BIRMINGHAM CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLANS

# Selly Park Conservation Area

# Character Appraisal and Management Plan

May 2022

Birmingham City Council

# Contents


Foreword 3

Introduction 4

Designation and boundary changes 6

Summary of significance 8

**Part 1 Character appraisal** 11

Conservation Area setting 12

Topography, geology and archaeology 14

Development history 16

Townscape character 18

Character areas 22

Pressures on the Conservation Area 38

**Part 2 Management plan** 41

Guidance 42

Enhancement schemes 46

Ongoing management 47

Opportunities for positive future change 48

Appendices

Appendix A - Statutory listed buildings 50
Appendix B - Wider planning policy framework 51
Appendix C - Article 4(2) direction 52
Appendix C - Archaeological sites and monuments 53
Appendix E - Equality analysis 55

# Foreword

The Selly Park Conservation Area is a unique place and a valued asset through its special architectural and historic interest. It hosts a number of high quality historic buildings in the three principal character areas, including the landmark church of St. Stephen. It is an essential part of Selly Park's identity and heritage, and is special to Birmingham as a whole.

The Character Appraisal and Management Plan provides policies to ensure that the Conservation Area will be protected and enhanced and will continue to contribute fully to Selly Park as a successful suburb of architectural, historic and environmental merit.

The Management Plan sets out the policies for future development in the area and highlights opportunities for improvement. This is informed by the Character Appraisal which identifies what makes the area special and defines its character.

The city council are committed to ensuring that this asset endures for the enjoyment of future generations of Selly Park. This can be achieved by continuing to work together with local people, community organisations, landowners and other public/private sector partners.

We wish to thank the Selly Park Property Owners' Association (SPPOA) for their role in helping to prepare and deliver this document, and especially the following SPPOA committee members: Richard Batley and Ann Chancellor Davies who drafted the text, and Tom Axford who compiled photographic records of houses in Selly Park. Thanks also to local historian Wendy Pearson for her advice.

**Councillor Ian Ward**
Leader,
Birmingham City Council.

# Introduction

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local authorities to designate Conservation Areas and from time to time review their designation. It also requires them to formulate and publish proposals for the preservation and enhancement of these areas.

The Selly Park Conservation Area was designated by Birmingham City Council on 13th May 2009 in recognition of its status as an area of 'spacious plots and generously proportioned architect designed residential properties, open spaces; a pocket of leafy suburbia close to Birmingham City Centre'.

Conservation Area status gives the City Council additional powers regarding demolition, minor development and the preservation of trees. It also places a duty upon the City Council to pay special attention in the exercise of its planning functions to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

Local authorities are required by national planning policy (National Planning Policy Framework paragraph 186) to have a suitable evidence base for historic environment and heritage assets. For Conservation Areas this usually takes the form of a character appraisal which is then used to inform a management plan that sets out policies and proposals to aid the preservation and enhancement of the area.

The Birmingham Development Plan adopted on 10th January 2017 describes the surrounding areas of Selly Oak and South Edgbaston as focuses of major renovation and investment, but where importance should also be attached to conserving attractive, balanced and sustainable residential communities (Policy G9). The current local planning policy - the Wider Selly Oak Supplementary Planning Document (June 2015) while not addressing Selly Park explicitly, recognizes the need to balance development opportunities with the need to maintain desirable residential areas.

The Selly Park Character Appraisal and Management Plan (CAAMP) aims to:

- Identify the special interest of Selly Park Conservation Area and provide an evidence-based definition of its character.
- Provide a sound basis for the determination of planning applications within the Conservation Area and the formulation of proposals for its preservation and enhancement.
- Identify opportunities and threats to the special character of the Conservation Area and provide proposals to address these potential issues.
- The Selly Park CAAMP will be adopted as a 'material consideration' in the planning process and has been prepared in accordance with policies listed in Appendix B.

# Designation and boundary changes



The Selly Park Conservation Area was designated on 13th May 2009 and an Article 4(2) Direction was served limiting some permitted development rights to most dwelling houses within the Conservation Area.

The locally listed and Grade II listed buildings shown at Appendix A were identified or designated prior to the designation of the Conservation Area. Appendix C lists the individual domestic properties covered by the Article 4(2) Direction.

The Selly Park Conservation Area covers an area of approximately 70 hectares and is situated approximately three miles (4.8km) to the south west of Birmingham city centre. It is entirely contained within the Ward of Bournbrook and Selly Park in the Selly Oak Constituency.

The boundary of the Selly Park Conservation Area was reviewed through public consultation in September 2021. The Local Authority considered the modification of the boundary on two main grounds. The first consideration is that Selly Park's distinctiveness is not just distantly historic. It has grown in waves of development that reflect changing ideas about what makes good quality suburban housing up until the present day. The result is a Conservation Area that contains a heterogeneous mix of architectural styles brought together by their shared environment of low density and greenery.

The second consideration is managerial. Selly Park contains two overlapping areas which both have heritage implications. In addition to the Conservation Area itself, there is also the boundary given by the covenants that have protected Selly Park since the 19th century; these remain an important instrument of conservation that can be exercised by property-owners.

The overlapping boundaries and differing forms of conservation management can create confusion not only for residents but also for developers and can affect the ability to exercise rights and to manage the Areas.

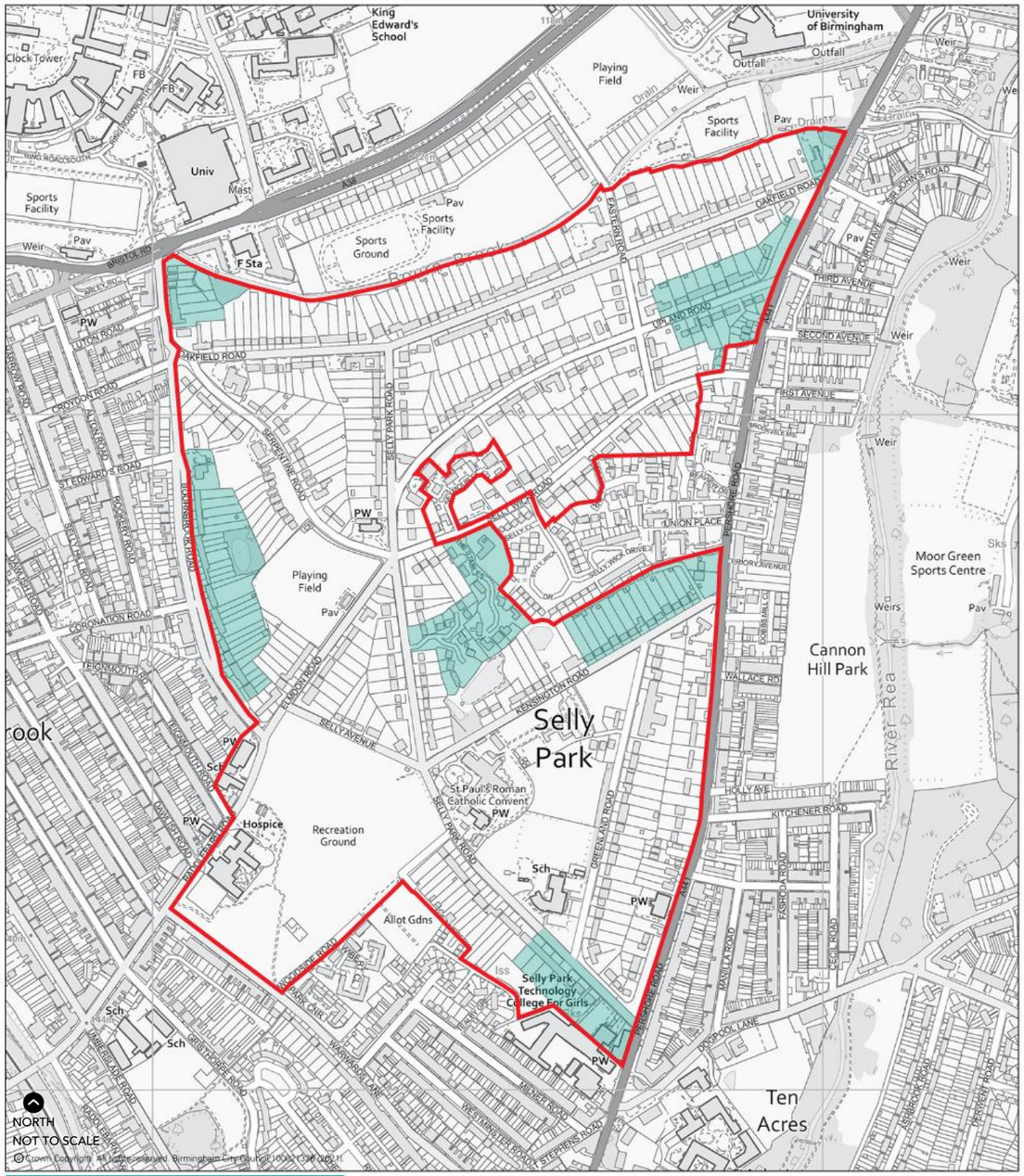
Following the outcome of the public consultation, the Conservation Area boundary has been re-drawn at the margins to be as far as possible consistent with the covenanted area and to support the management of this historic area. On these grounds, as well as the representative nature of their houses and landscape features, the following areas are now included in the Conservation Area:

- East end of Upland Road.
- Eastern side of Bournbrook Road together with the large pond behind the gardens of 81-95 Bournbrook Road.
- Southern end of Selly Park Road.
- Northern side of Kensington Road.
- The Stables and Southbourne Close, two private residential estates of good quality houses in landscaped areas, built in the 1980s in what had been the grounds of Highfield House. The Stables has nine houses and Southbourne Close ten. The residents of Southbourne Close own and manage the surrounding woods and lake which are already part of the Conservation Area.

**Key**

Conservation Area boundary

New additions to the conservation area following 2022 adoption




**Plan 1**
Boundary of the Selly Park Conservation Area.

# Summary of significance

Selly Park is notable as an area of spacious plots, architect designed residential properties, and open space - a pocket of leafy suburbia near to Birmingham City Centre.

It owes these qualities to its history and also to a series of waves of architectural evolution:

- **An inherited place:** An inheritance of roads, wooded areas and lakes (fishponds) remain from Selly Park's pas, originally the estate of Selly Hall. There is evidence going back to the Domesday Book that the hall occupied the site of St Paul's Convent, its 19th century version still forming part of the convent building.

- **An inherited townscape:** Selly Park owes much of its character to Robert Dolphin who in 1854 sold 146 acres for residential development subject to restrictive covenants - similar covenants apply to another 30 acres sold in 1870. This is a prominent national example of covenants applied to suburban development with the objective of preserving environmental quality. The restrictive covenants have produced in Selly Park a residential area of large houses, pleasing streetscapes, and an abundance of mature trees along the roads and in large gardens.

- **165 years of conservation in practice:** The covenants, which remain in force, specify that each plot should be a minimum of a quarter acre; houses should be detached (and semi-detached until the 1870s) and well set back from the road; noisy and offensive trades were banned. The covenants enable owners to enforce the upkeep of these requirements against their breach by any other owner in the area.

  In 2009, the designation of the Conservation Area added the weight of planning legislation to secure the environment and architecture of the area.

- **Representative house styles:** Selly Park has evolved to include many examples of house design. These include Georgian houses in Selly Wick and Pershore Roads, several country house sized Victorian houses (Uplands, Copperfield House, Beechenhurst), and a large number of Victorian family homes with stable blocks especially in Oakfield Road. There are Arts and Crafts houses on Selly Park Road, Bauhaus style 1930s houses on Kensington Road, and interwar houses on Selly Park and Bournbrook Roads. There are post war houses on Selly Avenue, Selly Park, Oakfield, Greenland and Kensington Roads, and large detached houses from the 1980s and 1990s in Southbourne Close and The Stables.

- **A green landscape:** Beyond its houses, gardens and tree lined streets, the special quality of Selly Park lies in its topography and landscape features. These include large open spaces - the Elmdon Road playing fields and the Selly Park Recreation ground, the lake and landscaped grounds of Cleeve House, the pools and trees of the former Highfield estate, and the extensive grounds of St Paul's Convent. There are long views into and out of the estate of Birmingham University's clock tower, St Stephen's church and, from the highest points of Selly Park, of Cannon Hill Park.

