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BIRMINGHAM CITY COUNCIL

REPORT OF ASSISTANT DIRECTOR, URBAN DESIGN

CONSERVATION AREAS ADVISORY COMMITTEE

14 July 1992

PLANNING COMMITTEE

16 July 1992

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PROPOSED ANCHORAGE ROAD, SUTTON COLDFIELD CONSERVATION AREA

1. PURPOSE OF REPORT

- 1.1 To propose that parts of Boswell Road, Lichfield Road, Anchorage Road and Mulroy Road, Sutton Coldfield, be designated a Conservation Area as shown on the attached plan, subject to an appropriate public participation exercise.
- 1.2 To propose that Nos. 4 and 6 Tudor Hill be included in Sutton Coldfield (Town Centre) Conservation Area.

2. BACKGROUND

- 2.1 Sutton Coldfield Conservation Area was designated in 1973 by the former Warwickshire County Council and extended in 1975 and again in 1980. It now covers what is regarded as the historic core of Sutton Coldfield and an area of mixed development to the west of the town centre.
- 2.2 There have been representations by the Sutton Coldfield Civic Society and other amenity groups that the Conservation Area boundary should be extended to the north to include Anchorage Road and parts of Lichfield and Mulroy Roads. Development pressure in recent years has increased concern for the preservation of the character of Sutton Coldfield as a whole and it is now felt that the area north of the town centre is in need of some protection.
- 2.3 At its meeting on 14 November 1991, the Planning Committee resolved that the boundaries of the existing Conservation Area should be reviewed and that an appropriate public participation exercise should be undertaken. The Committee also resolved that Nos. 4 and 6 Tudor Hill should be included within any amended boundary to the Conservation Area. The review was carried out, public opinion within the proposed new boundaries sought and a report proposing an extension to Sutton Coldfield Conservation Area presented to Committee in March this year. A number of objections were, however, raised with regard to the suggested new boundary and the report deferred to allow officers to reconsider their advice.
- 2.4 It is now proposed that a separate Conservation Area should be designated, allowing at once for a more logical and defensible boundary and obviating the need for the tenuous link over the railway bridge between the Town Centre Conservation Area and the previously proposed extension.

3. CHARACTER

- 3.1 The proposed Conservation Area is an area of mixed development, most of which was built between the late 19th and early 20th centuries.
- 3.2 Lichfield Road is the former turnpike route from Birmingham to Lichfield and is still a major thoroughfare. Most of the buildings included in the section proposed for Conservation Area designation date from the latter half of the 19th century and the earlier part of the 20th. Among these are Wellington Terrace, a row of mid-Victorian red brick houses; the Roman Catholic Church of the Holy Trinity c.1930 and a number of substantial early 20th century houses set in large and well-established gardens.
- 3.3 On the east side of Lichfield Road above the town centre lie a number of buildings belonging to an earlier phase of development. These include the Grade II* listed Moat House c.1680 and the front block of Bishop Vesey Grammar School c.1760 and Grade II listed. On the west side of the road lies Bleak House, late 18th century and also listed Grade II.
- 3.4 Boswell Road was developed in two stages. Nos. 1-27 were built between 1900 and 1914 and present a mix of neo-vernacular detailing. They are set behind well-established front gardens with relatively complete boundary walls. These dwellings are within the proposed Conservation Area. Nos. 29-47 were built between 1930 and 1932, semi-detached and behind long front gardens.
- 3.5 Anchorage Road was laid out in the 1880's. The buildings included in the proposed Conservation Area were erected, with one or two exceptions, between the 1880's and 1930's. They consist of substantial detached and semi-detached houses in a variety of designs and set in large mature gardens. Most are individually designed including Nos 5 and 7 ascribed to C E Bateman and Grade II listed.
- 3.6 Mulroy Road was laid out between 1905 and 1914 and most of the large detached houses which fall within the proposed Conservation Area were built between the wars in a variety of styles and are individually designed. No. 12 for example, built between 1905 and 1914 and Grade II listed is by C E Bateman. No. 7 pre-dates the cutting of Mulroy Road and is possibly early 19th century in origin, undergoing extensive alterations during the 1850's or 1860's. All the houses on the road are set in mature and substantial gardens.

