Document Title: Conservation Area 6. Harborne Old Village

Date of Designation: 17 July 1969

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Contents: Public works Committee report and recommendation 17 July 1969

Town Planning Sub Committee 14 August 1969 report and recommendation

“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

PUBLIC WORKS COMMITTEE: was last convened 7th July, 1969.

CITY OF BIRMINGHAM

1967

PUBLIC WORKS DEPARTMENT

(11)

CITY OF BIRMINGHAM


described Conservation Areas.

By Minute No. 214/22 on 13th March, 1969, your Committee authorized me to submit a list of areas which are considered suitable for designation as conservation areas. Your Committee will recall that by Minute No. 214/23 on 13th March, 1969, Nos. 27/45 (inclusive) and 66/80 (inclusive) Ryland Road, Edgbaston, 15, were designated as a conservation area, as an extension of the Lee Crescent building preservation order.

I now submit for your consideration five further possible conservation areas; plans showing each proposed designated area accompany this report.

(1) Northfield Old Village PR. 10260
(2) Kings Norton Green PR. 10258
(3) Old Yardley PR. 10295
(4) Harborne Old Village PR. 10259
(5) Broad Street and St. Peter's Place PR. 1037

An appendix to this report describes each area in detail, presents arguments for their conservation and tentatively suggests how each area could be conserved and enhanced.

Survey work has been carried out in the Calthorpe and Bourneville Estates, parts of which would form ideal conservation areas, but it is considered advisable to await the results of the recent enquiries in connection with applications made by each Estate Company for exemption from the provisions of the Leasehold Reform Act, 1967, before any parts of these estates are suggested as conservation areas. It is also considered that the estate founded by the Harborne Tenants Limited in 1907 as an offshoot of the Garden City Movement and which represents one of the earliest experiments of Town Planning in Birmingham, and the group of Victorian gothic buildings focusing upon the Law Courts, could form other conservation areas, and these will form the subject of a later report to your Committee.
I therefore recommend that your Committee designate the areas outlined on plans PR. 10260, 10258, 10295, 10259, 10338 and 10371 submitted herewith as Conservation Areas under the provisions of Section 1 of the Civic Amenities Act, 1967 and that the Town Clerk be instructed to initiate the appropriate procedures.

[Signature]

CITY ENGINEER AND SURVEYOR.
In the recently revised Town and Country Planning (Control of Advertisements) Regulations 1959, it was recently required that approval should be given to the designation of the following areas as ‘Areas of Special Control’ pursuant to the Town and Country Planning Act, 1930.

<table>
<thead>
<tr>
<th>Area</th>
<th>Reference</th>
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</thead>
<tbody>
<tr>
<td>Northfield Old Village</td>
<td>PB 40250/A</td>
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<tr>
<td>Kings Norton Green</td>
<td>PB 40258/A</td>
</tr>
<tr>
<td>Old Yardley</td>
<td>PB 40256/A</td>
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<tr>
<td>Barbers Old Village</td>
<td>PB 40259/A</td>
</tr>
<tr>
<td>Broad Street and St. Peter's Place</td>
<td>PB 40271/A</td>
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Regulation 10 of the above Regulation provides that Local Planning Authorities shall from time to time consider whether any part of these areas should be defined as an area of special control. The definition of an area in this way gives greater degree of control over the display of advertisements and your Committee may feel that this action will assist in preserving or enhancing the visual amenities of these particular areas.

It is necessary for an area of Special Control to be defined by an order made by the Local Planning Authority and approved by the Ministry of Housing and Local Government in accordance with the provisions of the Regulations.

PROPOSED:

That approval be given to the definition as ‘Areas of Special Control’ pursuant to Regulation 10 of the Town and Country Planning (Control of Advertisements) Regulations, 1959, of these areas referred to in the foregoing report and shown in outline on plans PB 40260/A, 40268/A, 40272/A, 10250/A and 10271/A, and that the Town Clerk be instructed to take such action as may be necessary in connection therewith.

