

# Moor Pool Estate Conservation Area

## Character Appraisal and Management Plan



March 2012



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# Part A

## Moor Pool Estate Conservation Area

### Character Appraisal



# 1 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 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 protection 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 Statement 5: Planning for the Historic Environment (2010), requires local planning authorities to have proportionate and sufficient evidence of the historic environment and heritage assets, including conservation areas. A clear and comprehensive appraisal of the special character which justifies the designation of a conservation area, is invaluable as a sound basis for development control decisions within the area and to aid the formulation of proposals for its designation and enhancement. As a matter of policy, therefore, Birmingham City Council has undertaken to produce character appraisals for all the conservation areas within its area (The Birmingham Unitary Development Plan 2005 para 3.37).

The Moor Pool Conservation Area Character Appraisal has been prepared in accordance with the national guidance contained in Planning Policy Statement 5: Planning for the Historic Environment (2010) and PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide. It also follows the 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 Moor Pool Conservation Area and provide a definition of its character.
- Provide a sound basis for the development control process, in the form of a management plan, 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 the appraisal will help in monitoring any change in condition and/or appearance, and will aid enforcement action.

## Designation, Location and Boundaries

# 2

Moor Pool Conservation Area was designated on the 30th July 1970. It comprises the entirety of the Moor Pool Tenants Estate, situated approximately 3 kilometres (2 miles) west of Birmingham city centre in the suburb of Harborne. To the west is Quinton, to the north is Bearwood and to the east is Edgbaston. Harborne High Street is located approximately 300 metres to the south of the Estate.

The northern boundary of the Conservation Area starts from the junction of Carless Avenue with Lordswood Road, and runs along the rear of the properties on Carless Avenue from numbers 92-32 (even). It encompasses all the properties on North Pathway (nos 1-16), and then runs along the backs of properties on High Brow, from nos 58-2 (even). The boundary then skirts around the rear of properties 19-25 on North Gate, before progressing south down the centre of Ravenhurst Road. It turns eastward to encompass nos 146-140 on Ravenhurst Road, along with the garages to the rear of the houses. The line continues along the rear of the properties on Margaret Grove, nos 80-2 (even) until it reaches Park Hill Road.

The southern boundary of the conservation area begins at the junction of Park Hill Road and Moor Pool Avenue. It runs south along Park Hill Road including properties 80-92 (even) to the west. After passing no 80 the boundary cuts west and then follows the rear of the properties on Park Hill Road (therefore not including them). After passing the rear of no 10 Park Hill Road the boundary cuts westward to intersect with Ravenhurst Road. Nos 83 and 84 on Ravenhurst Road are included in the boundary, no 82, and no 81 with its surrounding land are outside. The boundary then runs along the rear of properties on Wentworth Road until it intersects with Wentworth Gate. After crossing the road it loops south to include no 18 Wentworth Gate as well as nos 85-91 on Wentworth Road. The line progresses along the rear of properties on Wentworth Road, until it meets with the rear of properties on Lordswood Road, where it runs north until meeting up with Carless Avenue.

The conservation area comprises 492 residential and 4 commercial properties, the Moor Pool Hall, Estate tennis courts and garages, a bowling green, allotments, and the Moor Pool itself.

# Moor Pool Conservation Area



Not to scale

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## Geology and Topography

## 3



The Moor Pool Estate is built on the slopes of a small gently sloping re-entrant valley running west to east, with the Moor Pool itself situated mid way down on the valley floor. To the east the valley gently falls away eventually to meet the larger Chad Valley, which runs along the course of the Chad Brook. The Brook formerly signified the boundary between Harborne village and Birmingham before it was assimilated into the city in 1911. Carless Avenue to the western part of the Estate, along with Ravenhurst Road experience a gentle but significant change in level as they descend into the centre of the Estate running down the valley sides.

The Moor Pool is a natural lake. It is displayed on local land ownership maps for Harborne Parish as existing in a much similar state as far back as the 18th century, as it does today. It is likely, however, that the pool may have been much larger at one time, and the amount of fluvial deposits indicates that a small stream previously ran from the Moor Pool along the valley floor and eventually into the Chad Brook. The underlying geology mostly consists of sand and gravel with boulder clay higher up the valley sides and toward the western end of Carless Avenue. At the base of the valley to the east of the Moor Pool are small alluvial deposits, characteristic of fluvial activity.

# 4

## Development History

### 4.1 Harborne

Harborne is an ancient parish and was formerly part of Staffordshire. The southern part of the old parish was included in the City of Birmingham in 1891, the northern part of the Parish, consisting of Smethwick, became a separate Parish in 1894 and remained outside the City. The Parish Church stands on high ground just south of the centre of Harborne and it is probable that the earliest settlement grew up around there. Harborne Heath formerly lay to the east of the Parish, whilst the north and west contained considerable amounts of woodland. Harborne remained largely agricultural well into the 19th century, although there were also a number of metalworking and nailmaking workshops. The village expanded considerably in the last quarter of the 19th century with the arrival of the railway in 1874.

### 4.2 The Moor Pool Estate

The Moor Pool Estate, also known as the 'Harborne Tenants Estate', was set up during a period of rapid expansion of the suburbs around Birmingham, during the 1900s. Harborne, linked to the city centre by its branch railway line and also boosted by the prospect of a new tramway, was a prime area for development, however many local people were already concerned at the prospect of the rapid expansion of dense and sometimes poor quality working class housing in the area, that would adversely affect its village-like atmosphere. One solution to this problem was to create a residential area based on the 'green principles' of the 'Garden Suburb'. This would provide high quality, spacious yet affordable housing in a semi-rural environment. To achieve this a 'Co-

operative partnership tenant society' would be formed, which would provide affordable rents and the opportunity for tenants to buy shares in their own homes.

An opportunity to take action was presented in 1906, when the proposal for the new tramway into Birmingham was abandoned, and local property values fell enough to enable a prospective venture to acquire sufficient quantities of land for development. The first preliminary meeting regarding the prospect of establishing a Garden Suburb was held in June 1907 at the Harborne Institute, and the Harborne Tenants Association was formally created in October 1908.



*Site of Moor Pool Estate prior to construction in the early 20th Century.*

The new housing project was championed by the Chairman of the Harborne Tenants Association and Unitarian screw maker J.S. Nettlefold (1866-1930). He was a pro-active city councillor and Chairman of the Birmingham Housing Committee. Nettlefold devoted a great deal of his time and energy to housing reform and was familiar with the latest design principles. His publications 'Practical Housing' 1908 and 'Practical Town Planning' of 1914 set out the need for greater planning regulation regarding housing and criticised the tendency to create new 'slums' in the countryside, rather than design new suburbs that included fresh air and green open spaces. Nettlefold believed that good quality suburban homes in pleasant, spacious and sanitary surroundings could and should be affordable to all classes of society,



and he believed that the creation of a garden suburb in Harborne would help set a precedent for the rest of Birmingham.

*J.S. Nettlefold.*

The proposed Estate was to be based on the principle of co-ownership. Local investors initially provided the capital for construction, then prospective individual tenants bought a minimum of 2 shares each in the Estate Company and, upon their occupancy, were encouraged to gradually increase this holding by saving and investment. Eventually the ownership would revert exclusively to the tenants. Rents were intended to be affordable and varied, and ranged from 4s8d to 11s per week in 1908.

The site for the Estate that was selected lay to the north west of Harborne Village surrounding the Moor Pool, which had historically been used by local people for the washing of clothes, bathing and fishing. The 54 acres of land for the Estate was acquired from Poyners and Hill Top farms, at a cost of £15,860. The intention was to construct around 500 new homes, and building works officially commenced on 29th

October 1907, with full construction beginning in January 1908. The new Estate was initially referred to as 'City Gardens'.



*Official Estate Opening, 1908.*

The Moor Pool Estate was designed by Fredrick Martin of Martin and Martin architects. Fredrick was the son and partner of William Martin, formerly of Martin and Chamberlain, one of Birmingham's foremost architectural practices of the 19th century and responsible for many noted public buildings. Like many other Garden Suburbs in Britain, Moor Pool was influenced by the Arts and Crafts style in its construction. Houses included steep gables, rendered elements and segmental arched windows, as well as more subtle details such as projecting eaves.

Houses varied considerably in size and form in order to cater for a cross-section of the community, however housing density was set at no more than 10 to the acre, even though legally 50 to the acre was allowed. Despite the use of high quality materials, construction costs were kept as low as possible in order to make houses more affordable. Where possible existing gradients were followed to reduce the level of excavation needed, and combined sewerage systems were implemented with one connection linking several houses to the main sewer. With the exception of Ravenhurst Road, streets were also cut to a width of 4.9 metres (16 feet) - significantly narrower than usual - via a special arrangement with the City Council, in order to cut down on the amount of land and materials required.

It was also Nettlefold's intention to construct the Estate in a manner that adhered to the 'green principles' of the Garden Suburb, ensuring a semi-rural environment that would improve health and general morale. Roads and avenues were lined with trees that were based on the advice of Thomas Humphries, the then curator of the Birmingham Botanical Gardens. Grass verges 1.5 metres (5 feet) wide were laid, and most houses were fronted by a screen of beech hedge. Gardens were decent in size, however careful consideration was taken not to make the plots too large. As Moor Pool was designed to accommodate the working man it was thought that each tenant should not be provided with more than they would have time manage, or the condition of the Estate would suffer. Options were given for allotments situated on several sites to the rear of houses on the Estate, should residents desire space for cultivation. The positioning of gardens and allotments were also designed to aid the principle that every house should look out onto green space, rather than other houses or roads. Narrow streets also alluded to a semi-rural environment, and the one wider access road that was created - Ravenhurst Road - followed the route of a pre existing country lane.



*Moor Pool Estate, complete in 1918.*

One of the major desires of Nettlefold and those who championed the Harborne Tenants Association was to create a real sense of community. As a result, it was hoped that the tenants would enjoy a higher quality of life. It

was also assumed, that a significant sense of community would generate a greater respect for the surroundings and help to prevent the deterioration of the condition of the Estate. In addition, a good 'home life', would deter against the influence of alcohol and gambling - one of the rules of the Estate stated that 'no intoxicating drink be sold on the Estate'



*Local shops at The Circle, 1909.*



*Local shops at The Circle, 2010.*

In an attempt to help foster this sense of community, a 'Social Council' was set up with a monthly programme of events such as dances, concerts and lectures, and the Moor Pool Public Hall opened on 5th November 1910 to provide a venue for such events. A small library was opened for an hour every Friday, and between 1910 and 1914 there was even a local newspaper, 'The Moor Pool News'. A residents association and a sick and provident club were also established for residents.

Recreation was seen as an important part of maintaining a good quality of life, and the Estate provided more than ample sports facilities. The first tennis club was set up in 1913 on Moor Pool Avenue, replacing the existing bowling club which moved to its present site adjacent to the Moor Pool, complete with its own wooden pavilion. A second tennis club was set up in the 1920s within The Circle, replacing a public grassed area intended originally to emulate a village green. The grass courts were later replaced with shale in the 1930s, and by concrete in the 1980s. In the Moor Pool Hall a skittles alley was constructed within the lower hall in 1913. This is now thought to be the only surviving example in the country to feature two alleys, one flat and one crowned, side by side (Beauchampe and Inglis 2006). An air rifle club was also established in the Hall basement from 1978, and a snooker club has been operating from 1947 above the Estate Office. The Moor Pool itself remained a centre of activity, used for fishing and originally for swimming until the opening of nearby baths.



