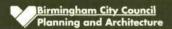
ST AGNES

CONSERVATION AREA



ST AGNES IS SITUATED THREE MILES SOUTH OF THE CITY CENTRE AND ONE MILE SOUTH EAST OF MOSELEY VILLAGE. IT WAS DESIGNATED A CONSERVATION AREA

It was designated a Conservation Area on 25 June 1987.



BACKGROUND

THE 1860S AND 1870S SAW A GREAT EXPANSION IN THE MOSELEY AREA AS PEOPLE MOVED FROM THE CITY CENTRE TO THE LEAFIER SUBURBS. AFFLUENT, WITH A REPUTATION FOR HEALTHY AIR, MOSELEY BOASTED A WIDE RANGE OF SPORTING ACTIVITIES. THE PART OF MOSELEY THAT NOW COMPRISES ST AGNES CONSERVATION AREA CONTAINS MANY SUBSTANTIAL RESIDENCES BUILT IN A VARIETY OF DESIGNS AND STYLES. THE LARGE GARDENS AND MATURE TREES OF THESE RESIDENCES ARE A PARTICULARLY ATTRACTIVE FEATURE AND ST AGNES CHURCH PROVIDES A PLEASING FOCAL POINT.

ST AGNES CHURCH

In the Early 1880s Mr Francis Willmot, a Birmingham solicitor, was developing the surrounding land as a high quality residential estate. In 1882 he donated the land on which the church now stands. A competition for the design of the church was won by Mr William Davis and the foundation stone was laid in October 1883. The church was built in three stages. First to be completed were the chancel, north and south transepts and upper part of the nave. Ten years later, in 1893, the aisles and remainder of the

It was not until 1932, when a donor with the pseudonym 'Caradoc' provided the money, that the third stage, the completion of the

nave were

church was

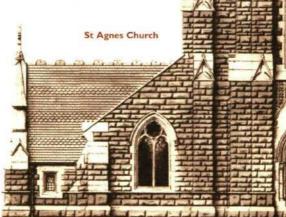
Bishop of

of that year.

completed and the

consecrated by the

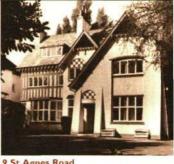
Worcester in May



tower, was undertaken by the architect C.E. Bateman.

> The church is built in the Decorated Gothic style whilst the furnishings are Perpendicular Gothic. Among the many attractive features of the church is the stained glass east window depicting 'Christ in Glory' which was designed by Ballantyne and Gardiner of Edinburgh to celebrate the Diamond Jubilee of Queen Victoria. To the west end of the north aisle is an Arts and Crafts window by Henry Payne. Interior carpentry was designed by James Swan and carved by Robert Pancheri of the Bromsgrove Guild in the 1930s.

> > The church is a Grade II listed building.



9 St Agnes Road

HOUSES IN THE CONSERVATION AREA

UNTIL THE 1870s the area known as Wake Green was open countryside with only a few dwellings on Billesley Lane and Wake open countryside with only a few dwellings on Billesley Lane and Wake Green Road. By the 1890s development around St Agnes Church had begun in earnest. At this time, Birmingham architects embraced the principles of the Arts and Crafts Movement and many houses within the conservation area are notable for their high quality design, construction and detail. Houses by prominent and innovative local architects such as C.E. Bateman, W.A. Harvey, George Pepper and Willoughby DeLacy Aherne are situated within the conservation area.

The area has been largely unaltered since its original development and as such is a good example of Arts and Crafts design, which was

a reaction to overblown Victorian architecture, seeking to create houses that respected English

building traditions and a craftsmanlike approach to construction.

George Pepper was the architect of 86 Cotton Lane, which is a mixture of brick, roughcast and half timbered elements. All the principal ground floor rooms have inglenook fireplaces. Other houses by George Pepper include 9 and 80 Cotton Lane, 48 Wake Green Road and 44 St Agnes Road.

In 1923 Charles Edward Bateman, who was at the forefront of the Arts and Crafts Movement, designed 5 Colmore Crescent as the vicarage for St Agnes Church.

The house was built in the Queen Anne style with two storeys of roughcast brick and a hipped tile roof.

Some details of Grade II listed buildings in the conservation area are given below. much interesting detailing which includes half timbering, a diminishing coursed green slate roof and distinctive buttressing.

110-112 Oxford Road is an unusual pair of semi detached houses, each differing subtly from the other in details whilst appearing to be symmetrical. Built by DeLacey Aherne for two brothers, the houses were later extended to the rear with garages and a shared billiard room over. The swept front wall with stone ball finials unifies the pair.

