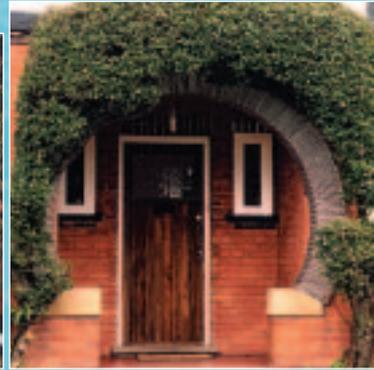


Moseley Conservation Area

Character Appraisal and Management Plan



March 2005



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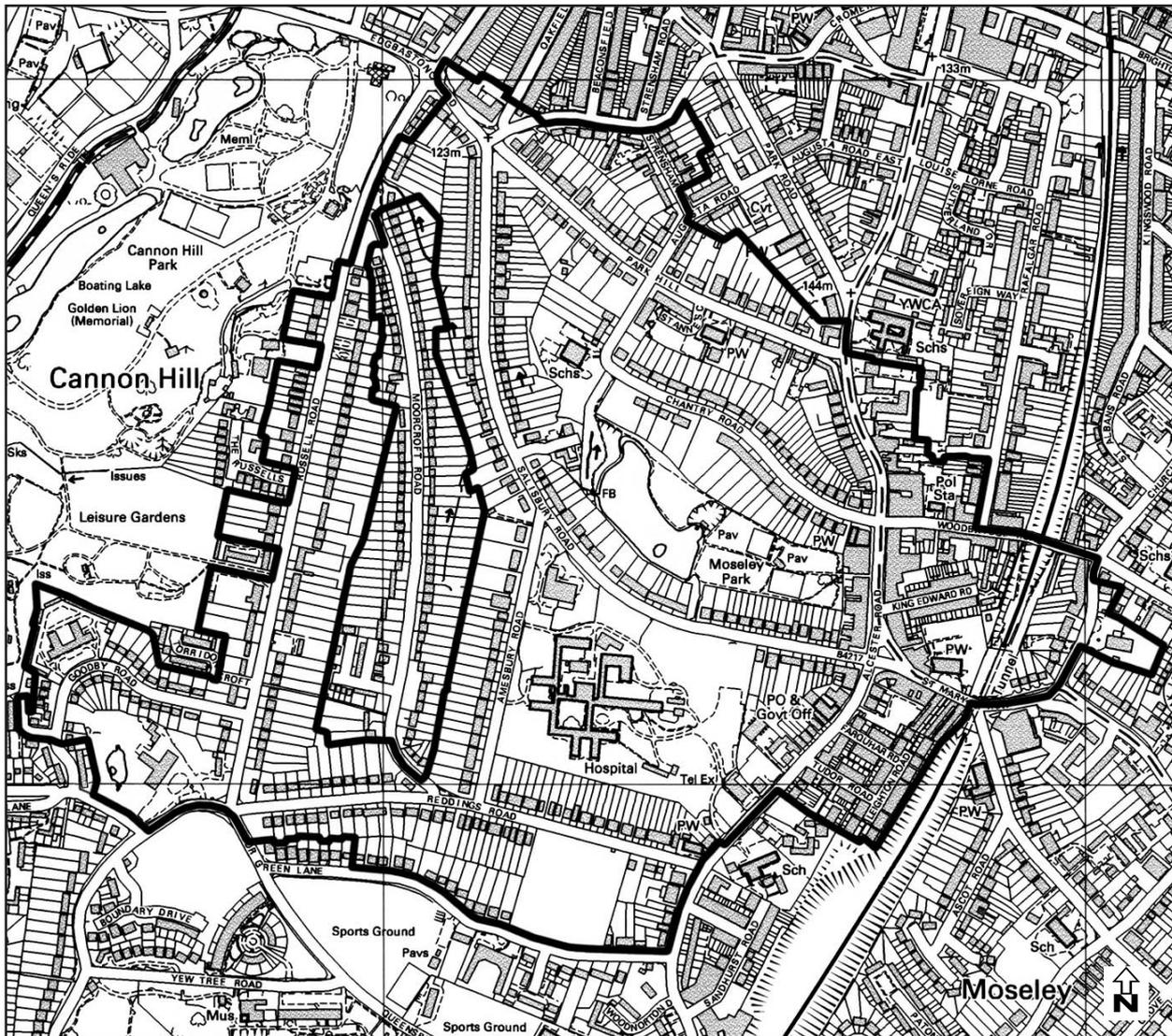
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Moseley Conservation Area Boundary



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Not to scale

Int

Introduction

The 1990 Planning (Listed Buildings and Conservation Areas) Act defines a conservation area as “an area of architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance”. The local authority has a duty to review its designated conservation areas and publish management proposals for the preservation and enhancement of these areas.

Moseley Conservation Area was designated on 17th March 1983; it covers an area of 52.81 hectares. This Character Appraisal of Moseley Conservation Area and associated Management Plan has been prepared with the assistance of the Moseley Society according to English Heritage guidelines. They should be read as complementary documents. The Character Appraisal aims to identify the special interest of the conservation area and define its character whilst the Management Plan is intended to be a guide to the form and style of future development within the area.

Moseley still retains a village character and its focal point is the “Green” at the crossroads with St Mary’s Row, Salisbury Road and Alcester Road. This is the heart of Moseley where shops, pubs, cafes and restaurants provide a lively and cosmopolitan character. St Mary’s Church is the Parish church and provides an impressive backdrop to the historic centre of Moseley.

Moseley is a suburb of Birmingham which developed from around 1860 through to the Interwar period and boasts a wide variety of architectural styles ranging from mid Victorian villas, individual architect-built Arts and Crafts houses, impressive three storey Edwardian residences, modest railway workers cottages and Inter and Post War semi-detached dwellings.

The Moseley Conservation Area Character Appraisal and Management Plan comply with Government and City Council policy and will be used as a material consideration in determining planning applications. It was adopted as Supplementary Planning Guidance in March 2005.

Information for the street descriptions was provided largely by members of the Moseley Society. A comprehensive digital photographic survey of Moseley Conservation Area has been provided by Dr Roy Cockel from the Moseley Society and is held by the Conservation Group within Planning. It is available for consultation.

The Moseley Society is a registered charity which was founded in 1979 with the aim of preserving the special character of Moseley. Further details about the Society can be obtained from their website at www.moseley-society.org.uk or by emailing secretary@moseley-society.org.uk



Part A

Moseley Conservation Area

Character Appraisal



Part A

1

Location

Moseley Conservation Area is situated approximately four kilometres, (two and a half miles) south of the City Centre in the Moseley and Kings Heath ward. Immediately to the northwest is Edgbaston, Yardley to the east, Northfield to the west, Bordesley and Deritend to the northeast and Sparkhill to the south. Situated due south of the city centre Moseley was ideally located upwind of the industrial smoke of the 19th century and the lack of a canal prevented any large scale industrial development during the 18th century.



Moseley Village:
Alcester Road/St. Mary's Row.

Moseley Conservation Area occupies the south-eastern slopes of the valley of the river Rea whose culverted course now runs to the west of Cannon Hill Park. The Rea was the medieval boundary between Edgbaston and Moseley and separated Warwickshire (Edgbaston) from Worcestershire (Moseley). The conservation area stretches from the edge of the flood plain and gravel terraces of the Rea, up the fairly steep slopes of the valley side, almost to the top of the Birmingham plateau. The slope is dissected east to west by a steep sided subsidiary valley with a small stream, which has been dammed to form the lake at the centre of Moseley Private Park. The lake was part of the 18th century landscaping of the park to Moseley Hall. The north front of the Hall looks out over the varied topography of this subsidiary valley. The underlying geology is Mercian Mudstone which provides a fairly clayish soil, but the upper slopes, toward the plateau top are covered with glacially - derived sands and gravels which give a pebbly, acidic soil.



Remains of Repton landscape:
from Salisbury Road.

Part A

3

The Conservation Area

The southern boundary of the Conservation Area commences at no.215 Alcester Road and includes the north side of Moor Green Lane (nos.1-55) but excludes the modern properties at the eastern end of the road, (nos.57-71). The boundary then follows the line of Moor Green Lane as it loops around the sports ground. At Holders Lane the boundary skirts the Pitmaston site until no.42 Mapperley Gardens but excludes nos.2-20 and no.17. The boundary then continues around the outside perimeter of Pitmaston Court and the rear of nos.9-29 Goodby Road and nos.62 and 64 Russell Road (nb. Moorcroft Road is not included in the Conservation Area).

The eastern boundary of the Conservation Area includes all Russell Road except Torridon Croft, Heather Court, The Russells, the electricity sub station and nos.1,1a,1b and 1c and nos.135 and 137 Edgbaston Road.

