

PLANNING CONTROL

**Document Title: Conservation Area 23
Warwick Bar Bordesley**

Date of Designation: 25 June 1987

Date of Press Notice: 6 July 1987

Contents: 25 June 1987 Planning Committee report and maps



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

PLANNING COMMITTEE

25 June 1987

Designation of Warwick Bar Conservation Area

BACKGROUND PAPERS:

Reports of Director of Development to Conservation Areas Advisory Committee 8.7.86 and to Planning Committee 12.2.87 and Conservation Strategy approved by Planning Committee on 11.12.86.

PURPOSE OF REPORT:

To secure the designation of Warwick Bar Conservation Area as a matter of urgency.

BACKGROUND:

Since 1985, consideration has been given to the potential for designation of a Conservation Area in the Fazeley Street area of Bordesley, centred on the canal junction known as Warwick Bar. This would be the first canal based conservation area in Birmingham and was enthusiastically welcomed when reported to Conservation Areas Advisory Committee on 8 July 1986 and Planning Committee on 12 February 1987.

In the Conservation Strategy, approved by your Committee on 11 December 1986 the designation of the Warwick Bar Conservation Area is identified as the first priority in terms of new designations and it was intended that a public participation exhibition would be held shortly, with designation in the Autumn.

However, the major range of unlisted mid-19th Century warehouses within the proposed area, at 180-182 Fazeley Street, backing on to the canal, are about to be demolished. They are considered to be such an important grouping of canalside buildings that British Waterways Board drew them to the attention of the Department of the Environment, who unfortunately do not consider them to be of listable quality.

PROPOSAL:

The range of four storey blue and red brick warehouses, with ancillary lower ranges and two storey offices at 180-182 Fazeley Street capture the era of the City's commercial prosperity based on canal transport and in my view are essential to the character of this sector of the proposed Conservation Area. I therefore consider that the designation of a Conservation Area should proceed forthwith, since this is the only means by which the demolition of the warehouses can be prevented.

The proposal has received publicity through the Conservation Strategy and the reports to Conservation Areas Advisory Committee and Planning Committee. This, together with the fact that very few people actually live within the proposed area, persuade me that the omission of the public participation exhibition has not unacceptably curtailed public involvement in the designation process.

(ii)

RECOMMENDATION:

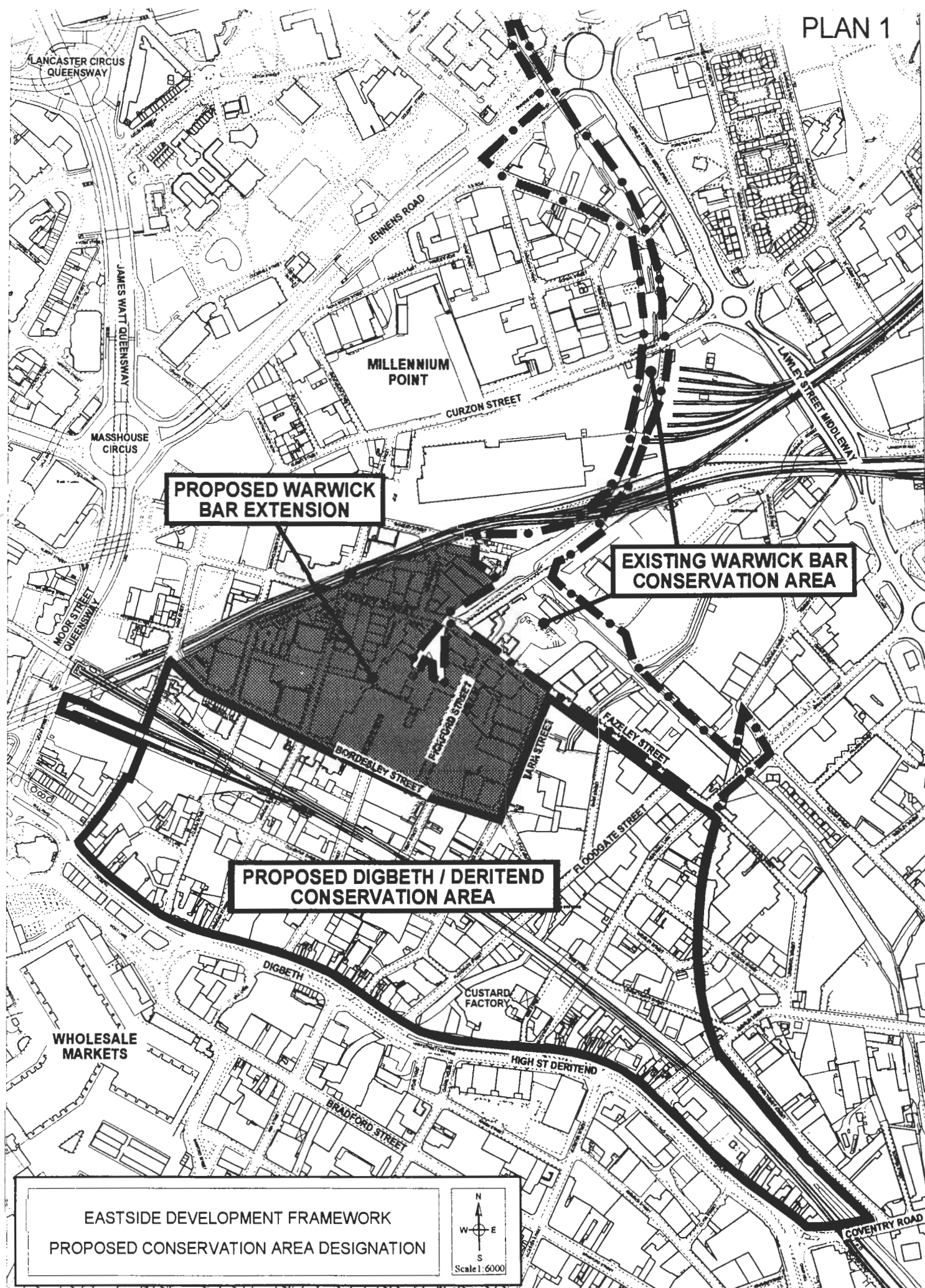
That your Committee designate an area at Bordesley, more particularly defined and delineated on the Plan No P14450 displayed at your meeting, as a Conservation Area pursuant to Section 277 of the Town and Country Planning Act 1971, and that owners be advised accordingly.