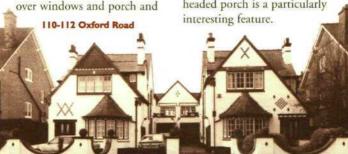


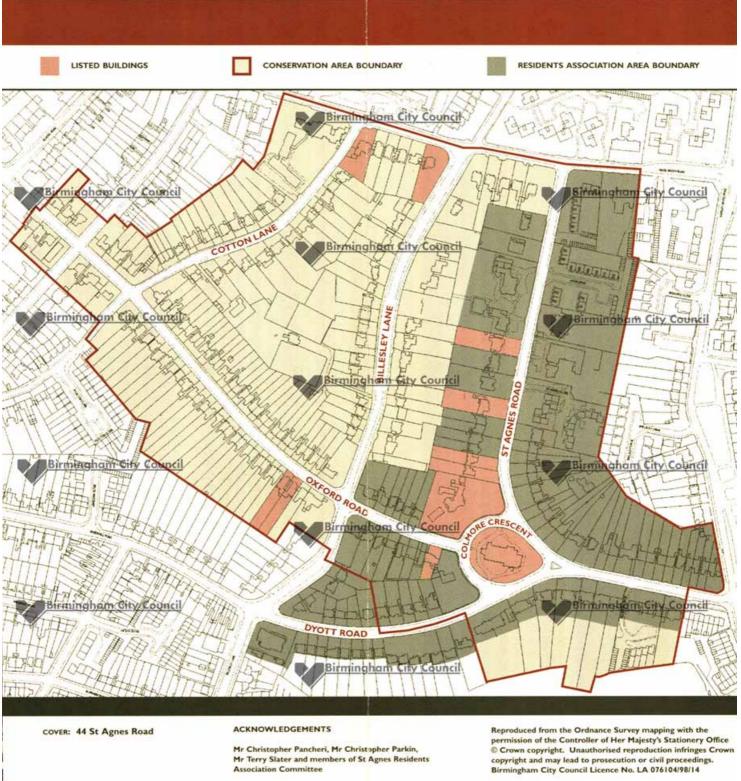
50 Wake Green Road

50 Wake Green Road was also designed by G.E. Pepper in 1907. Built of brick with stone dressings and a steep tiled roof, this is a building rich in inventive detail. The house includes a number of attractive bay windows with leaded lights. The segmentheaded porch is a particularly interesting feature.

LISTED RESIDENCES

9 ST AGNES Road, Whitecroft is a large house designed by DeLacey Aherne in 1906. It displays a mix of roughcast and timber framing with chequerboard patterns over windows and porch and





Designed by Anthony Rowse for his brother Thomas in 1904, 15 St Agnes Road is an Arts and Crafts house in a distinctive but restrained Birmingham style. Great care has been taken in the choice of materials to create a coherent whole. Features include a semi circular hood over the porch, stone transomed and mullioned windows to the stairway and distinctive stonework with tile patterns.



25 & 27 St Agnes Road

W. Alexander Harvey designed 25 and 27 St Agnes Road c1905 as semi detached Arts and Crafts houses treated as a symmetrical pair. The houses are arranged in a 'U' shape with bold gabled wings and pretty roughcast oriels at first floor level. Diamond patterned brickwork adds texture. No. 25 suffered bomb damage in the Second World War and repairs were supervised by Harvey in 1945-7.

At 1 Colmore Crescent stands Ashley Lodge. This is the largest house in the conservation area and was designed by Owen P Parsons in c1916. The house contains a variety of styles and features

juxtaposed to suggest the style of an English manor house which has been added to over several centuries. It is expensively finished with high quality materials and Arts and Crafts details. External features include massive chimneys, hanging slates and stone mullioned windows. Other listed buildings in the conservation area by Parsons include 130 Oxford Road (c1907) and 40 Wake Green Road (c1911).

WELL KNOWN PERSONALITIES

FREDERICK William Lanchester LLD FRS came to Birmingham in 1889 and remained until his death in 1946. From 1924 he lived at Dyott End, a house now numbered 128a-d Oxford Road. Together with his brothers George and Francis, he formed the Lanchester Motor Company, producing advanced, high quality cars from the beginning of the 20th century until 1931 when the company was sold to the BSA Group. A memorial plaque was placed on his Oxford Road house and a similar plaque to his brother George can be seen on the house at 30 Dyott Road, where George lived until 1932.