Listed Buildings

5-7	Anchorage Road	Grade II
14	Anchorage Road	Grade II
22	Anchorage Road	Grade II
24	Anchorage Road	Grade II

24	Lichfield Road, the Moat House	Grade II*
26	Lichfield Road, the Gatehouse	Grade II
34	Lichfield Road, the School of Art	Grade II
	Lichfield Road, Church Hall	Grade II
	Lichfield Road, front block, Bishop Vesey Grammar School	Grade II
85	Lichfield Road, Bleak House	Grade II
12	Mulroy Road	Grade II

- 3.7 The area proposed for Conservation Area designation is largely residential, with some commercial and public usage on Lichfield and Anchorage Roads. There are a number of council-owned properties, Nos. 1-27 Anchorage Road (excluding No. 19); Nos. 10 and 14 Anchorage Road and Nos. 79-83 Lichfield Road. This has to do with projected road improvement schemes which now only affect Nos. 1-13 Anchorage Road and, on redevelopment, the frontages of Nos. 10 Anchorage Road and Nos. 79-83 Lichfield Road.
- 3.8 There are some alterations to buildings in the area chiefly to doors, windows and roofs. These are most obvious on Wellington Terrace, Lichfield Road, but do not detract from the character of the proposed Conservation Area to any significant degree.

4. PUBLIC PARTICIPATION

- 4.1 Leaflets were distributed to all premises within the boundary of the Conservation Area extension originally proposed. These explained the reasons for the proposed designation; gave a summary of planning law as it applies to Conservation Areas and brief details of the City's grant aid scheme. Local councillors were sent a copy of the leaflet and asked to comment as were the local amenity groups and the Victorian Society. A period of three weeks was allowed in which to respond. Response was limited but favourable in the main. Only residents in the Tudor Hill area (still proposed for inclusion in Sutton Coldfield Conservation Area) expressed any reservations. These were chiefly concerned with the restrictions Conservation Area designation would place on opportunities for development. Of the councillors and amenity groups contacted, two groups, The Friends of Rectory Park and The Wyvern Residents Association, responded. They were in total agreement with the proposed designation.

5. OBSERVATIONS

- 5.1 Residents on Anchorage Road and Lichfield Road, while supporting the extension of the Conservation Area then proposed, expressed concern over projected road improvement schemes and the effect designation might have on these.

6. PROPOSALS

- 6.1 That a Conservation Area should be designated to include parts of Boswell Road, Lichfield Road, Anchorage Road and Mulroy Road, Sutton Coldfield, as delineated on the attached plan subject to an appropriate public participation exercise.
- 6.2 That Nos 4 and 6 Tudor Hill should be included in Sutton Coldfield (Town Centre) Conservation Area.

7. FINANCIAL IMPLICATIONS

- 7.1 None have been identified other than those implicit in the designation of a Conservation Area.

8. IMPLICATIONS FOR WOMEN, PEOPLE WITH DISABILITIES, BLACK AND ETHNIC MINORITY PEOPLE AND RACE RELATIONS

- 8.1 No planning implications have been identified.