Selly Park Conservation Area

PART 1

# CHARACTER APPRAISAL

# Conservation Area setting

Selly Park Conservation Area is not only a green area but also has several parks and green spaces in the vicinity: Cannon Hill, Moor Green, school playing-fields and Edgbaston golf course.

On the other hand, it is surrounded by two arterial roads, and areas of intensive development. Some of the latter have existed since Selly Park's early development while others are much more recent.

The western boundary of the Conservation Area marks the break between Selly Park's low density plots and the high density terraced housing of Bournbrook which was built from about 1890, after Selly Park's development was already underway. These two models of urban development were in sharp contrast.

The extension of terraced housing from Bournbrook onto part of the Selly Park Estate (the corner of Raddlebarn Road and Warwards Lane) in contravention of the Estate's covenants led in 1912 to a successful High Court battle against contravention of the Estate's covenants. This became a landmark case on the viability of enforcing covenants, and the cause of SPPOA's foundation in 1911.

The southern and eastern boundaries of Selly Park also mark a break between Selly Park's low density and higher density Victorian and Edwardian housing, though with much larger houses and gardens than in Bournbrook.

High density housing to the South, West and East, particularly where it has three storeys (or where rooms are extended into lofts), offers an attractive investment opportunity to rentier landlords. Without Article 4(1) protection, Bournbrook in particular is a target for house conversions. As a result, population density around Selly Park has greatly increased within the same general structure of buildings.

In the area to the North of Selly Park, construction of new institutions has taken place, particularly since 2010. On the Calthorpe Estate, this includes a dental hospital, private hospital and care homes, high rise purpose built student accommodation (PBSA), and car-parking. To the North-West, large blocks of high-rise PBSA have been built on and around Aston Webb Boulevard, and then further West on Bristol Road; and more are planned.

Housing development has a knock-one effect on the setting of Selly Park Conservation Area, transforming the nature and level of commercial activity, traffic and parking.

# Topology, geology and archaeology

Selly Park is situated on the almost flat Birmingham plateau, rising from about 120 metres at Oakfield and Pershore Roads to 142 metres at the highest point in the Selly Park Recreation Ground near to the Selly Park Convent.

The Conservation Area lies between the valleys of the Bourn Brook to the North and the Rivers Rea to the East. Springs run from the highest point to feed small irregular streams that feed man-made ponds and small lakes behind the gardens of houses on the east side of Bournbrook Road and behind the woodland and gardens to the north of Kensington Road.

The underlying geology is of Sidmouth Mudstone with a superficial covering of alluvial clay, silt in the lower parts of Selly Park, and at the higher points glacial fluvial mid-Pleistocene, sandstone and gravel (British Geological Survey: http://mapapps.bgs.ac.uk/geologyofbritain/home.html). These free-draining soils have provided a suitable basis for house and road building, possibly since Roman times across Selly Park (Peter Leather, Birmingham Roman Roads Project 1994-1999).

The Birmingham Roman Roads Project led by Peter Leather of the University of Birmingham undertook a series of studies between 1994 and 1999 to investigate the possibility that a Roman road leading to Metchley fort had crossed what is now Selly Park Recreation Ground.[1]

No conclusive evidence of the road was found, but there were other finds: a Neolithic flint, a fragment of Iron Age pottery, and a 15th century road that took a dog-legged route from Warwards Lane along Raddlebarn Road and down Bournbrook (ex-Selly Hall) Lane, following what was surmised to be the boundary of Selly Manor.

Other archaeological finds include a Roman coin at Raddlebarn Road, and a moated site and adjacent ponds (possibly originally fishponds) in the gardens of Kensington Road, Southbourne Close and The Stables (see Appendix D).

There is archaeological dispute about whether modern day Selly Park is the location of the original Selly Hall and its surrounding manor; an alternative proposal is that the original manor was located about 400 yards from Bournville Green. However, near to the moat and 'fishponds' is the Generalate and Convent of the Congregation of the Sisters of Charity of St Paul the Apostle which was built in 1864.

Incorporated within the Convent buildings is Selly Hall, a Georgian building in the Palladian style, which was sold in 1835. British History Online Vol.3 for Northfield Parish traces Selly Hall back from 1835 through its previous owners to the Domesday Book which refers to two manors of Escelie (Selly).[2] Like present day Selly Park, one of these estates lay across the River Rea from Muselie (Moseley).[3]

**Key**

Proposed conservation Area boundary

Statutory Listed Buildings
1. Church of St. Stephen
2. Convent of St. Paul
3. 921, 923, 925, 927 & 929 Pershore Road
4. Selly Wick House
5. 48 Selly Wick House

Locally Listed Buildings
6. 54 Selly Wick Road
7. 60 Copperfield House Hotel
8. 34 Selly Park
9. 51-65 (odd) Selly Park Road

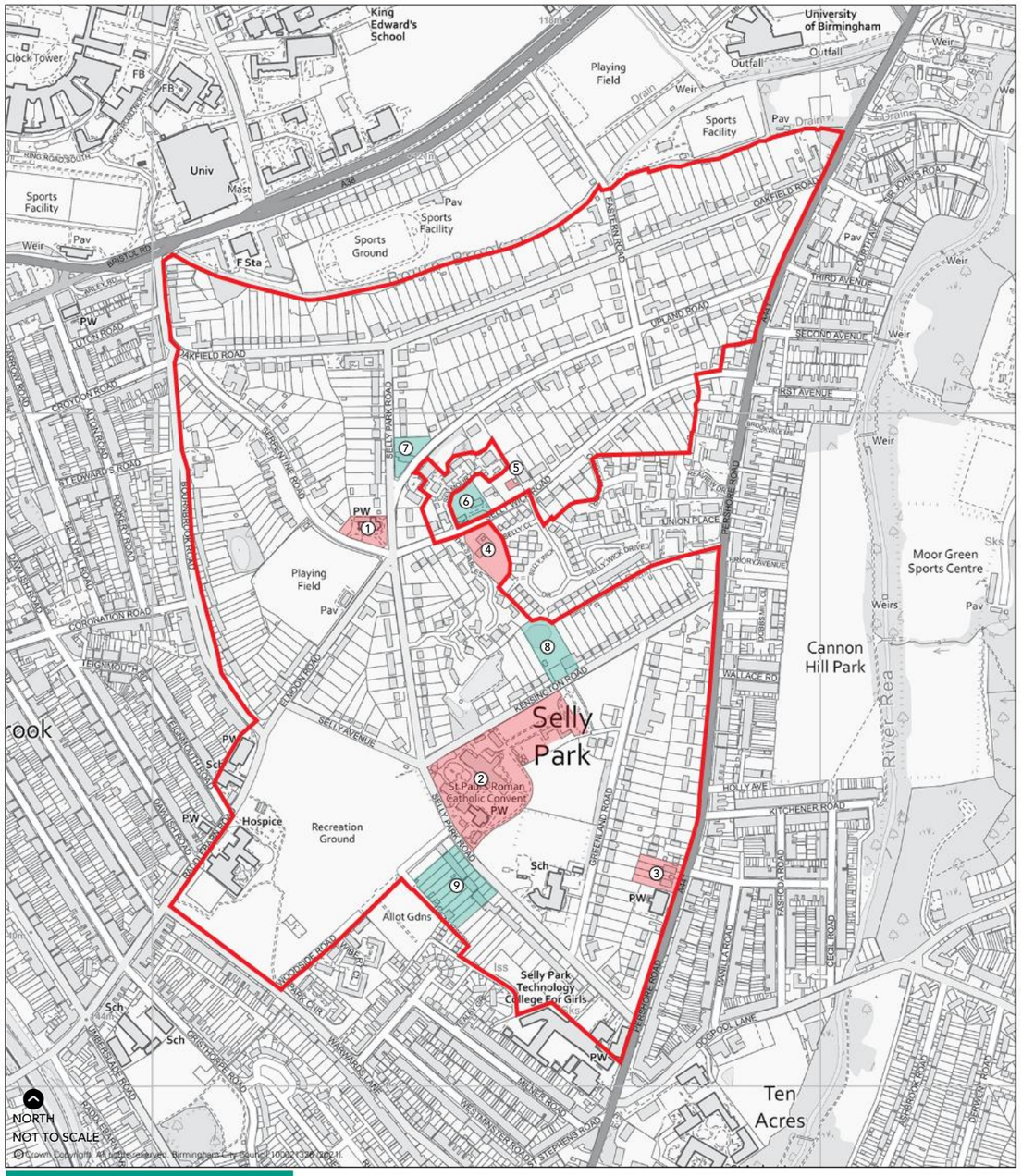
[1] Baker, Anne and Peter Leather (1998) 'Birmingham Selly Park Recreation Ground' in West Midlands Archaeology Issue 41.

[2] See https://www.british-history.ac.uk/vch/worcs/vol3/pp194-201.

[3] Morris, John (ed) (1982) The Domesday Book: Worcestershire. Phillimore and Co.








**Plan 2**
Statutory and Locally Listed Buildings.

# Development history



The built character of the Selly Park Conservation Area reflects its controlled growth as a desirable residential suburb for the increasing number of businessmen and professionals involved in the rapid growth of Birmingham in the middle of the 19th Century.

On 176 acres purchased by Birmingham Solicitor Robert Dolphin, just over the Bourn Brook from Lord Calthorpe's estate on the south side of Birmingham, a Building Scheme was prepared for what eventually would become the Selly Park Conservation Area.

In contrast to much of the overly dense speculative building which the city's rapid growth had engendered, wide roads were made up, and plots designed. Restrictive covenants stipulated no less than a quarter of an acre per plot, no more than two houses joined together, the price per house, and their distance from the road. The only permitted buildings were "dwelling houses with suitable outbuildings". The gradual development resulted in a wide range of architectural styles being represented across the estate, where houses from the 1870s have neighbours from the 1920s (e.g. Eastern Road), and some of the oldest find themselves next to and opposite the most modern in design (e.g. Oakfield Nos.92 and 94 and No.93 and No.101).

The 1870s houses are not the oldest surviving buildings. What remains of Selly Hall, named on the 1835 Sale Plan of the estate, is now part of St. Paul's Convent, having been bought from Robert Dolphin in 1864, and is a Grade II listed building. 'Selly Park Hall', the only one of the Convent's buildings to be listed, is called The Generalate, and is described as an early 19th century two storey building. The Gatehouse and the boundary walls were built in the 1870s, followed by cloisters and an entrance block. The convent grounds, however, share a large triangular site between Kensington Road, Greenland Road and part of Selly Park Road with Selly Park Primary School.

Selly Wick House, also on the 1835 sale plan, remains a family home and its listing describes it as "circa 1840 though of possibly late 18th century origin." Other listed buildings of a similar date and style can be found on Pershore Road, although only Nos.921 and 923 and 927 and 929 have been included within the conservation area boundary. Originally called 'Selly Place' these villas are distinctly Georgian in style, of stucco with plain moulded string courses, rustication, sash windows and a variety of understated classical features in the window mouldings and door casings.

The foundation stone for St. Stephens was laid in 1870, and the church consecrated in August 1871 on land given by Robert Dolphin. The £3,700 cost of building it was furnished by, mainly local, donation. It is Grade II listed and is built of locally quarried Hamstead stone, with a 40m high Bath Stone broach spire. Its position at the highest point in the Conservation Area means that the spire is visible for miles around. In 2015, a new two storey Parish Centre linked to the north side of the church was unveiled, with a generous circular entrance hall providing both further space and access to Church and Centre.

St. Edwards Roman Catholic church is located on Raddlebarn Road near the junction of the old roman icknield way at the highest point of Selly Park Conservation area. The building is an imposing early twentieth century Gothic Revival church which is faced in red brick with stone dressings, and the steeply pitched roof is laid with Westmorland slates with coped verges and the glazing is of leaded stained glass. Henry Thomas Sandy of Stafford and G. B. Cox were commissioned to design the building and this was built in three phases by William Bishop of King's Heath with the church and the nave opened on 13 October 1902 by Edward Ilsley, Roman Catholic Bishop of Birmingham and Samuel Webster Allen, Roman Catholic Bishop of Shrewsbury. The sanctuary and side chapels were built between 1925 and 1926 according to a George Bernard Cox design, of Harrison and Cox. The builders were John Bowen and Sons of Balsall Heath and the western end of the church was completed in 1936".

