

School Road Conservation Area

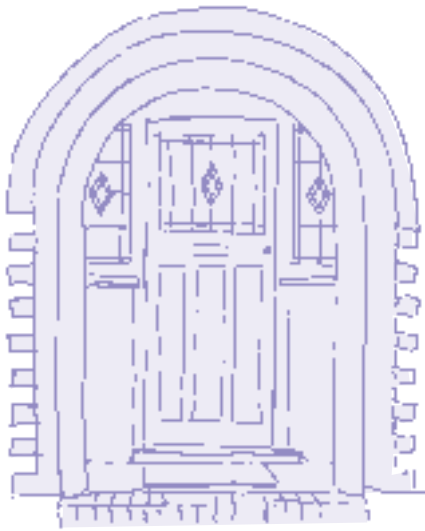
Character Appraisal

Hall Green



June 2002

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**SCHOOL ROAD
CONSERVATION AREA
HALL GREEN
NO.4**



DATE OF DESIGNATION
17TH NOVEMBER 1988

AREA 6.380 Ha. (15.76 Acres)

-  BOUNDARY OF CONSERVATION AREA
-  STATUTORILY LISTED BUILDINGS
-  LOCALLY LISTED BUILDINGS



Scale 1:2500

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MAP PRODUCED BY THE TEAM PLANNING DEPARTMENT

INTRODUCTION

The 1990 Planning (Listed Buildings and Conservation Areas) Act defines a conservation area as “an area of architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”. The local authority has a duty to review its designated conservation areas and publish proposals for the preservation and enhancement of these areas.

This appraisal of School Road Conservation Area has been prepared according to English Heritage guidelines. It is intended to be a guide to the form and style of future development in the area. The document aims to identify the special interest of the conservation area, define its character and outline proposals for possible enhancement. School Road Conservation Area was designated on 17th November 1988. It forms part of an estate built by H Dare and Sons between 1933 and 1936 and comprises housing, almshouses, a public house and a parade of shops. At the time of designation it was described as “the most representative exemplar of inter war speculative development in Birmingham” and was the country’s first inter-war conservation area. In 1992 the City Council sought to make an Article 4(1) Direction under the Town and Country Planning General Development Order 1988, having identified that many features which combined to create the area’s special interest could be removed under permitted development. However, the application was not confirmed by the Secretary of State by reason of existing planning restrictions being in place which, it was felt, were adequate to protect the area.

Subsequently, the Town and Country Planning (General Permitted Development) Order 1995 gave Local Planning Authorities the power to remove certain permitted development rights by means of an Article 4(2) Direction without the approval of the Secretary of State. The City Council’s Conservation Strategy 1999 proposed that Article 4(2) Directions be considered for certain conservation areas, including School Road. As part of the School Road Character Appraisal,

a survey has been undertaken to determine the appropriateness of implementing an Article 4(2) Direction in the conservation area. The results of this survey have been incorporated into this character appraisal.

A comprehensive photographic survey has been undertaken in order to determine the percentage of original features still remaining. It is held by the Conservation Group and is available for reference.

It was afforded SPG status on 20th June 2002 and should be used as a material consideration in determining planning applications.





Hall Green's underlying rock is Keuper Marl, with shale bands. It is situated on the "Solihull Plateau" which slopes gently from south-west to north-east at a height of approximately 500 feet.

School Road Conservation Area is located approximately 6.4 km to the south east of Birmingham City Centre. It comprises 118 residential properties, shops, charitable dwellings and a public house. It is situated in Hall Green, a leafy, low density suburb which is well served by public transport. Although Hall Green is not particularly well provided with shops, bigger commercial centres such as Shirley to the south and the City Centre to the north are easily accessible.

School Road Conservation Area lies between Sparkbrook and Small Heath Ward to the north and Hall Green Ward to the south. It is bounded to the west by Fox Hollies Road from the Charles Lane Trust Homes to number 590 and nos. 2-20 Miall Road. Its southern boundary is formed by nos. 8 and 30 Lakey Lane, the rear of nos.15-53 Miall Road and the southern edge of the Three Magpies bowling green. The eastern boundary is provided by the eastern edge of the Three Magpies bowling green and nos. 208 and 183 School Road. It is bounded to the north by the rear of the Charles Lane Trust Homes and the rear of nos. 126-190 School Road and no.551 Shirley Road.

School Road Conservation Area occupies in part the former grounds of Hall Green Hall on which are now situated the Charles Lane Trust homes. The grounds were bounded on three sides by Fox Hollies Road, Lakey Lane and Shirley Rd until School Road (formerly Chapel Lane) was cut, approximately following the line of the driveway to the Hall around 1933. School Rd was continued to the east of Shirley Rd to join Lakey Lane around 1936.





