



PLANNING CONTROL

Document Title: **Conservation Area 8. Bournville Village**

Date of Designation: 17 June 1971
Date of Extension: 7 October 1971
Date of Further Extension: 18 June 1981
Date of Further Extension: 14 July 1994

Date of Press Notice: 26 November 1971
Date of 2nd Notice: 26 November 1971
Date of 3rd Notice: 7 July 1981
Date of 4th Notice: 10 August 1994

Contents: Planning Committee 12 September 1974 report and recommendation
Public Works Committee 17 June 1971 report
Public Works Committee 7 October 1971 recommendation
Planning and Highways Committee report 18 June 1981 report and recommendation.
10 February 1994 Planning Committee report
1 March 1994 copy letter
Planning Committee report 14 July 1994
Planning Committee 9 May 1996 report and map



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

The City Planning Officer presents the following Report:

CITY OF BIRMINGHAM

PLANNING DEPARTMENT

PLANNING COMMITTEE

12th September, 1974

Bournville Village Conservation Area -
Addition to the Statutory List and
Article 4 DirectionRECOMMENDATION:

1. That the Secretary of State for the Environment be requested to consider adding No. 77 Willow Road, Bournville, to the Statutory List of buildings of special architectural or historic interest.
2. That consideration be given to the making of an Article 4 Direction in relation to the Bournville Village Conservation Area and that preliminary discussions be held with the appropriate residents associations in the interest of public participation.

Background Information:

This report follows the format of that for Harborne Tenants (Moor Pool) Conservation Area which is also on this Agenda. Consideration has been given to the desirability of extending the boundary of the area and adding buildings to the Statutory List. The Conservation Areas Advisory Committee's members views have been taken into account.

It is felt that the boundary as at present drawn is adequate. A suggestion has been made that No. 77 Willow Road should be listed and I favour an approach to the Secretary of State for the Environment on this matter.

Your Committee will recall that as the Town and Country Amenities Act, 1974 is now operational there is no necessity to make an Article 4 Direction in respect of unlisted buildings in this Conservation Area. As with the Harborne Tenants (Moor Pool) Conservation Area, the question of the making of an Article 4 Direction, which brings sundry minor works such as replacement of windows, the erection of porches, and external painting within planning control, may be desirable but could be considered as an infringement on personal liberty. It would therefore seem desirable that public participation should be implemented so that the matter may be fully discussed before any such direction is made.

Birmingham Smayor

GP/KB

CITY PLANNING OFFICER.

The City Engineer, Surveyor and Planning Officer presented the following Report:

CITY OF BIRMINGHAM

PUBLIC WORKS DEPARTMENT

P.R.

PUBLIC WORKS COMMITTEE.

17th June, 1971.

Proposed Conservation Areas in Bournville. *(Village and Tenants)*

My Department has had in the past discussions with the Bournville Village Trust Estate Company regarding the possibility of designating part of the estate developed by the Trust as Conservation Areas. Some delay occurred in these discussions until the favourable outcome of the Trusts application for a "Certificate of Management" under the provisions of the Leasehold Reform Act 1967. However, it would now appear to be a favourable time to consider which areas of the estate are of special architectural or historic merit, the character or appearance of which it is desirable to preserve or enhance, and as such be designated as conservation areas.

The history and merits of Bournville are well known. The results of Quaker philanthropy and social ideals expressed in Urban form are uniformly recognised and respected. During 1878 the Bournbrook Estate was placed on the open market and George Cadbury took the opportunity in purchasing the land to promote his ideas of social reform. His conviction was that "the best way to improve a man's circumstances is to raise his ideals, but it is not enough to talk to him about ideals. How can he cultivate ideals when his home is a slum and his only place of recreation is the public house". His aim was to provide attractive and healthy living and working conditions for the employees of the family cocoa factory, which was moved from cramped conditions in Bridge Street to Bournville in 1879. Some 15 dwellings, designed by George Gadd, in semi-detached pairs were the first to be built adjoining the factory, in rural surroundings with room for future expansion. This nucleus was a pilot scheme for the total development, which was conceived under the impetus of the late 19th Century early 20th Century "garden-city" movement, and was based upon Cadbury's ideas for social betterment through housing reform.

In 1873, 120 more acres were purchased and development began. By 1900, 313 houses had been built and the estate had grown to 330 acres. The success of the Company and the housing development being assured in financial, aesthetic and social terms, George Cadbury formed the Bournville Village Trust to ensure his purposes and ideals were continued.

In addition to well-built generous-sized houses, at a density to 6 to 7 dwellings per acre, adequate provision was made for community development and social life. Shops were built, schools started, Ruskin Hall for the teaching of arts and crafts, a Society of Friends Meeting House and an

Anglican Parish Church were all provided in an attractive setting around the focal village green. Linked pedestrian ways and generous public open space with recreation facilities, in addition to large gardens, were part of the layout which accommodated natural landscape features, such as Camp Wood, and existing trees. The flexible and visually attractive layout was enhanced by a vital community growth promoted by the provision of these amenities. Similarly, these public community buildings are of sufficient merit to warrant Listing by the Ministry as being of architectural and historic interest.

