

Selly Park Avenues Conservation Area

Proposed Conservation Area

Newsletter
June 2008



Proposed Selly Park Avenues Conservation Area

Roughly rectangular in shape, the proposed Selly Park Avenues Conservation Area has Riverside Drive and the Birmingham Nature Centre to the north, the Rea Valley Cycle Path and Cannon Hill Park to the east, Brookvale Mews and Pebble Mill playing fields to the south and Pershore Road to the west. First, Second and Third Avenues, all culs de sac, dissect the area west-east. Sir Johns Road cuts across from the west and then arches in a north easterly direction. Fourth Avenue is the only through route, running north-south and linking Sir Johns Road with Third Avenue.

The area was laid out between 1905 and 1908 and built by Grants of Cotteridge, a firm responsible for many similar estates in Birmingham. The houses are constructed in terraces of red brick with stone dressings. The house frontages are given a wide variety of decorative treatments, incorporating square and three sided bays in stone and timber, some with stained glass panels, others with timber sash windows. Each of the houses has a small front garden, usually complete with boundary wall, with larger gardens to the rear.

Although there are no listed buildings within the proposed conservation area, the Selly Park Tavern, an attractive building of around 1910 is included in the Local List. Outside the conservation area boundary, but immediately opposite, nos.679-685, 663-667 Pershore Road and no.2 Selly Wick Road have statutory protection.

What is a conservation area?

"A Conservation Area is an area of architectural interest, the character and appearance of which it is desirable to preserve or enhance". Planning (Listed Buildings and Conservation Areas) Act 1990.

This leaflet aims to:

- Explain the background to the proposed designation.
- Illustrate the proposed boundary (see map overleaf).
- Explain the implications of the Article 4(2) Direction.
- Explain how you can make your comments.

Background

Birmingham Conservation Strategy 1999 "Regeneration through Conservation" identified a number of areas of the City which were thought to warrant assessment for possible conservation area status.

The area known as Selly Park Avenues was one of these areas which merited consideration for designation.

Residential properties to be included in the Conservation Area:

- First Avenue (even 4-48, odd 1-45).
- Second Avenue (even 4-52, odd 3-51).
- Third Avenue (even 2-48, odd 1-35).
- Fourth Avenue (even 2-24, odd 1-23).
- Sir Johns Road (even 2-68, odd 1-75).
- Pershore Road (even 566-588, 596-690, Selly Park Tavern).

All individual dwelling houses within this list will also be subject to the Article 4(2) Direction.

Article 4(2) Direction

An Article 4(2) Direction applies to residential properties only and removes Permitted Development rights from front and significant elevations. This means that any minor alteration which would normally not require planning permission, will need consent.

There is no planning fee in these circumstances.

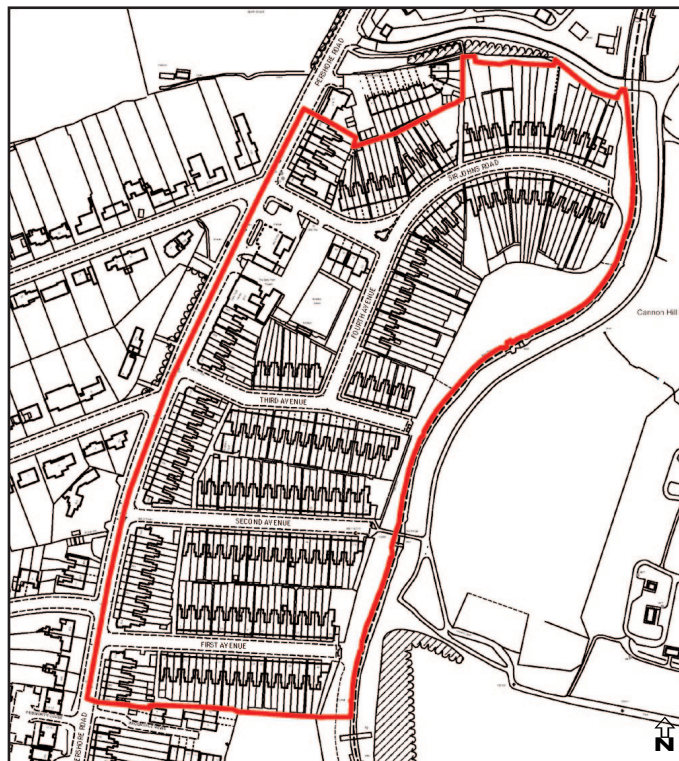
Alterations such as the installation of replacement doors, windows and porches, the creation of hard standings and the removal of original boundary treatment, perhaps insignificant as individual alterations, have taken place in Selly Park Avenues under Permitted Development.

The cumulative effect of these alterations, together with the removal of other architectural details has had a negative impact on the character of the area.

In order to prevent further erosion, it is intended to remove Permitted Development rights by placing an Article 4(2) Direction on the residential properties in the proposed conservation area.

The Article 4(2) Direction means that minor alterations will require planning permission. These include:

- The enlargement, improvement or other alteration of a dwelling.
- Alterations to or enlargement of a roof.
- Construction of a porch.
- Creation of a hard surface for parking.
- Installation, alteration or replacement of a satellite antenna.
- Construction, alteration or improvement of a wall, gate or other means of enclosure.
- Construction of a means of access to a highway.
- Painting of the exterior of a building.



Not to scale

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Public Consultation

Birmingham City Council welcomes your comments on the proposed Selly Park Avenues Conservation Area and the removal of Permitted Development rights by means of an Article 4(2) Direction.

You are able to make comments on the Conservation Area designation, the boundary and the Article 4(2) Direction in a variety of ways:

Online: www.birmingham.gov.uk/proposedca

By post:

The Conservation Team,
Directorate of Development & Culture, Alpha Tower,
Suffolk Street Queensway, Birmingham, B1 1TU.

By e-mail: planning.conservation@birmingham.gov.uk

By telephone: (0121) 303 1115

Comments should be received by 11th July 2008.

Surgery: Officers from Birmingham City Council will be holding a surgery to answer any queries and receive your comments. These will take place on:

- Thursday 19th June 2pm-8pm and
Saturday 21st June 10am-12pm
at the bowling alley next to Selly Park Tavern.

- Saturday 21st June 1pm-3pm and
Tuesday 24th June 2pm-8pm
at St. Stephen's Dain Room, Serpentine Road.

What happens next?

Comments will be noted and reported to the relevant decision making bodies of the City Council for consideration.