The Charles Lane Trust Almshouses. Quadrangle

SCHOOL ROAD CONSERVATION AREA

3

THE BUILDINGS.

ALMSHOUSES.

Built in 1936 by John B Surnam for the Charles Lane Trust, according to plans submitted in April 1936, (Birmingham Building Plan 65528), these properties were built for Charles Lane in memory of his mother and were to be occupied by retired couples who were formerly residents of Acocks Green or Yardley. They were opened in 1937.

Constructed from traditional materials in the form of a quadrangle open on one side towards Fox Hollies Road, each dwelling faces inwards towards the quadrangle. All are single storey, brick with stone mullioned bay windows and steeply pitched tiled roofs, hipped over the gables. Early 17th century influences are emphasised by striking tall brick chimney stacks and small paned leaded light windows.



The Charles Lane Trust Almshouses. Rear elevation

THE THREE MAGPIES Public House (The Maggies).

Designed by Wood, Kendrick and Edwin Reynolds for Mitchells and Butlers in 1935 (Birmingham Building Plan 62996), the Three Magpies is situated on a prominent corner site opposite the shops. It is one of a number of "reform" pubs built by Wood and Kendrick in the early 20th century and the advanced, modern architecture reflects the influence of Edwin Reynolds who joined the firm in 1930. The Three Magpies combines the simple rectilinear lines which emerged from the Bauhaus School and elegant brickwork reminiscent of Dudok's work in the Netherlands. The vertical accent is provided by a slender chimney stack and roof terrace to the rear; bringing the pub firmly into the realms of the modern movement. It was statutorily listed grade II in May 1997.

The roof terrace and bowling green are typical of the facilities provided by reform pubs. The bowling green pavilion was also statutorily listed grade II in May 1997.



"The Maggies. formerly "The Three Magpies" Public House

THE SHOPS

The application by H Dare and Sons to build 6 shops was approved in September 1934 and a further 6 shops in December of the same year. Built in an Arts and Crafts style, using timber cladding and steeply pitched roofs.

THE HOUSES

Four house types ranging from three and four bedrooms were offered by the construction firm H Dare and Sons. Although they are all similar in design and are typical of the inter war suburban style, there is some subtle variation in design and materials. Front elevations are of brindle or rustic facing brick, incorporating two storey curved or canted bays. Entrance doors are recessed into deep semi-circular arched porches with small bay window projecting above. Leaded lights were fitted into ground floor bay windows as standard and upper bays at an additional cost. Some houses had a semi-circular headed staircase window on the side elevation which also contained leaded lights.

Main roofs are hipped but variations occur in the treatment of roofs above bays; gables being rendered, tile hung or clad in timber panels.

All houses had boundary walls of rusticated concrete blocks.

Some houses were built with a 7ft wide side entrance so that a garage could be provided at an extra cost of £50. Whilst a variety of houses styles was offered by Dares, all but one pair of semis was conventional in design. Nos. 144 and 146 School Road was the exception, possibly built to test public taste. This is a pair of "moderne" houses, built following the same form as the other houses, but incorporating "sun trap" windows to the front elevation and squared entrance porches. Stepped rectangular windows at first floor balanced the curved lines of the ground floor bay.

Only one of this pair still retains its original windows.

Houses were angled to address road intersections. There are particularly pleasing examples at 584 Fox Hollies Road and 585 Shirley Road.



School Road / Shirley Road



Corner Property, Miall Road / Lakey Lane

H DARE and SONS

A Birmingham firm with a reputation for high quality building. Not confined to Birmingham, they were building in London as well as Birmingham during the 1930s. By 1933 H Dare and Son had acquired tracts of land and were advertising their “distinctive houses” which were being built on the Severne Estate at Hall Green – “one of the best residential districts” within the city’s boundaries.

The Severne Estate comprises some 400 houses.



PHASES OF DEVELOPMENT- The Dare’s Estate. Extracts from Birmingham Building Regulations 1933-36

Date	Building Plan No.	Address	Development	
Mar '33	BP57603	Lakey Lane 80yd	Fox Hollies Rd	28 dwg hses
Aug '33	BP58554	Shirley Rd cr	Town Planning Rd	34 dwg hses
Nov '33	BP59097	Lakey Lane &	Miall Rd	49 dwg hses
Nov '33	BP59156	Lakey Lane &	Fox Hollies Rd	9 dwg hses
Dec '33	BP59403	School Rd cr	Shirley Rd	5 dwg hses & shops
Feb '34	BP59786	School Rd cr	Fox Hollies Rd	17 dwg hses
Mar '34	BP59917	School Rd &	Miall Rd	26 dwg hses
Jun '34	BP60581	School Rd &	Studland Rd	91 dwg hses
Jul '34	BP60815	Shirley Rd &	Lulworth Rd	24 dwg hses
Nov '34	BP61695	School Rd cr	Studland Rd	6 dwg hses & shops
May '35	BP63198	Lulworth Rd cr Studland Rd		80 dwg hses
Sep '35	BP64077	Lulworth Rd & Endsleigh Gr		20 dwg hses
Oct '35	BP64227	Shirley & School Rd		20 dwg hses
Mar '36	BP65307	Lakey Lane Shirley Rd & rds off		227 dwg hses
Apr '36	BP65528	School Rd 75 yds	Studland Rd	11 dwg hses
Jun '36	BP66042	School Rd cr	Fox Hollies Rd	12 almshouses
May '35	BP62996	School Rd & Shirley Rd	Three Magpies Public House	



