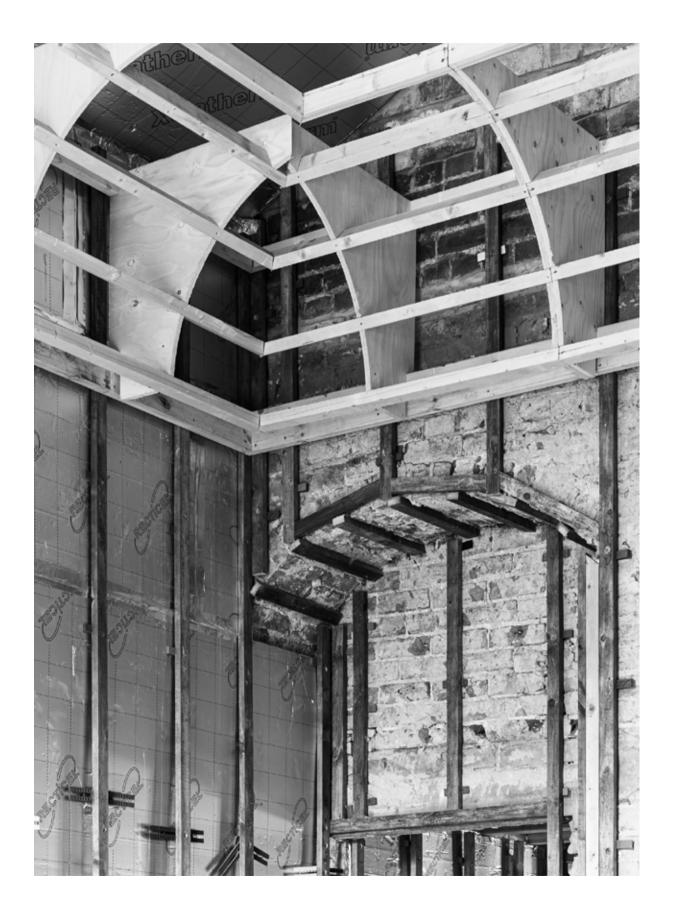










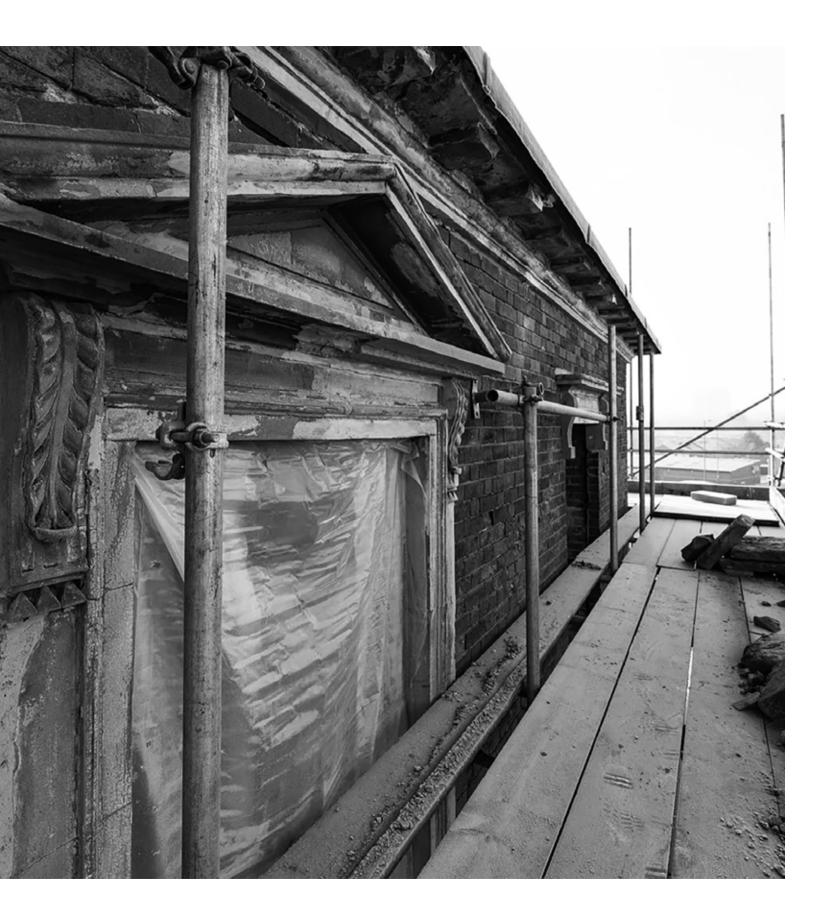




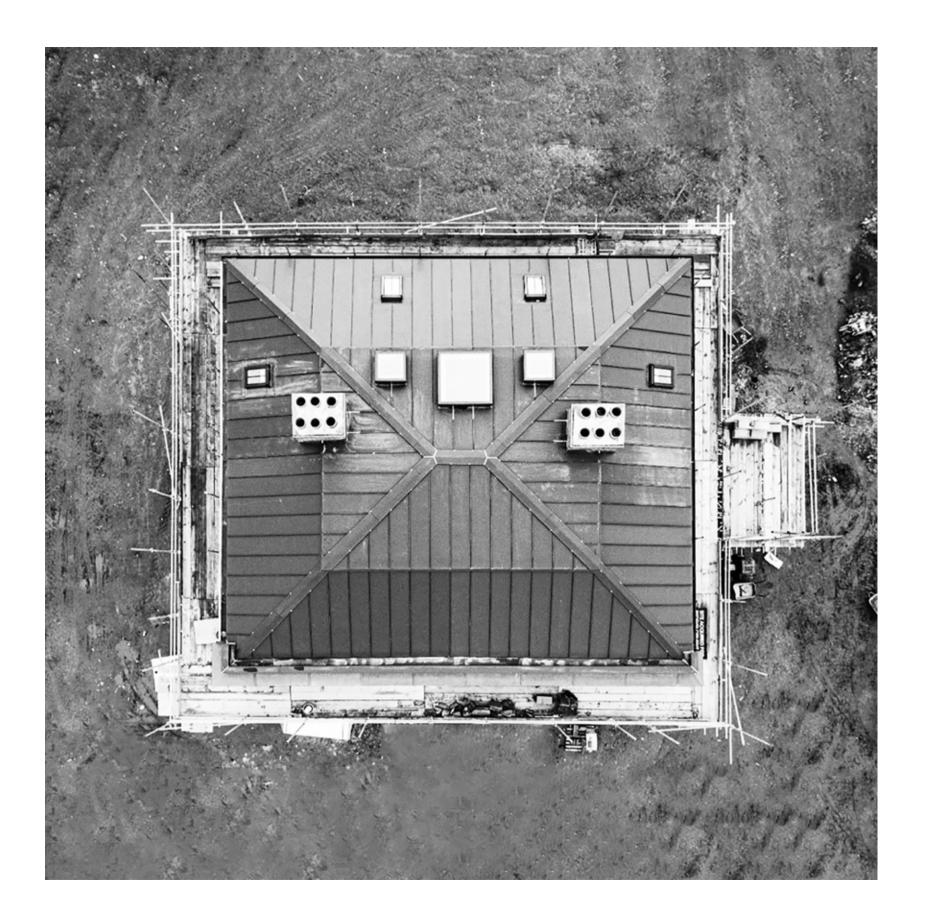
























