

PLANNING CONTROL

**Document Title: Conservation Area 1.
Ryland Road Edgbaston**

Date of Designation: 13 March 1969

Date of Press Notice: 12 August 1969

Contents: Public works Committee report
and recommendation



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

PR.

PUBLIC WORKS COMMITTEE

13th March, 1969.

Civic Amenities Act 1967
Ryland Road Conservation Area

By Minute 31159 dated 8th August 1968, your Committee instructed me to consider and report upon the possibility of retaining the premises Nos. 66-69 (inclusive) and two cottages within the Lee Bank Extension Area.

Your Committee will recall that Nos. 37 to 58 (inclusive) Lee Crescent were made subject to the Birmingham (Lee Crescent, Edgbaston) Building Preservation Order, 1966 and these properties now form an interesting feature overlooking the Lee Bank Public Open Space. The sites of these properties are shown edged blue on submitted plan PR.22461/1.

Whilst Nos. 67 to 69 Ryland Road are very interesting examples of mid-Victorian architecture, it would be wrong in principle to justify their retention in isolation.

I am, therefore, of the opinion that the conservation of all this section of Ryland Road would effectively extend the preservation of an area of considerable character and architectural merit. The Birmingham Civic Society has been requested to look into this matter independently and concur with my view. Photographs supplied by the Society are exhibited for your Committee's inspection.

The City Architect has been consulted and he agrees with my suggestions to retain all the residential portion of Ryland Road. Whilst this will affect the proposals for this area it still leaves a viable site for residential development.

x Therefore, I consider that the area edged red on submitted plan PR. 22461/1 should be made subject to a Conservation Order under the Civic Amenities Act 1967.

Section 1 of the Act makes provision for the preservation of areas, as distinct from buildings, of architectural or historical interest. Previously, buildings could be protected by Building Preservation Orders under the provisions of Sections 30 and 62 of the Town and Country Planning Act, 1962. The designation of Conservation Areas represents a shift of emphasis from negative control to creative planning for preservation. The local authority still has power in cases of need to pay grants or loans for the repair and maintenance of such properties under the Local Authorities (Historic Buildings) Act, 1962.

It is recommended that the rear portions of the gardens of Nos. 77-80 Ryland Road should be excluded from any designation in order to facilitate satisfactory redevelopment of the properties fronting Summer Road. Three of these four properties are already owned by your Committee.

I therefore recommend that your Committee should

Conservation Area under the provisions of Section 1 of the Civic Amenities Act 1967; that the Town Clerk be instructed to submit any necessary notices to the Ministry of Housing and Local Government, and that the Housing Manager, City Architect, City Estates Officer, the Chief Public Health Inspector and the Secretary of the Birmingham Civic Society be informed accordingly.

DEP/HD.

CITY ENGINEER AND SURVEYOR.

✓
As recommended

13th March, 1969

Civic Amenities Act, 1967 -
Ryland Road Conservation Area

(Document No. 35)

34423

RESOLVED:- That, in the circumstances now indicated and pursuant to the provisions of Section 1 of the Civic Amenities Act, 1967, approval be given to the designation as a Conservation Area of the area at Ryland Road more particularly indicated in red edging on Plan No. PR.22461/1 and that the Town Clerk be instructed to give any necessary notice in connection therewith; further, that the Housing Manager, City Architect, City Estates Officer, Chief Public Health Inspector and the Secretary of the Birmingham Civic Society be informed accordingly.