Miall Road

THE CHARACTER AND STREET DESCRIPTIONS

4

School Road Conservation Area is typical of an inter war suburban development; it was built between 1933 and 1936 and displays, in its buildings, a regularity of design and scale and follows a uniform building line. The houses were originally marketed as being “distinctive” and their quality in terms of materials and design is apparent. The conservation area together with its wider context is situated in a pleasant suburb with tree lined roads and in many cases, mature gardens. School Road is a relatively wide, straight road, with grass verges in front of the residential properties. It is a main thoroughfare linking Stratford Road, Fox Hollies Road and Lakey Lane and as such, attracts a quantity of through traffic and stationary traffic outside the shops.



Miall Road snakes between School Road and Lakey Lane. It is narrower than School Road and is not used as a through route to the same extent, retaining its residential character.

Fox Hollies Road is a busy dual carriageway, with a grassed and tree lined area in the centre.

Despite the row of shops and the public house, School Road Conservation Area is essentially residential in character; all the houses are two storey detached or semi detached properties with generous front gardens. There is a pleasing visual rhythm which is created by the regular spacing of the detached and semi detached properties. In addition to this, the spaces between the dwellings provide important views into and out of the conservation area. In order to maintain the character of the conservation area, it is important to retain these “through views”. Two storey extensions to the side elevations, which would compromise these spaces, would not therefore be encouraged. Unfortunately, many gardens have been given over to off street parking and original boundary walls have been demolished or partly demolished. This has had a detrimental impact on the character of the conservation area.

STREET DESCRIPTIONS

FOX HOLLIES ROAD.

Fox Hollies Road is a long straight dual carriageway which links Warwick Road to the north and Stratford Road to the south. At Hall Green it is lined with detached and semi detached houses, typical of the inter war period. The central reservation is grassed and contains many large trees spaced at regular intervals. The trees provide a timeless quality to the area and have a positive impact on the conservation area.

Only four houses in Fox Hollies Road are situated within the conservation area. They comprise one pair of semi detached and two detached houses. Number 584 is particularly distinguished in design, fronting both Fox Hollies and School Roads. It is situated in the centre of an almost square plot and addresses the corner very successfully.

On the opposite corner are the Charles Lane Trust Homes which are well screened from the street by generous planting.

LAKEY LANE.

Lakey Lane runs approximately in an east-west direction and links Fox Hollies Road with Gospel Lane. It is typical of an inter war residential street, having grass verges and street trees. Only nos. 8 and 30 are located within the conservation area. Both are detached; no. 8 addresses Miall Road and Lakey Lane, whilst no. 30 is a more typical inter war detached house.



Fox Hollies Road (looking south)

MIALL ROAD.

Miall Road is shaped roughly like a reversed "S". The main part runs in an east-west direction with wings at either end which are oriented north-south. It links School Road with Lakey Lane. It has grass verges along its length which are interspersed with trees.

There is an original street lamp outside nos. 50/52.

Most of the houses are semi detached but nos.2 and 32 are detached. The corner properties at 58 and 63 Miall Road and 159 and 175 School Road are angled to address the road intersections.



Miall Road (looking north-west)

SCHOOL ROAD.

This road follows approximately an east-west direction and links Stratford Road and Lakey Lane. It has grass verges in front of nos. 117-63 (odd) and nos. 126-162 (even). The road is lined with trees. For the most part the houses are semi detached, with the exception of detached houses at nos.208 and 126 and the block of three houses at nos.179-183.

This is quite a busy road which attracts an amount of through traffic and suffers from cars parked on both sides of the road opposite the shops.

The Three Magpies public house sits well back on its site and, complementing a number of residential properties, is angled to address the curve of the roundabout. The bowling green is bounded by Shirley Road, Lakey Lane and the side of no. 84 Lakey Lane.

Properties at nos. 169-190 School Road were built as shops in the Arts and Crafts idiom. Surface treatment and metal crash barriers are unsympathetic and these, combined with inappropriate signage, have a detrimental impact on the conservation area.



