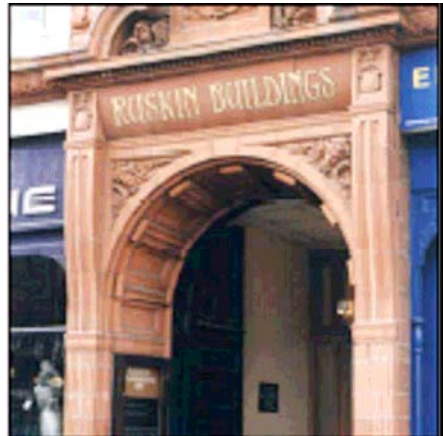


PLANNING CONTROL

**Document Title: Conservation Area 29.
Steelhouse, City centre**

Date of Designation: 14 October 1993

Date of Press Notice: 22 October 1993

Contents: 14 October 1993 Planning Committee report,
map and minute



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

To CEN 27/9/93

BIRMINGHAM CITY COUNCIL

REPORT OF DIRECTOR OF PLANNING AND ARCHITECTURE

CONSERVATION AREAS ADVISORY COMMITTEE 12 October 1993

PLANNING COMMITTEE 14 October 1993

DESIGNATION OF A CONSERVATION AREA AT STEELHOUSE LANE AND
CORPORATION STREET, CITY CENTRE

Purpose of Report

To acquaint Members with the result of the public participation exercise and to recommend that a Conservation Area now be designated.

Background

The designation of a Conservation Area covering the "Medico Legal" precinct was first suggested by my Conservation Group in 1981. The proposal was included in the first Conservation Strategy published in 1986 and has been referred to in the BUDS City Centre Design Strategy (1990). It is incorporated in the approved Birmingham Unitary Development Plan (1993) as Proposal E55. The Conservation Areas Advisory Committee considered the proposal on 15 January 1991 and welcomed it, and the then Chairman requested that the area be extended to include the Central Fire Station. The nearby Gun Quarter is, of course, being considered separately. Approval in principle for the designation was given by Planning Committee at their meeting on 17 January 1991, subject to a public participation exercise and the inclusion of the Central Fire Station within the boundary.

General public participation

The whole of the proposed Conservation Area bounded by St Chad's Queensway, James Watt Queensway, The Priory Queensway, Printing House Street and The Dental Hospital, together with the surrounding area comprising the whole of the B4 postal area has been leafleted. All postal delivery points, comprising 1,266 addresses have been included in the distribution. The leaflet explained the implications of designation, included a plan with the boundary agreed by Conservation Areas Advisory Committee and Planning Committee, extended to include the Central Fire Station, and invited suggestions for naming the area. Only two responses have been received, one from a firm of solicitors in Corporation Street within the proposed Conservation Area and one from a firm of estate agents in Bull Street outside the boundary of the proposed Conservation Area. The letter from the solicitors reads as follows:

"We have no objection to the proposed Conservation Area. Reference to the so called Medico Legal precinct is pretentious and should be dropped as soon as possible. As a name is apparantly required for the Conservation Area we would suggest Corporation Street. The multi-storey car park and office building above in Newton Street are of no architectural merit and should be excluded from the proposed area."

The letter from the estate agents states:

"So far as a name is concerned we would invite you to consider simply calling it Steelhouse Conservation Area as the activities within the area are already very well known. Secondly it seems to us Priory House, Cannon House and the other buildings fronting Priory Queensway including the multi-storey car park fronting Newton Street have little, if any, architectural merit, neither do they fit into the overall pattern of the area dominated by fine Victorian buildings, such as the Victoria Law Courts, the General Hospital and Central Hall. It is therefore suggested that the line of the Conservation Area be drawn so that these buildings are excluded."

So far as the name is concerned, obviously Medico Legal Precinct is too unweildly. Unfortunately, Victoria, Chamberlain and Corporation Street, which have all been suggested could cause confusion since these names occur within the existing Colmore Row and Environs Conservation Area. I therefore recommend that the area be named Steelhouse Lane Conservation Area.