The northern boundary commences at the roundabout at Edgbaston Road, Russell Road and Willows Road and includes Amberley Court Nursing Home. It follows the line of Oakfield Road in front of no.116 but excludes this property. The boundary then crosses Edgbaston Road and includes the southern side of Edgbaston Road (nos.83-107). It continues along the rear of nos.1-15 Strensham Hill and the rear of nos.20-22a Augusta Road and down the side of (and including) no.43, following the rear of nos.10-54 Park Hill and including no.45 Alcester Road. Here the boundary crosses Alcester Road and continues down the side of (and includes no.94) Alcester Road. It follows the line to the rear of nos.94-114 Alcester Road and

then along the boundary between no.116 Trafalgar Road and Harrison's Pleck, crossing Trafalgar Road and running between no.119 and no.121 Trafalgar Road. The boundary then runs behind nos.121-149 Trafalgar Road and along the side of (and including) no.43 Woodbridge Road. It crosses the railway line eastwards and includes the properties on the south side of Woodbridge Road, excluding no. 2 Forest Road and including nos.85-91 Church Road and nos.61-67 St Mary's Row and the railway line. The boundary then crosses St Mary's Row and in front of properties in Stanley Place, behind Leighton Road and Warren Avenue. It then continues along the side of Warren Avenue, Aldwyn Avenue and no.234 Alcester Road. The boundary then includes nos.179-215 Alcester Road.



Arts and Crafts houses: Russell Road.

Moseley was situated in the manor of Kings Norton and with its absentee landlord, it was possible for yeomen to improve their status. In 1086 Domesday Book listed the area as a 'Berewick of Bromsgroev', and Moseley as 'Muselei', which could possibly be translated as 'Field Mice Clearing', a Saxon name. It was ideally located for a settlement with an oak forest to the west and north and boggy meadows on the edge of a river which could be dammed, providing food, grazing, timber and water.

Tudor Moseley comprised a collection of half timbered houses gathered around the Green at Alcester Road and St Mary's Row and Moseley Old Hall (demolished in 1842), home of the Grevis family, was situated near to the present St Anne's Church, Alcester Rd. Thomas Grevis was a prosperous yeoman until the reign of Henry VIII and at the time of the Dissolution, he bought a number of estates which had been confiscated from religious houses and thus came to be a notable landowner in Moseley, South Yardley and Monyhull.

Sir Richard Grevis held high office under James I and lived in Moseley Old Hall, off Alcester Road. His descendent, also called Richard, built a mansion in parkland in 1681 on the site of the present Moseley Hall. The park was bounded by Park Hill, Alcester Road and ancient footpaths which are now known as Moor Green Lane and Russell Road and on the southern edge was a wall and ha-ha.

The Grevis family lived beyond their means, leading to the eventual sale of their land. Henshaw Grevis, the last in the line sold all that remained of the estate in 1766 in order to pay off debts.

In 1766 John Taylor, successful businessman and co-founder of Lloyd's Bank, bought the Yardley estates, together with the lordship, and as a residence for his family, Moseley Hall. The Hall burnt down in riots in 1791 and was rebuilt five years later by John Taylor II whose descendents lived here until 1852.

Moseley in the late 19th century had become a prosperous suburb, largely due to the effect of the railway station and its proximity to the city centre.

Part A

5

The Development

Victorian Moseley

The 1840 tithe map shows Moseley comprising a collection of houses, shops and pubs facing the Green on St Mary's Row and rounding the corner into Alcester Road. In addition to this were Tollgate House (on the corner of the present Park Hill and Alcester Road), Old Hall, Moseley Hall and Home Farm and some minor houses along Alcester Road.

On the 1857 Plan of Birmingham, (surveyed by Henry Blood) Moseley Hall and affiliated buildings are shown. The lodge and entrance were situated off Alcester Road and an entrance roughly in this location between 93a and 95 Alcester Road still exists in addition to a later entrance off Salisbury Road.

By the 1870s Moseley was no longer a rural village, but boasted gas lighting, a railway station and steam trams with a terminus in the village. Moseley railway station had an enormous impact on the development of the area and the land between the railway and the eastern edge of Alcester Road had been densely developed to the north, towards Brighton Road railway station. The southern side of St Mary's Row, turning the corner into Alcester Road had also been developed. Blayney Street (now Woodbridge Road) had also been cut, providing access, via a wooden bridge, to the railway station which was built in 1868.

By the late 1880s the 1st Edition OS map shows Park Road (now Park Hill), cut in 1865 following the line of an existing footpath, St Anne's Church and some large houses on either side of it. Most of the northern side of Chantry Road and some of the southern side, had also been developed and the present United Reformed Church of St Columba on Chantry Road was built as a Presbyterian chapel in 1896. In the 1880s Moseley Hall, (shown as a Sanatorium), and Park were enclosed by Alcester Road, Moor Green Lane, Russell Road and Park Road. The land was at this time in the ownership of W F Taylor. Victoria Parade was completed by the turn of the century thus extending the commercial centre of Moseley as its residential capacity grew. The area of land behind St Mary's Row, formerly known as 'The Warren' saw the creation of Tudor, Farquhar and Leighton Roads in the 1890s, offering high density terraced housing.



Late Edwardian houses: Leighton Road.

Edwardian Moseley

By 1904, the 2nd Edition OS map shows that Moseley Hall had been severed from the park with the cutting in 1896 of Salisbury Road (named after the Prime Minister, Lord Salisbury). It was a main route into and out of the city centre and by the first years of the 20th century trams had been replaced by a regular bus service. In 1911 Moseley, Yardley and King's Norton were incorporated into the City boundary and were no longer identified as independent villages, but suburbs of Birmingham.

The 1916 3rd Edition OS map shows the development of the north side of Reddings Road (formerly Reddings Lane) and the cutting and development of Amesbury Road. This further compromised the setting of Moseley Hall as it was now surrounded by residential properties.

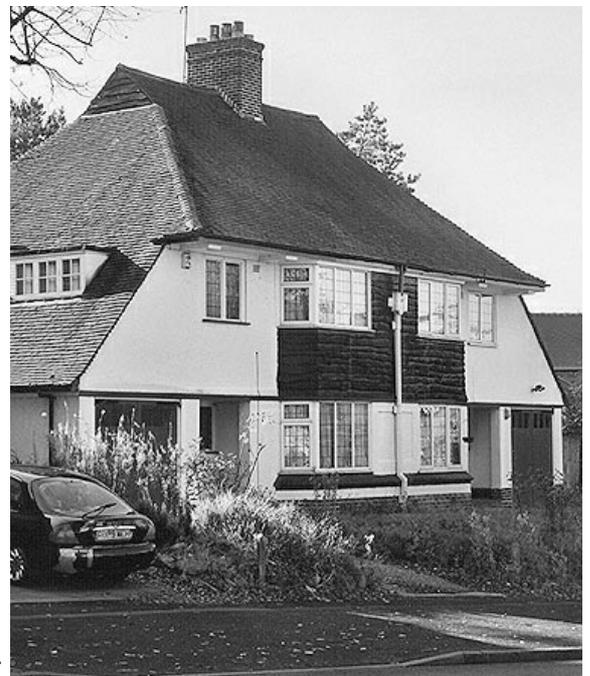
Interwar Moseley

During the interwar years Moseley continued to expand westwards towards Pitmaston and Cannon Hill House. Russell Road is shown on the 4th Edition OS map of 1936, as are the grounds of Chantry Glade (formerly Chantry Glen), completing the development of the eastern side of Salisbury Road. The western side of Salisbury Road was also completed at this time and interwar detached and semi detached housing appeared.

Post War Moseley

There is relatively little post war development within the conservation area boundary and it comprises a small complex of flats on the corner of Park Hill and Chantry Road and on the junction of Park Hill and Alcester Road, built c1970. A number of properties were included in a City Council enveloping scheme in the 1970s and 80s.

An apartment block on land at 18 Chantry Road was approved by Development Control Committee in 2000.



Post War houses: Edgbaston Road.

Part A

6

The Character

There are five discrete building types in the conservation area. These include:

i. The historic hamlet of Moseley village, comprising the parish church of St Mary, village green, pubs and shops with living accommodation above on Alcester Road. A regular Farmers' market is held on the Green, generating an active and lively atmosphere.

ii. The 18th century landscape centred around Moseley Hall (now Moseley Hall Hospital). It comprises former parkland to the Hall, laid out by Humphry Repton in the late 18th century. Moseley Hall is statutorily listed at Grade II, together with a restored 18th century icehouse and a dovecote which are also included on the Statutory List.

iii. The large Victorian houses situated in Park Hill which are characterised by their long rear gardens and views of mature trees between the buildings.

iv. The modest late 19th century houses in Trafalgar Road, Woodbridge Road, King Edward Road, Farquhar Road, Leighton Road and Tudor Road, built in red brick with grey slate roofs. These houses are built straight off the street or have small front gardens behind brick walls.

v. The Victorian and Edwardian houses of the northern end of Salisbury Road, Amesbury Road and Chantry Road, many of which were built in the Arts and Crafts tradition and many being individually architect designed and others of a more formal and traditional style.



Grade II Listed house: Salisbury Road.

Street Descriptions

Certain sites on the periphery of the Conservation Area had been subject to development pressures. This, together with a greater awareness and appreciation of interwar and post war suburban architecture, and a petition containing 300 signatures, submitted to the Council, prompted a re evaluation of the conservation area boundary. A survey of the properties on the periphery of the Conservation Area was undertaken and it was thought appropriate that some be included in the extended conservation area boundary. The additional properties increased the overall size of the conservation area by 38.46 hectares, making a total of 91.27 hectares, increasing the number of residential properties by 502 and commercial properties by 10.