*Tennis Courts, Moor Pool Avenue, 1909.*



*The Moor Pool with the Bowling Club in the background, 2010.*

The first completed house was unveiled on the 24th May 1908 on Park Hill Road, and the Estate was fully opened by 1912 with the completion of Carless Avenue. Nettlefold saw Moor Pool as a example of how affordable housing could be provided in the future, stating in 'Practical Town Planning' that it provided proof of 'what can be done in the way of better housing at reasonable rents'. He subsequently claimed that even cheaper rates could be achieved as land costs of £650 per acre had put Moor Pool at a disadvantage, and it was possible to buy land for as little as £300 per acre on other sites.

Nettlefold claimed that Moor Pool 'was the only estate in Birmingham that was developed upon anything like economical town planning lines', and he thought that the public should take note. The development of the Harborne Tenants Estate was taken into account when schemes in Quinton and Harborne, and East Birmingham were approved under the new powers granted to local government in 1909 - two of the first of such schemes in the country. There was criticism that Moor Pool, like other garden suburbs, was not actually beneficial to most working class people, as a reasonably moderate income was required in order to afford to sign up to the scheme. However, Nettlefold instead claimed that it 'proved by actual experimentation to be a thoroughly practical suggestion, that is, Garden Suburbs all round Birmingham'.

#### **4.3 Later History**

By the onset of the Second World War Moor Pool had ceased to be on the periphery of Harborne, and had been surrounded by new housing development. Though the Estate largely maintained its physical integrity, the principle of co-operative ownership was never fully realised, many of the tenants found it difficult to take up their full shareholdings and 150 of the Estate's houses were sold on leases.

The original facilities of the Estate have remained largely preserved since its construction, however a number of wooden garages began to be erected from the 1930's in order to cater for the growth of domestic car ownership. Construction greatly expanded in the 1950's, and several sites formerly used for allotments, such as the large central valley site, became tarmaced areas containing rows of concrete framed garages.

Post war, a limited number of the Estate's houses were sold off. By the 1970's, many more properties were being either sold to their tenants, or put on the open market, which has resulted in a large number of houses now being in private ownership. The Moor Pool Estate was acquired by The Bradford Property Trust from Harborne Tenants Ltd in 1994. It was taken over by the Grainger Trust in 2003, and remains under their supervision. The policy of Grainger PLC is to dispose of freeholds of the tenanted properties as they become vacant. The houses that have been disposed of have all been sold subject to restrictive covenants, which are detailed in the Management Plan (see Part B, paragraph 2.7). The imposition of restrictive covenants allows the owner of the estate to maintain some control over the estate and protect its character, as they require householders to seek permission from the landlords prior to carrying out certain alterations such as extensions and external redecoration.

Moor Pool is often compared to Bournville which was constructed between 1890 and the early 1900s, and was a huge inspiration to the Garden City Movement both nationally and internationally. Bournville is much larger than Moor Pool but like Moor Pool was built on the edge of an existing suburb of Birmingham. Bournville was constructed for Cadburys although it was not exclusively for their employees, while Moor Pool was an attempt to offer better housing to the people of Harborne and Birmingham in general.

Both developments offered housing of varying sizes to encourage a social mix of people, although there are larger houses in Bournville. Both developments placed a significant emphasis on green space, a spacious environment, and social facilities, although again at Bournville due to its larger size these facilities include a school, church and several shops. The houses in Bournville like those in Moor Pool are subject to a number of restrictive covenants, which are intended to protect the character of the estate. In Bournville these are administered by the Bournville Village Trust, who have traditionally enforced the covenants more strictly than at Moor Pool.



## 5

## Townscape Character

**5.1 Introduction**

This section describes the character and appearance of the Moor Pool Conservation Area. The special character of the area can be summarised as follows;

- The Moor Pool Estate was designed following the principles of the Garden City Movement as a reaction to Victorian by-law terraced housing. Although constructed on the edge of what was then Harborne village, it is now totally surrounded by, and well ingrained into the fabric of Harborne, but at the same time provides an obvious contrast to the buildings immediately surrounding it.
- Overall the architecture of the development appears homogeneous but the varying sizes of houses, detailing, including the positioning of doors and windows, and materials introduce subtle variety, and follow principles related to the Arts and Crafts movement.
- The area is exceptionally green and semi rural in feel, partly due to the high number of trees but also due to the inclusion of allotments to give inhabitants extra green space and to allow as many properties as possible to back onto green space rather than a road. In addition with the exception of Ravenhurst Road, which was pre-existing, all the roads are relatively narrow with grassed verges.
- The layout of the estate also takes full advantage of the natural topography of the site with houses constructed to fit in with the rise and fall of land, which introduces a harmony between the built form and the landscape.

**5.2 Architectural Character**

Moor Pool was designed to provide a range of different sized accommodation and contains a variety of two storey houses. There are nine basic design layouts, but the houses generally differ slightly in appearance, a deliberate ploy to avoid the 'monotony' of Victorian by-law terraced housing. The uniform white roughcast render and red brick, segmental arched windows, predominately clay tiled roofs, the good quality of materials used and the overall cottage style illustrate the influence of the Arts and Crafts movement. In addition there are many smaller details that one associates with the Movement including integral cast iron letterboxes and door knockers, many of which are still in use, Cast iron brackets to porches, lead to dormer roofs, tile edge lintels to windows and doors, tiled window ledges, dates in brickwork, Cast iron guttering and Cast iron drain covers with the details 'Harborne Tenants'.



*Shops at The Circle, 2010.*

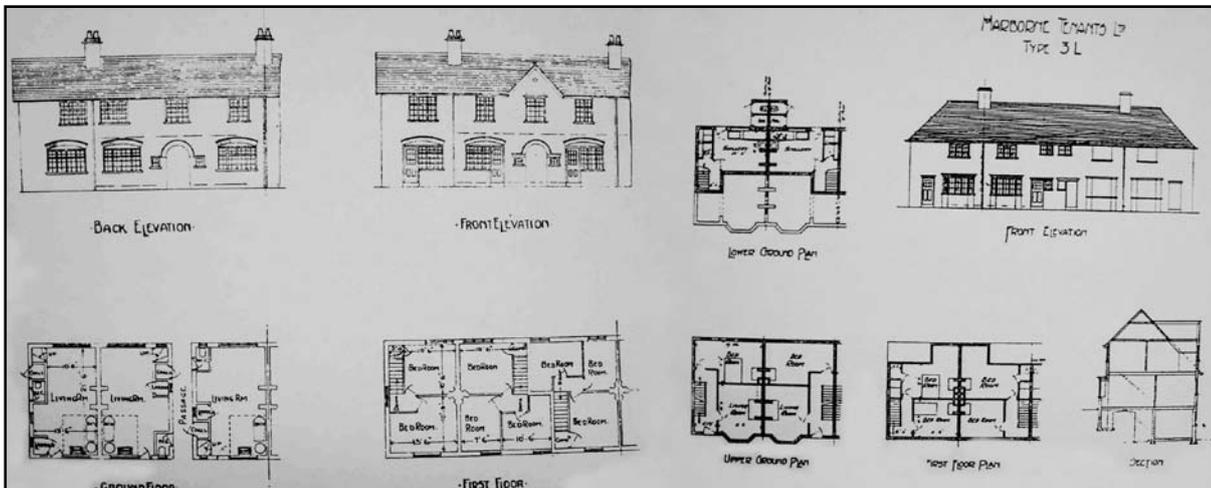
House types include semi detached, and 4, 6, and 8 block terraces all of differing sizes. The symmetry of the pairs and groups of houses is one of the key characteristics of the Conservation Area. There are also 3 two-storey blocks of flats again built in the same Arts and Crafts style. The flats are split level, all units having their own front door accessed either via steps down from the street or via a small bridge. Despite

all the variations there is an overall feeling of homogeneity and the impression that the estate was conceived as one development. It was constructed over a short period of time so there is no sense that it evolved. This is enhanced by the way the houses clearly differ from those around it, the Victorian to the south and the 1930s to the north.

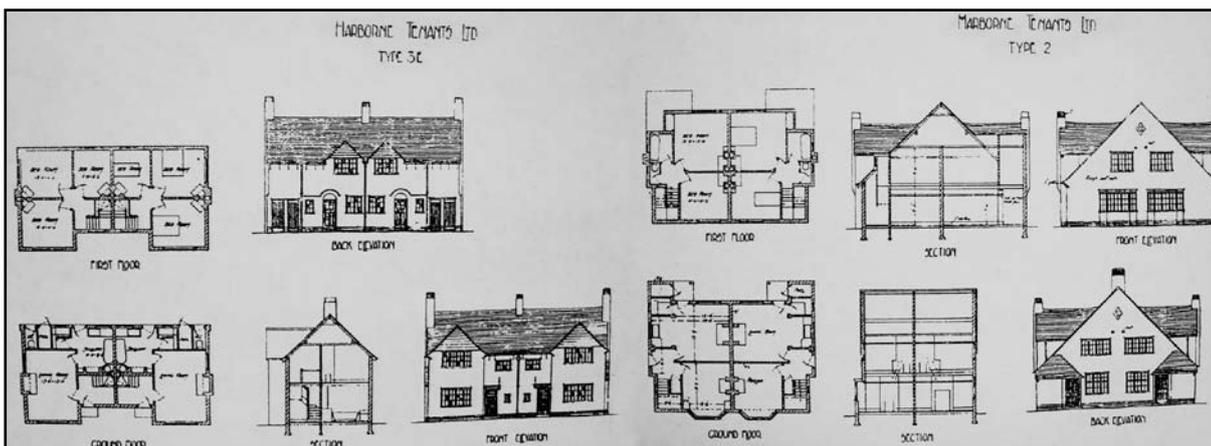


The former Estate Offices and Moor Pool Hall, 2010.

At the heart of the Estate are the community buildings and a parade of four shops. The almost picturesque composition and setting of the local shops on The Circle at the top of Moor Pool Avenue, as well as the prominence of the Moor Pool Hall and former Estate Office, illustrates that the Estate was designed to focus on this as its communal heart. Amenities and recreational facilities were at the centre of the philosophy of this Garden Suburb, and were intended to foster a strong sense of community. The domestic scale and influence of the Arts and Crafts Movement in these buildings - such



Original elevations of Moor Pool terraced housing designs.



Original elevations of Moor Pool semi-detached housing designs.

as the low pitched roof of the Moor Pool Hall, which attractively blends into its surroundings without being too large or imposing - is suggestive of the fact that they were very much built as a vital integral component of the Estate, and were intended to function as a part of the residents extended home lives.

Many of the terraced properties retain access passages to their rear. In some cases these lead to private gardens, however in many cases access remains public and leads to pathways

that run along the rear of the properties, as is the case at The Square and East Pathway. Public pathways add to the permeability of the Estate, and increase the sense of a semi-rural environment bound together by country tracks.