P.W.C. 28.8.69. Resolved - That the Town Clerk be instructed to prepare for submission to the Board of Housing and Local Government an Order under Reg. 10 of the T.C.P.C. (Control of Advertisements) Regulations 1959, defining the areas at Northfield Old Village, Kings Norton Green, Old Yardley, Barbers Old Village and in Broad St. of the Peters Ring, referred to in the foregoing report and indicated on plans PB 40260/A, 40268/A, 40272/A, 10250/A, 10271/A and 10277/A, as Areas of Special Control under that Regulation.
The following reports of the City Estates Officer were submitted:-

127 Soho Road, Handsworth
Robert Dale Ltd.

RESOLVED:- That, subject to any necessary consents of Government Departments, approval be given to the acquisition of 127 Soho Road, Handsworth, in the sum of £5,500, pursuant to Section 139 of the Town and Country Planning Act, 1962, and otherwise in accordance with the terms referred to in the foregoing report, and that the Town Clerk be instructed to complete any necessary documents in connection therewith.

Birmingham (Bull Street) Compulsory Purchase Order, 1965
12-15 Bull Street - Jayne Brooks (Fashions) Ltd.

RESOLVED:- That, subject to any necessary consents of Government Departments, approval be given to the payment of £72,500, inclusive of all heads of claim, and including the sum of £45,000 already paid on account, in respect of the acquisition of the leasehold interest in 12-15 Bull Street, as referred to in the foregoing report, and that the Town Clerk be instructed to complete any necessary documents in connection therewith.

Little Factories - Land in Milk Street, Little Ann Street and Rea Terrace

RESOLVED:- That it be a recommendation to the City Council that, subject to any necessary consents of Government Departments, approval be given to an additional payment of £1,601 10s. 11d., as referred to in the foregoing report, in respect of the construction by D. J. Parkin Ltd. of unit factories on land in Milk Street, Little Ann Street and Rea Terrace and that Minute No. 299/64 be varied accordingly.

CITY SURVEYOR'S REPORTS

The City Surveyor submitted the following reports:-

Conservation Areas Advisory Committee

RESOLVED:- That approval be given to the proposals contained in the foregoing report for the establishment of a Conservation Areas Advisory Committee and that the several organisations referred to therein be invited to nominate one representative to serve thereon under the Chairmanship of a member of this Committee; that in the meantime, consideration of the appointment of additional representatives, including members of this Committee to serve on that body be deferred; and that the Minister of Housing and Local Government and the Minister of Planning and Land be notified at the appropriate time of the establishment of that Advisory Committee and of the composition thereof.

Civic Amenities Act, 1967
Designation of Conservation Areas

RESOLVED:- That, subject to the concurrence of the General Purposes Committee so far as the proposals in respect of the Broad Street and St. Peter's Place areas are concerned, and also to the concurrence of the Parks Committee where appropriate, approval be given to the designation as 'Conservation Areas', pursuant to the Civic Amenities Act, 1967, of those areas referred to in the foregoing report and shown in outline on Plans Nos. RV 1026, 10258, 10259, 10259, 10258 and 10371 and that the Town Clerk be instructed to take such action as may be necessary in connection therewith.

Proposed Display of Signs at Shopping Centre at New Street Station, City

RESOLVED:- That consent be refused for the display of signs, referred to as a) b) and c) in the foregoing report, at the shopping centre at New Street Station, City, in accordance with Advertisement Application No. 15702/3, on the following grounds:-

1. The proposed displays would cause an obstruction to the free and easy passage of persons.
2. The proposed displays would be prejudicial to the trade of existing businesses.
3. The proposed displays would be prejudicial to the beauty and amenity of the area.
APPENDIX

DESCRIPTION OF CONSERVATION AREAS.

(i) Northfield Old Village.
(ii) Kings Norton Green.
(iii) Old Yardley.
(iv) Harborne Old Village.
(v) Broad Street and St. Peter's Place.
OL3 iLI-A area comprises the church and church yard of St. Lawrence (and the footpath bounding the church yard to the east and south), the Rectory of St. Laurence Church, Great Stone Inn and Village Pound, Nos. 1 and 2-6 (inclusive) Church Hill and 1 to 4 (inclusive) Stone Cottage to the rear, their curtilages, and the St. Laurence Church of England Infant School, School House and curtilage.

Church of St. Laurence.

The church is of Norman origin, the 'squat tower (only the base of which remains) and the nave being built between 1000/20; the chancel was built between 1200 and 1214, the timbered south porch in the 14th Century and the main porch in the 17th Century. The reconstruction has not altered the character of the building, which is listed under Section 32 of the 1962 Act. The vestry and stained glass windows are modern.

