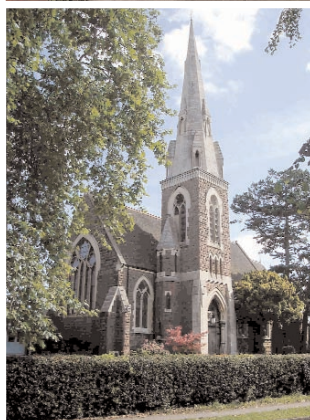


Selly Park Conservation Area

Proposed Conservation Area

Newsletter
February 2009



Proposed Selly Park Conservation Area

Roughly an 'x' in shape, the proposed Selly Park Conservation Area has Bristol Road and Birmingham University to the north, Pershore Road to the east, Selly Park Road and Woodside Road to the south and Bournbrook Road to the west. Selly Wick Road dissects the area north-south and Serpentine and Selly Wick Roads loop around from west to east. St. Stephen's Church is roughly in the centre of the area.

Compared to the densely built housing typical of the late 19th and early 20th centuries surrounding it, Selly Park is an area of spacious plots and generously proportioned architect-designed residential properties, open space and secluded culs de sac. It is a pocket of leafy suburbia close to Birmingham City Centre. The religious and educational establishments of St. Paul's RC Convent, Chapel and associated buildings, St. Edward's RC Church, Presbytery and School, and St. Stephen's Church and Hall are all situated within the boundary, as is St. Mary's Hospice.

It contains a number of Statutorily Listed and Locally Listed buildings. These include:

- **Statutory List:** St. Stephen's Church and Hall, Selly Wick House and St. Paul's Convent. Outside the conservation area boundary nos.923, 927-9, 679-685, 663-667 Pershore Road and no.2 Selly Wick Road have statutory protection.
- **Local List:** No.34 Kensington Road, no.60 Upland Road, no.54 Selly Wick Road. Outside the conservation area boundary no.134 Bournbrook Road is included in the Local List.

What is a conservation area?

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

This leaflet aims to:

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

Background

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

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

In June 2008 a newsletter was sent to residents and occupiers of properties within the original conservation area boundary, explaining the implications of the designation and Article 4(2) Direction and inviting written or e-mailed comments.

As a result of this consultation exercise it was suggested that additional roads and buildings were included in the conservation area boundary.

Additional properties to be included in the Conservation Area:

- Eastern Road (odd 59).
- Geenland Road (even 2-64, odd 27 & 29).
- Kensington Road (odd 3 & 5).
- Pershore Road (odd 785-971).
- St Mary's Hospice & grounds.
- Selly Park Road (even 2-6, 10, 158 & 160).
- Selly Wick Road (odd 27-35, 67 & 69).
- Serpentine Road (even 2 & 2a, 30-46, Beechenhurst, Bourn House).
- Worcester Rise (odd 1-7).

The residential properties will also be subject to the Article 4(2) Direction.

Article 4(2) Direction

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

There is no planning fee in these circumstances.

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

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

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

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

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



Not to scale

© Crown copyright

Public Consultation

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

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

By post:

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

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

By telephone: (0121) 303 1115

Comments should be received by 23rd March 2009.

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

- Thursday 5th March 4pm-7pm
at St. Stephen's Dain Room, Serpentine Road.

What happens next?

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