



PLANNING CONTROL

Document Title: Conservation Area 12. Aston Hall and Church

Date of Designation: 27 January 1972
Date of Extension: 6 February 1975
Date of Further Extension: 17 November 1977

Date of Press Notice: 16 February 1973
Date of 2nd Notice: 15 November 1976
Date of 3rd Notice: 15 February 1978

Contents: Planning Committee 27 January 1972
recommendation and report

Planning Committee 6 February 1975
Recommendation

Planning and Highways Committee 17
November 1977 report



12
27th January, 1972

CHAIRMAN'S BUSINESS

Allocation of industrial sites

The following report of the Chairman was submitted:-

(See document No. 25)

On consideration of the foregoing report, the Chairman reported that he had received a letter from the Town Clerk upon this matter and suggested that consideration of the report should be deferred.

1899 RESOLVED:- That consideration of the foregoing report be deferred.

Complaint re working of Public Works
Committee and Department

The Chairman reported the receipt of a letter from Alderman Franklin complaining at the operations and delays in functions of the Public Works Committee and Department.

900 RESOLVED:- That the foregoing matter be referred to the Chairman together with Councillors Bailey, Mrs. Hamilton and Sowton and the City Surveyor for investigation and necessary action.

Death of Mr. F. Borg

901 The Chairman, on behalf of the Committee, expressed to Mr. F. Borg, City Surveyor, sympathy upon the death of his father, Mr. Philip Borg, a surveyor and engineer who had worked for the Corporation before the war.

CITY SURVEYOR'S REPORTS

The following reports of the City Surveyor were submitted:-

West Midlands Regional Study

(Document No. 26)

The City Surveyor explained in detail the implication of the West Midland Regional Study Report.

902 RESOLVED:- That the foregoing report of the City Surveyor be accepted and approved and that the thanks of the Committee be accorded to the City Surveyor for the lucid explanation thereof.

Aston Hall and Aston Church -
Designation as conservation area

(Document No. 27)

903 RESOLVED:- That, in the circumstances set out in the foregoing report, approval be given to the area more particularly referred to and shown on plan No. 11794 now submitted, including Aston Hall and St. Peter and St. Paul's Church and their grounds, Aston, being designated as a conservation area in accordance with the provisions of the Civic Amenities Act, 1967.

APPEARED IN LONDON GAZETTE
ON 16TH FEBRUARY, 1973

PR.

27th Jan 72

PUBLIC WORKS COMMITTEE

~~16th December 1971~~

Designation of Aston Hall and Church as a Conservation Area

RECOMMENDATION:

That the area outlined on Plan No. 11794 be designated as a conservation area under the Civic Amenities Act 1967.

Background:

The area outlined on Plan No. 11794 contains two of the City's most important listed buildings, Aston Hall and St. Peter and St. Paul's Church, as well as their fairly extensive grounds.

In addition I have included other properties which, whilst not of particular interest in themselves, need to be subject to the increased powers of control associated with conservation areas to ensure that the quality of this part of the City can be retained whilst allowing changes to occur as necessary.

Aston Hall, erected between 1618 and 1635 by Sir Thomas Holte, and now in the ownership of the Corporation, is of outstanding architectural and historic interest. It is an example of early Jacobean houses along with such properties as Hatfield House and Audley End. The house consists of a main block facing east and two projecting wings which enclose a forecourt. Externally there is little ornament but the interior shows important advances in the planning of the entrance hall as well as impressive decoration and other detailing. The house stands in fairly extensive grounds bounded on two sides by Victorian housing, on the north side by Trinity Road, and by the newly completed Aston Expressway to the east. Although the present grounds are very much smaller than originally, much land having been sold off for residential development before the property was purchased for public use, they are well maintained and provide an excellent setting for the house as well as views to the surrounding parts of the City.

The Church of St. Peter and St. Paul is the only church within the City boundaries mentioned in the Domesday Book. However the Church was very extensively restored and enlarged between 1879 and 1890 by J.A. Chatwin and the only major medieval building to remain is the 15th century tower and spire. The church contains a number of monuments, the oldest dating from about 1360, including many of the Holte family, one of whom was responsible for the building of Aston Hall.

(ii)

There is a third listed building within the proposed Conservation Area, Westbrook House, 2 Aston Hall Road. This property is 2-storey with a stone fronting and dates from around 1800. Despite considerable efforts by the Corporation to ensure the retention of this property it has been void for some time and subject to serious vandalism with the result that the house is now well beyond repair. The inclusion of the site within a Conservation Area will at least ensure that any new building is sympathetic to the qualities of St. Peter and St. Paul's Church which adjoins.

This area does, therefore, have considerable architectural and historic interest and will be one of the most striking sights for motorists entering or leaving the City along the Aston Expressway when this is open.

