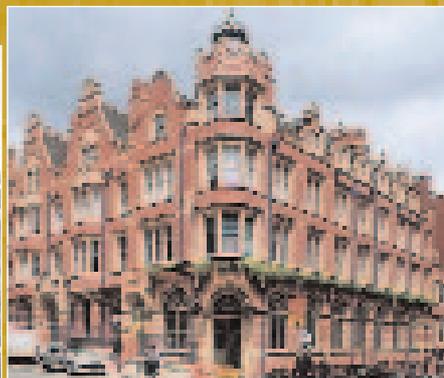
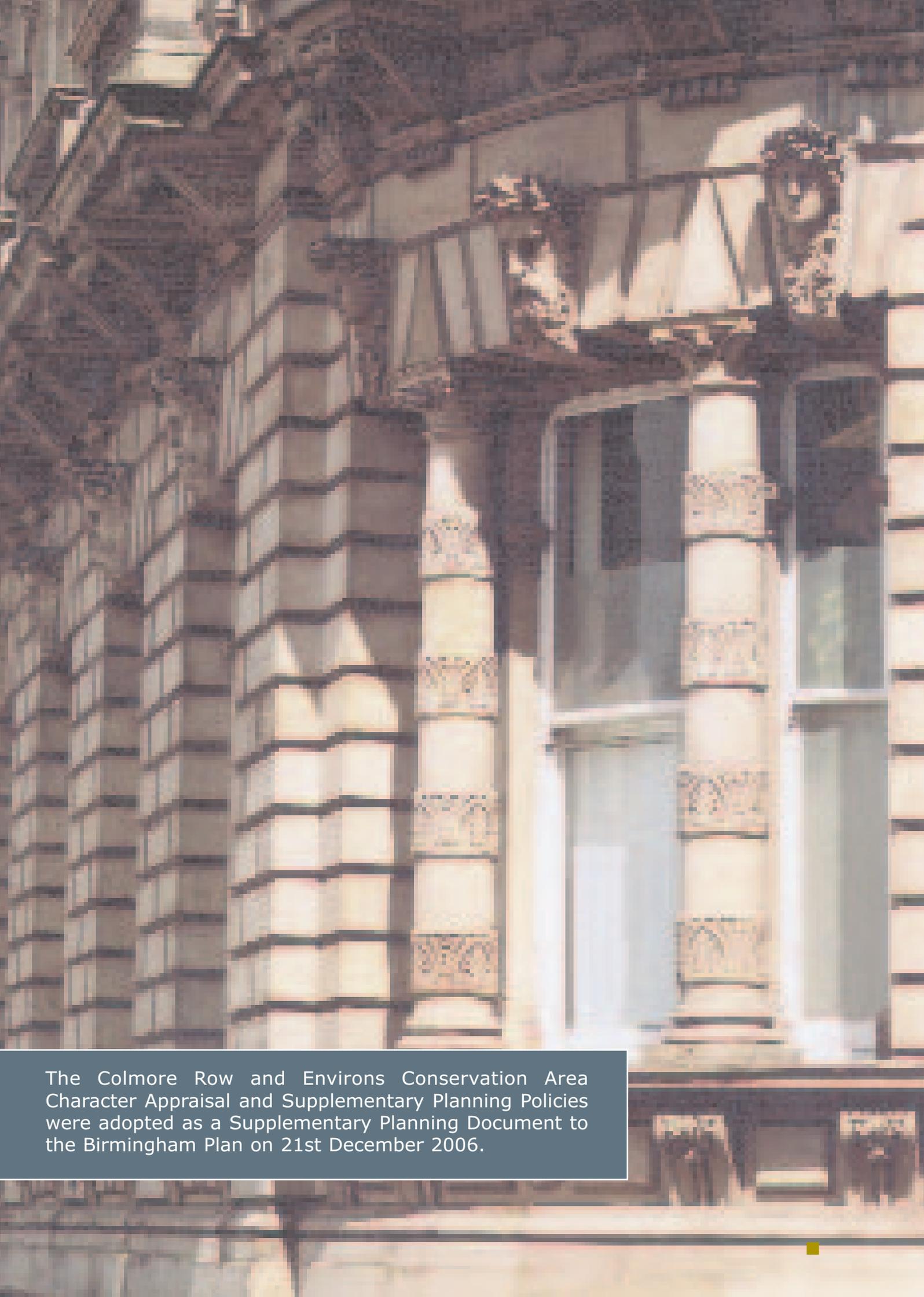


Colmore Row and Environs Conservation Area

Character Appraisal and Supplementary Planning Policies



December 2006



The Colmore Row and Environs Conservation Area Character Appraisal and Supplementary Planning Policies were adopted as a Supplementary Planning Document to the Birmingham Plan on 21st December 2006.

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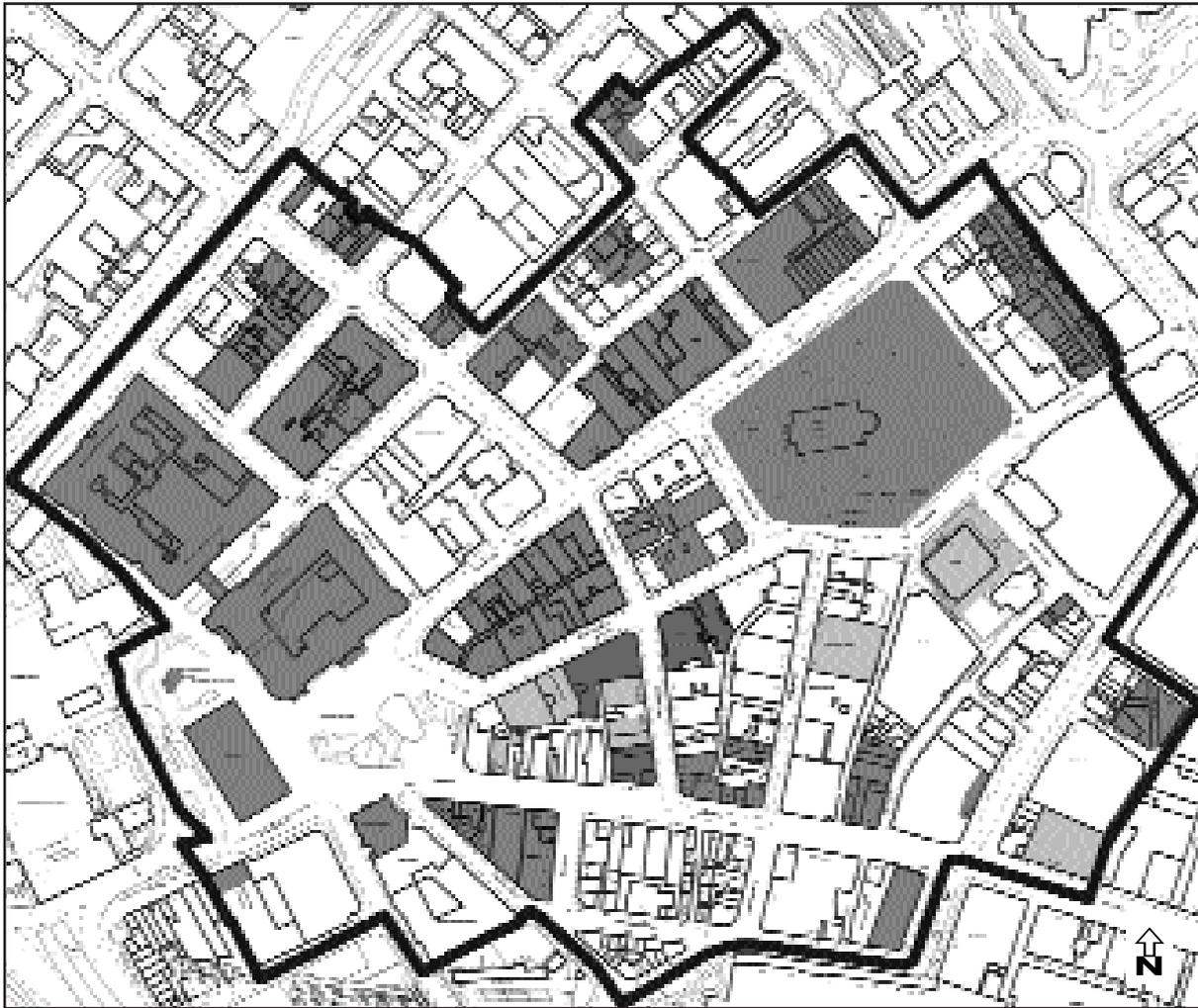
Part A

Colmore Row and Environs
Conservation Area

Character Appraisal



Map 1 Colmore Row and Environs Conservation Area
Statutorily and Locally Listed Buildings



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KEY

-  Boundary of Conservation Area
-  Statutorily Listed Buildings
-  Locally Listed Buildings

Not to scale

Int

Introduction

The 1990 Planning (Listed Building and Conservation Areas) Act defines a conservation area as ‘....an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.’ The Act places a duty on local authorities to designate conservation areas where appropriate and from time to time to review the extent of conservation area designation within their districts. It also requires them to formulate and publish proposals for the preservation and enhancement of these areas.

Designation allows the local authority general control over demolition and minor development and the preservation of trees. In addition to these powers the authority has a duty to pay special attention in the exercise of its planning functions to the desirability of preserving or enhancing the character or appearance of its designated areas.

Planning Policy Guidance Note 15: *Planning and the Historic Environment (1994)* stresses the value of a clear and comprehensive appraisal of the special character which justifies the designation of a conservation area as a sound basis for development control decisions within the area and the formulation of proposals for its preservation and enhancement. As a matter of policy therefore Birmingham City Council has undertaken to produce character appraisals for all the conservation areas within its district (*The Birmingham Plan Birmingham Unitary Development Plan 2005, 2005 para.3.27*).

The Colmore Row and Environs Conservation Area Character Appraisal has been prepared in accordance with the national guidance contained in PPG15: *Planning and the Historic Environment (1994)*. It follows advice set out in *Guidance on conservation area appraisals (2005)* and in *Guidance on the management of conservation areas (2005)* produced by English Heritage and the Planning Advisory Service.

The appraisal aims to:

- ▶ identify the special interest of Colmore Row and Environs Conservation Area and provide a definition of its character
- ▶ provide a sound basis for the development control process within the conservation area and the formulation of policies and proposals for its preservation and enhancement .

The character appraisal will be kept up to date through periodic review and modification. A dated photographic record of the conservation area taken during the process of appraisal will help in monitoring any change in condition and/or appearance and aid enforcement action. This will be regularly updated.

Part A

1

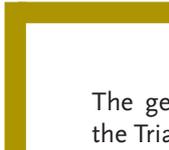
Designation, Location and Boundaries

Colmore Row and Environs Conservation Area was designated in October 1971 and extended in March and then in July 1985. The conservation area covers 21.70 hectares (53.62 acres) in Birmingham City Centre and is contained within Ladywood Ward in Ladywood Constituency. On the north-east the boundary runs through the North Western Arcade and then crosses Temple Row to include the Great Western Arcade before reaching Colmore Row. From here it continues north-west along Livery Street, running south-west on Barwick Street and north-east on Edmund Street to exclude 10 to 22 Livery Street and then along the rear of properties on the north-west side of Edmund Street and the north-east side of Church Street. It runs from here to turn south-west onto Edmund Street before continuing towards Great Charles Street, taking in

the properties on the north-east side of Newhall Street. Great Charles Street forms the boundary to the north-west. The western boundary of the conservation area runs along Congreve Passage through Chamberlain Square and onto Paradise Queensway. It continues onto Swallow Street taking in Queens College Chambers. To the south the boundary follows a course along Swallow Street and Hill Street then cuts across to Pinfold Street from where it continues east along Navigation Street and Stephenson Street. The eastern boundary runs along Stephenson Place, New Street, Union Passage and Union Street and then follows Corporation Street up to the North Western Arcade (Map 1).

2

Geology and Topography



The geology of the conservation area belongs to the Triassic period. It lies on a ridge of Bromsgrove Sandstone, known as the Birmingham Ridge, which extends from Northfield in the south west of the city across the city centre to Sutton Coldfield in the north-east. Above the sandstone much of the area is covered in glacio-fluvial deposits of undifferentiated gravel.

In the centre of the city the Birmingham Ridge is broken up by a number of small stream valleys so that it runs from west to east through the conservation area. The highest ground lies roughly between the Town Hall and the Council House in Chamberlain Square and St. Philip's Cathedral on Colmore Row. Below the ridge the ground falls steeply away north and south towards the conservation area boundary.

Part A

3

Archaeology

There is very little archaeological information for this conservation area. This is because redevelopment in this part of the city took place before there was an awareness of its archaeological potential and there has been little archaeologically significant development within the conservation area since archaeology has been included in the planning process. The notable exception is of course the cathedral churchyard.

The churchyard around St. Philip's Cathedral (SMR20707), consecrated in 1715, contains many eighteenth and nineteenth century burials, some in brick vaults and some in plain earth graves. Burials also survive within ground formerly part of the churchyard but absorbed into Temple Row and Temple Row West when these were widened. The burial ground previously extended from four to six metres into the present pavement and road surfaces. A mediaeval pottery sherd (SMR20123), part of the rim of a vessel, was found in St Philip's Churchyard in 1984. Subterranean passages (SMR 03285) recorded in Pinfold Street in the nineteenth century may have been cellars, basements or culverts.



The conservation area is on the edge of the mediaeval town and it is unlikely that there are any structural remains before the late seventeenth century. It is expected that any archaeological evidence dating from before this period would relate to agricultural use.