The additional properties include: nos.183-215 Alcester Road, no.41 Amesbury Road, nos.24-38 and 43-53 Augusta Road, nos.108-134 and 85-91 Church Road, nos.93-107 Edgbaston Road, nos.10-42 and 9-29 Goodby Road, nos.5-43 Mapperley Gardens, nos.1-55 Moor Green Lane, nos.2-50 and 1-93 Reddings Road, nos.4-12, 16-34, 38-46, 52-82, 1-13 and 55-201 Russell Road, nos. 61-67 St Mary's Row, nos.84-148 and 67-139 Salisbury Road, nos.4-12 and 1-15 Strensham Hill and nos.116-142 and 121-149 Trafalgar Road. They have been included in the street descriptions below.

Alcester Road

(nos.45-215 and nos.94-234)

Alcester Road is an old turnpike road running north-south through the eastern sector of the conservation area. It is part of the main highway network, resulting in very heavy traffic, both moving and stationary.

On its west side, from the entrance to Moseley Hall Hospital to the traffic lights, the buildings are commercial, dating, from the 19th and 20th centuries. Nos.131-171 are late Victorian residential properties, built along a consistent building line

and are situated behind sandstone walls and holly or privet hedges, many of which remain. The exception to this is "Moseley Gate", a mix of office and residential development, built c.2000 which is located directly behind no.171 and is accessed by a driveway to the side. It is built of a yellow brick which is inconsistent with the existing character of the area. 'The Village' public house is converted from a large late Victorian villa; its car park has a very sterile appearance and could benefit from landscaping. The Post Office dates from the early 20th century. It is built from brick with stone dressings with neo Classical details. There are cycle stands, litterbins and an information panel on the pavement outside.

The Café Bar has been drastically altered, with a brick forecourt contained within stainless steel rails. The alterations have made the building alien to the character of the conservation area with the use of stainless steel and a modern, open plan design.

At the traffic lights there is a mixture of signage, bollards, litterbins and information panels which has appeared over a number of years. The pavement at this point is used for off street parking for shoppers and delivery vehicles and raises issues for area enhancement. Both these issues are addressed in the Management Plan.

Signage and street furniture: Crossroads at Alcester Road and St. Mary's Row.



The parade of shops dates from the turn of the 20th century and although most shopfronts, have been replaced, the original fenestration at first and second storeys remains. Some of the signage is oversized and unsympathetic to the character of the conservation area, again giving rise to some opportunities for enhancement. The United Reformed Church (formerly Presbyterian Church) on the corner of Chantry Road and Alcester Road is shown on the 1900 Ordnance Survey map. It is built with red brick and has ornate stone details. Its Church Hall dates from the 1930s and boasts attractive brickwork detailing.

Beyond the Church, the buildings in the section between Chantry Road and Park Hill are late Victorian and Edwardian dwellings or former dwellings which have been converted to commercial use. Many of the original boundary walls have been removed for parking, having a negative effect on the conservation area. Although the ground floors of these properties have been replaced to form shopfronts, some of which are obtrusive, the original fenestration remains at first and second storeys and roofing material is original. Between the properties, there is a pleasing view of mature native trees in the gardens of properties in Chantry Road. Every effort should be made to retain these through-views.

A number of the properties from no.91 Alcester Road to the corner of Park Hill are in multiple occupancy. They comprise three storeys with attic and, despite being in a state of some neglect, retain their original fenestration and some pleasing detailing in the form of ornate bargeboards, ironwork, coloured glass and tilework on the gables. Most are situated behind original sandstone walls, some with privet hedging behind. There is a modern residential development on the corner of Park Hill. Although it is much smaller in scale than surrounding buildings, it follows the historic building line and is relatively well screened behind a sandstone wall and hedging.

On the east side of Alcester Road, looking towards the traffic lights and St Mary's Row as the road curves, the view is of the historic heart of Moseley. The dates of the buildings range from early 19th to late 20th century and there is a pleasing irregularity of roofscapes and elevations following a consistent building line. There are three large Victorian villas, one of which is the former Fiveland's House (Statutorily Listed Grade II); these have been converted for commercial use and smaller buildings from the Prince of Wales public house to

King Edward Road are Victorian and Edwardian and are the small scale individual commercial units which give Moseley its special character although the appearance of some of these buildings is marred by roller shutters. Traditional shopfronts comprise a recessed entrance, low stallrisers, slim pilasters and a well proportioned fascia. Unsympathetic alterations which have changed the proportions, materials and detailing, together with oversized signage and fascias are detracting from the character of the conservation area. The 1960s buildings are poor quality both in terms of materials and design and the use of concrete is alien and unsympathetic and has a negative impact on the character of the conservation area. However, the Sainsbury's supermarket is a completely new building, (c.2002) which has retained the original façade only but has been built to a high standard in terms of design and materials and has a positive impact on the conservation area. Such high standards should be used as a marker for future new development within the conservation area.

Mid Victorian Cottages: Alcester Road.



Crossing St Mary's Row, Alcester Road resumes with Salisbury Buildings. Built c.1900, of brick with stone dressings, it addresses the corner site extremely well. It has been converted to a public house with a replacement frontage. Beyond this is a row of mid Victorian cottages situated behind low stone walls and hedges. These are stepped back and create a pleasing rhythm as the road rises, as do the cottages between Farquhar Road and Tudor Road. Front plots are steep and shallow and retain their original stone walls. Across the junction with Tudor Road, the first house and the next two houses have undergone a modern conversion into commercial premises. Bankside Cottages, built in 1859, are of plain brickwork with a semi-circular

brick arch above each front door and a flat brick arch above each ground floor window and single upper storey window. Red brick boundary walls with blue coping bricks define short front gardens. Alterations visible from the street are minimal. Many front doors and windows are original although some sash windows have been replaced with hinged casements. Slate roofs and clay ridge tiles and chimneys have been retained everywhere. Looking back along Alcester Road towards the traffic lights, the view is dominated by the cupola of the Fighting Cocks public house.

Nos.183-215 are substantial brick houses built in the Edwardian era. They are set fairly close to the road, behind low walls and hedging. The nursing home was built c.1890 and has a similar scale and massing to the individual houses. It has a neutral impact on the conservation area.

Aldwyn Avenue

(All properties, also Leighton Road, Tudor Road, Farquhar Road, Chandos Avenue and Warren Avenue)

Built on land formerly known as The Warren, these roads of modest two storey terraced houses were built c1890. They are of red brick with slate roofs and, with the exception of Aldwyn and Warren Avenues, are situated close to the road behind brick walls. Aldwyn Avenue is secluded behind a gate off Tudor Road with a wide approach with grass on either side of a path planted with young trees; houses boast long front gardens.

There is evidence of parking difficulties, but the overall character of these roads is of quiet seclusion.

Amesbury Road

(nos.2-46 and no.41)

Amesbury Road runs from the corner with Salisbury Road adjacent to no.59 and terminates at its junction with Reddings Road. It was developed from about 1906 and is an outstanding example of detached Arts and Crafts houses. All the houses are large and were built on generous plots with long rear gardens. They represent examples of the work of prestigious contemporary architects such as Owen P Parsons, W H Bidlake and Holland P Hobbiss. With the exception of no.6, The Hurst, which has been converted into flats, all the houses are in single family occupation. Most of the front gardens have been altered and there is a mixture of treatment of boundary walls, few of them being original. Given the size and scale of the plots, these houses are under threat of alteration through

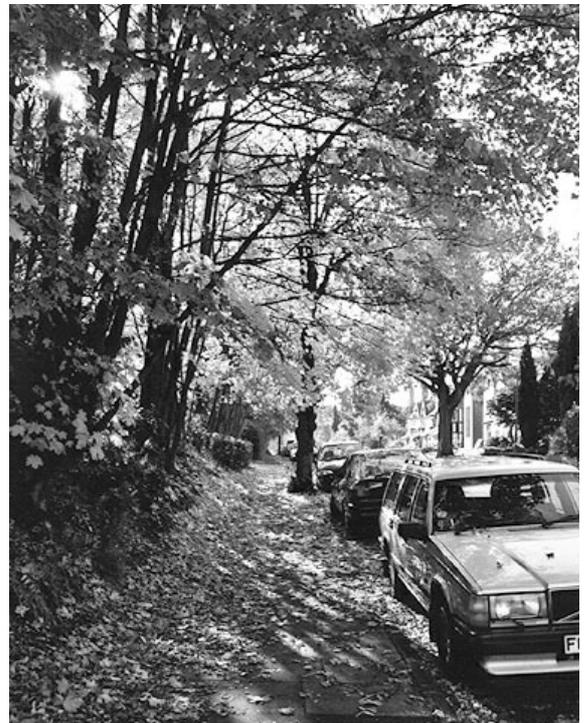
Permitted Development, the cumulative effect of which could compromise their setting and erode the character of the conservation area. An Article 4 (2) Direction on these properties will prevent this incremental damage.

Although the houses are individually designed, there is a consistency of scale, massing and materials and each property displays Arts and Crafts influences. Looking along the road towards Reddings Road, the dominating features are tall, ornate chimneys and steeply pitched gables. Most of the roofs are covered with red clay tiles although there are a few examples of the use of Westmoreland slate in diminishing courses. Most of the original fenestration and front doors remain. The views between the houses are of dense and mature trees and every effort should be made to preserve them.

No.41 is a detached dwellinghouse, built c.1910. Three storeyed with dormers, a slate roof, imposing chimneys, projecting eaves, it addresses both Amesbury Road and Reddings Road. It retains its coloured glass at ground floor.