Graham Shapton

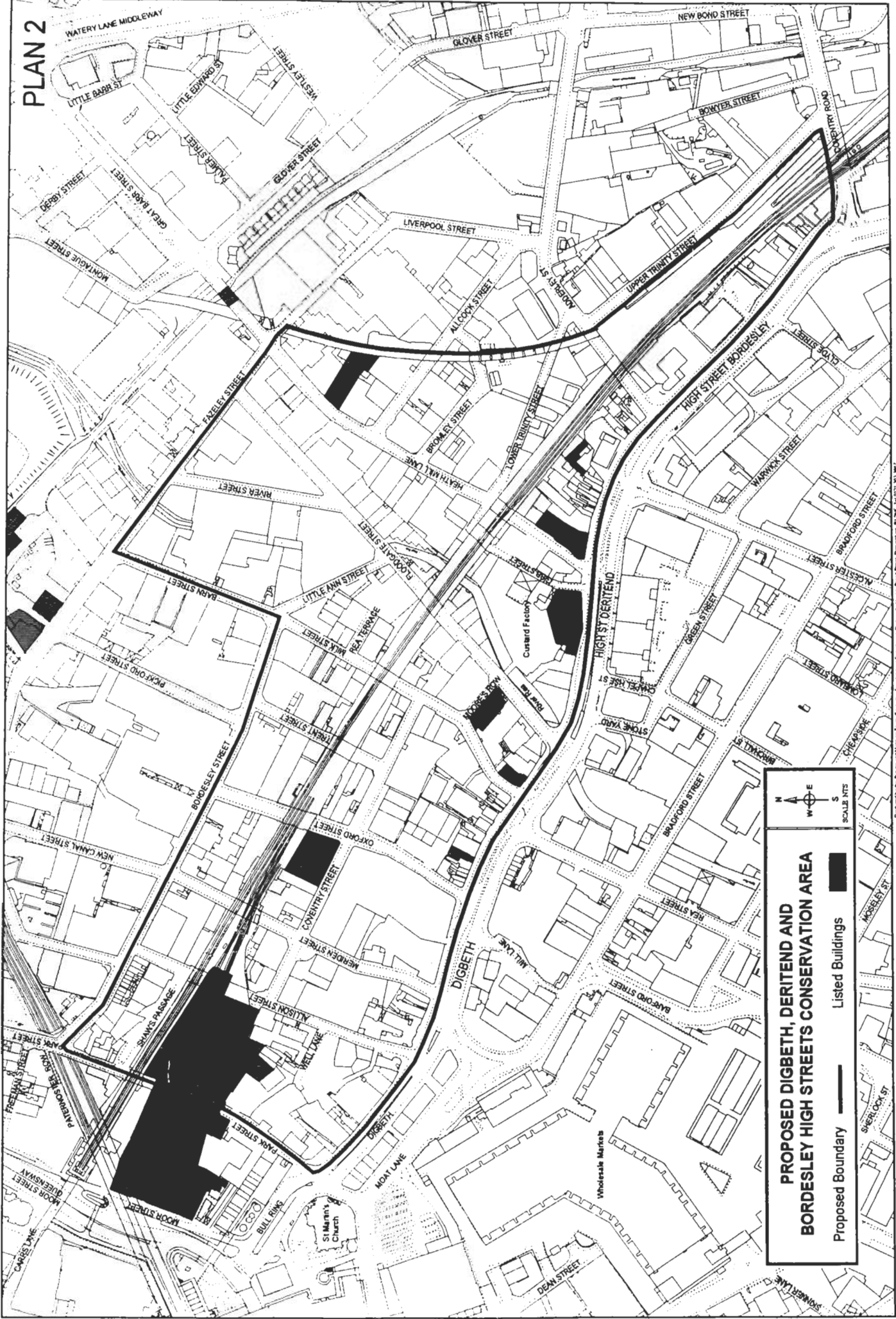
DIRECTOR OF DEVELOPMENT

CONTACT OFFICER DAVID CHAPMAN EXT 4506
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AP/C/GP/DMW/POLICY52

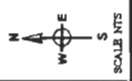


PLAN 2



PROPOSED DIGBETH, DERITEND AND
BORDESLEY HIGH STREETS CONSERVATION AREA

Proposed Boundary ——— Listed Buildings ■



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