School Road

UNSYMPATHETIC ALTERATIONS

Extension to front elevation, replacement windows, replacement garage. School Road / Miall Road



Demolition of walls, hardstanding, infilled porch.

Replacement windows, replacement wall, satellite dish. Miall Road

Replacement doors and windows, infilled porch.



Extension to front elevation, infilled porch, replacement windows, hardstanding. Miall Road

Infilled porch, replacement windows / door. Miall Road



A survey of the fabric of the conservation area revealed that although designation had been beneficial, as the preservation of original features was higher than outside the conservation area, permitted development rights had allowed many alterations to take place. These include replacement doors and the addition of porches, replacement windows, the removal of boundary walls and the creation of hard standings. Many original timber garage doors have been replaced by metal “up and over” doors. Some painting of external joinery

in bright colours has occurred.

Almost 99% of original roofs are existing. This is because they continue to function adequately, but the pressure for replacement roof coverings is likely to increase in the next few years as the original tiles reach the end of their useful life.

The survey also revealed that the extent of alteration within the conservation area had irrevocably altered its character and the introduction of an Article 4(2) Direction would serve very little purpose. (see fig 1 below).

Fig. 1 RESULTS OF SURVEY OF ALTERATIONS SINCE DESIGNATION. (JULY 2000).

	Roof	Windows	Glazing Bar Pattern	Door or porch	1/2 Garden or above	Wall
School Road 50 properties	0 replacement 50 original 100%	54% 27 replacement 23 original 46%	9 replacement 18 original	72% 39 replacement 11 original 28%	18% 9 no garden 41 original 82%	44% 6 altered 28 original 56%
Miall Road 54 properties	11% 6 replacement 48 original 89%	41% 23 replacement 31 original 59%	1 replacement 22 original	89% 48 replacement 6 original 11%	28% 15 replacement 39 original 72%	72% 39 replacement 15 original 28%
Fox Hollies Road 4 properties	0 replacement 4 original 100%	75% 3 replacement 1 original 25%	0 replacement 3 original	100% 4 replacement 0 original	0 replacement 4 original 100%	50% 2 replacement 2 original 50%
Lahey Lane 2 properties	0 replacement 2 originals 100%	100% 2 replacement 0 original	0 replacement 2 original 100%	50% 1 original 1 replacement 50%	0 replacement 2 original 100%	0 replacement 2 original 100%
Shirley Road 8 properties	0 replacement 8 original 100%	50% 4 replacement 4 original 50%	50% 2 replacement 2 original 50%	100% 8 replacement 0 original	25% 2 replacement 6 original 75%	50% 4 replacement 4 original 50%
	112 original 6 non original	59 original 59 non original	47 original glazing bar pattern	18 original 100 non original		

A photographic survey of all the dwelling houses, except for the almshouses was undertaken in July 2000. This is available for consultation.

The greatest impact of modern changes can be seen in the row of shops. The shopfronts which have been inserted over the last thirty to forty years are, for the most part, unsympathetic. Over sized plastic fascias with poorly designed lettering prevail. Roller shutters have had a detrimental impact on the character of the conservation area.

The setting of the shops has also been degraded considerably by the erection of galvanised metal pedestrian guard railing and a raised pavement. The apron in front of the shops is paved in an unsightly mix of tarmac and concrete slabs.

Street furniture within the area of the shops is an ill conceived mix of concrete and steel bollards, litter bins and an advertising hoarding. The original telephone box has been replaced with standard modern design, however, an original pillar box exists.

Original street light standards still exist within the conservation area but the lamps themselves have been replaced with modern units.

There are no Tree Preservation Orders in the conservation area but Tree Preservation Order nos. 631,102 and 402 are situated in the wider locality.

Charles Lane Trust Almshouses present an area of unspoilt tranquility. They retain all their original features and are set back off the road within a well landscaped garden. However, the prominently sited burglar alarms and the unsympathetic metal railings around the perimeter, which are only partially hidden by planting, spoil the overall effect.



Shops, School Road

LOSS, DAMAGE AND INTRUSION.

- School Road Conservation Area, at the date of designation, provided a representative collection of inter war suburban buildings. However, the erosion of original features has taken place under permitted development rights and this degree of loss is likely to accelerate as new owners move in and replace doors and windows, create hard standings and remove boundary walls.

- It was noted in 1992 that many original architectural features were being eroded through ill informed "home improvements". An Article 4 Direction was sought but ultimately was not confirmed by the Department of the Environment.

- This loss continued and a survey of the area revealed that in some cases very few original architectural features are remaining.

- Of the types of alterations, changes to windows, doors, porches and boundary walls were seen to have had the most impact on the character of the conservation area.

- The survey of the front elevations of the residential properties revealed that over 50% of the original boundary walls and gardens have been removed and that over 50% of original doors and windows have been replaced and porches have been added.