Development History

The rapid growth in the population of Birmingham which began during the latter half of the seventeenth century and continued throughout most of the eighteenth can be linked to the expansion and increasing localisation of the metalware trades in the surrounding area, particularly among the coalfields of the South Staffordshire plateau. Metalworking had begun to play an increasingly significant part in the local economy of this region during the sixteenth century and by 1600 it was already well known for the production of a wide range of metal goods, including locks, nails, edge tools and saddlers' ironmongery. In mid-seventeenth century Birmingham ironmongers were beginning to appear among the town's elite and the metal trades had replaced older industries related to tanning and textiles in economic importance. From the 1690s the smiths and cutlers were themselves surpassed in economic significance by the 'new' trades, guns, brass, buttons and the manufacture of small ornamental metal items known as toys. These goods were not only sold at home but for export to Europe and the colonies. Industrial growth was also linked to an expanding role as a market and service centre. By 1800 Birmingham was firmly established as a significant regional capital.

New development following the increase in population, which resulted from this expansion of industrial and commercial activity, was confined at first to the higher ground within the 'old' town, which had as its focus the mediaeval parish church of St. Martin. The area between New Street and Dudley Street as far as Peck Lane was rapidly built over and building plots began to spread along Pinfold Street. Pinfold Street, which took its name from the pound or pinfold at the bottom of Peck Lane, and Dudley Street together made up the final

stretch of the ancient road from Dudley into Birmingham. New Street, as the name implies, was laid out later, probably in the thirteenth century, to provide easy access from the Dudley road into the new rother or beast market (High Street).

Demand for housing was such that development soon spread onto the hillsides to the north and north-west away from the flood plain of the River Rea. The land up here was well drained, yet yielded a plentiful supply of ground water, and commanded extensive views over the surrounding countryside. Among the fields and closes, house plots, folds and crofts lay scattered beside the ancient roadways. Along the ridge above the town Whittalls Lane (known earlier as Priors Conigre Lane, later as Steelhouse Lane) continued into New Hall Lane (Colmore Row), linking the routes to the north. New Hall, the substantial mansion house built by the Colmore family about 1620, stood alone to the north of New Hall Lane, surrounded by its park, pools and gardens.

Bull Street (Chapel Street), the first leg on the road to Wolverhampton, lay to the north of the town with the ruins of the Priory of St Thomas, dissolved in 1547, on its east side. On the west side below the Bull Inn (more or less south of the present Temple Row) the street was lined with barns and houses. Development on the folds beyond the inn began in 1694 when John Pemberton, a wealthy local ironmonger, leased out the Bullfolds or Bowling Alley lying to the north of the Bull for building. In 1697 he began to stake out the Square (Old Square) in Priory Close east of Bull Street, a fashionable development which was finally completed about 1718.



Urban development in the area north west of the 'old' town began in 1697 when Robert Philips, the descendant of prosperous Birmingham merchants, leased three closes, Horse Close, Banners Croft and Bennetts Hill, between New Street and New Hall Lane (Colmore Row), to the bucklemaker John Hawkesford for 120 years. Hawkesford covenanted to build on the land within fourteen years and it was probably from him, about 1698, that the ironmonger John Pemberton leased the ground on New Hall Lane to erect a house and warehouse for his own use (Bennetts Hill House).

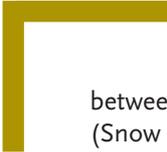
Birmingham's size by this time was such that St. Martin's Church and the surrounding graveyard were insufficient to meet the needs of the population. In 1708 an Act was passed to allow a new church to be built in Horse Close, surrendered by Hawkesford and acquired from Sarah Philips, the widow of Robert Philips, her daughters, Penelope and Elizabeth, and Elizabeth's husband, William Inge. St. Philip's Church was begun in 1709 and in the same year George Holtham, a local cutler, leased Banners Croft and part of Bennetts Hill from John Hawkesford and staked out Temple Street to lead from New Street up to the new church. Needless Alley, running from New Street to the church along the boundary of the property to the west belonging to the Guest family, was formed at the same time. The Guests' house plot marked the limit of the 'old' town's growth along the north side of New Street.

Set at the highest point in the town and designed in the Baroque style, St. Philip's Church (since 1905 Birmingham Cathedral) was consecrated in 1715 and finally completed in 1725. The churchyard, with its treelined walks, was walled and gated and a parsonage built at the south east corner (St Philip's Place/Temple Row). On the completion of the church, churchyard and parsonage, a small piece of land north of the parsonage garden remained unused. The Blue Coat Charity School was constructed on the site and opened in 1724. A narrow alleyway (Temple Alley, now Temple Row) was cut through from Bull Street to the churchyard gate by the parsonage in 1715 and widened in 1736. Temple Row (St. Philip's Churchyard, Temple Row West) was part of the plan for St Philip's, laid out from New Hall Lane (Colmore Row) to provide access around the perimeter of the churchyard. Some time between 1715 and 1726 Samuel Avery, a bricklayer, and William Westley, a carpenter and joiner, built a terrace of fine houses (Tory Row, Temple Row) to face the church here. The plots were laid out on part of what was then known as

Walker's garden or cherry orchard but which had earlier been divided into two closes belonging to the Lamb Inn in Welch End (Bull Street/High Street). Robert Walker, a prosperous gardener, had acquired the property in 1701. The terrace on Temple Row was divided into two blocks by a piece of land retained by Walker. This provided the entrance to a gated walk (part of which is now Cherry Street) leading through the orchard, possibly along the line of the old fordrough or field road, down through the yard of the Lamb Inn to Welch End. In 1723 Robert Corbett, an innkeeper, bought the land behind an ancient property on High Street and laid out a bowling green and gardens just below Walker's orchard and on the west side of the walk.

In 1733 Walker's heirs laid out the remainder of the cherry orchard for development, realigning the walk from Temple Row through the Lamb Yard to form Cherry Street and Crooked Lane. In the same year the Guest family began to divide their own cherry orchard up for building. William Guest, a mercer, had acquired the croft on New Street in 1672 and the family appears to have later used the ground behind as a pleasure garden. Cannon Street was cut to lead from Cherry Street down through the yard of the Guests' house plot onto New Street. At the same time Robert Corbett built a new house for himself on part of his gardens and leased out some building plots on the remainder. Corbett's Alley (Union Street) was opened from the corner of Cherry Street down to High Street. In 1739 the Governors of the Free School (Schools of King Edward VI) leased land south of New Street and west of Peck Lane to allow the development of King Street (later partly absorbed into Queen Street, now demolished) and Queens Alley (King Street, Stephenson Place).

In 1746 a private act released the Birmingham estates of the Colmore family for building. The largest of these was Newhall, lying north of New Hall Lane and which had been purchased from the manor of Birmingham by William Colmore, one of a line of wealthy local mercers, in 1560. By the mid-eighteenth century the family had long since left the town and New Hall, the house which gave its name to the estate, was let to tenants. In 1747 the first building plots were let on New Hall Lane, now widened as far as the carriage drive to New Hall, known as New Hall Walk, and renamed Colmore Row. In the same year the upper part of Livery Street (Colmore Row to Great Charles Street Queensway) was cut jointly with Sarah Carver, the widow of a local brassfounder, who owned the land



between the Colmore property and Sandy Lane (Snow Hill). Church Street was opened and part of New Hall Walk was laid out as Newhall Street. In 1748 the length of New Hall Lane between Newhall Street and the junction with the Dudley Road (Paradise Row) was laid out for building as Ann Street (Bewdley Street, Mount Pleasant, Colmore Row). Building plots were let on Charles Street (Little Charles Street, now realigned as part of Edmund Street) in the same year. Demand for building land slowed during the 1750s but picked up again in 1759. Congreve Street (Friday Street, Congreve Street, now part Congreve Passage/ part demolished) was cut in 1764, followed by Edmund Street (Edmund Street/Chamberlain Square), Great Charles Street (Great Charles Street Queensway) and Bread Street (part Cornwall Street). Paradise Row (Paradise Street) and Easy Row (now demolished), on the old route to Dudley, were also developed at this time.

Robert Philips' property had passed to the Inges, a Staffordshire gentry family, through the marriage of his daughter and co-heir Elizabeth Philips to William Inge. The Inge estate in Birmingham was released for building through a succession of private acts beginning in 1753 and in 1766 Lower Temple Street was opened south of New Street across Greenwood's, formerly Collett's, Orchard. By 1772, King Street had been extended to cross Lower Temple Street and renamed Queen Street (now demolished). It gave access to the rear of the Theatre Royal, opened in 1774 on New Street where development was gradually spreading westwards. In the 1730s, on the Hawkesford leasehold north of New Street, John Pemberton's son Thomas leased ground on Bennetts Hill to lay out a park and gardens for Bennetts Hill House. By the mid-1760s four houses had been built opposite St. Philip's Church on Temple Row (St Philip's Churchyard, Temple Row West). Development began on the south side of Ann Street in the 1780s and Birmingham's hay market was held there from 1794 until it was moved to Smithfield in 1817. In 1802 William Inge donated a piece of ground at the apex of New Street and Ann Street to build a free church for the town's poor. Christ Church was built by subscription and opened in 1813. About 1806 Little Cannon Street (St. Ambrose Place, Fore Street) was cut from Cannon Street to cross the rear of an early house plot on New Street belonging to the Inge Estate.

The surviving desmesne lands of Birmingham manor passed to Sir Thomas Gooch, a Suffolk landowner, in 1764 and were released for building

through an act of 1766. The estate included the land south of Paradise Row (Paradise Street) lying behind the properties on the east side of Pinfold Street and development here must have been encouraged by the proximity of Birmingham's first canal terminus, opened at the head of Paradise Row in 1769. Hill Street and Suffolk Street (Suffolk Street Queensway) were laid out to run south from Paradise Row. Navigation Street continued Lower Temple Street across Pinfold Street to join Suffolk Street. Swallow Street and Summer Street (now demolished) were opened to run roughly east-west and north-south below Paradise Row. The first building plots were let on Paradise Row in 1766 and by the late 1770s the area was substantially built over.

In 1779 Robert Corbett's heirs sold the property below Cherry Street to the physician William Withering. He built a house for himself in Corbett's Alley, later occupied by the Bank of England, and leased out a plot of ground for the Union Inn. After his death in 1792 his son, also William Withering, continued to lease out building plots and in 1794 sold land to the Street Commissioners for the construction of Union Street along the line of Corbett's Alley. The remainder of the estate was sold in 1820. Union Passage was laid open between Union Street and New Street in 1826.

In 1818 the lease given by Robert Philips to John Hawkesford in 1697 fell in and the land reverted to the Inge Estate. The regained property was further developed for building. Waterloo Street was cut in 1823 to run from Temple Row West towards the rear of Christ Church and on to Ann Street while Christ Church Passage was opened to provide a footway through to New Street. Bennetts Hill was laid out in the same year more or less along the line of an old fieldpath which once led from the gate of New Hall down to New Street. On Temple Street some of the existing properties were given new short leases. These expired in 1842 when the buildings were demolished and the land relet. Bennetts Hill House, the old Pemberton mansion, survived until 1849 when it was replaced by a house and retail shop.

By the beginning of the nineteenth century Birmingham's public buildings could no longer accommodate the large numbers who attended public meetings. The Improvement Act of 1828 gave the town's Street Commissioners the power to levy a special rate to be expended on the erection of a town hall, capable of holding 3000 people. The Commissioners looked at two sites before settling



on a third belonging to the Colmore estate at the corner of Paradise Street (Paradise Row) and Congreve Street, which they bought in 1830. They also bought the property behind, fronting Edmund Street and Congreve Street, to protect the space around the new building (Chamberlain Place, Chamberlain Square). The Town Hall, modelled on the Temple of Castor and Pollux in Rome, was begun in 1832. The building was partially opened in 1834, but the construction work was beset by financial and other difficulties. It was not finally completed until 1861. On the opposite side of Paradise Street Queen's College (Queens College Chambers), was built in 1843 for the teaching of medicine and theology.

Birmingham's first railway stations were built on the fringe of the urban area. Vauxhall was opened in 1837 and Curzon Street, on the east side of the town, in 1838. The latter soon proved inadequate however and in 1845 a new and more convenient site was acquired. New Street Station (London and North-Western Railway) was fully opened in 1854. Its construction involved the removal of several streets, including the lower part of Queen Street and Peck Lane, a well-used route between New Street and the lower part of the town. King Street was remodelled to form Stephenson Place. Snow Hill Station (Great Western Railway) was opened on Monmouth Street (earlier Bull Lane, now Colmore Row) in 1852. North of Temple Row the line passed through a wide cutting (Great Western Arcade) which ran across the back plots of the properties on Bull Street east of St. Philip's Parsonage and the Bluecoat School. The arrival of the railways and of other forms of public transport in nineteenth century Birmingham did much to change the face of the town. The more prosperous residents were now able to move out, although a significant number of the professions remained, and housing gave way to commercial premises.

In the mid-nineteenth century a number of alterations were made to St. Philip's Churchyard as part of a general plan to improve the surrounding streets. In 1835 the churchwardens agreed to sell all the perimeter walks except for the one on the east (St. Philip's Place). The land was used to widen Temple Row and to improve the lines of Temple Row (West) and Colmore Row. At the same time the burial grounds within the churchyard were railed off. In 1858, by now grossly overcrowded and a hazard to public health, the churchyard was finally closed for earth burials. In the 1860s, neglected and filled with rubbish since its closure, it was tidied and new turf was laid. A new and lower

boundary wall was built, topped with sturdy cast iron railings

Following the purchase of the site for the Town Hall it became the policy of the town's governing body to buy property in the surrounding area so that it gradually became a focus for civic and other institutions, resulting, by the end of the nineteenth century, in an informal but impressive civic centre. In 1857 the Birmingham and Midland Institute (now demolished) was opened on a site provided by the Council in Paradise Street. Ratcliff Place (now demolished) was laid out east of the Institute. The breadth of the new street was designed to allow good views of the Town Hall. The Central Free Library was constructed next to the BMI on the corner of Ratcliff Place with Edmund Street and opened in 1866.