## CHAPTER IV

## FROM GRADE II TO GRADE A

2022



















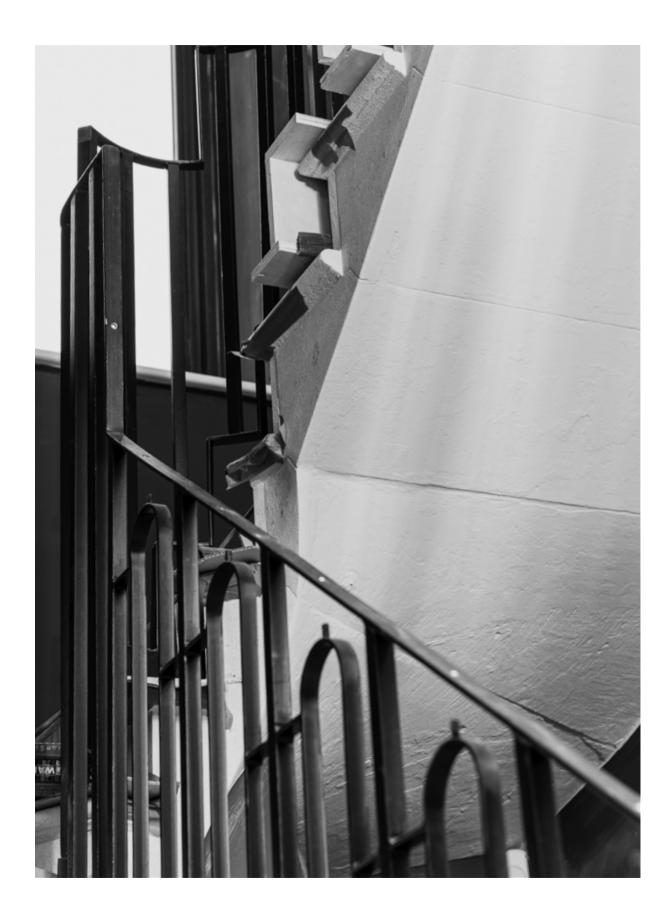












