

PLANNING CONTROL**Document Title: Conservation Area 20.
Moseley**

Date of Designation: 17 March 1983
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Contents: Planning and Highways Committee 17 March 1983 report and map

Planning Committee 12 November 1987 report and map



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

The City Planning Officer presented the following Report:

CITY OF BIRMINGHAM

PLANNING DEPARTMENT

PLANNING AND HIGHWAYS COMMITTEE

17th March, 1983

DESIGNATION OF MOSELEY CONSERVATION AREA

Members will recall that on 29th April, 1982, consideration of a report, concerning the proposal that a Conservation Area be designated at Moseley, was deferred in order that a Committee visit could take place.

The Conservation Areas Advisory Committee had previously considered the proposal and whilst strongly urging that a Conservation Area be designated, agreed that a visit would be desirable before any final decision was taken, since the area suggested by the Moseley Conservation Group and Chantry Road and Park Hill Residents Association was somewhat larger than that recommended previously.

The visit took place on 2nd September, 1982, and was attended by both Planning and Highways and Conservation Areas Advisory Committee members. They toured the area and members were able to appreciate the varied nature and quality of the street scene and individual buildings in Park Hill, Chantry Road, Woodbridge Road, Church Road, St. Marys Row, Salisbury Road, Amesbury Road, Reddings Road and Alcester Road.

The reasons for the drawing of the tighter boundary in the Department's proposals were explained, which in essence were that the additional areas proposed were of lesser quality and peripheral to the core area based on the village and Moseley Park and Pool.

Committee members then assembled at the car park behind St. Mary Row and were met by members of the Moseley Conservation Group which comprised representatives of the Chantry Road and Park Hill Residents Association, the Birmingham Branch of the Victorian Society, the Moseley Society, the Moseley Park and Pool Co. Ltd., the Moseley Business and Trade Association and the Salisbury Road and District Residents Association.

Mr. Barry Hepburn, of the Chantry Road and Park Hill Residents Association, the Chairman of the Moseley Conservation Group, then conducted the Committee members on a tour of the area assisted by Mrs. Fiona Baldwin, Secretary of the Moseley Society. Particular features of the area were pointed out by Mr. Hepburn and members were able to walk through the private park.

Mr. Hepburn made a particular point of saying that whilst he appreciated that the Department wished to consider a relatively compact area for designation he wished to see the lower end of Park Hill included but would be prepared to see the centre of Park Hill opposite St. Annes Church deleted and Woodbridge Road and King Edward Road also deleted.

(ii)

I consider that the boundary I proposed incorporated the important elements of Moseley's historic and architecturally important street scene and feel that the lower end of Park Hill is of a decidedly lesser quality. Your Chairman considered that it may be desirable to draw the boundary even more tightly, excluding for instance the terraced housing of Woodbridge Road and King Edward Road, since the potential for difficulties of control over alterations and extensions outweighs the merits of these properties.

In order that matters could be progressed and the views of local residents taken into account, your Chairman agreed that an exhibition illustrating the various options available be held at Moseley and that all residents within the largest area (that proposed by the Moseley Conservation Group and termed the Study Area), be invited to attend.

The exhibition took place at the Timaeus Gallery, 2a Salisbury Road, Moseley, from Monday 17th to Saturday 22nd January, 1983, and included late evening opening. The Moseley Society kindly distributed leaflets and posters to all households and commercial premises within the Study Area.

A total of 439 people attended the exhibition and it was subsequently transferred to the Planning Department Reception Area. To date, a total of 282 questionnaires have been returned and these have now been analysed.

Only four respondents opted for Option 1, that is no Conservation Area at all. Fourteen opted for Option 2, a tightly drawn area around Moseley Village Centre but including Moseley Private Park and Pool. The Planning Department preferred option, an area bounded by the railway line in the east, Reddings Road to the south, Amesbury Road to the west and Park Hill to the north, was favoured by 52 respondents.

The largest response (155) was for Option 4, that is the whole of the Study Area, which includes not only the preferred option area but also the lower end of Park Hill to the north-west, the west side of Amesbury Road to the south-west, Woodbridge Road and its environs to the north-east, and Leighton Road and Tudor Road to the south-east.