The estate illustrates the changing pattern of residential development, a continuing experiment in housing, in the development of the estate, which grew out of a few simple ideas. The estate is distinguished and fruitful in terms of overall planning and in the merit of individual buildings.

The estate represents a well known pioneer garden-urban development, which is of significant interest in the field of Town Planning history and Education, as was the intention of the founder, as an example of applied Urban ideals which are one of the principal contributions of this Country to International planning thought.

I would like your Committee to consider two areas as potential Conservation Areas and these are indicated upon Plan P.R. 11453 attached.

These are:-

1. The core area of the original Bournville Village.
2. The housing developed by Bournville Tenants Limited (at a larger scale on Plan P.R. 11454)

At their meeting on the 8th December 1970, the Conservation Areas Advisory Committee considered these two areas as possible Conservation Areas but deferred making specific recommendations pending reference by Mr. Clewer of that Committee, and also Architect to the Bournville Village Trust, of the proposals to the Trustees of the Bournville Estate Company and to Cadbury Schweppes Limited.

The Board of the Trading Company of Cadbury Schweppes Limited have stated they wish to raise no objection to the designations.

Mr. Clewer has met in turn the Trustees of the Bournville Village Trust, the Management Committee of Bournville Tenants Limited, and the Bournville Village Council, who represent the residents of Bournville, all of whom welcomed the proposed designation, and recognized the obligation which the Civic Amenities Act placed upon local residents to maintain the amenities of the environment of Conservation Areas. Following these meetings certain modifications to the boundaries of the proposed Conservation Areas were made.

The core area of Bournville Village is considered to be of sufficient architectural and historic interest to

Warrant designation under the provisions of Part I of the Civic Amenities Act, 1967 for the following reasons:-

1. The area provides a visually attractive and sympathetic setting to a significant series of Listed Buildings.
2. The area has a total visual quality of outstanding merit, and the pattern of buildings, open spaces and landscape features is delightful to see.

The suggested boundary encloses the historic core of Bournville built between 1879 and 1925. It embraces the local identity area of that core, which is the garden suburb conceived under the original impetus of the garden-City movement, and includes all the buildings in Bournville Listed by the Department of the Environment as being of architectural or historic interest.

Bournville Tenants Limited developed the area bounded by Kingsley Road and the northern frontages of Northfield Road. It is suggested that this area be designated as a conservation area for the following reasons:-

- (i) The group of dwellings represents an early example of combining Co-partnership principles of building with garden-City development.
- (ii) The dwellings are a visually attractive intimate group of houses laid out to emphasise the pleasing effect of the considered arrangement of buildings.

I recommend therefore that the core area of the original Bournville Village indicated upon Plan P.R. 11453, and the area of housing developed by Bournville Tenants Limited indicated upon Plan P.R. 11454, be designated as Conservation Areas Number 8 and 9 respectively under the provisions of the Civic Amenities Act 1967.



RWJ/MAL

CITY ENGINEER & SURVEYOR

The City Engineer, Surveyor and Planning Officer presented the following Report:

CITY OF BIRMINGHAM

PR.

PUBLIC WORKS DEPARTMENT

PUBLIC WORKS COMMITTEE

7th October 1971.

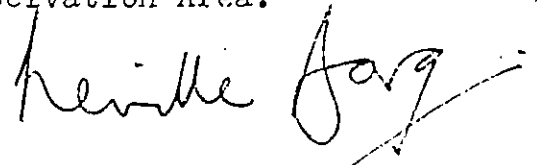
Bournville Village Conservation Area
Boundary Alterations

RECOMMENDATION:

That the area originally designated as Bournville Village Conservation Area be extended to include that area hatched red on Plan No. PR.11548.

BACKGROUND:

Following your Committee's proposal to designate a Conservation Area at Bournville in June 1971 a planning application was received in respect of the land hatched red on Plan No. PR.11548. Your Committee decided to refuse this application and sought the view of the Conservation Areas Advisory Committee on including the site of the planning application within Bournville Village Conservation Area. The Conservation Areas Advisory Committee concur with your proposal that this area hatched red on Plan No. PR.11548 be included in Bournville Village Conservation Area.



CP/GC

CITY ENGINEER & SURVEYOR

The City Planning Officer presented the following Report:

CITY OF BIRMINGHAM

PLANNING DEPARTMENT

PLANNING AND HIGHWAYS COMMITTEE

18th June 1981

Proposed extensions to Bournville Conservation Area.

The Bournville Village Trust has suggested that various extensions be made to the western edge of the existing Conservation Area boundary. The existing Conservation Area was designated by your Committee on 17th July 1971. The area contains approximately 30 Listed Buildings and is characterised by predominantly residential vernacular architecture.