Highfield, the Uplands and Beechenhurst were all built in the 1860s. All that remains of Highfield, which was demolished in the early 1980s, are tales of Birmingham's Bohemian past, when the house was owned by Professor Philip Sargeant Florence, decorated in the 1930s with large contemporary murals, and visited by the likes of poets Louis MacNeice and William Empson. Southbourne Close was developed on Highfield's grounds in the 1980s, the lake and surrounding woodland backing on to Kensington Road survive.

The Uplands, two houses, Nos.63 and 65 Upland Road, were completed in the mid-1860s. Only one remains, No.65, but the red brick Italianate-villa style house, made even taller by incorporating an arched basement entrance, is still visible behind the imposing rusticated high stone walls that once surrounded both houses. The walls still run around three sides of the original grounds in sections of Upland, Selly Park and Selly Wick roads.

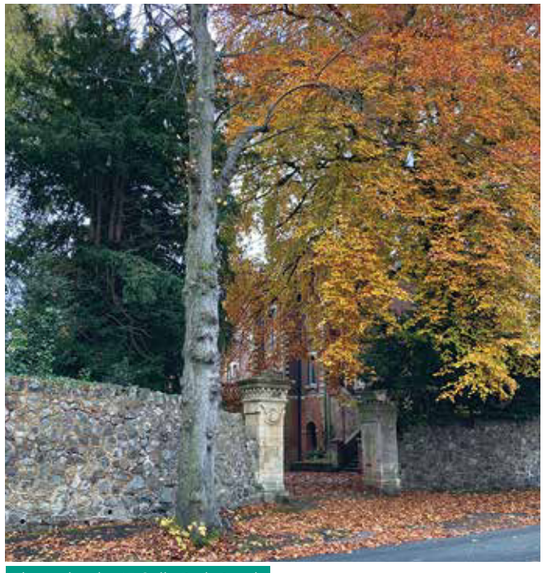
Another once impressive family home in the conservation area is Beechenhurst which has recently been subject to some neglect although is in the process of being repaired and restored.

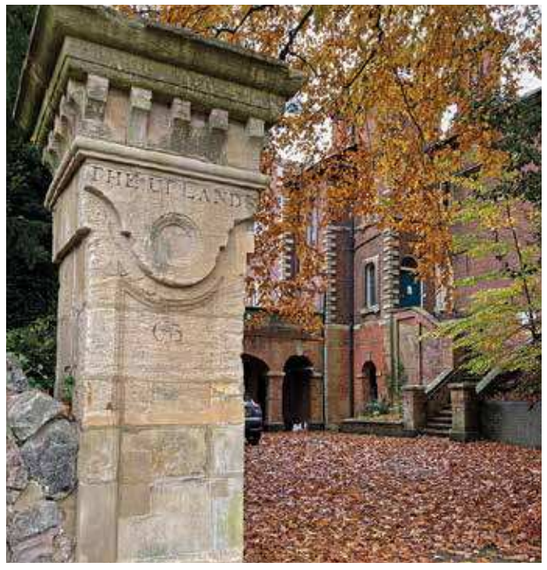
The 1871 Census (and 1872 Kelly's Directories of Worcester) show that a number of family homes had been completed on the estate, the majority of which in Oakfield Road. Already they indicate an interesting contrast in architectural taste and style. While one or two of these early houses are at quite an impressive scale, such as Willowbrook and Camden house opposite, the size became more modest as the slow but steady development of the estate took place from the 1870s.

**Pattern of growth**

Currently available records begin in 1875, under Kings Norton Building Plans, and show that between 1875 and 1880 a total of 16 applications were made for the Estate, mostly for Oakfield Road and from 1881 to1899 there were 14. The next decade 1900 to 1910 saw a slight increase in the overall numbers - 37 - and a change in emphasis on the roads being developed. Elmdon saw its first two applications, and a total of 19 were made for Selly Park Road. The vast majority of dwellings on the Estate, the architects and builders were local, with most architects boasting City Centre addresses.

In 1912, the plans came under Birmingham rather than Kings Norton, with a dozen between 1912 and 1921. 1922 to 1926 saw a flurry of building, with 44 applications received. Greenland Road had its first three in 1921, when bungalows began to appear. 1927 to 1930 saw the highest annual number of applications until the end of the Second War, with a total of 52. There was an increase in multiple requests, made by developers rather than individual purchasers. Between 1931 and 1939, when 54 applications were made, multiple requests by the same builder were noticeable: in 1931, BBP52983 in Oakfield Road was for ten houses - the highest number seen thus far.






The Uplands, 65 Selly Park Road.

# Townscape character



**Building types**
Detached and semi-detached residential or domestic dwelling houses are a defining characteristic of the area.

The earliest planning applications were exclusively for villas, residences, private houses or houses - the latter term being most used from the twentieth century onwards. The Dolphin covenants specifically prohibited more than two houses to be joined, hence the absence of any terraced housing.

There are good examples of other building types such as coach houses and these are distinctive features of the conservation area particularly on Oakfield Road, most are relatively intact and unchanged. Following the first war, applications are seen for 'motor houses', generally being described as 'temporary'. As motor cars tended to be longer than coaches, some coach houses acquired slightly clumsily extended frontages.

Garages can also be separate, as seen at Nos.4 and 6 Serpentine Road (BBP40079 31.7.1925) where the garages (rather than the houses) are semi-detached. By the 1930s, garages were being incorporated into the overall design of some properties as seen at No.140 Selly Park Road (BBP58067A 30.05.1933) and No.37 Elmdon Road (BBP 71104 18.03.1938).

In addition to the houses are three churches: St. Stephens and St. Wulstans, St.Edward's RC Church (Raddlebarn Road), and Christchurch (Pershore Road). There is also a Primary School, a telephone exchange, and two electricity sub-stations. Frew Lodge in Oakfield Road is a purpose built block of nine residential flats for the elderly.

Other residential buildings have undergone varying degrees of conversion. St. Mary's Hospice in Raddlebarn Road was originally a late 19th century dwelling house called 'Woodville'. 'International House', now a hostel for international students in Oakfield Road is centred on Willowbrook built c.1878, with an additional modern wing fronting the street. Two former dwellings, now nursing homes, of a similar date; Selly Park Nursing Home, with extensive additions along Oakfield Road to the original houses of c.1890, and Uplands Nursing Home, at No.43 Upland Road of around 1875.

Camden House, 63 Oakfield Road.

**Architectural character**
The juxtaposition of dates and thus styles of building is marked in Selly Park, resulting in a great variety of heights and spaces between buildings. There are relatively few runs of houses of the same style and date - and when this happens it can seem unusual such as Oakfield Road's row of ten houses from 1931. More common is the grand mass represented by 63 (Camden House) with its separate stable block followed by two generous, but obviously much lower, bungalows from 1924, a similarly dated two-storey detached and rendered house, and the neighbouring three pairs of three storey Victorian Gothic houses, again with coach houses, dating to around 1870.

Large houses on generous plots were originally located at some distance from one another and when 21 applications were made between 1906 and 1908, this was the same number as had been made over the previous 14 years. The decades of design see a variety of styling details, but over the whole estate, building lines are very consistent, with no houses less than fifteen feet (as laid out in the covenants) from the pavement, with clearly defined front gardens and houses situated in generous grounds, again defined by the covenants' stricture that no plot be less than a quarter of an acre.

**Building materials**
Selly Park is constructed primarily of red brick, with blue brick and clay tile to provide colour and texture. While the early Gothic style houses made great use of patterned and turned woodwork, with barge-boarding cut with varying degrees of intricacy, and decorative finials on exaggeratedly pointed porches, both they, and the more restrained classical houses, had decorative friezes of brick at the eaves, with string courses of varying prominence, with stone, engineering brick and decorative red clay tile present. Carved wood columns support porch roofs on more modest and later villas in Bournbrook Road (No.83).

Some of the larger houses have decorative stonework such as No.76 Oakfield which has stone bays, lintels, and crenelation above the front door and decorated capitals to the fine pillars in the doorway.

Roofs are of primarily of slate or clay tiles, with pantiles appearing in the 20th century. Some slate roofs of the 1870s also incorporated rows of scalloped tiles, often echoed above their bay windows. Some decorative ridge tiles can still be seen with examples at Nos.107 and 144 Oakfield. A number of chimney stacks appear to have retained their original clay pots and glazed tiles can be seen decorating door surrounds at Nos.133-157 Selly Park Road while decorative Terracotta tiles form a string course at No.34 Oakfield.

By the beginning of the 20th century there is a use of smooth or roughcast rendering to cover either the whole or part of an elevation, or to define an architectural element.

Tiles are used sideways on to demarcate arches above doorways or provide decorative detail in the gable wall. In other examples blue bricks are used between upper and lower storeys echoing Tudor diaper patterns such as is seen at No.140 Selly Park Road and examples of the use of half-timbering, another Tudor reference, can be seen at No.127 Selly Park Road

Most gate piers are brick surmounted with stone, although Allestree (No.107 Oakfield) has stone piers and the imposing stone gateposts for The Uplands, 63 Selly Park Road survive.

Some stained glass can be found in Serpentine Road, at the porch of 21 Serpentine Road, at Uplands Nursing Home and in the 1930s houses on Eastern Road. Small circular windows become a decorative feature in the 1930s, to be seen neatly encircled by red bricks on a rendered facade or below the window next to the front door (Nos.84 and 86 Oakfield).

76 Oakfield Road.

**Height and scale**
Development in the Conservation Area has been almost exclusively domestic, with houses generally between two and three storeys in height. The three storey Victorian Gothic houses of the 1870s, with their sharply pitched roofs, contrast with the more classically conceived two storey villas of the same date in Oakfield Road, while both have coach houses and occupy the same footprint. Bungalows appeared from the 1920s onward and with plot sizes are of a regular width they appear more spaciously sited alongside neighbouring four or five bedroom houses.

34 Oakfield Road.

122 Selly Park Road.

**Street pattern**
Bournbrook, Raddlebarn and Warwards Lane, which link Bristol and Pershore Roads, are probably the oldest roads. Other streets were laid out at the time of the original Building Plan, which finds the church at the highest point, with Serpentine, Elmdon, Selly Wick, and two lengths of Selly Park Road radiating from this central point. The area is roughly triangular, with Oakfield providing the top, widest edge, and Pershore and Bournbrook Roads to the sides, however any attempt at geometric analogy breaks down from that point. The roads are generally wider than would be expected in a Birmingham suburb, while the number of sections of roads with houses on one side adds to a sense of spaciousness.

**Open spaces**
Among the most positive features of Selly Park are the open spaces, woodland and lakes provided by the Recreation Ground, Elmdon Road playing field, the grounds of the Convent of St Paul and the lakes at Southbourne Close and in the grounds of Cleeve House (No.34 Kensington Road).

**Paving street furniture and monuments.**
Street surfaces provide an appropriately neutral and subordinate foreground to building, being either grey, buff and pink paving slabs, or asphalt and mainly granite kerbstones.

Street furniture in the area consists almost entirely of standard designs. Lighting columns are functional and unobtrusive, in the standard LED format introduced by Amey in the last few years. Street name signs are a mix of standard aluminium plates and the historic cast iron plates used by the Council at the beginning of the last century. There is a 'Lych Gate' at St. Stephens, added in 1924 in memory of a church warden.





**Trees**
More than twenty Tree Preservation Orders have been issued in the Conservation Area, with seven in Upland Road alone - including a Monkey Puzzle at No.51.

