



PLANNING CONTROL

**Document Title: Conservation Area 3.
Northfield Old Village**

Date of Designation: 17 July 1969

Date of Press Notice: 19 September 1969

Contents: Public works Committee 17 July
1969 report and recommendation

Town Planning Sub Committee
14 August 1969 report and
recommendation



*“Securing a **Better** environment for all the people of **Birmingham**”*

CITY OF BIRMINGHAM

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PUBLIC WORKS DEPARTMENT

PUBLIC WORKS COMMITTEE met on 7th July, 1969.
 The Committee considered the report of the City Engineer, Surveyor and Planning Officer on the proposed designation of Conservation Areas under the Civic Amenities Act, 1967.

Under the provision of Section 1 of the Civic Amenities Act, 1967, Local Planning Authorities must determine and designate such parts of their area as are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. These are called Conservation Areas.

By Minute No. 34422 on 13th March, 1969, your Committee authorised me to submit a list of areas which are considered suitable for designation as conservation areas. Your committee will recall that by Minute No. 34423 on 13th March, Nos. 27/45 (inclusive) and 66/80 (inclusive) Ryland Road, Edgbaston, 15, were designated as a conservation area, as an extension of the Lee Crescent building preservation order.

I now submit for your consideration five further possible conservation areas; plans showing each proposed designated area accompany this report.

- (1) Northfield Old Village PR. 10260
- (2) Kings Norton Green PR. 10258
- (3) Old Yardley PR. 10295
- (4) Harborne Old Village PR. 10259
- (5) Broad Street end St. Peter's Place PR. 1037

An appendix to this report describes each area in detail, presents arguments for their conservation and tentatively suggests how each area could be conserved and enhanced.

Survey work has been carried out in the Calthorpe and Bournville Estates, parts of which would form ideal conservation areas, but it is considered advisable to await the results of the recent enquiries in connection with applications made by each Estate Company for exemption from the provisions of the Leasehold Reform Act, 1967, before any parts of these estates are suggested as conservation areas. It is also considered that the estate founded by the Harborne Tenants Limited in 1907 as an offshoot of the Garden City Movement and which represents one of the earliest experiments of Town Planning in Birmingham, and the group of Victorian gothic buildings focusing upon the Law Courts, could form other conservation areas, and these will form the subject of a later report to your Committee.

MATERIAL TO GO

(ii)

I therefore recommend that your Committee designate the areas outlined on plans PR. 10260, 10258, 10295, 10259, 10338 and 10371 submitted herewith as Conservation Areas under the provisions of Section 1 of the Civic Amenities Act, 1967 and that the Town Clerk be instructed to initiate the appropriate procedures.

Neville Borg

RWJ/MAP

N CITY ENGINEER AND SURVEYOR.

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TOWN PLANNING SUB-COMMITTEE

1968-1969

MEMORANDUM

Town and Country Planning
(Control of Advertisements)
Regulations, 1960.
Areas of Special Control.

It was recently resolved that approval should be given to the designation of the following areas as 'Conservation Areas' pursuant to the Civic Amenities Act, 1967.

(1)	Northfield Old Village	PR. 10260/A
(2)	Kings Norton Green	PR. 10258/A
(3)	Old Yardley	PR. 10295/A
(4)	Harborne Old Village	PR. 10259/A
(5)	Broad Street and St. Peter's Place	PR. 10371/A

Regulation 10 of the above Regulations provides that Local Planning Authorities shall from time to time consider whether any part of their area should be defined as an area of special control. The definition of an area in this way gives a greater degree of control over the display of advertisements and your Committee may feel that this action will assist in preserving or enhancing the visual amenities of these particular areas.

It is necessary for an area of Special Control to be defined by an order made by the Local Planning Authority and approved by the Minister of Housing and Local Government in accordance with the provisions of the Regulations.