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the areas outlined on plans PR. 10260, 10258, 10257, 10259, 10261, 10262, 10263, 10264, 10265, 10266, 10267, 10268, 10269, 10270, 10271, 10272, 10273, 10274, 10275, 10276, 10277, 10278, 10279, 10280, 10281, 10282, 10283, 10284, 10285, 10286, 10287, 10288, 10289, 10290, 10291, 10292, 10293, 10294, 10295, 10296, 10297, 10298, 10299, 10300, 10301, 10302, 10303, 10304, 10305, 10306, 10307, 10308, 10309, 10310, 10311, 10312, 10313, 10314, 10315, 10316, 10317, 10318, 10319, 10320, 10321, 10322, 10323, 10324, 10325, 10326, 10327, 10328, 10329, 10330, 10331, 10332, 10333, 10334, 10335, 10336, 10337, 10338, 10339, 10340, 10341, 10342, 10343, 10344, 10345, 10346, 10347, 10348, 10349, 10350, 10351, 10352, 10353, 10354, 10355, 10356, 10357, 10358, 10359, 10360, 10361, 10362, 10363, 10364, 10365, 10366, 10367, 10368, 10369, 10370, 10371, 10372, 10373, 10374, 10375, 10376, 10377, 10378, 10379, 10380, 10381, 10382, 10383, 10384, 10385, 10386, 10387, 10388, 10389, 10390, 10391, 10392, 10393, 10394, 10395, 10396, 10397, 10398, 10399, 10400, 10401, 10402, 10403, 10404, 10405, 10406, 10407, 10408, 10409, 10410, 10411, 10412, 10413, 10414, 10415, 10416, 10417, 10418, 10419, 10420, 10421, 10422, 10423, 10424, 10425, 10426, 10427, 10428, 10429, 10430, 10431, 10432, 10433, 10434, 10435, 10436, 10437, 10438, 10439, 10440, 10441, 10442, 10443, 10444, 10445, 10446, 10447, 10448, 10449, 10450, 10451, 10452, 10453, 10454, 10455, 10456, 10457, 10458, 10459, 10460, 10461, 10462, 10463, 10464, 10465, 10466, 10467, 10468, 10469, 10470, 10471, 10472, 10473, 10474, 10475, 10476, 10477, 10478, 10479, 10480, 10481, 10482, 10483, 10484, 10485, 10486, 10487, 10488, 10489, 10490, 10491, 10492, 10493, 10494, 10495, 10496, 10497, 10498, 10499, 10500, 10501, 10502, 10503, 10504, 10505, 10506, 10507, 10508, 10509, 10510, 10511, 10512, 10513, 10514, 10515, 10516, 10517, 10518, 10519, 10520, 10521, 10522, 10523, 10524, 10525, 10526, 10527, 10528, 10529, 10530, 10531, 10532, 10533, 10534, 10535, 10536, 10537, 10538, 10539, 10540, 10541, 10542, 10543, 10544, 10545, 10546, 10547, 10548, 10549, 10550, 10551, 10552, 10553, 10554, 10555, 10556, 10557, 10558, 10559, 10560, 10561, 10562, 10563, 10564, 10565, 10566, 10567, 10568, 10569, 10570, 10571, 10572, 10573, 10574, 10575, 10576, 10577, 10578, 10579, 10580, 10581, 10582, 10583, 10584, 10585, 10586, 10587, 10588, 10589, 10590, 10591, 10592, 10593, 10594, 10595, 10596, 10597, 10598, 10599, 10600, 10601, 10602, 10603, 10604, 10605, 10606, 10607, 10608, 10609, 10610, 10611, 10612, 10613, 10614, 10615, 10616, 10617, 10618, 10619, 10620, 10621, 10622, 10623, 10624, 10625, 10626, 10627, 10628, 10629, 10630, 10631, 10632, 10633, 10634, 10635, 10636, 10637, 10638, 10639, 10640, 10641, 10642, 10643, 10644, 10645, 10646, 10647, 10648, 10649, 10650, 10651, 10652, 10653, 10654, 10655, 10656, 10657, 10658, 10659, 10660, 10661, 10662, 10663, 10664, 10665, 10666, 10667, 10668, 10669, 10670, 10671, 10672, 10673, 10674, 10675, 10676, 10677, 10678, 10679, 10680, 10681, 10682, 10683, 10684, 10685, 10686, 10687, 10688, 10689, 10690, 10691, 10692, 10693, 10694, 10695, 10696, 10697, 10698, 10699, 10700, 10701, 10702, 10703, 10704, 10705, 10706, 10707, 10708, 10709, 10710, 10711, 10712, 10713, 10714, 10715, 10716, 10717, 10718, 10719, 10720, 10721, 10722, 10723, 10724, 10725, 10726, 10727, 10728, 10729, 10730, 10731, 10732, 10733, 10734, 10735, 10736, 10737, 10738, 10739, 10740, 10741, 10742, 10743, 10744, 10745, 10746, 10747, 10748, 10749, 10750, 10751, 10752, 10753, 10754, 10755, 10756, 10757, 10758, 10759, 10760, 10761, 10762, 10763, 10764, 10765, 10766, 10767, 10768, 10769, 10770, 10771, 10772, 10773, 10774, 10775, 10776, 10777, 10778, 10779, 10780, 10781, 10782, 10783, 10784, 10785, 10786, 10787, 10788, 10789, 10790, 10791, 10792, 10793, 10794, 10795, 10796, 10797, 10798, 10799, 10800, 10801, 10802, 10803, 10804, 10805, 10806, 10807, 10808, 10809, 10810, 10811, 10812, 10813, 10814, 10815, 10816, 10817, 10818, 10819, 10820, 10821, 10822, 10823, 10824, 10825, 10826, 10827, 10828, 10829, 10830, 10831, 10832, 10833, 10834, 10835, 10836, 10837, 10838, 10839, 10840

By Minute No. 34422 on 13th March, 1969, your Committee authorised me to submit a list of areas which are considered suitable for designation as conservation areas. Your committee will recall that by Minute No. 34423 on 13th March, 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.

2. (a) Apophysis Old Village

- (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 Bournville 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.

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(ii)

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.

Heville Borg

RWJ/MAP

Heville Borg
CITY ENGINEER AND SURVEYOR.

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