The church yard is well wooded and has an attractive lych gate and walls.

Rectory.

The Rectory is modern, built in a similar manner to an earlier structure. It has a half timbered brick barn adjacent used as a garage.

The whole is surrounded by attractive old walls.

Great Stone Inn.

This is one of the oldest licensed houses in the City, originally built in stone, and taking its name from the glacial erratic which once stood on the corner of Church Road and Church Hill, and is now located within the village Pound. It was rebuilt in the late 18th Century in brick. It is a two storey building faced in whitewashed brick, with three light casements (the lower having shutters) a moulded wooden doorcase and plain eaves.

The brewery (Mitchells & Butlers) maintain the property in good and traditional condition.

The Village Pound.

This 15th Century structure was designed to accommodate stray animals in the parish. It is a sandstone structure with pointed arches, two unglazed pointed lights and is unroofed.

It is a grade II listed building under Section 32 of the 1962 Act.
Nos. 150-154 Church Road.

Nos. 150 and 152 Church Road are substantial and well maintained mid-Victorian detached villas with large gardens. 

No. 154 is an early 19th Century cottage, equally well maintained and structurally sound. All are occupied.

Nos. 2-6 Church Hill and 1-4 Stone Cottages.

These properties, built in the early 19th Century, were originally nail makers' cottages and shops, dating from the time that Northfield was one of the largest Midland nail making villages.

They appear structurally sound and most are still occupied. They are brick built two storey units.

St. Laurence (Church of England) Infant School.

Despite being built in 1837 the school is still used, is structurally sound and very well maintained. It is a good and well preserved example of early Victorian style architecture with recent additions within the rear curtailage.

No. 1 Church Hill.

This property is a dilapidated, poorly maintained Victorian detached villa.

Reasons for Conservation.

(i) Historical Associations.

Northfield is probably the oldest village now within Birmingham, its name being derived from a clearing or 'feld' in the north of the forest of Feckenham (Northfield). In Norman times it was a small scattered village between the present railway station and Merrits Brook, but by the 17th Century two well defined hamlets emerged, one between the Bristol Road and Merrits Brook, and the other between Church Hill and the station.

By the early 19th Century Northfield had become the second largest Midland nailmaking village, the villagers journeying into the Black Country to collect bars of iron and to sell finished nails. Some of the nailmakers cottages and shops remain (No. 2 to 6 Church Hill and 1 to 4 Stone Cottages) and this activity formed the basis of iron working in the vicinity (the Patent Nailworks in Selly Oak was built in 1864).

(ii) A setting for important historic buildings.

The essential character of Northfield village is founded upon the random disposition of buildings of various ages and styles. This accident of historical development could not be re-created by modern buildings, styles, materials and planning. This group of buildings and the many trees in
Appreciation of the character of these buildings would be marred if the settings as a whole (comprising buildings, streets, public ways, etc.) was significantly altered.

Nos. 150/154 Church Road, and No. 1 Church Hill are particularly attractive visually, or architecturally, but they contribute to the overall quality character of the village, and any re-development on sites must be controlled to enhance this character.

(iii) Visual and Architectural Qualities

This pattern of buildings, spaces and vegetation evolved gradually, and although absorbed into the expansion of Loughton still retains its historic character and is so picturesque to see, that, regardless of the doubtful architectural qualities of certain individual buildings, this character should be protected.

Owing to the disposition of Rectory Road, Church Road and Church Hill vistas are terminated within the area, and the natural curves which lead and attract into the area should not be changed.

Suggestions for Conservation

Action for conservation must enhance the quality and character of the area, and ensure and encourage continued scenic and social activity.

Suggestions for action could include:

(1) The truncation of Church and Rectory Roads and Church Hill to prevent through traffic promoting environmental deterioration and conflict with vehicular service and pedestrian circulation. Service access to all properties must be provided, and this could give opportunity for the provision of off-street parking.

(2) The rationalization of pedestrian circulation based on existing footpaths and pedestrianized roads. Existing footpaths need physical improvements.

(3) Improvement of habitable standards of Nos. 2 and 6 Church Hill and Nos. 1 to 4 Stone Cottages, with the provision of any deficient basic amenities and off-street parking.