*Small terrace, The Circle.*



*Large semi-detached with bays, Carless Avenue.*



*Terraces with access passageway, East Pathway.*



*Gabled terraces, High Brow.*



*Semi-detached with gable, High Brow.*



*End terrace, Ravenhurst Road.*

### 5.3 Building Materials

The vast majority of properties on the Estate still possess their distinctive original clay tiled roofs that provide a defining characteristic due to their excellent survival rate, adding continuity and rhythm to the street scene. Two roads, North Pathway and The Square, were originally constructed with slates which were replaced some years ago with composite slates. The uniform rooflines, be it clay tiles or slate, allow the terraced blocks to retain their integrity and linear form. The houses were constructed in locally produced red brick, and on many properties this is interspersed with first floor roughcast rendering, painted in pale cream or white. All houses on the Estate retain their original brick or rendered facades in original or close to original colours. This forms a defining characteristic and makes the properties of the Estate instantly recognisable. Timber cladding has been used on one block of the listed flats in Ravenhurst Road.



*Traditional tile roofs.*

The original doors were of timber with nine panels of glass. Later some of these were changed, especially on many of the large semi-detached properties, for timber doors with six larger panes of glass. The traditional colour for doors on the Estate is dark green, and a considerable number of doors are still painted as such.

Window arrangements vary between houses, common varieties include moderately sized three sided bays, as well as brick segmental arched windows. Original window frames, however, are all of the same basic standard design and colour, each white wooden frame section being divided into six smaller panes by wooden glazing bars. This again forms a very strong unifying character, and also means that the impact of upvc replacement windows is particularly noticeable.



*Listed Flats, Ravenhurst Road with timber cladding, 2010.*



*Characteristic doors and window frame.*

#### 5.4 Gardens and Boundaries

Front gardens mostly consist of grass lawns with concrete paving up to front doors, although there are also a considerable number of plots given over to planting and modern hard surfacing, largely for driveways. The most distinctive feature of all front gardens on the Estate is the original boundary treatment. Hedges are predominant throughout the Estate and create a natural screen between plots and fronting the road. Where the original boundary treatment has been retained, there is a very clear differentiation between public and private space. The main type of hedge originally planted was beech, and many still survive, however privet hedges, which are generally taller and bulkier, are now also much in evidence.



*Original Beech hedge.*



*Privet boundary hedge.*

Many of the original frontages also included chain link fences with white fence posts that were fashionable at the time of the Estates construction. However, none of these original fences survive today.



*Original chain link fences.*

Stone walls are a common boundary treatment on roads such as High Brow and Margaret Grove, as they were originally installed as retaining walls for front gardens that stepped up from the road and where hedges were inappropriate. Some of these walls were cemented together and remain in place, others were constructed as rubble stone walls. Many of these have deteriorated to various degrees, and are in a state of partial ruin. Others however, have over the years, been interspersed with planting to form rockeries, which often provide attractive boundary treatments.



*Existing original wall.*



*Partially ruined wall.*

## 5.5 Estate Plan and Streetscape

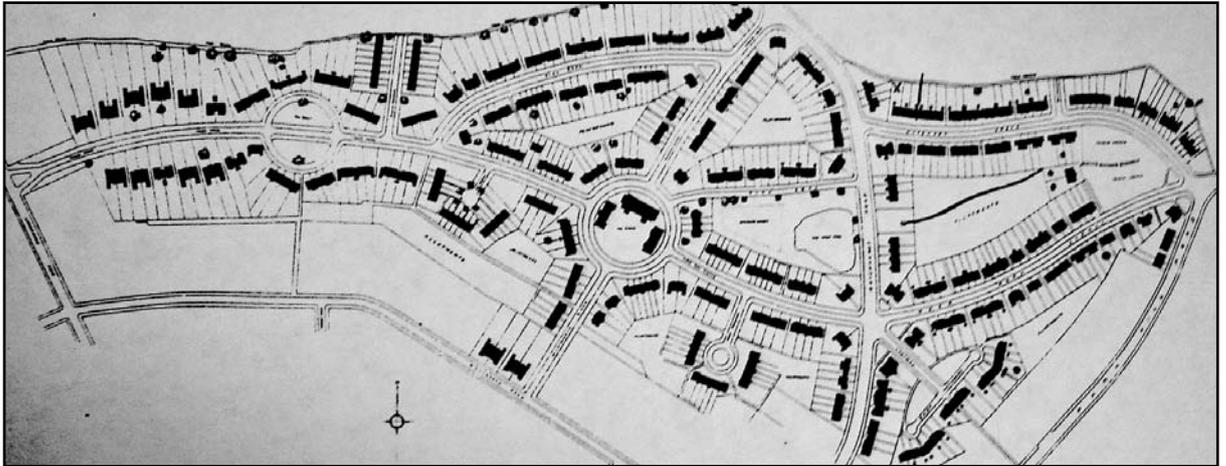
The layout of the Estate is based around The Circle, which forms its centrepiece, and from which many of its other streets radiate. On The Circle also lie the Estate's main amenities including shops, tennis courts and the Moor Pool Hall. Ravenhurst Road is also an important thoroughfare and access road for the Estate, and remains wider than the other streets, whilst Moor Pool Avenue and Carless Avenue form a 'spine' running east to west along its length. The layout follows the principles of the Garden City Movement and in particular the ideas of Raymond Unwin in his 1909 text 'Town Planning in Practice'.

The Moor Pool Estate provides an immediate contrast to its surrounding areas. There is no 'grand entrance' to the Estate as such, and it is well ingrained into the fabric of Harborne. Entering from Ravenhurst Road or Park Hill Road the Estate materialises almost unexpectedly. Once in the Estate, however, its special character is marked by the tranquillity and semi-rural atmosphere, created by mature trees, grass verges and narrow roads. This also creates a feeling of enclosure, accentuated by the relative close proximity of the majority of the Estate's houses to the street, however, concise front plots and neat hedging ensures that private space is well defined. Blocks of allotments around Moor Pool add to the semi-rural feeling, and the alleys and access ways provide a maze of intimate and semi-private paths surrounded by greenery, reminiscent of older country tracks. This high level of permeability adds to the Estate's character, and it can at times seem like a much older, longer established place, rather than a planned estate of the early 20th century.

It would appear that part of the original plan was to create a network of paths throughout the estate that would connect the open spaces formal as well as informal, to allow every space to be used for either recreation or production. The allotments were laid out on the valley site by 1910 so they were obviously part of the scheme, rather than a necessity demanded by the First World War. They not only made efficient use of space and provided a pleasant and quiet place in which residents could work and recreate, but also made sure that as many properties as possible backed onto green space rather than the highway, one of the most important principles of the Estate. This also ensured that properties were not overlooked. The same idea was implemented with the Bowling Green and the Moor Pool itself, providing a pleasant outlook to those properties backing onto them further up the slope, and with the valley site to the east of the pool. Unfortunately, in the valley between the houses of Moor Pool Avenue and Margaret Grove this principle has been compromised in part with the replacement of allotments by lock up garages that were largely built in the 1950s, although some allotments and a screen of large trees remain which provide a significant level of greenery between the garages and houses.



Pathways.



*Estate plan.*

All the houses are set back to some degree in their plots behind small gardens, although some have been paved over to allow cars to be parked. Some houses are set back quite significantly, notably in Carless Avenue, behind extensive gardens. Even where they are set back they still form a gently curving building line. The only exceptions being 14 and 16 Carless Avenue which noticeably step back for no obvious reason.

The consistent building line, terraced blocks with uniform roofline, and the presence of large mature trees create a strong character of enclosure in many parts of the Estate, especially on Moor Pool Avenue and Margaret Grove. The Estate in general is very visually self-contained, the limited external views merely serve to re-enforce the impact of its secluded semi-rural feel.



*Views across the Moor Pool.*



*Access passageway to rear allotments.*



*Garages on the valley site.*

Private space is well defined by hedge or wall boundaries and regular front garden plots. Spacious verges, measuring 1.5 metres (5 feet) between the road and the pavement on average, line the narrow 4.9 metre (16 feet) wide roads. This increases the distance that the houses are setback from the public highway aiding privacy and promoting the sense of a country lane.

Moor Pool's houses were built deliberately to fit into the gently undulating topography of the valley. This measure was primarily designed to reduce building costs, but it does provide



a gentle harmony between the built form and the natural landscape, as the houses rise and fall with the lie of the land. The variation in building levels as viewed from the street also creates its own distinctive character, this is exemplified in the two blocks of Grade II listed flats on Ravenhurst Road, with their split level entrances on ground and first floors, and to the south side of Margaret Grove where the houses are two storey to the front and three storey to the rear.

**5.6 Trees, Paving and Traffic**

Trees were used throughout the Estate to encourage a semi-rural feel and to create a strong sense of enclosure. Where there are larger semi detached properties such as on Carless Avenue, houses are often set back much further than the smaller terraced properties and have very large front plots, however a sense of enclosure is maintained by the positioning of large mature trees, which narrows the perspective and encourages views along the street. The most common mature trees around the Estate are lime and birch, however there are also significant numbers of oak and sycamore in places, and a particularly impressive concentrated area of horse chestnut exists on West Pathway. East Pathway is lined with mature London plane trees, the only road on which they are present on the Estate. The majority of large trees were planted when the Estate was built, and are planted roughly at 20m intervals along most roads. There are, however,

a few older trees that were incorporated into the layout, and a significant number of smaller and later additions and replacements, mostly consisting of cherry and rowan. Numerous commemorative fruit trees also survive.

All the trees that were in existence at the time the Conservation Area was created, are protected by Tree Preservation Order No 534, The Birmingham (Moor Pool Harborne Area No 7) TPO 1971.

Paving materials originally consisted of gravel for footpaths, although concrete paving stones and tarmac are now utilised throughout the whole Estate, and roads are tarmaced. There is a significant survival of granite edging sets and granite kerbstones, although sections of these have been replaced by concrete. Street lighting includes what are likely to be surviving former gas lamps from the 1930's that were converted to electricity in the 1950's. None of the original lampposts of 1908 remain. Several roads, including The Circle and Moor Pool Avenue still possess their attractive original cast iron street signs.

Traffic is generally light during the day, but can be comparatively busy during rush hour periods, and levels of parking congestion vary between streets. As the majority of roads are only 5.5 metres (18 feet) wide, parking is only available on one side. On Carless Avenue there are moderate levels of parking on the street,

largely due to the proliferation of private driveways, however Margaret Grove and Moor Pool Avenue are heavily parked. Traffic is heavier and faster on Ravenhurst Road as it is the main route through the Estate. In some places high levels of parking and narrow roads have forced larger vehicles to mount the pavement and grass verges when passing. This is especially true in the vicinity of The Circle, where the problem has been exacerbated by the 647 bus which runs from Bearwood to Weoley Castle via



*Trees along Margaret Grove and Carless Avenue.*



Moor Pool. It runs from Ravenhurst Road into North Gate, the Circle, Moor Pool Avenue, then back into Ravenhurst Road before heading out of Moor Pool and on to Harborne High Street. It serves the significant elderly population on the Moor Pool Estate.

### 5.7 Amenities

The Estate's community facilities, another important feature of Garden Suburb Planning, are centred around The Circle where there are four shops, listed Grade II, as well as a traditional red pillar box. In addition there is the Moor Pool Hall, a Grade II listed building, used to host social events. It also houses a historic skittles alley and rifle range. It is probable that Moor Pool is unique in that it has a 'flat' alley and a 'round' alley. The adjacent former Estate Office contains a snooker club on the first floor.



*Tennis courts and Moor Pool Hall with the former Estate Office, to the left.*

The Estate's leisure facilities further include two pairs of tennis courts; one adjacent to Moor Pool Hall within The Circle, and one at the eastern end of Moor Pool Avenue. The courts remain in good condition and are surrounded by wire netting. The Estate bowling green is situated off Park Edge, and adjacent to the Moor Pool.