RECOMMENDED:

That approval be given to the definition as 'Areas of Special Control' pursuant to Regulation 10 of the Town and Country Planning (Control of Advertisements) Regulations, 1960, of those areas referred to in the foregoing reports and shown in outline on plans PR. 10260/A, 10258/A, 10295/A, 10259/A and 10371/A, and that the Town Clerk be instructed to take such action as may be necessary in connection therewith.

P.W.C. 28.8.69. Resolved - That the Town Clerk be instructed to prepare for submission to the Min. of Housing and Local Government an Order under Reg. 10 of the T.C.P. (Control of Advertisements) Regulations 1960, defining the areas at Northfield Old Village, Kings Norton Green, Old Yardley, Harborne Old Village and in Broad St. & St. Peter's Place, referred to in the foregoing reports and indicated on plans P.R. 10260 A, 10258 A, 10295 A, 10259 A and 10371 A, as areas of 'special control' under that Regulation.

The following reports of the City Estates Officer were submitted:-

127 Soho Road, Handsworth
Robert Dale Ltd.

(Document No. 15)

RESOLVED:- That, subject to any necessary consents of Government Departments, approval be given to the acquisition of 127 Soho Road, Handsworth, in the sum of £5,500, pursuant to Section 139 of the Town and Country Planning Act, 1962, and otherwise in accordance with the terms referred to in the foregoing report, and that the Town Clerk be instructed to complete any necessary documents in connection therewith.

Birmingham (Bull Street) Compulsory Purchase Order, 1965
12-15 Bull Street - Jayne Brooke (Fashions) Ltd.

(Document No. 16)

RESOLVED:- That, subject to any necessary consents of Government Departments, approval be given to the payment of £72,500, inclusive of all heads of claim, and including the sum of £45,000 already paid on account, in respect of the acquisition of the leasehold interest in 12-15 Bull Street, as referred to in the foregoing report, and that the Town Clerk be instructed to complete any necessary documents in connection therewith.

Unit Factories - Land in Milk Street,
Little Ann Street and Rea Terrace

(Document No. 17)

RESOLVED:- That it be a recommendation to the City Council that, subject to any necessary consents of Government Departments, approval be given to an additional payment of £1,601 10s. 11d., as referred to in the foregoing report, in respect of the construction by D.W. Parkin Ltd. of unit factories on land in Milk Street, Little Ann Street and Rea Terrace and that Minute No. 29984 be varied accordingly.

CITY SURVEYOR'S REPORTS

The City Surveyor submitted the following reports:-

Conservation Areas Advisory Committee

(Document No. 18)

RESOLVED:- That approval be given to the proposals contained in the foregoing report for the establishment of a Conservation Areas Advisory Committee and that the several organisations referred to therein be invited to nominate one representative to serve thereon under the Chairmanship of a member of this Committee; that in the meantime, consideration of the appointment of additional representatives, including members of this Committee to serve on that body be deferred; and that the Minister of Housing and Local Government and the Minister of Planning and Land be notified at the appropriate time of the establishment of that Advisory Committee and of the composition thereof.

Civic Amenities Act, 1967
Designation of Conservation Areas

(Document No. 19)

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RESOLVED:- That, subject to the concurrence of the General Purposes Committee so far as the proposals in respect of the Broad Street and St. Peter's Place areas are concerned, and also to the concurrence of the Parks Committee where appropriate, approval be given to the designation as 'Conservation Areas', pursuant to the Civic Amenities Act, 1967, of those areas referred to in the foregoing report and shown in outline on Plans Nos. PR.10260, 10258, 10295, 10259, 10338 and 10371 and that the Town Clerk be instructed to take such action as may be necessary in connection therewith.

Proposed Display of Signs at Shopping Centre at
New Street Station, City

(Document No. 20)

RESOLVED:- That consent be refused for the display of signs, referred to as a) b) and c) in the foregoing report, at the shopping centre at New Street Station, City, in accordance with Advertisement Application No. A6702/3, on the grounds of amenity and content.

