



Edgbaston Central Campus Development Hybrid Planning Application

March 2012

Strategic Heritage Assessment



**UNIVERSITY OF
BIRMINGHAM**

Edgbaston Central Campus Development - Hybrid Planning Application Strategic Heritage Assessment

Prepared for the University
of Birmingham
March 2012

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1.0 Introduction

This Strategic Heritage Assessment has been prepared by Alan Baxter & Associates on behalf of the University of Birmingham to support a hybrid planning application for its Edgbaston Central Campus Development.

The masterplan area, within which the various application sites are located, is bounded to the west by the Worcester & Birmingham Canal, to the south by Bristol Road, to the east by Edgbaston Park Road, and to the north by The Vale. It is a very large site, bisected by University Road (East and West), Pritchatts Road and Somerset Road. Part of the masterplan area falls within the Edgbaston Conservation Area, and a very small part to the north is also within the Vale Registered Park and Garden. There are a number of further 'heritage assets' within the masterplan area.

Where proposals for development may impact upon the significance of heritage assets, the Government's national planning policies on the conservation of the historic environment (specifically PPS5 policy HE6) require applicants to:

provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.

This information together with an assessment of the impact of the proposal should be set out in the application ... as part of the explanation of the design concept.

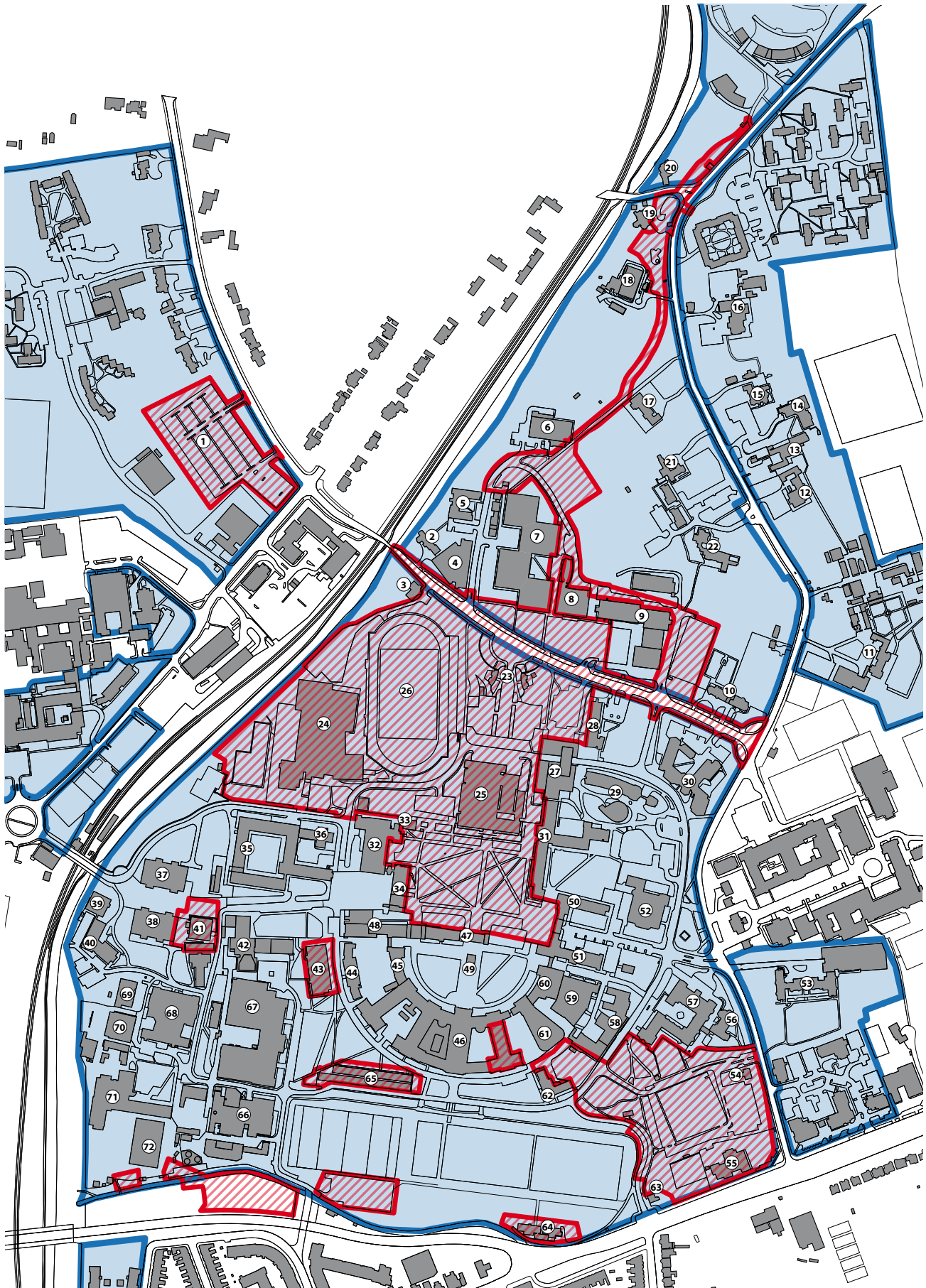
This Strategic Heritage Assessment has been prepared to meet these requirements at an appropriate level of detail, and should be read in conjunction with the Design & Access Statement prepared by MJP Architects with appendices by other members of the consultant team, and with the Planning Statement prepared by Turley Associates.

Section 2.0 of this Strategic Heritage Assessment outlines the historical development of the University's Edgbaston campus. Section 3.0 identifies the heritage assets (listed buildings, conservation area and registered park and garden) that may be affected by the application proposals, and provides a description of their significance proportionate to both the importance of the assets and the likely impacts upon them. Section 4.0 provides an overview of the national, regional and local planning policies against which applications for development affecting the historic environment are considered. Section 5.0 provides an assessment of the impact of the application proposals on the significance of the various heritage assets in light of the legislative and planning policy context.

This Strategic Heritage Assessment addresses the heritage impacts of all elements of the University's Edgbaston Central Campus Development, with the exception of the New Student Services Hub in C Block, one of the University's original teaching blocks. The heritage impacts of this element of the proposals are addressed in a separate PPS5 Assessment prepared by Associated Architects.

This document contains no assessment of the archaeological significance or potential of the site. These issues are addressed in the Archaeological Technical Appraisal prepared by Arup.

	In University ownership		Library		Poynting Building
	Planning red line		Athletics Track		The Barber Institute
	Pritchatts Road Car Park		Muirhead Tower		University House
	32 Pritchatts Road		J.G. Smith Building		South Car Park Bungalow
	Institute for German Studies		Ashley & Strathcona Buildings		Gun Barrels Public House
	European Research Institute		Education Building		St. Francis' Hall
	3 Elms Road		Arts Building		The Guild of Students
	Computer Centre		University Centre		Physics East
	Metallurgy & Materials Building		Small Brick Store		Nuffield
	Net Shape Laboratory		Staff House		Physics West
	Gisbert Kapp Building		Biosciences		Bramall Music Building
	54 Pritchatts Road		Geography		Medical Physics
	'Winterbourne' (58 Edgbaston Park Road)		Learning Centre		South Lodge
	'Westmere' (50 Edgbaston Park Road)		Computer Science		Sports Pavilions
	Lucas House		Occupational Health & Environmental Medicine		Terrace Huts
	Peter Scott House		Public Health		Maintenance Building
	'Priorsfield' (46 Edgbaston Park Road)		Chemistry West		Civil Engineering & Mechanical Engineering
	'Park House' (40 Edgbaston Park Road)		Haworth Building		Chemical Engineering
	'Meadowcroft' (43 Edgbaston Park Road)		Old Gym		Biomechanical Engineering
	Elms Plant Nurseries (incl. cottage at 37 Edgbaston Park Rd)		Hills Building		Chemical Engineering Workshop
	Elms Day Nursery ('The Elms', 33 Edgbaston Park Road)		Maurice Webb Infill		Sport and Exercise Sciences
	'Park Grange' (1 Somerset Road)		Great Hall & Quadrant Range		Civil Engineering Laboratories
	'Garth House' (47 Edgbaston Park Road)		Law		
	'Hornton Grange'		Frankland Building		
	Lodges on Pritchatts Road		Chamberlain Tower		
	Munrow Sports Centre		Watson Building		



2.0 Historical Development

2.1 Archaeology

The potential archaeology of the site is addressed in the Archaeological Technical Appraisal, prepared by Arup.

The following history of the area is provided to set the development of the Calthorpe Estate and the University of Birmingham in context.

2.2 The Manor of Edgbaston

Edgbaston appears in the *Domesday Survey* of 1086 among the lands of William FitzAnsculf.

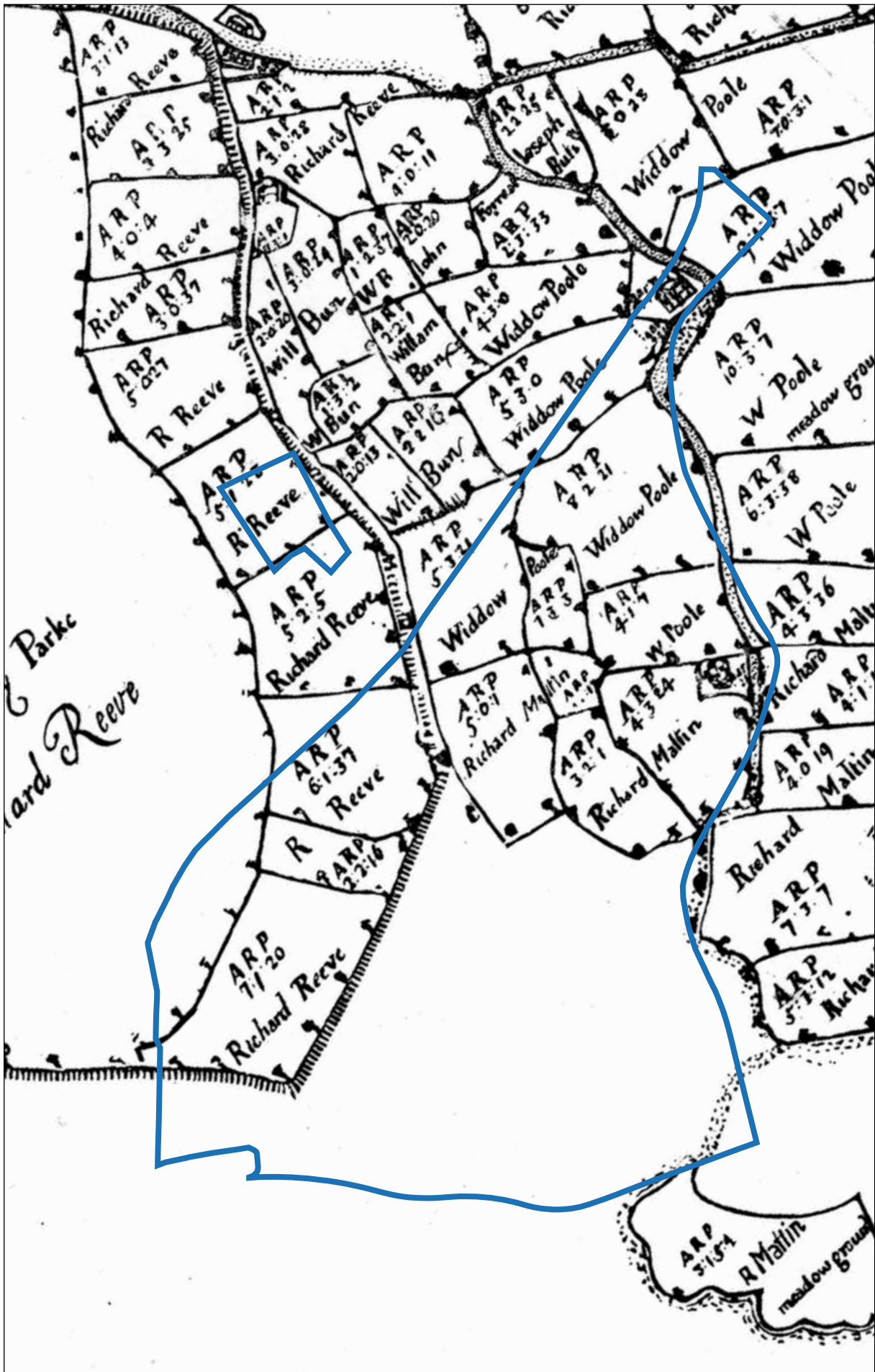
In the 1230s, the Manor of Edgbaston was within the Barony of Dudley, held by the de Somery family. However, on the death of Roger de Somery in 1235 his inquisition post mortem indicates that the local lord was William de Birmingham. The de Birmingham family let the estate to another family, the de Edgbastons, who held it for more than a century. During this time, they held fiscal and military administrative positions in the shire. In the late fourteenth century, Richard de Edgbaston died without a male heir, and the estate passed to his daughter Isabella. She married Thomas Middlemore, a London merchant, and as part of the marriage settlement he became lord of Edgbaston.

Edgbaston then descended through the Middlemores for 300 years. During the sixteenth or seventeenth century, they built a seven-bay, H-plan hall – the forerunner of the present Edgbaston Hall – probably replacing a medieval, timber-framed manor house.

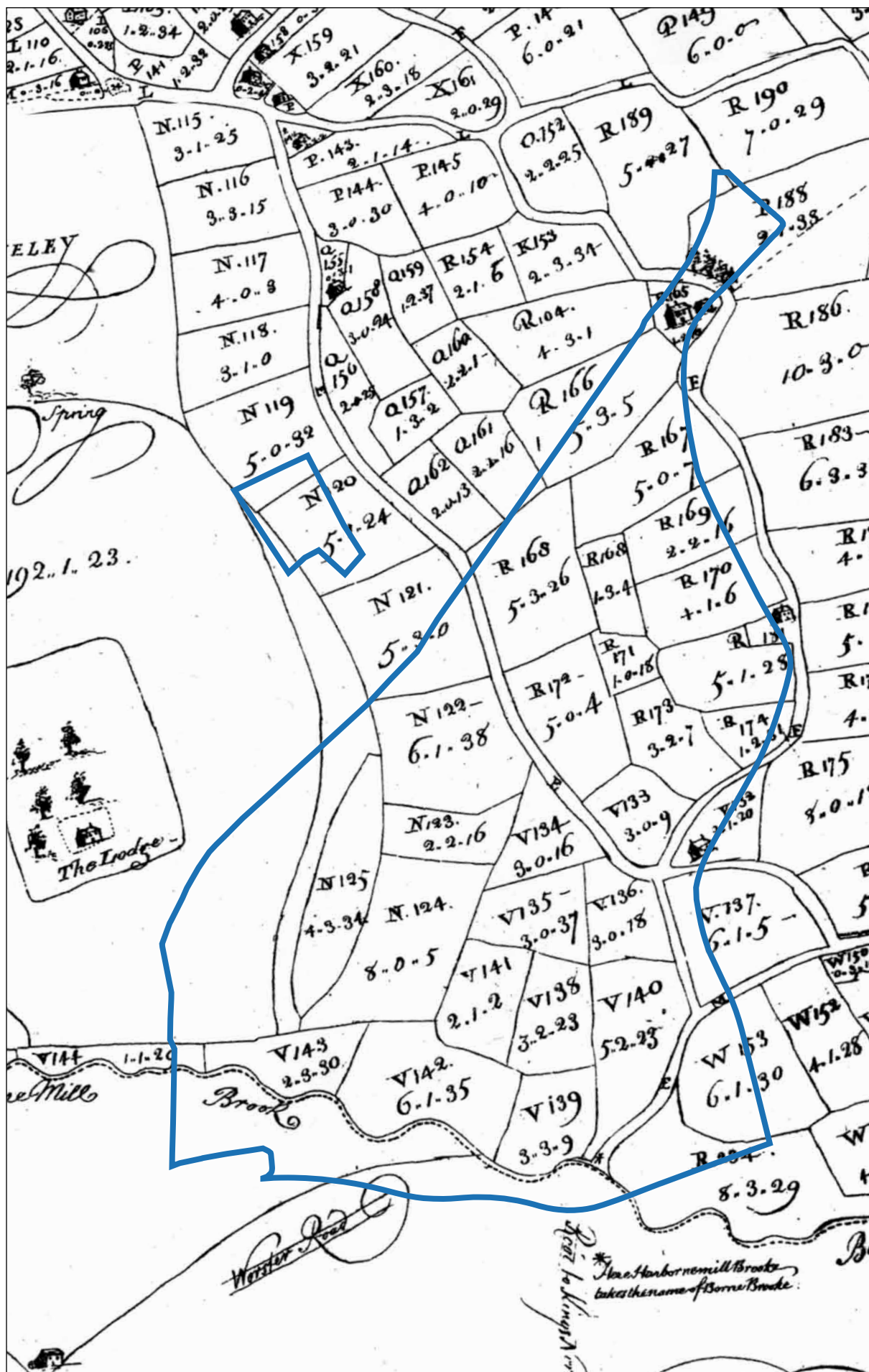
As Roman Catholics and royalists, the Middlemores were dispossessed during the Civil War when their house was seized in 1644 by Colonel John ‘Tinker’ Fox with sixteen parliamentary troops reinforced by 200 Birmingham metal-workers. At the Restoration (1660), the 1,700 acre (c.700ha) estate was returned to Mary, the Middlemore heiress, and her husband Sir John Gage.

On the death of Lady Gage in 1686, the Middlemore inheritance was divided between her two daughters, Edgbaston passing to Bridget, the wife of Thomas Belasyse, 3rd Viscount Fauconberg of Henknowle.

William Deeley’s ‘Survey of the Lordship of Edgbaston’ of 1701 shows the estate then to have comprised mostly farmland, with a few scattered buildings. The estate was let to various tenants, and Deeley’s map shows that much of the land within the present University masterplan boundary was let to Widow Poole, Richard Mallin and Richard Reeve. The map also indicates the presence of a couple of buildings within the masterplan boundary. One of these may relate to the present Elms Day Nursery (‘The Elms’, 33 Edgbaston Park Road), an apparently sixteenth- or seventeenth-



William Deeley's 'Survey of the Lordship of Edgbaston', 1701, showing the approximate location of the present masterplan boundary



Humphrey Sparry's map of 1718, showing the approximate location of the present masterplan boundary

century house much remodelled and extended in the nineteenth century. The mid-eighteenth-century Gothick cottage to the south of this (at no. 37 Edgbaston Park Road) may have been erected as a garden house within its grounds.