Allotments are an important feature of the Estate, both as community amenities and visual assets as green spaces. There are areas of allotments behind houses on the block formed by the roads of North Gate, High Brow, Carless Avenue and The Circle, and within the triangle of roads formed by Park Edge, Ravenhurst Road

and North Gate. There are also smaller numbers of allotments near to the tennis courts between Margaret Grove and Moor Pool Avenue, to the rear of The Square and West Pathway, to the east of East Pathway, and in the valley site off Ravenhurst Road. Some of the allotments are still in use but many are poorly maintained if not completely overgrown. Originally there were greater numbers of allotments on the valley site and behind The Square. However from the 1930s these were removed and replaced by lockup garages, most of which date from the 1950s.



*Allotments, 2010.*

Allotments were deliberately positioned behind properties so that where possible the houses backed onto green space, and to this end, the positioning of the allotments is very successful. The main blocks of allotment gardens have a wonderful charm, and feel very much like a rural oasis. Much of this charm emanates from a sense of seclusion created by the positioning of the allotments and the hedging between plots. It is this secluded atmosphere that predominates, rather than one of an open green communal area that perhaps would have been more apparent in the original conception. The allotments provide green breaks in the urban landscape that are vital to the integrity of the Estate as a garden suburb.

### 5.8 Open Space

Although there is a considerable amount of 'green space', largely provided by views across the allotments, there is however a lack of public open space. The intended central green space within The Circle was converted to tennis courts in the 1920s and was never replaced.

The Moor Pool provides a focal point, but space immediately surrounding the pool is limited. The only other areas of open space, albeit limited and now somewhat overgrown, are the semi circles in Carless Avenue, known as the spinney.

### **5.9 Landmarks**

The nature of the estate and the architecture at Moor Pool has resulted in there being few if any landmarks or landmark buildings. There are possibly two exceptions. The Moor Pool Hall and Estate Office, although not very visible until one is almost upon them, but positioned on an island as a central feature in The Circle surrounded by houses, they do stand out. They do not, however, dominate, as the architecture is in the same style as the houses, just on a larger scale. The other landmarks are the listed flats on Ravenhurst Road, which stand out due to their split level, quirky design. They are in addition highly visible, fronting the widest road on the estate with gardens and allotments to the rear and facing the Moor Pool. Situated just beyond the junction of Margaret Grove, Moor Pool Avenue and Park Hill Road is the railway viaduct on North Road. Although just outside the Conservation Area, it does form an attractive terminal view from the east end of the Estate.

### **5.10 Views**

The layout and the topography of the estate prevent any long distance views out of the Conservation Area, and views across the Conservation Area from the high points are equally restricted. For example around the junction of High Brow and North Gate one can look across in the direction of the top of Harborne High Street, towards the south west, but views out of the Conservation Area are prevented by the thick canopy of trees. The sweeping nature of most of the longer roads and again the trees prevent any long views within the Conservation Area. There are, however shorter views that terminate in a building, partly obscured by trees, that attract the eye and draw attention, a common garden suburb feature. Looking down North Gate the view is terminated by Moor Pool Hall, through the trees. There is a similar view in the opposite direction looking down Wentworth Gate. There

is also an attractive view across the bowling green towards the Moor Pool and the Listed properties beyond. The layout of the houses also allows constant tantalising glimpses of 'something beyond'. It may be more trees and vegetation, emphasising the greenness of the conservation area, such as between 29 and 31 High Brow. It can also be of houses in the distance, for example between 72 and 74 Moor Pool Avenue where there is a glimpse of the Bowling Green and the houses beyond on Park Edge, again partially obscured by trees. Such gaps and 'glimpses' are an important characteristic of the Conservation Area.

### **5.11 Conservation Area Setting**

Although when construction commenced in 1907 the Moor Pool Estate was located on the edge of Harborne, it is now completely surrounded by Harborne, and is well ingrained in the fabric of the area. The Conservation Area can be described as 'inward looking' as it is largely bounded by the rear gardens to the houses in Carless Avenue, High Brow, Margaret Grove, Moor Pool Avenue and Park Edge. The exception to this being 85 to 91 Wentworth Road which back onto the Conservation Area and face the 'outside world', and also 80 to 92 Park Hill Road and 149 to 157 Ravenhurst Road, although the latter two groups are more obviously part of the estate than the former which are somewhat isolated on Wentworth Road.

The topography, trees and general greenery all enhance the self contained nature of the Conservation Area and prevent visual links to the surrounding area. There are only a handful of places where one can see out of the Conservation Area but there are no major landmarks visible to link it with the outside world. Ravenhurst Road does form a link with the surrounding area as it bisects the Conservation Area north/south and is significantly wider than the other roads on the Estate, as it predates the construction of the estate.

## Local and National Significance

The development of the Moor Pool Estate was heavily influenced by the idea of the Garden City and Garden Suburb. The Garden City Movement began in the late 19th century and was a reaction against the dense concentrations of poor quality working class housing prevalent in Britain's Victorian cities. Part inspired by pioneering projects such as George Cadbury's housing development at Bournville, the concept involved the founding of completely new towns that would provide green open spaces and good quality affordable housing. Letchworth Garden City, seen as the classic early implementation of the Garden City principle, was founded in 1903, and the concept was quickly disseminated to other parts of the country, and even abroad.

As the creation of whole new towns proved an immense and problematic task, the green principles of the Garden City were also applied to suburban development in order to provide immediate relief to several of Britain's industrial cities. The most well known, Hampstead Garden Suburb, was founded in 1907. The concept for The Moor Pool Estate, facilitated by J S Nettlefold, was drawn from these early examples. The most significant influence, however, was always the nearby continuing project at Bournville. This was acknowledged by Moor Pool's founders in the Estate prospectus, which declared Bournville as 'the first object lesson in this district in the splendid results to be obtained by Garden Cities'. Perhaps the most important principle that was adopted was that of the Co-Ownership model, which was crucial in bringing low-rent housing to Moor Pool and encouraging tenants to invest in their own community.

Moor Pool adhered to many of the core contemporary ideas regarding Garden Suburbs. This included blocks of low-density development with green centres. It was argued by Raymond Unwin, a leading exponent of the Garden City movement, that it was aesthetically and socially preferable to develop land in this way as the lower density provided the possibility of larger gardens and also community facilities, including allotments in the block centres. The adoption of a wider fronted house type, as in Moor Pool, also allowed for the elimination of the straggling back projection of the Victorian urban terrace highly criticized by leaders of the Garden City Movement. The Estate also exhibits a miniature version of the classic Garden Suburb layout, with a circular centre, containing amenities and most of the main residential streets radiating outward. Aspects of this type of layout were utilized later in many 1920s and 30s council estates nationally, and in Birmingham can be seen in the design of estates such as Kingstanding and Weoley Castle. The use of local architects Martin & Martin, also represents a high quality of Arts and Crafts influenced design.

# 7

## Street Descriptions

### 7.1 Carless Avenue

Carless Avenue runs east to west from The Circle to Lordswood Road. The road is 16 feet wide with 1.5 metre (5 feet) wide grass verges. It is lined with large and imposing birch and lime trees, interspersed with some smaller trees including oaks. The large street trees narrow the perspective and direct views along the road, which gently curves and slopes gradually upwards from The Circle. They also provide a considerable amount of shade due to the large leaf canopy, and create a strong sense of enclosure.

All houses apart from nos 14 and 16 have original tiled roofs and original red brick chimneystacks. Nos 1-39 (odd) on the south side of the road, and 2-68 (even) on the north side consist of terraced blocks of 4 houses each, including a mixture of small terraces and larger gabled designs. Terraces toward the east end of the Avenue have well defined small front plots and most are screened by traditional hedge (though privet now predominates). Nos 14 and 16 are an unusual pair of semis as they are set back from the surrounding properties and break the rhythm and enclosure of the other terraces. They also have slate rather than tile roofs.

Terraces 23-39 (odds) and 44-64 (evens) are set back on two crescents mid way along the Avenue. The interiors of the crescents include some very large trees that most probably were in existence before the building of the Estate and give the impression of a natural woodland environment. On the southern crescent there is a good survival of original stone walling.

Nos 41-67 and 70-92 are larger semi detached properties of several different designs, many possessing two storey bay windows and recessed porches. Houses are set well back from the road and often possess large driveways with lawns or planting. As a result the sense of rhythm in the streetscape that is created by the smaller terraces elsewhere in the Estate is lacking, and the feel of the area is markedly different, though large street trees retain some sense of enclosure. The nature of the large plots toward the west end of Carless Avenue has caused it to suffer from the loss of original boundary material largely as they are utilised for hard surfacing for parking.



*Carless Avenue.*

### 7.2 The Circle

The Circle forms the centrepiece of the Estate, being a circular road from which radiates Carless Avenue, North Gate, Park Edge, Moor Pool Avenue and Wentworth Gate. In the centre lies Moor Pool Hall, a small parade of shops, the Estate Office and a pair of tennis courts. 1.5 metre (5 feet) wide grass verges surround the outer side of the circle and some of the

inner side, though not outside the shops. A red pillar-box is situated on the pavement near to the shops along with two black modern plastic litter bins.

The area around The Circle is on a level, although there are sharp changes in gradient moving away from it as land rises to the north and west and falls toward the valley in the east. There are prominent views of The Circle and its Grade II listed buildings on the approach from its radial roads. The Moor Pool Hall can be viewed from North Gate, the Estate Office can be seen from Carless Avenue, and the local shops seen from Moor Pool Avenue, a particularly impressive view. Apart from a few small cherry trees there are a lack of street trees compared to other roads, and the area feels less enclosed than many other streets on the Estate. The exceptions to this are the large attractive birches that stand alongside Moor Pool Hall.

Houses surround the outer edge of The Circle, nos 1-6 consist of a terraced block of small houses with compact front plots bounded by privet hedges, nos 7-10 are a block of 4 larger terraces, as are 11-14 and 15-18. Boundaries of numbers 11-18 are largely wall or non-original. Nos 20-24 consist of a 2 storey block of flats set back and below the level of the road. All roofs have their original tiles, and chimneys are original red brick. The original tiled roofs of the Moor Pool Hall and the shops are particularly prominent, especially as they can be seen from many angles. They greatly contribute to the character of the area.



*The Circle.*

### **7.3 East Pathway**

Eastway connects East Pathway to Ravenhurst Road and Moor Pool Avenue. The road rises steeply from the junction, and climbs to a plateau surrounded by blocks of housing. The road is lined with large imposing London plane trees, uncharacteristic of the rest of the Estate, which provide an attractive setting, and greatly add to the semi-rural atmosphere. To the north east, there is an access path leading to a small block of allotments.

Properties consist of two blocks of 6 terraces and one block of four, facing two large grass verges. A considerable number of large trees are visible between the blocks from the road, providing a lush green backdrop. All roofs are original tile, and chimneystacks original red brick. Each block has a central rear access passageway open to public use. Nos 7-10 have small front plots, 1-6 and 11-16 have larger plots and are set back from the road. There is relatively good survival of beech hedges that form the main plot boundaries, the majority being close to their original state. The high proportion of uPVC windows significantly detract from the appearance of the area.