As early as 1853 the Council planned to house the town's administration in a single building and acquired a site on Ann Street, Congreve Street and Edmund Street which was finally purchased in 1857. Factional divisions within the Council delayed any work on the site until 1870, when it was finally agreed that plans should be drawn up for the construction of a council house. The east end of Ann Street was widened to improve the approach to the Town Hall, as had earlier been intended, and building work began in 1874. The Council House, designed in a Classical style, was opened in 1879. Chamberlain Place (Chamberlain Square) was completed in 1881. The Central Library burned down in 1879 and a new building (now demolished) opened in 1882. The Art Gallery (Museum and Art Gallery), built on Congreve Street behind the Council House and over the new offices of the Gas Committee, was opened in 1885.

The first of the 120 year leases on the Colmore estate expired in 1867. Over the following forty years or so, as the area south of Great Charles Street was redeveloped, the Estate took the opportunity to reshape the street pattern, allowing more room for building. New Edmund Street (Edmund Street) was adopted in 1871, Margaret Street and Cornwall Street, cut from Margaret Street across Newhall Street to join Bread Street (Cornwall Street), were adopted in 1883. Eden Place, east of the Council House, was laid out in 1867 and Barwick Street adopted in 1881. It was also agreed with the Council to widen and realign the older streets and to 'round off the angles' of new buildings at street corners.



The Colmore Estate was careful to control the new development which sprang up as the old houses and manufactories were swept away. In addition to the usual conditions covering plans, building materials and noxious trades, it refused to allow the installation of steam engines or the construction of anything resembling a factory chimney. New building leases on the estate were still given to manufacturing and trading concerns, particularly to printers and stationers, but most went to offices and institutions. The Birmingham Medical Institute leased a site on Edmund Street in 1877 and sites were acquired for the Ear and Throat Hospital (One¹¹ Edmund Street), opened in 1891, also on Edmund Street, and the Eye Hospital (Hotel du Vin), opened in 1883 on Church Street. Mason's College (from 1900 the University of Birmingham, now demolished) was opened on Edmund Street opposite the Central Library in 1880. It took over the teaching of medicine from Queen's College in 1892. A number of medical consulting rooms were established in the area, principally on Newhall Street with some on Edmund Street and Cornwall Street. In 1881 the Colmore Estate gave a site bounded by Margaret Street, Edmund Street and Cornwall Street for the construction of a municipal school of art. The College of Arts and Crafts (now part of the University of Central England) was designed in the Gothic style and opened in 1885. It was extended along Cornwall Street in 1893. The Council continued to acquire land on the estate. Offices built to the east of the Medical Institute for the Birmingham School Board and the Parish Offices built for the Guardians of the Poor (all now Louisa Ryland House) covered the remainder of the street block occupied by the art school. The Bell Edison Telephone Exchange (19 Newhall Street) was built on Newhall Street in 1896.

From the middle of the nineteenth century, in common with other growing towns and cities, Birmingham experienced a rising demand for commercial accommodation, particularly for retail shops. The town's centre, and especially the shopping area, which was largely confined to High Street and New Street, was relatively small, congested with traffic and increasingly inadequate to meet the needs of an expanding regional capital. Little could be done to ameliorate this situation until, in 1875, the Artisan's Dwellings Act was passed by Parliament. This gave local authorities in towns with a population of more than 25,000 the right to acquire slum property for improvement purposes. Joseph Chamberlain, Birmingham's progressive mayor from 1873 to 1876, immediately

perceived that the Act could provide a dual benefit. It could be used both to improve conditions in the insanitary area north east and east of Bull Street and to provide the town with a wide new street which would allow the expansion of the commercial centre. He seized the opportunity to propose an improvement scheme which

...might run a great street, as broad as a Parisian Boulevard, from New Street to the Aston Road: it might open up as street such as Birmingham had not got, and was almost stifling for the want of – for all the best streets in the town were too narrow.

The opening of the new road from New Street across Union Street to Bull Street was to be undertaken primarily as a town improvement rather than as a sanitary reform, although it was argued that breaking through the east-west barrier formed by Bull Street would allow light and air into the insanitary area to the north-east of the town centre. The Birmingham Improvement Act was passed in 1876, giving the Council the right to purchase forty three and a half acres of land and buildings and to sell or lease any surplus land once the improvements had been made.

Work on the grand new street proposed in the Improvement Scheme began in 1878. Corporation Street was laid out from New Street to Cherry Street cutting through Little Cannon Street (Fore Street) by 1879 and from the junction of Cherry Street with Union Street to Bull Street by 1881. Little Cherry Street (the upper part of Crooked Lane) was obliterated in the process. Martineau Street (now demolished) was opened in 1889, partly replacing Crooked Lane (now all demolished) and linking Corporation Street to the corner of High Street and Bull Street. Warwick Passage joined Corporation Street to Union Passage on the east while New Cannon Passage provided a link from Needless Alley through Fore Street on the west. A proposed street joining Cherry Street to Livery Street was judged too expensive and the proposal was abandoned. The Council leased out the first building plot on Corporation Street in 1878 and by 1890 the length between New Street and Bull Street was very largely built up and contained a variety of substantial commercial properties.

Elsewhere in the area the limited retail capacity was enlarged to some extent by the construction of shopping arcades which utilised the back plots off the main shopping streets. The Great Western Arcade was built over the railway cutting between Temple Row and Monmouth Street (Colmore Row)

in 1875, the City Arcade opened between Union Passage and Union Street in 1902.

South of New Street Post Office Place (now Ethel Street) was opened into Pinfold Street and widened in 1878. Stephenson Street was laid out in 1874, restoring the link from New Street to the lower town via Stephenson Place. A new post office building (now demolished) was built on the north-west corner of Hill Street in 1886 and in 1891 the new General Post Office (Victoria House) was opened on the opposite corner at the apex of Pinfold Street and Hill Street. The Inland Revenue and the post office parcels and sorting department occupied the earlier building. In 1897 Christ Church, on New Street, was sold to the Colmore Trustees and the proceeds used to build the church of St Agatha in Sparkbrook. The church and the surrounding buildings on New Street and Christ Church Passage, also purchased by the Estate, were demolished in 1899 and the site redeveloped with Christchurch Buildings, a block of shops and offices which were later known as Galloway's Corner. A statue of Queen Victoria at the convergence of Congreve Street, Paradise Street and Colmore Row (Ann Street) was unveiled in 1901 and the junction named Victoria Square.

In 1899 the Council acquired a site for new offices in Congreve Street, Great Charles Street and Edmund Street from the Colmore Trustees. The Council House Extension, containing new offices for the Gas Committee with art galleries above, was opened in 1912. A bridge over Edmund Street (Chamberlain Square) connecting it with the Council House was constructed in 1913 and a further set of galleries on Great Charles Street, completed in 1915, were opened after the First World War.

The outbuildings on Temple Row belonging to St Philip's parsonage had been converted to shops (judged as more suitable for the location) in 1815. In 1885 these and the parsonage itself were sold and the Stafford Joint Stock Bank (later Bank of England, now demolished) erected on the site. A new Rectory (St. Philip's House) was built in the former parsonage garden, adjacent to the Bluecoat School. More ground within the churchyard was sold in 1900 to widen Temple Row and Colmore Row when the existing walls, gates and railings were taken down and re-erected. In 1910 the Council undertook to lay out the churchyard as an ornamental garden with trees, shrubs and seating.

There was considerable rebuilding on the Inge Estate north of New Street from the turn of the century up to the Second World War as leases were surrendered or fell in. The new buildings provided office accommodation, mostly for banking and insurance companies. The Bluecoat Charity School moved to a larger site in Harborne in 1930. The Council bought the building in St Philip's Place and in 1936 it was demolished for the development of offices for the Prudential Assurance Company. In 1938 a new hospital centre and medical school were established in the suburb of Edgbaston. This led to the movement of medical consulting rooms away from the central area, a process which was hastened by the Second World War.

Birmingham was granted city status in 1889 and in 1891 embarked on a series of boundary extensions. The resulting increase in population was augmented through continuing immigration, particularly in the late 1920s and early 1930s, as the city successfully rode out the Depression. Slum clearance programmes also removed many of those working in the labour intensive industries in the central area to homes on the outskirts of the city. As a result traffic and pedestrian congestion became a serious problem in the small city centre, already under pressure from the heavy load placed on the road system by industry. In the late 1920s the Council began a road widening programme when Great Charles Street was widened on the north side to allow four lanes of traffic. In 1933 it introduced a one way system along Colmore Row, New Street, Corporation Street and Bull Street, which was revised in 1937. It was recognised however that such measures could only provide a temporary relief from the traffic problem and that a more radical solution would soon be needed

As early as 1917 a Council report had suggested that a 'loop' or ring of roads should be constructed around the city centre linking the radial roads and diverting through traffic. The realisation of this vision proved impossible during the following decades and it was not until 1944 that the Council approved a plan very similar to that proposed in 1917. The route still followed the line of existing streets to form a tight girdle around the city centre but there were some additions. These included the widening of Colmore Row to 80 feet to allow two way traffic and provide a main loading place for buses close to the shopping area. The Inner Ring Road Scheme was given Parliamentary approval in 1946 and, as with the 1876 Improvement Scheme, the Council was permitted to sell or lease any surplus land.



Work on the Inner Ring Road began in 1957 and it was opened to traffic in 1971. As part of the scheme Great Charles Street (Great Charles Street Queensway) was widened towards the north and a road tunnel and pedestrian subways constructed beneath it. The Central Library and the Birmingham and Midland Institute were taken down for the construction of Paradise Circus Queensway. Mason College, the Liberal Club and other buildings at the north-west end of Edmund Street were demolished and the new Central Library erected on the site. In 1971 Edmund Street was closed at the junction with Margaret Street. In the same year Congreve Street was stopped up at Great Charles Street Queensway and remodelled as a foot passage (Congreve Passage) down to the former junction with Edmund Street. The Birmingham and Midland Institute moved to its present building on Margaret Street (built in 1899 as the Birmingham Library). The new Central Library and the adjoining School of Music (now the University of Central England) opened in 1973.

One of the principal aims of the Council in the period following the Second World War was to encourage the repair and redevelopment of bomb damaged sites in the central area, where there had been a considerable loss of shopping facilities. One of the largest of these was the Big Top site at the corner of New Street and High Street, named after the tent erected on the cleared ground during the war to hold circuses, concerts and exhibitions. The Council were keen that the site should be redeveloped as a co-ordinated complex and that the scheme should incorporate the damaged buildings still standing on New Street and Corporation Street. Marshall and Snelgrove (Britannia Hotel) and C&A (currently vacant) were rebuilt in the mid-1950s. After long negotiations with owners and developers plans were approved for the Big Top site in 1958 and included an office block (City Centre House), shopping arcades, department stores and small retail units. To avoid gaps in the shopping frontages goods were delivered at sub-basement level through a tunnel running from a service road alongside the Inner Ring Road, an innovation paid for by the Council. In 1953 the city's first post-war office block (Grosvenor House) was built for Shell-Mex BP on a bomb site at the corner of New Street and Bennetts Hill.

Birmingham was the first provincial city to enjoy the post war property boom, owing to its prosperity and the large number of sites released for redevelopment by the construction of the Inner

Ring Road. Activity spread into the cramped city centre, now defined by the new road, and was further encouraged by the expiry of the first leases given by the Council under the 1876 Improvement Scheme. The new Rackham's department store (now House of Fraser) opened on Corporation Street in 1960 and the Woolworth Building and Winston Churchill House, a mixed development of shops and offices, was completed on the corner of New Street and Ethel Street in 1964. In 1967 the new Bank of England (now Bank of Scotland) was built on Temple Row. The Council attempted to relieve pedestrian congestion on the shopping streets by requiring the ground floors of new developments to be set back from the building line, thus widening the pavement from ten to eighteen feet. Upper floors could be cantilevered forward to the existing line but the expense involved made this effectively impracticable.

There was some redevelopment of bomb damaged sites north of Colmore Row in the post-war period but most of the new development in this area at this time followed the expiry of leases and, in the early 1960s, the sale of properties on the Colmore estate. The street block bounded by Eden Place, Colmore Row, Newhall Street and Edmund Street was entirely redeveloped. Lloyd's Bank rebuilt their premises (now demolished and again rebuilt) on Colmore Row between 1963 and 1967 and Edmund House (12 –22 Newhall Street) was built in 1962-1963. On the corner of Colmore Row and Newhall Street the construction of new premises for the National Westminster Bank began in 1971 and was complete by 1976.

In preparation for the widening of Colmore Row proposed under the Inner Ring Road Scheme, the Council acquired a strip of land on the north of St. Philip's Churchyard, the Inge Estate properties between Colmore Row and Waterloo Street and the Colmore property at Galloway's Corner. In 1959 it was agreed that, on completion of the roadworks, a public open space should be created on the south side of Colmore Row between St. Philip's Church (Birmingham Cathedral) and Victoria Square, providing a central amenity that the city had so far lacked. Over the years which followed however, the Council's enthusiasm for such an ambitious and expensive project declined. This was the result of a number of factors, chief among them a less favourable financial climate and growing popular unease at the huge loss of familiar streets and buildings the construction of the Inner Ring Road and other post-war building projects entailed. In 1969 Public Works Committee were asked to



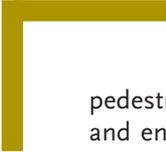
reconsider their plans to widen Colmore Row, which capacity elsewhere on the Inner Ring Road had in any case made unnecessary, in order to preserve buildings and an area of architectural and historic importance. In 1970 while discussions were underway several buildings on the south side of Colmore Row were statutorily listed, a central government decision which contributed to their survival. Galloway's Corner was demolished however and the site later grassed over. The Council argued that its removal provided both an improved traffic flow between Colmore Row, Paradise Circus and New Street and a more dignified and spacious setting for the Council House and the surrounding public buildings.