RECOMMENDATIONS

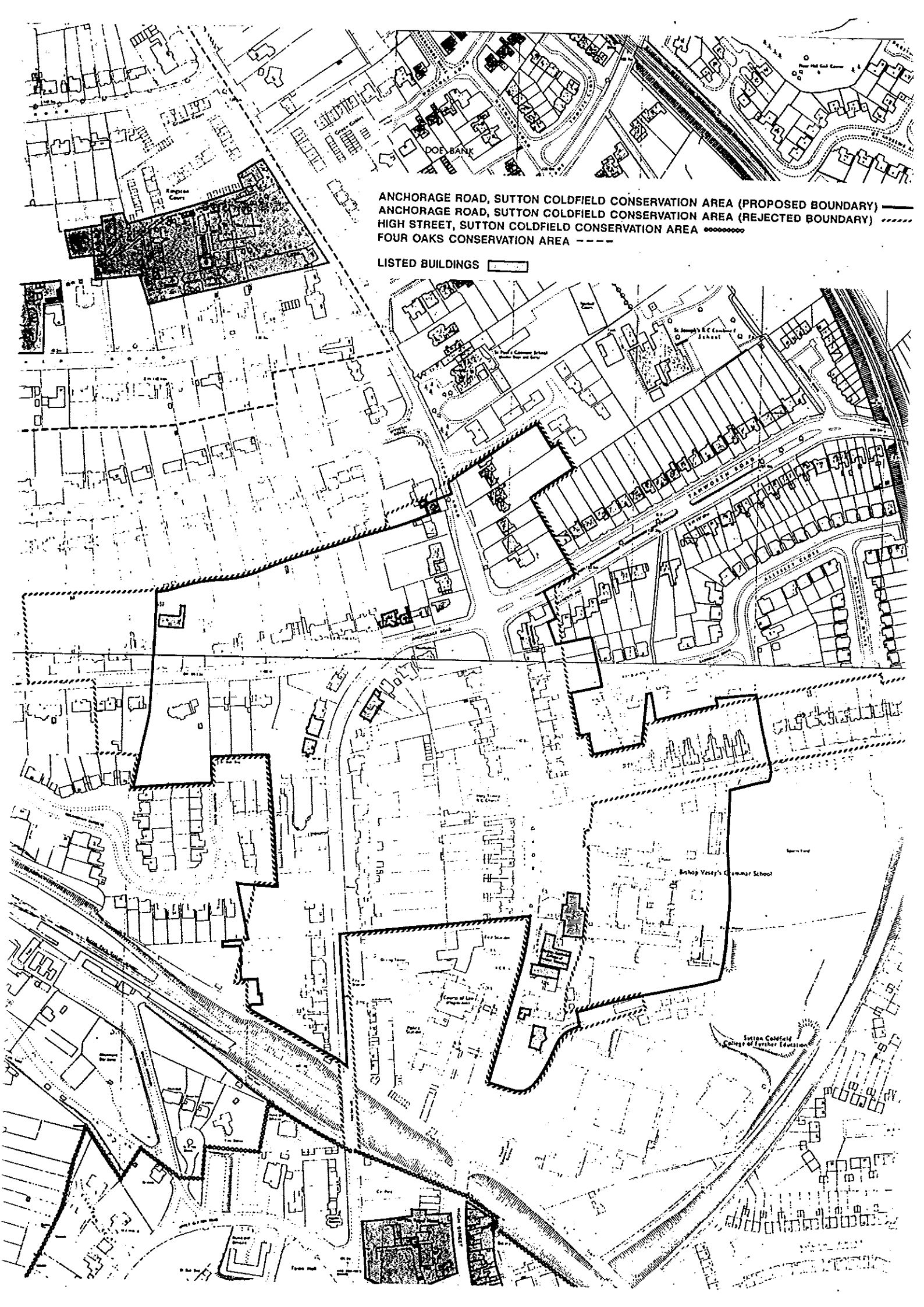
- i) That the Conservation Areas Advisory Committee endorse the proposal to designate parts of Boswell, Lichfield, Anchorage and Mulroy Roads a Conservation Area, to be called Anchorage Road Conservation Area, subject to an appropriate public participation exercise; and to include Nos. 4 and 6 Tudor Hill within the Sutton Coldfield (Town Centre) Conservation Area.
- ii) That Planning Committee agree to designate, under the Planning (Listed Buildings and Conservation Areas) Act 1990, parts of Boswell, Lichfield, Anchorage and Mulroy Roads a Conservation Area, to be called Anchorage Road Conservation Area, subject to an appropriate public participation exercise; and to include Nos. 4 and 6 Tudor Hill within the Sutton Coldfield (Town Centre) Conservation Area.


ASSISTANT DIRECTOR, URBAN DESIGN

BACKGROUND PAPERS

Planning Committee Minutes	12 March 1992
Report of Assistant Director, Urban Design	10 March 1992
Planning Committee Minutes	14 November 1991

Contact Officer: T Demidowicz
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ANCHORAGE ROAD, SUTTON COLDFIELD CONSERVATION AREA (PROPOSED BOUNDARY) ———
ANCHORAGE ROAD, SUTTON COLDFIELD CONSERVATION AREA (REJECTED BOUNDARY) - - - - -
HIGH STREET, SUTTON COLDFIELD CONSERVATION AREA 0000000000
FOUR OAKS CONSERVATION AREA - - - - -

LISTED BUILDINGS [Symbol]

308

RESOLVED:-

That the Minutes of the last meeting of the Joint Strategy Sub-Committee be noted.