*East Pathway.*

#### 7.4 High Brow

High Brow runs from the end of North Gate along the northern edge of the Estate to Carless Avenue, and is near the highest point of the Estate. The land slopes from north to south and many of the houses and gardens on the north side of the road are stepped up above the road, reducing the number of potential views out of the Estate. Many stone retaining walls remain on the north side, although some have deteriorated to a ruinous condition and are heavily planted to form rockeries. Trees mostly consist of lime and cherry, but oaks, whitebeam and rowan are also in evidence. There has, however, been some loss of original planting and stretches of the road are absent of mature trees. As a result of the loss of trees, and the low proportion of hedges to walls, the area feels less enclosed and rural than other parts of the Estate.

High Brow includes two pairs of semis at its western end, and one half of each of the two pairs addresses the junctions with North Gate and Carless Avenue. All of the other houses are large terraced blocks of 4 on the north side, or blocks of 4 or 6 (generally smaller) on the south side. There is a poor survival rate for original boundaries on the south side of the road, and a proliferation of hard surfacing for parking, although the north side retains many traditional walls. There is also a relatively high proportion of extensions and non-original porches, which detract from the character of the area by disrupting the symmetry and rhythm of the terraced and semi-detached houses.



*High Brow.*

#### 7.5 Margaret Grove

Margaret Grove runs from the eastern end of the Estate to Ravenhurst Road. The road includes grass verges, birch and lime trees, with a mixture of immature cherry and rowans. It follows the contours of the hillside and gently slopes upward toward its highest point at the junction with Ravenhurst Road. Houses on the north side of the road step up the hill from the road accordingly and most have stone retaining walls to their front plots. All red brick chimneystacks and tiled roofs are original and add rhythm to the streetscape as the road gently climbs.

The south side of the road from the junction with Park Hill Road consists of allotment gardens, all of which are in an uncultivated and overgrown state. They are screened off by vegetation, mostly by a tall beech hedge, which provides a significant amount of greenery on entering the Estate from the east. The tall hedge also blocks views across to Moor Pool Avenue and the tennis courts and encloses the street. Grass verges along this section of the road are heavily eroded due to passing traffic mounting the curb. Housing consists of 5 blocks of terraces consisting of 4 houses each. These have small front plots traditionally fronted by low beech hedges, many of which still survive. These boundaries are important in defining the separation between public and private space due to the close proximity of the houses to the road.

Further along towards the junction with Ravenhurst Road, there are two pairs of semis, fronted by taller privet hedges. More prominent boundaries are typical of corner plots.

Houses to the north of Margaret Grove also consist of blocks of terraces. There are 5 sets of 4 houses, 2 blocks of 6 and 1 block of 8, the block of 8 and one of the blocks of 6 including rear entrance passageways. Those toward the east of the road are set back further than those to the south side, and are slightly below the level of the road. Heights then increase as properties are built higher than the road and are bounded by retaining walls.



*Margaret Grove.*

### **7.6 Moor Pool Avenue**

Moor Pool Avenue runs from the eastern edge of the Estate, where it joins Park Hill Road, crosses Ravenhurst Road and terminates at The Circle. It is lined by grass verges and street trees, which consist largely of birch and lime interspersed with a few smaller non original cherry and rowan trees.

The predominance of terraced housing in relative close proximity to the road creates a strong sense of enclosure. All chimneystacks are original red brick, and roofs are original tile. They provide an important rhythmical element to the terraces in the street scene. The road climbs gently from Park Hill Road up to The Circle. The view of the Grade II listed shops on The Circle from Park Hill Road, is one of the most notable on the Estate.

At the eastern end of Moor Pool Avenue tennis courts front the road. They are faced by gabled semi detached properties to the south. Housing along the road then consists of a variety of terraces of differing sizes. There are good survival rates on Moor Pool Avenue for original boundary treatments, especially before the junction with Ravenhurst Road, plots on the north side of the road are almost exclusively fronted by beech hedges, and to the south by stone retaining walls as gardens step up the hill. All front plots are similar in size and relatively small.

At the junction with Ravenhurst Road there are 4 sets of large semi-detached properties, one on each corner, nos 50, 52, 55, 57, 59 and 61 form part of Moor Pool Avenue. They are

angled to address the junction and are fronted by large hedges, visibly taller than others along the avenue, which shield them from the main road. The road continues with rows of terraces from nos 50-84 (even) and 59-85 (odd). There are considerable height differences as those properties to the south side of Moor Pool Avenue East are raised up from the road, and those properties on the north side of Moor Pool Avenue West, are lower as the land falls toward the lower level of the Moor Pool to the rear of the properties.



*Moor Pool Avenue.*

### **7.7 North Gate**

North Gate connects Ravenhurst Road at the northern extreme of the Estate to The Circle. The road falls in height gently from north to south, providing a good view of Moor Pool Hall at the southern end, which forms an important terminating vista. There are a large number of mature sycamore trees interspersed with a few mature limes and smaller rowans, which give an enclosed and pleasant semi-rural feel. The relatively steep gradient of the road also adds character, which is reminiscent of a country lane.

Apart from 3 pairs of semi detached properties which address the junctions between North Gate and the Circle, High Brow, and Ravenhurst Road, properties consist of 5 blocks of 4 houses each, all with their traditional tile roofs and red brick chimney stacks. Houses are in relatively close proximity to the road and have small boundary plots, largely bordered by stone walls of which there is a good survival rate. There is also a notably good survival rate for original windows.



*North Gate.*

### **7.8 North Pathway**

North Pathway is a cul-de sac running north from Carless Avenue. It has 1.5 metre (5 feet) grass verges and is lined by large mature lime and smaller cherry trees. The lower part is bounded by the gardens of 36 and 38 Carless Avenue, whereas the upper part consists of 2 blocks of 8 small terraces each with private rear access passageways and small well defined front plots.

The road rises increasingly steeply from Carless Avenue, and, unlike other culs-de-sac on the Estate, does not terminate with its focal point at the end of the road. Instead its houses tightly line the road's edges. The road terminates abruptly after properties 15 and 16, ended by panel fencing and vegetation. The houses on North Pathway are all small and fairly narrow terraces, some of the smallest on the Estate. Roofing is largely a combination of original and man made replacement slate. The manner in which the terraces, with their slate roofs, step up the hill in tight formation, verges on being uncharacteristic for Moor Pool, and is more reminiscent of older by-law housing.

There is a very good survival rate of beech hedge, which encloses front gardens and screens the houses from the road. No 7 includes a particularly intrusive porch which breaks the rhythm of the terrace. Chimneystacks are original red brick. There is a higher than average survival rate for original green painted doors.



*North Pathway.*

### **7.9 Park Edge**

Park Edge connects The Circle to Ravenhurst Road, running to the north of the Moor Pool. It is lined with grass verges and birch trees, interspersed with cherry and hornbeams. There are good views of the Moor Pool and the bowling green.

To the north side of the road are 3 blocks of gabled terraced houses, with 4 houses each. One set of terraces is slightly smaller than the others in its dimensions. Houses are stepped up the hill from the road and all but one have either stone retaining walls or ruined walls as their boundary treatment. All have original roof tiles and chimneys.

To the south side of Park Edge is the Moor Pool and bowling green, which is situated below the level of the road and forms the lowest point of the Estate. The proximity of the pool and green, along with the presence of large trees adds to the semi-rural feel of the area.



*Park Edge.*

### 7.10 Park Hill Road

Park Hill Road runs along the south-eastern edge of the Estate, and descends toward the junction between Moor Pool Avenue and Margaret Grove. It was an existing road before the construction of the Moor Pool Estate; therefore it is not as narrow as the other streets, and does not include grass verges or trees.

There are 7 houses on Park Hill Road that belong to the Moor Pool Estate. No's 80 and 82 are a pair of semis, 84-90 are a block of 4 terraces, and no 92 is one of a pair of semis shared with Moor Pool Avenue. All but one of the houses has an original beech boundary hedge, but there are only two original window frames and no complete original doors. Each has its original chimneystack and tiled roof.



*Park Hill Road.*

### 7.11 Ravenhurst Road

Ravenhurst Road is the main north-south route through the Estate. It falls gently towards the valley with the Moor Pool on its left, and then rises as it heads north out of the Conservation Area. The nature of this topography allows sweeping views of parts of the Estate that lie within the valley. The road is wider than other roads on the Estate and contains no grass verges or trees; therefore the area feels much less enclosed in comparison to the rest of the Estate. Original tile roofs and red brick chimneystacks are visually prominent due to the falling and rising topography of the road and lack of tree cover, and provide rhythm and continuity to the streetscape.

Nos 83 to 157 on the west side and 84 to 146 on the east side lie within the Conservation Area. Nos 83 and 85 are 1930s semi detached houses built of brown brick and are not part of the original Moor Pool Estate, however they do fall inside the boundary of the conservation area despite being completely uncharacteristic. Nos 84-101 (except nos 85 and 100) are terraced blocks of 4 houses, consisting of a variety of sizes and designs. Houses to the east of the road step up the hill and include stone retaining walls to small front plots. Those to the west are bounded largely by beech or privet hedge. Nos 100, 102, 104 and 106 are angled to address the junction of Ravenhurst Road, East Pathway and Moor Pool Avenue and are large semi detached properties faced by two triangular grass verges on the junction corners.

After the junction with Moor Pool Avenue, Ravenhurst Road passes the Moor Pool to the left. The Pool is surrounded by large trees, predominantly sycamore. Opposite the Moor Pool on the other side of the road are two 2 storey blocks of 8 flats which are both statutorily listed Grade II. The flats are set back and the lower flats step down from the road. They are fronted by beech and privet hedge. In between the two blocks there is a driveway leading to a tarmaced area housing lock up garages and a small number of overgrown allotments. Many of the lock-up garages remain in a poorly maintained condition. The area is surrounded by a variety of vegetation and trees, largely beech and silver birch, which partially inhibit views into it from the road and the rear of houses on Moor Pool Avenue and Margaret Grove. This combined with the views of the Moor Pool and surrounding greenery gives this section of the road a semi-rural feel, and the impression of a continuous band of green space running from the Pool through to the valley across Ravenhurst Road.

Past the junction with Park Edge nos 135 and 137, a pair of semis, are angled to address the corner. The remainder of the properties largely consist of large terraces consisting of 4 houses each. To the west side of the road properties are fronted by low stone walls and, to the east, beech hedges.

Planning permission was granted in December 2009 for new housing on the 2 garage sites off Ravenhurst Road. 12 dwellings were approved on the garage site opposite the Moor Pool (the Valley Site). 3 houses were approved on the garage site to the rear of 146 Ravenhurst Road. As part of the planning permission 11 new garages and 7 surface parking bays would be provided and in addition 11 garages would be repaired. The planning permission granted for the Valley site would result in the loss of 12 allotments. However, as part of the permission the applicant is required to restore 26 allotments, distributed around the estate, which are currently uncultivated.



*Ravenhurst Road.*

### **7.12 The Square**

The Square is a very short cul-de-sac that runs south from Carless Avenue. Housing is positioned around the end of the road, forming three sides of a square. There are several large lime trees and underlying planted spaces, which give a semi-rural feel to the area, although these areas are somewhat unkempt.

3 blocks of 6 houses surround the end of the road. They are set well back with large narrow front plots. Houses are accessed via shared pathways running from the road in between front plots. The majority of plots retain their original beech hedge, all others are bounded by privet. Roofs which were originally slate, have largely been replaced with man made replacements, and chimneystacks are original red brick. The houses include shared public access passageways leading to the rear of the

properties. To the rear of The Square there are lock-up garages, many of which are in a poor state, although most are still functional. There are also a small number of overgrown allotments and a number of brick sheds which formerly comprised a maintenance yard for the Estate.