- Stricter control should be exercised over changes to shopfronts, in particular, the installation of security shutters and signage. Care should be taken with paving outside the shops and the installation of street furniture through planning controls.

- School Road engenders a quantity of through and stationary traffic and the row of shops has created an unsightly array of signage and burglar alarms. Paving and street furniture outside the shops are unsympathetic and have had a detrimental impact on the conservation area.



Signage and roller shutters at shops

OPPORTUNITIES FOR ENHANCEMENT.

Much of the erosion of architectural detail at the residential properties has been lost through permitted development. This is unlikely to be replaced and as over 50% of original features have been lost, an Article 4(2) Direction will have very little impact on the conservation area as a whole.

Enhancement opportunities, therefore, exist almost exclusively at the shops with the use of more sympathetic signage, the replacement of unsympathetic street furniture with that which more sensitively reflects the area and less utilitarian paving. Some means of off street parking at the shops may diminish the congestion.

BASIC DESIGN ADVICE.

In order to safeguard the character of the conservation area, the following design advice should be borne in mind before carrying out alterations.

EXTENSIONS.

Extensions should not dominate the existing building or garden setting; they should not upset the architectural balance of a pair of semi detached houses. Door and window openings should reflect those on the original house. Extensions to the side of the property should not fill the space between houses as this will create a terraced effect. Roofs to extensions should match the original and flat roofs should be avoided.

DOORS AND WINDOWS.

Replacement doors and windows should replicate exactly the profile and style of the originals. Where possible, original timber doors and windows should be repaired.

ROOFING MATERIALS.

The roofing materials within the conservation area are almost exclusively plain clay tiles. Matching tiles should be used for replacements or repair.

PORCHES AND GARAGES.

Porches and garages should be designed to reflect the character of the conservation area. The use of timber is preferable to artificial materials. Side hinged timber garage doors are preferable to metal "up and over" doors.

RAMPS.

The outline of ramps should be softened with planting and brickwork should match the house. Handrails should be painted a dark colour.

FRONT GARDENS/BOUNDARIES/DRIVEWAYS.

Front gardens and boundary walls form an important element in the character of the conservation area; they should be retained as far as possible. Driveways should be kept to a minimum and materials used should have a neutral impact on the conservation area.

DECORATIVE FEATURES.

All decorative features should be retained; they form an essential part of the character of the conservation area and once lost, are rarely replaced.



Work in progress, School

The first reference to Birmingham appears in Domesday Book. Tudor records refer to the modern Hall Green as "Hawe Green" named after the resident of the hall at the time.

HALL GREEN HALL

Hall Green Hall was reputed to be a 16th century two storeyed timber framed building with a late 17th century brick wing and built by the architect of the church, Sir William Wilson. When the house was bought by Job Marston in 1683 it was little more than a farmhouse and he carried out considerable alterations during his occupancy. However, most improvements to the property were made during the late 18th and early 19th centuries.

The Hall Green estate came into the ownership of the Severne family through marriage and bequest but none of them ever lived at the Hall.

In 1912 Edmund Charles Wigley Severne sold the Hall and farm to Edward Lloyd of Moseley who subsequently sold the Hall and farm to H Dare and Sons. The Hall was demolished in 1936.



Hall Green Hall

Reproduced by permission of Local Studies Dept. Birmingham Library



Hall Green Hall

Reproduced by permission of Local Studies Dept. Birmingham Library

CHURCH OF THE ASCENSION

Standing at the junction of Fox Hollies Road and School Road, it was known as the Job Marston Chapel in the 18th century and later became the parish church within the Parish of Yardley. It was built in 1704 from a bequest by Job Marston by local architect and stone mason, Sir William Wilson in the Queen Anne style and extended in the same style. It was consecrated in 1704. It was originally known as the Job Marston Chapel, then as Hall Green Chapel and later as the Church of the Ascension.

Rectangular in form, it was built from hand made brick and incorporates Doric pilasters, round headed windows, stone quoins and balustrade and a copper domed cupola.

Between 1860- 6 the church was enlarged with transepts and an apsidal ended chancel. Until the foundation of the diocese of Birmingham in 1905, the city of Birmingham was situated on the boundaries of two ancient sees. The Diocese was divided into the two archdeaconries of Birmingham and Aston. In 1933 the patronage was transferred from the Trustees to the Bishop of Birmingham.



Church of The Ascension

1911 RISE OF SUBURBS

Between 1851 and 1901 Yardley's population increased 11 fold (Jones). Despite this, Hall Green in the 1870s was still only a hamlet. Many streets were cut and developed sporadically by individual builders. Larger villa dwellings were also built as wealthy manufacturers moved out of the city.