It is a wide road with very few street trees. Only the west side of the road is residential, the east side borders the grounds of Moseley Hall hospital. At off-peak hours it is a quiet road with very little moving traffic. The road retains its granite kerbs.

Corner of Amesbury Road and Salisbury Road.



Turning the corner from Salisbury Road, the line of parked cars, presumably serving the hospital, detract from the amenity of Amesbury Road. The hospital complex itself is screened almost completely as far as the entrance opposite no.14 by an established hedge of beech, holly, hawthorn and more recently planted ornamental shrubs. Growing into the hedge is a mature oak tree and some saplings which have matured. Beyond the entrance opposite no.14 the dense screening stops and an open parkland is revealed and the sound of birdsong may be heard. To continue the screening may be considered as an enhancement proposal.

Augusta Road

(nos.24-38 and 43-53)

These properties are modest, semi detached Interwar houses. They are brick-built with clay tile roofs. Some of the houses are rendered, some partially rendered and others left plain. This, combined with the diversity of bay windows, creates a pleasing visual variety. Most houses retain their original brick boundary walls, although some fenestration has been lost.

Caroline Place

(nos.3-13 and 4-14)

Caroline Place is a terrace of four houses built c.1890 with access via an entry from Woodbridge Road between nos.14 and 18. The houses have arched brick openings and blue brick string coursing. The terrace was refurbished under an Urban Renewal Scheme in the 1970s with new chimneys, artificial slate roofs and imitation sash windows.

Chantry Road

(nos.4-64 and 5-69)

Chantry Road is one of the most prestigious and impressive roads in the Moseley Village Conservation Area. It is a tree-lined road which gently winds to the left and at the junction with Alcester Road, the visual amenity of the road suffers from parked cars.

Chantry Road was cut and developed by the end of the 19th century. The houses are a mix of detached and semi detached three storey dwellings set back from the road behind original limestone walls with holly or privet planting behind. There are also many mature trees in the gardens. Often the ground has been excavated to accommodate garage or parking space beneath the houses. The houses on the north side of the road, backing onto Park Hill have long rear gardens. There is a consistency of scale, massing and materials with the use of red brick, tile

hanging, ornate plasterwork and coloured glass. The roofing materials are either of grey slate or red clay tiles. In addition to this, the houses in Chantry Road are characterised by their distinctive windows, doors, porches, boundary walls and chimneys. These architectural details should be retained. The views between the properties comprise mature trees and every effort should be made to retain them. The Catholic School of Ss. John and Monica is set back from the road and is well screened by mature planting. Close to the school is a concealed entrance to a secluded part of Moseley Park. At the end of Chantry Road, St Anne's Court is a three storey modern development of flats, built c.1970 of red brick. It occupies a corner site and is set back from the road with open plan landscaping. The original limestone block wall partially remains and acts as a retaining wall to the development. It has a neutral impact on the conservation area.

Church Avenue

(nos.1-6 and 7-12 also Stanley Place nos.1-6)

Accessed from St Mary's Row, Church Avenue is a quiet, secluded cul de sac of late Victorian cottages which are set back behind low timber fences and front gardens. The cottages were refurbished under an Urban Renewal Scheme which comprised natural slate roofs, rebuilt chimneys and sliding timber sash windows.

Church Road

(nos.108-134 and 85-91)

These substantial late Victorian dwellings are set well back behind original stone walls and hedges. Although many have been sub divided into flats, many original features remain.

Edgbaston Road

(nos.93-107)

These modest semi detached houses were built in the 1920s in a pared down Arts and Crafts style. They are rendered brick with plain clay tile roofs. The steeply sloping roof above the integrated garage contains a square dormer at first floor on some properties. Front doors are deeply recessed and canted bay windows rise through ground and first floor. Many original boundary walls have been removed.

Goodby Road

(nos.10-42 and 9-29)

Goodby Road and Mapperley Gardens were built on the extensive Pitmaston Estate whose Victorian Gardens still exist. The Pitmaston Estate was sold off in the 1920s to the Ideal Benefit Society.

Pitmaston House was demolished and the Ideal Benefit Society Head Office was built by Holland W Hobbiss in 1931. It was statutorily listed Grade II in 2002.

Goodby Road was cut in the 1930s and developed almost exclusively by the Ideal Benefit Society's architect, R O Warder. It is lined with mature lime trees.

The houses are detached and built in the Arts and Crafts style; they are two storeyed, brick built with clay tile roofs. Some have rendered sections or tile hanging. Many houses boast original leaded latticed windows. There is a variety of ornamentation including decorative brickwork, plaster moulding and timber framing. The architect Harry Weedon designed no.10.

In addition to the houses, Goodby Road contains the imposing Pitmaston Court; a four storey block of flats designed in the neo Georgian style and some timber FrameForm houses identical to those in Mapperley Gardens.

Pitmaston Court: Goodby Road.



King Edward Road (nos.1-39 and 2-46)

King Edward Road is a cul de sac off Alcester Road. Built in the first decade of the 20th century, the terraced houses were built in pairs on narrow plots with a stepped elevation to follow the slope of the hill. Red brick and slate roofs are used throughout. There are no trees or shrubs on the front aspects and views are uninterrupted from both ends. To the west, the view is the main Alcester Road and trees beyond the roofs. There is a uniformity of panelled doors almost throughout. Most bay windows are original with wooden frame replacements.

Laburnum Grove (nos.3-13 and 4-14)

Laburnum Grove is a quiet cul de sac situated off Woodbridge Road. Each house is double fronted and one room deep with arches above openings. The houses were built c.1850 as railway workers' cottages. No.14 is the largest in the Grove and was built for the stationmaster. Laburnum Grove was refurbished under an Urban Renewal Scheme in the 1970s with new chimneys, artificial slate roofs, imitation sash windows, front doors, brick paving and elegant timber fencing and gates.

Frame Form houses: Mapperley Gardens.



Mapperley Gardens (nos.5-43)

Mapperley Gardens is a T shaped cul de sac which was formed in 1965 and comprises detached FrameForm houses designed by Ian Ferguson and based on a construction style emanating from Canada and the USA. These are the first FrameForm houses to be built in the UK and won the Woman's Journal House of the Year award, 1966. They were assembled on site and were clad in brick on the ground floor and timber on the first. Roofs are a combination of flat sections and 30% slopes. Some of them have integrated garages. Front gardens are open plan and rear gardens comprise secluded courtyards formed within the L shaped buildings.

Moor Green Lane (nos.1-55)

Moor Green Lane dates from the mid 18th century but was not extensively developed until the early 20th century. Some individual plots, however, date from the 19th century. These buildings are at no.2, The Firs, c.1886, no.26, Heatherdene, 1891 and no.5, Englefield, c.1898, by architect JA Grew.

Plots were sold separately and houses were designed by various individual architects. Nos. 1-5 were built between 1898 and 1913 in the Vernacular Revival style with clay tile roofs and brick with roughcast. Number 1 was designed by G Repton. All retain their original stone boundary walls. Nos.31-55 were built in the 1920s (although no.51 was built in 1907), of brick and roughcast with clay tile roofs. Many original stone walls remain with hedges behind.

Park Hill

(nos.5-45 and 10-128 and Amberley Court Nursing Home)

Park Hill descends steeply from Alcester Road, particularly beyond St Anne's Church and comprises some of the larger mid Victorian and Edwardian dwellings set in relatively generous plots with long gardens to the rear. It has a well established sense of containment provided by boundary walls and planting. From Alcester Road the houses on the east side are large, detached mid Victorian villas of red brick and stone dressings. Some have porticoes and ornate dentil courses. The road was developed piecemeal and there is a variety of architectural styles, including some post war infill development. St Anne's Church is very impressive, built of sandstone in 1872 by Frederick Preedy in the Gothic style. However, the boundary treatment has been removed immediately outside the church, thus diminishing the sense of containment. The Church's immediate neighbours are both modern developments, which are out of character with the conservation area. Whilst most of the houses are in single occupancy, some have been converted to flats. Beyond the intersection with Chantry Road the road gains an air of quiet seclusion which is enhanced because the road is closed off to Edgbaston Road. There are some very mature beech trees overhanging the road, increasing the sense of seclusion. The houses at this end of the road are Edwardian and early 20th century and are two and three storeys. The high quality detailing on these properties is under threat from cumulative and piecemeal alteration, which, incrementally will have a negative impact on the conservation area. An Article 4 (2) Direction would prevent this damage to the character of Park Hill.

Reddings Road

(nos.2-50 and 1-93)

Reddings Road was cut in 1903 and developed in two phases. The north side and most of the south side from the former Moseley Rugby Club to Russell Road was completed by 1914 and the remainder of the north side from Moorcroft Road

to Russell Road and the remaining plots on the south side was completed by 1924. The architect for the majority houses was W De Lacey Aherne.

The houses are designed in a late Arts and Crafts style with semi circular, canted or square bays at ground and first floor. There are also distinctive timber porches. The roofs are steeply pitched with projecting eaves, dominant gables, red clay tile roof tiles and decorated chimneys. The brickwork is rendered and enlivened with timber framing and tile hanging.

The interwar houses continue this style in a simplified way with brick as the prevailing material. Many of the original motor houses remain. The houses follow a consistent building line which follows the line of the road. There is also a consistency of scale and massing. The road is lined with mature lime trees.