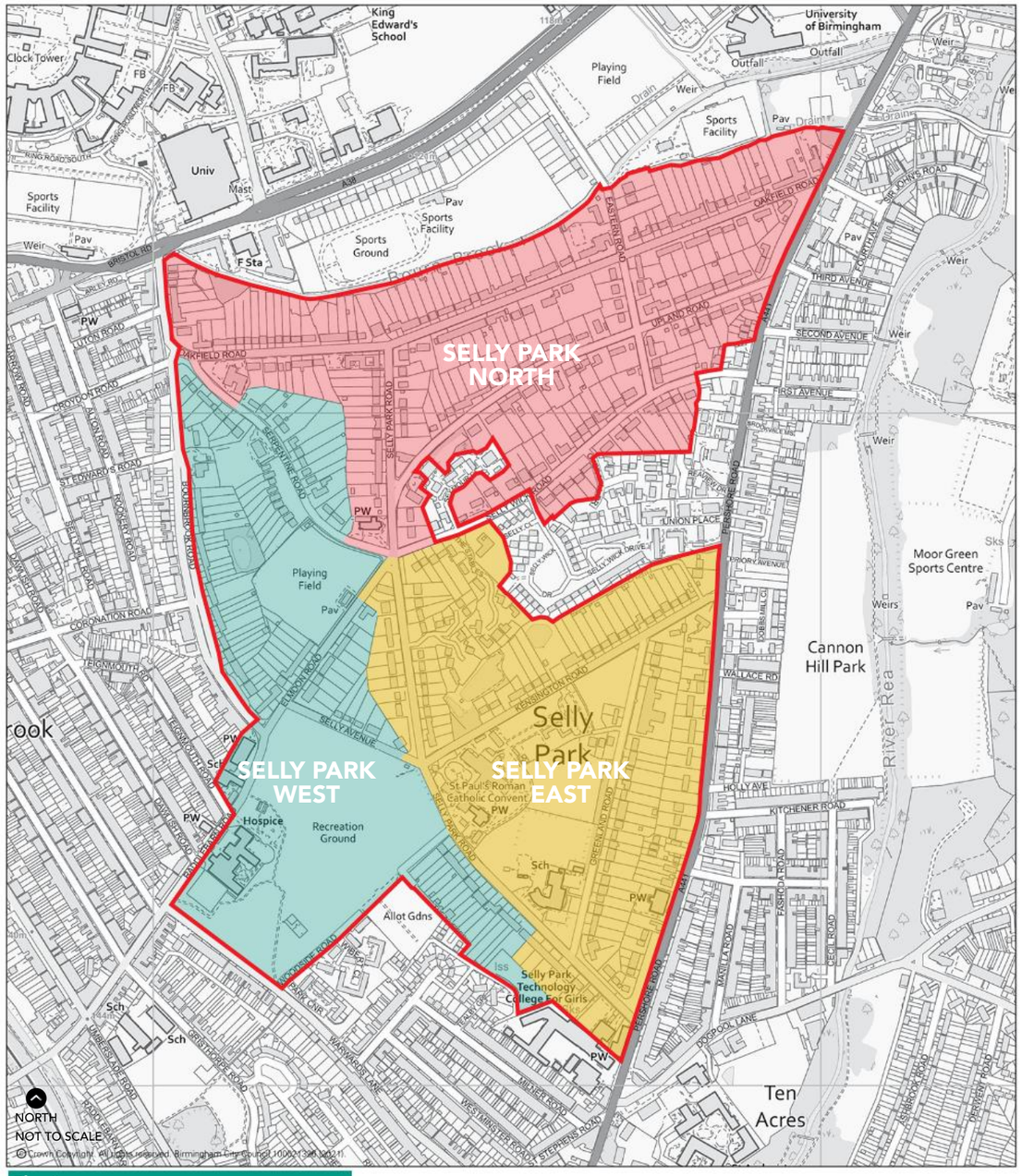
Three types of Cedar can be found; Deodar, Western Blue and Lebanon. There is a site of local importance for nature conservation at the corner of Kensington and Selly Park with many oaks, as well as tall beeches at the top of Kensington Road plus flowering cherry and Rowan trees on both sides. Large Copper Beeches, Horse Chestnuts and Magnolias, can be found in Oakfield Road, and a mature Red Oak at the Telephone Exchange. Serpentine Road boasts a large Fern-Leaf Beech (Fagus sylvaticus cvAsplenififolia ) in the grounds of Beechenhurst, while the open landscaped grassed area fronting the Maxim houses has mature trees showing the old hedge line.

In Selly Avenue, bordering on the Recreation Ground, there are two Acer campestre 'Elegant'; one Acer pseudoplatinus , one Alnus glotinosa; one Corylus columna ; five Fraxinus excelsior; ten Malus spp.; four Prunus serrulata ; one Pyrus calleryana 'Chanticleer"; four Sorbus Aria ;and a Sorbus aucoparia.

34 Oakfield Road.

# Character areas






**Plan 3**
Selly Park Conservation Area Character Areas.

## Selly Park North

**Comprising: Oakfield Road/ Eastern Road/Upland Road/Selly Park Road's North section (church to Oakfield)/Selly Wick Road.**

This character area is the earliest and most built up, comprising the roads in which the earliest building developments took place, with housing primarily dating from the 1870s onwards. An overarching characteristic of all areas is that almost without exception the plot sizes are fixed and generous, being no less than a quarter of an acre, for reasons outlined in the Development History.

**Oakfield Road**
Oakfield Road saw the start of the growth of Selly Park, and immediately demonstrates contrasting architectural tastes and styles, as well as a range of dates of construction along its relatively flat, straight, length. Breaks in the skyline are created by varying heights of buildings with areas of open spaces adjacent to larger buildings creating a feeling of openness.

The earliest houses include Penryn and Seton (Nos.94 and 96), previously known as Oakfield Place, and The Laurels and the Hollies (Nos.37 and 39). The latter are classically proportioned two storey dwellings with shallowly pitched roofs parallel to the road, central doorways flanked by pairs of rectangular sashed windows all with bracketed hoods, with a prominent string course, and an arched window above the front door.

In contrast the three-storeyed Fairbridge Villa (No.79), constructed by 1868, demonstrates the popular Gothic style of mid-19th century with a far more steeply pitched roof, asymmetry, and decorative brickwork among its detailing. The 1871 Census attests the presence of the run of semi-detached Gothic style houses Nos.79-81, 83-85, 87-89 and the detached No.91.

Opposing sides of the road provide excellent examples of both styles. From Pershore Road The Ferneries (No.21 built 1879), the Laurels and The Hollies (mid 1800s) on the south side are echoed on the North side by Nos.10 and 12. After Eastern Road the great bulk of Camden House (No.63) continues the plainer, more austere classicism, perhaps a little relieved by the squared bays on the ground floor, with a wall which runs along to a separate coach house. Nos.72 and 74 echo the plainer classicism and both have unaltered coach houses. The coach houses are an important and distinctive feature of Oakfield Road, which boasts the largest number on the estate. On the other side, past Selly Park Road, plans in the Birmingham Archives (KN136) show designs for Nos.97, 99 and 101 submitted in 1877 which continue the Gothic style. The wooden finials above the porch and on the gable above are still intact. Baden House at No.34 Oakfield Road, constructed c.1900, has a gable with mock-Tudor framing above casement windows with divided top sections and frames protruding, and a terracotta tiled string course.

37 Oakfield Road.

Applications to build begin to increase between 1921 and 1930 and for the first time bungalows are planned - the first three being in Oakfield Road. No.36 Oakfield (BP 33579 1922) is an unusually unaltered example of the beginning of the post-war boom with its plain, pebble dashed exterior and prominent mock-Tudor gable end above a three-paned oriel window.

By the 1930s multiple applications for permission to build from developers become the norm. The highest number on the estate is found in Oakfield Road (BBP 52983). Very similar in design, they are all detached, with catslide roofs running down to the level of the front doors with a single double bay rising right or left, and a small dormer above the front porch. Many have been extended with varying degrees of sensitivity to the original design.

83 Oakfield Road.

97, 99 and 101 Oakfield Road.

There have been two substantial, contemporary homes built close to the beginning of Selly Park Road, both are generous in scale, two storeyed, cleanly designed with uncluttered detailing. Designed by Sjölander da Cruz in 2010, No.102's front elevation was carefully designed to respond to the street scene and adjacent buildings, with two main blocks of varying heights set back from the road.

**Eastern Road**

Straight and wide, Eastern Road links Selly Wick Road to Bristol Road, crossing Upland and Oakfield Road. Nos.2, 4 and 6 are the first houses built in 1875 for H.W.Rollason: Teddington, Fairfield and Lynton in red brick with decorative brick string courses, one being detached the othertwo semi-detached.

The neighbouring properties are semi-detached Edwardian, an application KNN1499 being made in 1903 for Wayside and Aryville, which became Nos.10 and 12. Detailing includes oriel windows, brick finish below and rendered above, and wide bays at ground level.

Of the four houses built between Upland Road and Oakfield Road in 1936, (Nos.21 to 27 - BBP67310) two still retain some original stained glass in their attractively surrounded front doors, No.21 with a definitely Art Deco feel.

**Upland Road**

There is a gentle curve to Upland Road which becomes more pronounced as it rises towards Selly Park Road. No.28, Avon Lodge c.1870, has many interesting details including sharply pitched roofs, Gothic style window detailing on the first floor, and well delineated string course. Further up the road is No.43, also of c.1870. Now Uplands Nursing Home the building has a Gothic arch above the front door and windows displaying a mixture of curved and straight detailing above the sashes, with a mix of plaster and brick decoration.

1880 saw the appearance of the half-timbered No.49 with unusual plaster detailing in the gable of the front porch. In contrast, No.44 Upland Road was designed by Harry Harper of Clifford, Tee & Gale, architect of the Friend's Meeting House in Cotteridge (Pevsner Birmingham p.268) and is discreetly screened by laurel hedges with only the first floor visible.

Further up the hill, and boasting a mature Monkey Puzzle, the plans for No.51 (BBP64426) were lodged in 1935, and the house has retained much original detailing. The rendered two-storey front has a slight Dutch flare to the lower roof sections which join a cat-slide main roof pierced by two dormer windows. The front door has a brick surround, with tall narrow windows on either side echoed by a further three to the left. Importantly, the garden contains remnants of The Uplands' extensive water gardens.

At the top of the road is Copperfield House, No.60, which was built in 1861 for jeweller William Rolason. Another Gothic style red brick villa, it has been extremely well renovated, having been returned to private ownership after many years as a hotel. Dark engineering brick walls finished with large coping stones enclose the gardens, lower in height in Selly Park Road than in Upland. The Uplands, at No.65 (see Townscape character) has distinctive walls which differ from all others in the area, being of great height and of unusual boulder-like composition.

102 Oakfield Road.

10 and 12 Eastern Road.

Avon Lodge, 28 Upland Road.

60 Upland Road.

34 Selly Wick Road.

**Selly Wick Road**
Selly Wick Road has a rising curve from Pershore Road up to Selly Park Road. Just round the corner from Eastern Road's run of three c.1875 houses is Florence Villa (No.15), a traditional mid-Victorian detached house with a double height bay on the three storey section, and a stable block in excellent condition.

*Birmingham's Victorian and Edwardian Architects* (p.247) lists Domestic works done by Cossins, Peacock and Bewlay including '1895 Vicarage, The Brooklands, No.34 Selly Wick Road'. The former vicarage has a plaque (not visible from the road) recording the laying of the foundation stone by the Bishop of Worcester's daughter and its shallow roof and deep eaves evidence of an emerging new era of design.

The Arts and Crafts style is well represented by No.21 Selly Wick Road, which has 1908 on its drain hopper, another relatively un-spoilt example of a rendered building, boasting a pair of 'Tudor' style chimneys next to its half-timbered gable.

No.46 bears a strong resemblance to plans lodged in 1926 by Tanner & Horsfield of Livery Street, (BBP41652) particularly in terms of the front door, with its arched canopy and the echoing arched window above. The chimney stacks, unusual in the area, seem to have retained their original impressive height as does No.39, plans for which were lodged in 1925 (BBP 40601) and clearly showing the delightful shell canopy above the front door.

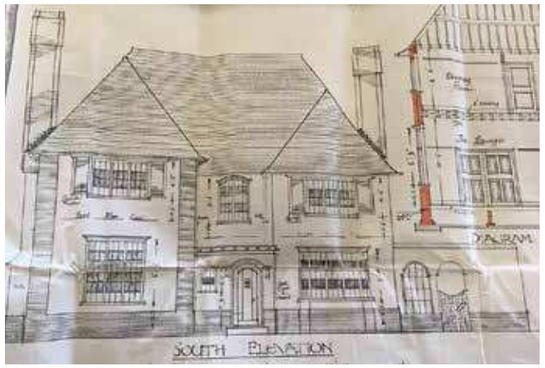




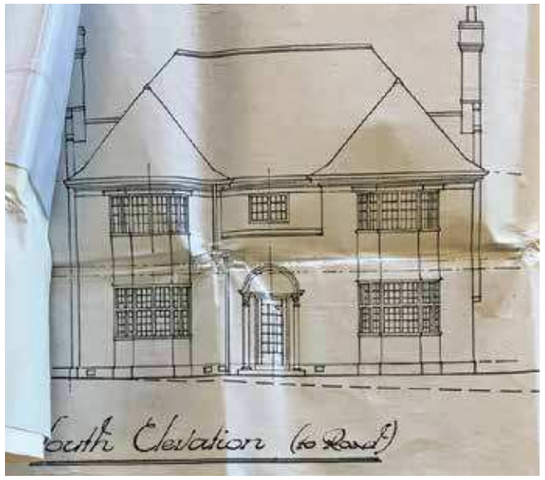
Boscobel, No.48 from 1913 is now Grade II listed, while No.54 has recently been rescued from decline. BBP43707 was lodged for it in 1927, and it retains spacious grounds, significant outbuildings and a curved wall in Seymour Close.