Colmore Row and Environs Conservation Area was designated in October 1971 (Map 2). The designation was closely linked to the Council's earlier decision to abandon the plan to widen Colmore Row and instead to rehabilitate certain of the decayed properties between Colmore Row and Waterloo Street. The three major elements of the conservation area were defined as St. Philip's Cathedral, Colmore Row and Waterloo Street and Victoria Square with the Council House and Town Hall. Streets and buildings which gave visual support to the central axis of the area along Colmore Row were also included. It was considered that the area contained the most important collection of buildings in the city, ranging from the early eighteenth century to the 1970s, and that the extra control allowed by conservation area designation would ensure that new development would be sympathetic in character and scale. Following the designation dilapidated properties on Waterloo Street and Colmore Row were refurbished and let as office accommodation.

In 1972, and after much public debate, the Council began the first of a series of city centre pedestrianisation schemes. The idea was to exclude through traffic but allow an element of local access, resurfacing and landscaping the pedestrianised areas to slow vehicles down. The first project, completed in 1973, included part of Temple Row, Cherry Street and Union Street. Chamberlain Place was enlarged in 1975, absorbing parts of the former Congreve and Edmund Streets. The concourse around the library and over the Ring Road was built with a flight of curving steps leading down to the Chamberlain Memorial to resolve the difference in levels. In 1976 the new pedestrian area was renamed Chamberlain Square. Part of Victoria Square was pedestrianised at the same time.

The recession of the 1970s and early 1980s hit Birmingham's local economy particularly badly and unemployment, especially in manufacturing, was well above the national average. In the mid-1980s, as the recession lifted and manufacturing began to recover, there was a wave of investment in the service sector, most of which was concentrated in the city centre. In 1985 three extensions were made to Colmore Row Conservation Area (Map 2). The first and largest included the streets on either side of New Street where there was mounting pressure for redevelopment. The groups of Victorian and Edwardian buildings here were considered to make a distinctive contribution to the city centre, particularly for those visitors arriving by train, and to warrant a degree of protection. The second extension included most of Chamberlain Square – the Central Library and the School of Music were excluded - and provided further protection for the setting of the surrounding public buildings. A third extension was proposed centred on Cornwall and Newmarket Streets and bounded by Edmund Street, Church Street, Livery Street and Great Charles Street. This proposal was rejected on the grounds that the area was of insufficient interest. A few months later however, in order to save 160 to 170 Edmund Street from demolition, the conservation area was extended to include 158 to 176 Edmund Street, 37 to 43 Church Street and 24 Livery Street.

From the mid-1980s Birmingham was increasingly seeking to portray itself not only as a great manufacturing centre but as an expanding international focus for service industry, investment and tourism. Once again the relatively small city centre was a constraint and the Inner Ring Road was now recognised as forming the major obstacle to its outward growth. It also created, as did vehicular traffic in general in the central area, a hostile, confusing and, in some places, crowded pedestrian environment. A programme of improvements designed to remove or mitigate the effects of the 'concrete collar' was instigated in 1989 when the Inner Ring Road was lowered at Paradise Circus and a pedestrian bridge was built provide a link from the city centre core through Chamberlain Square to the new development underway in the Broad Street area. New pedestrian and vehicular surface crossings were later installed on Great Charles Street. A scheme to emphasise pedestrian priority in the city centre core and to make it more attractive to those on foot was undertaken in 1991/93. New Street, with the streets surrounding it, and Corporation Street were landscaped and partly pedestrianised. The



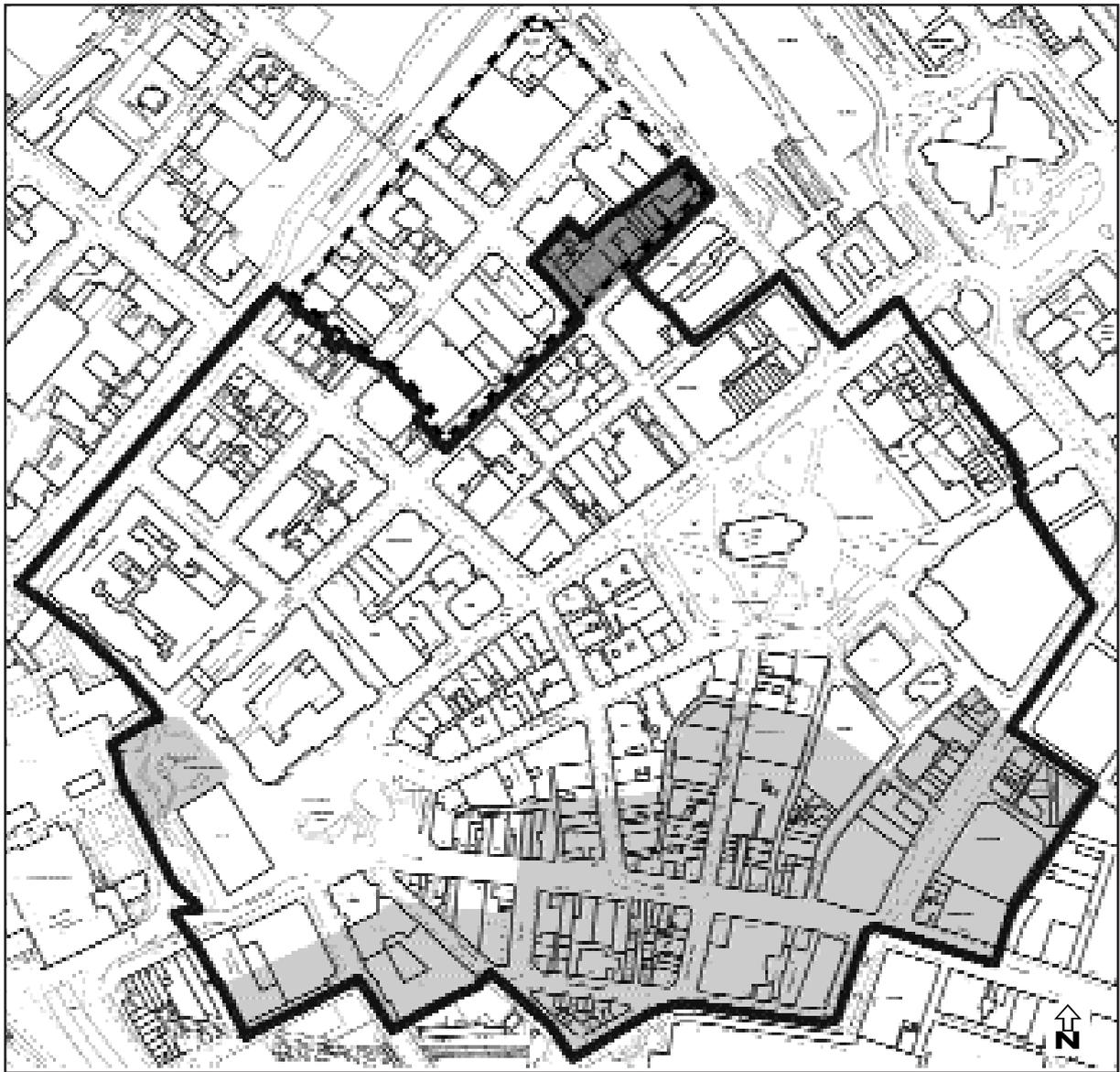
pedestrian area in Victoria Square was enlarged and enhanced. The large water feature by Dhruva Mistry and the steps were installed at this time and resolve the difference in levels between the Council House and New Street.

In 1997 the Council secured a grant from the Heritage Lottery Fund for terracotta repair and the restoration of traditional shopfronts in the City Arcade on Union Street. Some of this work had already been undertaken in part by the Council and in part by a private owner. The scheme was completed in 2001. In the same period shopfront restoration and the repair of terracotta details were carried out on Cannon Street, New Street and Stephenson Street during a series of privately funded refurbishment schemes.

Post-war works to St Philip's Churchyard had included the removal of the nineteenth century railings, the lowering of the boundary walls, tree planting and reurfing. In 2000 the Council secured funding, mostly from the Heritage Lottery Fund, for an extensive programme of refurbishment and improvement. The project included the rebuilding of the boundary wall and the erection of new railings, paving replacement, new lighting and irrigation, the restoration of surviving monuments, treeplanting and reurfing. Work began in the spring of 2000 and was completed in spring 2002.

The refurbishment of Birmingham Town Hall, again largely supported by the Heritage Lottery Fund, began in January 2005 and the main programme of works is due for completion in January 2007. The building is scheduled to reopen in the autumn of 2007.

Map 2 Colmore Row and Environs Conservation Area
Original Designation and Later Extensions



KEY

-  Designation 7th October 1971
-  Disallowed Extension 1984
-  Extensions 21st March 1985
-  Extension 25th July 1985

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Buildings

The character of the conservation area is most clearly expressed through the quality and variety of its architecture. Many of the buildings are of exceptional interest (Map 1 and Appendix) and represent the work of notable architects. The early eighteenth century Church of St Philip and the most impressive surviving nineteenth century civic buildings are contained within the area. Most of the buildings however are commercial developments dating from the mid-nineteenth to the mid-twentieth century and reflect the city's growth as a financial, retail and service centre.

Style

St Philip's Church (Birmingham Cathedral), designed by Thomas Archer in 1709, is the earliest building in the conservation area and a fine example of English Baroque. A number of early to mid-nineteenth century buildings in the restrained styles of the late Georgian and early Victorian periods survive on Waterloo Street, New Street and Bennetts Hill. Classically ornamented with stuccoed fronts and parapetted rooflines, they reflect the contemporary fashion for architectural order and regularity. Civic and higher status commercial development at this time is exemplified by two buildings in the Classical style, the Town Hall on Paradise Street, begun in 1832, and the Birmingham Banking Company's offices of 1830/1 on Bennetts Hill.

The buildings belonging to the period from the 1860s up to the outbreak of the Second World War are especially characteristic of the conservation area. From the middle of the nineteenth century, as fashion changed and architectural restraint was abandoned, a wide range of styles was employed to

express the vigour of the thriving city, its commercial success and civic achievement. Renaissance and Baroque, Victorian and Flemish Gothic, Tudor and Jacobean, Queen Anne and Arts and Crafts are all represented in the area. There is also a number of eclectic designs with a mix of stylistic references. The increasing use of steel and reinforced concrete framing during the interwar years had little effect on style. Classical designs were generally adapted to these new building techniques.

Civic pride and commercial and professional prestige are expressed through architectural display. Architectural decoration and sculpture, integral to the style of a building and/or signalling its use and ownership, make a significant and cumulative contribution to the character of the area. Late Victorian and Edwardian buildings in particular are richly detailed and have characteristically varied and prominent rooflines.

From the end of the Second World War up to the 1970s development in the area followed one of two patterns. Some buildings reflect the evolution of pre-war design. Others adopt the modernist architectural philosophy of the post-war period and exhibit a functional aesthetic with minimal detail. The flat roofscapes and horizontal rooflines, first seen in interwar development, are now commonly employed. Ground floors set back from the building line with structural canopies over the pavement are a feature of 1950s and 1960s buildings on New Street and Corporation Street. Later twentieth century buildings exhibit a range of stylistic influences and simple architectural ornament.

Building Materials

The conservation area is characterised by a rich use of building materials. Stone is employed to express solidity and grandeur in the classically inspired architecture of the Cathedral and in nineteenth and early twentieth century civic buildings and financial institutions. In the mid-nineteenth century the Colmore Estate insisted on stone facades to add status to the redevelopment of the north side of Colmore Row. A wide range of stone types was used in the nineteenth century and in the period before the First World War. Four varieties of sandstone including Wrexham and Darley Dale were used in the construction of the Council House for example, while Anglesey limestone was employed in the building of the Town Hall. More modest early nineteenth century buildings are of brick with stuccoed fronts and stone details.

Mid and late Victorian and Edwardian buildings frequently display an exuberant use of brick and different forms of terracotta, either singly or in combination. Terracotta, with its supposed resistance to pollution and its decorative possibilities, achieved great popularity as an architectural material in late nineteenth century Birmingham, to the extent that there was almost an identifiable terracotta 'style'. Brick is often also combined with stone to provide contrast in colour and texture. The Neo-Classical designs of the interwar years were expressed in Portland stone or white faience.

In the period since the Second World War traditional materials, chiefly stone, have continued to be employed. In the quarter century or so following the war Portland limestone, often with granite or marble details, remained the most frequently used stone type. The National Westminster Bank of 1971-1976 on Colmore Row provides the only prominent example of the external use of concrete in the area.

Traditional roofing materials are slate or clay tile. Window frames are wood or, particularly in the later period, metal. Ironwork, including railings, is painted black.

The richest and most varied palette of materials is confined to primary frontages and public display. Plain brickwork, traditionally buff or grey, occasionally brown or red, is generally employed in facades defining private space or secondary frontages.

The weathering of natural stone, brick and terracotta and the patina these materials develop as they age make a significant contribution to the sense of continuity in the conservation area.

Height and Scale

The civic and commercial development of the mid and late nineteenth century and the first half of the twentieth century define the characteristic height and scale of the conservation area. Building height is generally between four and five storeys, although Union Chambers (1936) on Temple Row provides an exception, anticipating the increased height of post-war development. Scale is traditionally broken down in the architectural treatment of the principal façade and through the range of materials employed. Varied rooflines and roofscapes, often punctuated by chimneystacks, give additional vertical emphasis. Mansard roofs are common in the area from Colmore Row to New Street, a reflection of rising land values in the cramped city centre.