The Reddings (formerly Moseley Rugby Ground) gained approval for 83 dwellings in 2004. The development comprises a mixture of two, three and four bedrooomed detached and semi detached houses and apartments.

Russell Road

(nos.4-12, 16-34, 38-46, 52-82 and 1-13, 55-201)

The houses in Russell Road were built in the first three decades of the 20th century and combine Edwardian and Interwar houses. Many are individually designed in the Arts and Crafts Revival style by a number of recognised Birmingham architects; Herbert Tudor Buckland, Holland W Hobbiss, Harvey and Wicks and De Lacey Aherne. There is a mixture of large detached houses and smaller semi detached dwellings. The earlier houses are very similar to those in Reddings Road with rendered fronts and mock timber gables. The roofs are covered in red clay tiles and the skyline is enlivened by the chimneys. The Interwar houses are a modest version of these and have integrated garages, projecting eaves and tilework decoration. There is an inconsistent building line; the earlier houses being set fairly close to the road and the Interwar houses are set much further back. Some alterations have taken place, but for the most part, many original features remain. Most of the houses are well screened with mature planting.

Russell Road is busy with fast moving traffic.

St Mary's Row

(nos.1-67 and 2-56 and Salisbury Buildings)

St Mary's Row forms the heart of Moseley Village with the Green, which benefited from extensive environmental improvements in 2000, as its nucleus and forms a setting for the Farmers' Market. It slopes downwards towards Alcester Road from the railway line. The railway line and embankment are both concealed by dense planting, immediately creating a rural character. The north side of St Mary's Row is dominated by St Mary's Parish Church. Built of sandstone, it is set back and raised above the street behind a modern red brick wall with an early stone coping. The lychgate was built as a war memorial. Beyond the church, towards the Green, the Bull's Head public house retains its superb fenestration at first and second floor but the ground floor replacement fenestration of c.2000 and roller shutter are very unsympathetic. The early 20th century bank building of red brick with stone ionic columns and a pediment is a curious departure from the overall 'village' architecture in St Mary's Row. The row of buildings beyond the bank, turning the corner into Alcester Road is c1890 and is significantly taller than its immediate neighbours and is similar in style and massing to those on Victoria Parade. Aside from the church, perhaps the most impressive building in St Mary's Row is the Fighting Cocks (now The Goose at the Fighting Cocks) Public House. It was built in 1898 for the Holt Brewery Company by the prestigious firm of architects, Newton and Cheate. Rather than the commercially expedient use of terracotta, here, the use of brick and stone asserts this building's quality and is, perhaps, informed by the Glasgow architect, Charles Rennie Mackintosh. The corner clock tower is, perhaps the most recognisable landmark in Moseley. Opposite the church on the south side, is a row of former mid 19th century cottages of red brick with slate roofs which have been converted into the small, individual shops which contribute to the special character of Moseley. Despite the alterations which have taken place, much of the original fenestration and detailing remains. These are all three storey or two storey plus attic, and a very pleasant rhythm, as the road descends towards Alcester Road, is created. The signage is, for the most part, understated but the exception to this is at Pottery & Pieces. Owing to the shop occupying two units and having been rendered, the visual rhythm is disturbed. A number of unsympathetic roller shutters are in evidence in St Mary's Row and have a detrimental effect on the character of the conservation area. They should be replaced at the earliest opportunity. Set behind

these shops and accessed via a path off St Mary's Row is Church Avenue, a secluded collection of cottages which benefited from Urban Renewal funding. Many original architectural features remain and these cottages have a positive effect on the character of the conservation area. An Article 4(2) Direction will retain the quality of this detailing.

St Mary's Row is a major route into the city centre and suffers from a high degree of traffic, both stationary and moving.

Nos.61-67 St Mary's Row is a very secluded row of interwar detached houses which are situated behind an area of raised planting. Raised on a rubble and sandstone block wall which formed part of the original historic boundary to a Victorian villa, it forms the entrance to St Mary's Row and establishes its rural character and should be retained. The houses typify interwar development in the area; they are modest in scale but are well designed with attractive fenestration and architectural detailing.

Salisbury Road

(nos.1-139 and 4-148)

The land on which both Amesbury Road and Salisbury Road were developed was once part of the extensive Moseley Hall estate. Moseley Hall still stands, although much altered and now serves as a Mental Health hospital. The grounds of Moseley Hall were landscaped by Humphry Repton and remains of his original design are still apparent in the hospital grounds.

Salisbury Road was cut through in 1896. Part of the original estate remains as a subscription park with a discreet entrance in Salisbury Road adjacent to no.40. The park still contains a lake and much of Repton's original layout, including many trees, pavilions and a Grade II statutorily listed Ice House.

Entrance details: Salisbury Road.





The boundary of the Conservation Area includes no.65 on the south side and no. 76 on the north side of Salisbury Road, which begins in Moseley Village at its junction with the Alcester Road. The dwellings on this part of Salisbury Road are obviously prestigious in character and the larger detached houses are all individually designed, mostly in an Arts and Crafts or Old English style with an impressive use of tile hanging, render and the use of a red-blue brick. Most enjoy long rear gardens and the mature trees in the grounds of Moseley Hall and Park are visible from the spaces between the houses. No.23 was the first house to be built in the newly cut through road and is in a neo-Classical style with a pillared porch and interesting terracotta detailing; it still has its original coach house. No.15 is also unusual in its Gothic styling. No.16 is statutorily listed; it was built by George E Pepper c.1905.

Near to the traffic lights, some of the houses have been converted into flats and commercial premises but those between nos.3-23 are still in single family occupation. Although a high proportion of the houses are detached with wide road frontages, there are also large semi-detached properties which were probably speculatively built.

Front boundaries were originally defined by low red sandstone walls with a higher hedge behind, however, only a few original examples remain. Increasingly, front gardens have been sacrificed to make room for parking and as a consequence, the character of the conservation area is being eroded. Beyond the junction into Amesbury Road, there is very dense planting which obscures the view of the hospital buildings. The planting comprises species such as holly, hawthorn, ivy, oak, laurel and rhododendron. Beyond this section, the dense planting stops abruptly and a row of trees lines the road, revealing part of the grounds to Moseley Hall and Moseley Gate.

Salisbury Road's character has changed from a residential road to a busy thoroughfare into the City Centre with a steady flow of cars, buses and delivery vehicles. There is relatively little on-street parking but closer to the commercial centre, parking associated with the Dentist and Doctor's surgeries, is much in evidence.

Looking up towards the intersection with Alcester Road, the immediate view is the junction, with its associated signage and street furniture. Beyond the traffic lights, St Mary's Row rises from the Green. This is a rural setting, with views of the small two storey cottages on the west side and beyond them,

the Church. On the east side are three storey town houses which have been converted to commercial uses. Beyond the conservation area boundary, on the east side, the Meteor Ford garage site provides a notable terminating feature to the conservation area. Any future development on this site will have a significant effect on the character of the conservation area and should be very carefully considered in this context.

In the opposite direction, the City Centre is clearly visible as the road descends gently from the traffic lights. The houses in the lower part of Salisbury Road were built in the Edwardian, Interwar and Post War periods. There is a combination of detached and semi detached, two and three storey properties with a variety of architectural styles. However, all follow a consistent building line which marks the curve of the road and all boast long rear gardens and, consistent with the Moseley character, mature trees and planting. Many of the earlier properties are built in an Arts and Crafts style of red brick with stone or terracotta dressings. They originally had boundary walls made from sandstone blocks. An original wall may be seen at no.126. The interwar properties are individually designed in a modified Arts and Crafts or mock Tudor style using rendered brick and timberwork. All would have had simple wooden fences as at no.94. However, most boundaries have been replaced with modern low walls of stone, reconstituted stone or brick. The post War houses were built in the 1950s and, despite being detached, are much more modest in design and materials. Salisbury Close is a small cul de sac of flats which backs onto Moseley Park. It was built in the 1960s/70s and is set back from the road, having little impact on the character of the conservation area.

Strensham Hill

(nos.4-12 and 1-15)

Strensham Hill is a very quiet, secluded road which comprises a collection of high quality, three storey late Victorian and Edwardian detached and semi detached houses. Many have been divided up for multiple occupancy, but most of the houses retain their original features; the most notable being decorated stained glass, solid timber front doors, tile hanging, timber entrance porches, red clay tile roofs and ornate chimneys. Some original limestone walls remain but most of the gardens have been given over to parking. Here are several large, mature trees in the gardens and these, combined with street trees create a feeling of seclusion.



Late Victorian houses: Strensham Hill.

Trafalgar Road

(nos.116-142 and 121-149)

Trafalgar Road runs north-south off Woodbridge Road. The conservation area extends to and includes no.121 on the east side and no.116 on the west side. The houses are set back from the road, many behind front gardens bounded by low brick walls which were constructed in the 1970s as part of an Urban Renewal Scheme. Some properties have given over their front gardens to parking. The street is devoid of trees.

The majority of the houses date from the mid 19th to the early 20th century. The 2nd Edition Ordnance Survey of 1904 shows the road to have been completely developed. There is a combination of semi detached and two and three storey terraced houses of red brick with artificial slate roofs which were replaced under the Urban Renewal Scheme of the 1970s.