So far as the proposed exclusions are concerned, I agree that the sectors identified are modern and of very limited architectural merit. If your Committees so wish the boundary could be modified to exclude these. However, I would not recommend it, since the boundary would then cut through backs of properties and I feel that keeping the boundary at Priory Queensway would help to ensure that future refurbishment, alterations or redevelopment to the top end of both Steelhouse Lane and Corporation Street is integrated with the more historic sector of the area. None of the owners or occupiers of the sector in question have requested to be excluded from the area to be designated.

Consultation with public bodies

The West Midlands Police, the West Midlands Fire Service, the Lord Chancellor's Department and the South Birmingham Health Authority have all been specifically contacted by letter as well as their premises being leafleted. None raise any objections to the proposed designation and indeed only the South Birmingham Health Authority have replied, despite reminder letters having been sent. The Health Authority have responded as follows:

"After internal consultation we would have no objections in principle to the proposal. The only caveat which we would make is to ask what constraints the proposal puts on the General Hospital and Dental Hospital sites (although we note that the Dental Hospital is actually outside the proposed area)."

A further letter has been sent to the Health Authority explaining the implications of designation, to which no reply has been received.

Consultation with City Council Departments

Memoranda requesting observations on the proposal were sent to the City Engineers, Economic Development, Environmental Services, Housing, Recreation and Community Services and Education Departments. None raise any objection to the proposal and the Assistant City Engineer has stated that "I would be happy to provide a member of staff for any working group and would express interest in building maintenance/preservation, highway and infrastructure matters."

Proposal

In view of the universal support for the proposed Conservation Area I therefore recommend that Planning Committee now designate the area with the boundary as agreed for the public participation exercise.

Financial Implications

There are no specific financial implications with designation, but the City as principal land owner in the area should be aware that a high standard of maintenance, repair and refurbishment may well have cost implications. This point is no doubt already widely appreciated since many of the city-owned buildings within the area to be designated are already in fact statutorily listed. In addition, future pedestrianisation or other enhancement proposals will undoubtedly have significant cost implications but these cannot be quantified at this time.

Implications for Women, People with Disabilities, Black and Ethnic Minority People and Race Relations

No specific planning implications have been identified so far as the content of this report is concerned.