To the east of the site now occupied by the University, 'Edgberston great Poole' was by then present; this had been created by damming the Chad Brook, probably to provide power to Over Mill, first mentioned in 1557 as a fulling mill, but in use by 1624 for blade making.



Elms Day Nursery ('The Elms', 33 Edgbaston Park Road), an apparently sixteenth or seventeenth century house much remodelled and extended in the nineteenth century



The mid-eighteenth century Gothick cottage at 37 Edgbaston Park Road

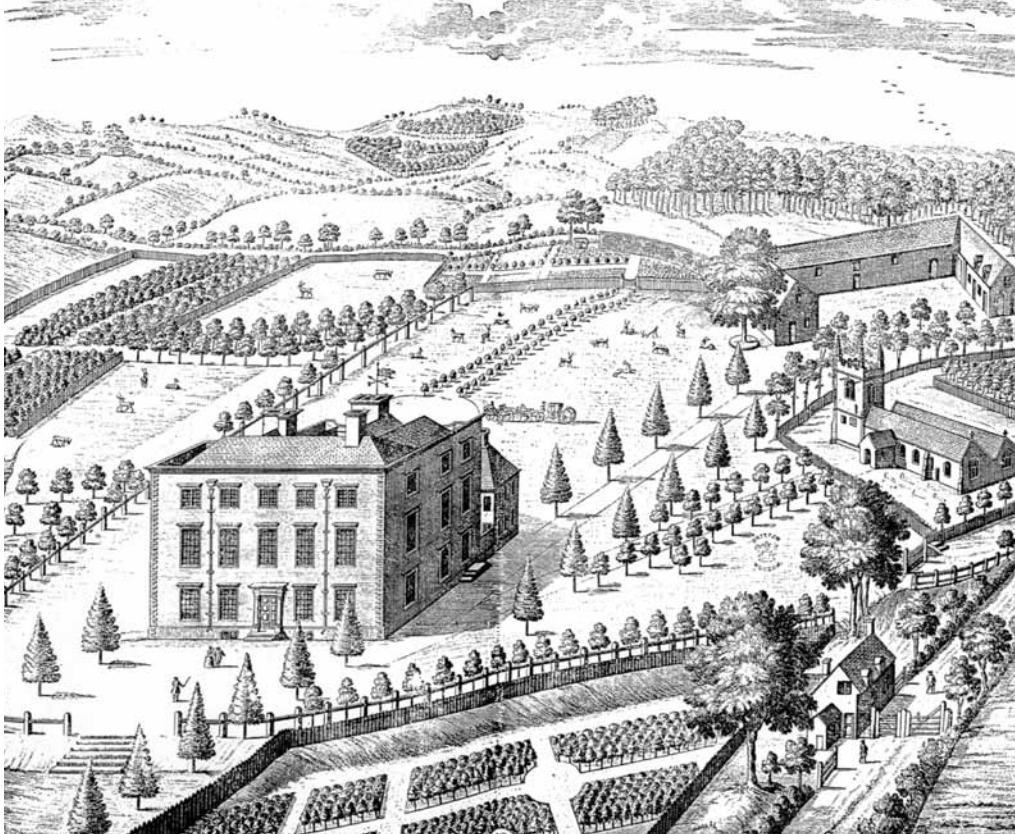
2.3 The Calthorpe Estate

2.3.1 Sir Richard Gough

In 1717, the Fauconbergs sold the estate, with the manorial title, to Sir Richard Gough (d.1728), a wealthy London merchant and director of the East India Company. Gough paid £20,400 for the estate, and proceeded to remodel the remains of the hall (which had been partially destroyed in the anti-papist riots of 1688) to form the present Edgbaston Hall (now the clubhouse of Edgbaston Golf Club), and to lay out some of the surrounding fields as a deer park.

The manor was subsequently inherited by his son, Henry (1709-1774), who was created a Baronet in 1728. Henry's second wife was Barbara Calthorpe, the only daughter and heiress of Reynolds Calthorpe of Elvetham, Hampshire. Their son, also Henry (1749-1798), took the surname Gough-Calthorpe in 1788, and was created the 1st Baron Calthorpe in 1796.

Henry chose to live at Elvetham, but his marriage settlement in 1783 gave tenants of what became known as the Calthorpe Estate the power to grant building leases, a right confirmed in his will of 1798. It is clear then that, even from this early date, it was the family's intention to promote Edgbaston's development as a building estate. The first building lease was granted in 1786 on land at Five Ways. However, the outbreak of the French Wars in 1793, and the consequent slump in the building trade, delayed the prospect of any further development until about 1809, when the economy began to recover.



Edgbaston Hall, as illustrated in the second edition of William Dugdale's *The Antiquities of Warwickshire*, 1730

2.3.2 The Worcester & Birmingham Canal

In 1791, an Act of Parliament was passed, authorising construction of a canal between Worcester and Birmingham. This was a speculative enterprise intended to provide a waterway some 30 miles shorter than the existing route via Autherley, Stourport and the River Sever. The route cut across the Calthorpe Estate, and Sir Henry Gough-Calthorpe protested vigorously at this intrusion on his land. Although the 1791 Act had permitted the canal company to allow landowners along its route to build wharfs and wharf houses, or to build them itself if it so required, Gough-Calthorpe managed to secure an agreement whereby the canal would cross his estate in a cutting with no access points, wharves or industrial buildings. As a consequence, this stretch of the canal has long been known to boatmen as 'the Garden Reach'.

As was the case with many such endeavours, the engineering difficulties and costs of the canal were seriously underestimated. The 1791 Act authorised a capital of £180,000, but by the time the canal was finally opened in 1815, £610,000 had been spent. Despite its cost, the canal was initially moderately prosperous. Trade was mainly in coal, salt, limestone, building materials, wood, chemicals and general merchandise. However, the canal was soon to face competition from the railways.



Hunt's map of 1834, showing the Worcester & Birmingham Canal, and the approximate location of the present masterplan boundary



C. H. Blood's map of 1857, showing the approximate location of the masterplan boundary

2.3.3 Residential development

George Gough-Calthorpe (1787-1851) succeeded to the title in 1807, becoming the 3rd Baron Calthorpe. From 1810, he oversaw the deliberate development of the Edgbaston estate – still at that point mostly farmland – as a high-class residential area. The trades of Birmingham had brought prosperity to the city and Edgbaston established itself as a fashionable suburb for wealthy industrialists. Many elegant homes were built during the late Georgian period, particularly in Frederick Road and George Road, some way to the north of the site now occupied by the University.

In the 1830s, further building plots were made available, including that of 'The Vale' (a villa subsequently acquired by the University and demolished to make way for the 'Vale Village'). A house called 'Hall Hill House' was present on the site of the current 'Park Grange' (1 Somerset Road) by 1830. 'Park House' (40 Edgbaston Park Road), also now in the University's ownership, was probably developed in the 1840s. 'Westmere' (no. 50) appeared after 1857.

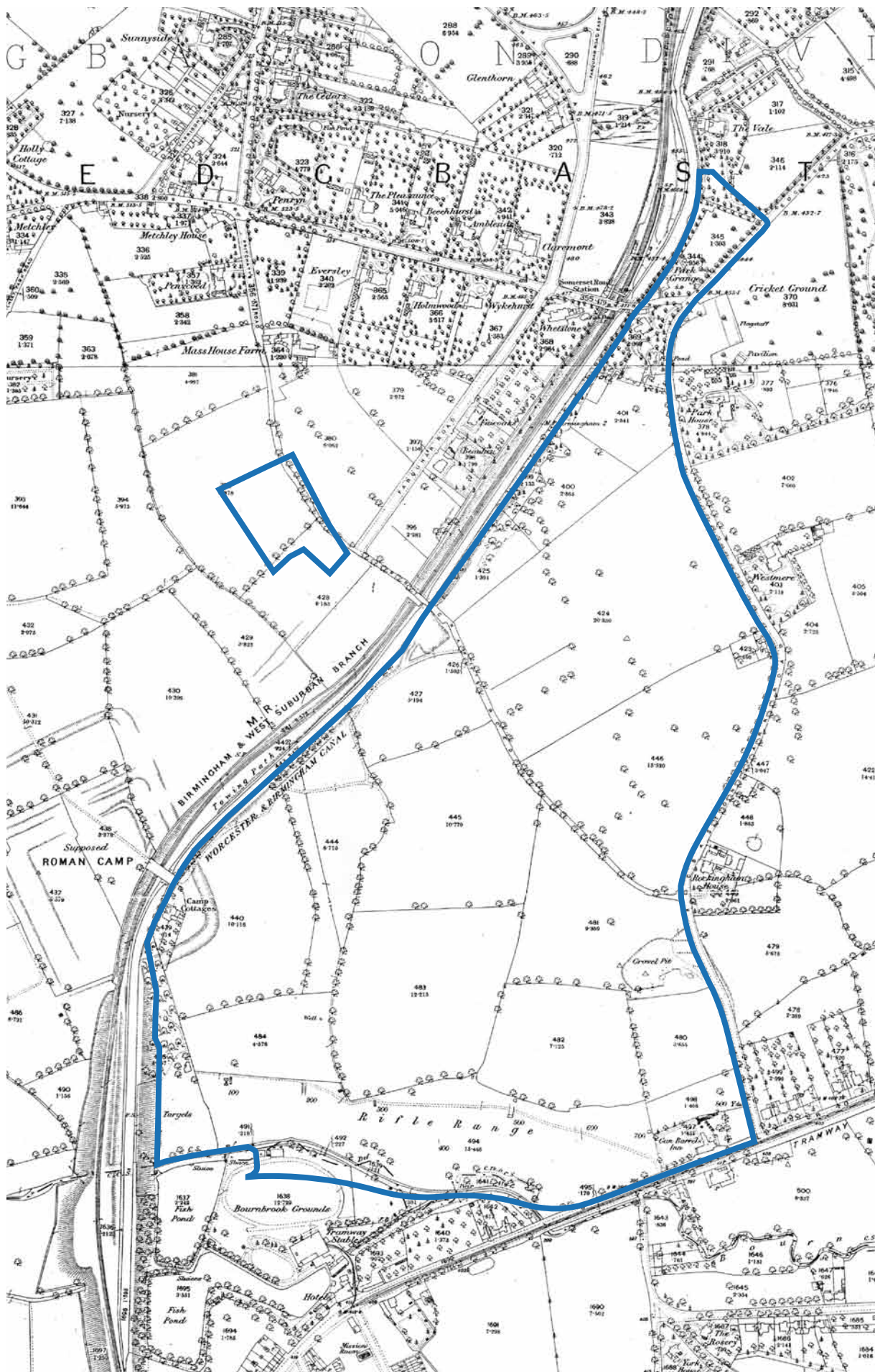
Promotion of development on the estate was taken up by successive generations of the Gough-Calthorpes. Around the turn of the century, several important Arts & Crafts houses were erected. These include 'Garth House' (no. 47 Edgbaston Park Road), designed by W.H. Bidlake for Ralph Heaton of the Birmingham Mint, 1901, and 'Winterbourne' (no. 58), designed by J.L. Ball for J.S. Nettlefold, 1902-4. 'Priors Field' (no. 46) was built between 1890 and 1904. 'Meadowcroft' (no. 43) and 'Hornton Grange' were erected between 1917 and 1937.

2.3.4 The Birmingham West Suburban Railway (BWSR)

The Edgbaston estate was made increasingly accessible by improved transport provision. In 1840, those living locally were exempted from the payment of turnpike tolls at Five Ways, and by the middle of the decade regular omnibus services ran through the district.

In the 1850s, following the development of Birmingham New Street, a group of local businessmen identified the opportunity for additional railway capacity to the south-west of the city, through what were the under-developed suburbs of south Birmingham and villages of northern Worcestershire. They proposed a new branch line, following the route of the Worcester & Birmingham Canal south to a junction at King's Norton with the Birmingham & Gloucester Railway, which had opened in 1841. Development began in 1873, and the line was running as far south as Stirchley Street (now Bournville) by 1876. The line was built as a single track with passing loops at each station, but a second track was added along its entire length in 1885, when it was extended south to King's Norton. As with the canal, no industrial buildings were allowed along its route where it passed through the Calthorpe Estate.

A station on Somerset Road, just to the west of Park Grange, was opened in 1876. This closed in 1930 due to lack of patronage. University (Birmingham) Station was not built until 1978.



Ordnance Survey map of 1890

2.3.5 Local industry

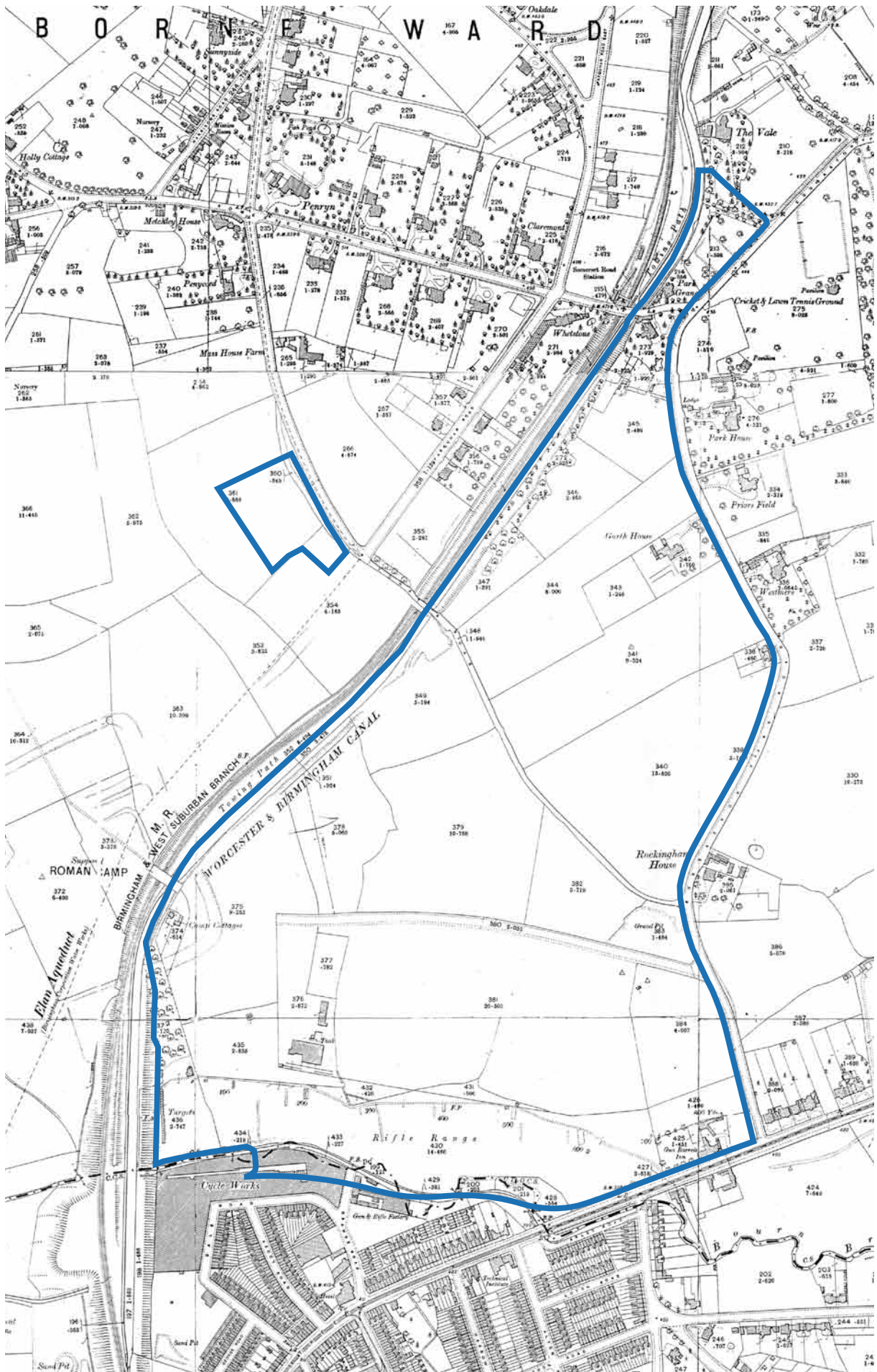
In 1896, the Birmingham gun manufacturer Westley Richards, which had been established in 1812, erected a factory to the south of the present University site, on the southern bank of the Bourn Brook. The OS map of 1890 suggests that there was already some connection with gun-making: The area now occupied by the University's playing fields was at that point a rifle range, and a Gun Barrels public house had been present on Bristol Road since at least 1857. The present building appears to be much more recent. Westley Richards was soon joined by the Ariel bicycle works in Dale Road. Both the Westley Richards and Ariel factories have recently been demolished.



The present Gun Barrels public house on Bristol Road



The Ariel bicycle factory in 1929



Ordnance Survey map of 1904

2.3.6 The University of Birmingham

In June 1900, the 6th Baron Calthorpe, Augustus Cholmondeley Gough-Calthorpe (1829-1910), began to explore possible sites on his estate for the new University of Birmingham. By 21 July, the site of Metchley Farm – comprising 25 acres (10ha) – had been officially adopted, and plans were being drawn up by the London-based architects Aston Webb (1849-1930) and E. Ingress Bell (1836-1914). The development of the University is outlined in more detail below.

The correspondence of Arthur Davies, Lord Calthorpe's land agent, provides some idea of the site before it was transformed. The University required possession of the land by 29 September 1900 in order that:

*... they can get on with tree planting and preparation of site in the autumn. The land is all in wheat at present so that this allows of the crop being cleared in time ... I don't think there will be much, if any, compensation to pay to John Thornicroft [the farmer] for the 25 acres, as he had potatoes on the land last year and wheat this. If there is anything to pay, the University will pay it.
I have arranged with Thornicroft to give possession on the 29th inst. by which date he will have all the crops harvested. He is very late with his work but is having splendid weather.*

On the death of the 6th Baron Calthorpe in 1910, his titles passed to his brother, but the Edgbaston estate was inherited by his eldest daughter Rachel. She married Fitzroy Hamilton Lloyd-Anstruther, who changed his name by royal licence to Fitzroy Hamilton Anstruther-Gough-Calthorpe, 1st Baronet Anstruther-Gough-Calthorpe.

In February 1928, Sir Fitzroy and Lady Anstruther-Gough-Calthorpe announced that they would donate a further 41½ acres to the University to allow its expansion northwards. Further generations of the Anstruther-Gough-Calthorpes have since sold or donated further plots to the University, including that of The Vale to the north.