Selly Wick House (see Development History), was on the 1835 sale plan. Its listing describes it as "circa 1840 though of possibly late 18th century origin. "Set back from the road, this family home with its elegantly rendered façade is barely visible from the road.

46 Selly Wick Road.



30 Selly Wick Road.



157 Selly Park Road.

157 Selly Park Road.

198 Selly Park Road.

**Selly Park Road North Section**
Selly Park Road rises straight and broad from its junction with Oakfield Road, with trees planted in the grassed section of the pavement on the left, and some splendid glimpses of trees once in the grounds of Highfield (see Development history). On the right, the 1890s semi-detached houses by Leytonstone & Rayleigh (Nos.157 and155) are now in use as a nursing home. The building(s) retain many attractive Victorian details with groups of three lancet windows as well as a pair of barge-boarded porches with encaustic tile surrounds, echoed at roof level with small bands of theses tiles decorating the heads of the windows.

The double-fronted, three-storeyed Hazelwood, conveyed C1869, is in red brick with two steeply gabled roofs and porch that have relatively restrained barge-boarding enlivened with elegant plaster ogee arches above the first floor Gothic arched windows that rise above one flat and one curved bay. There are Minton tiles in the porch, stained glass and the ridge tiles remain above the scalloped effect of the tiled roofs.

Westover (No.198), is a fine example of an Edwardian Arts & Crafts house. Designed by William James Davis in 1902, the asymmetric red-brick dwelling has an unusual porch, its brick base surmounted with square timber arcaded columns. To the left there is an equally unusual feature: a polygonal tower with a cupola roof.

No.196, next to Westover, was designed in 2008, the design echoing the quality of the neighbouring house. A substantial three storey house the building has ground floor bays on either side of gabled porch with first and second storey windows below steep front facing gables. To the side are gently arched paired garage doors.

This character area also includes St. Stephens Church (see Development History).





## Selly Park West

**Comprising: Serpentine Road/ Bournbrook Road/Elmdon Road/ Raddlebarn Road/Selly Park Road south section/Selly Avenue.**

This character area is defined by the large number of open spaces and notable Arts and Crafts architecture. In this part of Selly Park areas of public open spaces are characteristic with the playing fields on Elmdon Road, and the extensive recreation grounds surrounding the Hospice. Only one recently built house in Bournbrook Road falls into the Conservation Area.

**Serpentine Road**
Running down from the side of the Church is Serpentine Road, which makes a triangle of the bottom of Oakfield Road and the first section of Selly Park Road. While Oakfield Road is wide, fairly straight and flat, Serpentine Road provides a great contrast, curving down from the Church at the highest point in the estate, to join Oakfield and Bournbrook Roads at the lowest with fine examples of architectural design from the 1870s to the present day. The first large family home, Beechenhurst, is currently undergoing repair as part of an approved development and the later houses remain in good condition.

At the Bournbrook/Oakfield Road end is No.3, Fairfield c.1890, which echoes the plainer styles seen in Oakfield Road twenty years earlier, contrasting with the four substantial villas of 1884-90 which are three storied with double fronts at Nos.7 and 9 and Nos.17 and 19 which have double bays rising to roof level with stone lintels above the windows. All have gabled porches retaining their decorative ridge tiles.

Further up the hill, 1884 saw application KN689 for an even larger villa with many revival style features, including a splendid chimney rising above a third floor timbered gable.

In 1925, plans for two dwellings with garages were made. The resulting houses Nos.4 and 6 remain very close to their original design with their garages joined and porch lines rising to the front roof with asymmetric windows in the roof line behind. Three sympathetic new detached houses have been built beside them, echoing without parodying their detailing.

An earlier development on the same side was produced by Maxim Estates in the 1970s. A row of eight detached houses Nos.30 to 46, all with garages to the front, have varying styles with pitched roofs, sand-faced tiling, facing brickwork and decorative cladding, some called the 'Burlington'. The houses are set well back and have generous unbroken front lawns to the pavement, adding to the spaciousness of their setting.

Past the Maxim houses, the right-hand side of the road is taken up by the playing fields fronting on to Elmdon Road, well screened by trees and shrubbery.

8a and 6 Serpentine Road.

34 Serepentine Road.

**Elmdon Road**
Elmdon Road is unusual in that it is mostly built on one side, the playing fields take up more than half of the north-east side of the road with only a handful of houses directly opposite. No.2 is only one room deep, of the plainer Victorian style, double-fronted red brick construction with string course, a good porch and triple square-headed windows to the first floor.

Nos.12 (BBP38041), 14 and 16 date from the 1920s (BBP33984), while 1938 sees the beginning of development on the opposite side of the road.

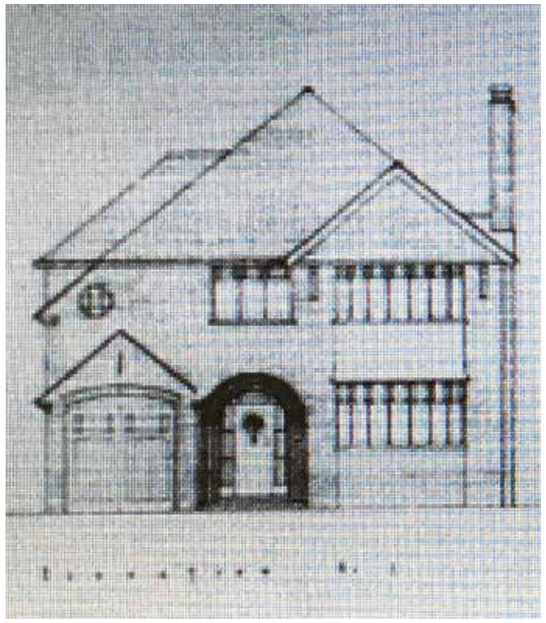
The last two houses on the north-east side look out over the Recreation Grounds towards the Convent. Elmdon Road then becomes Raddlebarn Road with St.Edwards Church occupying the last section of the north-east side of the Selly Park Conservation Area.

Only one building occupies the wide open stretch of the Selly Park Recreation Ground: 'Woodville' is named on the 1884 O.S. map, next to Raddlebarn Farm and was opened as St Mary's Hospice in July 1979.

**Selly Avenue**
Running south East from Elmdon Road is Selly Avenue, mostly remarkable for its clear view across the Selly Park Recreation Ground through an impressive range of street trees in Selly Avenue. Bordering on the Recreation Ground are two Acer campestre 'Elegant'; one Acer pseudoplatinus, one Alnus glotinosa; one Corylus columna; five Fraxinus excelsior; ten Malus spp.; four Prunus serrulata; one Pyrus calleryana 'Chanticleer'; four Sorbus Aria; and a Sorbus aucoparia.

The origins of No.15 are unclear. While builder W & E McDonald made applications for the remaining five, two detached between 1927 and 1929 and No.1, a semi-detached dwelling joined to No.87 Selly Park Road.

37 Elmdon Road.



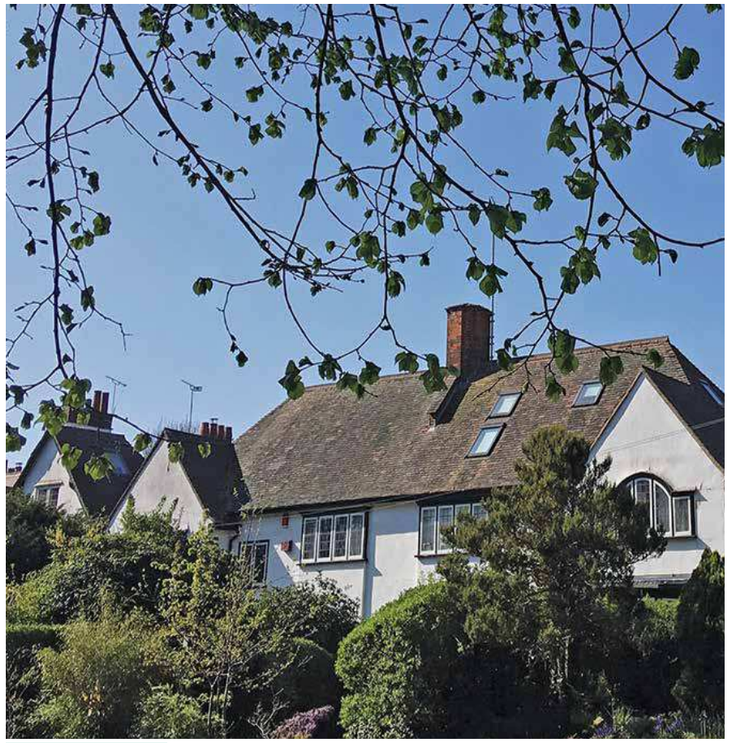




**Selly Park Road South Section**
The gradual development of the southern section of Selly Park Road below the Recreation Ground continued with a notable cluster of ten Arts and Crafts houses. Designed by Owen Parsons, Nos.47 to 65 were built for Carr & Leyton in 1906 and 1907 and employ on a small scale Parsons' typical Arts and Crafts vocabulary. The houses are L-shaped, semi-detached houses and Parsons combines three storey end gables with long low roofs. Details include tile hanging and half timbering or smooth white plaster with decorative central motifs to the gable ends. With Arts and Crafts porches, sometimes in the angle of the L, simple small-paned windows and tall chimney stacks ('Birmingham's Victorian and Edwardian Architects' No.59 pictured) the houses benefited from being opposite the walls of the Convent, with no houses between it and Greenland Road.

The neighbouring houses, built twenty years later, are at a more modest scale with roughcast and timber elements.

View from Selly Avenue.



59 Selly Park Road.

## Selly Park East

**Comprising: Selly Park Road (Central section)/The Convent and grounds/Kensington Road/ Greenland Road/Pershore Road.**

This character area is characterized by secret green spaces and early 20th century, Bauhaus inspired architecture. The Bauhaus architecture found in this part of Selly Park neighbours the grade II Listed Convent of St Paul (see Development history). Most of the numerous green spaces in this area are enclosed, The Convent and grounds of St.Edwards school encircled by walls and metal fencing, the latter well hidden by the mixed hedging now almost engulfing them. The remains of an old orchard can be glimpsed from Kensington and Greenland Road, and, guarded by gates, Southbourne Close leads to a Site of Local Interest for Nature Conservation.

Southbourne Close, stone gate piers on Selly Park Road.

Selly Park Road from Kensington Road/Selly Avenue.

**Selly Park Central Section (corner of Elmdon Road to Selly Avenue)**
Backing on to Elmdon Road is the central section of Selly Park Road, running from Selly Wick Road to Kensington Road. Planning applications demonstrate that the Elmdon side of the road from No. 105 onwards was developed first with Nos.97 and 95 in 1925, and Nos.91, 89 and 87 in 1927.

The Mount (No.105) dates to 1905-10 and is unusually sited at an angle to both roads. Subsequent houses were set above the road level to begin with from 1925 onwards, with bungalows interspersed between large family homes, all set well back from a wide road that sweeps gently down towards the Convent and the open space of the recreation ground opposite it.

On the east side of the road, applications to build in 1933 were on a much grander scale than those in Elmdon Road, (No.126 left and No.122 right). All twelve houses between Kensington and Selly Wick Roads were built between 1933 and 1940.