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APPENDIX

DESCRIPTION OF CONSERVATION AREAS.

- (i) Northfield Old Village.
- (ii) Kings Norton Green.
- (iii) Old Yardley.
- (iv) Harborne Old Village.
- (v) Broad Street and St. Peter's Place.

SURY

Definition of the Area.

The suggested area comprises the church and church yard of St. Laurence (and the footpath bounding the church yard to the east and south), the Rectory of St. Laurences Church, Nos. 150 to 154 (inclusive) Church Road and their curtilages, the Great Stone Inn and Village Pound, Nos. 1 and 2-6 (inclusive) Church Hill and 1 to 4 (inclusive) Stone Cottage to the rear, and their curtilages, and the St. Laurence Church of England Infant School, School House and curtilage.

Individual buildings within the area.

Church of St. Laurence.

The church is of Norman origin, the squat tower (only the base of which remains) and the nave being built between 1000/20; the chancel was built between 1200 and 1214, the timbered south porch in the 14th Century and the main porch in the 17th Century. The reconstruction has not altered the character of the building, which is listed under Section 32 of the 1962 Act. The vestry and stained glass windows are modern.

The church yard is well wooded and has an attractive lych gate and walls.

Rectory.

The Rectory is modern, built in a similar manner to an earlier structure. It has a half timbered brick barn adjacent used as a garage.

The whole is surrounded by attractive old walls.

Great Stone Inn.

This is one of the oldest licensed houses in the City, originally built in stone, and taking its name from the glacial erratic which once stood on the corner of Church Road and Church Hill, and is now located within the village Pound. It was rebuilt in the late 18th Century in brick. It is a two storey building faced in whitewashed brick, with three light casements (the lower having shutters) a moulded wooden doorcase and plain eaves.

The brewery (Mitchells & Butlers) maintain the property in good and traditional condition.

The Village Pound.

This 15th Century structure was designed to accommodate stray animals in the parish. It is a sandstone structure with pointed arches, two unglazed pointed lights and is unroofed.

It is a grade II listed building under Section 32 of the 1962 Act.

Nos. 150-154 Church Road.

Nos. 150 and 152 Church Road are substantial and well maintained mid-victorian detached villas with large gardens.

No. 154 is an early 19th Century cottage equally well maintained and structurally sound. All are occupied.

Nos. 2-6 Church Hill and 1-4 Stone Cottages.

These properties, built in the early 19th Century, were originally nail makers cottages and shops, dating from the time that Northfield was one of the largest Midland nail making villages.

They appear structurally sound and most are still occupied. They are brick built two storey units.

St. Laurence (Church of England) Infant School.

Despite being built in 1837 the school is still used, is structurally sound and very well maintained. It is a good and well preserved example of early Victorian style architecture with recent additions within the rear curtilage.

No. 1 Church Hill.

This property is a dilapidated, poorly maintained Victorian detached villa.

Reasons for Conservation.

(i) Historical Associations.

Northfield is probably the oldest village now within Birmingham, its name being derived from a clearing or 'field' in the north of the forest of Feckenham (Nordfeld). In Norman times it was a small scattered village between the present railway station and Merrits Brook, but by the 17th Century two well defined hamlets emerged, one between the Bristol Road and Merrits Brook, and the other between Church Hill and the station.

By the early 19th Century Northfield had become the second largest Midland nailmaking village, the villagers journeying into the Black Country to collect bars of iron, and to sell finished nails. Some of the nailmakers cottages and shops remain (No. 2 to 6 Church Hill and 1 to 4 Stone Cottages) and this activity formed the basis of iron working in the vicinity (the Patent Nailworks in Selly Oak was built in 1864).

(ii) A setting for important historic buildings.