Post-war and late twentieth century development can rise to between seven and eleven storeys. It usually lacks the fine architectural detail which so effectively reduces the scale of the earlier buildings, although setback roofs are often employed to lower the perceived height from the street. The Council was determined to retain and promote 'harmonious' street frontages in terms of scale even before the designation of the conservation area in 1971. Winston Churchill House (1964) on New Street, Bank House (1967) on Temple Row and National Westminster House (1975/6) on Colmore Row are each set back behind a lower frontage range.

The height and scale of the late Georgian and early Victorian buildings found between New Street and Colmore Row reflect the mix of domestic with workshop/warehouse and service uses prevalent in the eighteenth and early nineteenth century town.

Street Pattern and Streetscape

Three early roads, Colmore Row, Pinfold Street and New Street/Paradise Street, run through the conservation area but most of the historic street pattern derives from the eighteenth and nineteenth centuries and reflects several different phases of development within different landownerships. North of Colmore Row the nineteenth century grid pattern laid out on the Colmore Estate largely survives. South of Colmore Row the piecemeal development of the Inge Estate and other landholdings did not allow any formal plan and



Corporation Street, cut between New Street and Bull Street in the late nineteenth century, radically altered the earlier urban topography. In the west of the area the construction of the Inner Ring Road and the enlargement and pedestrianisation of Victoria and Chamberlain Squares have led to the loss of the historic pattern and urban space here is now less clearly defined. Where it survives the street pattern in the area is nonetheless relatively regular and provides a coherent and legible urban framework. The passages, arcades and alleys which thread their way through it add another layer of interest and permeability.

Street blocks in the area again derive from eighteenth and nineteenth century urban development and are compact and closely built over, resulting in a dense urban grain. Most are composed of a series of individual buildings within varying plot widths. Plot sizes generally express the civic and commercial scale of the nineteenth century town or city centre although some, principally on the former Inge estate, reflect the domestic scale of the earliest phase of urban development. Architectural variety articulates the blocks and the characteristically varied roofscapes add further definition. The building line is traditionally set at back of pavement creating a regular and coherent streetscape. In nineteenth and early twentieth century and pre-war buildings it is sometimes maintained at ground floor level by railings and/or balustrades which form part of the architectural design and add character and interest to the street scene. The uncharacteristic setback of the National Westminster Bank and of Edmund House on Newhall Street reflects the pre-war imposition of highway improvement lines, now revoked, on the Colmore Estate. On the streets where post-war buildings were set back to widen the pavement the traditional line is marked by structural canopies above ground floor level. Buildings usually turn or address the corners of the street blocks and corner entrances are a characteristic feature of the area.

The range of architectural styles, architectural detail and building materials employed in the conservation area create a characteristically vivid and varied streetscape. Nineteenth and early twentieth century and pre-war buildings in particular are highly legible, their original, and sometimes still current use and occupation, expressed in their design and detail. This legible quality reinforces the characteristically human scale which is further augmented by active and transparent ground floor frontages where windows

at ground floor and basement level, doorways and shopfronts add interest and variety.

The street pattern and the close grain of the street blocks in the area create a strong sense of enclosure, obviously more powerful in the narrower secondary streets than in the principal thoroughfares. This is frequently heightened by the patterns of light and shade cast by the buildings and the occasional views allowed through gates and carriage entrances into the private space of rear yards and service areas.

Views and Landmarks

There are some good views both within and from the conservation area. These are often enhanced by the local topography which falls north-westwards and south from Colmore Row and the Cathedral, although, particularly along the southern boundary, the relief is sometimes obscured by development. Long vistas along the streets are characteristic of the area. Some open into distant views, as on Newhall Street and Church Street, where the unique townscape of the Jewellery Quarter is visible to the north-west. Most are closed or terminated by buildings, as on Margaret Street, where the CML offices on the north side of Great Charles Street Queensway provide a closure, or Pinfold Street, where the view uphill from the conservation area boundary is closed by the Council House and Big Brum.

Many of the early planned views of significant buildings, of the Town Hall, for example, and of St Philip's, or, beyond the conservation area boundary, of St Paul's Church in the Jewellery Quarter, have been destroyed by the height and bulk of later development. Similarly the original visual significance of landmark buildings within the area has been eroded by the later and larger buildings of lesser status which surround them. In visual terms therefore, despite their elevated locations, the Cathedral, the Town Hall and the Council House serve largely as local landmarks. Their architectural and functional significance however, clearly identifies the area as the historic core of the city centre and thus makes a powerful contribution to its sense of place. The new vistas across Victoria Square, which at last accord the Council House proper dignity, are important in this context. The twenty storey Nat West Tower on Colmore Row provides a landmark of lesser significance but its height and distinctive form and materials effectively mark the area, and the city centre, from a distance.



Open Space

St. Philip's Churchyard on Colmore Row and Victoria and Chamberlain Squares provide the open space in the area. As major focal points forming the settings for important landmark buildings they are of considerable townscape significance and interest.

St. Philip's Churchyard, enclosed on three sides by new railings, is set in an informal square. Here the Grand Hotel on Colmore Row, its distinctive roofscape clearly visible across the burial ground, forms a familiar and prominent backdrop to the Cathedral. Although now closed for burial the churchyard continues to perform its original secondary function as a well-used place for rest and quiet recreation, offering a green and pleasant refuge for people working in or visiting the city centre.

Victoria and Chamberlain Squares, with their statues and fountains, are clearly civic spaces laid out as the setting for important municipal buildings, including the Central Library on the conservation area boundary. Both squares are popular and lively spaces and their hard surfaces are used to stage events and organised activities as well as for informal gatherings.

Groundscape

From the middle of the nineteenth century footpaths in the area were paved with stone flags, surfaced with asphalt or laid with blue bricks. Kerbstones were granite and crossovers, gutters and drainage channels laid in granite setts. Carriageways were laid at first with granite or wooden setts and later surfaced with asphalt. There are very few surviving examples of traditional footpath or crossover surfaces. The remaining carriageways are all now surfaced in asphalt. The York stone paving in St. Philip's Churchyard was renewed as part of the improvement works completed in 2002.

There are now two distinct types of groundscape in the conservation area. The pedestrian priority areas around New Street, Corporation Street and Victoria/Chamberlain Squares are laid in red brick, sometimes patterned in yellow, buff and blue brick or with concrete slabs. Kerblines have been removed and the paving laid wall to wall. There is a very limited use of natural stone, mainly around St Philip's Cathedral, the Town Hall and the Council House. Beyond the pedestrian priority area the footpaths are largely composed of concrete slabs in

varying sizes with block paving, principally buff or grey, at the street corners. Block pavements are also used to mark parking bays and footpath edges and for guttering and crossovers. Kerbstones are granite or concrete. Textured or tactile paving in a range of colours and sizes is laid at street corners.

Street Furniture

Street furniture in the area consists largely of standard catalogue designs. There is a mix of street lighting styles, including 'traditional' columns and lanterns. A few historic items remain, some stone bollards and two types of street name signs, blue enamel and cast iron. A number of the cast iron street signs have been replaced by standard aluminium plates.

Street Trees

Although some trees were planted on Stephenson Street and in Stephenson Place in the 1870s these were later removed and street trees are not a traditional feature of the area. The plane trees around St Philip's Churchyard make an effective addition to the streetscape however, especially since they augment the planting in the yard itself and, as their branches have room to spread over the railings, their growth is even.

Statues and Monuments

The statues, fountains and monuments concentrated in St. Philip's Churchyard and Victoria/Chamberlain Squares foster a sense of place and, through their association with people or events, of historical and cultural continuity. They provide visual focus and interest, augmenting the vitality of the townscape.

Lighting Schemes

Both the Council House and Birmingham Cathedral have external lighting schemes. These emphasise their importance as landmark buildings and reinforce the identity and significance of the conservation area at night.

An external lighting scheme is proposed for the Town Hall as part of the programme of works supported by the Heritage Lottery Fund.

Activities

Activities are largely office and retail based, creating a lively daytime atmosphere. The number of bars, cafes and restaurants now spreading throughout the area lends additional variety to the streetscape and extends the vital ambience into the evening.



Traffic and Pedestrian Movement

Pedestrian priority measures have considerably reduced the amount of traffic within the conservation area. Outside the pedestrian zones it is controlled by a series of one-way systems. The heavy traffic on Great Charles Street Queensway and Paradise Circus Queensway and to a lesser extent along Stephenson and Navigation Streets effectively marks the conservation area boundary on the north, west and south.

Bus and taxi movement can still inhibit the heavy pedestrian flow on Corporation Street at the junctions with Union Street/Cherry Street and New Street. Congestion here should be eased once the proposed extension of the Midland Metro line from Snow Hill Station to Five Ways is completed and bus routes are diverted away from this area. The Transport and Works Act (1992) Order for the extension was granted in June 2005. Trams will run through the conservation area along the southern end of Corporation Street and along Stephenson Street, Pinfold Street and Paradise Street. Care will be taken to minimise any adverse impact on the conservation area.

Pedestrian flow is heaviest along Colmore Row, Corporation Street and New Street. Cherry Street and Bennetts Hill are the main routes through to Colmore Row from Corporation Street and New Street respectively and there is considerable pedestrian traffic through St. Philip's Churchyard. Newhall Street forms the major axis between Colmore Row and Great Charles Street Queensway. Victoria/Chamberlain Squares provide the major pedestrian route from the city core to the Convention Centre on Centenary Square and to the recent mixed development at Brindley Place. Pedestrian flow is lightest on the axis between Livery Street and Chamberlain Square and along Pinfold and Hill Streets.

There is extensive on-street parking outside the pedestrian priority area.

Conservation Area Setting

The conservation area is largely surrounded by post war and later development which serves to emphasise its historic character and architectural quality and variety. There is however a scatter of buildings situated just beyond the current boundary which formed part of the nineteenth century redevelopment of the former Colmore Estate and which are characteristic of the area. The draft Central Area District Plan, deposited in 1982, proposed an extension to include them within the

existing conservation area (Map 2). A Public Local Inquiry held in 1984 concluded that, while the proposed extension contained some buildings of merit, it was not as a whole of sufficient character or interest to warrant designation. Despite this conclusion the historic townscape elements in this area - the late nineteenth and early twentieth buildings, the street pattern and the massing of the street blocks - are still valued for their positive contribution to the conservation area setting.

The conservation area shares a boundary on Great Charles Street Queensway with the City Fringe locality of the Jewellery Quarter Conservation Area, although the heavy traffic here effectively forms a barrier between the two. The building types and uses in the City Fringe are more closely allied to those in the City Centre than in the Jewellery Quarter proper.

The conservation area setting contains a number of landmark buildings, some of greater architectural merit than others, which close or command the views on or beyond the boundary. These include for example, the iconic Rotunda on New Street and the Methodist Central Hall in Steelhouse Conservation Area which closes the view north-east along Corporation Street. Alpha Tower, on Suffolk Street Queensway, provides an effective closure to Paradise Street but erodes the visual significance of the nineteenth century buildings in Victoria/Chamberlain Squares, particularly the Town Hall.

Localities

Colmore Row and Environs Conservation Area can be divided into three areas or localities, broadly defined by the predominant uses or functions contained within them (Map 3).

The municipal locality, focused on Victoria and Chamberlain Squares, comprises Birmingham's historic civic centre and remains the centre of local government. In addition to the Town Hall and the Council House it includes the School of Art and the council offices on Margaret and Edmund Streets. The Central Reference Library sits just beyond the conservation area boundary in Chamberlain Square.

The offices locality is centred on Colmore Row and extends south to Waterloo Street and north along Newhall and Church Streets to the conservation area boundary. It contains a range of office buildings, many of which have been successfully converted from earlier uses. These include the



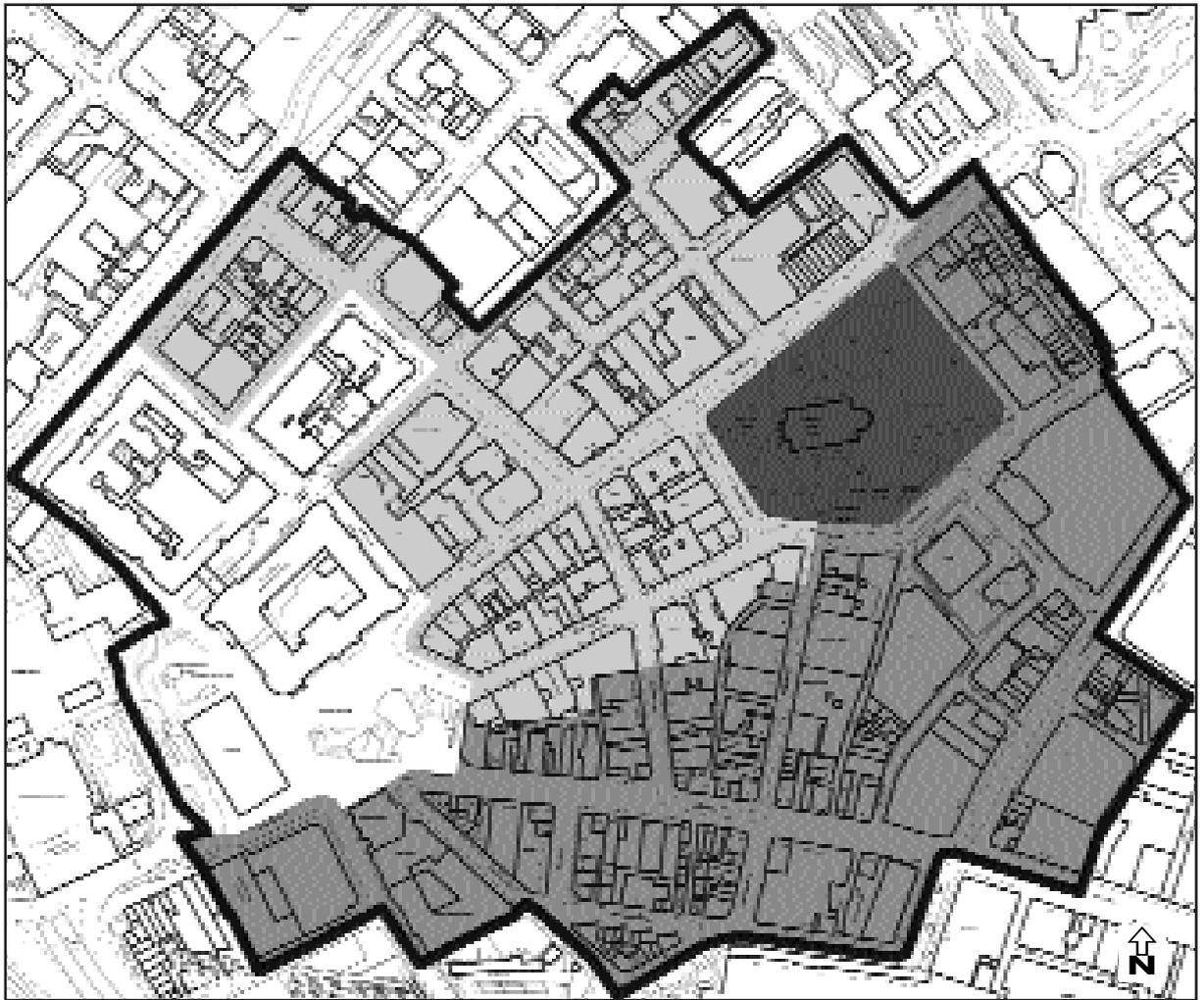
former Telephone Exchange at 17 –19 Newhall Street and the former Midland Bank on Bennetts Hill.