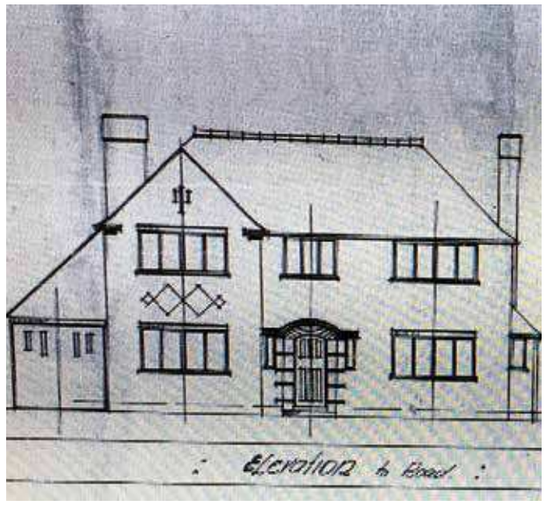
The road is wide and the houses set well back with a variety of detailing from render with plain brick lintels, or red brick throughout with blue brick decoration. It is notable that the original garage doors remain in Nos.122, 126, 140 and 142.

Imposing gateposts are the only remaining structures of Highfield House and lead through modern gates between Nos.140 and 125 Selly Park Road to Southbourne Close.

The grounds of Highfield House are within the Conservation Area and include extensive woodland which borders the first 100 metres of Kensington Road and are designated as a Site of Local Importance for Nature Conservation (SLINC). The SLINC comprises land surrounding a large lake once in the grounds of Highfield (See earlier ref). The gates prevent general public access.

Southbourne Close, the lake.

140 Selly Park Road.



34 Kensington Road.

32 Kensington Road.

40 Kensington Road.

**Kensington Road**
At the Selly Park Road end, the north side of Kensington Road backs on to a lake fed by a spring which flows through a series of ponds (see Appendix D) in their back gardens to join the lake in the extensive grounds of No.34; Cleeve House ( BBP68597 from 1937: Architect J.P.Osbourne). The dwelling is a locally listed mid-20th century dwelling and it has two gable features and bay windows to the front. The external appearance of the dwelling consists of tile hanging and brick. Of earlier interest, probably KN1501 in 1892, is No.32 Kensington Road. A Victorian style three storey detached dwelling house constructed of solid brickwork which is part rendered to an upper projecting gable. The roof is of traditional pitched and hipped design with clay tiles. On the opposite side, Kensington Road's houses face the Convent grounds (as does the entirety of Selly Park Road from Kensington to Greenland Road).

One of the most interesting architectural developments in the area saw plans lodged in April 1930 to build five dwelling houses, Nos.36, 38, 40, 42 and 44 Kensington Road, in a style known as Bauhaus. Between 1919 and 1933 Walter Gropius in Germany inspired an architecture aimed at pared-down, uncluttered elegance, and the use of modern materials. No.40 bears closest resemblance to the original drawing and is one of four to have retained their flat roof. No.44 was extended and restored in 2016 with considerable attention to retaining the original style and materials.

(It should be remarked that these are not the only architecturally interesting buildings in the road. In 1920, The National Welsh slate quarries put in block plans to build fifteen bungalows. Twelve of these remain in Kensington Road, while two can be found on Pershore Road. They are not, however, included in the Conservation Area.)





Kensington Road benefits greatly from being built on one side only, with a straight gentle rise from Pershore Road to the Convent, with a view across to Cannon Hill Park to the east. There are numerous street trees, with behind them the walls of the Convent.

**Greenland Road**
The western side of Greenland Road is formed primarily of the grounds of the Convent, on which the St. Edward's Primary school was built in the late 1960s. Further development has begun at the Kensington Road end, with three houses completed so far, but the grounds remain extensive, with good hedges, and mature trees such as Copper Beech.

A significant dwelling of around 1870 has recently been extensively renovated. Greenland House at No.22 is double fronted, with a separate coach house, brick and plaster detailing, deep bays and, unusually, three arched casement windows on the first floor. In contrast, Neville Williams House is a purpose built nursing home. However, its long, shallowly-pitched roof pierced by gables of differing heights, deep eaves, and gradual drop below road level, makes it less obtrusive.

The remaining houses, a mixture of bungalows and two storey houses, are situated on the east side of the road facing the school and convent grounds, and were built in the 1920s and 30s. Many retain original design details of those periods. And the bungalows, like others on the Estate, benefit from being situated on plots of a similar width to their neighbouring houses.

Greenland House, 22 Greenland Road.

26 Greenland Road.

**Pershore Road**
Pershore Road is a busy main thoroughfare, and the houses which have been included in the Conservation Area, on the West side of the road, contrast both in variety and setting. All are set back, on wide, deep, plots, backing on to the equally long gardens and similarly sized plots of Greenland Road. As with the rest of the Conservation Area buildings cover a wide range of dates.

The 1840s saw the appearance of Nos.929 and 927 and 921 and 923, which are Listed (SP 08 SE12/42 II GV 2). A further three similar pairs of Grade II semi-detached two storey six bay villas are to be found on the same side, included in the Conservation Area. They are 667 and 665, 679 and 681 (NGR:SP 05 86783040) and 683 and 685.

By the time of publication of the second O.S. map of the area in 1904, three more sets of dwellings had appeared. Nos.793 and 795 return to three storeys of a more Gothicised design. Semi-detached, one with coach house attached, the other with a separate structure. There are single dormers in the roof, and equally steeply roofed porches. They are next to No.785, Kensington Hotel, which is angled between Pershore and Kensington Roads, of similar design - but retaining finials on three out of the four steep gables to house and inset in the roof, and intact barge-boarding. There is one coach-house remaining also exhibiting a finial on its steep roof.

While not appearing on the 1904 O.S. map, No.807 is clearly Victorian, and appears in Kelly's in 1890 as The Beeches. Rendered, with three storey, double-bays, its three gabled dormers in the roof have curved barge-boarding. There's decorative brickwork below the roofline, and figured plaster keystones above the three arched first floor windows as well as the porch. Also of the same period is No.805 next door, with a shallower pitch to its lower roof. It is all brick, with decorative brick detailing both below the roof-line, and forming three string-courses. The steeply gabled porch has intricate barge-boarding and there is a coach-house to the side.

By the 1920s, further building has taken place, with semi-detached villas Nos.873 and 875 exhibiting some Arts and Crafts influences in the mixture of white rendered, fairly steep gables of different heights, some half-timbering as do Nos.841 and 843 and Nos.827 and 829. Very wide with five bedroom windows to the upper floor, No.829 is rendered with a good porch that has Arts and Crafts window detailing with lights to front and side.

Harder to date, and not appearing in the 1923 edition of Kelly's, No.961 is an early double bayed brick bungalow. The front door is set in a brickwork surround, pierced by a circular geometric leaf patterned window surmounted by a semicircular arch with concave wings.

The third of the churches in the C.A. is at No.953. Christ Church, built in 2008, has modern clean lines, with a shallowly gabled front porch extending below a wide, tiled roof.

785 Pershore Road and Coach House.

961 Pershore Road.

953 Pershore Road.

# Pressures on the Conservation Area

Selly Park has retained its characteristic low density, spacious houses, gardens and tree-lined roads. New houses respecting the provisions of the covenants have been built in Bournbrook, Serpentine and Eastern Roads.

The Conservation Area is coming under increasing pressure from the effects of developments in the surrounding area: the expansion of the University of Birmingham, the increasingly dense occupation of the Bournbrook area, purpose built student accommodation, the expansion of the Queen Elizabeth Hospital, the dental hospital opened in 2018, new private hospitals and care homes. Being close to these developments and between two major arterial roads, Selly Park is particularly exposed to the general growth of traffic, and the opportunity taken by some to use the roads of Selly Park for parking.

Selly Park provides a housing stock that is suitable for large families, however the presence of very large Victorian and Edwardian buildings makes the area vulnerable to conversion to institutional uses and subsequent expansion.

Examples can be seen at the Uplands Nursing Home in Uplands Road, the Selly Park Care Home in Oakfield Road, and the Beechenhurst student hall in Serpentine Road which have all been expanded through the construction of extensions. There are some examples of side and rear extensions to residential properties which incrementally can impact on the character and appearance of the Conservation Area through loss of space and green areas between buildings.

Modernization or extension of houses often introduces changes to the design and fabric of buildings, to windows, as well as to garden walls and fences. Conservation area status and Article 4 Directions allow the local planning authority to resist uncharacteristic alterations and mange change. In some cases there is an inherited problem of inappropriate past conversions as well as of changes undertaken without permission.

Pershore Road has a concentration of houses in multiple occupation many of which have been subject to inappropriate alterations to the structure and features of buildings. The large majority of those that are on the City Council's registered list of Houses in Multiple Occupation (HMOs) are on the East-side of Pershore Road outside of the Selly Park Conservation Area.

However, HMOs exist on the West-side of Pershore Road and other streets that are within the Conservation Area; some of these are not officially listed or licensed. While the Article 4(1) Direction on HMOs has offered a useful curb, it cannot be fully effective unless these buildings are fully licensed.

Similar pressures exist in Bournbrook Road. The inclusion of the east side of Bournbrook Road in the Conservation Area will now allow for better management to address the noticeable decline of family accommodation in these detached and semi-detached inter-war buildings.

Gardens and road-side trees in the Conservation Area make an important contribution to its appearance as well as to bio-diversity and the reduction of air pollution. Most houses have off-street drives and garages, which restrains the trend to the removal of garden walls and paving of front gardens for parking.

However, pressures of car parking by people working, studying and living nearby have grown immensely in recent years, detracting from the character of the Conservation Area - particularly in Bournbrook Road and Oakfield Road and many of Selly Park's roads are now solidly parked on both sides throughout the day.

Associated pressures are the increase in the volume of traffic and the associated noise and air pollution within the Conservation Area and along the surrounding arterial roads.

A collateral effect of private and public works within and surrounding the Conservation Area is damage to roads and pavements by infrastructure companies.

Selly Park Conservation Area

PART 2

# MANAGEMENT PLAN

# Guidance



**Policy guidance**
This guidance has been prepared in accordance with the National Planning Policy Framework (2019) and Planning Practice Guidance: conserving and enhancing the historic environment (2014).

It follows the advice set out in Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (2016), and the City Council's Design Supplementary Planning Document (2019).

These policies should also be read in conjunction with the Birmingham Development Plan (2017) especially Policy TP12 Historic Environment, the Wider Selly Oak SPD (2015), and the Mature Suburbs Guidelines SPD (2008) (see Appendix B). In making proposals for development, applicants must have regard to the information contained in these documents.

**Additions and alterations**
The definition of a conservation area is that it "is an area of special architectural and historic interest, the character and appearance of which it is desirable to preserve or enhance" (Planning (Listed Buildings and Conservation Areas) Act 1990. There is therefore a presumption against additions and alterations to buildings that adversely affect their character and appearance, particularly their front or publically visible elevations, and that of the Conservation Area.

Proposals should ensure that additions or alterations to existing buildings have a positive effect on their character and that of the Conservation Area. The Council will ensure that all additions and alterations are sympathetic to the existing building in scale, proportion, design, materials and detailing.

The removal or masking of historic architectural details and/or architectural elements will not be permitted. Where appropriate the Council will expect hidden, damaged or missing architectural details and/or elements to be accurately reinstated.

Where significant alterations and/or additions are proposed the Council will require designs to be submitted in detail. It should include an analysis of the contribution made by the existing building to the character of the immediate streetscape and the wider Conservation Area and of the preservation or enhancement of that character by the proposed additions and/or alterations.

**Planning permission**
There will be a presumption in favour of retaining buildings that make a positive contribution to the character or appearance of the Conservation Area. This will include buildings of contextual or group value.

Where the demolition of a building that makes little or no contribution to the character of the Conservation Area is proposed, the Council will expect the developer to justify demolition in terms of the character of the Conservation Area and to submit detailed plans for redevelopment. Such plans should demonstrate how they preserve or enhance the character of the Conservation Area. In the absence of satisfactory proposals, consent for demolition will not be granted.

**Recording**
Where consent is granted for significant demolition the Council will expect an accurate archive record to be made prior to the commencement of any works. This will include photographs and/or where appropriate, measured survey drawings which will be provided at the expense of the applicant. The outcome of this work will be provided to the Council and will be submitted to the Birmingham Historic Environment Record.

**Change of use**
The Council will not permit changes of use to buildings where the new use would adversely affect their character and appearance or that of the Conservation Area. Change of use can, however, lead to the enhancement of the character and appearance of the Conservation Area. For example, Copperfield House was restored and returned to residential use after having been converted into a hotel.

**Maintenance of historic plot boundaries**
The historic pattern of plot boundaries should be respected. The Council will resist the removal of boundaries and the amalgamation or sub-division of plots.