2.4 The University of Birmingham

2.4.1 The development of the University

The University of Birmingham grew out of Birmingham Medical School, formally founded in 1825 by William Sands Cox, and Mason College, a science college founded in 1875 through an endowment by Sir Josiah Mason (1795-1881), a hugely successful local pen manufacturer. From 1880 onwards, the College was based in Edmund Street in Birmingham city centre, in buildings designed by Thomas Henry Huxley. It became Mason University College in 1898, and received its charter in 1900 – as the new University of Birmingham – with Joseph Chamberlain as its first Chancellor.

2.4.2 Webb & Bell

As noted above, in 1900, the 6th Baron Calthorpe donated 25 acres of his estate to allow the relocation of the University to Edgbaston. The new campus was laid out by Aston Webb and E. Ingress Bell, and comprised a semi-circle of buildings radiating out from a detached campanile based on the Torre del Mangia in Siena. Directly south of the campanile is the Great Hall, flanked on each side by T-shaped, radiating teaching blocks. Six were planned, but only three were realised. Similarly, only the western half of the long east-west range to the north of the campanile was erected. Webb & Bell were also responsible for the South Lodge and Gates.

The campus was opened on 7 July 1909 by King Edward VII, although several buildings had already been occupied for a couple of years.

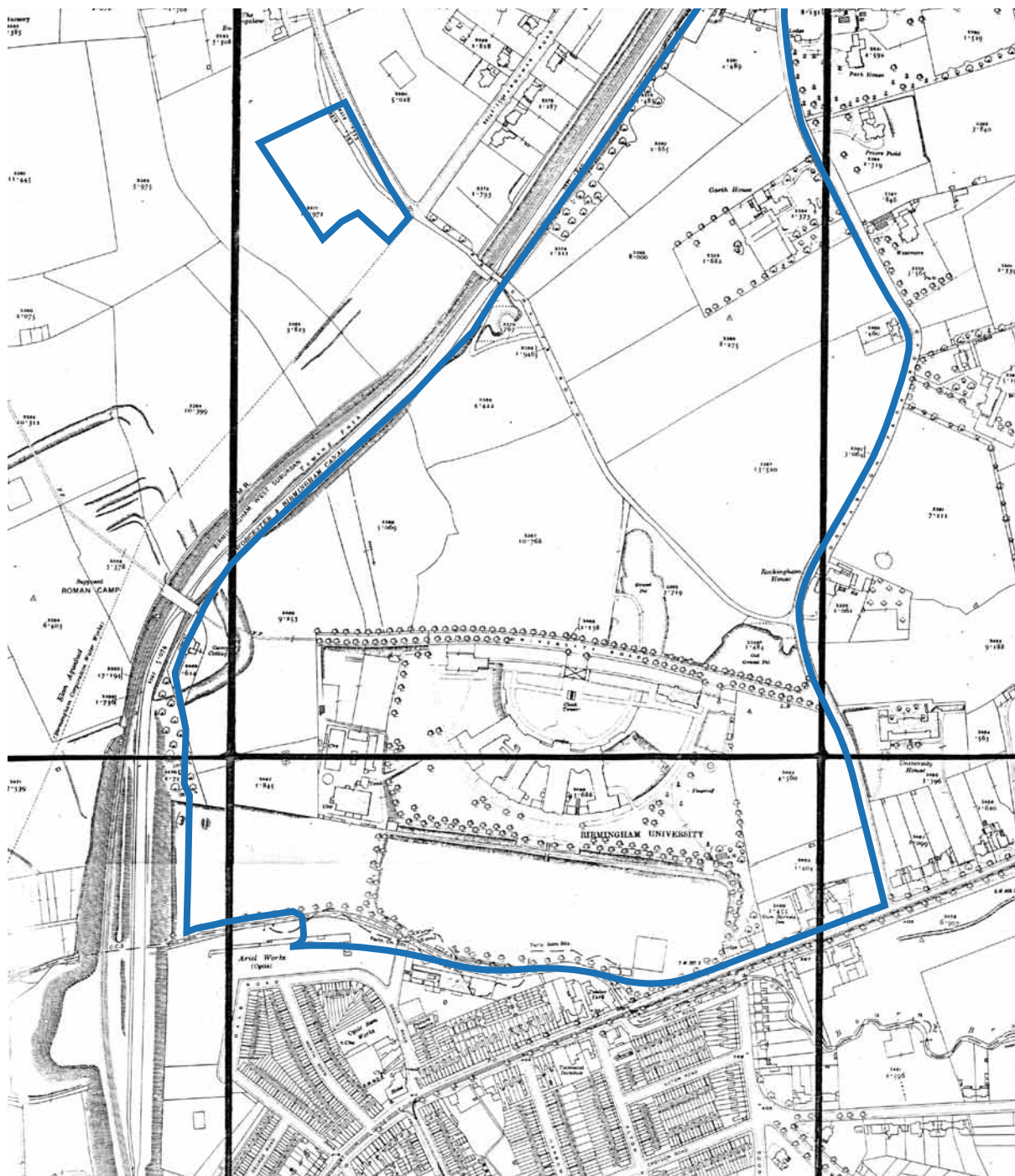
Subsequent alteration of the Webb & Bell buildings of relevance to this application are discussed in the separate *PPS5* Heritage Impact Assessment for the proposed Student Services Hub prepared by Associated Architects.

An early addition to the campus was University House, a hall of residence erected in 1908 to the east of the original semi-circle and designed by the local architect Herbert Tudor Buckland (1869-1951).

The former rifle range to the south of the site became playing fields, and the sports pavilions were present by 1917.



The University under construction, c.1902



Ordnance Survey map of 1917



The University from the South Gate, c.1909



The University from the north, c.1925, showing the rural situation of the University in the inter-war period



The South Lodge and Gates

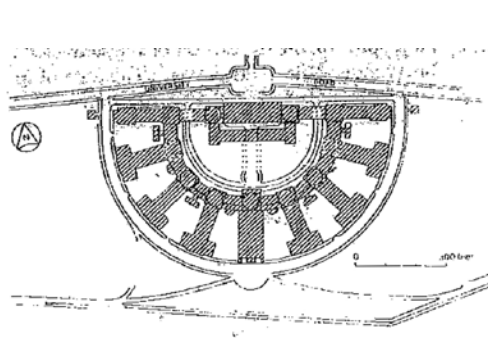


The Sports Pavilions

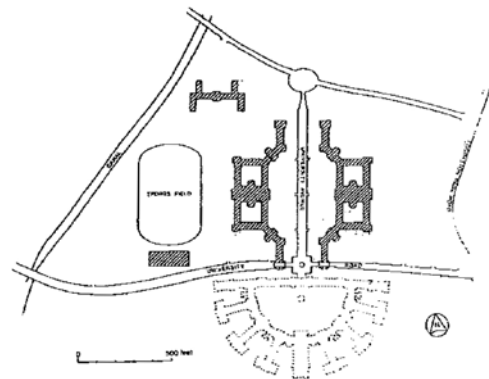


2.4.3 William Haywood

At the end of the 1920s, following a further donation of land to the University by the Anstruther-Gough-Calthorpes, the campus was extended to the north by the Birmingham architect William Haywood (1876-1957), who was by this time in partnership with H.T. Buckland, and who had a lectureship at the University in civic design and town-planning. At the suggestion of the Anstruther-Gough-Calthorpes, Haywood introduced a tree-lined Avenue extending from the original entrance on University Road to a new one on a specially re-aligned Pritchatts Road. It was intended that the Avenue would be flanked by a symmetrical arrangement of new academic departments, but, in the event, the lodges, piers and gates on Pritchatts Road were the only buildings of Haywood's plan to be constructed.



An early proposal for the layout of the University by Aston Webb and E. Ingress Bell, c.1900



Proposed layout of the land to the north of University Road by William Haywood, 1928



View of the University in 1948 prior to the construction of the Library; note Haywood's Avenue extending northwards



A photograph of 1930 looking south down the Avenue



A slightly later photograph



The eastern lodge

A few buildings were erected in the inter-war period, but not obviously in accordance with Haywood's plan. These included: the Guild of Students (1928-30) and the beginnings of St. Francis Hall (1936), both by Holland W. Hobbiss, who was subsequently the architect of the adjacent King Edward's Schools (1937-47); and the Barber Institute (1936-9) by Robert Atkinson (1883-1952). Some of the 'missing' parts of Webb & Bell's semicircle were infilled by Webb's son Maurice (1880-1939) in 1935-7.

A gymnasium ['the Old Gym'] was provided in 1939-40. The small bungalow on Edgbaston Park Road, adjacent to the entrance to the car park behind the Gun Barrels public house, was not present by 1938 but must have been erected soon after.



The Old Gym was erected in 1939-40, and extended after 1948



The Barber Institute, Robert Atkinson, 1936-9



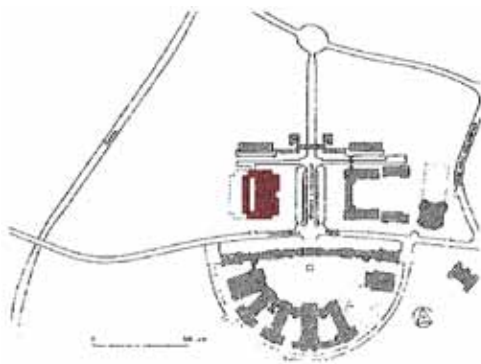
The bungalow on Edgbaston Park Road must have been erected soon after 1938

2.4.4 Verner O. Rees

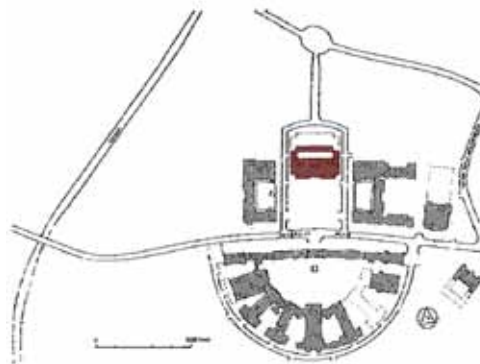
Following the Second World War, the University brought forward plans for the major expansion of the Edgbaston campus. Verner O. Rees (1886-1966), who was ultimately to design the new Library, had first been suggested as a possible choice of architect for the expansion programme as early as 1941, but he was not appointed until October 1944. Rees reportedly felt constrained by the existing layout, particularly Haywood's Avenue, and his first concern was to ascertain 'how much the layout of the future buildings is controlled by the condition that there should be a vista from the Entrance Gates'. The University Secretary, C.G. Burton, responded that the University was 'under at least a moral obligation [to the Calthorpe Estate] to maintain the Avenue, but it could, of course, be modified'.

Rees drew up two initial layouts. Plan 'A' would have seen the Avenue bridged by archways linking the two wings of a new Arts building, whilst the new Library would have been located to the west. However, under the option ultimately pursued – Plan 'B' – the Library was placed across the Avenue, forming the northern side of a new quadrangle. (How Haywood felt about Rees's proposals to truncate his Avenue is not recorded, but he ceased teaching at the University at about this time.)

Rees's initial proposals for the new Library, and for the Faculties of Arts and Law, were illustrated in the Vice-Chancellor's *Report* for 1948. However, the Library was re-designed in 1952, in part because of concerns about cost, but also in response to the operational requirements of a new librarian. Construction finally began in 1956, and the first phase was completed in 1959. The Arts Faculty building to the east was completed in 1961.



Verner Rees's 'Plan A', January 1945; the proposed location of the Library marked in red



Verner Rees's 'Plan B', January 1945; the proposed location of the Library marked in red



Rees's original proposals for the Library and the Faculties of Arts and Law, as illustrated in the Vice-Chancellor's Report for 1948 (watercolour by Cyril Farey)



A photograph of 1960 showing the Avenue truncated by the new Library



The Library, Verner Rees, Laurence & Mitchell, 1956-61



The Arts Faculty, Verner, Rees, Laurence & Mitchell, 1961

Rees's practice (Verner Rees, Laurence & Mitchell) was also responsible for Physics West (1957-9) and the Watson Building (1958-61). A number of other buildings were also erected during the 1950s, presumably in accordance with Rees's overarching plan. These included: the Mechanical and Electrical Engineering Departments (Peacock & Bewlay, 1951, 1954 and 1957); the Chemical Engineering Department (Hobbiss & Partners, 1954-6); and the Hills Chemistry Block (Wornum & Playne, 1955). The running track, 'provided by the University for the Athletic Union', opened in 1951. Its site remained devoid of buildings until construction began on what was to become the Munrow Sports Centre in 1962.

In 1948-9, whilst Rees had been working up his plans, a number of pre-fabricated huts had been erected by (the Scottish company Orlit) to provide 'temporary' accommodation for the Faculty of Commerce and Social Science, the Departments of Mechanical Engineering and Engineering Production, the Appointments Board, and as an extension to the Medical School Library. A number of these huts are still present to the south-west of the original Webb & Bell buildings.



The Mechanical Engineering Department, Peacock & Bewlay, 1951



The Hills Chemistry Block, Wornum & Playne, 1955



The running track, 1951



The Terrace Huts of 1948-9

2.4.5 Casson & Conder

Quite what happened to Rees's wider development plan for the campus remains unclear, but, in 1957, Hugh Casson (1910-1999) and Neville Conder (1922-2003) were appointed to plan the further development of the Edgbaston site. Casson & Conder's plan organised the teaching area into informal squares, whilst a new ring road was provided within the campus. The central area between the Webb & Bell buildings and the Library – 'University Square' – was positioned as the heart of the University, with 'the careful siting of the University club buildings on the eastern flank to ensure a consistent liveliness of atmosphere even after normal University hours'. The masterplan also included the laying out of a parkland site a mile or so to the north with halls of residence. The historical development of this area – 'The Vale' – is outlined separately in Section 2.5 below.

Casson & Conder summed up the problems of university planning and the rationale of their solution at Birmingham thus:

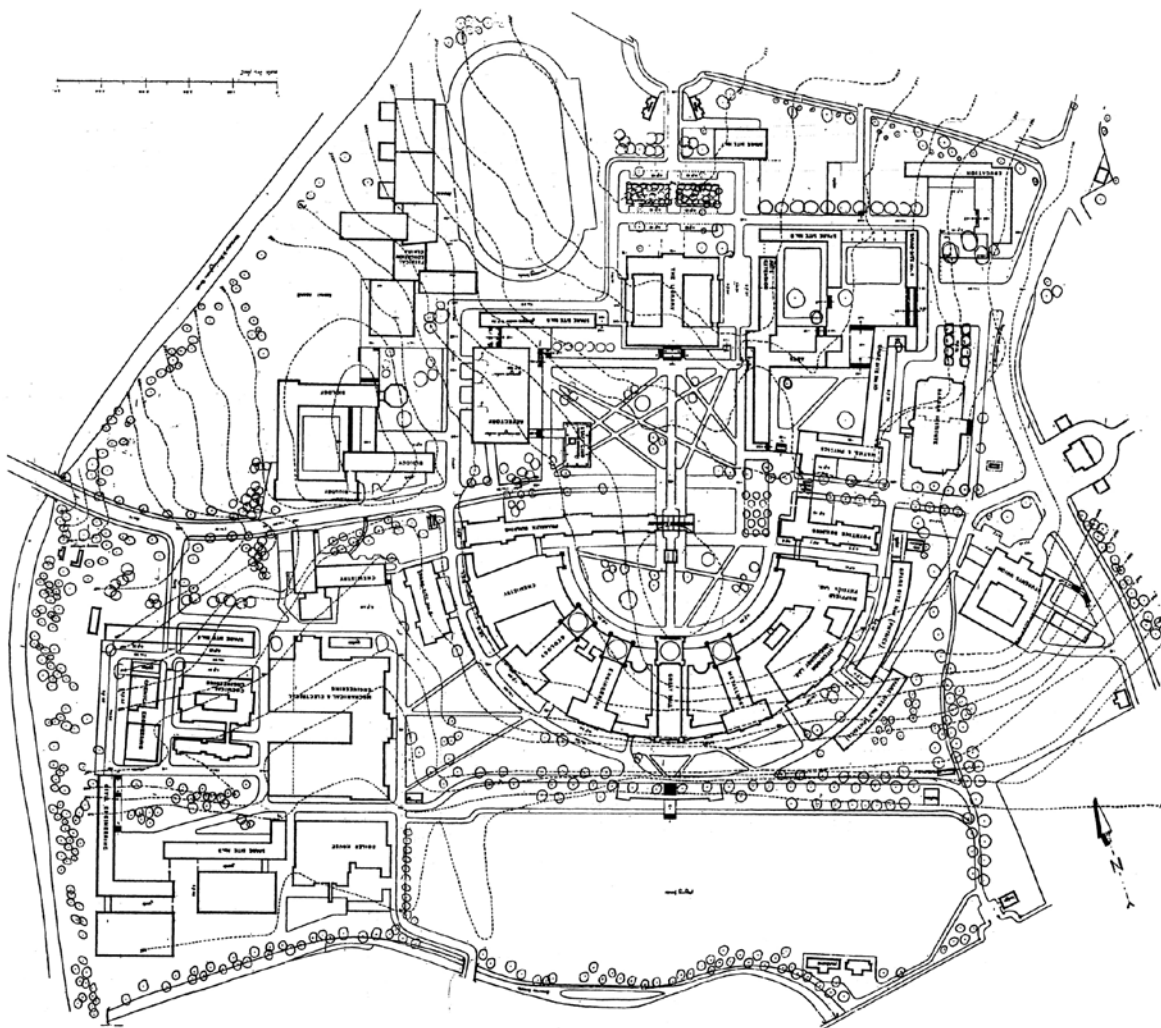
It is a truism that a university is a society founded for the advancement of learning and the dissemination of knowledge. This means that it is constantly changing, always on its way, its work never completed. Departments expand, contract, quadruple in size or virtually disappear within a few years, often in defiance of the most knowledgeable and expert forecasts. Every building and each layout, so optimistically and thoughtfully designed, seems to become within a decade not only out of date but physically hampering to the future. Any attempt therefore to constrict its movement artificially, either academically or physically, seems doomed, and rightly doomed, to failure. If planning for a university then is to mean planning for the unpredictable, are architects and university authorities wasting their time in attempting so haphazard an activity? Surely not. To plan too rigidly and within too dogmatic or superficially tidy a framework is of course to invite disaster, but to leave the physical redevelopment of the university to chance, without theme or sense of character, is merely to be rewarded by visual anarchy and functional chaos.

In attempting to resolve these difficulties our aim has been: to correct the existing features of the past layout which have become or threaten to become physically hampering to future development; to assist where possible the wise and imaginative improvement of current developments; and to devise a plan for the future which is firmly conceived, and flexibly designed in all its parts.