*The Square.*

### **7.13 Wentworth Gate**

Wentworth Gate provides access to the Estate from Wentworth Road, towards The Circle. It includes 5ft wide verges, and large attractive birch trees which frame views along the road. The road slopes gently downwards south to north, and at the north end the Estate office at The Circle provides an important terminating feature.

Nos 2-8 (even) are a block of terraces. The houses are particularly attractive as they have all their original doors and windows, and are neatly enclosed by hedge. Nos 10-16 are also terraced with privet boundaries. Nos 1-7 (odd) are semi detached, and include garages and driveways. Nos 1 and 3 set well back from the road.

Roofs on Wentworth Gate are of original tile, and with one exception, chimneys are of red brick. All but one of the properties have traditional front plots enclosed by hedges. Although the hedging is privet and not beech, the uniform enclosure of Wentworth Gate provides an attractive entrance to Moor Pool, and immediately sets out the character of the Estate.

Close to the junction with Wentworth Road is a modern bungalow which dates from the 1970s. It looks completely out of place within the estate, due to its different architectural style.

Planning permission was granted in July 2009 for the construction of one house on the site of the garages adjacent to 7 Wentworth Gate.



*Wentworth Gate.*

#### **7.14 Wentworth Road**

There are only 4 properties belonging to the Moor Pool Estate on Wentworth Road which runs east to west to the south of the Estate. The road was in existence before the construction of the main body of the Estate and is therefore wider than the other roads.

Houses are situated on the north side of the road, west of the junction with Wentworth Gate and consist of 2 pairs of large semis, each with a hard surfacing and a non-original boundary.



*Wentworth Road.*

#### **7.15 West Pathway**

West Pathway is a quiet cul-de-sac running south from Moor Pool Avenue. It is lined by grass verges and terminates in a circular section of road surrounding a small grassed area. The road rises steeply from the junction with Moor Pool Avenue and reaches a plateau at the termination of the cul-de-sac. There are a number of impressive large horse chestnut trees lining the road that create a very attractive leafy environment. The trees channel views along the road from Moor Pool Avenue to the focal point at the top.

The majority of West Pathway is fronted by beech hedges on the side of the gardens of nos 77 and 79 Moor Pool Avenue. This provides a continuous wall of greenery and, along with the horse chestnut trees, adds to the semi-rural character. The circular end section is surrounded on 3 sides by 3 blocks of 6 terraced houses. All original tile roofs and red brick chimneystacks survive, however a high proportion of non-original boundary treatments reduces the continuity of the street scene. Large non-original skylights and a high number of uPVC windows also considerably detract from the character of the street.

To the west and east of the properties on West Pathway, accessed from pathways leading from the street, are allotment gardens. Those to the east are well maintained, while those to the west are heavily overgrown. The 2 areas, however, are partially visible from West Pathway and form important breaks of green space between the blocks of houses. The tall trees form a particularly attractive backdrop.



*West Pathway.*

# 8

## Loss, Attrition and Intrusion

### 8.1 Introduction

Much of the original character of the Moor Pool Estate remains, and all of the original properties still survive. The survival of key features gives Moor Pool a distinctive unifying appearance. Most crucially brick and roughcast render facades remain intact, as do the majority of the original tile roofs, largely due to the existence of a protective covenant administered by the Grainger Trust. Unfortunately, however, Moor Pool has recently suffered from many unsympathetic alterations notably new extensions, new doors, rooflights and uPVC windows. The removal of traditional boundaries and the creation of hard surfacing on front plots is also a major problem. The increase in private ownership in recent times in particular has increased the number of such developments. As much of the architectural merit of the Estate as a whole resides in the quality of building details such as doors and windows, and the overall homogeneity of the estate, the cumulative effect of alterations can be extremely detrimental. In addition to the loss of original detail on the houses there has been a loss of allotment space and a significant deterioration in some of the pathways that access them, both important features in the original design of the estate. Many allotments were lost in the 1950s and 1960s when garages were constructed in various parts of the estate. Other allotments have been lost subsequently for various reasons.

### 8.2 Built Environment

#### 8.2.1 Windows and Doors

The most significant threat to the character of the Estate has been the influx of uPVC windows as well as non standard softwood windows. On average, one third of homes now have uPVC windows to the frontage with 42% remaining in their original condition while the other 25% have been replaced in timber, either with or without glazing bars. The traditional white painted wooden framed windows provide one of the most important unifying features of the Estate and they possess a distinctive character, which is undermined by the installation of non-standardised soft wood windows and uPVC.



*Non-original windows.*

Survival rates for front doors in their complete original condition are poor (26%). Where the original timber doors do survive their glazing bars have often been removed. The majority of original doors are painted in traditional dark green, although there are a variety of other colours.



*Original doors, with and without glazing bars.*

### **8.2.2 Alterations**

Extensions, even small porches, in some cases have disrupted the symmetry and rhythm of semi detached and terraced blocks. These are particularly common on larger semi-detached properties.



*Non original porch.*



*Non original skylight.*

Whilst the original roofs remain, they have been affected by the addition of non-original skylights to the front of properties. This can severely disrupt the symmetry and rhythm of the roofline, especially in regard to terraced blocks.

### **8.2.3 Estate Facilities**

The Estate facilities are an important element in the character of the Estate. They are generally in good condition, particularly the sports facilities.

### **8.2.4 Climate Change**

Climate change is one of the most important and urgent problems facing us today. Without action to reduce greenhouse gas emissions, the direct impact of a changing climate will have major adverse effects on society, the economy and the environment including our cultural heritage (English Heritage, Climate change and the Historic Environment 2008). To deal with this issue the UK has made a number of commitments, under the Kyoto Protocol. The UK Government has also set a target of reducing CO<sub>2</sub> emissions by 60 % by 2050 but with significant progress by 2020.

Existing homes are likely to account for 2/3rds of the total housing stock by 2050, 25% of traditional construction. 46% of CO<sub>2</sub> emissions in the UK arise from our use of buildings, heating, lighting, ventilation and about half of these emissions are from domestic buildings. Reducing the emissions from houses by increasing their energy efficiency will therefore be essential if we are to meet the targets for CO<sub>2</sub> reduction set by the government.

To this end Part L of the Building Regulations was introduced in 2002. Historic Buildings are exempt from applications of Part L of the Building Regulations where the regulations would threaten their special character. Historic Buildings include:

1. Listed Buildings.
2. Buildings in conservation areas.
3. Buildings that are of architectural and historic interest which are referred to as a material consideration in a local authority plan.
4. Buildings of architectural and historic interest within national parks, areas of outstanding natural beauty and World Heritage Sites.

Parts L1 and L2 state: 'The need to conserve the special characteristics of...historic buildings needs to be recognised...the aim should be to improve energy efficiency where and to the extent that it is practically possible, always provided that the work does not prejudice the character of the historic building, or increase the risk of long term deterioration to the building fabric or fittings.' English Heritage, Building Regulations and Historic Buildings 2004

It is important therefore that every effort is made to improve energy efficiency, but without destroying a buildings historic and architectural significance. For example some forms of microgeneration such as wind turbines and photo voltaic cells could have a negative impact on a conservation area. uPVC windows which are seen as energy efficient often have a negative impact. When considering a switch to uPVC windows it should be remembered that although they may reduce energy loss they are not sustainable. They have a limited life, approximately 20 years, have a high embodied energy, create pollution during manufacture and are difficult to dispose of.

## 8.3 Public Realm

### 8.3.1 Gardens and Boundaries

Many of the original beech hedges survive and others have been supplemented or replaced by privet, however many others on the Estate have been eroded due to the creation of areas of hard standing and driveways. Regular patterned, brightly coloured block paving has also been widely introduced to the Estate. This creates an alien character and has a detrimental impact on the semi-rural feel of the Estate further impacted by the removal of lawns, hedges and planting, which enhance the overall greenness of Moor Pool. The removal of traditional boundaries not only adversely affects the uniform character of the area but also removes the definition between public and private space, as well reducing privacy. Large driveways and areas of hard standing are a particular problem on Carless Avenue, as the large size of front plots has encouraged development. Apart from the alien character that large areas of hardstanding impose on the conservation area, if implemented outside every house they can also lead to a build up of surface water and an increased risk of flooding. Due to climate change and the general increase in adverse weather events, this could become a significant problem.



*Traditional boundaries removed for driveway, Carless Avenue.*



*Traditional boundaries removed for block paving, Carless Avenue.*

Many traditional rubble stone walls have deteriorated to a semi-ruinous state, which has led to some boundaries becoming untidy and ill-defined. In some cases however rubble stone walls have been deliberately deformed and interspersed with planting to form rockeries. This form of boundary treatment, if it is well managed, can be very attractive and adds to the cottage-like feel of the houses.



*Ruined stone wall.*

### **8.3.2 Parking**

Parking is an issue on the Estate. Obviously Moor Pool was not designed with the car in mind. Although hardstanding has been created to the front of some houses, and garages were constructed in the 1950s, most occupants still park their cars on the road. Due to the narrow width of most of the roads this can make it difficult for traffic to pass.

### **8.3.3 Verges**

Generally the condition of the grass verges around the Estate is good, however there are some areas where verges have been very badly eroded. Damage is caused by passing traffic, including buses, especially on street corners, where the curbs are mounted in order for traffic to be able to negotiate parked cars on the narrow roads. This problem is most acute on Margaret Grove and around The Circle



*Grass verge, North Gate.*



*Eroded verge, Margaret Grove.*

### **8.3.4 Paving**

Though overall survival is good, there are places where original granite kerbstones have been removed and replaced with concrete. This is most notably where kerbs have been lowered at crossing points or for the inclusion of driveways. Considerable stretches of concrete paving slabs that line the footpaths of the Estate have also been replaced on roads such as Margaret Grove. Though not installed at the time of the Estates construction, the

concrete slabs provide a unifying character that is compromised by untidy, short sections of tarmac infill or sections of alien paving materials.



*Lowered crossing.*



*Tarmac replacing paving slabs.*

### 8.3.5 Trees

Some areas have suffered from the loss of original trees. High Brow and The Circle in particular are lacking in trees, initially shown on the 1918 ordnance survey. There is evidence of some replanting of trees over the last few decades to positive effect, such as on Moor Pool Avenue. Other areas such as Carless Avenue are congested with self-sown trees to large front plots that can interfere with the streetscape.

### 8.3.6 Green Spaces

Several of the public green spaces can be described as being overgrown. This applies to the semi circular areas on Carless Avenue and the small areas next to The Square, as well as to many of the public access ways to the Estate's allotments.

### 8.3.7 Allotments and Pathways

A number of the allotments are well used and actively maintained, especially those lying to the east of West Pathway and north east of East Pathway. They are an important and attractive feature of the estate and are integral to the original design concept. However there are a significant number which are no longer in use and are overgrown. In addition a number of the connecting pathways, which are an equally important part of the original estate plan, are also in a poor state, and some impassable. The poorly maintained allotments and pathways still provide a green backdrop and sense of rural tranquillity to their surroundings, however these areas also feel neglected, abandoned and somewhat cut off from the rest of the Estate. The overgrown areas do not have the feel of a managed communal green space, they feel more like a natural wilderness. Views into and out of some of the allotment areas are also obscured by vegetation and trees. These spaces are still very important however as they provide a green backdrop to the urban environment, and breaks in the urban landscape that are integral to the garden suburb, but are not as originally intended.