(4) Any redevelopment of the sites of Nos. 150 and 154 Church Road and No. 1 Church Hill must match the scale, form and quality of the existing village.

(5) Landscaping and natural features should be preserved and enhanced, but the area should not become merely an attractively laid out garden setting for stagnating buildings.
Description of Area.

The area comprises most of the commercial properties of the cinema surrounding the Green, Nos. 3 to 3d, 34 to 94 inclusive) the Green, Nos. 27 to 30 (inclusive) Penhale and land to the rear of Nos. 6 to 21 Redditch Road (remaining road widening programme 1970/71), the Church of St. Nicholas, churchyard, hall and vicarage, the old grammar school (within the churchyard curtilage) and the part of Forton Park South of the canal feeder.

Buildings within the area.

Church of St. Nicholas.

The church originated in Norman times (only the chancel remains) when it was tied to a mother church in Bromsgrove. The 14th Century saw the building of the nave, chancel arch and aisles, which have been subsequently modified. No trace remains of any possible earlier tower but the present tower and spire were built in the 15th Century.

Minor restorations in 1815 (iron clamps to support the stonework) were followed by a new roof in 1862 and major restorations and a new floor between 1870 and 1882.

The churchyard is well and attractively wooded and contains some 17th Century monuments and an ancient mounting block. The lych gate was built in traditional style in 1922 as a war memorial.

The Old Grammar School.

This 14th Century building is two storied, the upper storey of timber frame and plaster and the lower cased in 16th Century red brick with stone dressing. It has a central porch wing with a four centred arch, and three leaded light windows. A moulded stone exterior staircase leads to the first floor. It has been extensively restored.

The building once housed the free grammar school of Kings Norton. Tradition roughly ascribes its origin to Edward VI; more probably it was built in 1544 and endowed by Edward III. Teaching ended in 1834 when endowments were rechartered.

The Vicarage.

The vicarage is a large rambling Victorian building, structurally sound but physically deteriorating and poorly maintained. It appears to be too large for modern incumbents needs as the house and curtilage are in a state of neglect.

The Church Hall.

The church hall is an attractively designed contemporary building completed in 1950. It provides adequate facilities for parish activities and has substantial vehicular parking.
These unique buildings are of 15th Century origin and are listed under Section 26 of the 1954 Act as a building of architectural and historic interest.

The present buildings are of two kinds:

1) A bailiff's house and courtroom built about 1480. This is an unusually elaborate half timbered building, the northern facades of which are of particular architectural (historic) merit, and are valuable to the visual setting of the churchyard. It is still occupied for residential purposes.

2) The two adjoining properties facing the Green are called stapler's cottages. Although they appear to be of brick construction this is deceptive, since extensive alterations in the late 18th Century included a new brick front some four feet in front of the timbering of the original 17th Century frame construction.

These properties were converted to an Inn and known as "The Saracen's Head" and bay windows added at the end of the 18th Century. In 1929 the travellers presented the property to the church to serve as a church hall.

It is probable that the buildings stood at the northern end of a range of timber buildings running north south along the west side of the Green.

Reasons for Conservation.

(i) Historical Associations.

The Doomsday Book recorded that Kings Norton was then a "Serwick" or outlying estate, of Bromsgrove and until 1527 was a much larger settlement than Birmingham.

In 1911 it became part of Warwickshire and was gradually swallowed up by the urban spread of Birmingham. Since that time although most of the original timber buildings have been removed, a number of important ones still remain, interspersed with buildings of later origin and of a variety of ages and styles, the oldest being "Hirons" the grocer's which still retains its original timber frame. The history of Kings Norton village is enshrined in these remaining buildings.

Kings Norton's village green is unique in Birmingham being the only village centre remaining relatively unspoilt by through traffic. Its location and pattern around the tree-lined Green, is an historical inheritance which functions efficiently today and should not be spoilt.

(ii) A setting for important historic buildings.

The essential character of Kings Norton Green is based upon the sense of enclosure created by the buildings and trees surrounding the open Green, and produces a visually attractive and traditionally authentic semi-rural backdrop to important historic buildings such as St. Nicholas Church, The Saracen's Head, etc. The smaller buildings and the trees provide a sympathetic and proper setting in terms of scale and texture for the more important historic buildings and appreciation of
buildings would be marred if the setting were significantly
a

Where gaps in the townscape occur the infilling must be
character and scale with the Village Green style; the con-
struction of new three-storey flat roofed shops at 22/24 and
21 has already taken place and are acceptable since
are built in traditional materials (brick etc.) and are
mesomtrusive scale.