On the 'past layout' of the Birmingham site, Casson & Conder said:

the strong half-circle encloses too harshly a north facing courtyard, while its northern range, fortunately not fully completed, sets up an unfriendly, indeed almost impassible [sic] barrier against the rest of the University site.

The grand axis of the north approach has, since the building of the Library, become meaningless – we believe mercifully so. It has ceased to exist as a monumental conception.



Casson and Conder's masterplan of 1957



University Centre, Casson & Conder, 1958-62

In 1960, the University committed itself to expand to 7,500 students in a decade, and, in 1963, Casson & Conder revised their masterplan to include a tall tower (Muirhead Tower), bridging the ring road, as well as several large buildings to the north of Pritchatts Road.

Several of the new buildings were by Casson & Conder themselves, including: the University Centre and Staff House, 1958-62 (which incorporates the 'Small Brick Store'); a multi-storey car-park, 1964-5 (now demolished); the Department of Education, 1966-7; the Computer Centre, 1972-4; and the J.G. Smith Building, 1974-6.



Staff House, Casson & Conder, 1958-62

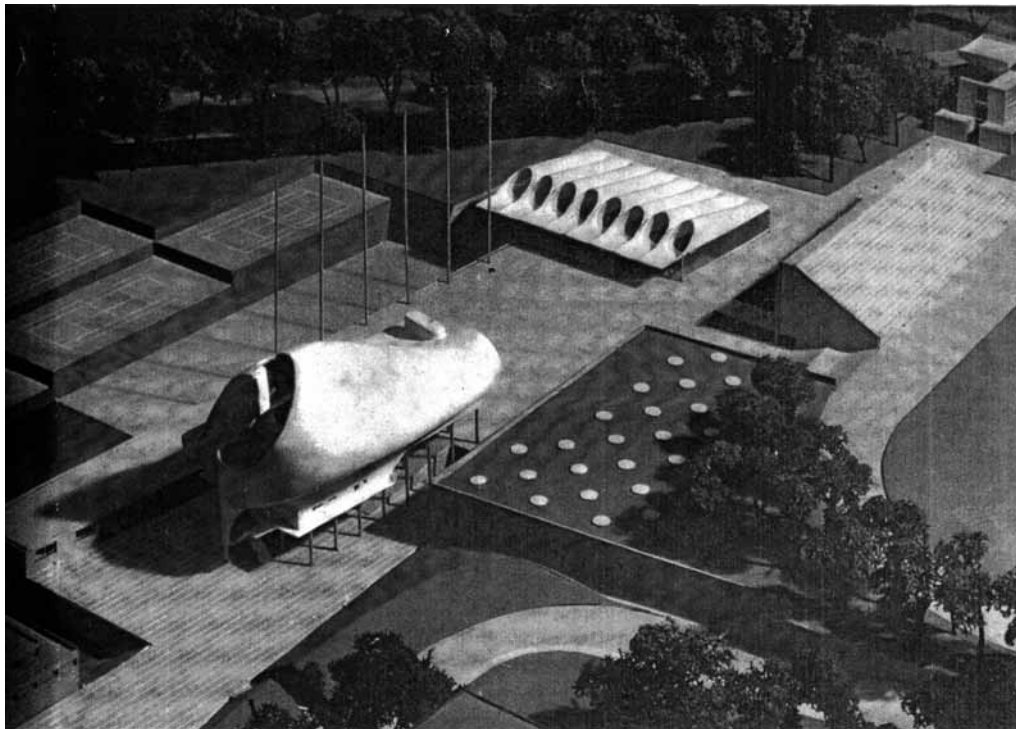


Department of Education, Casson & Conder, 1966-7



The Ashley and Strathcona Buildings, Howell, Killick, Partridge & Amis, 1961-4

A number of other high-profile modernist practices were also employed at Casson & Conder's suggestion, including: Howell, Killick, Partridge & Amis (the Ashley and Strathcona Buildings, 1961-4); Chamberlin, Powell & Bon (the Munrow Sports Centre, begun 1963 but never completed); Arup Associates (Metallurgy & Materials, 1964; Muirhead Tower, 1968-9; Plasma Laboratory, 1970; and Chemistry West, 1973); and Denys Hinton & Partners (the Gisbert Kapp Building, 1964-8).



The Sports Centre as designed, 1959



Phase 1 of the Physical Education Centre soon after completion

Further buildings were designed by the successor practices of firms which had earlier associations with the University, including: Playne & Lacey (the Haworth Building, 1957-61; Biosciences, 1960, and the Civil Engineering Court, 1963); Rees, Laurence & Mitchell (Physics East, 1965-7); Holland W. Hobbiss & Partners (St. Francis' Hall, 1968-9); and Devereux, Mitchell, Price & Davis (Medical Physics, 1968-71).



The Muirhead Tower, Arup Associates, 1968-9



Metallurgy & Materials, Arup Associates, 1964



Chemistry West, Arup Associates, 1973



The Haworth Building, Playne & Lacey, 1957-61



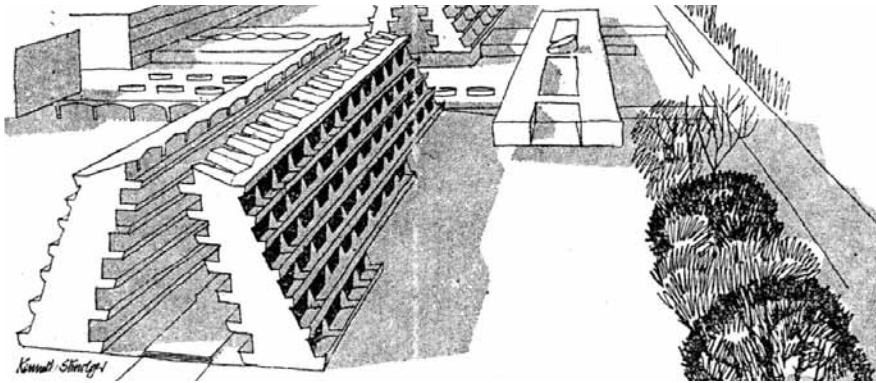
Biosciences, Playne & Lacey, 1960

2.4.6 Financial constraints

Financial constraints throughout the 1960s and '70s led to the abandonment of some building projects and the curtailment of others. For example, in 1961, Chamberlin, Powell & Bon were commissioned to design a Graduate Hall of Residence for 550 students on a site to the west of the canal next to the Queen Elizabeth Hospital; this was abandoned in favour of a more modest scheme – Lucas House (at no. 48 Edgbaston Park Road), 1967 – by the Birmingham architect John Madin.

Casson & Condor had envisaged that the Library would be completed according to Rees's 1955 proposals, i.e. with an east-west range across its northern end, and with a single-storey linking range to the west balancing its administration block to the east. Furthermore, they suggested that the space to the north of this be laid out as a square 'to preserve freedom of action for further Library extension', which they envisaged as a further east-west range. In the event, the successor practice to Verner Rees, Laurence & Mitchell (Alan Mitchell & Partners) designed an east-west range occupying only the western half of the earmarked plot, together with a single-storey infill on the western side (completed 1971/2). Neither the anticipated expansion of the extension eastwards, nor extension northwards into Casson & Conder's square, ever happened.

Similarly, Chamberlin, Powell & Bon's Munrow Sports Centre was not completed as originally envisaged. The first phase was completed in 1966, but escalating costs coupled with a shortage of building materials, the introduction of a Government moratorium on university building projects, and a massive rise in the rate of inflation, led to the abandonment of the original design. Both the swimming pool (1976) and squash courts (1978) were erected by Walter Holme & Sons (described at the time as a 'Package Deal Contractor'), using standardised components.



Chamberlin, Powell and Bon's proposed Graduate Hall of Residence was a victim of financial cutbacks



The Library Extension, Alan Mitchell & Partners, 1968-71



The Swimming Pool of 1976

2.4.7 Subsequent development

More recent buildings on campus include: Occupational Health (L.J. Multon, 1981-2); the Institute for German Studies (Rathbone & Taylor, 1994); Public Health (Martin, Ward & Keeling, 1996-8); the Net Shape Building (Architects' Design Partnership, 1996-8); Geography, Earth and Environmental Sciences (Martin, Ward & Keeling, 1999); Computer Sciences (Architects' Design Partnership, 1999); Learning Centre and Primary Care (Architects' Design Partnership, 1999); the European Research Institute (Feilden Clegg, 2000-1); and the Gymnastics Centre (Henry Boot Design & Build, 2001).

Both Muirhead Tower and the Gisbert Kapp building have recently been refurbished by Associated Architects. The same firm is currently refurbishing Arup Associates' Metallurgy & Materials Building.

Currently under construction, and occupying the site of one of the unrealised T-shaped teaching blocks of Webb & Bell's original University centre, is the new Bramall Music Building, by Glenn Howells Architects, scheduled to open later this year.



The Bramall Music Building, under construction

2.5 The Vale

In 1951, the University had only one purpose-built hall of residence – University House, designed by H.T. Buckland in 1908 – and the highest number of students in private lodgings of any provincial university. By 1954, the University was in negotiation with the Calthorpe Estate to acquire additional land, and, in 1955, its offer of £127,000 for 'The Vale' together with two other nineteenth-century villas, 'Wyddrington', and 'Maple Bank', was accepted. The Vice Chancellor in his *Annual Report* for 1957 noted that:

A development plan for the residential estate of 45 acres [c.19ha] bounded by Edgbaston Park Road, Church Road and the Canal, was also commissioned from Sir Hugh Casson and Mr Neville Conder ... Its ruling idea was to preserve the attractive park-like character of this attractive sloping site, by placing residential halls in clusters among trees, and by turning the low-lying damp centre of the site into a lake. This idea was welcome, because the University has been generously admitted into Edgbaston and the Calthorpe Estate, and would wish to preserve as far as possible the green and gracious appearance of this part of Birmingham.

Casson & Conder developed two alternative proposals for the Vale site, one for villa-type residences set in the existing landscape associated with the nineteenth-century villas, and an alternative, inspired by picturesque eighteenth-century English landscape design, for:

large-scale buildings set in 'natural' flowing parkland, sufficiently far apart not to disturb each other, and broken down in scale when approached more closely in order to avoid any feeling of institutionalism.

The latter plan was broadly adopted. The site was laid out in 1959-60 to a plan by Casson & Conder with the Birmingham landscape architect Mary Mitchell (1923-1988). The scheme incorporated some mature trees from the mid- and late-nineteenth-century villa gardens, but a new lake was introduced and considerable remodelling of the ground form was undertaken – facilitating the disposal of excavated earth from both the main campus and Vale sites. The landscaping created a new setting for the mid-twentieth-century halls of residence designed by Harvey & Wicks (High and Ridge Halls, 1962-4), H.T. Cadbury-Brown (Shackleton Hall, 1963-6), and Tom Mellor & Partners (Mason and Chad Halls, 1964-7). Additional residential blocks were built in the late-twentieth century. Mason Hall, to the south of the lake, was completely rebuilt by Aedas Architects in 2006-8.

Casson & Conder's plans of 1957 had envisaged the demolition of 'Park Grange' (no. 1 Somerset Road), and the construction of a pathway for cyclists and pedestrians through the centre of its garden, connecting the site with the main campus to the south. The pathway would have passed beneath Somerset Road in a tunnel. Casson & Conder's report acknowledged that the tunnel would be expensive to construct, so was not immediately justifiable. However, it was argued that no subsequent development should be allowed to take place which would preclude construction of the tunnel, as the ever increasing weight of traffic along Edgbaston Park Road would necessitate 'a safe and private link at some later date'. It was suggested that, until the construction of the tunnel, the pathway would be a *cul de sac* serving four new staff houses. In the event, Park Grange was retained, and neither the pathway or staff houses were constructed.

With the exception of Park Grange, all of the buildings on the Vale Village site lie outside the present masterplan boundary.



Casson and Conder's masterplan for The Vale, 1957

3.0 Significance

3.1 Assessing Significance

Assessing 'significance' is the means by which the cultural importance of a place and its component parts are identified and compared, both absolutely and relatively. The purpose of this is not merely academic. It is essential for effective conservation and management, because the identification of areas and aspects of higher and lower significance, based on a thorough understanding of a place, enables proposals for change to be developed which protect, respect and where possible enhance a building or area's character and cultural values. The assessment can assist the identification of areas where only minimal changes should be considered, as well as locations where change might enhance understanding and appreciation of the site's significance. Any changes will need to be carefully designed to ensure that significant features are not compromised, and will be judged within the legislative context governing the historic environment.

3.1.1 PPS5

The government's *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5) places the concept of significance at the heart of the planning process. Indeed, it is this that drives the definition of what constitutes a 'heritage asset'. Annex 2 of PPS5 defines significance as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.

These terms are then defined:

Archaeological Interest: *An interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These heritage assets are part of a record of the past that begins with traces of early humans and continues to be created and destroyed.*

Architectural and Artistic Interest: *These are the interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

Historic Interest: *An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

3.1.2 Conservation Principles

Further to these criteria, it is necessary to come to a broader understanding of significance. This is achieved by applying the criteria set out in English Heritage's *Conservation Principles, Policies and Guidance* (2008) which outlines an approach to conservation that takes account of how a building or place is generally valued and the associations which it carries. English Heritage describes four different value groups that contribute to the significance of a building; evidential, historical, aesthetic and communal:

- **Evidential value:** that a building, structure or place provides primary evidence about the past. This can be natural or man-made and applies particularly to archaeological deposits, but also to other situations where there is no written record.
- **Historical value:** that it illustrates some aspect of the past, and this helps to interpret the past, or that it is associated with an important person, event or movement.
- **Aesthetic value:** this may derive from conscious design, including the work of an artist or craftsman; or it may be the fortuitous outcome of the way a building or place has evolved.
- **Communal value:** regardless of their historical or aesthetic value, many buildings or places are valued for their symbolic or social value or the local identity which they provide.

The assessment of significance is usually an amalgam of these different values, and the balance between them will vary from one case to the next. What is important, in the light of the English Heritage guidance, is to demonstrate that all these different forms of value have been considered.

3.1.3 The Setting of Heritage Assets

English Heritage has recently published guidance (*The Setting of Heritage Assets*, October 2011) in respect of the setting of heritage assets, which assists in assessing those elements of setting which may make a positive or negative contribution to the significance of heritage assets. The guidance includes a '(non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance', set out as follows:

The asset's physical surroundings

- *Topography*
- *Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)*
- *Definition, scale and 'grain' of surrounding streetscape, landscape and spaces*
- *Formal design*
- *Historic materials and surfaces*
- *Land use*

- *Green space, trees and vegetation*
- *Openness, enclosure and boundaries*
- *Functional relationships and communications*
- *History and degree of change over time*
- *Integrity*
- *Issues such as soil chemistry and hydrology*

Experience of the asset

- *Surrounding landscape or townscape character*
- *Views from, towards, through, across and including the asset*
- *Visual dominance, prominence or role as focal point*
- *Intentional intervisibility with other historic and natural features*
- *Noise, vibration and other pollutants or nuisances*
- *Tranquillity, remoteness, 'wildness'*
- *Sense of enclosure, seclusion, intimacy or privacy*
- *Dynamism and activity*
- *Accessibility, permeability and patterns of movement*
- *Degree of interpretation or promotion to the public*
- *The rarity of comparable survivals of setting*

The asset's associative attributes

- *Associative relationships between heritage assets*
- *Cultural associations*
- *Celebrated artistic representations*
- *Traditions*

As the guidance states, 'only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.'

3.1.4 Understanding Place

English Heritage's consultation document *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011) provides information on conservation area designation, appraisal and management, and identifies key elements in defining an area's special interest (or significance):

- *the relationship of the conservation area to its setting and the effect of that setting on the area;*
- *the still-visible effects/impact of the area's historic development on its plan form, character and architectural style and social/historic associations;*
- *how the places within it are experienced by the people who live and work there and visitors to the area (including both diurnal and seasonal variations if possible);*
- *architectural quality and built form;*
- *open spaces, green areas, parks and gardens, and trees;*
- *designated and other heritage assets, their intrinsic importance and the contribution they make to the area; and*
- *local distinctiveness and the sense of place which make the area unique.*

3.2 Designated heritage assets

In statutory terms, the significance of many elements of the University's Edgbaston campus has already been recognised through various historic environment designations, as summarised on the plan in this section.

Not all of these 'heritage assets' are affected by the Edgbaston Central Campus Development proposals. The significance of those that might be is discussed in the sections that follow.

Archaeological potential and significance is addressed in the Archaeological Technical Appraisal, prepared by Arup.

3.2.1 Edgbaston Conservation Area

Parts of the University campus – to the north-east of the Metallurgy & Materials Building, and to the east of Edgbaston Park Road – are located in the Edgbaston Conservation Area. The conservation area was designated in 1975 and extended in 1984 and 1992. The *Edgbaston Conservation Area Character Appraisal* was approved by the Planning Committee in December 1998, and has the status of Supplementary Planning Guidance.

The character of the conservation area is almost wholly that of the nineteenth-century residential development of the Calthorpe Estate, comprising a great variety of building styles and scales, and containing examples of houses by many well-known local architects. Its significance is therefore primarily **historical** and **aesthetic**.