Until 1911 the city of Birmingham boundary stopped at Sparkbrook. Hall Green was administered by Yardley Rural District Council which continued to the boundary with Solihull. Residents of Yardley RDC voted to become part of Birmingham in 1911.

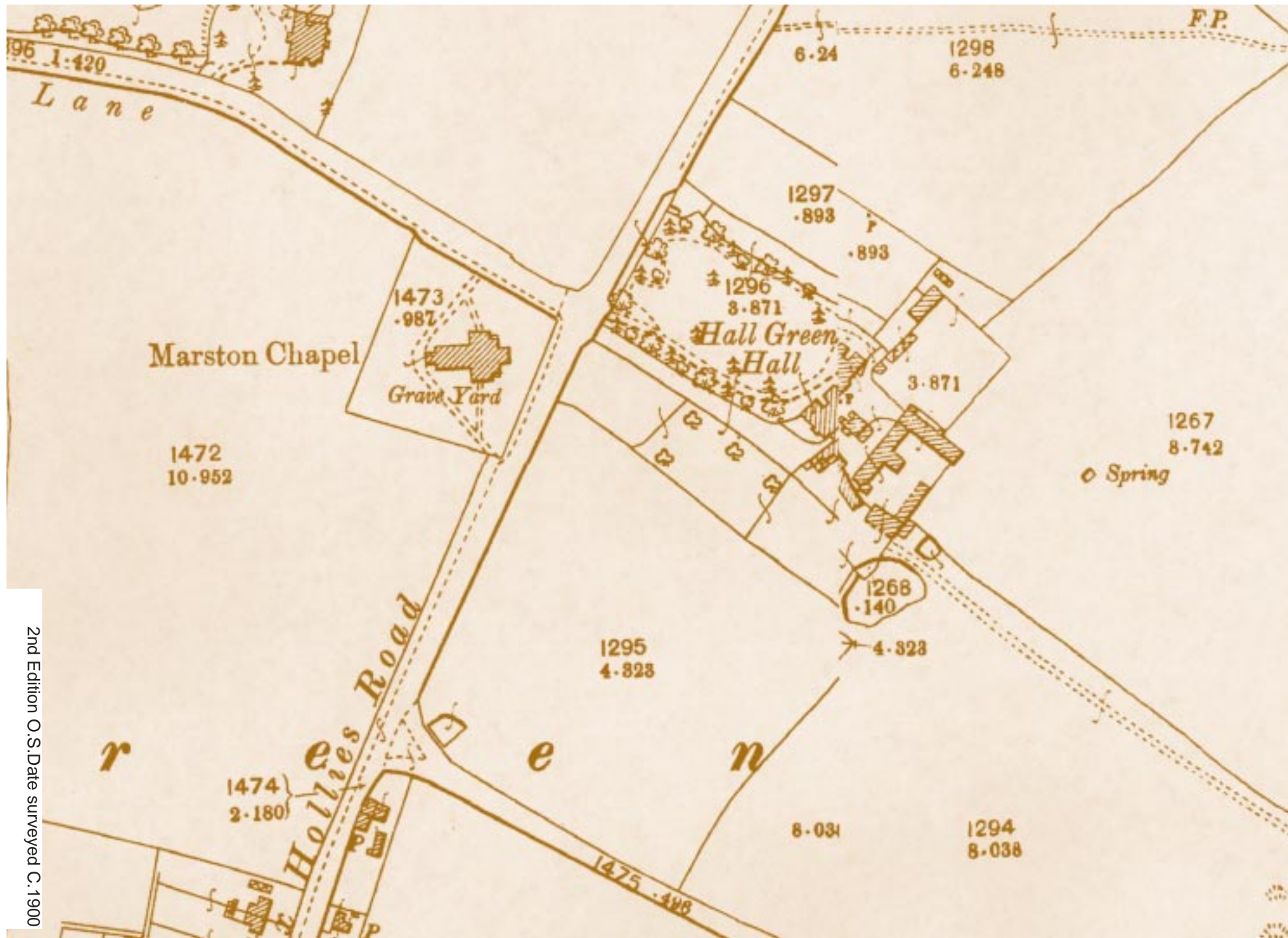
Much land in Hall Green came up for sale between 1911 and 1913; the Severne family's estate was sold in 1912 and much of the Taylor family's land was bought by the Corporation for housing. Although Hall Green's shopping parade was built 1913, there was little industrial growth in a primarily residential suburb.

Hall Green railway station was built in 1907 and was able to take passengers as well as freight by 1908. Open space was a big political issue and the ancient parish of Yardley was subjected to concentrated residential development. In 1909 the RDC decided to keep the Cole Valley as an area of green. It was to be a linear parkway from one end of the district to the other and comprised nine miles of meadowland. By 1937 only small areas of undeveloped land remained on the river Cole. This resolution was incorporated into the Town Plans and eventually included other areas of open space.