(3) Visual and Architectural Qualities.

The location of buildings around the Green which preserves
pattern and character of earlier buildings is a basic factor
attractiveness of the setting as also are the irregular
of various architectural styles which contribute to the
of the Green.

Views out of the Green towards the Church, from Kings Norton
towards the churchyard, and all ways across the Green should
enhanced and preserved.

(iv) Efficient nature of land use pattern.

In addition to being visually attractive and of architectural
historic interest, the Green is able to function efficiently
a small centre of social and commercial activity despite the
of inter-vehicular and vehicular/pedestrian segregation and
problem of shoppers' car parking. This function should be
maintained in a manner which will not diminish the visual and
stlicurian interest of the area.

Measures for Conservation.

Action for conservation must enhance the quality and
character of the area and ensure and encourage continued economic
of social activity.

1) Back road should be closed to vehicles to prevent extraneous
through traffic penetrating the Green. Off-street shoppers' car
and rear servicing to commercial premises should be provided
possible to reduce vehicular/pedestrian conflict and promote
environmental improvement.

2) Where interruption in the facade surrounding the Green
infill should be permitted only in the scale and character
of the Green. Similar care should be taken if piecemeal
development occurs (especially upon such dominating sites as
the cinema).

3) Although the widening of the Redditch and Pershore Roads
d not provide an opportunity for the rationalisation of the road
pattern it should not be allowed to damage or destroy the inherent
character of the Green. Certain uses that are to be cleared by
widening, e.g. library and community centre, could be brought
the Green to accentuate and strengthen the Green's function
a local centre.

4) Pedestrian circulation in the Green should be rationalised
improved to take precedence over vehicular movement.
(5) The landscaping of the Green, the churchyard and High Newton Park should be protected and enhanced.

(6) Strict advertisement control should be maintained on commercial premises to prevent clutter and obstructive displays; however, orderly, imaginative and colourful displays which do not threaten the environmental quality should be encouraged.
The area is bounded by Broad Street to the south east, King Edward's Place to the south west, and the proposed road King Edwards Road (as part of the Civic Centre Scheme) to the north east. Many of the warehouses and small commercial properties are to be cleared from this site because of their functional and physical obsolescence, and because of their inclusion in the Civic Centre Scheme.

Individual buildings within the area.

The Crown Inn, Broad Street.

The original building dates from 1730 but a sympathetic front at the ground floor has been added during this century. It has an elaborate stucco facade, and is three storeys in height with a clock tower.

It is a listed building (grade II) under Section 32 of the 1962 Act.

The Unitarian Church, Broad Street.

This church, used by Joseph Chamberlain, was built between 1860 and 1862 on an arch over the Birmingham Canal, designs by J.J. Bateman. It is built in an ornate gothic style in stone which is now in a state of progressive disintegration. To the rear are the church schools now used for commercial purposes built in 1861 in brick, and also spanned the canal.

St. Peter's Church and Presbytery.

This church, built in 1786 at the time when, as a result of continental unrest, clerical students sought refuge in England. Because public opinion and penal laws at that time were against Catholicism, clerical buildings had to be camouflaged and St. Peter's Church was designed to look like a factory, it is a simple rectangular building in red brick and is listed (grade II) under Section 32 of the 1962 Act.

The presbytery of St. Peter's church (No. 5 St. Peter's Place) was also built in the late 18th Century and is an attractive, well maintained Georgian building. It is of classical design, three stories with squat slate covered roof, in red brick which is stuccoed at first floor level. The windows have key stones and engraved lintels.

Other buildings within the area.

No. 4 St. Peters Place and St. Peter's Roman Catholic School are two storied brick-built late 18th Century buildings, structurally sound but poorly maintained. There is a wealth of architectural detail along the facades. The school has reached obsolescence for educational purposes.
No. 41 Broad Street is occupied by the Municipal Weights and Measures Department. It is a two-storey brick building with magnificent architectural detail in windows and doors, built in the late 18th Century Georgian style. It is not affected by the widening of Broad Street.