The designation of this area was agreed by your Conservation Areas Advisory Committee at their meeting on the 23rd November.

CP/GC

CITY ENGINEER & SURVEYOR

The City Planning Officer presented the following Report:

CITY OF BIRMINGHAM

PLANNING DEPARTMENT

PLANNING COMMITTEE

6th February, 1975.

Aston Hall and Church Conservation Area No. 12
Modification of Boundary, and Additions to the
Statutory List

RECOMMENDATION:

(1) That changes be made to the boundary of this Conservation Area to exclude some of the housing in the periphery of the Park as delineated on Plan No. P.11794/1.

(2) That the Secretary of State for the Environment be requested to consider adding the Holte Hotel to the Statutory List.

Background Information:

This report follows the format of that for Bournville Tenants Conservation Area Study which is on this Agenda.

a) Possible Modification to Boundary.

Boundary changes are suggested to exclude the 19th century terraced housing on the east side of Bevington Road and on the north side of Frederick Road. It is felt that these houses, which are of mediocre quality and in varying states of repair, should be excluded from the Conservation Area and the boundary be taken along the back of properties.

b) Additions to the Statutory List

The Holte Hotel situated at the junction of Trinity Road with Witton Lane is a good example of Victorian pub architecture, and as such is recommended for inclusion on the Statutory List.

Photographs and a plan of these proposals will be displayed for your Committee's information.

Aston Hall and Church Conservation Area No. 12
Modification of Boundary, and Additions to the Statutory List (document No. 18)

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RESOLVED:- (i) That the boundary of Aston Hall and Church Conservation Area No. 12 be modified to exclude some of the housing in the periphery of Aston Park as referred to in the foregoing report and more particularly delineated on Plan No. 11794/1 submitted;

(ii) that the Secretary of State for the Environment be requested to consider the addition of the Holte Hotel to the Statutory List of buildings of special architectural or historic interest.

CITY OF BIRMINGHAM

PLANNING DEPARTMENT

PLANNING AND HIGHWAYS COMMITTEE

17th November, 1977

Aston Hall and Church Conservation Area Properties in Holte Road and Witton Lane

On monitoring the survey of this conservation area prepared by my Design Group the question of properties 1-29 (odds) Holte Road and 2 and 4 Witton Lane was raised.

The properties consist of a row of 17 dwellings in four blocks separated by three rear access passageways. There are two operative shops at 29 Holte Road and 1 Witton Lane and the buildings are probably late 19th Century. All have ornamentation of a modest nature and are built in red brick with stone dressings. Each property is of two-storeys to the street and, due to the fall of the land, three-storeys to the rear. The appearance and condition of these properties is very poor. A number of the dwellings are un-occupied with chimney stacks demolished and an appearance of neglect. Many inappropriate alterations have also taken place, particularly painting of brickwork and provision of plywood doors. It is thought that the buildings were originally of little architectural merit and, due to recent neglect and inappropriate alterations, they could now only be described as unfortunate and marring the appearance of the conservation area.

The possibility of taking action to have the properties restored to their original condition was considered but this was found to be costly and inadvisable due to their lack of facilities. The alternative is a modification of the conservation area boundary to exclude them. This would appear to be the more practical course of action and would rationalise the conservation area so that it consists of Aston Hall and grounds the Church of St. Peter and St. Paul, the Holte Hotel, the cleared site of Westbrook House and public open space.

The modification would not deviate greatly from the original line as it would now run along a concrete retaining wall at the rear of the properties and control could still be exercised over alterations to the properties, as they would be sited on the out-skirts of a conservation area.

The alterations to the boundary would not only tidy up the appearance of the conservation area, but as this property falls within the Holte/Aston Housing Action Area (No. 21 Part II) it would be advantageous to the efficient implementation of this declared Urban Renewal Scheme. Within the scheme, Nos. 11-29 (odds) Holte Road are to be retained with general improvement grants available. 3-9 Holte Road have been proposed for clear

(ii)

and 2 and 4 Witton Lane and 1 Holte Road remain, as yet unclassified as they are commercial use properties. Work carried out under General Improvement Area procedures is not always consistent with conservation ideals and, indeed, the housing along Bevington and Frederick Roads was deleted from the conservation area for these reasons. Control can still be exercised as peripheral development, and, of course by the Department as normal development control.

On 18th October, 1977, this matter was placed before the Conservation Areas Advisory Committee who concurred with the view that it would be expedient to modify the Conservation Area boundary line.

RECOMMENDED:

That your Committee approve the modification of the conservation area boundary line to exclude 1-29 (odds) Holte Road and 2 and 4 Witton Lane as more particularly delineated on Plan No.P11794.

Approved as per

Graham Shaylor

CITY PLANNING OFFICER.

GS/SP

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