**Boundary treatments**
There will be a presumption in favour of retaining traditional boundary treatments such as sandstone or limestone walls, iron railings and iron or wooden gates. The Council will always encourage appropriate repair and reinstatement.

**The design of new development**
The Council will expect all new development to achieve a satisfactory relationship with its surroundings, demonstrating a regard for the character of the immediate and/or surrounding townscape and the wider Conservation Area. Permission for new development will only be granted where it preserves and enhances the character of the Conservation Area as a whole. The Council encourages high-quality, architect-designed modern development and wishes to discourage poor pastiches of historical styles where proportions and materials are often inappropriate. Existing buildings that are unsympathetic to the character of the Conservation Area will not be regarded as valid precedents for further such development.

The Council will require the Design and Access Statement for all significant new development to be submitted in detail. The submission should include an analysis of the contribution that will be made by the proposed new building to the character of the immediate and/or surrounding townscape and the wider Conservation Area as defined in the Conservation Area Appraisal. The City Council's Design SPD (2019) and Mature Suburbs Guidelines SPD (2008) provide detailed guidance on 'design criteria' (section 4.12) and 'determining character' (section 4.5).

**Development in the Conservation Area setting**
New development in the setting of the Conservation Area should, in height, scale and massing, respect and preserve characteristic views within, from and into the Area. The Council will not permit new buildings or additions to existing buildings beyond the Conservation Area boundary to intrude on or block significant views or sightlines.

**Key design principles**
The design principles below should be applied as appropriate to all new development, including extensions, additions and other works to existing buildings.

- New buildings should follow the building line characteristic of the locality or character area. Dominant architectural elements or features which project beyond the street frontage line will not be permitted.

- New buildings should not be significantly higher or lower than their neighbours and should reflect the building heights characteristic of the locality or character area. This will normally limit new frontage buildings to a maximum of three storeys.
- Whilst not necessarily copying historical styles, the plan form and architectural treatment of new buildings should complement the historic and architectural character of the Conservation Area. In particular, principal elevations must always front the principal street. Buildings behind the principal street frontage should be subordinate in height, scale, massing and elevational detail.

- New buildings should respond appropriately to actual ground level.

- The roof forms and rooflines of new buildings must complement the roof forms and roof lines of the surrounding and/or adjoining buildings. Roof-lights should be kept to a minimum, be of a conservation specification and be located on the rear slope of the roof.

- New buildings should respect the elevational hierarchy found in traditional buildings, in particular the proportion of solid to void. Windows should be set within reveals of sufficient depth to add definition and interest to the façade. Main entrances should be set in the principal elevation.

- Local identity should be reinforced through the use of natural materials traditionally employed in the area. Every care should be taken to match materials in colour, texture and weight. All building materials should be of high quality. The use of man-made materials such as uPVC is not supported.

- Architectural detail of high quality and which contributes to scale, proportion and legibility will be encouraged. Indiscriminate, fussy and arbitrary use of applied features or detail will be resisted.

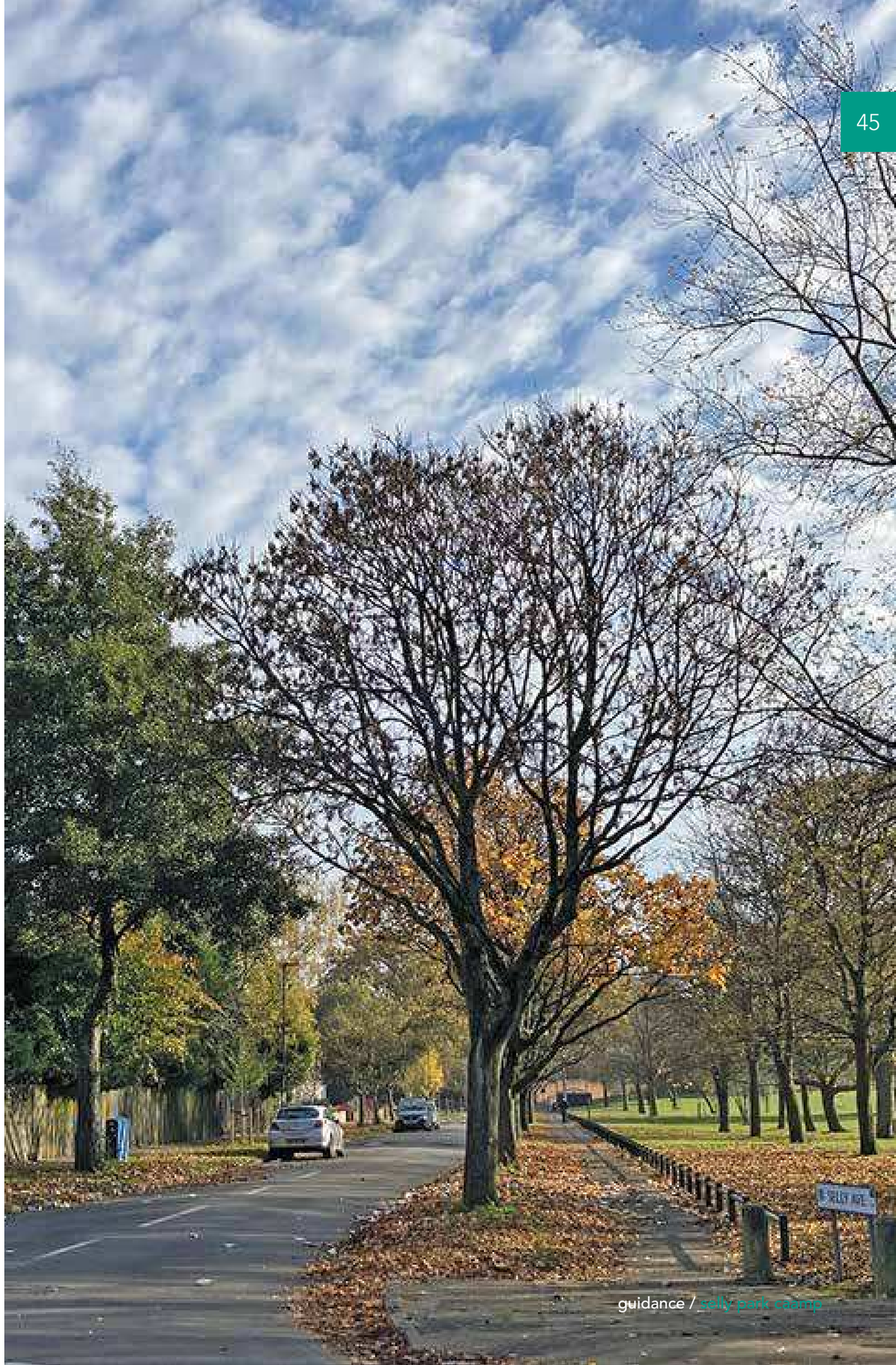
- New buildings must preserve views and vistas characteristic of the Conservation Area and respect the setting of key historic buildings.

- New buildings should be accessible to all users, including people with disabilities. Where specialised access is required it must be treated as integral to the design.

- Proposals for improvements in energy efficiency and for sustainable methods of energy supply will be supported where they do not detract from the historic and architectural character of the Conservation Area. Solar panels should normally be located on the rear slope of the roof.







# Enhancement schemes

**Groundscape**
The existing public groundscape within the Conservation Area provides a green and natural setting for its buildings and structures.

Street surfaces are generally in reasonably good repair and pavements throughout the Conservation Area are mainly slabbed but with some asphalt. Cracked and uneven paving should be repaired or replaced. If new paving schemes are proposed the design and materials should relate well to the surrounding buildings.

In most of the Conservation Area, historic materials survive. Great care should be taken to retain and accurately repair granite kerbstones and granite setts defining the edge of roads and drainage channels. Work on these surviving features should be carried out to the highest standard.

**Street furniture**
New street furniture (including benches, name-plates, pillar boxes and lamp-posts) should be carefully designed or selected to reflect the suburban character of the Conservation Area.

Care should be taken to avoid spurious 'heritage'. Any additions should be justified and restricted to essential items. Damaged or lost cast-iron street name-plates should be replaced by modern replicas since they are an important part of the character of the Conservation Area.

**Clutter**
A co-ordinated effort should be made to avoid street clutter through good design and careful siting.

Where possible signs and equipment should be fixed to lighting columns, buildings or other existing structures. Larger items such as cable TV/phone control boxes should be sited at the back of the footway. The design and siting of essential new equipment will be coordinated by the Council.

**Street trees**
Street trees and woodland are characteristic of the whole of Selly Park Conservation Area, ranging from tall limes and beeches, to mid-sized white beam and mountain ash and small flowering cherries. These are largely set in grass verges along the kerbside, and contribute substantially to the character and biodiversity of the Conservation Area.

In addition, most individual properties are bordered at the front and side by hedges and shrubs. The protection of trees and border hedges against pressure to amplify parking space is of paramount importance to the character of the area.

**Views**
Key views and street views should be protected and new features within the public realm carefully sited to avoid intrusion on the setting of buildings.

Important views include those of the St Stephen's Church from almost all points of Selly Park; the University of Birmingham's clock tower from Elmdon, Serpentine and Oakfield Roads; the broad sweep of Selly Park Road; the gentle curve of Uplands and Selly Wick Roads with their distant views of Cannon Hill Park; St Paul's Convent as seen from Selly Park, Selly Avenue and Kensington Roads; and from many points of the Conservation Area, Selly Park Recreation Ground with its open space bordered by large forest trees.





# Ongoing management

Selly Park Conservation Area is surrounded by areas of intensive development. Local policy recognizes this tension which requires careful management, monitoring and enforcement.

**Street and traffic management**
Any alterations to the streets and roads within the Conservation Area, including changes in the width of footways or carriageways should respect the historic street pattern that has remained unchanged in most cases from well before the area was first built upon.

20mph speed limits are now in force throughout the Conservation Area. While these help to slow traffic, their effectiveness depends on enforcement. 20mph speed signs should be sufficiently closely spaced not to be ignored. Parking restrictions which are currently under consideration also require enforcement if they are to be effective.

**Trees and open spaces**
In addition to street trees and hedges throughout Selly Park, there are also extensive areas of public and private open space and woodland in the Recreation Ground, Elmdon Road playing field, the grounds of the Convent of St Paul, and the lake in the grounds of Cleeve House at No.34 Kensington Road. The lakes and woodland of the Southbourne Close estate are protected by a covenant made by the owners of ten properties in Kensington and Selly Park Roads with the developer of the estate.

Existing hedges, trees, woodland, open space and lakes within the Conservation Area should be retained. When felling or cutting back any tree it is necessary to give the Council six weeks written notice unless a higher level of protection in the form of a Tree Preservation Order is in place. In giving notice, it is necessary to specify precisely what works need to be carried out and why.

**Enforcement and remediation strategy**
The Council has a duty to consider taking enforcement action where it believes there to have been a breach of planning control. Given the particular threat to the special character of the Conservation Area that unauthorised development entails, the City Council will carry out an annual review of the Conservation Area and will take appropriate action when it is in the public interest to do so.

**Repair and maintenance**
The Council will use its statutory powers to secure the preservation of threatened buildings in the Conservation Area. In the case of statutorily listed buildings these powers include Urgent Works and Repairs Notices and, as a last resort, compulsory acquisition. The Council also has the power to secure the preservation of locally listed and unlisted buildings where it is important for maintaining the character or appearance of the Conservation Area and Section 215 notices will be considered where the amenity of the area is affected.

In Selly Park, there are several very significant walls whose repair and maintenance needs to be monitored. These include in particular the substantial wall in the south side of Uplands Road near where it joins Selly Park Road, and the walls around the Convent. The Council can provide guidance on the repair and maintenance of traditional buildings and boundaries in the Conservation Area.

**Article 4(1) Direction**
All properties within the Selly Park Conservation Area are subject to an Article 4(1) Direction that controls the conversion of family dwellings into houses in multiple occupation (HMOs). The Direction is city-wide as of June 2020 but its effectiveness depends on strict monitoring, effective information systems and enforcement.

**Article 4(2) Direction**
The majority of properties within the Conservation Area are subject to an Article 4(2) direction or have been built after the designation of the Conservation Area. Article 4(2) Directions control small-scale change through the removal of some permitted development rights. For example, some alterations to a property fronting a highway may require planning permission within the Article 4 area. A new Article 4(2) Direction will be considered to properties following any extensions of the Conservation Area. A guide to the Article 4(2) for owners and occupiers is contained in Appendix C.