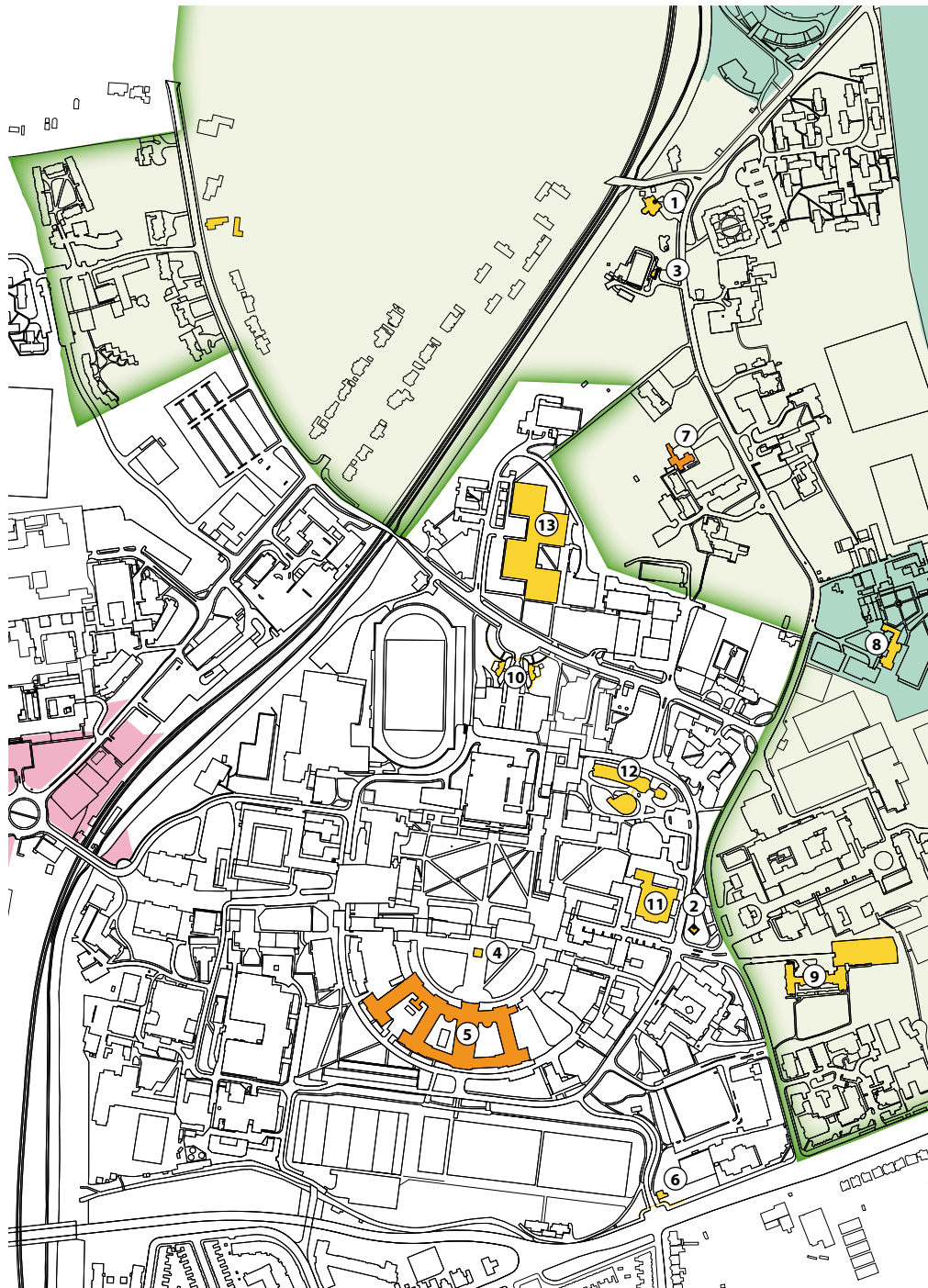
Only a small part of the conservation area is within the University's masterplan boundary. This area is bounded to the west by the Worcester & Birmingham Canal, to the east by Edgbaston Park Road, and to the north by The Vale. To the south, the conservation area boundary cuts across the campus just to the north of the Gisbert Kapp Building and to the north-east of the Metallurgy & Materials Building.



















Included within the area of overlap (of the conservation area and the masterplan boundary) are the houses on the western side of Edgbaston Park Road – 'Hornton Grange', 'Garth House' (no. 47) and 'Meadowcroft' (no. 43) – as well as the University's Elms Plant Nurseries, Elms Day Nursery ('The Elms', 33 Edgbaston Park Road) and 'Park Grange' (1 Somerset Road). Of these properties, Garth House, Elms Day Nursery and the mid-eighteenth-century Garden Cottage on the University's Elms Plant Nurseries site are statutorily listed.

The elements within the area of overlap that may potentially be affected by the proposals comprise: an area which was once part of the rear garden of 'Meadowcroft'; a grassed area to the south of the University's Elms Plant Nurseries site (together with the listed Garden Cottage); the grounds of the Elms Day Nursery; the garden of 'Park Grange'; and a small area of woodland to the north.

Designations

3.0 Significance



- | | |
|--|--|
|  Scheduled monuments |  5 Great Hall and Quadrant Range, Aston Webb & Ingress Bell, 1900-1909 (Grade II*) |
|  Grade II* listed buildings |  6 Birmingham University Lodge, Gates, Gate Piers and Wall, Aston Webb & Ingress Bell, 1900-1904 (Grade II) |
|  Grade II listed buildings |  7 Garth House, W.H. Bidlake, 1901 (Grade II*) |
|  Registered Parks and Gardens |  8 'Winterbourne', C. L. Ball, 1903 (Grade II) |
|  Edgbaston Conservation Area |  9 University House, Herbert T. Buckland, 1908 (Grade II) |
|  1 Elms Day Nursery ('The Elms', 33 Edgbaston Park Road) (Grade II) |  10 North Gates & Lodges, Buckland & Haywood, 1930 (Grade II) |
|  2 Equestrian statue of George I (Grade II) |  11 The Barber Institute, Robert Atkinson, 1936-9 (Grade II) |
|  3 Garden Cottage (37 Edgbaston Park Road) (Grade II) |  12 Ashley & Strathcona Buildings, Howell, Killick, Partridge & Amis, 1961-4 (Grade II) |
|  4 Chamberlain Tower, Aston Webb & Ingress Bell, 1900-1909 (Grade II) |  13 Metallurgy & Materials, Arup Associates, 1964 (Grade II) |

As designated heritage assets in their own right, the significance of the Garden Cottage (at no. 37 Edgbaston Park Road) and the Elms Day Nursery is addressed below. The significance of the other elements can be summarised as follows:

‘Meadowcroft’ (43 Edgbaston Park Road) was erected between 1917 and 1937. Its garden originally comprised a long rectangle extending south-westwards from the house. Whilst the end adjacent to the house has been managed as a formal garden, the rear part is currently fenced off and comprises rough grassland, scrub and trees; in this very overgrown and unmanaged state, its character cannot be said to contribute to the significance of the conservation area as a whole.

As an open green space, the grassed area to the south of the Elms Plant Nurseries site does make a positive contribution to the character and appearance of the conservation area. However, it is not felt to have any particular importance in heritage terms.

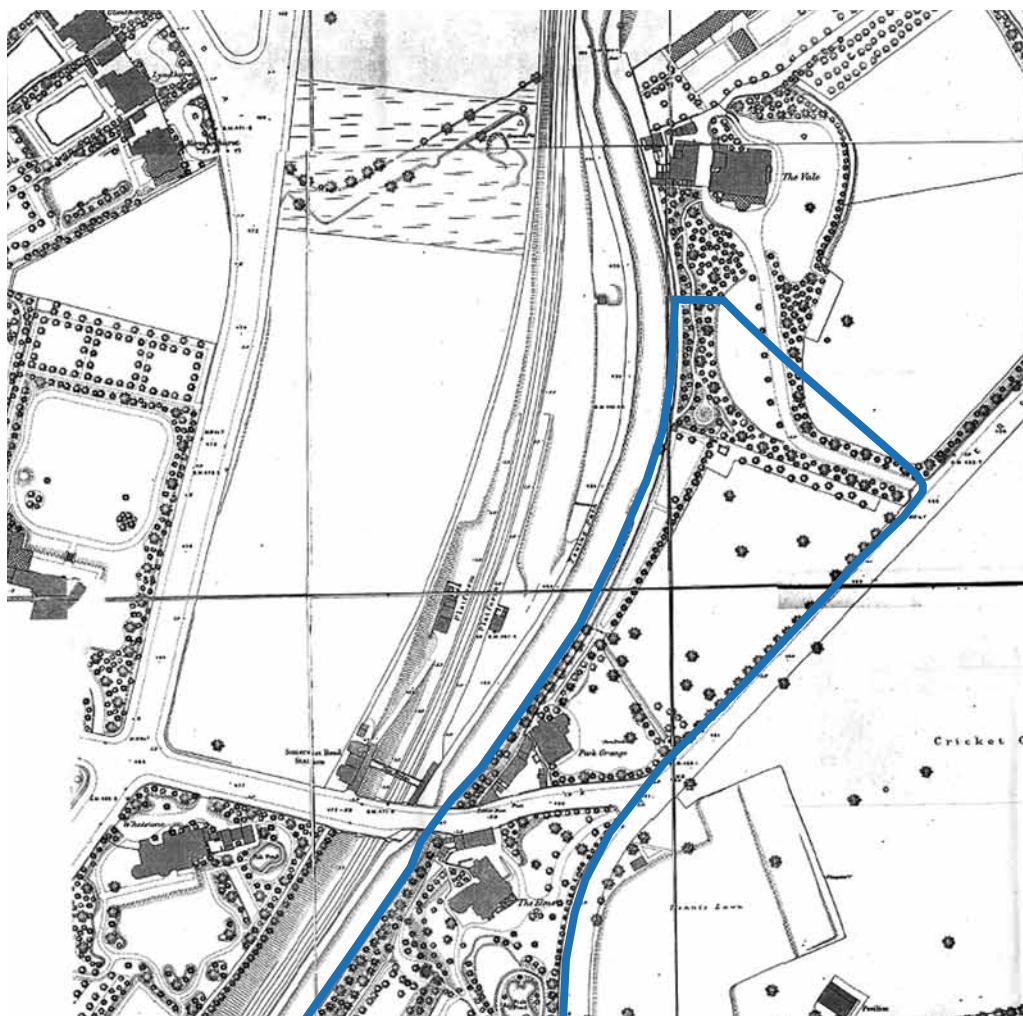
A house called ‘Hall Hill House’ was present on the site of ‘Park Grange’ (1 Somerset Road) as early as 1830. The earlier house may have been remodelled; certainly the architectural expression of the present building dates from the second half of the nineteenth century. The OS map of 1888 shows ‘Park Grange’ to have been accessed via a curious covered passage from Somerset Road (this survives), with a yard with outbuildings to the west and a formal lawned garden bounded by trees to the east; the latter with a sundial at its centre. The map shows a further section of garden to the north-east; vestiges of a low dividing ‘step’ with piers at each end survive. The garden is very overgrown and does not appear to have been managed in some time. Although the predominant character of the conservation area is that of the nineteenth-century residential development of the Calthorpe Estate, the formal Victorian character of the garden of ‘Park Grange’ present in 1888 has eroded to the extent that it cannot be said to contribute a great deal to the significance of the conservation area as a whole.



The former garden of ‘Meadowcroft’
(43 Edgbaston Park Road)



Grassed area to the south of the
Elms Plant Nurseries site



1888 Ordnance Survey map

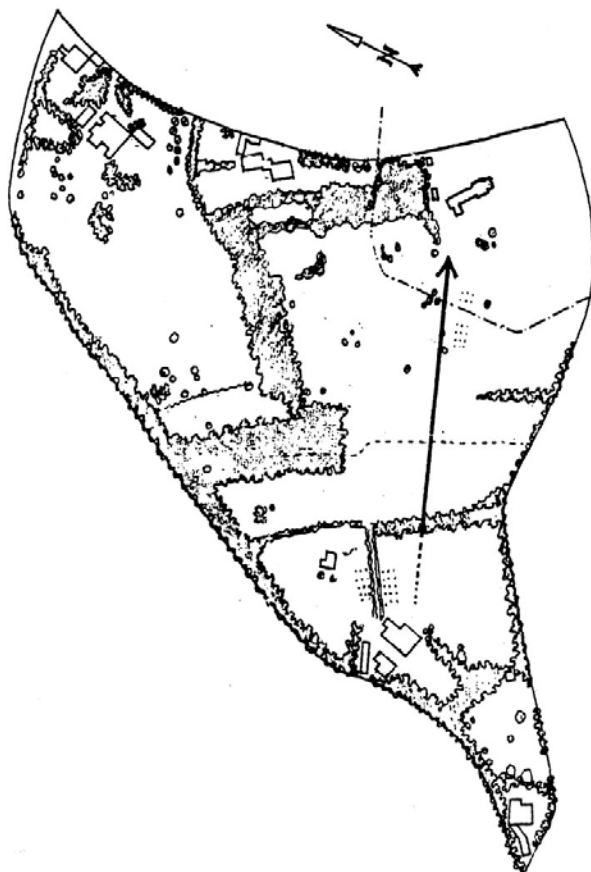


The garden of 'Park Grange' (1 Somerset Road)

The woodland to the north of Park Grange may once have formed part of its land. The OS map of 1888 shows that this area was planted with trees along its boundaries to the canal and Edgbaston Park Road. Whilst boundary planting of this sort is a characteristic feature of the exclusive nature of the nineteenth-century residential development of Edgbaston, Casson & Conder's 'as existing' plan of the landscape in 1958 suggests that the 'interior' of the space has largely filled-in the last forty years. In its current overgrown state, it provides few clues to its original layout and (probably managed) landscaping, and contributes little to the significance of the conservation area as a whole.



The woodland to the north of 'Park Grange'



Casson and Conder's 'as existing' plan of The Vale landscape in 1958

3.2.2 The Vale Registered Park & Garden

The University's 'Vale Village' residential site to the north of the Edgbaston campus forms the Grade II listed Vale Registered Park and Garden, designated in 2000. The register entry can be found at Appendix 1.

The character of the registered landscape is essentially that of the late 1950s remodelling of the landscape by Casson & Conder with the Birmingham landscape architect Mary Mitchell, incorporating some mature trees from the mid- and late-nineteenth-century villa gardens, and providing the setting for mid- and late-twentieth-century halls of residence.

The Vale is an early, and highly significant, example of a university campus landscape, and was influential on the design of later campus universities including York and East Anglia. Its significance is primarily **aesthetic**.

Only a very small part of the registered landscape falls within the boundary of the proposed masterplan area. Moreover, as detailed in Section 2.0, the southern part of the Vale site was not laid out as Casson & Conder originally intended – with a pathway for cyclists and pedestrians extending southwards through the garden of Park Grange and under Somerset Road through a tunnel. The character of the southern edge of the registered landscape owes more to the recent rebuilding of Mason Hall than to the 1950s remodelling of the landscape by Casson & Conder and Mary Mitchell. It is therefore of only limited significance.

3.2.3 Garden Cottage, 37 Edgbaston Park Road

The mid-eighteenth century cottage at 37 Edgbaston Park Road is listed at Grade II, meaning that it is 'nationally important and of special interest'. The list description can be found at Appendix 2.

In consequence of its simple Gothick detailing, the cottage's significance is primarily **aesthetic**, although it is also undoubtedly of some **historical value**.

Using EH's guidance, the following attributes are the most relevant in assessing the significance of the building's setting:

- ***Views from, towards, through, across and including the asset***

Historic maps suggest that there was always a small enclosed garden in front of the cottage and that it may have been accessible from Edgbaston Park Road. On this basis, it has probably always been visible from the road; therefore, the view of its principal (eastern) elevation is undoubtedly of some significance. The present entranceway in front of the cottage relates to the nursery in which it now sits; neither this nor the present planting are historically significant.

- ***Associative relationships between heritage assets***

As detailed in Section 2.0, the cottage may have been built as a garden house within the grounds of 'The Elms' (33 Edgbaston Park Road) to the north. However, it is now within the grounds of the University's Elms Plant Nurseries, and dense planting and a modern metal fence divides the two properties.

On this basis, the current setting of the cottage contributes to its significance in as much as the eastern elevation is visible from Edgbaston Park Road.



The Garden Cottage (37 Edgbaston Park Road)

3.2.4 Elms Day Nursery, 'The Elms', 33 Edgbaston Park Road

'The Elms' is listed at Grade II, meaning that it is 'nationally important and of special interest'. The list description can be found at Appendix 2.

According to the list description, the building dates in part from the sixteenth or seventeenth century, but was much remodelled and extended in the nineteenth century. The significance of the house is primarily related to its surviving sixteenth or seventeenth century fabric, and to its intact mid-nineteenth century additions, which give a good impression of its functioning in that period. Its significance is therefore primarily **evidential** and **historical**. A dining room wing was added to the south-west in the late-nineteenth or early-twentieth century; its inglenook fireplace and joinery has some **aesthetic value**. The current use of the building as a children's nursery undoubtedly has some **communal value**.



'The Elms' (33 Edgbaston Park Road)



The former garden of 'The Elms'



The former garden of 'The Elms'



The gateway at the junction of Edgbaston Park Road and Somerset Road

Using EH's guidance, the following attributes are the most relevant in assessing the significance of the setting of the Elms Day Nursery:

- **Formal design**

In 1888, 'The Elms' had a formal garden accessed via the gateway at the junction of Edgbaston Park Road and Somerset Road. The grounds – bounded by trees planted around its perimeter – appear to have extended south as far as the mid-eighteenth century Gothick cottage at 37 Edgbaston Park Road. From the main house, snaking paths led south between terraced lawns planted with specimen trees (perhaps the elms of the name). To the south-west of the house was a gazebo, and to the south-east an irregular-shaped fish pond. Some elements, the pond for example, may have survived from an earlier period of the building's history, but otherwise the garden appears to have had a fairly conventional nineteenth-century layout. The arched gateway at the junction and the pond appear to be the only surviving features from this layout.

- **History and degree of change over time**

The garden of 'The Elms' cannot be said to survive in anything close to either its 'original' form (whatever that was), or the formal layout present at the end of the nineteenth century. Moreover, subsequent changes cannot be considered to have enhanced its significance. A new gateway with modern brick piers has been inserted off Edgbaston Park Road, and most of the grounds north and east of the house have been tarmacked over. The garden has been divided from the land to the south by dense planting and a modern metal fence, and subdivided with modern timber fencing in connection with the use of the house as a nursery.

On this basis, the current setting of the Elms Day Nursery does not contribute in any major way to the listed building's significance. Moreover, the (recent) list description does not identify any features of the building's setting amongst the reasons for its designation.

3.2.5 Great Hall & Quadrant Range and Chamberlain Tower

The Great Hall & Quadrant Range, designed by Aston Webb and Ingress Bell, are listed at Grade II*, putting them in the top 8% of listed buildings nationally, and meaning that they are 'particularly important buildings of more than special interest'. The Chamberlain Tower, designed as an integral component of the scheme, is listed at Grade II, meaning that it is 'nationally important and of special interest'. List descriptions can be found at Appendix 2.

In both style and plan, the buildings deliberately distance themselves from Oxbridge colleges, as something different was felt to be required for the first English university primarily devoted to science. As noted by Foster (2007:243), 'the red bricks, stone stripes and saucer domes would have called to mind Bentley's Westminster Cathedral, London (1895-1903), a building whose Byzantine style avoided any appearance of rivalry with Westminster Abbey nearby, and thus solved a similar problem'. The tower was conceived as a landmark to emphasise the existence of the University, and was described in *The Birmingham Daily Post* as 'the intellectual beacon of the Midlands'; it remained Birmingham's tallest building until 1969.

The buildings are of very considerable significance, borne primarily of their **aesthetic value**, but also the site's **historical value** as the first campus university in England. The buildings also have some **associative historical value** in consequence of the authorship of Aston Webb, one of the most important architects of the late Victorian/Edwardian era.