JOINT REPORT OF THE DIRECTOR OF HOUSING, THE DIRECTOR OF ECONOMIC DEVELOPMENT, THE DIRECTOR OF PLANNING AND ARCHITECTURE AND THE CITY TREASURER

The following joint report was submitted:-

(See interleave No 4)

Proposed Joint Venture Initiative : Staple Hall, Northfield

309

RESOLVED:-

- (i) That the contents of the report be noted; and
- (ii) that this Committee supports the principle of redevelopment of the proposed clearance site, as identified on the attached plan, for housing use, subject to the preparation of a Development Brief and the submission of a satisfactory planning application.

REPORTS OF THE DIRECTOR OF PLANNING AND ARCHITECTURE

The following reports were submitted:-

(See interleave No 5)

(A) Planning (Listed Buildings and Conservation Areas) Act 1990 - Proposed Anchorage Road, Sutton Coldfield Conservation Area

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RESOLVED:-

That, under the Planning (Listed Buildings and Conservation Areas) Act 1990, this Committee recommends the designation of parts of Boswell Road, Lichfield Road, Anchorage Road and Mulroy Road as a Conservation Area, as shown on the attached plan, to be called Anchorage Road Conservation Area.

(B) Planning and Advertisement Applications

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RESOLVED:-

That, subject to the following amendments/comments, the recommendations set out in reports Nos 3, 4, 10-17, 19-25, 27-33, 35, 37 and 38 be adopted:-

Report No

Amendment/Comment

4

The Committee was advised that the City Engineer had raised no objections to the applications.

<u>Report No</u>	<u>Amendment/Comment</u>
11	The Committee was advised that the Director of Social Services had raised no objections to the application.
23	The following additional Other Schedule 'C' Condition to be included:- 5. The said premises shall be closed and cleared of customers all day on Sundays, and on any other day between midnight and 0730 hours and 1500 hours and midnight.
38	The address of the premises read "104 Weoley Castle Road, Castle Square, Weoley Castle".

Reports Nos 1 and 2 - Former Lewis's Department Store, Bull Street/Corporation Street, City

Mr P Walker (Team Leader, City Centre Management) gave a detailed presentation of the amended proposals, with the aid of elevational drawings. The Committee was also advised of the following minor amendments to report No 1:-

- (i) Page three, sixth paragraph: Conditions 8 and 9 could now be discharged.
- (ii) Page five, first paragraph: Officers considered the improved drawings now submitted to be satisfactory.
- (iii) Page six, third paragraph: Portland stone was to be used and officers considered this to be satisfactory.
- (iv) Page six, final paragraph: Officers were content with the latest minor amendments.

Members welcomed the proposals, but Councillor Stacey requested officers to give further consideration to the proposed use of bronze coloured glazing on elevations of Portland stone; suggesting that other glazing colours be tried. Councillor Stacey considered that the satisfactory outcome reached in respect of the proposed development of this site showed the value of dealing with such major schemes in their entirety, rather than dealing with individual aspects of proposals (such as details of roof plant, etc) in a piecemeal fashion. He therefore suggested that the Director of Planning and Architecture might wish to consider bringing forward a policy document suggesting that this should be the manner in which the Committee would wish to consider future major applications. He was sure that such a step would prove helpful to developers.

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BIRMINGHAM CITY COUNCIL

REPORT OF ASSISTANT DIRECTOR, URBAN DESIGN

CONSERVATION AREAS ADVISORY COMMITTEE

13 October 1992

PLANNING COMMITTEE

15 October 1992

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1992

PROPOSED ANCHORAGE ROAD, SUTTON COLDFIELD CONSERVATION AREA

Purpose of Report

To propose that parts of Boswell Road, Lichfield Road, Anchorage Road and Mulroy Road, Sutton Coldfield be designated a Conservation Area to be called Anchorage Road Conservation Area, as shown on the attached plan.