Bloods Plan of Birmingham circa 1857

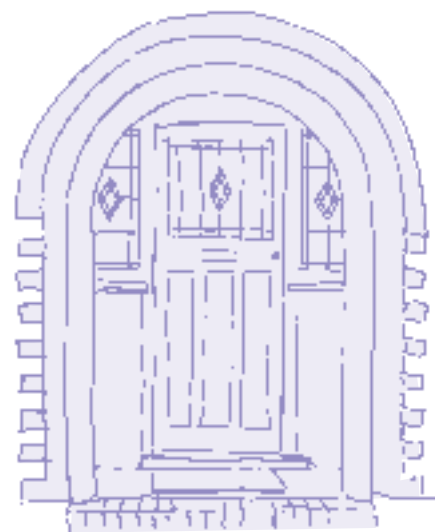




BETWEEN THE WARS

Under the direction of City Surveyor, Herbert Humphries, vast tracts of land from surrounding counties were annexed and incorporated into the city boundary between 1911 and his retirement in 1935. Humphries, in an attempt to address the housing shortage, advocated the removal of the population to the outskirts of the city where new suburbs were created and many areas increased in size. Although there was some building by the Corporation, most construction was undertaken by private developers. Housing density was lowered to 12 dwellings per acre and mortgages were available to a greater number of people by means of the Birmingham Municipal Bank (formerly the Birmingham Corporation Savings Bank), established in 1916 and made permanent in 1919.

During the interwar years, contrary to national trends, Birmingham expanded and enjoyed something of an economic boom. This was due in part to the successful car industry, armaments production and the small metal trades. This expansion was also facilitated by a diverse and expanding transport network. The Great Western Railway cut through Hall Green when its North Warwickshire line was opened in 1907 and the station was built adjacent to Stratford Road. Hall Green Parade was established in 1913 and was served by a tram route.





4th Edition O.S. Date surveyed C. 1937

LISTED BUILDINGS.

The Church of the Ascension.

List description:

Dated 1704 and possibly by Sir William Wilson; altered. Red brick with stone dressings. Of the 18thc the lower part of the projecting west tower and the nave, 3 bays long demarcated by giant Roman Doric pilasters carrying an entablature and keystones. Quoins at the angles. In 1860 chancel and transepts were added in the same style as the 18thc work. Also probably of 1860 the upper part of the tower with its octagonal brick turret with copper cupola. Interior with coved ceiling, simple 18thc pulpet and painted early 19thc Royal Arms.

The Three Magpies Public House.

SCHEDULE

The following buildings shall be added:

BIRMINGHAM

SP18SW
SHIRLEY ROAD, Hall Green
997 - /13/10168
(West side)

The Three Magpies PH and

attached walls.

GV

Includes: Three Magpies Public House and attached walls SCHOOL ROAD Hall Green. Public House, 1935 by Wood, Kendrick and Reynolds for Mitchells and Butlers. Brown brick in Flemish bond, flat roof including former roof garden. Irregular plan and facades which reflect interior function includes Bar, former Gents Smoking Room, former Assembly Room, former Outdoor Department, entrance hall and toilets. One and two-storey blocks with tall brick tower. Modernistic style in the manner of the Dutch architect Willem Dudok with later alteration to provide display window for Outdoor Department.

Exterior: Front elevation of four bays retains most of its original metal windows of three lights which are full height to ground floor bars, half-height to first floor private rooms, and set between semi-circular brick mullions. Brick parapet in double soldier courses with Modernist dentilation and pre-cast copings. Original double-doors with Jazz-Moderne glazing pattern to former Outdoor Department and beer store lobby with projecting pre-cast stone canopies. Central doors to former 'Empty Bottle Goods Store' enclosed by later bay window under pitched roof. Double-doors to entrance hall are articulated by semi-circular brick piers. Original rainwater heads with plan Moderne castings. Rear elevation of four bays retains most of its original metal windows set in soldier-coursed frames. Curved metal double-doors to Assembly Room set in semi-circular brick piers under pre-cast stone canopy. External staircase to Roof Garden to the right. Three wooden sliding-sash windows to garden servery, under pre-cast stone canopy, designed for access to counters. Openings to the single-storey entrance hall and toilet block boarded up at time of listing. Original rainwater heads with plain modern castings. To the bar elevation a large projecting semi-circular bay at ground floor divided by double-doors set in semi-circular piers and two wooden replacement windows. To its rear the private entrance to the manager's flat with wooden four-panelled door with porthole window.



