

PLANNING CONTROL**Document Title: Conservation Area 9.
Bournville Tenants**

Date of Designation: 17 June 1971

Date of Extension: 6 February 1975

Date of Press Notice: 26 November 1971

Date of 2nd Notice: 7 July 1975

Contents: Public Works Committee 17 June 1971 report
and recommendation

Planning Committee 6 February 1975 report
and recommendation

Planning Committee 10 February 1994 report

Map of changes to Bournville C.A.



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

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-burb 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 Planning Officer presented the following Report:

CITY OF BIRMINGHAM

PLANNING COMMITTEE

PLANNING DEPARTMENT

6th February, 1975.

Bournville Tenants Conservation Area No. 9 Extension of Boundary and Additions to the Statutory List

RECOMMENDATION:

✓ That the boundary of this Conservation Area be extended to include dwellings No. 2 Woodlands Park Road, and Nos. 224A and 226 Northfield Road, as more particularly delineated on Plan No. P.11455/1.

Background Information:

Your Committee will recall that my Department has been engaged on a survey of the 14 Conservation Areas in the City in order to place proposals for the extensions to boundaries, and additions to the Statutory List of buildings of architectural and historic interest, before your Committee.

In order that all relevant factors may be taken into account the views of the Conservation Areas Advisory Committee members have been obtained together with those of interested Corporation Departments.

The remainder of the Conservation Areas, namely, St. Pauls Square, Aston Hall and Church, Colmore Row and Environs, and Sutton Coldfield are also reported to this Committee. Lee Crescent Conservation Area will be reported to Committee at a future date.

a) Possible Extension of Conservation Area

Bournville Tenants Conservation Area contains no listed buildings, but has within its existing boundary 145 houses which are owned by Bournville Tenants Limited, and with the exception of four houses built immediately post-war to replace houses damaged by bombing, were built in the period 1907 to 8.

Although the three properties recommended for inclusion in the Conservation Area do not fit into the same category, their siting is such that requires the dwellings should be brought under Conservation control to ensure the preservation of the character of the area as a whole.

b) Additions to the Statutory List

None of the properties within Bournville Tenants Conservations Area are considered to be outstanding enough to warrant consideration for Statutory Listing.

(ii)

A plan of these proposals will be displayed for your Committee's information.

Graham Sawyer

I/MT/KB

CITY PLANNING OFFICER.

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

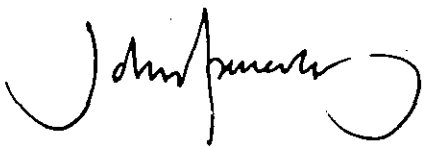
No specific financial implications for the City Council have been identified.

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

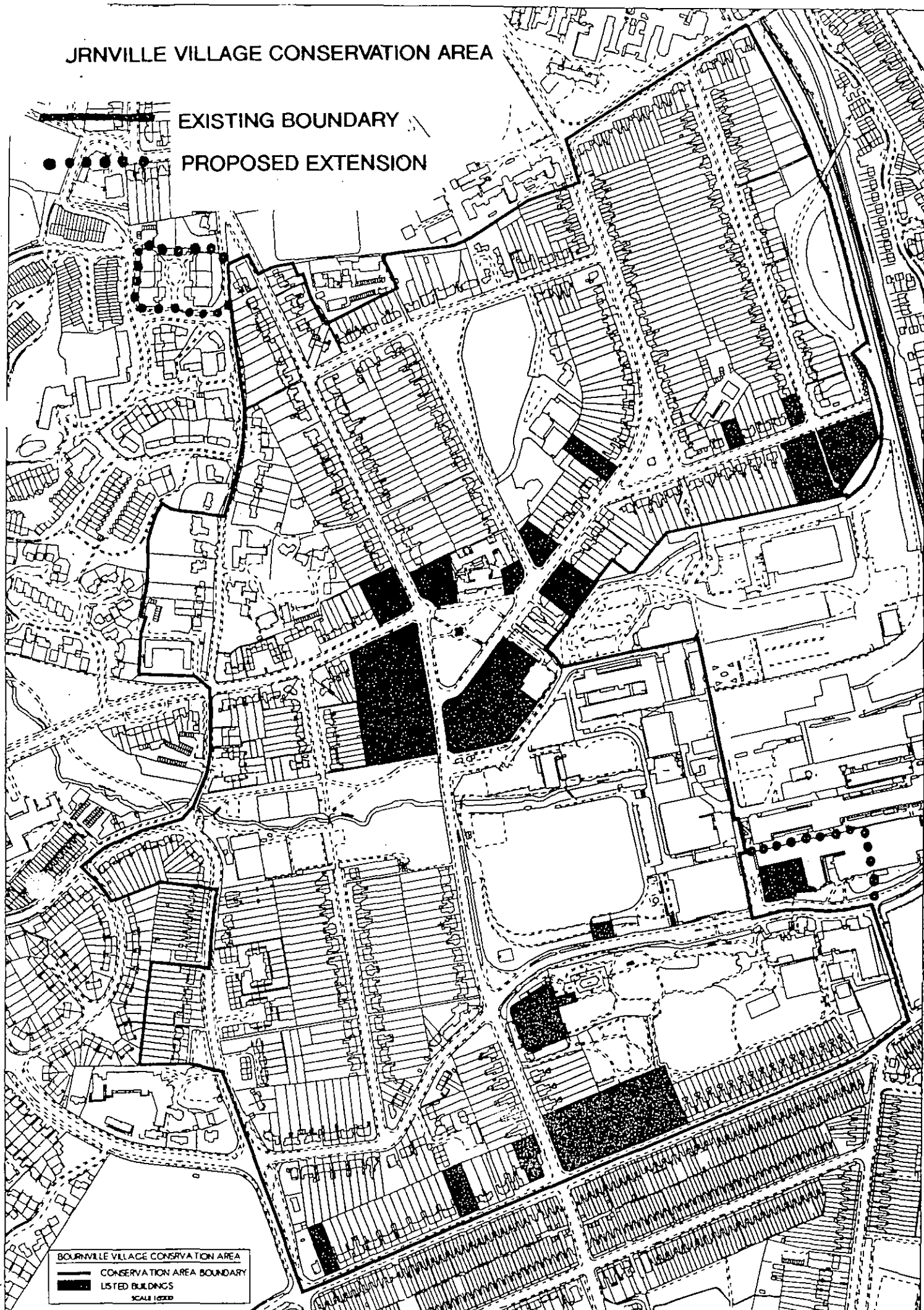
Contact Officer : Nicola Coxon, Conservation Group
235 3161

NC/MAW

JRNVILLE VILLAGE CONSERVATION AREA

EXISTING BOUNDARY

PROPOSED EXTENSION



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

Proposed Boundary Changes to Bournville C.A.

Scale 1:1250