Background

Sutton Coldfield Conservation Area was designated in 1973 by the former Warwickshire County Council and extended in 1975 and again in 1980. It now covers what is regarded as the historic core of Sutton Coldfield and an area of mixed development to the west of the town centre. There have been representations by the Sutton Coldfield Civic Society and other amenity groups that the Conservation Area boundary should be extended to the north to include Anchorage Road and parts of Lichfield and Mulroy Road. Development pressure in recent years has increased concern for the preservation of the character of Sutton Coldfield as a whole and it is now generally agreed that the area north of the town centre is in need of some protection.

At its meeting on 14 November 1991, the Planning Committee resolved that the boundaries of the existing Conservation Area should be reviewed and that an appropriate public participation exercise should be undertaken. The review was carried out, public opinion within the proposed new boundaries sought and a report proposing an extension to Sutton Coldfield Conservation Area presented to Committee in March this year. A number of objections were, however, raised with regard to the suggested new boundary and the report was deferred to allow Officers to reconsider their advice.

A further report was presented to Planning Committee on 16 July this year proposing the designation of a separate Conservation Area, Anchorage Road Conservation Area, north of Sutton Coldfield town centre. This proposal obviates the need for the tenuous link over the railway bridge between the town centre conservation area and the previously proposed extension and provides a more logical and defensible boundary. Members agreed to the proposal subject to an appropriate public participation exercise.

Public Participation

Leaflets were distributed to all premises within the boundary of the proposed conservation area. These explained the reasons for the proposed designation, gave a summary of planning law as it applies to conservation areas and brief details of the City's Grant Aid Scheme. Local Councillors were sent a copy of the leaflet and asked to comment as were the local amenity groups and the Victorian Society. A period of four weeks was given in which to respond.

There was no response from the Councillors and amenity groups contacted and only two responses to the leafletting within the area. This may in part have been due to the fact that a public participation exercise had been carried out earlier when it was proposed to designate much the same area as an extension to the town centre conservation area. The response on that occasion was limited but largely favourable. Residents on Anchorage Road and Lichfield Road, whilst supporting the extension of the Conservation Area then proposed, expressed concern over projected road improvement schemes and the effect designation might have on these.

Objections

Two written objections to the proposed designation have been received in response to the public participation exercise.

1. Mr A F Evans, the leaseholder of Nos. 15 and 17 Anchorage Road objected on two main grounds:
 - i) that the buildings on Anchorage Road are not of sufficient quality for inclusion in a conservation area.
 - ii) that conservation area status constrains commercial development.
2. Mr & Mrs Forrest of the White House (No. 80) Lichfield Road objected through their architects, the Gould Singleton Partnership. They argue that land at the rear of their property actually fronts Keepers Gate, a new development off the Lichfield Road, and should be excluded from the Conservation Area. Gould Singleton have submitted a plan in support of this contention and this will be available at your meeting.

Proposal

That a conservation area should be designated to include parts of Boswell Road, Lichfield Road, Anchorage Road and Mulroy Road, Sutton Coldfield as shown on the attached plan.

Financial Implications

None have been identified other than those implicit in the designation of a Conservation Area.

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

No planning implications have been identified.

(iii)

Recommendations

1. That the Conservation Areas Advisory Committee endorse the proposals to designate parts of Boswell Road, Lichfield Road, Anchorage Road and Mulroy Road a Conservation Area as shown on the attached plan, to be called Anchorage Road Conservation Area.
2. That under the Planning (Listed Buildings and Conservation Areas) Act 1990, Planning Committee recommend the designation of parts of Boswell Road, Lichfield Road, Anchorage Road and Mulroy Road as a Conservation Area, as shown on the attached plan, to be called Anchorage Road Conservation Area.