*Overgrown allotments on the Valley site.*

### 8.3.8 Garages

The lock up garages, which replaced a number of allotments, are also under utilised and many stand in a dilapidated state. The largest number of garages are on the valley site between Moor Pool Avenue and Margaret Grove. Several of the garages have been subject to vandalism and, the area is generally unwelcoming and feels isolated. The valley site does remain well screened from the road and the surrounding houses, especially in summer, due to the presence of mature trees and other vegetation.



*Garages on the Valley site.*

Other sites of lock-up garages include areas to the rear of The Square and Carless Avenue, and a compact site to the north of the conservation area accessed from Ravenhurst Road. Many garages are in an equally dilapidated condition due to lack of maintenance, and a considerable number appear to be little used.



## Part B

### Moor Pool Estate Conservation Area

#### Management Plan



# 1

## Introduction

### 1.0 Introduction

Moor Pool Conservation Area is an important early example of a garden suburb development, which influenced a significant number of later Council housing schemes in the City.

The purpose of the supplementary planning policies set out in this document is to preserve or enhance the character or appearance of Moor Pool Conservation Area as defined in the Moor Pool Conservation Area Character Appraisal. In order to maintain and reinforce this special character the policies are intended to guide and manage change and deal with the current threats to the character of the Conservation Area.

The Moor Pool Conservation Area Appraisal and Management Plan have been prepared in accordance with the national guidance contained in Planning Policy Statement 5: Planning for the Historic Environment (2010) and PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide. It also follows the 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 policies should be read in conjunction with the local and national guidance contained in the Birmingham Plan 2005, Planning Policy Statement 1: Delivering Sustainable Development (2005) and Planning Policy Statement 5 (2010).

## Protecting the Built Environment

# 2

### 2.1 Additions and Alterations

There will be a presumption against additions and alterations to buildings which adversely affect the character or appearance of the Conservation Area. Owners should ensure that additions or alterations to existing buildings have a positive effect on their character and that of the Conservation Area. The Council will ensure that all additions and alterations are sympathetic to the existing building in scale, proportion, materials and detailing. Extensions will be expected to safeguard the existing symmetry of pairs and groups of houses, and to protect the gaps and views between properties. Any application to alter or extend a house in the Conservation Area will require a Design and Access Statement.

There will be a presumption against any future residential development in the Conservation Area, unless it can be demonstrated that the development would preserve or enhance the character or appearance of the Conservation Area.

### 2.2 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. This will include buildings of contextual or group value.

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 owner to justify demolition in terms of the character or appearance of the Conservation Area and submit detailed plans for redevelopment. These should preserve or enhance the character or

appearance of the Conservation Area. In the absence of satisfactory proposals consent for demolition will not be granted.

### 2.3 Recording

Where consent is granted for significant demolition the Council will expect 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.

### 2.4 Change of use

The Council will not permit changes of use to buildings and sites where the new use would adversely affect the character or appearance of the Conservation Area.

### 2.5 Repair and Maintenance

The Council has statutory powers which it can use to secure the preservation of threatened buildings in the Conservation Area. In the case of statutorily listed buildings 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 conservation officers are able to provide guidance on the repair and maintenance of traditional buildings in the Conservation Area.

### 2.6 Control of small-scale changes by means of the removal of permitted development rights under an Article 4 (2) Direction.

Alterations such as the installation of replacement doors, windows and porches, the creation of hard standings and the removal

of original boundary treatment, perhaps insignificant as individual alterations, have taken place throughout the Conservation Area under Permitted Development. The cumulative effect of these alterations has had a negative effect on the character of the Conservation Area. In order to prevent further erosion of the character an Article 4 (2) Direction has been served on every residential property throughout the whole of the Moor Pool Estate.

The Article 4 (2) direction removes permitted development rights from any part of the dwelling house that fronts onto a highway, waterway and open space (a relevant location). These include front and, sometimes, side and rear elevations of properties.

Alterations requiring planning permission under the Article 4 (2) direction:

- The enlargement, improvement or other alteration of a dwellinghouse where any part of the enlargement, improvement or alteration fronts a relevant location. (This includes the installation and alteration of doors and windows).
- Alteration to a roof slope that fronts a relevant location (This includes the installation of rooflights).
- The enlargement, improvement or other alteration to an external door that fronts a relevant location.
- The provision, enlargement, improvement or alteration within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse that fronts onto a relevant location.
- The installation, alteration or replacement of a satellite antenna on a part of a dwellinghouse or on a building within the curtilage of a dwellinghouse which in either case fronts a relevant location.
- The erection or alteration of a gate, wall or fence within the curtilage of a dwellinghouse that fronts a relevant location.

- The demolition of a gate, wall or fence within the curtilage of a dwellinghouse that fronts a relevant location.
- The painting of the exterior of any part of a dwelling house or any building or enclosure within the curtilage of a dwelling house that fronts onto a relevant location.

The planning fee is waived for planning applications in respect of these matters.

## **2.7 Restrictive Covenants**

In addition to planning permission, due to the restrictive covenants that have been imposed on all the properties on the estate, owners also require the permission of the landlords, Grainger PLC, if they wish to construct any new buildings or extend existing buildings. In addition the restrictive covenants, also impose the following restrictions;

- Not to make any alterations in the external elevation or architectural decoration of a property.
- Not to decorate the property externally in any manner not in harmony with an adjoining property.
- Not to permit the area between the front of the present dwelling house and the road to be used otherwise than as a means of affording reasonable access to the dwelling house and a front garden and in particular not to use such an area as a standing place or park.
- Pay a fair share of the expense of the cleansing repairing or maintaining of all party sewers, drains, gutters, way, wall, fences, hedges and chimneys and other common user structures.
- Use the property only as a single private dwelling house for the occupation of one family and not any trade manufacture or business.
- Keep the garden in good order and the hedges properly trimmed.



## **2.8 Climate Change**

There are many ways of improving the energy efficiency of traditionally constructed buildings, and the majority of the most effective methods generally involve the least amount of detrimental intervention in the fabric of the building, and the least impact on the character or appearance of the Conservation Area. Such methods should be implemented before any type of micro generation is considered.



# 3

## Protecting the Public Realm

### 3.1 Boundaries

The reinstatement of front boundary treatments that have been previously removed or eroded is to be encouraged. The reinstatement of traditional boundary materials should also be encouraged. This includes the replanting of traditional beech hedges and/or the rebuilding of traditional dry stone or cemented walls.

### 3.2 Landscaping

Front gardens consisting of grass lawns or small scale planting will be encouraged, along with the conversion of existing hard standing or unsightly concrete paving, back to planting. The creation of new areas of hardstanding and driveways will be resisted. Where existing hardstandings are to be replaced, bound gravel or a dark buff block paving laid in a random bond, are appropriate.

### 3.3 Trees/Verges

If a preserved tree dies of natural causes, it has to be felled due to its dangerous condition or is destroyed illegally, a replacement tree is a statutory requirement by law at the discretion of the Council. Any replanting should be of an appropriate species which respects the historical context and size of plot. The size, species and location of replacement trees will be at the discretion of the Council. All work should be undertaken by a qualified contractor. Significant views of trees should be maintained. Grass verges should also be retained.

### 3.4 Paving

Where paving is in need of renewal it should be replaced with materials which preserve or enhance the character of the conservation area. There should be a coherent approach to design and materials. Granite kerbstones and granite edging sets are attractive traditional features and should be retained. Footpaths are either concrete slabs laid in a typical staggered pattern, or long stretches of tarmac, some quite old, and should be retained. Untidy tarmac infill in replacement of concrete slabs should be avoided. Where traditional cobbled road gutters remain these should be retained and repaired as necessary.

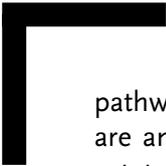
### 3.5 Green Spaces

There are some areas of planting that could benefit from improved maintenance, for example the large semi circular areas of planting on Carless Avenue and the areas adjacent to The Square.

Any alterations to boundary treatment must be carefully considered to preserve the historic character of the area.

### 3.6 Allotments and Pathways

The allotments are an important element of the character of the Moor Pool Estate and it is desirable that these should be maintained and reinstated where possible. The Council has specific policies and guidelines regarding the management of allotments which should be consulted for guidance. The interconnecting



pathways between the roads and the allotments are an equally a very important feature of the estate and should be maintained and repaired. This would result in the restoration of two important and integral features of the original design concept.

### **3.7 Garages**

Many of the lockup garages on the Estate are in a poor state, suffering from lack of maintenance, and many lie disused. Overall they make a negative contribution to the Conservation Area's character and appearance. It would be desirable if the remaining garages could be refurbished and brought back into regular use, or replaced with new garages if they are beyond repair. This would improve the appearance of the various garage sites and would discourage any vandalism or other antisocial behaviour, whilst providing much needed parking facilities.

### **3.8 Street Lighting, Signage, and Street Furniture**

Lamp columns, litterbins, information panels, signage and other street furniture should be kept to a minimum to avoid unnecessary clutter and disrupting the street scene. Any street furniture should be of a consistent design so as to enhance the Conservation Area. Any replacement street lighting should be of a similar small scale to the existing lampposts to respect the domestic semi-rural feel of the Estate.

### **3.9 Traffic Management**

To alleviate some of the problems caused by the parked cars, a one way traffic system for Margaret Grove and Moor Pool Avenue between Ravenhurst Road and Park Hill Road has recently been introduced, with traffic moving west to east along Margaret Grove and east to west along Moor Pool Avenue. Consideration could be given to extending the one way system to other roads.



# 4

## Design Guide

We would encourage owners to repair rather than replace original features wherever possible, and repair is often a less expensive option. The houses and flats on the estate were built to a high standard, therefore original doors, windows and other features rarely need to be replaced if they are properly maintained. Specialist services and materials can be more costly than the mass market ready made alternatives, but not always. The expense can be viewed as an investment, if owners preserve or enhance the original appearance of their house this can help to maintain, or even increase, its value. Expensive repairs to houses can be avoided by regular maintenance, for example blocked gutters should be cleared, woodwork repainted regularly and roof tiles or slates refixed if they become loose.

In respect of the building elements that raise the most queries, the advice is as follows;

### 4.1 Roofs, Satellite Dishes and Television Aerials

Most of the roofs on the estate are covered in clay tiles, although some were covered in slates, which have largely been replaced with artificial slates. Original roofs should be repaired rather than replaced. If replacement becomes necessary care should be taken to match colour, texture, size and weight of the original clay tiles or slates where they exist.

Rafters to roof are generally exposed below roof level within a proportionate roof overhang. Care should be taken to ensure that characteristic features such as this are retained.

Structures such as satellite dishes and television aerials can be visually dominant and detract from the character of the area. Such items should be carefully positioned to ensure they are not visible from roads or public spaces.

### 4.2 Windows and Doors

The original windows and doors on the houses in the conservation area are in timber. They are an important part of the character of the estate and should be retained.