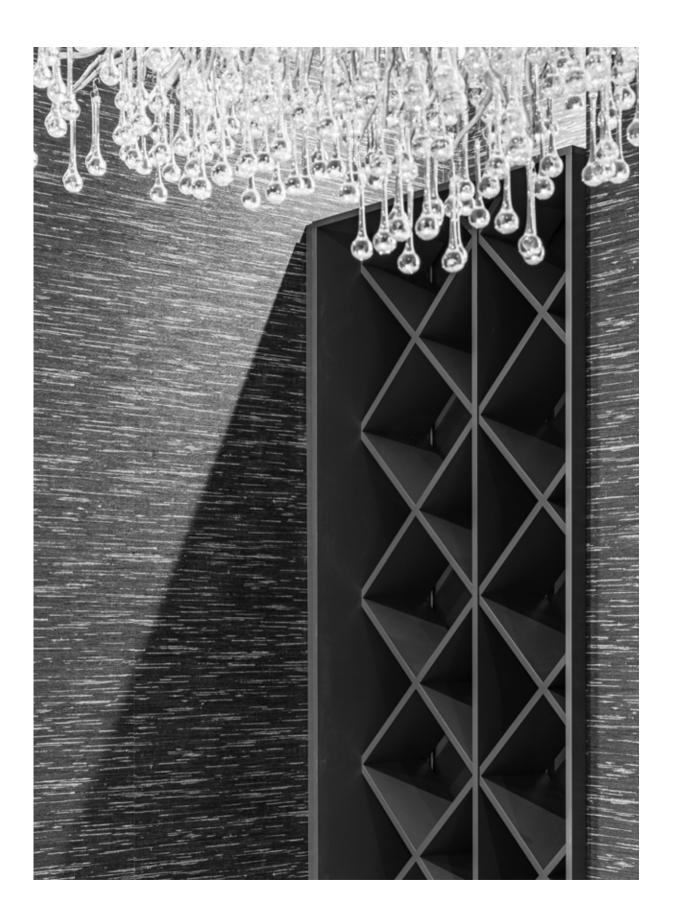


































## CHAPTER V

## GOOD AS GOLD