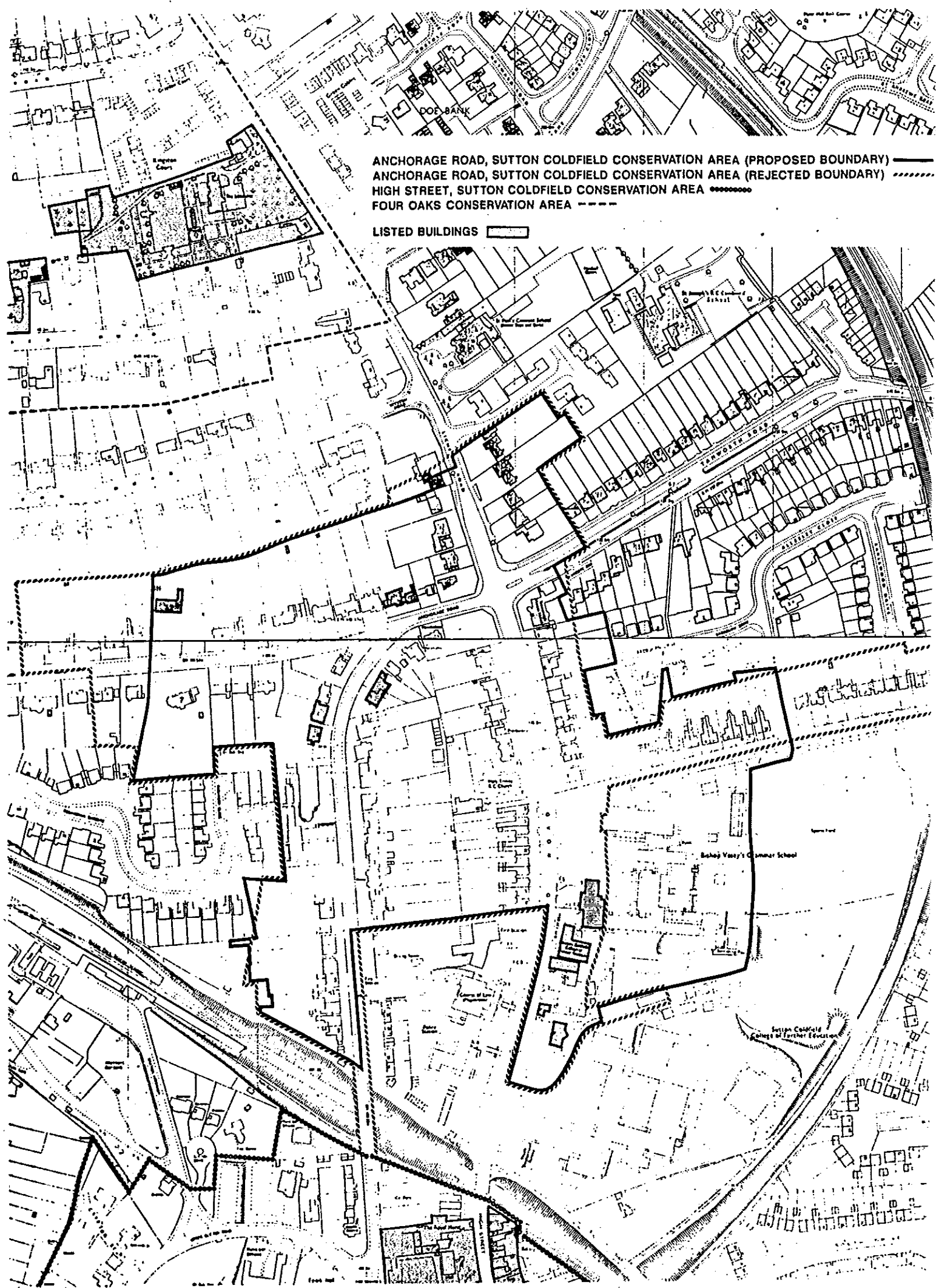

ASSISTANT DIRECTOR
URBAN DESIGN

Contact Officer T Demidowicz
Tel. No. 235-3161

Background Papers

Report of the Assistant Director, Urban Design - 16.7.92
Planning Committee Minutes - 12.3.92
Report Assistant Director Urban Design - 10.3.92
Planning Committee Minutes - 14.11.91

TD/CV/LIST



ANCHORAGE ROAD, SUTTON COLDFIELD CONSERVATION AREA (PROPOSED BOUNDARY) ———
ANCHORAGE ROAD, SUTTON COLDFIELD CONSERVATION AREA (REJECTED BOUNDARY)
HIGH STREET, SUTTON COLDFIELD CONSERVATION AREA
FOUR OAKS CONSERVATION AREA - - - - -
LISTED BUILDINGS [Solid Black Shape]