Six small areas are involved in the proposed extensions and illustrate examples of typical Bournville architecture from 1895 to 1924. In addition there are modern infill developments and although these were excluded by the Bournville Village Trust it is considered it would be more logical to include them to rationalise the modified boundary. Bournville Village Trust's proposals.

Area 1

This area includes Nos. 216-274 Mary Vale Road and Nos. 112-154 Linden Road. It contains the first six houses George Cadbury built. All the buildings were erected between 1895 and 1900 and were included in the deed of gift made by him to the Bournville Village Trust on its foundation. These buildings are varied in character and exhibit the influence of well known architects of the period, such as Voysey.

Area 2

This area includes Nos. 1-69 Selly Oak Road and is of interest as it shows a quadrangular layout and interesting treatment with stepped floor levels. The land in front was developed in 1961 as bungalows for old age pensioners and received a Civic Society Commendation.

Area 3

This area includes Nos. 1-25 Hay Green Road and 2-8 Selly Oak Road and were built between 1900 and 1909 and are typical of the Trust Houses in the first decade.

Area 4.

This area contains 40 - 70 Selly Oak Road which were built between 1903 and 1911 and are contemporary in design and character with those in other parts of the Conservation Area.

(ii)

Area 5.

This area includes Nos. 139-147 Oak Tree Lane and 52a Linden Road. The houses fronting on to Oak Tree Lane were built in 1908 immediately following the houses in Linden Road.

Area 6.

This area includes Nos. 162-182 Oak Tree Lane and St. George's Court. It contains three of the larger houses of the 1909-1910 period. St. George's Court was built in 1920 and comprises 42 flats.

Birmingham District Council's Proposals.

71-101 Selly Oak Road.

Oak Tree House, Oak Tree Lane.

Bournville Village Trust's offices.

1-9 Laurel Grove.

Photographs showing the properties and a plan of the area will be available for your inspection at the meeting.

These proposals were considered by the Conservation Area's Advisory Committee on 15th July 1980 and no objections were raised. All of the residents in the area affected by these proposals have been informed and given three months in which to respond. There has been a 4.5% response rate in the form of letters and/or visits to the Planning office and there have been no objections and indeed the majority of those who responded welcomed the proposals. The councillors for Bournville have also been informed of the proposals.

Recommendation

That your Committee designate the areas referred to in the above report and more particularly delineated on the attached Plan No. 13825 as extensions to the Bournville Village Conservation Area in pursuance of Section 277 of the Town & Country Planning Act 1971.

RA/SMC

Graham Shawler

CITY PLANNING OFFICER

J.P.

REPORT OF DIRECTOR OF PLANNING AND ARCHITECTURE

CONSERVATION AREAS ADVISORY COMMITTEE

8th February 1994

PLANNING COMMITTEE

10th February 1994

BOURNVILLE VILLAGE AND BOURNVILLE TENANTS CONSERVATION AREAS

ARTICLE 4 DIRECTION

EXTENSION TO BOUNDARY OF BOURNVILLE VILLAGE CONSERVATION AREA

1. PURPOSE OF REPORT

- 1.1 To inform your Committee of the recent comments made by English Heritage regarding the serving of an Article 4 Direction on Bournville Village and Bournville Tenants Conservation Areas.
- 1.2 To seek your Committee's approval to carry out a public participation exercise regarding the possible extension to the boundary of Bournville Village C.A. to include:-

Bournville Baths, and Lodge No. 1, Bournville Lane.
The Almshouses, Oak Tree Lane.

2. Background

On 10th December 1993 officers from this Department had a meeting on site with David Warren from English Heritage. On 10th January 1994 in a letter to this Department he expressed the opinion that although the basic fabric of the houses has not been undermined, sensitive details such as the small paned casement windows, dormers, doors and traditional timber garages are gradually being replaced with modern features of inappropriate proportions, detailing and materials.

He was also of the opinion that to serve an Article 4 Direction is the "most appropriate way of inhibiting this process of erosion".

3. Observations

- 3.1 An initial survey of the area has already been undertaken by officers to establish where the more serious problems exist.
- 3.2 Officers from this Department have met with representatives from the Department of the Environment regarding the serving of Article 4 Directions. They stressed that a blanket Article 4 Direction cannot be served over the entire Conservation area. They added that to withdraw permitted development rights would require a detailed survey of the whole area. This would include:-

- A photographic survey of all the properties in the area.
- A list of all the alterations each property has undergone.
- A list of all the properties with original features remaining.
- A schedule of properties from which the withdrawal of permitted development rights would be proposed, itemising the type and extent of permitted development rights to be withdrawn.

The D.O.E. stated that in order that the Article 4 Direction be accepted, the character of the Conservation Area must be reasonably intact and that if the character has been too eroded an Article 4 Direction will not be approved. They suggested that particular roads within the Conservation Area which display good examples of original features be selected for an Article 4 Direction.