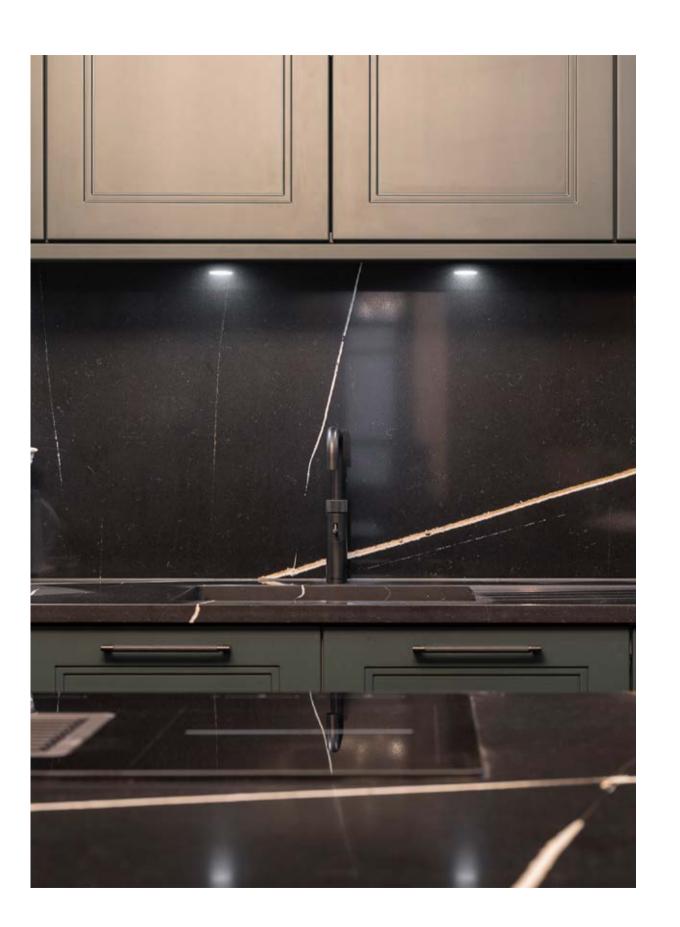
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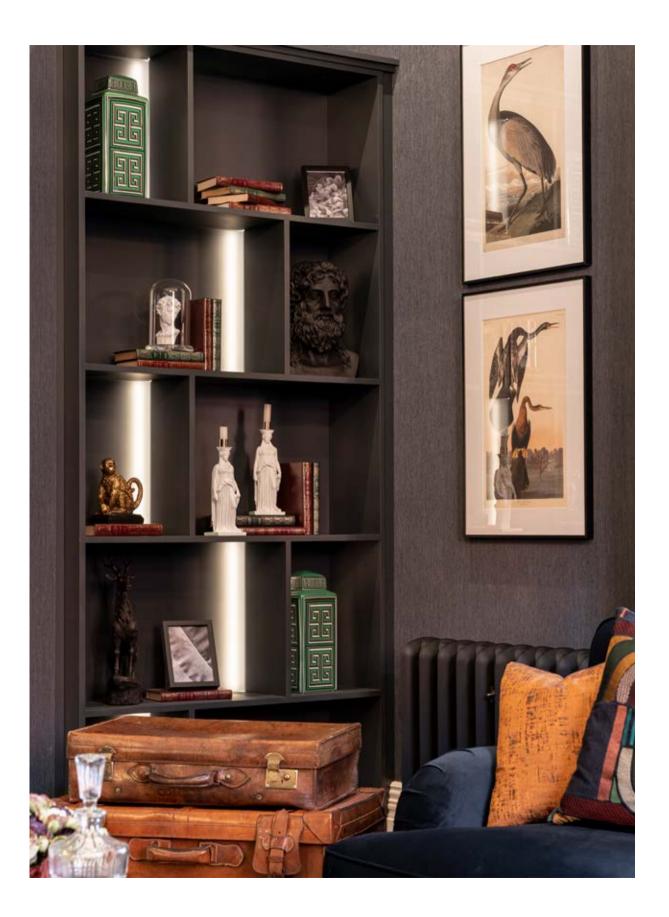