Much of the original fenestration has been removed and replaced with uPVC although many of the properties retain their attractive detailing. Nos.120 and 122 are semi detached houses of c.1870 which retain many original features, including fenestration, bargeboards and door surrounds. Nos.125-129 is a terrace of three storey houses dating from c.1990.

Woodbridge Road

(nos.2-46 and 1-43)

Only the section from the railway bridge to Alcester Road falls within the conservation area. It is a wide road with two semi-mature trees at the rear of Lloyds Bank. Woodbridge Road is used as a means of gaining access to Wake Green Road, bypassing Moseley village centre and there is some stationary and moving traffic. Owing to the proximity of the shops, there is also a significant amount of pedestrian activity. The buildings are predominantly of red brick with slate roofs. Some frontages are at the back of pavement, others are set back behind brick walls and timber fences. The houses date from the mid 1860s and boast brick arches above ground floor doors and windows. Some fine original fanlights remain. An Urban Renewal Scheme in the 1970s provided timber imitation sash windows, replacement chimneys and artificial slate roofs.

Nos.24 to 32 is a terraced housing development by Angelo Burratti designed by local architects Brophy Associates and was completed c2000. It fits well into the street scene and replaces the Midland Counties Dairy.

The Woodbridge Garage built c1940 retains original first floor metal windows. It has a neutral impact on the character of the conservation area, contributing to the activity of the street.

The Police station was built c1980. It is simply detailed and built with good quality materials. The forecourt is attractively landscaped with mature shrubs and trees.

The Patrick Kavanagh bar (previously the Trafalgar Hotel) was purpose built as a hotel in the 1880s. Nearly all of the original details remain including polychromatic brickwork, external joinery, etched glass to advertise the first floor billiard room, leaded lights to ground floor bar areas and the fascia. Designed as a corner landmark building, it remains the most distinctive in the road.

A recent extension to the Kababish Restaurant has increased the footprint over the corner of the pavement; although this was undertaken with consent, it does not preserve or enhance the character of the conservation area.

Part A

8

Moseley Hall, Park and Pool

In the 1770s Moseley Hall and Park was owned by the wealthy Taylor family who were responsible for commissioning Humphry Repton's landscaping scheme of the 1790s and carrying out improvements to the Hall. The Hall was seriously damaged during riots in the 1790s and was allegedly demolished and rebuilt. The Hall remained the home of the Taylor family until the 1860s when it was leased to tenants.

At around this time, the decision was made to sell off parts of the Park for development; Park Hill was subsequently cut, followed by Chantry Road and Salisbury Road. However, development pressures initiated the establishment in 1899 of the Moseley Park and Pool Company, originally comprising a group of residents who were opposed to further development of the Park. The Company leased fourteen acres of parkland for leisure use for private members until 1959 when an additional eleven acres were purchased.

The history of the development of Moseley Hall, Park and Pool is detailed in the Historic Landscape Management Plan, commissioned from Parklands Consortium.

Moseley Hospital

Moseley Hall Hospital occupies a site of about eight acres and is bounded by residential development. The original Hall is a three-storey ashlar building dating from 1795 and is statutorily listed Grade II. The hospital buildings are situated in landscaped parkland which originally formed part of extensive grounds laid out by Humphry Repton. The grounds also contain two other listed buildings, the Dovecote and the Cow House. Both are listed Grade II.

The last of the tenants of the Hall was Richard Cadbury who leased it from 1883 until he purchased it in 1890. A year later he converted the Hall into a convalescent home for sick children. It was the combined effort of Richard Cadbury and

the Moseley Park and Pool Company which was instrumental in safeguarding what remained of the Park, its landscape and its vistas.

In addition to the listed Hall, the hospital site contains a range of modern buildings. Some are unsympathetic and in poor repair and date from the 1960s and 1970s. The land was recontoured to accommodate these late 20th century blocks and the site retains its open aspect and contains mature trees and shrubs which screen the hospital. These buildings are situated mainly to the north and west of the Hall and comprise predominantly flat roofed structures three storeys in height. These buildings are arranged around a courtyard which serves as the main entrance.

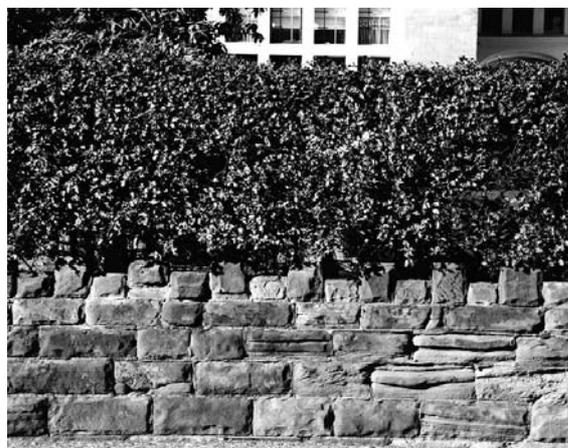
A planning application for the redevelopment of the southern part of the hospital site was approved in December 2004. The application was challenged in August 2005 and a new application was submitted in July 2005. This was approved in December 2005. The new hospital extension comprises a three storey spine building situated on the south side of the main entrance courtyard. To the rear of this block are six single storey wards arranged in pairs and set at oblique angles partly on the footprint of the existing modern buildings. They are linked to the main building by glazed corridors. The new buildings are essentially flat roofed and clad in modern materials.

Although the development results in the loss of some existing open space, it retains the spacious landscaping fronting Amesbury Road. The remaining Repton landscape fronting Salisbury Road is unaffected.

Walls contribute significantly to the character of the conservation area by defining public and private spaces and informing the use of specific materials.

With Moseley Park comprising a number of specimen trees at its centre, Moseley Conservation Area boasts many large mature trees. These, together with street trees and large garden trees have created a backdrop of tree canopies which may be seen from all parts of the conservation area both as long views and between buildings. This backdrop is a highly distinctive contribution to the character of the conservation area and its reduction or removal would have a negative effect, not only as the loss of a visual amenity, but also for its contribution as a wildlife habitat. The planting and management of trees is a vital factor in maintaining the character of the conservation area.

Residential properties were historically defined by low sandstone, limestone or rubble walls with native hedging behind. The removal or replacement of original walls for parking is occurring increasingly and is having a negative impact on the character of the conservation area.



Typical boundary treatment.



Part B

Moseley Conservation Area

Management Plan





POST OFFICE

POST OFFICE

POST OFFICE

The guidance contained within the Moseley Conservation Area Management Plan is intended to preserve or enhance the character and appearance of the conservation area and assist in managing change without compromising the historic environment. Moseley combines a residential mix, ranging from significant architect-built houses to modest terraced housing and a vibrant commercial centre. It is vital to preserve and enhance the historic integrity of the conservation area as a whole.

KEY OBJECTIVES

- 1 Policies for the control of new development to enhance the area including commercial development.
- 2 To control small scale changes including street furniture and parking.
- 3 The removal of Permitted Development by means of an Article 4(2) Direction.
- 4 Implementation of other policies to conform with National Legislation.

OBJECTIVE 1

Policies for the control of new development to enhance the area, including new development.

- ▶ Local Planning Policy and Guidance
- ▶ Regeneration through Conservation: Birmingham Conservation Strategy 1999.
- ▶ Conservation Areas and Listed Buildings: A guide for owners and occupiers 2003.
- ▶ Archaeology Strategy 2004.
- ▶ Places for Living 2001.
- ▶ Mature Suburbs Draft Interim SPG 2005.
- ▶ The Moseley Village Action Plan.

The Moseley Village Action Plan was prepared in 1992 by the City Council after extensive discussions with local interested parties who were concerned about the gradual decline of Moseley shopping centre. It has been adopted as Supplementary Planning Guidance.

It explored a range of issues and put forward proposals to:

“Retain and enhance the unique character of Moseley as a conservation area.

Identify opportunities for environmental enhancement and improvement to the physical condition of the buildings.

Guide future development in the shopping area.

Bring upper storeys of shopping units back into profitable use through identifying opportunities for “Living above the Shop”.

Address parking and service requirement.

Control the further spread of hostels and institutional type uses.

Identify priorities and seek to attract finance for future investment.

Identify broad transport objectives.”

It states that: “all proposals for development, including a change of use ... should recognise the special character of the existing commercial area which is wholly contained within the conservation area”.

► Policy for non Retail Uses in Moseley 1999.

A policy for non Retail Uses in Moseley Village was adopted by the Development Control Committee in 1999. This Policy sought to halt changes of use to A3 uses (cafes, restaurants, hot food take-aways and pubs) and A2 uses (banks, building societies and financial services). A review of this policy was undertaken in July 2004 and the continuation of the Policy for non Retail Uses in Moseley was recommended.

The policies have constituted Supplementary Planning Guidance since 1999.

► The Birmingham Unitary Development Plan 2005
The statutory planning framework for Moseley is contained in the UDP. Its main policy objective is to improve the quality of Birmingham’s environment through planning policies and urban design.

The UDP acknowledges that conservation areas: “provide a powerful means of preserving the best of our historical and architectural heritage”.

A number of the issues raised in the UDP have been achieved, including:

Reviewing the conservation area boundary and giving consideration to an Article 4(2) Direction.

Seeking statutory protection and local listing for buildings and gardens within the conservation area.

Implementing a landscaping scheme at the Green.