The retail locality, centred on New Street and Corporation Street, contains most of the retail outlets in the conservation area. These range in size from the small newsagents or sandwich shops found on New Street and Temple Street to large department stores such as House of Fraser on Corporation Street. Retail signage forms a major element in the streetscape.

Birmingham Cathedral has its own unique function. The churchyard surrounding it provides an open green space for the enjoyment of all those working in or visiting the surrounding area.



Map 3 Colmore Row and Environs Conservation Area Localities



KEY

-  Municipal locality
-  Offices locality
-  Retail locality
-  St. Philip's Churchyard

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Not to scale

Part A

6

Local and National Significance

The significance of Colmore Row and Environs Conservation Area lies in the quality and diversity of its architecture, particularly that of the nineteenth and early twentieth centuries. It contains a number of buildings of exceptional interest and national importance. These include St Philip's Church (Birmingham Cathedral), the first church designed by the architect Thomas Archer and an important example of the English Baroque style; the Town Hall, the most influential of the town meeting halls established in the early 19th century and the College of Arts and Crafts, designed in a High Victorian Gothic style which owes much to the teachings of John Ruskin, and the first municipal school of art in England. Other buildings of major significance are the former Eagle Insurance offices at 122-124 Colmore Row, a scholarly and original design by JR Lethaby and JL Ball and the former Telephone Exchange at 17-19 Newhall Street, a splendid work in terracotta.

The conservation area reflects Birmingham's development from a prosperous market town into a great provincial city. In particular its buildings, streets and monuments exemplify a period of great achievement when the principles of the civic gospel promulgated by Joseph Chamberlain and other prominent citizens provided a standard for municipal government which made Birmingham 'the best governed city in the world.'

The recovery of Birmingham's manufacturing industry from recession in the mid-1980s stimulated a rapid growth in the service sector with a resulting shortage of office space and a rise in property values in the constrained city centre. The Council, seeking a greater diversity in the local economy and less reliance on manufacturing, was now eager to present the city as a major centre for service industry and business and leisure tourism. The City Centre Strategy, produced in 1987, sought to encourage a balanced mix of uses and redefined the city centre as the area within the Middle Ring Road, dividing it into a number of distinct 'quarters'. In this context the Inner Ring Road, constructed largely to meet the demands of manufacturing industry and the specific needs of through traffic, was recognised as forming the major obstacle to the growth of the business district, severing the city core from the areas immediately surrounding it.

In 1988 a City Centre Symposium, the Highbury Initiative, attended by representatives from a wide range of disciplines, met to establish a new vision and identify the future direction of the city centre. The symposium endorsed the policies contained in the City Centre Strategy and went further in concluding that the Inner Ring Road should be downgraded and that a 'streets and squares' approach should be adopted to improve the pedestrian environment as a means to stimulate new investment in the expanded city centre.

The City Council has acted on the recommendations of the Highbury Initiative. From the end of the 1980s public funding in the city centre has been very largely directed towards remodelling the Ring Road to remove the 'concrete collar' and enhance pedestrian priority and the promotion of investment in the quarters surrounding the city centre core. Public funding has also been expended on environmental improvements. In Colmore Row and Environs Conservation Area these include a number of

pedestrian priority schemes and the enhancement of Victoria and Chamberlain Squares and St Philip's Churchyard. The success of schemes such as Brindley Place on Broad Street and the spread of the business district outwards have had a positive effect on the city centre core, encouraging growth in both the office and retail sectors and a further increase in property values. There is a continuing demand for premium office space. Residential use is also being reintroduced in the central area through the implementation of the Council's City Living policy and the encouragement of mixed uses. Queen's College Chambers on Paradise Street for example, Caxtongate on New Street and New Victoria House on Corporation Street all contain residential accommodation on the upper floors.

Birmingham City Centre Partnership is currently involved in the development of proposals to establish Business Improvement Districts or BIDs for the city centre's principal retail and professional business areas. Both of these are partly included in the conservation area. BIDs involve the businesses in an area investing collectively, using the proceeds of a BID 'levy' to improve their operating environment. Specific proposals, which may include the enhancement of the public realm, will be formulated and then voted on by the businesses involved.

The transformation of New Street Station, (the Birmingham Gateway scheme) is in progress. Bids for public sector monies will be submitted in mid-2006. The new design will increase the capacity of the station, reducing passenger congestion, accommodating the projected expansion in numbers and bringing significant economic benefit to the region. In particular, improved links from the station across the city centre should encourage an increase in business and other travellers visiting the city core, boosting the economy of the conservation area. If bids are successful construction could start in late 2008.



Changing Uses

Uses within the conservation area are largely those associated with office and retail activity, leisure and culture and local authority administration. There are a number of hotels and a small but gradually increasing pool of residential accommodation. With the rationalisation of the financial services industry in the 1990s the pattern of use in the area between New Street and Colmore Row in particular is changing. Some buildings, previously occupied by banks, building societies or insurance companies, including the former NatWest Bank on Bennetts Hill, have been wholly converted for pub or restaurant use. Others, such as the Bank of England on Temple Row/Cherry Street, have retail or restaurant use on the ground floor and retain the offices above. There is a relatively high turnover of property in this part of the conservation area. North of Colmore Row there is considerable pressure for redevelopment mostly for office space. This is particularly evident on Edmund Street where the Ear and Throat Hospital vacated, like the Eye Hospital (Hotel du Vin) on Church Street, in the 1990s, has been developed as an office block. The Grand Hotel, prominently situated on Colmore Row and recently listed Grade II*, has closed as a hotel and is awaiting feasibility studies in respect of both its fabric and future uses. The building offers considerable scope for adaptation to accommodate a mixed use scheme. The redevelopment of the Bull Ring shopping centre, opened in September 2003, has led to a rise, at least in the short term, in the number of vacant retail units in the conservation area, particularly around New Street and Corporation Street. This could also be the result of market churning.

Financial institutions and property companies are the major landowners in the area, although the City Council retains a substantial portfolio.



Loss, Attrition and Intrusion

Some development in the conservation area lacks the characteristic quality and variety of architectural style and materials and the rich and vigorous detail of the traditional building stock. Some buildings are over-scaled, displaying a lack of regard for their immediate context and their impact on the historical and visual integrity of the wider area.

Inappropriate alterations and additions to existing buildings have had an adverse affect on their character and that of the conservation area. Traditional architectural detail, a finite resource and a significant and characteristic feature of the area, has frequently been destroyed or masked, eroding local identity.

Mansards and setback roofs and storeys can block views, especially where the ground rises or falls, and detract from the characteristic variety and interest of the historic roofscape. Rooftop plant, particularly when covered over in unsympathetic and non-traditional materials, is similarly intrusive.

Despite recent improvement schemes and the introduction of the Shopfronts Design Guide (adopted as SPG in 1995), a number of unsympathetic altered or replacement shopfronts continues to erode the traditional character of the retail area. These fail to respect the buildings which contain them in either proportion or materials. Where there are two or more shop units within a single building lack of co-ordination in design and/or detail often disrupts the integrity of the original façade and detracts from the architectural quality of the building.

Signage can be obtrusive and/or over-scaled, detracting from both the quality of the building and the character and interest of the street scene.

Ventilation grilles are increasingly situated at ground floor level and car park and service area entrances are commonly closed by roller shutters.

These are alien elements which preclude an active frontage and erode the interest and vitality of the conservation area. They can also result in a loss of human scale.

The pedestrian priority scheme undertaken in the early 1990s has succeeded in making the city centre core more attractive to those on foot but the varied materials and designs of the paving which marks the pedestrian priority zone detract from the character of the conservation area. They do not relate well to the surrounding buildings which require a quiet, simple and subordinate foreground. Beyond the pedestrian priority zone the unco-ordinated variety of paving materials is generally of low quality. Some is badly laid and/or in a poor state of repair. The recent paving scheme around the Cathedral has set a new standard however, which should be followed in the future.

The obliteration of the historic street pattern in the west of the conservation area has resulted in a loss both of containment and of legibility in the local townscape, leaving the major pedestrian route from the city centre through to Broad Street without form or direction.

The Inner Ring Road and its associated development, while clearly defining part of the boundary of the conservation area, severs it from the neighbouring districts and blocks views. It also reduces the visual impact of the Town Hall and to a lesser extent that of the Council House Extension.

The Town Hall suffers particularly badly from the loss of its historic setting, its status diminished and its visual significance reduced. Little attempt has been made to integrate it with Chamberlain Square, an area originally intended to show it to best advantage. There is marked lack of legibility in the area around the building and the greater rise in ground level towards the Central Library at the rear detracts considerably from its intended architectural impact.



The approach to the Cathedral is degraded by the poor quality and condition of some of the areas of block paving on Temple Row near Bull Street and the insensitive siting of hot food vans around the entrance to the churchyard.

The diverse and unco-ordinated designs of the street lighting columns in the area erode local character and identity. In some streets the scale of the 'heritage' style street lamps is often too small to provide an appropriate balance for the surrounding buildings.

The clutter of street furniture, particularly in the pedestrian priority zone, detracts considerably from the character of the conservation area. Bollards, signs, posts, columns, boxes and bins in standard designs are sited without reference to the surrounding buildings or the context of the wider street scene, disrupting the visual cohesion and order of the townscape and obscuring views.

Street trees are not a traditional feature of the area; when devising planting schemes greater regard should be paid to local context. Lack of space can mean that trees are set too close to the buildings, disrupting the street scene and preventing even growth. Trees can also hide buildings and block views, eroding local character and identity.

Vehicles add to the clutter and lack of visual coherence in the pedestrian priority area, particularly on New Street and in Temple Row. They also obstruct pedestrian movement, causing confusion and uncertainty.

Part B

Colmore Row and Environs
Conservation Area

Supplementary Planning Policies



THIS MEMORIAL
IS ERECTED IN GRATITUDE
FOR PUBLIC SERVICE
GIVEN TO THIS TOWN BY
JOSEPH CHAMBERLAIN
WHO WAS ELECTED
TOWN COUNCILLOR IN NOVEMBER 1865
MAYOR IN NOVEMBER 1873
AND RESIGNED THAT OFFICE IN JUNE 1876
ON BEING RETURNED AS ONE OF THE
REPRESENTATIVES OF THE BOROUGH OF
BIRMINGHAM IN PARLIAMENT,
AND DURING WHOSE MAYORALTY
MANY GREAT PUBLIC WORKS
WERE NOTABLY ADVANCED,
AND MAINLY BY WHOSE ABILITY & DEVOTION
THE GAS & WATER UNDERTAKINGS
WERE ACQUIRED FOR THE TOWN
TO THE GREAT AND LASTING BENEFIT
OF THE INHABITANTS.

Much of Birmingham's Central Business District is contained within Colmore Row and Environs Conservation Area. The extent and importance of the financial, legal and services sector has grown significantly in recent years and Birmingham has assumed its rightful role as the regional capital of the West Midlands and as an international city. The architectural and historic interest of Colmore Row and Environs Conservation Area together with the increasing quality of the environment in other city centre areas has played a major part in the growth of this new economic activity. The preservation and enhancement of the special character of the conservation area, controlling and managing change through the encouragement of sympathetic new design, is therefore essential to the continuing, highly successful regeneration of the city centre. An attractive and distinctive central area also provides a vital focus for the promotion of Birmingham as a great international city, one of the key corporate priorities set out in the Council Plan (2006).

The purpose of the supplementary planning policies set out in this document is to preserve or enhance the character or appearance of Colmore Row and Environs Conservation Area as defined in the Colmore Row and Environs Conservation Area Character Appraisal. In order to maintain and reinforce this special character, the policies are intended to guide and manage change through the promotion of good new design which responds sensitively to historic context. New development will be encouraged to complement the established character of the conservation area, while clearly representing its own time and function.

The Colmore Row and Environs Conservation Area Supplementary Planning Policies have been prepared in accordance with the national guidance contained in Planning Policy Guidance Note 15: *Planning and the Historic Environment (1994)* and in *Guidance on conservation area appraisals (2005)* and *Guidance on the management of conservation areas (2005)* produced by English Heritage and the Planning Advisory Service.