Joseph Lucas founded the prosperous family business making lamps and products for the cycle industry in Birmingham. At the end of the 19th century his son Harry became the driving force behind the business and its expansion on the Great King Street site from 1898 onwards. In 1900 Harry had 5 St Agnes Road built. In 1929 he became managing director of the company.

James Johnstone Gracie CBE, after whom Aston University's Wake Green Conference Centre is named, exercised a significant influence on industrial education in Birmingham during the 1950s and 60s. Profoundly influential in the development of the Birmingham College of Technology, which became the University of Aston in 1966, he was also a life governor of Birmingham University and a president of the Birmingham Chamber of Commerce.

SOME FACTS ABOUT THE AREA

ON ITS SOUTH SIDE the area is bounded by Moseley Golf Course and Moseley Ashfield Cricket Ground – both well established facilities where open spaces encourage a wide variety of urban wildlife. Moseley Lawn Tennis Club, originally formed in 1928, thrives as a centre for both social and competitive tennis.

Much of the conservation area is situated on a plateau approximately 160 metres above sea level, with its northern edge sloping gently down towards the city centre.



86 Cotton Lane

Soil in the area is of a light, stony nature on permeable ground. Trees abound and St Agnes Road is well known for its avenue of mature planes.

WHAT IS A CONSERVATION AREA?

A CONSERVATION area is

'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' *Town and Country Planning (Listed Building and Conservation Areas) Act 1990.*

Conservation areas almost always contain a number of buildings which, because of their style and setting, or their situation in groups, reflect the history and vernacular architecture of the town or district. This is especially so in Birmingham where conservation areas have been designated to preserve the history and atmosphere of the city's past. With pressures for modern development it is not always possible, however, to retain every interesting building. The Department for Culture, Media and Sports' listing process and the designation of conservation areas by the City Council ensure that the best examples are retained.

Some, but not all, of the buildings in conservation areas are statutorily listed. This means that they are considered to be of special architectural or historic interest and there are special legal provisions to give them extra protection.

LIVING IN A CONSERVATION AREA WHAT CAN I DO TO HELP?

THE CONSERVATION of Birmingham's heritage has a positive effect for both residents and visitors alike and conservation area designation provides a powerful means of preserving areas of architectural and historic interest.

The St Agnes Resident's Association, which assisted in the production of this leaflet, encourages residents to improve the area by keeping their walls, hedges and fences in good repair, collecting rubbish dropped in the road and weeding and cleaning the pavements outside their

homes. For information ring 0121 449 1349.

Conservation is not restricted to any specialised group of people but involves everyone. It is the aim of the City Council's Conservation Group to reach a state whereby, with little local authority intervention, areas conserve themselves and so become interesting and delightful places in which to live and work.

HOW THIS AFFECTS YOU

THE COUNCIL'S policy is to protect significant buildings within conservation areas and improve their appearance and setting. This means that any proposals you may have for altering your property will need to be considered very carefully to ensure that the end result does not detract from, or conflict with, the character of the conservation area or indeed, the building itself.

Buildings in a conservation area cannot be demolished without first obtaining Conservation Area Consent from the City Council.

Where there is a need to preserve the original features of unlisted buildings and their surroundings, the Council can make an Article 4 (2) Direction. In these areas consent is required for minor alterations which would not usually require consent.

PLANNING LAW

CONSERVATION AREAS

Where an unoccupied unlisted building in a conservation area is seriously neglected, the Council, subject to the agreement of the Secretary of State for the Environment, Transportation and the Regions, may carry out urgent work necessary for the preservation of the building and can recover the costs from the owner.

The Council has the power to control or prohibit advertisements in conservation areas.

All trees in conservation areas, with a few minor exceptions, are protected, whether they are covered by a Tree Preservation Order or not. It is an offence to cut, lop, uproot, wilfully damage or fell any tree without the necessary approval from the Council.

LISTED BUILDINGS

Listed Building Consent must be obtained from the Council for any proposed work, external or internal, which may affect the character of a listed building. It is a criminal offence to carry out unauthorised work.

A listed building must be maintained in a satisfactory condition. Where a listed building does fall into disrepair the City Council has the power to carry out urgent repairs and recover the costs from the owner. It may even compulsorily purchase the property in order to protect it.

Owners and occupiers are advised to consult the Department of Planning and Architecture before starting any work to a listed building or to a building within a conservation area.

FOR ADVICE AND FURTHER INFORMATION CONTACT

The Conservation Group Department of Planning & Architecture P.O. Box 28, Baskerville House Broad Street, Birmingham, BI 2NA



The contact details within this leaflet have been updated since its publication. Please use the contact details below.

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