4. Conservation Area Extension

Whilst undertaking this survey of the area for Article 4 Direction purposes a review of the Conservation Area boundary will take place. Suggested amendments to the boundary so far comprise the inclusion of Bournville Baths and Lodge No. 1 in Bournville Lane and the Almshouses in Oak Tree Lane. In order to attract funds from English Heritage under Section 77 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it was considered expedient to alter the Conservation Area boundary to include Bournville Baths.

This exercise, together with the survey for the Article 4 Direction will be undertaken as resources allow.

5. Financial Implications

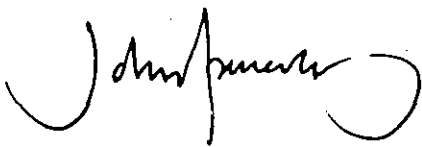
No specific financial implications for the City Council have been identified.

6. Implications for Women, People with Disabilities
Black and Ethnic Minority People and Race Relations

No specific planning implications have been identified.

7. Recommendation

- i) That your Committee approve a consultation exercise to seek the views of interested parties on the proposed Bournville Village Conservation Area extension.
- ii) That Minute No. 2428 be discharged.


for DIRECTOR OF PLANNING AND ARCHITECTURE

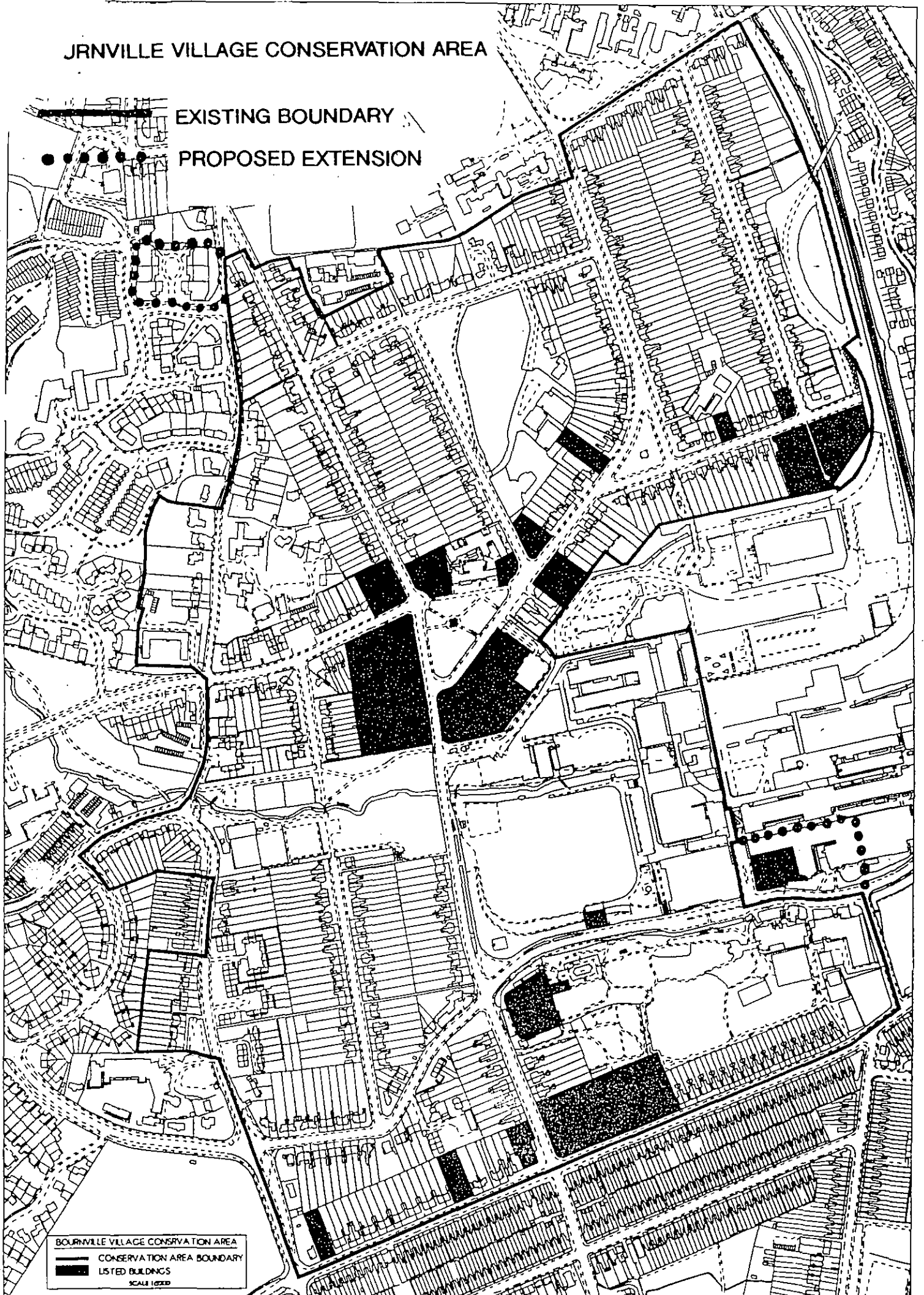
Contact Officer : Nicola Coxon, Conservation Group
235 3161