The essential character of Northfield village is founded upon the random disposition of buildings of various ages and styles. This accident of historical development could not be re-created by modern buildings, styles, materials and planning. This group of buildings and the many trees in

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not particularly significant and character of the sites may
(ii) Visual
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... locality provide an attractive visual setting for important historic buildings... St. Laurence Church, The Great Stone Inn and the Village Pound.

Appreciation of the character of these buildings would be marred if the settings as a whole (comprising buildings, trees, public ways, etc.) was significantly altered.

Nos. 150/154 Church Road, and No. 1 Church Hill are particularly attractive visually or architecturally significant, but they contribute to the overall quality character of the village, and any re-development on the sites must be controlled to enhance this character.

(iii) Visual and architectural qualities.

This pattern of buildings, spaces and vegetation evolved gradually and, although absorbed into the expansion of Birmingham still retains its historic character and is so delightful to see, that, regardless of the doubtful architectural qualities of certain individual buildings, this character should be protected.

Owing to the disposition of Rectory Road, Church Road and Church Hill vistas are terminated within the area, and the natural curves which lead and attract into the area should not be changed.

Suggestions for Conservation.

Action for conservation must enhance the quality and character of the area, and ensure and encourage continued economic and social activity.

Suggestions for action could include:-

- (1) The truncation of Church and Rectory Roads and Church Hill to prevent through traffic promoting environmental deterioration and conflict with vehicular service and pedestrian circulation. Service access to all properties must be provided, and this could give opportunity for the provision of off-street parking.
- (2) The rationalization of pedestrian circulation based on existing footpaths and pedestrianized roads. Existing footpaths need physical improvements.
- (3) Improvement of habitable standards of Nos. 2 and 6 Church Hill and Nos. 1 to 4 Stone Cottages, with the provision of any deficient basic amenities and off-street parking. Whilst two adjacent properties could be jointed together to create larger dwelling units the existing original facades must be retained and they could be converted into attractive (and fashionable) residences in an attractive setting.
- (4) Any redevelopment of the sites of Nos. 150 and 154 Church Road and No. 1 Church Hill must match the scale, texture and quality of the existing village.
- (5) Landscaping and natural features should be preserved and enhanced, but the area should not become merely an attractively laid out garden setting for stagnating buildings.

Description of Area.

The area comprises most of the commercial properties and the cinema surrounding the Green, Nos. 3 to 30, 54 to 94 (inclusive) the Green, Nos. 277 to 301 (inclusive) Penshore Road and land to the rear of 3 to 21 Redditch Road (remaining from road widening programme 1970/71), the Church of St. Nicholas, churchyard, hall and vicarage, the old grammar school (within the churchyard curtilage) and the part of Kings Norton Park South of the canal feeder.

Buildings within the area.

Church of St. Nicholas.

The church originated in Norman times (only the chancel now remains) when it was tied to a mother church in Bronsgrove. The 14th Century saw the building of the nave, chancel arch and both aisles, which have been subsequently modified. No trace remains of any possible earlier tower but the present tower and spire were built in the 15th Century.

Minor restorations in 1815 (iron clamps to support the stonework) were followed by a new roof in 1865 and major restorations and a new floor between 1870 and 1882.

The churchyard is well and attractively wooded and contains some 17th Century monuments and an ancient mounting block. The lych gate was built in traditional style in 1922 as a war memorial.

The Old Grammar School.

This 14th Century building is two storied, the upper storey of timber frame and plaster and the lower cased in 17th Century red brick with stone dressing. It has a central porch wing with a four centred arch, and three leaded light windows. A moulded stone exterior staircase leads to the first floor. It has been extensively restored.

The building once housed the free grammar school of Kings Norton. Tradition roughly ascribes its origin to Edward VI; more probably it was built in 1344 and endowed by Edward III. Teaching ended in 1884 when endowments were rechanneled.

The Vicarage.

The vicarage is a large rambling Victorian building, structurally sound but physically deteriorating and poorly maintained. It appears to be too large for modern incumbents' needs as the house and curtilage are in a state of neglect.