Recommendations

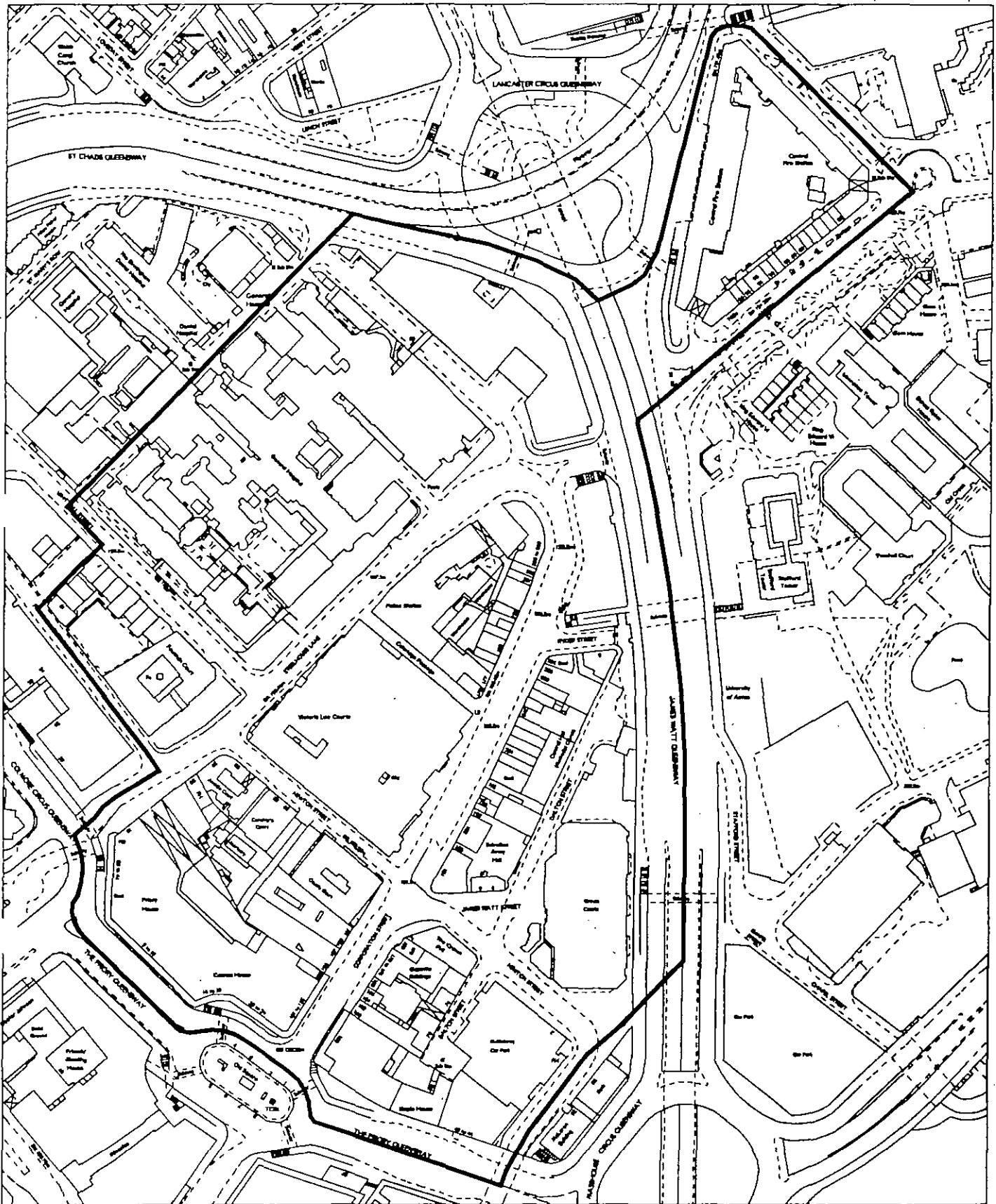
1. That Conservation Areas Advisory Committee endorse the proposed designation as referred to in the foregoing report.
2. That Planning Committee designate under Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 a Conservation Area at Steelhouse Lane and Corporation Street, City Centre as more particularly defined on the plan annexed to this report.
3. That the Conservation Area referred to in 2 above be named "Steelhouse Lane Conservation Area".

J PEVERLEY
ASSISTANT DIRECTOR, URBAN DESIGN

Contact Officer

G Price
Conservation Group
Tel. No. 235-4506

GP/CV/STEEL



 **BOUNDARY**

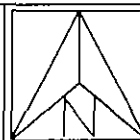


Birmingham City Council

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Proposed Conservation Area
 Steelhouse Lane & Corporation St.
 City Centre



SCALE

DRAWN

DATE

1/2500

DK/SMS

17/09/93

PLAN No.

REPORTS OF THE DIRECTOR OF PLANNING AND ARCHITECTURE

The attached reports were submitted:-

(See interleave No 5)

(A) Annual Training Report 1992/93

2554

RESOLVED:-

That the matters referred to in the attached report be noted and that it be referred to the Departmental Consultative Committee for information and comment.

(B) Designation of a Conservation Area at Steelhouse Lane and Corporation Street, City Centre

The views of the Conservation Areas Advisory Committee were reported to Committee and an explanatory note is attached at interleave No 6.

The Chairman proposed that the Conservation Area referred to should be named "Steelhouse Conservation Area".

2555

RESOLVED:-

- (i) That in accordance with Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990 approval be given to the designation of the area at Steelhouse Lane and Corporation Street, City, as more particularly defined on the Plan appended to the attached report as a conservation area;
- (ii) that the conservation area referred to above be known as the "Steelhouse Conservation Area".

(C) "Brackley Dene", 30 Chantry Road, Moseley

2556

RESOLVED:-

- (i) That "Brackley Dene", 30 Chantry Road, Moseley be added to the Grade A category of the Local List of Buildings of Special Architectural or Historic Interest in Birmingham;
- (ii) that the Secretary of State for National Heritage be requested to consider "Brackley Dene", 30 Chantry Road, Moseley for inclusion in the Statutory List of Buildings of Special Architectural or Historic Interest in Birmingham, as more particularly referred to in the attached report.