NC/MAW

JRNVILLE VILLAGE CONSERVATION AREA

EXISTING BOUNDARY

PROPOSED EXTENSION



BOURNVILLE VILLAGE CONSERVATION AREA
 CONSERVATION AREA BOUNDARY
 LISTED BUILDINGS
 SCALE 1:1000

Our Ref UD/C/NC/JA/L18
Your Ref

Date 1 March 1994

Mr C Jamieson, Estate Manager, Bournville Village Trust, Oak Tree Lane,
Birmingham B30 1UB
Mr Tony Lass, Agriculture and Environmental Affairs (V52), Cadbury
Schweppes PLC, PO Box 12, Bournville Lane, B30 2JT
Mr C E Roddick, Property Department (L72), Cadbury Schweppes PLC,
PO Box 12, Bournville Lane, B30 2JT

Dear

PROPOSED EXTENSION TO BOURNVILLE VILLAGE CONSERVATION AREA

At their meeting on 10 February 1994 the Planning Committee approved that a consultation exercise be undertaken to seek the views of interested parties on the proposed conservation area boundary extension.

I enclose a plan of the proposed extension which will include the almshouses in Lower Moor, off Oak Tree Lane. Residents of these almshouses will be informed separately by letter and their comments sought.

If you require any further information please do not hesitate to contact me.

Yours sincerely

NC

Mrs N Coxon
Planning Assistant
Conservation

Telephone Calls to Mrs Coxon 235-3161

BIRMINGHAM CITY COUNCIL

REPORT OF DIRECTOR OF PLANNING AND ARCHITECTURE

CONSERVATION AREAS ADVISORY COMMITTEE

12 July 1994

PLANNING COMMITTEE

14 July 1994

PROPOSED EXTENSION TO BOURNVILLE VILLAGE CONSERVATION AREA

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

1. Purpose of Report

To inform your Committee of the results of the recent consultation exercise regarding the possible boundary extension to Bournville Village Conservation Area.

2. Background

On 10 February 1994 Planning Committee gave approval for a consultation exercise to take place to seek the views of interested parties on the proposed Bournville Village Conservation Area boundary extension. The proposals would include the bungalows in Lower Moor and Bournville Baths and Lodge No. 1 in Bournville Lane.

3. Public Participation

Letters were sent to residents of the bungalows in Lower Moor, Cadbury Schweppes Plc., and to Bournville Village Trust inviting them to comment on the proposed boundary extension. Five letters were received from interested parties.

Cadbury Schweppes Plc expressed their objection to the inclusion of the swimming baths and Lodge No. 1 on the grounds that an office block built in the 1960s would also be included. They state that: "We consider this office block should not be included in any Conservation Area, as probably its life is of only a certain duration and we would not want to be in any way hindered in the development of this in the near future."

Bournville Village Trust were fully supportive of the proposal to include the houses in Lower Moor. They offered no comment on the swimming baths and Lodge No. 1.

Of the three residents' letters received, one expressed whole hearted support of the inclusion of the bungalows. One letter of objection was received on the grounds that Bournville Village Trust offers sufficient regulation and that inclusion in the Conservation Area would create unnecessary additional control. The third letter was of general support and suggested that the boundary extension should include the triangular piece of land on the corner of Oak Tree Lane and Linden Road as it boasts a number of mature coniferous trees.

(ii)

4. Implications for Women

No specific planning implications have been identified.

Implications for Black, Ethnic Minority People and Race Relations

No specific planning implications have been identified.

Financial Implications

None have been identified.

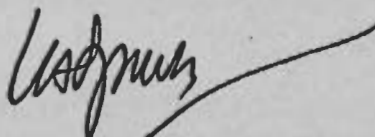
5. Recommendations

Conservation Areas Advisory Committee and Planning Committee

1. That your Committee agrees to the extension of Bournville Village Conservation Area to include the bungalows in Lower Moor.
2. That your Committee agrees to the extension of Bournville Village Conservation Area to include Lodge No. 1 and the swimming baths, but not the 1960s office block known as Linden.

Planning Committee

1. That under the Planning (Listed Buildings and Conservation Areas) Act 1990, Sections 69 and 70, Planning Committee recommended the designation of Lower Moor and parts of Bournville Lane to include Lodge No. 1 and the swimming baths, as shown on the attached plan, to be included in Bournville Village Conservation Area.