# Opportuities for positive future change

**Institutional uses**
Institutional use of houses built for residential purposes frequently leads to the removal of original architectural details, to improve ventilation for example, and the addition of inappropriate modern features, especially connected to front door disability access.

Institutions also usually require additional parking, delivery areas and bin storage in former front gardens leading to the loss of vegetation.

There have been some restorations of important buildings from institutional to residential use in the Conservation Area: Copperfield House and Grade II listed Selly Wick House. Given the overwhelmingly residential character of the Conservation Area, conversion of former institutional buildings back to their original use is to be encouraged.

Applications for change of use to residential care and nursing homes (use class C1 and C2) and non-family dwelling houses should be subject to similar restraint as that laid out in the Moseley and Sparkhill Area of Restraint SPD.

**Multiple occupation**
The number of houses in multiple occupation is not wholly known. However, the situation is becoming clearer with the strengthening of licensing regulations in 2018 together with the introduction of Article 4(1) in 2014 and its extension to the whole city from June 2020. The conversion of dwellings to multi-occupation should be resisted and conversion back to family ownership will be encouraged by the City Council.

Houses in multiple occupation are often in poor decorative repair externally. Porches are often converted to open access vestibules with post-boxes and apartment doorbells; and front gardens sometimes lack vegetation to provide parking space for residents. Opportunities for enhancement therefore come when houses formerly in multi-occupation are returned to single occupation.

**Appropriate development**
Selly Park is characterized by its eclectic architectural styles, reflecting the stages of its development, overall making a harmonious whole. 'Inappropriate development' is change that is harmful to the character of a particular building or road. Developers and architects will be encouraged to positively provide schemes that are contextualised to their particular location. Where the opportunity arises, good modern development with high quality architecture and materials will be encouraged.

**Effective control of traffic and parking**
Effective control of traffic speed and parking density would have a major positive effect in protecting an attractive, balanced and sustainable residential community surrounded by the pressures of intensive development in neighbouring areas. Speed limits have been introduced and positive steps may be taken in applying parking restrictions.

# Appendix A
## Statutory Listed Buildings

**Grade II Statutorily Listed**
See https://britishlistedbuildings.co.uk/england/selly-oak-ward-birmingham#.W6OyX2iPKUk

1. 2, Selly Wick Road B29
2. 48 Selly Wick Road B29
3. 641 and 659, Bristol Road B29
4. 679 and 681, Pershore Road B29
5. 683 and 685, Pershore Road B29
6. 772 and 778, Pershore Road B29
7. 921, 923, 927 and 929, Pershore Road B29
8. Church of St Stephen
9. Convent of St Paul
10. Selly Wick House B29

**Locally Listed**
Copperfield House, 60 Upland Road, B29.
Cleeve House, 34 Kensington Road, B29.
54 Selly Wick Road, B29.





# Appendix B
## Wider planning policy framework

**National 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.
- Birmingham and Black Country Biodiversity Action Plan.

**National Planning Policy Framework (2021)**
The revised National Planning Policy Framework, revised on 20th July 2021, sets out national policy on planning around a variety of issues and supersedes the majority of Planning Policy Guidance Notes and Planning Policy Statements. Of particular relevance to the CAAMP is Section 16 'Conserving and Enhancing the Historic Environment'.

**Planning practice guidance**

Conserving and enhancing the historic environment (2014).

The guidance provides advice on enhancing and conserving the historic environment and follows the advice set out in 'Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 (2016).

**City Council policy context**
The CAAMP has been prepared in accordance with, and as a supplement to, the following planning policies:

The Birmingham Development Plan January 2017

The Plan is the city's statutory planning framework guiding decisions on development and regeneration activity over the period until 2031. The Plan recognises Birmingham's historic development and its rich and varied environment which contributes to the unique essence of the city. Policies in the Plan seek to value, protect and enhance the historic environment; see especially 'Policy TP12 Historic Environment'. The BDP identifies Selly Oak as a key strategic site and district growth centre within the wider city context.

The Wider Selly Oak Supplementary Planning Document 2014.

This provides planning and development guidance to ensure that Selly Oak can benefit from the major developments taking place in the area by enhancing the public realm, retaining and encouraging community facilities, protecting the area's character, managing the residential environment and improving the quality of the area for all residents.

Mature Suburbs Guidelines Supplementary Planning Guidance (2008)

This sets out the City Council's strategy for dealing with the particular development pressures on suburban housing areas of the late Victorian, Edwardian and inter-war suburbs.

Regeneration through Conservation Supplementary Planning Guidance (1999)

This sets out the City Council's strategy for conservation of the built environment with a particular focus on the opportunities for regeneration that conservation can create. The stated aim is to produce character appraisals for all Conservation Areas.

Heritage Strategy 2014. The Strategy 'Protecting the Past - Informing the Present'

This emphasises partnership between the council and voluntary organizations to ensure that the city's heritage - including listed buildings and conservation areas - is properly considered in planning and development processes, at the level of the city, its districts and neighbourhoods.

# Appendix C
## Article 4(2) Direction

**Article 4 Direction**
An Article 4(2) Direction applies to residential properties only and removes some permitted development rights from front and significant elevations. This means that some minor alterations which would normally not require planning permission may need consent.

Alterations such as 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 in Selly Park Conservation Area under Permitted Development before the application of the Article 4(2) Direction to the detriment of the character of the Conservation Area.

The Article 4(2) Direction means that minor alterations will require planning permission if they front a highway or open space. These include:

- Any enlargement, improvement or alteration to a dwelling house.
- Any alteration to the roof of a dwelling house.
- Construction of an external porch.
- Creation or replacement or enlargement of a hard standing for off-street parking.
- The installation, alteration or replacement of a chimney of a dwelling house.
- Installation or alteration of a satellite antenna on any part of the front of the dwelling house.
- Erection, demolition or alteration of a gate, fence or other means of enclosure at the front of a dwelling house.
- Exterior painting of the front of a dwelling house.

Houses covered by the Article 4(2) Direction in the Selly Park Conservation Area are:

Eastern Road
(even 2-12, 20-24; odd 21-27, 59).

Elmdon Road
(even 2-20; odd 27-43).

Greenland Road
(even 2-6, 6A, 16-20, 24A, 26-38, 44, 46, 50-60, 64; odd 27, 29, 51).

Kensington Road
(even 32-48; odd 5).

Oakfield Road
(even 14-34, 34A, 36-40, 56, 66-78, 82-102, 108-116, 120, 124-146; odd 11, 15, 17, 21-27, 35-39, 63, 65, 75-103, 103A, 105, 107).

Pershore Road
(odd 593,785, 793, 795, 805, 807, 827, 829, 841, 843, 859, 861, 873, 875, 879-883, 917-923, 927, 929, 955, 961-971).

Selly Avenue
(1-9, 15).

Selly Park Road
(even 2-6, 10, 72, 110-126, 140-144, 158-160, 194-202; odd 37-67, 87-97, 101, 103, 103A, 105, 107-131).

Selly Wick Road
(even 8, 16-24, 28, 30, 34, 38-42, 46-50, 54; odd 5-11, 15-23, 27-35, 63-69).

Serpentine Road
(even 2, 2A, 4, 6, 30-46; odd 3-25).

Upland Road
(even 28, 30, 34-56, 56A, 58; odd 37-41, 41A, 45, 47, 47A, 49, 51, 51A, 65).





# Appendix D
## Archaeological sites and monuments

SMR
03282-BI988

SITE NAME
Raddlebarn Road Roman Coin

RECORD
Roman coin found at Raddlebarn Road

CLASSIFICATION AND TYPE AND MATERIALS/EVIDENCE
Findspot: Roman - 43AD to 409AD

NATIONAL GRID
SP052824

WARD
Sely Oak

HISTORIC COUNTY
Warwickshire

ADDRESS
Raddlebarn Road

STATUS AND OTHER
Development Control Area (South) Reference No: 03282 Area of Archaeological Importance: 169

DESCRIPTION
03282 Roman coin found at Raddlebarn Road

SOURCES
Bibliographic reference

ASSOCIATED FINDS
Coin Roman 43AD to 409AD

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SMR
20352-BI2002

SITE NAME
Selly Park Recreation

RECORD
Body sherd of prehistoric pottery (possibly Iron Age) and piece of worked flint from watching brief on construction of path and car park.

CLASSIFICATION AND TYPE AND MATERIALS/EVIDENCE
Findspot: prehistoric - 500000BC to 42AD

NATIONAL GRID
SP052823

WARD
Sely Oak

HISTORIC COUNTY
Worcestershire

ADDRESS
Raddlebarn Road (W)

STATUS AND OTHER
Development Control Area (South) Reference No: 20352 Area of Archaeological Importance: 169

DESCRIPTION
20352 Body sherd of prehistoric pottery (possibly Iron Age) and piece of worked flint from watching brief on construction of path and car park.

SOURCES
Excavation archive: BRRP, 1996.

ASSOCIATED FINDS
Lithic flint implement. Prehistoric - 500000BC to 42AD

SMR
20428-BI2078

SITE NAME
Selly Park Recreation

RECORD
Monument

CLASSIFICATION AND TYPE AND MATERIALS/EVIDENCE

NATIONAL GRID
SP053824

WARD
Sely Oak

HISTORIC COUNTY
Worcestershire

ADDRESS
Raddlebarn Road (W)

STATUS AND OTHER
Reference No: 20428 Area of Archaeological Importance: 169

DESCRIPTION
20428 An on-going resistivity survey concentrated in 1995 on an area which map-work suggests may be part of the medieval successor to a Roman road. Results were not supportive of a possible NNE route to Sutton Park, (although a high resistance anomaly on the NE side of the survey area may merit further investigation), but did seem to identify an irregular NW-SE running feature. This might possibly relate to an alternative course for a direct line between Stirchley and Farquhar Road. However, a boundary line shown on the 1884 O.S. map provides the clearest correlation between the resistivity readings and a known feature.

SOURCES
Bibliographic reference: Selly Park Recreation Ground, Leather P., 1995-1997.

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SMR

SITE NAME
Kensington Road (S)

STATUS AND OTHER
Development Control Area (South) Reference No: 02980 National Archaeological Record: SP08SE 11
OS Number: SP08S

DESCRIPTION
02980 Moated site at Selly Manor, Northfield. No111. Grid uncertain. Selly Hall (? formerly Selly Manor) at SP 055824. Four ponds in grounds at SP 0550 8266, three roughly forming the SW end and SE side of a rectangle, the fourth forming the NE end and turning into the NW side (? remains of a moat, 180m by 80m). The much reduced remains of the three ponds lie within private gardens and wooded, overgrown waste land. The fourth pond, to the NE, has been filled in without trace. The remains are now too scant for any firm conclusions to be reached as to their origin. The site of Selly Hall is occupied by a modern convent. The siting given by Birmingham Museum falls in an area largely developed with C19 housing and of recreation grounds. Probably some archaeological potential. Selly Wick House to N of site may stand on earlier site. It has been suggested that 'wick' element may indicate 'vicus' but this is conjectural.

SOURCES
1. Index: Birmingham Museums Moated Site List, 1975.
2. Map: Northfield Tithe Map, 1840.
3. Bibliographic reference: ASP, 1976.
4. Evaluation Report: Harris, D, 1991.





# Appendix E
## Equality analysis

The CAAMP has been prepared with due consideration to the City Council's responsibilities under the Public Sector Equality Duty.

As such an equality analysis has been undertaken; this indicates on the basis of the currently available information that the proposals outlined in this document will not have an adverse impact upon persons within the protected categories. This equality analysis will continue to be updated as part of the CAAMP monitoring process.

With regards to the three individual elements of the Public Sector Equality Duty for the City Council, the main impact of the CAAMP is to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it.

Specifically, the policies within this CAAMP seek to ensure that new developments are accessible to all users, including people with disabilities.

## Contact

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Inclusive Growth Directorate
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BIRMINGHAM CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLANS

**The Selly Park Conservation Area Character Appraisal and Management Plan produced by**
Birmingham City Council, Planning and Development, Inclusive Growth Directorate.

BIRMINGHAM CONSERVATION AREA CHARACTER APPRAISAL AND MANAGEMENT PLANS

# Selly Park Conservation Area

## Character Appraisal and Management Plan

May 2022

Birmingham City Council