Environmental enhancement at the Parade.

Policies also include:

Presumption against non-family dwelling uses.

The provision of high quality specialist commercial uses.

► Shopfront Design Guide 1995

The Shopfront Design Guide was written with the aim of encouraging high standards of design and provide consistent guidelines against which planning applications may be considered.

► Moseley Shopfront Design Guide 1992

This is the result of an initiative by the Moseley Society to document good practice for shopfront renovation.

► Moseley Park and Pool - Historic Landscape Management Plan

Moseley Park and Pool Company commissioned a report from Parklands Consortium Ltd. Regarding the condition of Moseley Park, it is intended to form the basis of a restoration programme in the Park.

OBJECTIVE 2

Policies to control small scale changes.

Protection and enhancement of the historic environment.

► Enhancement opportunities exist at the junction with St. Mary’s Row, Alcester Road and Salisbury Road, outside Victoria Parade. Here the signage, street furniture and paving have accumulated over several years in an ad hoc manner. A consistent approach to design and materials would enhance the conservation area. All should be assessed and reduced to an absolute minimum when the opportunity arises.

► Moseley is partly characterised by small, independently run shop units. Opportunities will be taken to secure funding via the Council’s Capital Programmes and the negotiation of 106 Agreements. The restoration or reinstatement of traditional shopfronts would have a positive effect on the conservation area. Shop signage is, in some cases, oversized and excessive and efforts should be made to reduce its impact.

► Both sides of the road in Park Hill have a very strong sense of enclosure; additional landscaping at St. Anne’s Church would enhance its setting.

► Additional hedging around Moseley Hall Hospital Training Centre in Amesbury Road would provide an increased sense of enclosure and would enhance that part of Amesbury Road.

► Reinstatement of original features will be encouraged as a positive measure to preserve or enhance the character of the conservation area.

► On-street parking and parking on pavements in Moseley, especially around the traffic lights, have a negative effect on the character of the conservation area; efforts should be made to reduce this to a minimum.

► At other locations, for example, at the carpark on Alcester Road and at The Village public house would benefit from additional landscaping and would enhance the character of the conservation area.

Alterations

There will be a presumption against alterations to buildings which adversely affect their character and appearance or that of the conservation area.

Boundary Walls

The removal or partial removal of boundary walls will not be permitted. Replacement walls will be built using traditional materials such as limestone, sandstone or reconstituted stone of a suitable design. Brick walls will not normally be acceptable.

Car Parking

In those areas which are covered by the Article 4(2) Direction, the Council will require a planning application for the development of carparking spaces where this involves the demolition or partial demolition of buildings or boundary walls. In areas not affected by the Article 4 (2) Direction, a sensitive approach will be employed to safeguard the character and appearance of the conservation area.

Change of Use

The Policy for non Retail Uses in Moseley (SPG 1999) will be employed.

Demolition

The Council will not normally permit the demolition of buildings in Moseley Conservation Area unless the building to be demolished can be shown to have a negative effect on the character of the conservation area.

External Advertising

Moseley has a number of small individual shops which generates the requirement for a large amount of signage. Projecting box signs, oversized fascias and internally illuminated signs will not be permitted; policies contained in the Shopfront Design Guide should be adhered to in order to preserve or enhance the character of the building and that of the conservation area. Opportunities to replace inappropriate signage will be taken as they arise.

Hedges

New and replacement hedge planting will be encouraged where appropriate. The type of planting should be sympathetic to the specific location and is to be agreed with Tree Officers. Any additional planting should reinforce the character of the conservation area.

Historical Research/Recording

The Council will require historical documentary research or recording to be carried out when proposals for alteration or demolition will affect the character or appearance of the building or the conservation area.

Moseley Park

The Moseley Park and Pool Company has commissioned a full historical, arboricultural, ecological and hydrological study of Moseley Park from Parklands Consortium Ltd. Proposals for the restoration of the Park will form the basis of the Management Plan and any restoration programmes in the park which should respect the historic Repton landscape.

New Development

Any new development must preserve or enhance the character and appearance of the conservation area, it will respect the values contained in the Conservation Area Appraisal and Management Plan and Government and other City Council guidelines. It will respect the scale, massing, materials of the traditional buildings within the conservation area. Existing and historic building lines will be respected and principal elevations should front the street. There will be a presumption against development on existing rear gardens.

Paving

Where paving is in need of renewal it will be replaced with materials which preserve or enhance the character of the conservation area. There should be a coherent approach to design and materials.

Repair and Maintenance

The Council will provide guidance on materials, techniques and finishes which will preserve or enhance the buildings and conservation area.

Security

Whilst acknowledging the need for security, especially on commercial premises, the Council will not normally permit externally mounted or solid shutters. Shutters should be semi transparent, and alarm boxes, security lighting, CCTV cameras etc should be placed as unobtrusively as possible. Policies contained in the Shopfront Design Guide will be complied with.



Shopfronts

New or replacement shopfronts will comply with the Shopfront Design Guide and Moseley Shopfront Design Guide and will be designed so as to preserve or enhance the building and conservation area. The traditional shopfronts will be retained and opportunities to reinstate traditional shopfronts will be taken as they arise.

Street Furniture

Lamp columns, litterbins, information panels and other street furniture will be kept to an absolute minimum. Street furniture should be of a consistent design so as to enhance the conservation area.

Trees

The Council will require detailed tree surveys of prospective development sites and, where trees are to be retained in new developments, proposals demonstrating that the trees will be suitably protected from damage during construction will be required. The Council will require landscaping, including tree and hedge planting to a high standard.

If a preserved tree dies of natural causes, has to be felled due to its dangerous condition or is destroyed illegally, a replacement tree is a statutory requirement by law at the discretion of the Council. Any replanting should be of an appropriate species which respects the historical context and size of plot. The size, species and location of replacement trees will be at the discretion of the Tree Officer. All work will be undertaken by qualified contractor. Significant views of trees should be retained.

Views Into and Out Of the Conservation Area

Every effort should be made to preserve or enhance significant views into and out of the conservation area.

OBJECTIVE 3

Policies to remove permitted development

An Article 4 (2) Direction applies to residential properties only and removes permitted development rights from any part of the dwellinghouse which fronts onto a highway, waterway and open space. These will include front and, sometimes, side and rear elevations of properties.

Alterations such as the installation of replacement doors, windows and porches, the creation of hard standings and the removal of original boundary

treatment, perhaps insignificant as individual alterations, have taken place throughout the conservation area under Permitted Development. The cumulative effect of these alterations together with the removal of other architectural details such as chimneys, ridge tiles, tile hanging, decorative ironwork and stained glass has a negative effect on the character of the conservation area. In order to prevent further erosion of the character of certain residential roads where a degree of high quality original features remain, some permitted development rights have been removed by means of placing an Article 4(2) Direction on Amesbury Road (nos. 2-46 and no.41), Chantry Road (nos.4-64 and (5-69), Church Avenue (nos. 1-12), Park Hill (nos.10-128) and (nos.5-7, 11-45) and Salisbury Road (nos.3-23, 59-65 and 4-76).

These roads encapsulate the high architectural quality which defines Moseley Conservation Area and set a standard which should inform future development and alteration within the conservation area.

The Town and Country Planning (General Permitted Development Order) 1995, Article 4 brings certain categories of permitted development within planning control, requiring planning permission to be obtained for minor developments. The planning fee is waived in these circumstances.

Alterations requiring planning permission under the Article 4(2) Direction:

Part 1: Development within the curtilage of a dwellinghouse.

- ▶ The enlargement, improvement or other alteration of a dwellinghouse (This includes the installation and alteration of doors and windows and the erection of porches or other extensions).
- ▶ The enlargement of a dwellinghouse consisting of an addition or alteration to its roof (This includes alteration or removal of chimneys, the installation of rooflights and any change of materials).
- ▶ The erection or construction of a porch outside any external door.
- ▶ The provision of a hard surface (This includes the creation of a hard surface for the provision of parking).
- ▶ The installation, alteration or replacement of a satellite antenna.

Part 2: Minor operations.

- ▶ The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- ▶ The formation of a means of access to a highway.
- ▶ The painting of the exterior of any building (This is intended to ensure that render and exterior paintwork is painted with colours which will preserve or enhance the character of the conservation area. The painting of woodwork will not require consent).

OBJECTIVE 4

Other policies designed to conform with National Legislation.

The policies contained in this Management Plan accord with;

Government Planning Policy Notes and Birmingham City Council's UDP.

The Management Plan also reflects the values of Power of Place - The future of the historic environment - produced for Government in 2000 by English Heritage.

It is also intended to complement the Moseley Conservation Area Character Appraisal.

Legislation and Guidance.

- ▶ Planning (Listed Buildings and Conservation Areas) Act 1990.
- ▶ Town and Country Planning Act 1990 (Part viii).
- ▶ Town and Country Planning (Trees) Regulations 1999.
- ▶ Planning and Compensation Act 1991 (Section 23).
- ▶ Ancient Monuments and Archaeological Areas Act 1979.
- ▶ National Heritage Act 1983.
- ▶ Planning Policy Statement 1 (PPS 1): Delivering Sustainable Development.
- ▶ Planning Policy Guidance Note 15 (PPG 15): Planning and the Historic Environment.
- ▶ Planning Policy Guidance Note 16 (PPG 16): Archaeology and Planning.
- ▶ Planning Policy Statement 9 (PPS 9): Biodiversity and Geological Conservation.