The buildings on the eastern side of Brashouse Passage are occupied by the Industrial Research Laboratories and comprise a modern plain brick multi-storey block and a collection of late 19th Century warehouse buildings.

Stratford House is an unusual and pretentious mock Tudor building of Victorian origin.

The large building to the rear of the Crown Inn is a striking example of a 19th Century warehouse. It was the original brewery of Butlers (forerunners of the Mitchells and Butler combine), and is of some architectural and historic significance.

The other buildings in the area are 19th Century and comprise functionally and structurally obsolete dwellings, shops and warehouses.

Reasons for Conservation and Potential for Functional Use.

It is considered that this area would provide an ideal nucleus for the creation of a 19th Century street museum. Architectural style and historic associations make individual buildings worthy of retention and these could be enhanced by the relocation of period street furniture (gas lamps, stone bollards, public conveniences, post boxes, horse troughs etc.) fest disappearing from the street scene, and by the re-laying of traditional paving materials. Functional and structural obsolescence and the Civic Centre redevelopment scheme will ultimately necessitate the clearance of all visually obtrusive buildings from the vicinity and at that time the area could become a vital and linked part of the Civic Centre educational and leisure amenity facilities.

This area is ideal for designation as such an open air Victorian Street museum, fulfilling certain fundamental considerations.

i. It is essentially urban in character which enables the authentic visual and historic accommodation of items to be preserved.

ii. It provides a sense of enclosure, enhancing and unifying the character of the area, preventing dilution by newer buildings and aspects.
iii. The buildings within the area are, or can be made capable of beneficial economic use. To prevent structural, environmental or social decline, in areas of vulnerability the fate of buildings is largely determined by the quality of and the activity within the environment. If the buildings are occupied it will cut the cost of the project. The churches, presbytery, public house and Municipal offices can continue being used with necessary repairs. Other buildings can be used for a local period history museum and a canal museum as required by the City Museum.

iv. The area is near to the City Centre and would promote a continuity of educational and leisure facilities and enable maximum user access, particularly for tourists.

v. This area could form a link between Gas Street Canal basin and the Cambrian Wharf Scheme.

Such a scheme would provide an ideal environmental, historical and attractive visual setting for the preservation of historical and architecturally important buildings, and could form a unique tourist and educational facility in the city.
Harborne Tenants Ltd., Estate:

Harborne Tenants Ltd. was founded in 1907 to promote the erection, co-operative ownership and administration of houses on specific lands in Harborne. Its foundation was due to the foresight and inspiration of John Sutton Nettlefold the manufacturer, then Chairman of the City’s Housing Committee, as proof of municipal policy that low cost housing was best undertaken by voluntary agencies (no council houses were built between 1898 and 1914 and only three estates prior to 1898). However the estate was designed in the contemporary belief that the housing problem lay at the root of social reform, and people needed better houses, more air, more open space and gardens. But this need was to be supplied on a thorough business footing, and in no way a charity.

Frederick Martin, of Martin and Chamberlain, whose work can also be seen in the G.P.O. Sorting Office, Newhall Street and the Spring-Hill Library, two fine examples of "Birmingham" terracotta, was responsible for the original layout and the architectural style of the dwellings. The estate was built in five years and has not been substantially altered or redeveloped.

The undulating estate of 54 acres, whose boundaries show the shape of the original fields, was bought for £15,560. The 500 dwellings were erected in blocks of 2, 4, 6 and 8, at a density not exceeding ten dwellings per acre (the then permitted density being 40 per acre). The style reflects Martin’s decisiveness and the domesticity of “arts and crafts” brick and pleater, and appears somewhat fresher than the cottage style in Bourneville.

It also contains unique features, unparalleled in other contemporary garden city estates, such as the use of natural slopes to provide direct access to first floor flats in the terrace of 124-134 Harborne Road.

The low residential density made it possible for each house to have a garden with subsidiary allotments and areas of public open space. The roads have 16ft. carriageways with 8ft. tree-planted turf margins and a further 8ft. pathway, which contributes to the semi-rural aura of the estate. The maintenance of the roads has been over to the Public Works Department and the Parks Department co-operate with the company in the maintenance of public open spaces, the grass verges, and the many fine and mature trees on the estate. The layout also provides a pattern of segregated pedestrian links.