Further detail about the significance of the fabric of the original Webb & Bell buildings, specifically C Block, can be found in the *PPS5* Heritage Impact Assessment prepared by Associated Architects in respect of the proposed new Student Services Hub.



The original Aston Webb and Ingress Bell University buildings

Using EH's guidance, the following attributes are the most relevant in assessing the significance of the setting of the buildings:

- ***Topography***

The topography of the site means that the picturesque and romantic skyline of the buildings is best appreciated from the south; the Great Hall can only be seen from this side.

- ***Formal design***

Webb & Bell's layout encloses a D-shaped courtyard, and sets up the very formal arrangement of the Great Hall and T-shaped teaching blocks, radiating out from the tower. The space it partially encloses is the formal heart of the University, as opposed to the more informal landscape of the later 'University Square' to the north.

- ***Views from, towards, through, across and including the asset***

The Webb & Bell buildings remain the University's most recognisable structures, visible from many vantage points on and off campus. Sir Hugh Casson found them 'impossible not to admire' and wrote that 'from certain aspects and in certain lights [they] can even look as magical as the domes and spires of Istanbul or Moscow'.

- ***Visual dominance, prominence or role as focal point***

The Chamberlain Tower in particular is a very strong focal point signalling the presence of the University, and serving as a marker by which one can orientate one's way around the site.

The setting of the original Webb & Bell University buildings contributes greatly to their significance. Views of them, from numerous vantage points on and off campus, are very important in defining the sense of place of the University.

3.2.6 South Lodge, Gates and Walls

The South Lodge, Gates and Walls have recently (October 2010) been listed at Grade II, meaning that they are 'nationally important and of special interest'. The list description can be found at Appendix 2.

The Lodge, together with its associated gates and walls, is of considerable significance as part of Webb & Bell's overall design for the University. It is of **aesthetic value**, but also has some **historical value** as part of the first campus university in England, and an **associative historical value** in consequence of the authorship of Webb.

Using EH's guidance, the following attributes are the most relevant in assessing the significance of the setting of the Webb & Bell buildings:

- **Formal design**

The South Lodge, Gates and Walls were designed as part of a formal approach to the University's original buildings. The Lodge has a strong architectural presence, and provides a suitable introduction to the university buildings beyond.

- **Associative relationships between heritage assets**

The South Lodge is an integral component of Webb & Bell's original conception, and the two can be appreciated in the same view. The list description notes that the Lodge has 'clear architectural quality and a stylistic relationship and group value with the principal buildings at the heart of the campus'.



The South Lodge and Gates

3.2.7 North Gates and Lodges

The North Gates and Lodges have recently (August 2011) been listed at Grade II, meaning that they are 'nationally important and of special interest'. The list description can be found at Appendix 2.

The North Gates and Lodges (completed in 1930) were designed by Buckland & Haywood in connection with William Haywood's laying-out of the central Avenue between Webb & Bell's original University buildings and the specially re-aligned Pritchatts Road. The Avenue was truncated by the erection of the University Library in 1956-9. A few of the poplars survive, but the Avenue now 'goes nowhere' and is a car park, flanked on either side by tarmacked parking areas. None of its original lamp standards have survived. The oval space at the end of the Avenue survived until the construction of the Metallurgy & Materials Building in 1964.

The North Gates and Lodges are undoubtedly of a high architectural quality, carefully composed and with considerable attention to detail. In some aspects of their design (and through the involvement of the Birmingham Guild), they can be said to represent something of a continuation of the Arts and Crafts' sensibilities evident in Buckland & Haywood's earlier work. They represent an important phase of the University's expansion northwards, even if the axis that that phase established was subsequently abandoned. On this basis, the significance of the North Gates and Lodges is both **aesthetic** and **historical**.

Using EH's guidance, the following attributes are the most relevant in assessing the significance of the setting of the North Gates and Lodges:

- **Formal design**

The North Gates and Lodges were designed as part of a formal approach to the University's original Webb & Bell buildings. Whilst the Avenue was truncated by the construction of the Library in 1956-9, Haywood's design intentions can still be appreciated through the symmetrical arrangement of the Lodges. The list description notes that the Gates and Lodges have a 'strong architectural presence, well suited to its setting at the entrance to the campus, and provides a suitable introduction to the university buildings beyond'.

- **Views from, towards, through, across and including the asset**

Although the backdrop to the Gates and Lodges has changed markedly since their construction, the view of them from Pritchatts Road is undoubtedly of some significance. The view from the south is also significant, as Haywood's design intentions can still be 'read'.

The current setting of the North Gates and Lodges contributes to their significance in as much as the design intentions of the central axis can be read from both directions.



One of the North Lodges



The North Gates

3.2.8 Metallurgy & Materials Building

The Metallurgy & Materials Building is listed at Grade II, meaning that it is 'nationally important and of special interest'. The list description can be found at Appendix 2.

As detailed in Section 2.0, the building was designed by Arup Associates (specifically Philip Dowson), and completed in 1964. Metallurgy & Materials was the first major building in England to use a 'tartan grid' to incorporate servicing. The building block is a pre-cast concrete 'table' of room height, and 20ft square on plan. The interstices between the tables – the overcheck of the tartan – form a non-structural space in which the main services can be routed horizontally; the hollow space, formed by the legs of four tables meeting in a small square on plan, becomes a vertical duct. The innovative design proved extremely influential, and it is therefore of considerable **aesthetic** (specifically **design**) **value**. The building is currently being refurbished by Associated Architects.

Using EH's guidance, the following attributes are the most relevant in assessing the significance of the setting of the Metallurgy & Materials Building:

- ***Views from, towards, through, across and including the asset***

The Metallurgy & Materials Building is a prominent landmark on Pritchatts Roads and when approached from the north.

- ***Accessibility, permeability and patterns of movement***

The building's ground floor was recessed to form walkways along which students could walk between the main buildings to the south and the Vale Village to the north.

The current setting of the Metallurgy & Materials Building contributes to its significance in as much as it is a prominent landmark on the campus, and because it defines this part of the principal north-south route through the University.

3.3 Undesignated heritage assets

There are no locally listed buildings within the masterplan area, and no previously unidentified heritage assets have been identified during the pre-application stage.



The Metallurgy and Materials Building's ground floor was recessed to form a walkway



The Metallurgy and Materials Building from the north

4.0 Legislative and Planning Policy Context

4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990

Listed buildings and conservation areas are subject to the *Planning (Listed Buildings and Conservation Areas) Act 1990*.

Section 7 of the Act provides that listed building consent is required for:

any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest ...

Section 16(2) of the Act states that:

In considering whether to grant listed building consent for any works the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

With regard to applications for planning permission affecting the setting of listed buildings, Section 66 of the Act requires that:

in considering whether to grant planning permission for development that affects a listed building or its setting or whether to grant listed building consent, the local authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Conservation area designation introduces a general control over the demolition of unlisted buildings (conservation area consent) and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest. Section 72 of the Act requires that:

in considering whether to grant planning permission with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

4.2 Historic Buildings and Ancient Monuments Act 1953

Registered parks and gardens are designated by English Heritage under the *Historic Buildings and Ancient Monuments Act 1953*, but inclusion on the Register introduces no additional statutory controls. However, the effect of a proposed development on a registered landscape or its setting is a material consideration in planning decisions.

4.3 Planning Policy Statement 5: Planning for the Historic Environment (PPS5)

The government's *Planning Policy Statement 5: Planning for the Historic Environment (PPS5)* (March 2010) and the accompanying *Historic Environment Planning Practice Guide* are both material considerations for all applications (for planning permission, listed building consent and conservation area consent) concerning what are now termed 'heritage assets'.

A key feature of the PPS is its holistic approach to the historic environment. PPS5 places the concept of 'significance' at the heart of the planning process, and it is this that drives the definition (outlined in Annex 2 of the PPS) of what constitutes a 'heritage asset':

A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (as defined in this PPS) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing).

A 'designated heritage asset' is defined as:

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

Buildings not covered by these formal designations can still be heritage assets. In respect of the identification of such 'undesignated heritage assets', Policy HE8 of PPS5 notes that:

When identifying such heritage assets during the planning process, a local planning authority should be clear that the asset meets the heritage asset criteria set out in Annex 2 [of the PPS]. Where a development proposal is subject to detailed pre-application discussions (including, where appropriate, archaeological evaluation) with the local planning authority, there is a general presumption that identification of any previously unidentified heritage assets will take place during this pre-application stage. Otherwise the local planning authority should assist applicants in identifying such assets at the earliest opportunity.

In respect of applications (for planning permission, listed building consent and conservation area consent) affecting designated heritage assets, Policy HE9.1 states:

There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be.

Policy HE9.2 goes on:

Where the application will lead to substantial harm to or total loss of significance local planning authorities should refuse consent unless it can be demonstrated that:

- (i) the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss; or*
- (ii) (a) the nature of the heritage asset prevents all reasonable uses of the site; and
(b) no viable use of the heritage asset itself can be found in the medium term that will enable its conservation; and*
- (c) conservation through grant-funding or some form of charitable or public ownership is not possible; and*
- (d) the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.*

Policy HE9.4 states that:

Where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should:

- (i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and*
- (ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.*

In respect of proposals affecting a conservation area, policy HE9.5 notes that:

Not all elements of a ... Conservation Area will necessarily contribute to its significance. ... Where an element does not positively contribute to its significance, local planning authorities should take into account the desirability of enhancing or better revealing the significance of the ... Conservation Area, including, where appropriate, through development of that element. This should be seen as part of the process of placeshaping.

Policy HE10.1 addresses the setting of designated heritage assets:

When considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval.

The *Historic Environment Planning Practice Guide* defines setting as:

...the surroundings in which a heritage asset is experienced. ... Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Further guidance on setting is provided by *The Setting of Heritage Assets* (English Heritage, October 2011).

4.4 Local policy

4.4.1 Birmingham Unitary Development Plan 2005

The Birmingham Unitary Development Plan (UDP) 2005 is the adopted plan which provides the basis for planning decisions in the city. The UDP will eventually be replaced by new Development Plan Documents (DPDs) introduced as part of the new Local Development Framework (LDF). For the time being, however, the vast majority of the UDP's policies have been 'saved'.

In respect of listed buildings, policy 3.25 of the UDP states:

Any development affecting a listed building should preserve or enhance its character. Applications affecting Listed Buildings will be considered in the light of the following policies:

- *special regard will be given to the desirability of securing the retention, restoration, maintenance and continued use of the buildings of special architectural or historic interest.*
- *Listed Building Consent will not be granted for the demolition or partial demolition of a Listed Building unless it can be demonstrated that every possible effort has been made to preserve the structure of the building and to continue the present use or to find a suitable alternative use.*
- *the change of use of a listed building should not have a detrimental effect on the character or appearance of the building.*
- *any external or internal alteration or addition to a listed building should not adversely affect its architectural or historic character.*
- *the setting of listed buildings will be preserved and enhanced by the exercise of appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.*

In respect of conservation areas, policy 3.27 of the UDP states:

In order to define the special character of Conservation Areas, Conservation Area Character Appraisals and Management Plans will be prepared for all of the City's Conservation Areas. Development proposals within Conservation Areas will be considered in the light of the following policies:

- *the development should preserve or enhance the character or appearance of the area, and the demolition of buildings or removal of trees or other landscape features which make a positive contribution to the area's character or appearance will be resisted.*
- *outline planning permission will not be granted for development within Conservation Areas unless supported by detailed proposals showing siting, design, external appearance and means of access.*
- *consent to demolish a building in a Conservation Area will be granted only where its removal or replacement would benefit the appearance or character of the area.*
- *the development should respect the character of the existing architecture, in scale, grouping and materials, and should generally reflect the character and appearance of the area.*
- *where a detailed Conservation Area Character Appraisal and Management Plan has been prepared for a particular conservation area, this will be a material consideration in determining applications for development within that Conservation Area.*

Policy 3.28 of the UDP states:

Proposals for development adjacent to Conservation Areas should respect the character and appearance of the Conservation Area.

In respect of historic landscapes, policy 3.29 of the UDP states:

The City Council will continue to work with English Heritage to complete the Register of Parks and Gardens of Special Historic Interest for Birmingham. ... Development that would adversely affect any part of a Registered Park or Garden, or its setting, will not normally be permitted. ... Planning proposals should respect the historic context of sites on the Register of Parks and Gardens and their settings. In determining applications the Council will take full account of the historic significance of these areas and seek to protect their distinctive characteristics. ...

4.4.2 Birmingham Local Development Framework

Chapters 2 to 7 of the UDP (which include all the above policies) will be replaced by the Core Strategy 2026, the most important Development Plan Document of the Local Development Framework. A consultation draft of the Core Strategy was published in December 2010, and views were invited until March 2011.

Policy SP50 of the draft Core Strategy addresses the historic environment:

The historic environment, consisting of archaeological remains, historic buildings, townscapes and landscapes, including locally significant assets and their settings in addition to designated and statutorily protected features, will be respected, protected, enhanced and managed for its contribution to character, local distinctiveness and sustainability.

- *Development proposals will be required to demonstrate a full understanding of historic environment assets affected. Design and Access statements accompanying development proposals will be required to assess the historic character of the surroundings of the application site and the impact of the proposed development on the historic character.*
- *Innovative design which integrates the historic environment into new development will be encouraged.*
- *Character assessments and management plans will be reviewed or prepared for conservation areas and other areas of particular local significance to supplement existing policies for protection and enhancement. Characterisation studies will be used to inform and understand the contribution of the historic environment to the city's character and identity.*
- *Opportunities for information gain through investigations as part of proposed development will be maximised and such information will be widely disseminated.*
- *The Historic Environment Record will be maintained and developed to include all aspects of the city's historic environment so that it is a tool for decision-making and policy formulation.*

The City Council will continue to support the canal network. Where appropriate the enhancement of canals and their settings will be secured through developer contributions such as s.106.

The historic importance of the canals is acknowledged, and wherever possible important groups of canal buildings and features will be protected. Consideration will be given to the designation of canal settings as conservation areas.

4.4.2 Edgbaston Conservation Area Character Appraisal

The *Edgbaston Conservation Area Character Appraisal* was adopted as Supplementary Planning Guidance in December 1998. It is intended as a guide upon which to base the form and style of future development in the area.

The document aims to identify the special interest of the conservation area, to give a definition of its character and to outline proposals for enhancement. The Character Appraisal notes that most other nineteenth-century suburban developments comparable with the Calthorpe Estate were more rigorously planned, and developed over a shorter period of time. However, the strict and deliberate control exercised by successive generations of the Calthorpe family has ensured first the creation and then the preservation of the area's green, spacious and essentially suburban exclusivity. The Appraisal notes that the area's quasi-rural character was clearly defined by the 1840s, well before the advent of the railways brought about the great suburban expansion of the late-nineteenth and early-twentieth centuries. In respect of the significance of the conservation area in the national context, the Appraisal concludes that 'the Calthorpe Estate can be described as one of the earliest examples of planned suburban development in the country'. Furthermore, the long period of tightly controlled and consistent development, and the Estate's almost exclusively residential character, make it unique in Birmingham.

The Character Appraisal notes that opportunities for the enhancement of the conservation area might include: boundary reinstatements, including gates and piers, of appropriate type and materials; restoration of enclosed front plots including tree planting; rationalisation of car parking; and repair of period properties.

5.0 Impact Assessment and Justification

5.1 Description of proposals

The hybrid planning application comprises a number of elements, some of which are submitted in outline with some or all matters reserved, and some of which are submitted in full detail.

Briefly, the full detail elements of the scheme comprise:

- A new Indoor Sports Facility on the site of the Gun Barrels public house and South Car Park;
- A new Student Services Hub in C Block – one of the original Webb & Bell T-shaped radiating teaching blocks;
- Improvement of the existing pedestrian route between the new Indoor Sports Facility and the new Student Services Hub;
- A new pedestrian and cycle route from the rear of the Metallurgy & Materials Building to the Vale Student Village;
- The extension of the Pritchatts Road Car Park;
- The demolition of:
 - the Gun Barrels public house;
 - a bungalow on Edgbaston Park Road, adjacent to the present South Car Park;
 - the existing University Library;
 - the Small Brick Store;
 - Sub-Station 24;
 - the Munrow Sports Centre;
 - Chemistry West and the adjacent Chemical Engineering Research Unit;
 - the Old Gym;
 - the Terrace (or 'Orlit') Huts to the south-west of the original Webb & Bell University buildings; and
 - the Sports Pavilions on the southern side of the playing fields.

The outline elements of the scheme comprise:

- A new Library;
- A new vehicular route linking the University ring road with Pritchatts Road, requiring the removal of the present Athletics Track;
- A new Athletics Track, Library Store and Sports Pavilion on the site of the Munrow Sports Centre;
- Changes to Pritchatts Road to improve pedestrian safety;

- Landscaping of the 'Green Heart' at the centre of the campus;
- Extension of the existing access road to the north of the Metallurgy & Materials Building;
- A new multi-storey car park adjacent to the Gisbert Kapp Building;
- New Student Residences (including a sports pavilion and bar) at the Grange Road entrance to the campus; and
- A new permanent surface car park (the Grange Road Car Park) adjacent to the rugby pitches.

5.2 Summary of heritage impacts

The potential impacts of these works on the site's designated heritage assets can be summarised as follows:

Impacts in relation to full applications:

- The impact of the new Indoor Sports Facility on the setting of the Grade II listed South Lodge and Gates, the Grade II* listed Great Hall & Quadrant Range and the Grade II listed Chamberlain Tower; and on views into and out of the adjacent Edgbaston Conservation Area;
- The impact of the works to create the new Student Services Hub on the fabric of the Grade II* listed C Block;
- The impact of the improved pedestrian route between the new Indoor Sports Facility and the new Student Services Hub on the setting of the Grade II* listed Great Hall & Quadrant Range;
- The impact of the new pedestrian and cycle route to the Vale Village on the settings of the Grade II listed Metallurgy & Materials Building, the Grade II listed Garden Cottage (at no. 37 Edgbaston Park Road), and the Grade II listed 'The Elms' (33 Edgbaston Park Road);
- The impact of the new pedestrian and cycle route to the Vale Village on the character and appearance of the Edgbaston Conservation Area, and on The Vale Registered Landscape; and
- The impact of the demolitions on the settings of the various heritage assets, including the Grade II* listed Great Hall & Quadrant Range, the Grade II listed Chamberlain Tower, the Grade II listed North Gates and Lodges, and views into and out of the Edgbaston Conservation Area.

