

PLANNING DEPT

The City Planning Officer presented the following Report:

CITY OF BIRMINGHAM

PLANNING DEPARTMENT

PLANNING AND HIGHWAYS COMMITTEE

19th July, 1979

Proposed Conservation Area: Lozells and Soho Hill.

The Lozells and Soho Hill area of the City contains a variety of buildings of individual architectural merit, and of group value. A number of buildings are included on the

interest - Soho House, St. Mary's Convent, Nos. 127 - 133 Soho Hill, and the recently listed properties of 27-41 Villa Road.

The character of the area comprises the large properties around St. Michael's Church and Soho Hill, the late Georgian and Regency properties around Market Street and Hunters Road, and the Victorian terrace houses

The area is the subject of an active urban renewal programme. Individuals, housing associations and the Urban Renewal Team are

Some improvements to the area and the area has been considered under the operation of the Conservation Areas Act 1969. Following the adoption of the Conservation Areas Act 1969, the Committee adopted a policy in relation to areas of conservation to ensure that attention is paid to the conservation of buildings. The key to this policy was seen to be improved

The Victorian Society (Birmingham Group) report on "Conservation in Lozells" drew attention to the special

declaration of a conservation area and the setting of 14th September, 1978, explaining the Victorian Society and an area defined by Circular 1978/10 which appeared to have conservation potential. It was resolved that:

- 1. Your Committee receive the report of the Victorian Society "Conservation in Lozells", and that the Victorian Society be informed that your Committee wish to place on record their appreciation for the work carried out in the preparation of that

2. That your Committee agreed in principle to an area

Article 4 Direction to restrict permitted development.

(ii)

3. That the City Planning Officer be instructed to

conservation in Lozells and that residents within the area be invited to attend and forward their comments on these.

Following a detailed study of the Lozells area, including the area to the west incorporating Soho Hill, a public exhibition was prepared and displayed at The Bonner Memorial Hall, Hunters Road, Lozells, between Saturday January 27th, and Friday February 2nd, 1979. The exhibition displayed information on the history of Lozells, the character of the area, the Urban Renewal Programme and unsympathetic alterations, and concluded with an assessment of conservation potential.

1. A tabulation of the conservation areas was prepared.
- No Conservation Area.
 - The Core Area around Barker Street and Hunters Road.
 - An area modelled on the City's proposals.
 - An area modelled on the Victoria Society's proposals.

- The Study Area excluding the Core Area.
- The whole of the study area.

Visitors were encouraged to complete a questionnaire.

completed a questionnaire. A tabulation of the questionnaire

of the study area, as the favoured delineation of the conservation area.

A public meeting was held on 28th March 1979, attended by representatives of the Planning Department and Urban Renewal Project Team. Although poorly attended, public reaction was strongly in favour of the designation of a Conservation Area delineated by Option (F). Minor amendments to this boundary were made following public reaction to provide for the inclusion of the Carnegie Infant Welfare Institute in Hunters Road. Public reaction also supported an Article 4 direction within this area.

Lozells and Soho Hill

containing a variety of architectural motifs

overall character which should be retained and enhanced. Conservation Area status would confirm the historical and architectural significance of the area, and thus add impetus to the existing policy of informal liaison and consultation. However, the area most favoured by members of the public and amenity bodies covers an extremely large area which would be difficult to deal with effectively under current

which might be considered the most significant core area. I suggest, therefore, that a more restricted Conservation Area, based upon the areas identified as of greatest value, be designated and that a simple guidance note on the treatment and improvement of buildings within the designated

conservation area and the designated and undesignated parts of Lozells.

The imposition of an Article 4 Direction would provide additional control over further unsympathetic alterations in the area by restricting the nature of permitted development.

minor alterations - may not constitute development of boundary

restricted in use to only those areas and classes of development where a major problem exists.

RECOMMENDATIONS:

I. That your Committee designate a Conservation Area under Section 277 of the Town and Country Planning Act 1967

II. That your Committee agree in principle to an Article 4 Direction in the Lozells Area, subject to further detailed discussions with the interested parties

permitted development to be controlled.

III. That a guidance note be prepared for the areas within the Lozells and Soho Hill areas.

Graham Sharkey