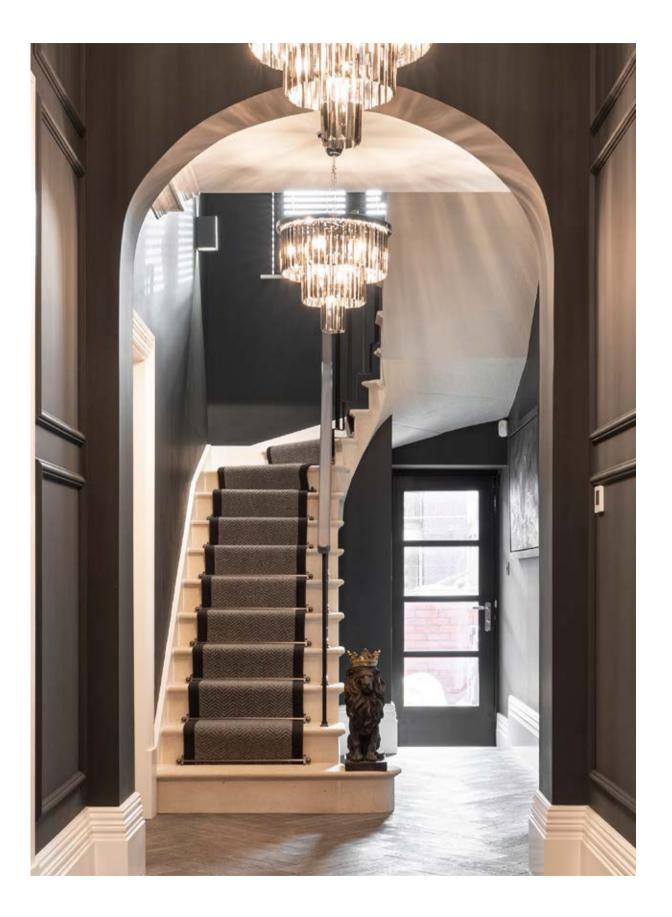


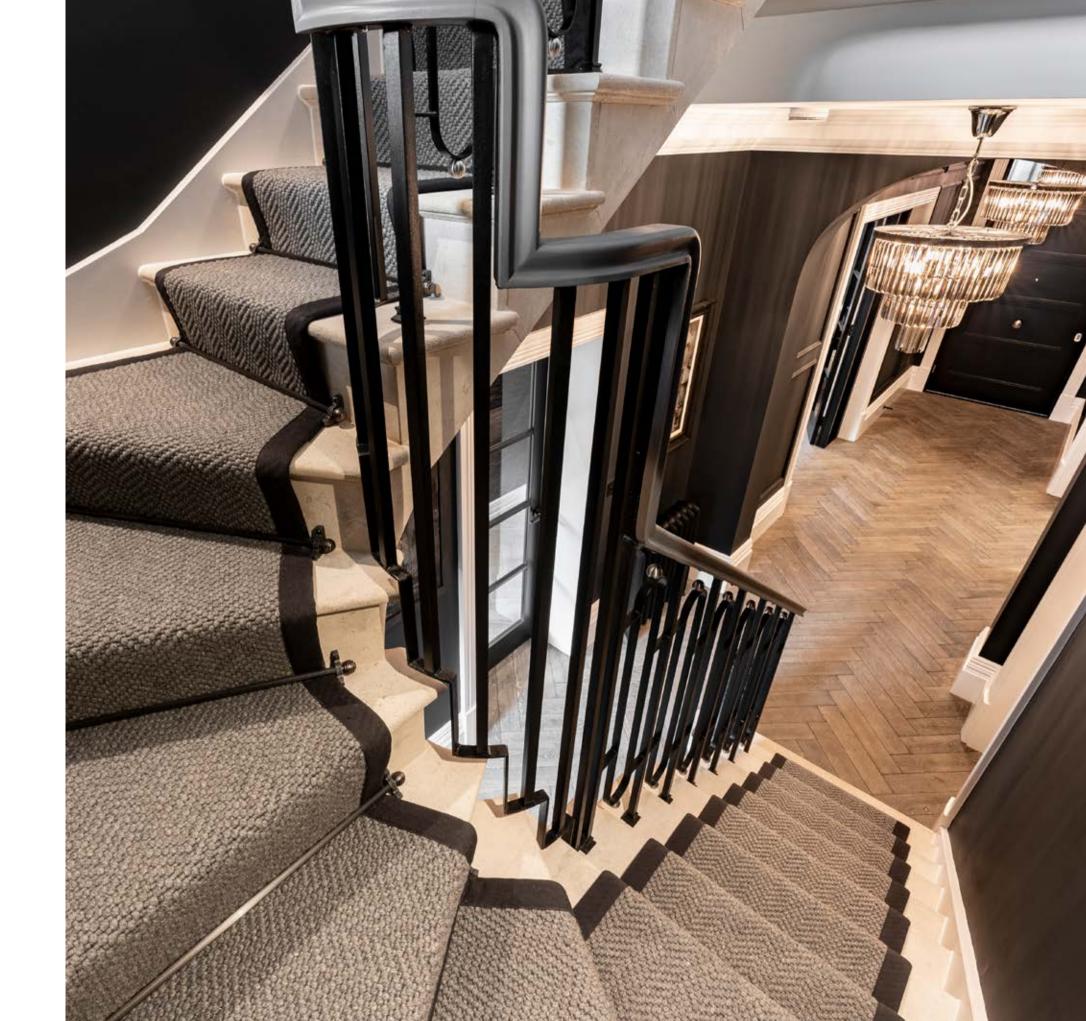






















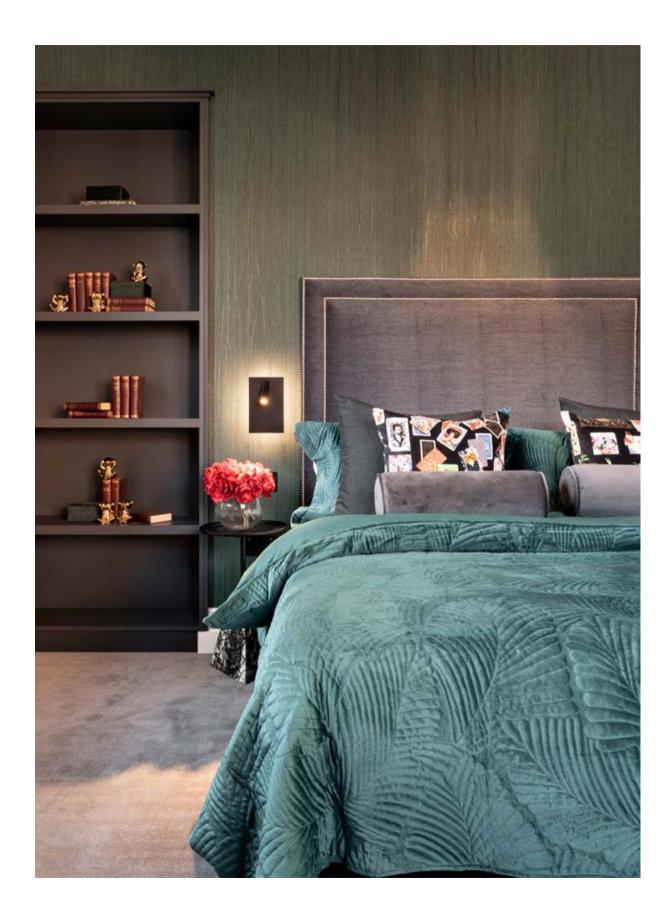






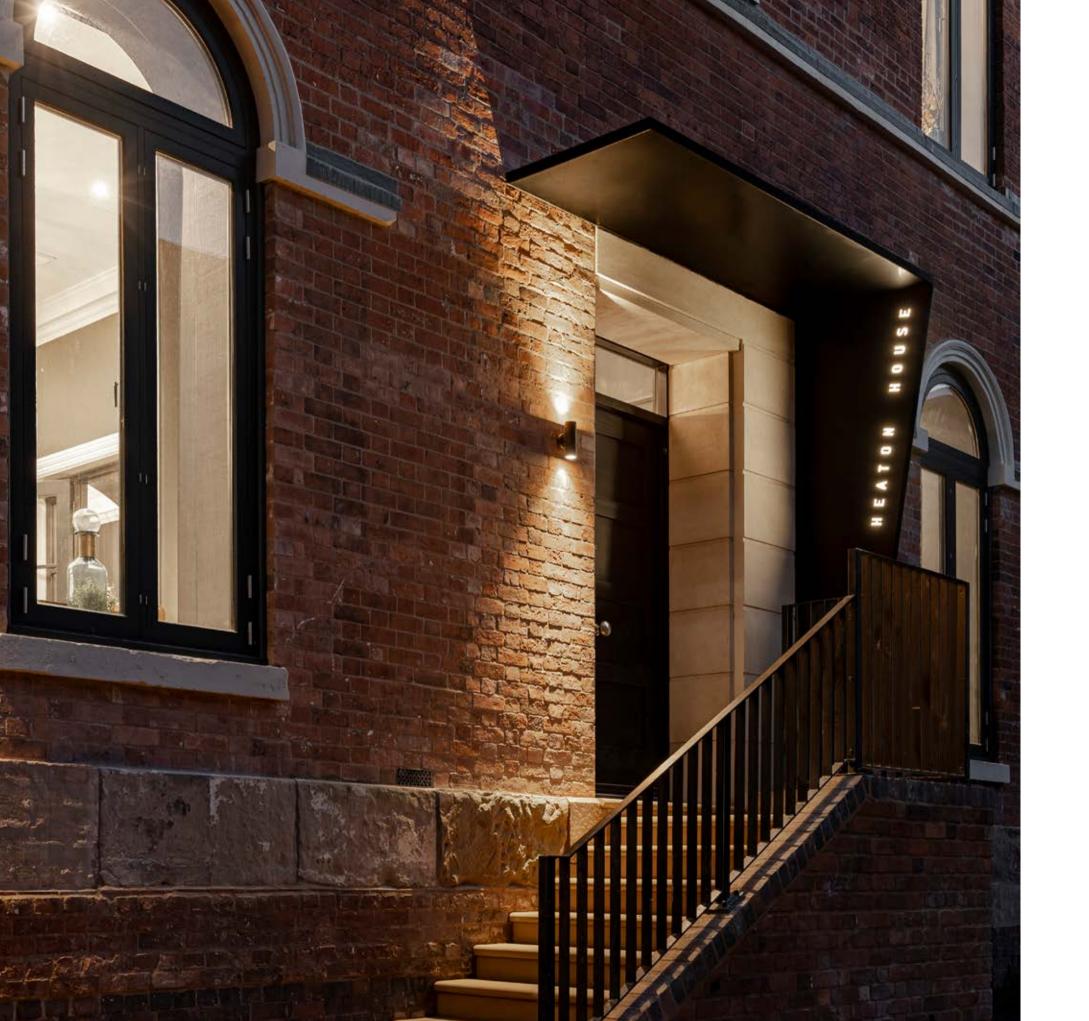