Impacts in relation to outline applications:

- The impact of the new Library on the settings of the Grade II* listed Great Hall & Quadrant Range, the Grade II listed Chamberlain Tower, and the Grade II listed North Gates and Lodges;

- The impact of the changes to Pritchatts Road on the settings of the Grade II listed North Gates and Lodges and the Grade II listed Metallurgy & Materials Building, and on the Edgbaston Conservation Area;
- The impact of the 'Green Heart' landscaping on the settings of the Grade II* listed Great Hall & Quadrant Range, the Grade II listed Chamberlain Tower, and the Grade II listed North Gates and Lodges;
- The impact of the extension of the existing access road to the north of the Grade II listed Metallurgy & Materials Building on the setting of that building;
- The impact of the new Gisbert Kapp car park on views into and out of the adjacent Edgbaston Conservation Area; and
- The impact of the new Grange Road Student Residences on the setting of the Grade II listed Chamberlain Tower and the Grade II* listed Great Hall & Quadrant Range.
- The impact of the Grange Road Car Park on the setting of the Grade II listed Chamberlain Tower and the Grade II* listed Great Hall & Quadrant Range.

The impacts of the works to create the new Student Services Hub on the fabric of the Grade II* listed C Block are addressed in a separate *PPS5* Assessment prepared by Associated Architects. The other heritage impacts are addressed in this document.

This document does not discuss the potential impacts of the works on the archaeological significance or potential of the site. Archaeology is addressed in the Archaeological Technical Appraisal prepared by Arup.

5.3 The new Indoor Sports Facility (full application)

The new Indoor Sports Facility has been designed by Lifschutz Davidson Sandilands to occupy the site currently accommodating the South Car Park and the Gun Barrels public house. Its design has been the subject of extensive pre-application consultation with Birmingham City Council. It will introduce a new architectural language to this part of the campus, but its design has been carefully considered so as to complement the existing townscape in an appropriate modern manner. Its design was developed through an iterative process which tested (and rejected) various design options before settling on the scheme for which permission is now sought.

The potential impacts of the proposed new Indoor Sports Facility on the historic environment concern the settings of the Grade II* listed Great Hall & Quadrant Range, the Grade II listed Chamberlain Tower and the Grade II listed South Lodge and Gates, together with views into and out of the adjacent Edgbaston Conservation Area.

The topography of the University site means that the picturesque and romantic skyline of the Webb & Bell buildings is best appreciated from the south; indeed, the Great Hall can only be seen from this side. However, beyond the south-eastern boundary of the campus, little of the Great Hall & Quadrant Range can be seen through the trees, although the top of the Chamberlain Tower is just visible.

The construction of Selly Oak New Road has opened up new views of the University from the south. These views will remain open between the new Sports Facility and the proposed new Grange Road Student Residences to the west, bookending the playing fields across which the most noteworthy views occur. Given that the present view of the Chamberlain Tower from beyond the south-eastern boundary of the campus is not a particularly good one, and in light of the new views of the University from the south, which will remain open and be enhanced, the impact of the proposed Sports Facility on the significance of the Chamberlain Tower in views from the south east is minimal, and should be set against the public benefits of the Edgbaston Central Campus Development as a whole.

The South Lodge and Gates are highly visible from Bristol Road; the most important views of them are those which also take in the Chamberlain Tower. The new Sports Facility will be located to the east of the Lodge, and the associative relationship between the Lodge and the Chamberlain Tower will therefore remain visible. The new building's entrance will be orientated westwards, facing into the campus, and setting up a clear relationship with the South Gate entrance road and the playing fields beyond.

The new building will respond to the architectural character of the listed Webb & Bell buildings without seeking to imitate them. The original University buildings are of red Accrington brick, and the proposed new building takes this palette as its cue; the dominant material will be red brick, used in a modern idiom with 'hit and miss' and staggered coursing to provide articulation.

As detailed in Section 3.0, the character of the conservation area is almost wholly that of the nineteenth-century residential development of the Calthorpe Estate, comprising a great variety of building styles and scales, and containing examples of houses by many well-known local architects. The southern corner of the conservation area, framed by Edgbaston Park Road and Bristol Road, does not conform to this character, comprising 1990s business park buildings. Views into this part of the conservation area are not therefore of great significance. Although they may be affected from certain viewpoints, the new building's impact on their significance will be negligible. Views out of the conservation area will be affected. The new building's Edgbaston Park Road elevation will introduce a new architectural language to views from the conservation area, but the high quality of its design has been carefully considered so as to complement the existing townscape in an appropriate modern manner.

The impact that the new Sports Facility will have upon the settings of the Lodge and Gates and the Chamberlain Tower, and on views into and out of the Edgbaston Conservation Area, represents 'less than substantial harm', on which basis it should, according to *PPS5* policy HE9.4, be weighed against the public benefit of the scheme. The scale of the building will be mitigated by its high quality design, and must be set against the overall benefits that it will bring to the University and the local community.

5.4 Pedestrian link between the new Indoor Sports Facility and the new Student Services Hub (full application)

The pedestrian link between the new Indoor Sports Facility and the new Student Services Hub has been designed by Lifschutz Davidson Sandilands. The potential impact of the link on the historic environment concerns the setting of the Grade II* listed Great Hall & Quadrant Range.

From the north-western corner of the new Sports Facility, the pedestrian link follows the existing roadway, which previously provided access to the multi-storey car park that formerly occupied the site. It will then cross the University ring road, at a new raised crossing, and proceed up through the gardens between Physics East and the Medical Physics Building. It will arrive at the level of the Great Hall & Quadrant Range just to the south of the new Bramall Music Centre. The link will be paved with asphalt matching the existing paths on the campus.

The new link will have a negligible impact on the setting of the Grade II* listed Great Hall & Quadrant Range; if anything, its significance will be better revealed.

5.5 The extension of the Pritchatts Road Car Park (full application)

The potential impacts of the proposed extension of the Pritchatts Road Car Park on the historic environment concern views into and out of the adjacent Edgbaston Conservation Area. As detailed in Section 3.0, the character of the conservation area is almost wholly that of the nineteenth-century residential development of the Calthorpe Estate, comprising a great variety of building styles and scales, and containing examples of houses by many well-known local architects. The northern side of this part of Pritchatts Road broadly conforms to this character.

Views out of the conservation area already take in the University's Pritchatts Road Car Park, the north-western boundary of which is defined by a dense band of mature trees and bushes. The at grade extension of the car park to the south west (from 354 spaces to 456 spaces) will have a negligible impact on these views, whilst landscaping will improve the car park's appearance. Views into the conservation area will not be affected. The dense tree line along the site's north-western boundary will be preserved, and the existing vehicular access points from Pritchatts Road will be retained. The project will enhance the overall appearance of the car park by improving surface treatments and soft landscaping.

5.6 Demolitions (full applications)

None of the buildings to be demolished are listed. This section is therefore concerned with the impacts of the demolitions on the settings of listed buildings, and views out of the Edgbaston Conservation Area.

5.6.1 The Gun Barrels public house

A Gun Barrels public house has been present on Bristol Road since at least 1857 (although the present building appears to be much more recent), and is testament to the area's historic connection with gun-making.

The present Gun Barrels building is not an important component in views of the University. Indeed, it detracts.

Demolition of the public house will allow the redevelopment of the site to provide a new Indoor Sports Facility. The impact of the new Sports Facility on the site's heritage assets is addressed above.

5.6.2 The Edgbaston Park Road bungalow

The bungalow adjacent to the present South Car Park was not present by 1938, but must have been erected soon after. Its demolition is required to allow the redevelopment of the South Car Park site to provide a new Indoor Sports Facility. The impact of this building on the site's heritage assets is addressed above.

The demolition of the cottage will have a negligible impact on views out of the Edgbaston Conservation Area, and no impact on any of the other designated heritage assets on the campus.

5.6.3 The University Library

The existing University Library was designed by Verner O. Rees (subsequently of Verner Rees, Laurence & Mitchell), whose initial proposals were illustrated in the Vice-Chancellor's *Report* for 1948. However, Rees had to re-design the building in 1952, in part because of concerns about cost, but also in response to the operational requirements of a new librarian. Construction began in 1956, and the first phase – T-shaped on plan with a two-storey administration block to the east – was completed in 1959. It was always envisaged that the Library would be completed with an east-west range across its northern end, and with a further linking range to the west balancing the administration block to the east. In the event, however, the successor practice to Verner Rees, Laurence & Mitchell – Alan Mitchell & Partners – designed an east-west range occupying only the western half of the earmarked plot, together with a single-storey infill on the western side (completed in 1971/2).

Prior to erection of the Library, its site had been occupied by a tree-lined Avenue, designed at the end of the 1920s by William Haywood, extending from the original Webb & Bell University buildings to an entrance on Pritchatts Road flanked by Lodges. Rees's decision to place the Library across the Avenue was a controversial one from the outset, in part because it blocked views of the Webb & Bell buildings.

It also changed the setting of the North Gates and Lodges on Pritchatts Road; as noted by Cheesewright (1975:107) these ended up marking a 'grand approach to a rather minor car park'. Whilst Casson & Conder were subsequently supportive of the truncation of the 'monumental conception' of Haywood's Avenue, the Library has undeniably served as a barrier between the northern and southern parts of the campus, and continues to complicate north-south pedestrian circulation.

Demolition of the Library will once again open up the University site so that the Webb & Bell buildings can be seen from Pritchatts Road. Whilst it is not intended to reinstate Haywood's Avenue, the Library's site will be landscaped as the University's 'Green Heart' (see below). As a consequence, the setting of the Webb & Bell buildings will be enhanced, and their significance better revealed. Demolition of the Library will also render Buckland & Haywood's design intentions more legible, giving their Gates and Lodges greater meaning and enhancing their significance.

5.6.4 The Small Brick Store

The Small Brick Store is thought to have been constructed along with the Refectory and Staff House, designed by Casson & Conder, and completed in 1963. It is an unassuming single-storey brick structure with planting on its roof, and houses a lighting control unit for this area of the campus. Its demolition will have no impact on the settings of any of the designated heritage assets on the site.

The site will be landscaped as part of the 'Green Heart' (outline application) – see below.

5.6.5 Sub-Station 24

Sub-Station 24 is a recently-built (1990s/2000s) structure of red brick with a pitched roof. Its demolition – for the new Library enabling works – will have no impact on the settings of any of the designated heritage assets on the site.

5.6.6 The Munrow Sports Centre

As detailed in Section 2.0, Chamberlin, Powell & Bon were commissioned to design the sports centre in 1958. The centre was originally intended to comprise a sports hall, two large and five small gymnasias, an indoor ice-rink, squash-courts, a swimming pool with diving platforms, an administration and health centre, six outdoor tennis courts and a boat-house (adjacent to the canal). The centrepiece of the building was to have been the swimming pool, raised on *piloti* and with an extraordinary organic roof constructed of sprayed concrete.

Construction got under way in 1961 and 'Phase 1' – comprising a large sports hall, five small gymnasias, a large gymnasium and associated changing rooms – was completed in 1966. Chamberlin, Powell & Bon were 'off-loaded' in 1969/70 amid concerns about building defects and spiralling costs, and the outstanding components of their original design were abandoned. Various additions were made between 1976 and 2001, but the design of all these elements was driven more by budgetary constraints than anything else.

The Chamberlain Tower can be seen poking above the Munrow Sports Centre when viewed from the north-west. Whilst views of the Chamberlain Tower from all over the campus are very important in defining the sense of place of the University, the Munrow Centre does not make an important contribution to its setting. On this basis, the demolition of the Munrow Sports Centre will have a neutral impact on the setting of the Chamberlain Tower.

5.6.7 Chemistry West and the Chemical Engineering Research Unit

Chemistry West, completed in 1973, was designed by Arup Associates. Whilst it can be seen in the same view as the Chamberlain Tower – from outside Computer Sciences to the west – the presence of the larger Haworth Building (Playne & Lacey, 1957-61) between them means that it cannot be said to form an important part of the listed building's setting.

The adjacent Chemical Engineering Research Unit was probably erected by the Scottish Orlit company in c.1948-9 to provide 'temporary' accommodation. It does not contribute to the significance of any listed building's setting.

The demolition of Chemistry West and the adjacent Chemical Engineering Research Unit will have a neutral impact on the setting of the Webb & Bell buildings. In the long term, it is the intention that their sites will be redeveloped both because of their central position, and because a building here would help to form the street frontage on the main east-west route through the campus. In the short/medium term, the site will be landscaped as a 'pocket garden' that also does the job of forming a frontage onto University Road.

5.6.8 The Old Gym

The Old Gym dates from 1939/40. As built, and until at least 1948, it presented a single storey to the east; the upper storeys are a later addition.

The Chamberlain Tower can be seen poking above the Old Gym when viewed from the west, from within the car park outside the Haworth Building. Whilst views of the Chamberlain Tower from all over the campus are very important in defining the sense of place of the University, and undoubtedly mean that its setting contributes greatly to its significance, the Old Gym is not an important component in views of it. Indeed, the blank brickwork of the rear wall of the upper part of the building – as extended post-1948 – could be said to detract.

Demolition of the Old Gym will allow slightly more of the Chamberlain Tower to be seen than at present; on this basis, its demolition will not have an adverse impact on the setting of the Tower. In the long term, it is the intention that the Old Gym's site will be redeveloped because of its central position on campus. In the short/medium term, its site will be landscaped.

5.6.9 The Terrace (or 'Orlit') Huts

The pre-fabricated Terrace Huts to the south-west of the original Webb & Bell University buildings were put up by the Scottish Orlit company in 1948-9 to provide 'temporary' accommodation for the Faculty of Commerce & Social Science, the Departments of Mechanical Engineering and Engineering Production, the Appointments Board, and as an extension to the Medical School Library.

As detailed in Section 3.0, the setting of the listed Webb & Bell buildings, particularly views of them, contributes greatly to their significance. The 'temporary' huts – which are now over sixty years old – detract from these buildings' setting. Their removal will enhance these buildings' setting and better reveal their significance.

The site will provide parking for 69 cars, with landscaping including a hedge along its southern boundary to screen it in views looking north across the playing fields.

5.6.10 The Sports Pavilions

The old Sports Pavilions on the southern side of the playing fields were present by 1917, although they have clearly seen some late-twentieth-century alteration.

As detailed elsewhere in this document, views of the original Webb & Bell University buildings, from numerous vantage points on and off campus, are very important in defining the sense of place of the University. These views contribute greatly to the buildings' significance. The topography of the University site means that the picturesque and romantic skyline of the Webb & Bell buildings is best appreciated from the south; indeed, the Great Hall can only be seen from this side.

The Sports Pavilions obstruct views of the Webb & Bell buildings from the southern side of Bristol Road. Moreover, the blocked windows and modern plant on the southern sides of the two pavilions compromise these views further.

As noted in Section 3.0, associative relationships between heritage assets may help to elucidate the contribution of setting to significance. Demolition of the Sports Pavilions would allow the relationship between the listed Webb & Bell buildings and the listed southern wall (also by Webb & Bell) to be better appreciated.

The site will be landscaped with grass and trees – a continuation of the parkland setting around it.

5.7 The new route to the Vale Village (full application)

The new pedestrian and cycle path will provide an alternative, more user friendly and safer route to the Vale Student Village than the heavily-trafficked Edgbaston Park Road. The path has been designed to minimise the impact on trees, ecology and heritage assets. It will be 5m wide (2.5m for pedestrians and 2.5m for cycles), apart from in discrete areas where the width is narrowed to 4m, and its surface will be of bonded gravel or similar material. Low lighting standards (4m high) will be provided at 21m intervals.

The southern end of the new pathway will be immediately to the north of the Grade II listed Metallurgy & Materials Building. From here, it will cut across a corner of the Edgbaston Conservation Area, formerly part of the rear garden of 'Meadowcroft' (43 Edgbaston Park Road), before briefly passing out of the conservation area to the north-east of the Data Centre. It will then re-enter the conservation area, passing in front of the Grade II listed Garden Cottage (at 37 Edgbaston Park Road), now within the University's Elms Plant Nurseries site. It will then pass through the former garden of the Grade II listed Elms Day Nursery ('The Elms', 33 Edgbaston Park Road), and through its arched gateway at the junction of Edgbaston Park Road and Somerset Road. On the northern side of Somerset Road, it will enter the former garden of 'Park Grange' (1 Somerset Road), and continue northwards, parallel with Edgbaston Park Road, through woodland, until it reaches The Vale Village. As well as being within the Edgbaston Conservation Area, the northern end of the new path will traverse a very small part of the Grade II listed Vale Registered Park and Garden.

The heritage impacts to be assessed are therefore as follows:

- The impact on the setting of the Grade II listed Metallurgy & Materials Building;
- The impact on the setting of the Grade II listed Garden Cottage (at 37 Edgbaston Park Road) in the University's Elms Plant Nurseries;
- The impact on the setting of the Grade II listed Elms Day Nursery ('The Elms', 33 Edgbaston Park Road);
- The impact on the character and appearance of the Edgbaston Conservation Area; and
- The impact on the Grade II listed Vale Registered Park and Garden.

5.7.1 Impact on the Metallurgy & Materials Building

As detailed in Section 3.0, the Grade II listed Metallurgy & Materials Building was designed by Philip Dowson of Arup Associates, and completed in 1964. It is significant primarily because it was the first major building in England to use a 'tartan grid' to incorporate servicing.

The ground floor of the building on its eastern side was recessed specifically to provide a covered walkway, but, at present, students heading south from The Vale arrive on the building's western side – essentially a service yard. The proposed new route to the Vale will join the covered walkway at the building's north-eastern corner, giving it a greater relevance and ensuring that it is experienced more as its architects intended. In this respect, therefore, the building's setting will actually be enhanced, and its significance better revealed.

5.7.2 Impact on the Garden Cottage (37 Edgbaston Park Road)

As detailed in Sections 2.0 and 3.0, the Grade II listed mid-eighteenth century Gothick cottage at 37 Edgbaston Park Road may have been built as a garden house within the grounds of 'The Elms' (Elms Day Nursery, 33 Edgbaston Park Road) to the north. The building's present setting contributes to its significance in as much as the eastern elevation – the 'front' – can be appreciated from Edgbaston Park Road, although neither the present entranceway nor the planting in front of the cottage are historically significant.

The proposed route to The Vale will pass in front of the cottage, and will therefore have an impact upon its setting. However, this will be change rather than harm; the building's front elevation will remain visible, and if anything the closer proximity of the path will allow it to be better appreciated. The surface-treatment of the new path, lighting and new planting have all been designed with regard to the building's appearance.