The early difficulties in estate development were overcome by the sagacity and unfailing interest of C. W. Kendrick, who guided the affairs of the company between 1912 and 1932. In addition to generous open space, the tenants were provided with recreational facilities which include a Bowling Green, Tennis Courts, Social Club Room and Community Hall, and have a small centrally positioned group of convenience goods shops. All these amenities were designed and located in sympathy with the general housing layout and style.
Reasons for designation as Conservation Area:

It would appear reasonable to designate this area as a Conservation Area for the following reasons:

(a) The area is a well maintained and authentically preserved example of "garden city" movement planning. It is a comprehensive, community development which is a valuable social asset and of wide interest in the field of town planning. History and education, certainly of very great value as an example of applied housing ideals which are one of the principal contributions of this country to international planning thought.

(b) The conservation of social capital invested in this area is very desirable. The dwellings are structurally sound and their size and disposition has not resulted in them becoming socially obsolescent.

(c) The pattern of buildings, spaces and natural landscape features gradually evolved is delightful to see and should not be lost to the community.

(d) Designation as a Conservation Area could result in future development enhancing the overall concept of the estate. The principles of conservation have been agreed to be in line with the estate company's activities.
OPPORTUNITY FOR CONSERVATION MEASURES

Although the Trustees and the Estate Company of Harton Road Tenants Ltd. are engaged upon a positive programme of environmental management, if the estate were designated as a Conservation Area, it would appear that benefit would accrue in local authority support and stimulus for policies of environmental improvement, and in technical advice from the local authority. The following measures which have been tentatively agreed with the Trustees, are proposed for adoption as policy for environmental conservation and enhancement.

(i) Tree Preservation:

The care and maintenance of roadside verges and trees has been made over to the Corporation Parks Department, and there would not appear to be any threat to such features in the environment, although the Parks Department have to inform the Trustees of any measures being carried out.

Permission has to be given by the Trustees for the felling of any trees on private land, but a Tree Preservation Order for all worthy trees on the estate, which does not exist at present, would strengthen the company's determination to retain such trees, and be a positive step towards the enhancement of the appearance and characteristics of the area.

It is suggested, therefore, that a Tree Preservation Order should be made for all worthy trees on private land within the estate.

(ii) Open Space:

Generous provision of open space, including land for allotments and recreational purposes, was made in the original layout for the estate. However, certain of these areas, and also many of the long private gardens and "backland" sites which were included in that layout, are becoming disused. Together with the demand for new land uses, especially off-street vehicular parking, there is a need to rationalise and reorganise the use of surplus land in a manner that will not detract from the visual amenity of the area.

It is suggested, therefore, that the programme of land use rationalisation, which is being implemented by the estate company, would be supported by the designation. This should include:

(a) The use of spare land for the provision of private lock-up garages, to provide one garage per dwelling by 1980, in a manner that would not detract from the visual amenities of the area.
(2) The use of surplus allotment land for public open space to supplement both the estate's and the city's requirements.

(c) The use of surplus gardens and other ancillary open space for amenity or, possibly, commercial tree planting, as has taken place on the once garden land to the west of No. 7 Carlies Avenue.

(iii) Provision of Standard Amenities

The estate Company are engaged upon a programme of providing dwellings with any deficient standard amenities. The generous size of the original dwellings often facilitates the accommodation of such amenities by internal reorganisation but, when external extensions are required, it is essential that these are sympathetic to the style of architecture, and do not result in the visual spoilation of the estate. The recognition of the special architectural and historic qualities of the estate by designating it as a Conservation area, could support applications for grants for the provision of standard amenities, to ensure that, especially if, when Article 4, Directions (i) are made, such extensions are architecturally sympathetic, and that additional grant could be payable on these grounds.

(iv) Vehicular & Pedestrian Circulation

The Estate is experiencing a degree of environmental deterioration stemming from the adverse effect of the penetration of excessive through traffic, especially at morning and evening peak hours. The narrow estate roads (16ft. carriageway) accentuate the problem of noise, pollution and local congestion. Although the free-flow of through traffic is desirable, it should be achieved without promoting the deterioration of the human environment, and can be achieved by a rationalisation of the overall vehicular circulation pattern of the district. The control of circulation must, in this instance, be achieved without the introduction of a profusion of vehicle control signs, which would have an adverse effect upon the visual amenity of the area.