FOR DIRECTOR OF PLANNING AND ARCHITECTURE

Contact Officer

Nicola Coxon
Planning Assistant
Conservation
Tel. No. 235-2323

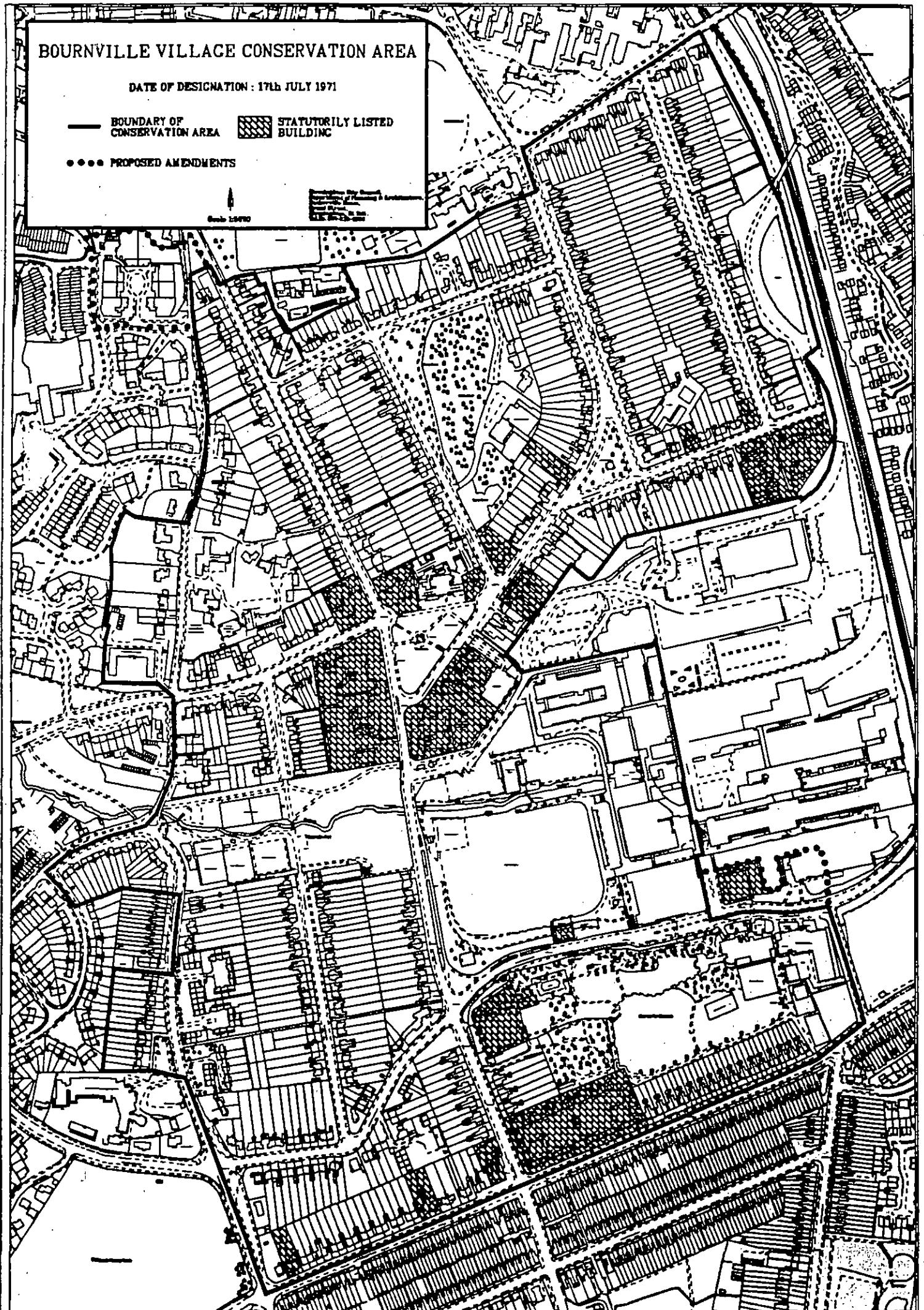
NC/CV/R4

BOURNVILLE VILLAGE CONSERVATION AREA

DATE OF DESIGNATION: 17th JULY 1971

- BOUNDARY OF CONSERVATION AREA
- ▨ STATUTORILY LISTED BUILDING
- PROPOSED AMENDMENTS

Scale 1:5000



BIRMINGHAM CITY COUNCIL

REPORT OF THE DIRECTOR OF PLANNING AND ARCHITECTURE

CONSERVATION AREAS ADVISORY COMMITTEE

7TH MAY 1996

PLANNING COMMITTEE

9TH MAY 1996

Bournville Village Conservation Area
Article 4 (2) Direction

1. Purpose of the Report

- i. To report to your Committee on the recent Public Participation exercise undertaken in Bournville Village Conservation Area with reference to the Article 4 (2) Direction.
- ii To seek your Committee's approval to impose an Article 4 (2) Direction in Bournville Village Conservation Area.

2. Public Participation

On Thursday 22nd of February, 785 response sheets were sent to residents of the Bournville Village Conservation Area, giving a brief history of the Conservation Area and explaining the need for withdrawing certain Permitted Development rights. (see appendix 2.)