The policies should be read in conjunction with the local and national guidance contained in the *The Birmingham Plan, Birmingham Unitary Development Plan 2005 (2005)*, *Regeneration through Conservation Birmingham Conservation Strategy 1999 (1999, reviewed 2004)* and PPG15: *Planning and the Historic Environment (1994)*.

In forming their proposals applicants for planning permission should have regard to the content of the Colmore Row and Environs Conservation Area Character Appraisal.

Part B

1

New Development in the Historic Environment

1. The Design of New Development

The Council will expect all new development to achieve a satisfactory visual relationship with its historic surroundings, demonstrating a regard for the character of the immediate street scene and the wider conservation area. Permission for new development will only be granted where it preserves or enhances the character of the conservation area as a whole.

Existing buildings which are unsympathetic to the character of the conservation area will not be regarded as valid precedents for further uncharacteristic development.

The Council will require a detailed design statement for all significant new development. This should include an analysis of the contribution which will be made by the proposed new building to the character of the immediate streetscape and the wider conservation area as defined in the character appraisal.

2. Key Design Principles

(a) All new buildings must follow the historic street frontage line at back of pavement. Dominant architectural elements or features which project beyond the building line will not be permitted.

(b) New buildings must not appear to be significantly higher or lower than their neighbours. Where setback storeys are employed to reduce apparent height these must be in proportion to the street frontage elevation and should be carefully designed to minimise bulk and mass.

(c) The roof forms and rooflines of new buildings must complement the roof forms and rooflines of the adjoining and/or surrounding buildings, preserving or, where appropriate, enhancing vertical emphasis. Space for plant should be treated as integral to the design of any new building and must be included in all design statements. It should normally be provided at

basement level. Where rooftop plant/service equipment is unavoidable it must be designed and sited to minimise any adverse visual impact.

(d) The street frontage elevations of new buildings should achieve a satisfactory visual relationship with the street frontage elevations of their neighbours. In particular the ground storey of any proposed new building must relate to the height and scale of the ground storeys of the buildings adjoining and/or surrounding it. Principal entrances can be used to provide a focus at street level but should not be visually dominant. Where car park or service entrances are proposed they should be carefully designed to mitigate any adverse visual impact on the local street scene.

(e) Window openings in new buildings should be regularly spaced. Windows must be set within reveals of sufficient depth to add definition and interest to the façade.

(f) The guidelines set out in the City Council's Shopfronts Design Guide (1995) must be followed when designing shopfronts for new buildings.

(g) The palette of building materials traditionally employed in the conservation area, brick, stone and terracotta, must be the principal materials used in new buildings. All building materials should be of high quality.

(h) Architectural detail of high quality and which contributes to scale, proportion and legibility will be encouraged. Indiscriminate and arbitrary use of applied features or detail will be resisted.

(i) New buildings must preserve views and vistas characteristic of the conservation area and respect the setting of key historic landmarks.



(j) New buildings should be accessible to all users including people with disabilities. Where specialised access is required it must be treated as integral to the design and should be included in any design statement.

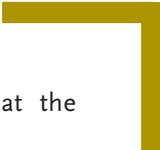
3. National Westminster House

The projected redevelopment of National Westminster House on Colmore Row will involve the removal of the landmark formed by the NatWest Tower. The Council will ensure that any future development on the site is of exceptional architectural quality. The new landmark building will be expected to reinterpret the character of the conservation area by means of a complementary yet contemporary design which should provide both a positive element in the streetscape and a distinctive addition to the city centre skyline.

4. Development in the Conservation Area Setting

New development in the setting of the conservation area must respect and preserve characteristic views within, from and into the area. The Council will not permit new buildings or additions to existing buildings beyond the conservation area boundary to intrude on or block key views or important sightlines.

Subject to successful bid for public sector funding it is hoped that the projected redesign and redevelopment of New Street Station will begin in 2008. As currently proposed the scheme will improve the setting of the conservation area along its boundary on Stephenson and Navigation Streets.



1. Additions and Alterations

Developers should ensure that alterations or additions to existing buildings have a positive effect on their character or appearance and that of the conservation area. The Council will ensure that all alterations and additions are sympathetic to the existing building in scale, proportion, materials and detailing.

The removal or masking of historic architectural detail will not be permitted and, where appropriate, the Council will expect hidden or damaged detail to be accurately reinstated.

Where significant alterations and/or additions are proposed the Council will require a detailed design statement. This should include an analysis of the contribution made by the existing building to the character of the immediate streetscape and the wider conservation area and of the preservation or enhancement of that character by the proposed alterations and /or additions.

2. Conservation Area Consent

There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area.

Where the demolition of a building which makes little or no contribution to the character or appearance of the conservation area is proposed the Council will expect the submission of detailed plans for redevelopment. These should preserve or enhance the character of the conservation area (see 1.1. above). In the absence of satisfactory proposals consent for demolition will not be granted.

3. Recording

Where consent has been granted for significant demolition or alteration the Council will require an accurate archive record to be made prior to the commencement of any works. This will include photographs and/or, where appropriate, measured

survey drawings and will be provided at the expense of the applicant.

4. Change of Use

The Council will not permit changes of use to buildings where the new use would adversely affect their character and appearance or that of the conservation area.

5. Roofscape

In order to preserve the integrity of the historic roovescape the Council will not permit additional storeys on existing buildings where these would prove detrimental to the character of the immediate and/or surrounding roof forms and rooflines.

The Council will have particular regard for the maintenance of the vertical emphasis characteristic of the conservation area. In this context the introduction of dominant horizontal elements such as brise-soleils will be resisted.

6. Shopfronts

The removal of shopfronts which form part of the original design of a building will not be permitted.

New shopfronts should be sensitively designed to respect the buildings which contain them in terms of proportion, materials and detail. They should enhance the traditional character of the street scene and of the wider conservation area.

Where there are two or more shop units within a single building, owners and developers will be encouraged to ensure the co-ordination of shopfront proportion, design and detail. Tenants' handbooks which include an agreed shopfront strategy will be promoted as a means of achieving this objective.

The guidelines set out in the City Council's Shopfronts Design Guide (1995) must be followed when designing new shopfronts for an existing





building or where older shopfronts are restored and reused.

7. Signage

Signage must be designed to suit the proportions, design and materials of the host building and the immediate streetscape. Unsympathetic, over-scaled and visually intrusive signage will not be allowed.

The guidelines set out in the City Council's Shopfronts Design Guide (1995) must be followed when designing shop signs and advertisements.

8. Repair and Maintenance

The Council will use its statutory powers to secure the preservation of threatened buildings in the conservation area. In the case of a statutorily listed building these powers include Urgent Works and Repairs Notices and as a last resort compulsory acquisition. The Council also has the power to secure the preservation of unlisted buildings where it is important for maintaining the character or appearance of the conservation area.

The Council will provide guidance on the repair and maintenance of traditional buildings in the conservation area.

9. New Uses for Vacant Buildings

The Council will actively encourage beneficial and creative new uses for vacant buildings, where these respect the character of the building and the conservation area.

The Grand Hotel on Colmore Row has closed as a hotel and awaits a new use. There may be scope for alterations to the building's fabric in order to secure its future through a mix of active and viable new uses which would additionally benefit the area. This would need to be subject to detailed structural surveys and feasibility studies. A sensitive and imaginative scheme for reuse should retain the architectural and historic interest of the Grade II* listed building and preserve its positive contribution to the character of the conservation area.



1. Groundscape

A unified groundscape scheme should be designed for the area and introduced where the opportunity arises. It should provide a simple neutral and subordinate foreground which relates well to the surrounding buildings and enhances their setting. In the pedestrian priority area the traditional relationship between footway and carriageway should be indicated through the reinstatement of clearly defined kerblines.

Traditional natural stone paving is attractive, durable and sustainable and should be used wherever possible. Where this cannot be justified large reconstituted stone slabs or asphalt manufactured to a high specification could provide acceptable alternatives. Drainage channels and vehicle crossovers should be marked with stone setts and kerbstones should be laid in granite. Workmanship must be of the highest standard.

Where it survives historic paving should be maintained and restored.

2. Street Furniture

New street furniture, including street lighting columns, must be carefully designed or selected to enhance the character of the conservation area. It should provide a unifying element, reinforcing local identity and distinctiveness.

3. Clutter

A co-ordinated effort should be made to eliminate street clutter. Inessential, superfluous or redundant items should be removed and the numbers of essential items reduced through good design and careful siting. Where possible signs and equipment should be fixed to lighting columns, buildings or other existing structures. Larger items such as telephone kiosks and pay and display machines should be located at the back of footway.

The design and siting of essential new equipment must be co-ordinated by the Council.

4. Developers' Contributions

Developers will be expected to contribute to the improvement of the public realm. This may include the elimination of street clutter.

5. New Structures and Features

The siting of new structures or features in the public realm must have regard for significant views and respect the settings of buildings.

6. Reinstatement of Visual and Physical Links to Broad Street

Future development opportunities around Paradise Circus Queensway should be used to restore legibility in the west of the conservation area through the reintroduction of clear visual and physical links through to Broad Street. An improved setting for the Town Hall should be a priority.

7. Public Realm Strategy

The Council will publish a public realm strategy for the city centre. This will include a detailed streetscape manual based on the principles set out by English Heritage for the management of the public realm in *Streets for All West Midlands* (2005).

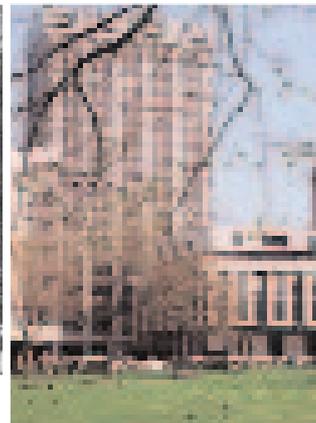
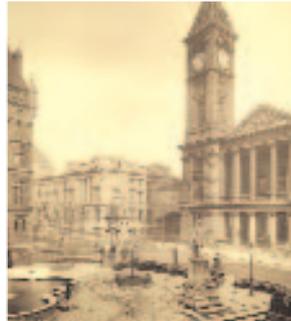
The manual will take note of existing council strategies for the management of the public realm in the city centre, including the lighting of buildings and spaces. The *Draft Lighting Strategy (2006)* promotes lighting as a contribution to local distinctiveness. The preservation and enhancement of the special character and interest of the city centre conservation areas must however, be the principal concern.

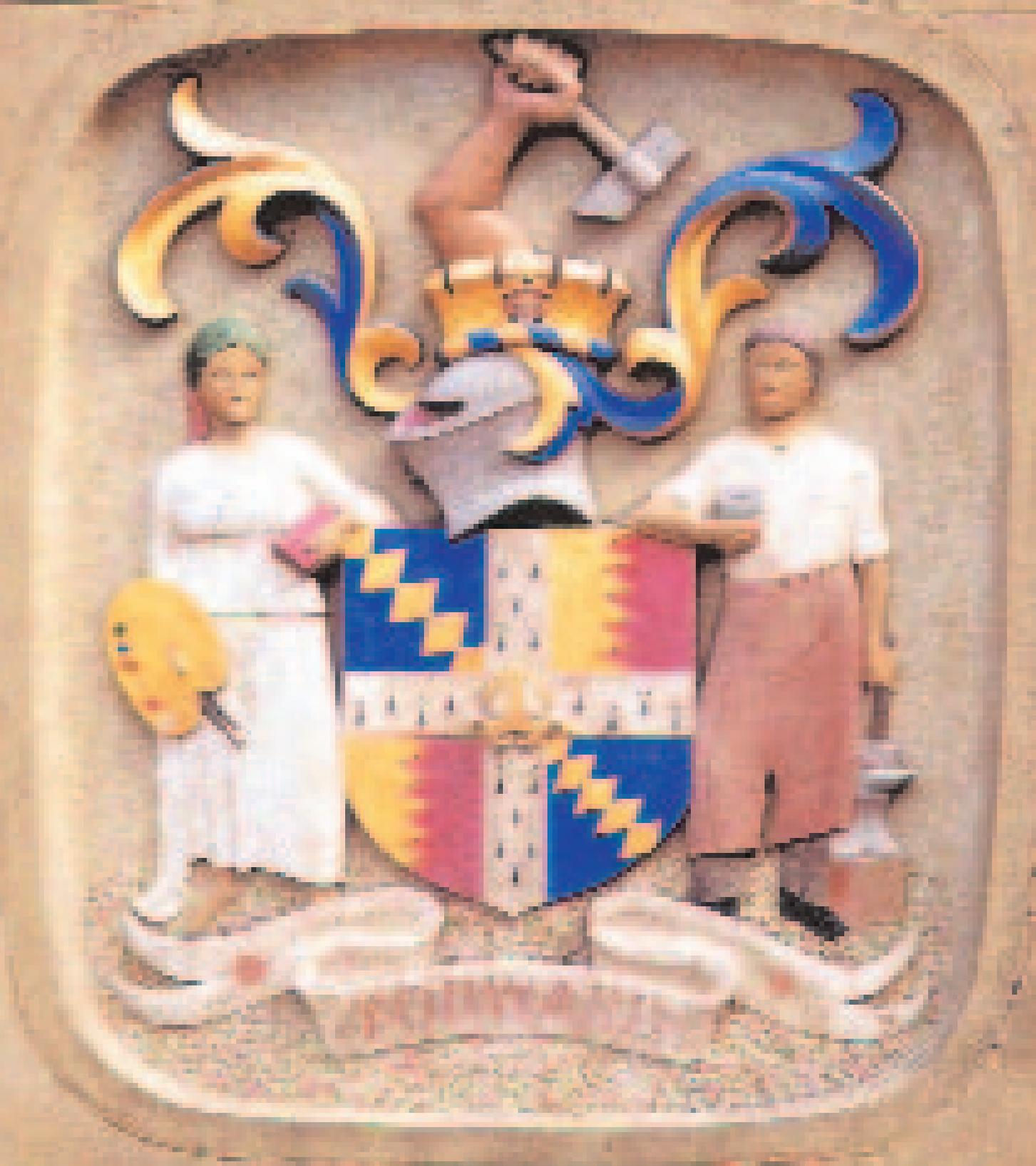
Public art can play an important part in the enhancement of the public realm and help with orientation and understanding. The city centre already contains a sequence of fountains or water features which runs from Brindley Place through Centenary, Chamberlain and Victoria Squares down to St Martin's Square and the pocket park on Corporation Street beside the Inner Ring Road. The public realm strategy will aim to amplify and extend this sequence in order to provide a unifying element across the central area, reinforcing local identity and sense of place.