The Vicarage, 592 Fox Hollies Road

Interior: To the ground floor the bar retains original doors, bar carcass, bench seats, moderne plaster mouldings, and cupboards which formed part of back-fittings. Former Gents Smoking Room retains original plaster cornice and mouldings, moderne decorative smoke extractor grilles to ceiling, and metal windows. Assembly Room retains original metal windows and glazed metal doors to semi-circular garden end and give access to outdoor stairs to Roof Garden. Former Outdoor Department retains original doors, counter carcass and radiator housing. Public bars arranged around a central beer store and serving areas. Serving areas retain original horizontal wooden panelling and some of the original shelving system. To the garden servery and Assembly Room servery original cupboards including refrigeration unit. Electrically operated dumb-waiter goods lift from first floor kitchen to beer store and Assembly Room servery with original Bakerlite call-buttons. To the first floor is the manager's flat with its own private access via diagonally boarded staircase, comprising sitting room with original fireplace, four bedrooms, bathroom, staffroom, kitchen and roof garden servery. To the rear the service room for the roof garden retain original open cupboards, shelves, and metal sink under porthole window, leading off from the tiled kitchen.

Subsidiary features: To the rear is an attached outdoor urinal block serving the bar and formerly, the garden. Attached curtilage wall to the rear contains bench seats sheltered by a flat roof supported by semi-circular brick piers to the garden together with a garage. Tile ventilators to the rear wall, wide wooden eaves with plain moderne detailing. To the front elevation original low retaining wall to car park with moderne railings and gatepiers surmounted by later lamps.

Included as a rare surviving example of a 'reformed' Birmingham public house in the moderne style, by a distinguished local architect. It forms a notable group with the surviving Bowling Green House to the rear.

Original plans held by Birmingham City Council (Building Plan No. 62996, 3 May 1935).

BIRMINGHAM

SP18SW
SCHOOL ROAD, Hall Green
997 - /13/10168
(South side)

Three Magpies Public House and attached walls.

GV

See under: The Three Magpies PH, and attached walls, SHIRLEY ROAD, Hall Green.

BIRMINGHAM

SP18SW
SHIRLEY ROAD
997 - /13/10170
Bowling Green Pavillion at the

Three Magpies PH

GV

Bowling Green Pavilion 1935, by Wood Kendrick and Reynolds, for Mitchells and Butlers. Brown brick in Flemish bond, single-storey, flat roofed pavilion built as part of the adjacent Three Magpies public house development. Three bays with semi-circular brick piers forming open loggia to changing rooms to rear. Terrazzo floor. Wide timber eaves with plain Moderne pattern. Later timber-framed, half-glazed forward projection to the front has enclosed the pavilion. Original iron gate and notice gives access to the Three Magpies beer garden.

Listed for group value, as a good demonstration of the 'Reformed' public house movement's interest in providing healthy alternative pursuits along with that of drinking.

Original plans held by Birmingham City Council (Building Plan Number 62996, 3 May 1935).

Signed by authority of the
Dated: 23 May 1997
Secretary of State

P L ALSEY

Department of National Heritage
NC/CV/NC2

KEY UNLISTED BUILDINGS.

The Charles Lane Trust Homes
The Vicarage, 592 Fox Hollies Road.

ARCHAEOLOGY

SMR readout.

Evidence of Burnt Mounds Chinn Brook Recreation Ground, Moseley Bog & Fox Hollies Park. Axe head found at Tixall Road. (Jones) Four Ways historic centre of Hall Green - situated by Bulls Head).

CITY POLICIES

UDP

Para 3.20: Designated Conservation Areas within the City will continue to provide a powerful means of preserving the best of our historic and architectural heritage and within these areas and other areas identified in the Constituency Statements as of conservation importance, the emphasis will be on protecting and enhancing the individual character and appearance of the particular area. Where appropriate the Council will make use of its powers to control unauthorised development and signage.

Para 3.25: the setting of listed buildings will be preserved and enhanced by the exercise of appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

Para 3.33: More detailed development control policies towards archaeology are set out in paragraph 8.36 (Development affecting Archaeological Remains) and in the Conservation Strategy which has been adopted as Supplementary Planning Guidance. The forthcoming Archaeology Strategy will also contain detailed guidance on protecting and managing the City's archaeological resource. In addition, the Council will have regard to the advice set out in PPG 16.

Para 3.37: The importance of safeguarding and enhancing the natural environment of the City is recognised. This involves both the protection of existing areas of nature conservation importance and measures to improve the diversity and quality of wildlife habitats throughout the City.

BIBLIOGRAPHY AND SOURCES.

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" **Hall Green and Hereabouts**" John Morris Jones, ed. Michael Byrne. Published by The Chalford Publishing Co. 1996

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SOURCES

Birmingham Building Plans

The Severne Estate, Hall Green.
Christopher Pancheri 1988

Conservation Strategy 1999.
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Birmingham City Council
Planning