- ▶ Planning Policy Statement 6 (PPS6): Planning for Town Centres.
- ▶ Planning Policy Guidance Note 13 (PPG13): Transport.
- ▶ Conservation Area Practice. English Heritage Guidance on the Management of Conservation Areas. English Heritage 1995.
- ▶ Conservation Area Appraisals. Defining the special architectural or historic interest of Conservation Areas. English Heritage 1996.
- ▶ Alcohol Consumption in Designated Public Places Regulations 2001.
- ▶ Moseley Conservation Area Article 4(2) Direction. Advice Guide 2005.

A

Appendix A: Statutorily and Locally Listed Buildings

Statutorily Listed Buildings

Moseley Hall. Grade II.

The first Moseley Hall stood to the north of St Mary's Church. The Hall on its present site was set in extensive grounds and was built by the Grevis (also spelt Greves and Graves) family in the late 1790s.

The Hall boasted its own fishponds, an icehouse and a dovecote; all of which are still in existence. The Hall, Dovecote, Cow House and Ice House are all statutorily listed. In 1764, wealthy industrialist and co founder of Lloyd's Bank, John Taylor, bought the Hall as a residence for his relatives. His son, John Taylor II, built a new hall in 1780, which burnt down during riots in 1791 and was rebuilt in 1792-6 by architect John Stanbridge of Warwick. Their descendants continued to live there until John Taylor's death in 1852 when the house was occupied by servants until William Dawes rented the property the late 19th century.

Richard Cadbury initially leased Moseley Hall in 1884 and bought it in 1890 and in 1891 the decision was taken to convert The Hall into a convalescent home for children when it became known as Moseley Hall Convalescent Hospital for Children. The Cadbury family built "Uffculme" in Queensbridge Road and took up residence in 1891.

When Salisbury Road was cut, effectively severing Moseley Hall from its parkland, concern for the future of the pool, prompted a group of businessmen to form the Moseley Park and Pool Estate Co. It was, and still is, a private park for local residents for a small annual fee.

The Parish Church of St Mary, St Mary's Row. Grade II.

The first church on the present site was built in the early 16th century.

The tower was begun in 1496 but stood unfinished for many years. In the late 18th century the exterior sandstone had crumbled to such a degree that the church had to be encased in brick. It was enlarged in 1823 and again in 1870 and almost completely rebuilt in 1909.

St Anne's Church, Park Hill. Grade II.

Built in 1872 by architect Frederick Preedy and funded by Miss Rebecca Anderton. The church suffered from storm damage in 1939 and 1945 and was extensively damaged in 1940.

The Dovecote, Alcester Road. Grade II.

Dates from c18th century, it is a brick construction with a tiled roof with a wooden lantern and finial and is octagonal in form. Three storeys in height, the top storey has a blank round headed arch to one side.

The Cow House, Alcester Road. Grade II.

C18th. B; slate roof. Single storeyed building of uncertain use. Two blocked segmental arches. Brick detail eaves cornice.

The Ice House, Moseley Park. Grade II.

An 18th century subterranean brick structure with a domed brick chamber about 16 feet deep and 12 feet in diameter. It has a brick vaulted entrance with a right angled bend.

16 Salisbury Road. Grade II.

Originally known as The Turret, no doubt because of the octagonal structure which surmounts the right hand bay at the front of the house. It was built about 1905, somewhat later than adjacent houses in the road, possibly on land which previously formed a driveway giving access to Moseley Private Park behind and was designed in an Arts and Crafts style in brick with stone dressings with Voysey influenced brackets beneath the conical roof above the turret. It retains its original front door and stained glass windows. There is an interesting portcullis design around the front door with battlements at roof level. The architect was George E Pepper.

59 Salisbury Road. Grade II.

A substantial Arts and Crafts house raised on a banked garden at the corner of Amesbury Road, this house was built in 1897 by Joseph Crouch and Edmond Butler. It is an asymmetrical design in red brick with an off-centre three storey entrance tower with stone dressings and crenellations rising flush with the wall and overhanging eaves.

4 Amesbury Road. Grade II.

A large house built in 1909 in the Arts and Crafts style, of red brick with some purple headers and diaper work, this two storey house is symmetrical with gabled wings. There are lofty chimney stacks to the front and rear and a tiled roof.

The Fighting Cocks PH. Alcester Road. Grade II.

Built 1899-1903 by Newton and Cheatle. An octagonal clock tower, simplified Jacobean mullion transom fenestration with Arts and Crafts details, deep semi circular hoods to doorways. Clock faces have scrolled surrounds of strapwork and there is also a barometer at street level.

98 Alcester Road. Grade II.

Built 1830-40 in a plain, late Georgian style in red brick with a hipped slate roof and with some moulded stucco details. There is a modern wing to the right hand side.

Pitmaston, Moor Green Lane. Grade II.

Built 1930-31 by Holland W Hobbiss as a company headquarters for the Ideal Benefit Society. Brick with pantile hipped roofs, wooden sash windows, stone entrance porch. T-shaped in plan in a restrained symmetrical neo-Classical style.

Locally Listed Buildings

Prince of Wales PH

Alcester Road

30 Chantry Road

NB. Consideration will be given to the inclusion of no.2 Forest Road in the Local List of Buildings.

B

Appendix B: Archaeology



Birmingham City Council: Historic Buildings, Sites and Monuments Record

SMR	Site Name	Record
20745-B12399 Brick walls SP 074829	FEATURES NEAR MOSELEY HALL and pebble track exposed	Monument
20745 Brick-built features, including walls and ash-filled hollow, and pebble trackway exposed near dovecote and cowhouse.<1>		
02166-B1443 BUILDING SP 075829	COW HOUSE, MOSELEY 18th Century - 1700 AD to 1799 AD	Monument EXTANT
02166 Building to the NE of the Dovecote at Moseley Hall Hospital. C18. Brick; slate roof. Single- storeyed building of uncertain use. Two blocked segmental arches. Brick dentil eaves cornice. <1> Last evaluated 12/3/84, satisfactory condition. Repair work carried out at same time as dovecote restored by Moseley Society. Possibly contemporary with dovecote, or possibly later. Little archaeological interest or potential except as a building. No evidence for earlier structures on site.		
20622-B12275 FINDSPOT SP 07448377	AUGUSTA ROAD CRUCIBLES Crucibles alongside garden wall Ownership - Private owner Post Medieval - 1540 AD to 1900 AD	Find Spot
20622 Site visited following notification from owner. Crucibles alongside wall in garden. Complete crucibles 380mm high, 230mm wide, max thickness 25mm. Crucibles have pouring lip and spillage down sides. Some lids. Also, some glassy slag pieces and base of basin with green glaze on both sides. Basin 70mm thick, possibly 400mm diameter		
02981-B1863 SP 077833	OLD MOSELEY HALL MOAT Moated site at Old Moseley Hall, King's Norton (? highly likely to possible) No 119. Medieval - 1066 AD to 1539 AD	Monument
02981 Moated site at Old Moseley Hall, King's Norton (? highly likely to possible) No 119. <1> The above siting falls within an area largely developed with C19 housing. The pond within Moseley Park 350m W of the siting, is an old flooded quarry.		
20639-B12292 SP 077831	MOSELEY VILLAGE	Monument



Appendix C: Background Reading

A History of Moseley

Alison Fairn, 1973. BRL.

A History of Moseley

Alison Fairn, 2004. 600 Celebrations Committee.

Moseley, Balsall Heath & Highgate

M Baxter & P Drake, 1996. BRL.

Moseley

John Morris Jones, 1981. BRL.

Victoria County History

vol vii 1953. BRL.

Birmingham Directories

BRL.

Birmingham Registers

BRL.

Blood's Plan of Birmingham

1857. BRL.

Ordnance Survey Maps

1st-4th Editions, c1889-1936. BRL.

Tithe Map

King's Norton Parish, 1840. BRL.

The Conservation Strategy

'Regeneration Through Conservation'

Birmingham City Council, 1999.

The Moseley Village Action Plan

Birmingham City Council/The Moseley Society, 1992.

The Birmingham Unitary Development Plan

(Deposit Draft 2001) Birmingham City Council.

The Moseley Shopfront Design Guide

Birmingham City Council/The Moseley Society, 1992.

Historic Landscape Management Plan

Parklands Consortium, 2004.

Policy for Non-retail Uses in Moseley

Birmingham City Council, 1999.

Unpublished research provided by members of the Moseley Society.



Contact and Further Information



Contact

Conservation Team
Planning
Alpha Tower
Suffolk Street Queensway
Birmingham
B1 1TU

Tel: (0121) 303 1115

E-mail: planning.conservation@birmingham.co.uk

Further Information

For further copies and guidance about conservation and listed buildings visit our website:

www.birmingham.gov.uk/conservation

Most Birmingham City Council publications can be made available in alternative formats or languages.

If you have difficulty reading this document please call us on (0121) 303 1115 to ask if a full or summary version can be made available in large print, another format or another language.

If you have hearing difficulties please call us via Typetalk 18001 0121 303 3030.

Or e-mail us at:
planning.conservation@birmingham.gov.uk



■ Houses on Strensham Hill

Moseley
Conservation Area

Character Appraisal
and
Management Plan

March 2005