It is suggested, therefore, that an examination of the traffic problems of the estate is made, with the aim of reducing the penetration of through traffic, and the improvement of the environment.

The area comprises St. Peters Church, Vicarage and Church curtilages, Nos. 19/25 (inclusive) Vicarage Road, and 6/16 (inclusive) Old Church Road, and 48 St. Peters Road, Old Bell Inn, St. Peters (C. of E.) School, the Bishops Hall and curtilage, Harborne Hall Convent and curtilage, The Grove Cricket Ground, and the Grove Lane Recreational Ground.

Individual buildings within the area.

St. Peters Church & Other ecclesiastical buildings.

The church retains its squat 15th Century tower, but the 19th Century saw substantial rebuilding. It is listed under section 32 of the 1962 Act.

It has a substantial rambling and well wooded churchyard containing the grave of David Cox the Watercolourist. There are three lych gates, one opposite St. Peters Road built in 1852, the Jubilee Gate built in 1887, and the churchyard gate built in 1863.

The vicarage, school rooms and hall are all of post-war origin, substantial buildings and well maintained. The curtilage of these buildings comprise large areas of rough ground needing landscaping or improvement.

Harborne Hall.

This building is now occupied by the Convent of the Servant of the Sacred Heart. It is a classic mid-19th Century building, built of red brick made at nearby California. It was constructed by Charles Heaton, and has substantial, wooded landscaped grounds.

Bishops Croft.

The Bishops Croft is a visually attractive well maintained example of Georgian Architecture, built largely in 1780 and has some Adam interior work.

The original house is a three-storied brick building, and has two-storey later wings. A modern chapel has been added. Within the curtilage is a smaller Georgian domestic residence, equally attractive and well maintained.

The building has been the residence of the Bishop of Birmingham since 1905 and is a listed building (Class II) under section 32 of the 1962 Act.

St. Peters (C. of E.) School.

The school erected in 1821 is a simple brick building with attractive leaded windows.

Old Bell Inn.

This is an attractive early 19th Century two-storey building with white pebble-dash facades.
No. 16 Old Church Road is a large detached Georgian building with plain stucco facades. It is in a reasonable state of repair and the curtilage contains many fine mature trees.

Nos. 6, 7, 8 and 12, Old Church Road, are mid-19th Century cottages, brick built, two-storey, well-maintained and adding considerably to the semi-rural aura of the area.

Nos. 43 St. Peter's Road, 14 Old Church Road, and 19/25 (inclusive) Vicarage Road, are all well-maintained post-war detached houses.

No. 5 Old Church Road is a void and neglected Victorian Villa.

Reasons for Preservation.

1. Historical Associations.

Harborne is an old Staffordshire place name; the suffix "Borne" is of Anglo Saxon derivation referring to a stream; the prefix "Ear" means either old or boundary, in which case the name could refer to the boundary brook between Staffordshire and Worcestershire.

None of the original village remains, but subsequent rebuilding has perpetuated the original tortuous road pattern of intimate village character in nucleated form. Dwellings are clustered around the church, inn and school. The majority of the buildings are of 19th Century or 20th Century Origins.

2. Setting for Historical and Architecturally Important Buildings.

The nucleated old village of Harborne provided the traditionally attractive and characteristic setting for St. Peter's Church, the Bishops Croft-Harborne Hall and the Bell Inn. The appreciation of the character of these buildings would be marred if this setting were destroyed, or substantially changed.


The focus of interest around the old village heart, with interesting serial vision sequences due to the disposition of roads should be preserved.

The large areas of open space, including the cricket ground, the curtilage of the Bishops Croft, and Grove Park, which contribute a semi-rural character to the village, should be enhanced and preserved.

Suggestions for conservation.

(1) Improvements to and preservation of existing landscaping, especially tree avenues should be carried out together with rationalization of street furniture which at present obstructs in some of the vistas.
The provision of off-street vehicular parking for the Bell Inn, the church and church hall, to reduce environmental deterioration should be made.

The rationalization of pedestrian circulation, physical improvement of footpaths, and the promotion of pedestrian segregation to improve safety along narrow and tortuous roads should be pursued.

It should be ensured that all new buildings preserve the original pattern of a nucleated village and enhance the sense of enclosure of the village.