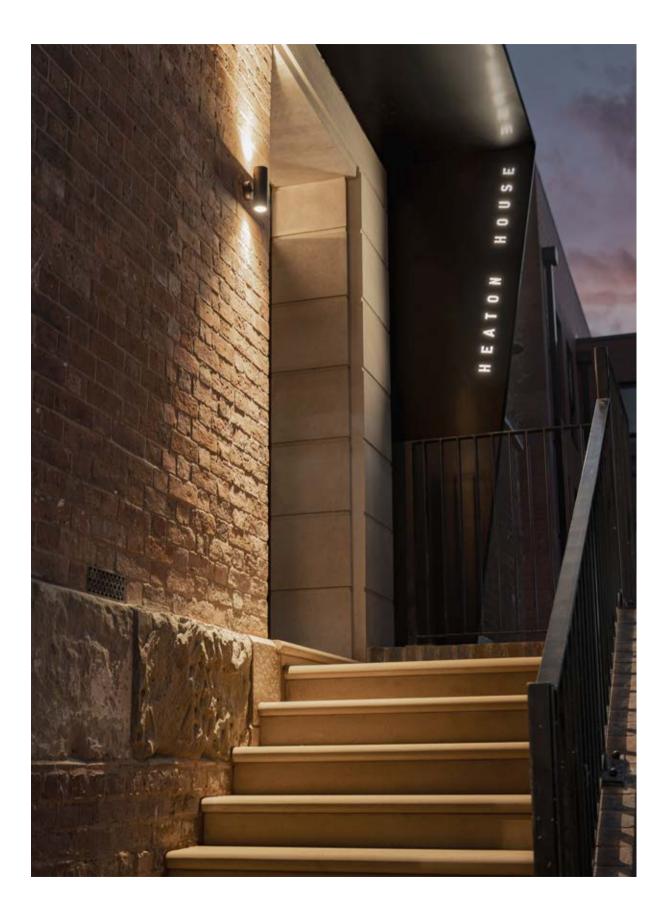














## AN ELEVATE HERITAGE PROJECT

WE'D LIKE TO EXPRESS OUR GRATITUDE TO THE DEVELOPMENT TEAM AND SKILLED TRADES PEOPLE WHO HAVE PLAYED A PART IN HELPING US BRING THIS UNIQUE PROJECT TO LIFE.

> D5 ARCHITECTS FARROW & WALSH VANTAGE & CO

## HEATON

HOUSE



ELEVATE PROPERTY GROUP