The Church Hall.

The church hall is an attractively designed contemporary building completed in 1960. It provides adequate facilities for parish activities and has substantial vehicular parking.

These unique buildings are of 17th century origin and are listed under Section 52 of the 1952 Act as a building of architectural and historic interest.

The present buildings are of two kinds:-

- (i) A bailiff's house and courtroom built about 1480. This is an unusually elaborate half timbered building, the northern facades of which are of particular architectural (historic) merit, and are valuable to the visual setting of the churchyard. It is still occupied for residential purposes.
- (ii) The two adjoining properties facing the Green are wool stapler's cottages. Although they appear to be of brick construction this is deceptive, since extensive alterations in the late 18th Century included a new brick front some four feet in front of the timbering of the original 17th Century frame construction.

These properties were converted to an Inn and known as "The Saracen's Head" and bay windows added at the end of the 18th Century. In 1929 the brewers presented the property to the church to serve as a church hall.

It is probable that the buildings stood at the northern end of a range of timber buildings running north south along the west side of the Green.

Reasons for Conservation.

(i) Historical Associations.

The Domesday Book recorded that Kings Norton was then a "berewick" or outlying estate, of Bromsgrove and until 1527 was a much larger settlement than Birmingham.

In 1911 it became part of Warwickshire and was gradually swallowed up by the urban spread of Birmingham. Since that time although most of the original timber buildings have been removed, a number of important ones still remain, interspersed with buildings of later origin and of a variety of ages and styles, the oldest being "Hirons" the grocers' which still retains its original timber frame. The history of Kings Norton village is enshrined in these remaining buildings.

Kings Norton's village green is unique in Birmingham, being the only village centre remaining relatively unspoilt by through traffic. Its location and pattern around the tree-lined Green, is an historical inheritance which functions efficiently today and should not be spoilt.

(ii) A setting for important historic buildings.

The essential character of Kings Norton Green is based upon the sense of enclosure created by the buildings and trees surrounding the open Green, and produces a visually attractive and traditionally authentic semi-rural backdrop to important historical buildings such as St. Nicholas Church, The Saracen's Head, etc. The smaller buildings and the trees provide a sympathetic and proper setting in terms of scale and texture for the more important historic buildings and appreciation of

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buildings would be marred if the setting were significantly altered.

Where gaps in the townscape occur the infilling must be of a character and scale with the Village Green style; the construction of new three-storey flat roofed shops at 22/24 and 26 the Green has already taken place and are acceptable since they are built in traditional materials (brick etc.) and are of a non-obstrusive scale.

(iii) Visual and Architectural Qualities.

The location of buildings around the Green which preserves the pattern and character of earlier buildings is a basic factor in the attractiveness of the setting as also are the irregular masses of various architectural styles which contribute to the richness of the Green.

Views out of the Green towards the Church, from Kings Norton toward the churchyard, and all ways across the Green should be enhanced and preserved.

(iv) Efficient nature of land use pattern.

In addition to being visually attractive and of architectural and historic interest, the Green is able to function efficiently as a small centre of social and commercial activity despite the lack of inter-vehicular and vehicular/pedestrian segregation and the problem of shoppers' car parking. This function should be maintained in a manner which will not diminish the visual and antiquarian interest of the area.

Suggestions for Conservation.

Action for conservation must enhance the quality and character of the area and ensure and encourage continued economic and social activity.

(1) Back road should be closed to vehicles to prevent extraneous through traffic penetrating the Green. Off-street shoppers' car parks and rear servicing to commercial premises should be provided where possible to reduce vehicular/pedestrian conflict and promote environmental improvement.

(2) Where interruption in the facade surrounding the Green exists, infill should be permitted only in the scale and character of the Green. Similar care should be taken if piecemeal development occurs (especially upon such dominating sites as the cinema).