Residents were asked to give their views on the removal of these permitted development rights and were given four weeks to respond. A total of 120 responses were received (15%). 112 respondents were in favour of implementing the Article 4 Direction, whilst the remaining 8 respondents felt that further controls over development within the Conservation Area were not justified. Of those who responded a very high percentage (93%) were in favour of the Article 4 Direction.

There was an overall belief that hard standings were necessary.

Cost implications governing materials and alterations were also a concern.

3. Article 4(2) Direction

3.1

Following a property survey of the area, officers from this Department believe that further alterations to properties under Permitted Development would constitute a threat to the character and amenities of the area. To counter this threat it is proposed to make an Article 4 (2) Direction, removing certain Permitted Development rights.

3.2

The Article 4(2) Direction would remove the following;

- a) Class A of Part 1 of Schedule 2 consisting of the enlargement, improvement or other alteration of a dwellinghouse, where any part of the enlargement, improvement or alteration would front a relevant location;
- b) Class C of Part 1 of that Schedule where the alteration would be to a roof slope which fronts a relevant location;
- c) Class D of Part 1 of that Schedule, where the external door in question fronts a relevant location;
- d) Class E of Part 1 of that Schedule, where the building or enclosure, swimming or other pool to be provided would front a relevant location, or where the part of the building or enclosure maintained, improved or altered would front a relevant location;
- e) Class F of Part 1 of that Schedule, where the hard surface would front a relevant location;
- f) Class H of Part 1 of that Schedule, where the part of the building or other structure on which the satellite antenna is to be installed, altered or replaced, fronts a relevant location;
- g) Part 1 of that Schedule, consisting of the erection, alteration or renewal of a chimney on a dwellinghouse or a building within the curtilage of a dwellinghouse;
- h) Class A of Part 2 of that Schedule, where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location;
- i) Class C of Part 2 of that Schedule, consisting of the painting of the exterior of any part, which fronts a relevant location, of -
 - 1) a dwellinghouse; or
 - 2) any building or enclosure within the curtilage of a dwellinghouse ;
- j) Class B of Part 31 of that Schedule, where the gate, fence, wall or other means of enclosure is within the curtilage of a dwellinghouse and fronts a relevant location.

3.3

Once the Direction has been made, the Council must publicise it by inserting a notice in a local newspaper. This must;

- a) set out the properties and classes of development involved;
- b) explain the effect of the direction, and that it is made under Article 4 (2);
- c) name a place where the Direction (together with a map showing the area affected) may be inspected; and

d) specify a period (of at least 21 days) within which representations may be made to the local planning in relation to the Direction.

The Council must also serve a similar notice on the owner and occupier of every dwellinghouse affected by the Direction, unless it considers that it is impracticable to do so. The Direction comes into force in relation to any property on the date on which notice is served on the owner and occupier; where no such notice is served, it comes into force on the date of the advertisement.

The Council must then consider any representations made in response to the notices published. It may then confirm the Direction, not less than 28 days after the last notice was published and not more than six months after it was made.

Definition: The term "relevant location" is defined in the General Development Order as a "highway, waterway or open space".

4. Properties to be affected by the Article 4 (2) Direction.

The Article 4 Direction relate to all dwellinghouses within the Conservation Area, as shown on the attached plan. (see appendix 1.)

Acacia Road	All Properties 2-56 (even) 1-11, 17-23 (odd)
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- Acorn Close ✓

Beech Road	All Properties 1-51 (odd) 6-60 (even)
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Bournville Lane	85-123 (odd) 78-112 (even)
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Campwood Close	All Properties 1-8 (incl.)
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Elm Road	All Properties 1-85 (odd) 2-94 (even)
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Firbank Close	All Properties 22-28 (even)
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X

Hay Green Lane	1-25 (odd)
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Holly Grove	All Properties 1-12 (incl.)
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Laburnum Road	All Properties
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	3-51 (odd) 12-30 (even)
Laurel Grove	All Properties 1-9 (incl.)
Linden Road	2-66, 76-134 (even) 52a, 52b 1-63, 71-83 (odd)
Lower Moor	All Properties 3-9 (odd) 6-12 (even)
Maple Road	All Properties 1-49 (odd)
Mary Vale Road	150-274 (even) including Almshouses
Oak Tree Lane	168-182 (even) 137-155 (odd)
Raddlebarn Road	135-147 (even) 161-181 (odd) 2-60 (even)
Selly Oak Road	1-101 and 107 (odd) 2,2a,4,4a,6,6a,8, 40-70 (even)
Stocks Wood	All Properties 12-16 (even)
Sycamore Road	All Properties 2-17,17a,19,19a,21,21a-32 (even) 1-47 (odd)
Thorn Road	All Properties 1-23 (odd) 2-24 (even)
Willow Road	All Properties 1-77 (odd) 10-62 (even)
Woodbrooke Road	2-54 (even) 1- 27 (odd)

The properties covered by the Direction are shown on the plan attached.