If there are any areas of decay, windows and doors should be repaired wherever possible which will be far cheaper than replacing them. Rotten areas of sills, jambs and casements can be cut out and replaced with new timber cut to the same size and shape. If windows and doors do need to be replaced, the originals should be copied exactly. If the original windows and doors have been removed, replacements should be copies of original estate windows and doors. Ready made replacements are not acceptable, and timber must be used. uPVC and other man made materials are not suitable due to the impossibility of copying the moulding details and glazing bars. Windows should be set back into their original positions within the depth of the reveal, and should be the same size as the original window. Catches from original windows should be kept and re-used on replacements. If the originals have been lost, a specialist ironmonger or building salvage supplier will be able to supply catches to match. Replacement windows can be double glazed, but care needs to be taken to ensure that they look like the originals. Alternatively secondary glazing can be installed, if carefully fitted to ensure that it will not spoil the appearance of the building, and will allow the original windows to remain.

If windows and doors are gradually replaced with a variety of styles, the whole street scene will be spoilt. It is the unity of architectural details of the houses, which make the area so special.

Planning permission will be needed to replace windows to the front and some side elevations. Please check with the Council's conservation officers.

#### 4.3 Paintwork

Colours for exterior paintwork should be chosen carefully. Colours should be traditional and in keeping with the rural quality of the environment. White is preferable for wood work and cream for render. Dark sober colours are acceptable for doors, the original door colour on the Estate was an olive green. Grainger PLC have specified the following colours from Johnson's paints BS 4800 Colours;  
Render - County Cream.  
Doors - Orchard.  
Guttering/downpipes - French Grey.

Before starting any painting please contact the conservation officers at Birmingham City Council to check that proposed colours are acceptable. Planning permission may be required for non traditional colours, and the City Council will not give permission for garish or bold colours which will stand out and break the uniformity of the street scene.



*Original window recently repainted.*



*Original nine panel front door with an original door knocker.*



*Latter six panel front door.*



*Original door knocker.*

#### 4.4 Chimneys

Chimneys are an important feature of the Estate, and their loss would have a negative impact on the roofscape and character of the Conservation Area. Planning permission will be required to make any alterations. Traditionally designed, brick built chimneys are the most appropriate for the Conservation Area.



*The dominant visual impact of chimneys.*

#### 4.5 Front Gardens and Boundaries

Many of the front gardens in Moor Pool are set behind hedges, mainly beech. They form an attractive and original feature. They should be maintained and replanted if necessary.

Stone walls are also a common feature notably in High Brow and Margaret Grove. They were originally installed as retaining walls for front gardens that stepped up from the road and where hedges were inappropriate. Some of these walls were cemented together and remain in place, others were constructed as rubble stone walls. They should be maintained and repaired as necessary. Planning Permission will be required to build or demolish a front boundary wall or fence.

Due to changes in level, steps frequently occur. Any changes to these should be carefully undertaken in order to ensure that the steps and associated handrails are of an appropriate design.



*A cemented garden wall.*



*A rubble garden wall.*



*Beech hedging.*

#### 4.6 Dormers and Conservation Rooflights

Alterations to the roof profile will damage the character of the area. The construction of a dormer will require planning permission. Proposed dormers, which are too large or are on the front or side of a building will not be acceptable.

Rooflights at the front or side of a house are not usually acceptable unless replacing an original rooflight that is beyond repair. Where rooflights are acceptable they should be small and fitted flush with the roof covering.

#### 4.7 Hardstanding

The replacement or extension of a driveway will require planning permission. Bound gravel or block paving in muted colours laid in a random bond is preferred. Please contact the conservation officers at Birmingham City Council for advice on paving that can be used. The driveway should be kept as small as possible with the majority of the front garden retained as grass, shrubs and flower beds.

Planning permission for new driveways is not likely to be forthcoming, due to the negative impact on the character of the estate that extensive areas of hardstanding inevitably have.

#### 4.8 Climate Change

There are various ways of improving the energy efficiency of traditionally constructed buildings, and the following methods need to be considered before micro generation is considered.



*Random bond block paving.*



*Gravel driveway.*

#### 4.8.1 Insulation

Natural materials such as sheep wool are preferable to man made fibres such as fibre glass, as they have good thermal properties and do not hinder the movement of moisture. Insulating the roof space is one of the most effective ways of improving the energy efficiency of a building, although it is important that there is adequate ventilation at the eaves. It is possible to insulate walls, although internally it will result in the reduction of room sizes and possibly the loss of historic features such as corncicing. External insulation, where buildings are finished in brick or stone, is unlikely to be acceptable in a conservation area as it is likely to have a negative impact.

#### 4.8.2 Windows

As an alternative to new double glazing, secondary glazing can be installed. Although it will not achieve the same level of performance as double glazing, it should offer a considerable improvement over single glazing. The Article 4 (2) Direction requires a planning application to be made for all window replacements to the front elevation and for replacements in some side elevations. It is unlikely that uPVC windows would be considered acceptable.

Long term those residents who have installed upvc double glazing should be encouraged to replace them with double glazed timber windows.

#### 4.8.3 Other ways of minimising heat loss and reducing energy consumption.

- Draughtproofing windows and doors including letterboxes and cat flaps.
- Installing a condensing boiler.
- Regularly servicing existing boilers.
- Installing heating controls including boiler times and thermostatic radiator valves.
- Switching to energy efficient light bulbs.
- Insulating pipework and hot water cylinders.

# A

## Appendix A: Statutorily and Locally Listed Buildings

All of the statutory listed buildings in Moor Pool were built as part of the original Estate between 1908-1912, by architects Martin and Martin.

### Moor Pool Hall, Grade II



Moor Pool Hall was built as an entertainment venue for the Estate. It is an asymmetrical composition within The Circle, which closes the vista from North Gate. It is set back slightly from the road and screened by three large silver birch trees. Akin to residential properties on the Estate, it is built of red brick and roughcast with a tiled roof. It stands at one and a half stories with 8 bays, and there are two altered dormer windows in the roof.

### Harborne Tenants Estate Limited Office, Grade II



The Harborne Tenants Estate office stands within The Circle, and terminates the vista from Carless Avenue. It is built of red brick and roughcast with a tiled roof, and is of two storeys. There are five main bays with the central bay advanced and gabled. The first floor has a door entry that is approached by steps.

### No's 25-27 The Circle, Grade II



No's 25-27 stand within The Circle and terminate the vista from Moor Pool Avenue. They are a symmetrical composition, consisting of four shop fronts with large glazed sections, which stands directly onto the pavement. The building is constructed of red brick and roughcast, with a tiled roof and brick chimneystacks. The roofline is made up of one large central gable, and two smaller ones.

### No's 124-134 Ravenhurst Road, Grade II



An asymmetrical block of 6 flats with strong arts and crafts influences built of red brick and roughcast with a tiled roof. The block is three flats wide and two storeys high, with projecting roughcast gable bays with battered sides. First floor flats have recessed arched entranceways accessed by external stairways and bridges supported by steel joists. Ground floor flats are accessed below road level.

### No's 108-122 Ravenhurst Road, Grade II



An asymmetrical block of 8 flats, built of roughcast and red brick, with timber claded bays. The block is four flats wide and two storeys high, and has a tiled roof akin to the rest of the Estate with timber clad gabled dormer windows. Entrance to the ground floor flats is below street level; the first floor flats are accessed by external stairs.

# B

## Appendix B: Archaeology

Apart from the above listed buildings there are no other entries listed in the City Council's Historic Buildings, Sites and Monuments Record.





## Appendix C: Background Reading

**Played in Birmingham: Charting the Heritage of a City at Play (2006)**

S Beauchampe & S. Inglis.

**The Birmingham Unitary Development Plan (2001)**

Birmingham City Council.

**Birmingham Directories**

BRL.

**Birmingham Registers**

BRL.

**Harborne, a History (2004)**

E. Chitham.

**Old Harborne (1994)**

R. Clarke.

**Tenants and Politics: The Birmingham Tenants' Federation during and after the First World War, Midland History**

David Englander.

**Moor Pool Estate, Car Parking Survey (2006)**

Grainger Trust.

**The Secret Garden Suburb, Context (2009)**

C. Hippisley-Cox.

**Harborne a Second Selection (2002)**

M. Hampson.

**Prospectus (1907-8)**

Harborne Tenants Ltd.

**Rules of Harborne Tenants Ltd (1916)**

Harborne Tenants Ltd.

**Garden Cities and Suburbs: At Home and Abroad, Journal of Planning History (2002)**

Mervyn Miller.

**Practical Housing (1908)**

J.S. Nettlefold.

**Practical Town Planning (1914)**

J.S. Nettlefold.

**Ordnance Survey Maps**

1st-4th Edition, c 1889-1936, BRL.

**Harborne Tenants Limited: The Early Years**

C. Wilson.

**Arts and Crafts Architecture (2003)**

P. Davey.

**Birmingham's Victorian and Edwardian Architects (2009)**

P. Ballard (Ed).

**By Hammer and Hand: The Arts and Crafts Movement in Birmingham (1984)**

A. Crawford (Ed).

**The Buildings of England: Warwickshire (1966)**

Sir N. Pevsner & A. Wedgwood.

**The Moor Pool Estate, Harborne: Birmingham's Other Garden Suburb (2007)**

[www.moorpool.com/moorpool.ra/download/characterappraisal.pdf](http://www.moorpool.com/moorpool.ra/download/characterappraisal.pdf)

*continued...*





## **Legislation and Guidance**

**Planning (Listed buildings and Conservation Areas) Act 1990.**

**Town and Country Planning Act 1990 (part viii).**

**Town and Country Planning (Trees) Regulations 1999.**

**Planning and Compensation Act 1991 (Section 23).**

**Ancient Monuments and Archaeological Areas Act 1979.**

**National Heritage Act 1983.**

**Planning Policy Statement 1 (PPS 1):**  
Delivering Sustainable Development.

**Planning Policy Statement 5 (PPS 5):**  
Planning for the Historic Environment

**Planning Policy Statement 9 (PPS 9):**  
Biodiversity and Geological Conservation.

**Planning Policy Statement 6 (PPS6):**  
Planning for Town Centres.

**Planning Policy Guidance Note 13 (PPG 13):**  
Transport.

**Guidance on conservation area appraisals.**  
English Heritage 2006.

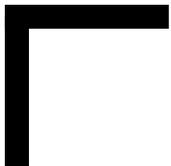
**Guidance on the management of conservation areas.**  
English Heritage 2006.

**Moor Pool Conservation Area Article 4(2) Direction 2006.**

**Places for Living.**  
Birmingham City Council.

Guidance on allotments available at:  
[www.birmingham.gov.uk/cs/satellite/allotments](http://www.birmingham.gov.uk/cs/satellite/allotments)

## Appendix D: Equality Issues



There are no aspects of the conservation area character appraisal and management plan that could contribute to inequality, and there is no reason to believe that some people could be affected differently or disproportionately by the Conservation Area Character Appraisal and Management Plan.

There is no evidence that the Conservation Area Character Appraisal and Management Plan could discriminate unlawfully, directly or indirectly, against people or any community.



## Contact and Further Information

### Contact

City Design and Conservation Team  
Planning and Regeneration  
1 Lancaster Circus  
Queensway  
Birmingham

Tel: (0121) 303 1115

E-mail:  
[planning.enquiries@birmingham.gov.uk](mailto:planning.enquiries@birmingham.gov.uk)

### Further Information

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

[www.birmingham.gov.uk/conservation](http://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, another format or another language.

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

Or e-mail us at:  
[planning.enquiries@birmingham.gov.uk](mailto:planning.enquiries@birmingham.gov.uk)



0121-428-1061

Louise Togwell photography  
1991-2011

3

# Moor Pool Estate Conservation Area

Character Appraisal  
and  
Management Plan

March 2012