(3) Although the widening of the Redditch and Pershore Roads will provide an opportunity for the rationalisation of the road pattern it should not be allowed to damage or destroy the inherent character of the Green. Certain uses that are to be cleared by road widening, e.g. library and community centre, could be brought into the Green to accentuate and strengthen the Green's function as a local centre.

(4) Pedestrian circulation in the Green should be rationalised and improved to take precedence over vehicular movement.

(5) The landscaping of the green, the churchyard and Kings Norton Park should be protected and enhanced.

(6) Strict advertisement control should be maintained on commercial premises to prevent clutter and obtrusive displays; however, orderly, imaginative and colourful displays which do not threaten the environmental quality should be encouraged.

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Description of Area

The area is bounded by Broad Street to the south east, Glasshouse Passage to the south east, and the proposed road linking King Edwards Place and King Edwards Road (as part of the Civic Centre Scheme) to the north east. Many of the warehouses and small commercial properties are to be cleared from this site because of their functional and physical obsolescence, and because of their inclusion in the Civic Centre Scheme.

Individual buildings within the area.

The Crown Inn, Broad Street.

The original building dates from 1780 but a sympathetic iron front at the ground floor has been added during this century. It has an elaborate stucco facade, and is three stories in height with a clock tower.

It is a listed building (grade II) under Section 32 of the 1962 Act.

The Unitarian Church, Broad Street.

This church, used by Joseph Chamberlain, was built between 1860 and 1862 on an arch over the Birmingham Canal, from designs by J.J. Bateman. It is built in an ornate gothic style in stone which is now in a state of progressive disintegration. To the rear are the church schools now used for commercial purposes built in 1861 in brick, and also spanning the canal.

St. Peter's Church and Presbytery.

This church was built in 1786 at the time when, as a result of continental unrest, clerical students sought refuge in England. Because public opinion and penal laws at that time were against Catholicism, clerical buildings had to be camouflaged and St. Peter's Church was designed to look like a factory, it is a simple rectangular building in red brick and is listed (grade II) under Section 32 of the 1962 Act.

The presbytery of St. Peter's church (No. 5 St. Peter's Place) was also built in the late 18th Century and is an attractive, well maintained Georgian building. It is of classical design, three stories with squat slate covered roof, in red brick which is stuccoed at first floor level. The windows have key stones and engraved lintels.

Other buildings within the area.

No. 4 St. Peters Place and St. Peter's Roman Catholic School are two storied brick built late 18th Century buildings, structurally sound but poorly maintained. There is a wealth of architectural detail along the facades. The school has reached obsolescence for educational purposes.

into disrepair and is now used for storage.

No. 41 Broad Street is occupied by the Municipal Weights and Measures Department. It is a two storey brick building with magnificent architectural detail in windows and doors, built in the late 18th Century Georgian style. It is not affected by the widening of Broad Street.

The buildings on the eastern side of Brasshouse Passage are occupied by the Industrial Research Laboratories and comprise a modern plain brick multi-storey block and a collection of late 19th Century warehouse buildings.

Stratford House is an unusual and pretentious mock Tudor building of Victorian origin.

The large building to the rear of the Crown Inn is a striking example of a 19th Century warehouse. It was the original brewery of Butlers (forerunners of the Mitchells and Butler combine), and is of some architectural and historic significance.

The other buildings in the area are 19th Century and comprise functionally and structurally obsolete dwellinghouses, shops and warehouses.

Reasons for Conservation and Potential for functional Use.

It is considered that this area would provide an ideal nucleus for the creation of a 19th Century street museum. Architectural style and historic associations make individual buildings worthy of retention and these could be enhanced by the relocation of period street furniture (gas lamps, stone bollards, public conveniences, post boxes, horse troughs etc.) fast disappearing from the street scene, and by the re-laying of traditional paving materials. Functional and structural obsolescence and the Civic Centre redevelopment scheme will ultimately necessitate the clearance of all visually obtrusive buildings from the vicinity and at that time the area could become a vital and linked part of the Civic Centre educational and leisure amenity facilities.