5. Financial Implications.

Once a Direction has been made it is necessary for anyone wishing to carry out the relevant type of development to apply expressly for planning permission (no fee will be payable).

Where planning permission is refused or granted subject to onerous conditions this may give rise to a claim for compensation against the Council for depreciation on the value of the land. The onus would be on the applicant to show depreciation.

6. Implications for Black and Ethnic Minority People and Race Relations

No planning implications have been identified.

7. Implications for People with disabilities

No planning implications have been identified.

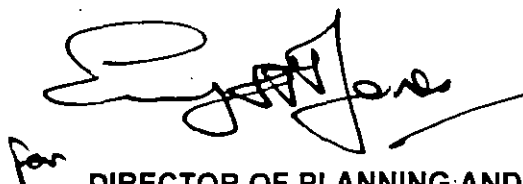
Recommendations

i That an Article 4 (2) Direction be made comprising the matters listed at Section 3 of this report in respect of all dwellinghouses in Bournville Village Conservation Area listed in Section 4 of this report as shown on the plan (no NC1) attached to this report.

ii That a further report be prepared within a period of ~~six~~ months, reporting on all representations received and to permit consideration of whether the Direction should be confirmed.

3.

iii That the Director of Legal Services be authorised to sign and seal the Direction.



DIRECTOR OF PLANNING AND ARCHITECTURE

Contact Officer: Nicola Coxon, Conservation Group (235 2323)

Background Papers

Town and Country Planning (General Development) Order 1995
Report; Bournville Village Conservation Area - Character Appraisal, 9th/14th November 1995

Response sheet sent to all residents of Bournville Village Conservation Area (see attached)

Conservation Area Plan (see attached)

PLAN
NC.1.

BOCEAVILLE
VILLAGE
CONSERVATION
AREA
DATE OF DESIGNATION
17th JULY 1971
DEVELOPMENT
OF ESTATE

Phase 1 - 1875 - 1900

Phase 2 - 1900 - 1910

Phase 3 - 1910 - 1975

Boundaries of
Conservation Area

Subterranean
Building

Revised by Council
1971
Revised by Council
1971
Revised by Council
1971
Revised by Council
1971

BOURNVILLE VILLAGE CONSERVATION AREA
CHARACTER APPRAISAL/ARTICLE 4 DIRECTION

Are you keen to see the character of Bournville Village protected for the enjoyment of all and for future generations?

Bournville Village Conservation Area was originally designated by the City Council in June 1971 to help protect the essential character of the historic Bournville Village Estate. It boasts a number of Listed Buildings and is significant both on a national and international scale for its architectural merit and design layout. The estate of Bournville is distinguished from its neighbours Cotteridge and Stirchley by the predominance of semi-detached houses, generous open spaces and its high quality Arts and Crafts style buildings; half-timbering, dormers, roughcast and cottage-vernacular doors and windows. The building of the estate began in 1895 and for the most part was completed ten years later. Its layout ensured that it was an important influence on the Garden City Movement.

Birmingham City Council, in response to English Heritage guidelines, is carrying out a Character Appraisal of Bournville Village Conservation Area. This aims to define the character of the Conservation Area by identifying those elements which combine to give it its special quality; doors, windows, careful architectural detailing, roof coverings etc. In carrying out the survey it has been noticed that there has been a gradual erosion of the original character. Alterations which have taken place include replacement doors and windows, roof coverings and the addition of porches. These have been done under "permitted development" and did not require consent.

Birmingham City Council and Bournville Village Trust believe that the removal of certain 'permitted development' rights within the conservation area would avoid further erosion of Bournville's special character which would be protected for residents and visitors both now and in the future. This would be achieved by placing what is called an 'Article 4 Direction' on the Conservation area. It would mean that some alterations to properties which are presently allowed as 'permitted development' would then require consent. (The normal planning application fee would not be payable).

Alterations to properties which could be controlled by an Article 4 Direction include;

- replacement of windows and external doors
- addition of porches
- roofworks and loft conversions
- creation of hard standings (car parking spaces in front gardens)
- conservatories and small extensions
- satellite dishes

It should be stressed that planning permission will normally be granted for alterations which preserve the character of the conservation area. As with the designation of the conservation area, the Article 4 Direction is not intended to stifle change, but aims to preserve the essential character.

BOURNVILLE VILLAGE CONSERVATION AREA
ARTICLE 4 DIRECTION

Birmingham City Council and Bournville Village Trust are keen to know how these proposed changes to 'permitted development' rights are viewed by residents of Bournville Village Conservation Area.

We would be grateful if you would write in the space below, any comments you have regarding this matter. These will be monitored by Bournville Village Trust and Birmingham City Council.

Thankyou for your comments. Please return this sheet to Bournville Village Trust in the prepaid envelope provided by Friday 22nd March.

Proposed Boundary Changes to Bournville C.A.

Scale 1:1250