Fifty seven of the replies go further still. Whilst opting for the whole of Option 4, they would like an even more extensive area designated. These additional areas are varied but the majority include the remainder of St. Mary's Row and substantial portions of Wake Green Road extending to Belle Walk. A further area suggested is that based on St. Agnes Church, to include St. Agnes Road, Dyott Road, Billesley Lane and Oxford Road. This latter area is separated from the Study Area but a strong plea is made for this area to be considered as a separate Conservation Area and this could well be the subject of a further public participation exercise at some future date.

The results of the public participation exercise clearly showed that the overwhelming majority of residents are in favour of an extensive Conservation Area designation. Whilst I still consider that my suggested preferred Option 3 would be more viable and included the Core rather than peripheral areas,

(iii)

it would seem that there is great local pressure for a more extensive area and therefore I would now be prepared to recommend that Option 4 be designated but excluding the small area to the east of the railway line. I am, however, opposed to extending the area along Wake Green Road, even though there are a number of interesting individual buildings in this area.

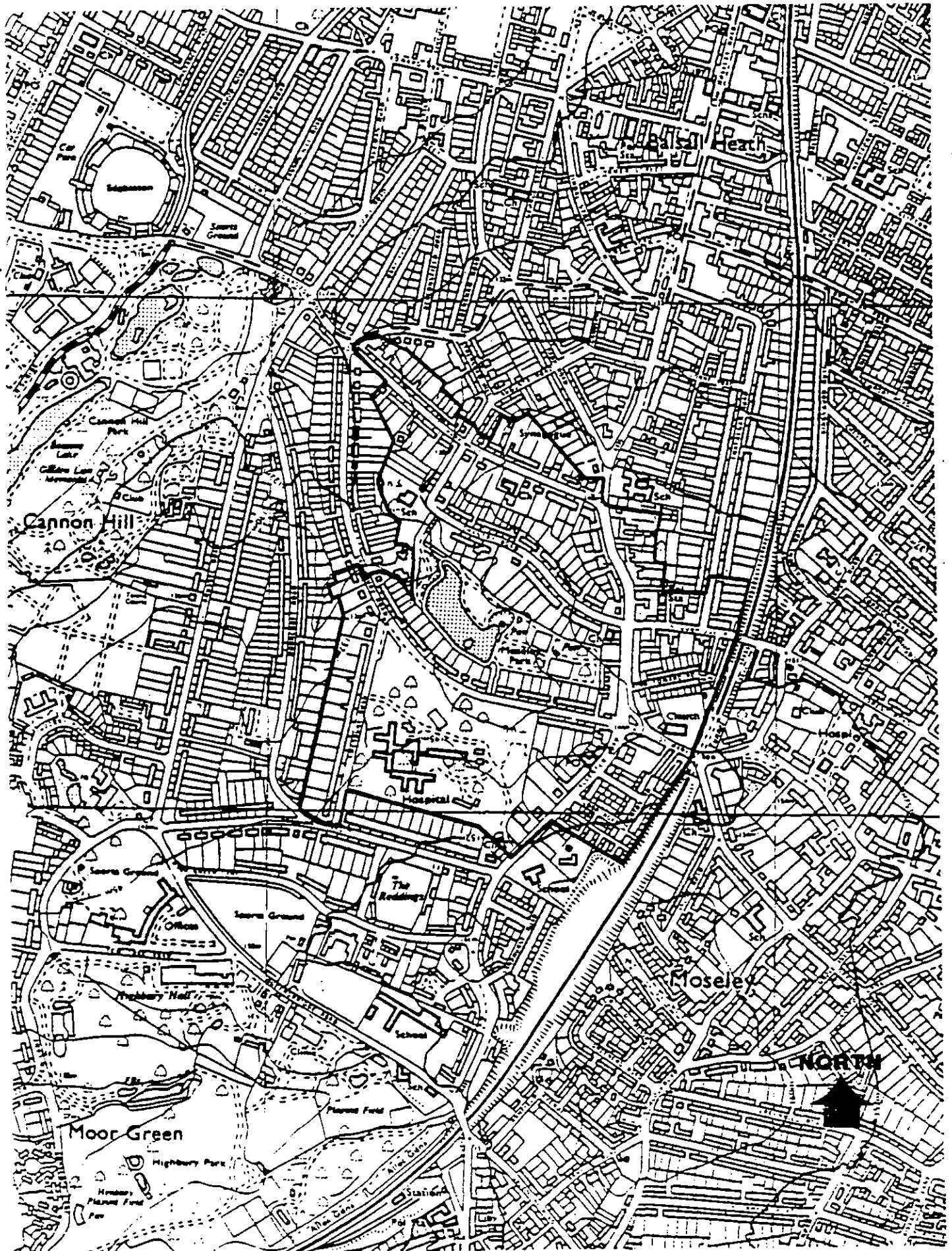
RECOMMENDATION:

That your Committee designate, under Section 277 of the Town and Country Planning Act, 1971, as amended, Moseley Conservation Area; more particularly delineated on the 1/1250 scale plan annexed hereto and numbered P13942.

I/D/GP/LB

Graham Snaylor
CITY PLANNING OFFICER *JS*

JOSELEY CONSERVATION AREA



SCALE 1:10,000

CONSERVATION AREAS
ADVISORY COMMITTEE

10th November 1987

PLANNING COMMITTEE

12th November 1987

TOWN AND COUNTRY PLANNING ACT 1971

NOS. 82-92 (EVENS) EDGBASTON ROAD MOSELEY

LIST OF BACKGROUND

PAPERS: Letter from Moseley Society

PURPOSE OF REPORT:

To consider extending the Moseley Conservation Area to include numbers 82-92 (evens) Edgbaston Road, Moseley

BACKGROUND:

Nos. 82-92 Edgbaston Road, Moseley are large, prominent houses adjoining the Moseley Conservation Area; they are situated within the Balsall Heath General Improvement Area (declared). These dwellings are all in the same ownership and it appears the owner is progressively voiding them. Planning consent has been refused on a number of occasions for partial redevelopment of the block. The properties are thus-

82 Edgbaston Road - Large double fronted Edwardian brick and timber. Considerable structural problems and severe disrepair; a Closing Order has been made on this property.

84 & 86 Edgbaston Road - High quality semi detached brick and terra-cotta 1906. Good detail and unaltered. Void.

88 Edgbaston Road - Modest brick with render; detail reminiscent of Arts and Crafts. Void.

90 Edgbaston Road - Plain three-storey brick Edwardian. Poor condition, but occupied.

92 Edgbaston Road - Park View House 1892. Prominent and elevated corner site, nicely massed in brick and render. Void.

The properties, although unlisted, are of some architectural merit and in a prominent location. They are worthy of retention and although large properties which may be expensive to refurbish, they may qualify for improvement grants and it may well be that your Committee would consider grant aiding at a modest level any comprehensive scheme of improvement.

On the 22nd October, 1987 your Committee approved the principle of establishing a "Local List" of buildings which are of architectural or historic interest although not included in the Statutory List. I recommend that numbers 84 and 86 Edgbaston Road be included in the Local List.

Photographs and a plan are displayed for your Committees' consideration.

PROPOSAL:

The Moseley Society has made representations regarding the deterioration of these buildings and suggested that the block could form a small extension to the Moseley Conservation Area. I support this view and would recommend that numbers 82-92 (evens) Edgbaston Road, Moseley, be included in the extended Moseley Conservation Area.

The Director of Environmental Services has been consulted in the preparation of this report.

RECOMMENDATION:

1. That the views of the Conservation Areas Advisory Committee be transmitted to the Planning Committee.
2. That the Planning Committee designate under Section 277 of the Town and Country Planning Act 1971, as amended, an extension to the existing Moseley Conservation Area to include numbers 82-92 (evens) Edgbaston Road, as indicated on the attached plan No. P13942A; and that numbers 84 and 86 Edgbaston Road be included in the Local List for the City of Birmingham.

David Fram
for GRAHAM SHAYLOR
DIRECTOR OF DEVELOPMENT

Contact Officer: C E Hargreaves 235 3854 Area Planning Conservation

AP/C/CEH/TPS/HARGREAVES

EXISTING BOUNDARY _____
PROPOSED EXTN _____

EXISTING BOUNDARY

PROPOSED EXTN