This area is ideal for designation as such an open air Victorian Street museum, fulfilling certain fundamental considerations.

- i. It is essentially urban in character which enables the authentic visual and historic accommodation of items to be preserved.
- ii. It provides a sense of enclosure, enhancing and unifying the character of the area, preventing dilution by newer buildings and aspects.

iii. The buildings within the area are or can be made capable of beneficial economic use. To prevent structural, environmental or social decline, in areas of vulnerability the fate of buildings is largely determined by the quality of and the activity within the environment. If the buildings are occupied it will cut the cost of the project. The churches, presbytery, public house and Municipal offices can continue being used with necessary repairs. Other buildings can be used for a local period history museum and a canal museum as required by the City Museum.

17. The area is near to the City Centre and would promote a continuity of educational and leisure facilities and enable maximum user access, particularly for tourists.

7. This area could form a link between Gas Street Canal basin and the Cambrian Wharf Scheme.

Such a scheme would provide an ideal environmental, historical and attractive visual setting for the preservation of historical and architecturally important buildings, and could form a unique tourist and educational facility in the city.

Harborne Tenants Ltd. Estates:

Harborne Tenants Ltd. was founded in 1907 to promote the erection, co-operative ownership and administration of houses on specific lands in Harborne. Its foundation was due to the foresight and inspiration of John Sutton Nettlesfold the manufacturer, then Chairman of the City's Housing Committee, as proof of municipal policy that low cost housing was best undertaken by voluntary agencies (no council houses were built between 1898 and 1914 and only three estates prior to 1898). However the estate was designed in the contemporary belief that the housing problem lay at the root of social reform, and people needed better houses, more air, more open space and gardens. But this need was to be supplied on a thorough business footing, and in no way a charity.

Frederick Martin, of Martin and Chamberlain, whose work can also be seen in the G.P.O. Sorting Office, Newhall Street and the Spring Hill Library, two fine examples of "Birmingham" terracotta, was responsible for the original layout and the architectural style of the dwellings. The estate was built in five years and has not been substantially altered or redeveloped.

The undulating estate of 54 acres, whose boundaries show the shape of the original fields, was bought for £15,860. The 500 dwellings were erected in blocks of 2, 4, 6 and 8 at a density not exceeding ten dwellings per acre (the then permitted density being 40 per acre). The style reflects Martin's decisiveness and the domesticity of "arts and crafts" brick and plaster, and appears somewhat fresher than the cottage style in Bournville. It also contains unique features, unparalleled in other contemporary garden city estates, such as the use of natural slope to provide bridge access to first floor flats in the terrace of 124-134 Ravenhurst Road.

The low residential density made it possible for each house to have a garden with subsidiary allotments and areas of public open space. The roads have 16ft. carriageways with 5ft. tree-planted turf margins and a further 8ft. pathway, which contributes to the semi-rural aura of the estate. The maintenance of the roads has been made over to the Public Works Department and the Parks Department co-operate with the company in the maintenance of public open spaces, the grass verges, and the many fine and mature trees on the estate. The layout also provides a pattern of segregated pedestrian links.

The early difficulties in estate development were overcome by the sagacity and unfailing interest of G. W. Kendrick, who guided the affairs of the company between 1912 and 1952. In addition to generous open space, the tenants were provided with recreational facilities which include a Bowling Green, Tennis Courts, Social Club Room and Community Hall, and have a small centrally positioned group of convenience goods shops. All these amenities were designed and located in sympathy with the general housing layout and style.