Appendices

Colmore Row and Environs Conservation Area





Appendix: Associated Reading

App

Legislation and Guidance Notes

- ▶ Planning (Listed Buildings and Conservation Areas Act) 1990
- ▶ Ancient Monuments and Archaeological Areas Act 1979
- ▶ National Heritage Act 1983
- ▶ Planning Policy Guidance Note 15 (PPG15) *Planning and the Historic Environment* 1994
- ▶ Planning Policy Guidance Note 16 (PPG16) *Archaeology and Planning* 1990
- ▶ *Guidance on conservation area appraisals* English Heritage 2005
- ▶ *Guidance on the management of conservation areas* English Heritage 2005
- ▶ *Sustainability and the Historic Environment* English Heritage 1996
- ▶ *Streets for All West Midlands* English Heritage 2005

Local Planning Policy and Guidance

- ▶ *The Birmingham Plan Birmingham Unitary Development Plan 2005* 2005
- ▶ *Regeneration through Conservation Birmingham Conservation Strategy* 1999
- ▶ *Conservation Areas & Listed Buildings A guide for owners and occupiers* 2003
- ▶ *Shopfronts Design Guide* 1995
- ▶ *Places for All* 2001
- ▶ *High Places* 2003
- ▶ *BUDS - City Centre Design Strategy* 1990
- ▶ *Archaeology Strategy* 2004

Background Reading

- ▶ Bunce J et al *History of the Corporation of Birmingham vols 1-6. 1878-1957*
- ▶ Cullen G *Townscape* 1961
- ▶ Foster Andy *Pevsner Architectural Guides Birmingham* 2005
- ▶ Gill C et al. *History of Birmingham vols. 1-3 1952, 1974*
- ▶ Heard Ian *Developing Birmingham 1889 to 1989 100 years of City Planning* 1989
- ▶ Holliday John ed. *City Centre Redevelopment* 1973
- ▶ Large Peter *'Urban Growth and Agricultural Change in the West Midlands during the Seventeenth and Eighteenth Centuries'* in Clark Peter ed. *The Transformation of English Provincial Towns 1600-1800* 1985
- ▶ Macmorran James L *Municipal Public Works and Planning in Birmingham 1852-1972* 1973
- ▶ Noszlopy George ed. Jeremy Beach *Public Sculpture of Birmingham* 1998

Archival Material

- ▶ Material held in Birmingham Central Library.

Additional Material

- ▶ Material held in Planning Services, Development Directorate and in Property Records, Resource Directorate, Birmingham City Council.
- ▶ Reference quoted: Bunce JJ. *History of the Corporation of Birmingham vol. 2 p.456*

Appendix: Listed Buildings

Statutorily Listed Buildings

STREET	NUMBER and/or NAME	GRADE	CROSS REFERENCE
Barwick Street	38	II	55 Colmore Row and 2 to 8 (even) Church Street
Barwick Street	Grand Hotel	II*	Colmore Row and Church Street
Barwick Street	70 to 80 (even)	II	105 and 107 Edmund Street
Bennetts Hill	1 to 5 (consecutive)	II	
Bennetts Hill	6	II*	
Bennetts Hill	7 (Brittania Building Society)	II	37a Waterloo Street
Bennetts Hill	8 (Bennetts Bar - former National Westminster Bank)	II	11 Waterloo Street
Bennetts Hill	14 (Grosvenor House)	II	54 New Street
Bennetts Hill	18 and 19	II	New Street
Bennetts Hill	26 to 33 (consecutive) (Midland Bank)	II	
Bennetts Hill	37	II	
Bennetts Hill	38	II	
Cannon Street	17	II	10 Cherry Street
Cannon Street	39 to 42 (consecutive)	II	Needless Alley
Cannon Street	43,44 and 45 (Newton Chambers)	II	41, 42, 42a New Street
Chamberlain Square	Joseph Chamberlain Memorial	II	
Chamberlain Square	Council House	II*	Colmore Row, Victoria Square, Eden Place
Chamberlain Square	Council House Extension	II*	Great Charles Street Queensway, Margaret Street, Congreve Passage

STREET	NUMBER and/or NAME	GRADE	CROSS REFERENCE
Chamberlain Square	Town Hall	I	Victoria Square, Paradise Street, New Congreve Passage
Church Street	2 to 8 (even)	II	55 Colmore Row and 38 Barwick Street
Church Street	Grand Hotel	II*	Colmore Row and Barwick Street
Church Street	37 and 39	II	
Church Street	41 and 43	II*	
City Arcade	City Arcade	II*	Union Passage/Union Street
Colmore Row	Great Western Arcade	II	Temple Row and Great Western Arcade
Colmore Row	Grand Hotel	II*	Church Street and Barwick Street
Colmore Row	55	II	2 to 8 (even) Church Street and 38 Barwick Street
Colmore Row	61 to 67	II	
Colmore Row	71 and 73	II	
Colmore Row	75 and 77	II	
Colmore Row	79 to 83 (odd)	II	
Colmore Row	85 to 89 (odd)	II	
Colmore Row	Birmingham Cathedral (St. Philips)	I	St. Philip's Churchyard
Colmore Row	Unett Monument in Churchyard	II	St. Philips Churchyard/Temple Row
Colmore Row	Burnaby Obelisk in Churchyard	II	St. Philips Churchyard/Temple Row
Colmore Row	Rostill Lines Monument in Churchyard	II	St. Philips Churchyard/Temple Row
Colmore Row	Bishop Gore Statue in Churchyard	II	St. Philips Churchyard/Temple Row
Colmore Row	Fountain in Churchyard	II	St. Philips Churchyard/Temple Row
Colmore Row	102	II	
Colmore Row	104 and 106	II	
Colmore Row	110	II	
Colmore Row	112	II	

STREET	NUMBER and/or NAME	GRADE	CROSS REFERENCE
Colmore Row	114 and 116	II	
Colmore Row	118 and 120	II	
Colmore Row	122 and 124	I	
Colmore Row	130	II	Waterloo Street
Colmore Row	Council House	II*	Chamberlain Square, Eden Place and Victoria Square
Congreve Passage	Council House Extension	II*	Great Charles Street Queensway, Margaret Street and Chamberlain Square
Cornwall Street	78	II	100 and 102 Edmund Street and Newhall Street
Cornwall Street	85 and 87	II*	
Cornwall Street	89 and 91	II*	
Cornwall Street	93	II*	
Cornwall Street	95	II*	
Cornwall Street	Birmingham and Midland Institute (Birmingham Library)	II*	Margaret Street
Cornwall Street	UCE Birmingham Institute of Art and Design	I	Margaret Street
Corporation Street	1a to 7 (odd) (Victorian Buildings)	II	
Corporation Street	9 to 13a (odd)	II	
Eden Place	Council House	II*	Colmore Row, Victoria Square, Chamberlain Square
Eden Place	4 Telephone Kiosks	II	
Edmund Street	96 (Empire House)	II	
Edmund Street	98	II*	
Edmund Street	100 and 102 (Municipal Offices)	II	Newhall Street, Cornwall Street
Edmund Street	103	I	Newhall Street
Edmund Street	105 and 107 (former Ear and Throat Hospital)	II	Barwick Street
Edmund Street	106 to 110 (even)	II	Newhall Street

STREET	NUMBER and/or NAME	GRADE	CROSS REFERENCE
Edmund Street	121 and 123	II	
Edmund Street	125 to 131 (odd)	II	
Edmund Street	133	II	
Edmund Street	158	II	Church Street
Great Charles Street Queensway	39	II	Newhall Street
Great Charles Street Queensway	Council House Extension	II*	Congreve Passage, Chamberlain Square, Margaret Street
Great Western Arcade	All premises	II	Colmore Row, Temple Row
Margaret Street	Council House Extension	II*	Great Charles Street Queensway, Congreve Passage, Chamberlain Square
Margaret Street	Birmingham and Midland Institute (Birmingham Library)	II*	Cornwall Street
Margaret Street	UCE Birmingham Institute of Art and Design	I	Cornwall Street
Needless Alley	9,11,13 and 15	II	Cannon Street
Newhall Street	17 and 19	I	Edmund Street
Newhall Street	27 and 29	II	Edmund Street
Newhall Street	43 to 51 (odd) Cornwall Buildings	II	Cornwall Street
Newhall Street	44, 46 and 48	II	Edmund Street, Cornwall Street
Newhall Street	50 and 52	II	
Newhall Street	54	II	
Newhall Street	56, 58 and 60	II*	
Newhall Street	61	II	Great Charles Street Queensway
New Street	41, 42 and 42a	II	Cannon Street
New Street	49, 50 and 50a	II	Temple Street
New Street	51, 52 and 53	II	Bennetts Hill
New Street	54, 55, 56 and 57 (Grosvenor House)	II	14 Bennetts Hill
New Street	80, 81, 82 and 83	II	Pinfold Street

STREET	NUMBER and/or NAME	GRADE	CROSS REFERENCE
New Street	84, 85, 86 and 87	II	Pinfold Street
New Street	88, 89, 90 and 91	II	Pinfold Street
New Street	92 and 93	II	Ethel Street and Pinfold Street
New Street	128 (Dillons)	II	
Paradise Street	Town Hall	I	Chamberlain Square, Victoria Square and New Congreve Street
Paradise Street	Queens College Chambers	II	
Pinfold Street	45 to 50 (consecutive)	II	80 to 93 New Street
St. Philip's Churchyard	Birmingham Cathedral (St. Philips)	I	Colmore Row, Temple Row
St. Philip's Churchyard	Unett Monument	II	Temple Row
St. Philip's Churchyard	Burnaby Obelisk	II	Temple Row
St. Philip's Churchyard	Rostill Lines Monument	II	Temple Row West
St. Philip's Churchyard	Bishop Gore Statue	II	Temple Row West
St. Philip's Churchyard	Fountain	II	Temple Row
Temple Row	Great Western Arcade	II	Great Western Arcade, Colmore Row
Temple Row	4 Old Joint Stock PH (former Lloyds Bank)	II	
Temple Row and Temple Row West	Monuments in St. Philip's Churchyard	II	Colmore Row, St. Philip's Churchyard
Temple Row West	Telephone kiosk adjoining St. Philip's Churchyard	II	
Temple Street	17 and 18 (Trocadero PH and Albert Chambers)	II	
Temple Street	20a (Temple Buildings)	II	New Street
Union Passage	City Arcade	II*	City Arcade
Union Street	24 and 25 (City Arcade)	II*	City Arcade
Victoria Square	Town Hall	I	Chamberlain Square, New Congreve Street, Paradise Street

STREET	NUMBER and/or NAME	GRADE	CROSS REFERENCE
Victoria Square	Council House, City Museum and Art Gallery, City Treasurer's Department, Central Administrative Department	II*	Colmore Row, Eden Place and Chamberlain Square
Victoria Square	General Post Office	II	
Waterloo Street	7 and 8	II	
Waterloo Street	11	II*	Bennetts Hill
Waterloo Street	26	II	Colmore Row
Waterloo Street	27, 28, 29 and 30 (Christ Church House)	II	
Waterloo Street	31 and 32 (Wellington House)	II	
Waterloo Street	33 and 34 (Wellington House)	II	
Waterloo Street	35 and 36 (Aspley House)	II	
Waterloo Street	36a and 37 (Wellesey House)	II*	
Waterloo Street	37a	II	Bennetts Hill
Waterloo Street	44	II*	

Locally Listed Buildings

STREET	NUMBER and/or NAME	GRADE	CROSS REFERENCE
Bennetts Hill	9 and 10 (Sun Insurance Office)	B	
Bennetts Hill	12 (Burne-Jones House)	B	
Bennetts Hill	13	A	
New Street	69a (RBSA Premises)	B	
New Street/Union Passage	Britannia Hotel	B	
Temple Row	55 (Bank of England)	B	
Temple Street	34-40 (Somerset House)	B	
Waterloo Street	14 (Neville House)	B	
Waterloo Street	16 (New Oxford House)	C	
Waterloo Street	40 (Cavendish House)	B	

Contact and Further Information



Contact

Conservation Team
Planning
Alpha Tower
Suffolk Street Queensway
Birmingham
B1 1TU

Tel: (0121) 303 1115

E-mail: planning.conservation@birmingham.co.uk

Further Information

For further copies and guidance about conservation and listed buildings visit our website:

www.birmingham.gov.uk/conservation

Most Birmingham City Council publications can be made available in alternative formats or languages.

If you have difficulty reading this document please call us on (0121) 303 1115 to ask if a full or summary version can be made available in large print.

If you have hearing difficulties please call us via Tynetalk 18001 0121 303 3030.

Or e-mail us at:
planning.conservation@birmingham.gov.uk



Colmore Row and Environs
Conservation Area

Character Appraisal
and
Supplementary Planning Policies

December 2006