Reasons for designation as Conservation Area:

It would appear reasonable to designate this area as a Conservation Area for the following reasons:-

- (a) The area is a well maintained and authentically preserved example of "garden city" movement planning. It is a comprehensive, community development which is a valuable social asset and of wide interest in the field of town planning history and education, certainly of very great value as an example of applied housing ideals which are one of the principal contributions of this country to international planning thought.
- (b) The conservation of social capital invested in this area is very desirable. The dwellings are structurally sound and their size and disposition has not resulted in them becoming socially obsolescent.
- (c) The pattern of buildings, spaces and natural landscape features gradually evolved is delightful to see and should not be lost to the community.
- (d) Designation as a Conservation Area could result in future development enhancing the overall concept of the estate. The principles of conservation have been agreed to be in line with the estate company's activities.

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OPPORTUNITY FOR CONSERVATION MEASURES

Although the Trustees and the Estate Company of Harborne Tenants Ltd., are engaged upon a positive programme of environmental management, if the estate were designated as a Conservation Area, it would appear that benefit would accrue in local authority support and stimulus for policies of environmental improvement, and in technical advice from the local authority. The following measures which have been tentatively agreed with the Trustees, are proposed for adoption as policy for environmental conservation and enhancement.

(i) Tree Preservation:

The care and maintenance of roadside verges and trees has been made over to the Corporation Parks Department, and there would not appear to be any threat to such features in the environment, although the Parks Department have to inform the Trustees of any measures being carried out.

Permission has to be given by the Trustees for the felling of any trees on private land, but a Tree Preservation Order for all worthy trees on the estate, which does not exist at present, would strengthen the company's determination to retain such trees, and be a positive step towards the enhancement of the appearance and characteristics of the area.

It is suggested, therefore, that a Tree Preservation Order should be made for all worthy trees on private land within the estate.

(ii) Open Space:

Generous provision of open space, including land for allotments and recreational purposes, was made in the original layout for the estate. However, certain of these areas, and also many of the long private gardens and "backland" sites which were included in that layout, are becoming disused. Together with the demand for new land uses, especially off-street vehicular parking, there is a need to rationalise and reorganise the use of surplus land in a manner that will not detract from the visual amenity of the area.

It is suggested, therefore, that the programme of land use rationalisation, which is being implemented by the estate company, would be supported by the designation. This should include:-

(a) The use of spare land for the provision of private lock-up garages, to provide one garage per dwelling by 1980, in a manner that would not detract from the visual amenities of the area.

(b) The use of surplus allotment land for public open space to supplement both the estate's and the city's requirements.

(c) The use of surplus gardens and other ancillary open space for amenity or, possibly, commercial tree planting, as has taken place on the once garden land to the west of No. 7 Carless Avenue.

(iii) Provision of Standard Amenities:

The estate Company are engaged upon a programme of providing dwellings with any deficient standard amenities. The generous size of the original dwellings often facilitates the accommodation of such amenities by internal reorganisation but, when external extensions are required, it is essential that these are sympathetic to the style of architecture, and do not result in the visual spoilation of the estate. The recognition of the special architectural and historic qualities of the estate, by designating it as a Conservation area, could support applications for grants for the provision of standard amenities, and ensure that, especially if, when Article 4, Directions (1) are made, such extensions are architecturally sympathetic, and that additional grant could be payable on these grounds.

(iv) Vehicular & Pedestrian Circulation:

The Estate is experiencing a degree of environmental deterioration stemming from the adverse effect of the penetration of excessive through traffic, especially at morning and evening peak hours. The narrow estate roads (16ft. carriageway) accentuate the problem of noise, pollution and local congestion. Although the free flow of through traffic is desirable, it should be achieved without promoting the deterioration of the human environment, and can be achieved by a rationalisation of the overall vehicular circulation pattern of the district. The control of circulation must, in this instance, be achieved without the introduction of a profusion of vehicle control signs, which would have an adverse effect upon the visual amenity of the area.

It is suggested, therefore, that an examination of the traffic problems of the estate is made, with the aim of reducing the penetration of through traffic, and the improvement of the environment.

(i) Town and Country Planning General Development Order, 1962.

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