5.7.3 Impact on the Elms Day Nursery ('The Elms', 33 Edgbaston Park Road)

As detailed in Section 3.0, the Grade II listed 'The Elms' dates in part from the sixteenth or seventeenth century, but was much remodelled and extended in the nineteenth century. In 1888, it had a formal garden with snaking paths between terraced lawns planted with specimen trees, together with garden features including a gazebo and fish pond. The pond and the arched gateway at the junction of Edgbaston Park Road and Somerset Road appear to be the only surviving features from this layout. A new gateway with modern brick piers has been inserted off Edgbaston Park Road, and most of the grounds north and east of the house have been tarmacked over. The garden has been divided from the land to the south by dense planting and a modern metal fence, and subdivided with modern timber fencing in connection with the use of the house as a nursery. The current setting of 'The Elms' does not contribute in any major way to the listed building's significance.

Where it passes through the garden of the Elms Day Nursery, the pathway will be separated from the house with a 1.8m high close-boarded timber fence for privacy, but the existing boundary treatment – a masonry wall with perimeter tree planting (a characteristic feature of the exclusive residential nature of the estate) – will remain legible. The layout of the route, its surface-treatment and lighting have been designed to ensure that the pathway does not have an adverse impact on the setting of the house.

The pond is to be relocated to the rear part of the garden of 'Meadowcroft', 43 Edgbaston Park Road (see below).

The pathway will exit the former garden of 'The Elms' through the retained archway at the junction of Edgbaston Park Road and Somerset Road, restoring a function to it and thereby enhancing its significance. The existing gates within the archway are modern; their removal will not have an adverse impact on the gateway's significance.

On this basis, the proposed pathway represents less than substantial harm to the setting of the Elms Day Nursery, and is felt to be acceptable when set against the benefits (primarily that of improved safety) that the route will bring to the University's student population and to the wider local community.

5.7.4 Impact on the Edgbaston Conservation Area

From the north-eastern corner of the Grade II listed Metallurgy & Materials Building, the pathway will cut across a corner of the Edgbaston Conservation Area, formerly part of the rear garden of 'Meadowcroft' (43 Edgbaston Park Road). This house was erected between 1917 and 1937. Its garden originally comprised a long rectangle extending south-westwards from the house. Whilst the end adjacent to the house continues to be managed as a formal garden, the rear part is currently fenced off and comprises rough grassland, ruderal and scattered scrub and trees, none of which is considered to form garden habitats; in this very overgrown and unmanaged state, its character cannot be said to contribute greatly to the significance of the conservation area as a whole. The pathway has been planned to avoid as many key trees as possible, although it will be necessary to remove two; these will be replaced. The boundary tree planting that is characteristic of the exclusive residential nature of the conservation area will remain legible. The chain fence bounding the north-western and south-western perimeter of Meadowcroft will be removed, along with Cherry Laurel hedging (which is ecologically poor). Neither of these are historically important and they do not contribute to the significance of the conservation area.

The pond from the garden of the Elms Day Nursery will be relocated to the rear part of the garden of Meadowcroft, providing the opportunity to enhance ecology in this part of the campus.

The pathway will then briefly pass out of the conservation area and through an existing chain link fence and hedge (in which a new opening will be created) to the east of the Data Centre. It will then re-enter the conservation area and cross an open green area to another chain link fence and hedge bounding the University's Elms Plant Nurseries site. The grassed area undoubtedly makes a positive contribution to the character and appearance of the conservation area. A new opening will be created in the existing fence and hedge; neither of these is historically important, and they do not contribute to the significance of the conservation area. The pathway will then proceed northwards, passing to the east of the existing weather station (where one tree stump will need to be removed), and then pass in front of the Grade II listed, mid-eighteenth century Garden Cottage (at 37 Edgbaston Park Road), now within the University's Elms Plant Nurseries site (see above). The enclosures to the north and south of the entranceway to the University's Elms Plant Nurseries site will be breached. Both are modern and do not contribute to the significance of the conservation area.

The pathway will then breach the bushes separating this property from the former garden of the Grade II listed 'The Elms' (Elm's Day Nursery, 33 Edgbaston Park Road) to the north. Nine trees within the former garden of 'The Elms' will be felled because they lie on the route of the path, and a further eight to allow the pond to be filled-in; all lost trees will be replaced. The pathway will exit the former garden of 'The Elms' through the retained archway at the junction of Edgbaston Park Road and Somerset Road.

The junction of Edgbaston Park Road and Somerset Road will be altered slightly, with remodelled pavements and a larger traffic island to improve safety. Just to the south of this junction, a new signal-controlled crossing to the Tennis Court Residences will be introduced on Edgbaston Park Road.

On the northern side of Somerset Road, the pathway will enter the former garden of 'Park Grange' (1 Somerset Road), requiring the existing garden wall and hedge to be breached. As detailed in Section 3.0, a house called 'Hall Hill House' was present on the site of 'Park Grange' as early as 1830. This was either remodelled or rebuilt in the second half of the nineteenth century. However, the masonry garden wall along Somerset Road has a Victorian rather than a Georgian character, and, aside from the fact that it defines the boundary of the property, has little inherent significance. The formal Victorian character of the garden – as shown on the OS map of 1888 – has eroded to the extent that it cannot be said to contribute a great deal to the significance of the conservation area as a whole.

The path will split to avoid a significant yew tree, as well as the end of an existing dwarf wall.

Where it passes through the former gardens of 'The Elms' and 'Park Grange', the pathway will be fenced from the houses. The fence screening the Elm's Day Nursery will be 1.8m close-boarded timber for privacy; that screening Park Grange will be metal with planting. The existing boundary treatments – including perimeter tree planting to residential plots – will remain legible. Whilst it will be necessary to breach the garden wall and hedge to 'Park Grange', the ends of the wall will be treated sympathetically; using materials to match the existing wall and coping, and with returns to the north to deal with the change in levels between either side of the wall.

The pathway will continue northwards through an area of woodland, historically part of the 'Park Grange' site. The OS map of 1888 shows this area to have been planted with trees along its boundaries to the canal and Edgbaston Park Road, and its 'interior' appears to have remained largely open until the 1960s. It is now very overgrown, and of little ecological value, and, aside from the boundary tree planting that is characteristic of the exclusive nature of the estate, it contributes little to the significance of the conservation area as a whole. The woodland contains non-native species such as Sycamore, Laurel and Rhododendron, and would benefit from thinning and re-planting with suitable native species.

Twenty-five trees will be removed in the Park Grange/woodland stretch, plus possibly a further two because they are close to the route of the path where levels are changing; all lost trees will be replaced at appropriate alternative locations. Construction will be designed and managed to minimise damage to tree roots.

At the northern end of the woodland, the pathway will run immediately adjacent to the pavement of Edgbaston Park Road. Here, the dilapidated timber fence along the perimeter will be removed entirely. A modern metal palisade fence marking the southern boundary of the Vale Village will be breached. Neither of these fences contribute to the significance of the conservation area.

The layout of the route, its surface-treatment and lighting have been designed to keep the visual impact of the pathway on the existing character and appearance of this part of the conservation area to a minimum.

The pathway represents less than substantial harm to the conservation area's special interest, and is felt to be acceptable when set against the benefits (primarily that of improved safety) that the route will bring to the University's student population and to the wider local community.

5.7.5 Impact on The Vale Registered Park and Garden

As detailed in Section 3.0, the character of the southern edge of the registered landscape owes more to the rebuilding – in 2006-8 – of Mason Hall than to the 1950s remodelling of the landscape by Casson & Conder and Mary Mitchell, for which it was designated. It is therefore of only limited significance.

The new route will have a very minor impact upon the registered landscape. The proposals represent change rather than harm to an area that is, in any case, of only limited significance.

5.7.6 Summary

As detailed in Section 2.0, the need for a safe route to the Vale has long been recognised. As early as 1958, Casson & Conder proposed the construction of a pathway for cyclists and pedestrians, which would have passed through a tunnel under Somerset Road and up through the middle of the 'Park Grange' garden.

The pathway now proposed will affect the settings of the three listed buildings it will pass, but in no case will it cause substantial harm to these buildings' significance. Indeed, it will arguably allow the buildings to be better appreciated. Similarly, the proposed pathway will not cause substantial harm to either the Edgbaston Conservation Area or The Vale registered landscape. Whilst the pathway, lighting and limited removal of trees will have a minor adverse impact on the historic grain of the landscape of the conservation area, this should – in accordance with *PPS5* policy HE9.4 – be set against the very substantial benefits (primarily that of improved safety) that the route will bring to the University's student population and to the wider local community.

5.8 The new Library (outline application)

The proposed new University Library is intended to occupy a site to the west of the present Library. Part of the site is currently taken up by the existing Athletics Track, and it is bisected by the University ring road. The Athletics Track is to be relocated, and this part of the ring road re-routed.

The site has been determined by the existing University Centre to the south, and by the re-aligned ring road to the west and north, the latter aligned with the present ring road route where it passes underneath the Muirhead Tower. The frontage to the east – and indeed the western edge of the proposed ‘Green Heart’ (see below) – has been determined by a line struck from the eastern elevation of the European Research Institute on the northern side of Pritchatts Road.

The building’s maximum extents would occupy the entire site. The precise building footprint will be determined once internal layouts have been developed in greater detail.

The building will comprise up to five above-ground storeys (the uppermost one set back), together with a further storey at the site’s south-eastern corner to signify the building’s principal entrance, the intention being to make it obvious and legible from all approaches. A lower ground floor will provide service and delivery access from the re-aligned University ring road to the west in order that these activities do not impact on the ‘Green Heart’. The new Library’s service entrance at the building’s south-west corner will be adjacent to the current University Centre delivery yard – thereby ensuring that service functions are grouped together in a location which can be screened from general view.

The new Library will provide built form to the western edge of the ‘Green Heart’. The eastern side of the Library, and its south-eastern corner will have active frontages at ground floor level to enliven the space, and the eastern side will incorporate a covered north-south walkway at ground floor level. An external café seating zone beyond the south-east corner of the building will further reinforce the Library entrance as a focal point in this part of the campus.

The potential impacts of the proposed new Library on the historic environment concern the settings of the Grade II* listed Great Hall & Quadrant Range, the Grade II listed Chamberlain Tower and the Grade II listed North Gates and Lodges.

From along the eastern side of the new Library, there will be views of the Grade II listed Chamberlain Tower and the domes of the Grade II* listed Great Hall & Quadrant Range. These views can currently be appreciated from the small car park to the south of the existing Athletics Track, but the external café seating zone at the south-eastern corner of the proposed new Library will allow the view to be better appreciated.

The new Library’s appearance is yet to be determined, but its architectural treatment will be informed by the surrounding context, particularly the red brickwork of the original Webb & Bell University buildings. Each façade will be developed to maximise natural light; to control and exploit solar gain; to maximise opportunities for natural ventilation; to reduce the building’s energy requirements; and to render

the building's uses and organisation legible. The building's finishes will be of a high quality to reflect the gravitas of the Library's importance at the heart of the University's reputation as a centre of excellence in research.

Once the new Library is complete, the existing Library will be demolished (see above). The proposed new 'Green Heart' (see below) will open up views of the listed North Gates and Lodges and the listed Chamberlain Tower and Great Hall & Quadrant Range, enhancing these buildings' settings and better revealing their significance. It will also render Buckland & Haywood's design intentions more legible, giving the Gates and Lodges greater meaning.

5.9 The works to Pritchatts Road (outline application)

It is proposed to introduce traffic-calming measures to Pritchatts Road to improve pedestrian safety. The speed limit will be reduced to 20mph from the junction with Edgbaston Road to the east, to the roundabout junction with Vincent Drive and Farquhar Road to the west. New high-quality paving will be laid to the central section of the road and pavements (broadly corresponding to the 'Green Heart'). A wide, signalised crossing across Pritchatts Road will be provided to align with the main north-south pedestrian route which passes along the eastern side of the Metallurgy & Materials Building. A secondary crossing will be provided a little to the west. A few street trees will be lost, but a number of new trees will be planted in appropriate alternative locations. The timber barriers along the verges will be removed, and new high-quality kerbstones installed. New street lighting will be provided.

The precise layout of the new paving and landscaping will be determined by the landscape architects appointed to design the 'Green Heart' (see below).

The potential impacts on the historic environment of the proposed Pritchatts Road traffic calming/management measures concern the settings of the Grade II listed North Gates and Lodges and the Grade II listed Metallurgy & Materials Building, as well as, to a lesser degree, the setting of the Edgbaston Conservation Area where Pritchatts Road forms its southern boundary (from just to the east of the bridges over the canal and railway westwards).

The impacts of the proposals on the significance of these heritage assets is less than substantial; indeed, in some respects, they will actually improve their setting and better reveal their significance. Any adverse impacts should be set against the public benefit of the Edgbaston Central Campus Development as a whole.

5.10 The 'Green Heart' landscaping (outline application)

Demolition of the Library will once again open up the University site so that the Webb & Bell buildings can be seen from Pritchatts Road. Whilst it is not intended to reinstate the Avenue, the setting of the Webb & Bell buildings will undoubtedly be enhanced, and their significance better revealed. Demolition of the Library will also render Buckland & Haywood's design intentions more legible, giving their Gates and Lodges greater meaning and enhancing their significance.

A landscape architect will be appointed to design the Green Heart, which is intended to be an impressive and delightful landscaped space as a focus for the whole campus. It will comprise four zones:

- Chancellor's Court – the formal parkland landscape enclosed by the Webb & Bell buildings, where no works are planned;
- University Square – the informal parkland landscape between the Webb & Bell buildings and the present Library. Here it is anticipated that the existing landscape will be retained and enhanced;
- the site of the present Library – a landscape connection between the new Library and the Muirhead Tower; and
- the area of the North Gates and Lodges and the Metallurgy & Materials Building.

These zones will accommodate a range of University activities: places to relax, socialise and work; places for University ceremonies and events, and for art etc. The Green Heart will improve the sense of connection between the north and south areas of the campus, and improve legibility with clear pedestrian and cycle routes.

The Green Heart project has the potential to significantly enhance the setting of the various listed buildings that relate to it, most particularly the Buckland & Haywood Gates and Lodges.

5.11 The Metallurgy & Materials access road (outline application)

It is proposed to extend the existing access road (to the rear of the Metallurgy & Materials Building and Net Shape Laboratory) eastwards – along the northern side of the Gisbert Kapp Building – to connect with the access road to the east of Gisbert Kapp.

The extension of the access road will have a negligible impact on the setting of the listed Metallurgy & Materials Building, and on views into and out of the Edgbaston Conservation Area.

5.12 The new Gisbert Kapp Car Park (outline application)

It is proposed to erect a new multi-storey car park on the north side of Pritchatts Road – providing up to 400 spaces – between no. 52 Pritchatts Road and the Gisbert Kapp Building to the west, and no. 54 Pritchatts Road to the east. The site currently comprises redundant tennis courts, most recently used as contractors' compounds in connection with the refurbishment of the adjacent buildings, and as a temporary car park.

The potential impacts of the proposed new car park on the designated heritage assets concern views into and out of the adjacent Edgbaston Conservation Area. As detailed in Section 3.0, the character of the conservation area is almost wholly that of the nineteenth-century residential development of the Calthorpe Estate, comprising a great variety of building styles and scales, and containing examples of houses by many well-known local architects.

The conservation area boundary to the north of the proposed site is defined by the end of the formal garden to the rear of 'Hornton Grange'. This was erected later than some of its neighbours (between 1917 and 1937); its architect is not known. The garden's boundaries are currently marked by mature trees. The conservation area boundary that wraps around the northern and eastern edges of the gardens behind no. 54 Pritchatts Road to the east is also populated with trees.

The position of the proposed car park has been dictated by the proximity of trees to the north, east and south.

The car park will provide built form to Pritchatts Road, taking up the footprint of the redundant tennis courts. The building frontage line to Pritchatts Road will be respected, lining in with the buildings either side. The car park will be four or five levels depending on its final footprint, and will be accessed via two staircases in any of three possible locations (at its north-west, south-west and south-east corners). It will thereby mediate between the height of 52 Pritchatts Road to the west (seven storeys) and 54 Pritchatts Road to the east (two storeys). The parameters plan indicates where existing trees to the north, east and south will need to be pruned.

In terms of its architectural treatment, the proposed car park will have a horizontal emphasis to reflect the functional 'deck' arrangement of its use, and will reference the palette of the recently refurbished 52 Pritchatts Road and Gisbert Kapp Building, namely terracotta cladding and baguette screening, together with vertical zinc elements. The car park will thereby become part of a 'family' of buildings in this part of the campus.

The proposed car park represents less than substantial harm to the significance of the Edgbaston Conservation Area. Whilst it will be visible from within the conservation area to the north, its scale and massing have been conceived to ensure that its impact is minimised as much as possible. Existing trees to the north and east, and the existing large tree to the south, will be retained and will screen the new building. The planting to the east will be enhanced. The car park will interrupt views towards the conservation area from Pritchatts Road. This minor adverse impact should be set against the wider benefits that the car park will deliver, including the removal of cars from more sensitive areas of the campus. The new facility replaces parking lost elsewhere on campus, and is part of a strategy which includes removing cars from the site of the new Sports Centre and from the centre of the campus to form the new 'Green Heart'. Providing a multi-storey car park on this site reduces parking required in other locations, including the Pritchatts Road Car Park

5.13 The new Grange Road Student Residences (outline application)

The new Grange Road Student Residences, Sports Facilities, Café and Bar are proposed for a site at the south-eastern edge of the campus. The potential impact of the new building on the historic environment concerns the setting of the Grade II listed Chamberlain Tower, as well as (to a lesser extent) on the Grade II* listed Great Hall & Quadrant Range.

Whilst views of the Chamberlain Tower from all over the campus and beyond are very important in defining the sense of place of the University, the view from the proposed site of the Grange Road Student Residences on Selly Oak New Road is not an historically important one.

The site was, until the recent construction of Selly Oak New Road, part of that occupied by buildings originally erected as the Aerial bicycle factory, which was established at the eastern end of Dale Road in 1896, prior to the building of the University. By 1904 (i.e. before the University was completed), the factory had expanded eastwards along the northern side of Dale Road as far as Grange Road. The northern side of Dale Road was occupied by buildings of two to four storeys in height, meaning that none of the University buildings, including the Chamberlain Tower, have been visible from Dale Road for most of the University's existence. There may have been a limited view of the Tower from the spur of Grange Road which ran north to the Bourn Brook, but this was very much an industrial enclave rather than a public thoroughfare, so any views from here would not have been widely experienced.

The construction of Selly Oak New Road, and the demolition of the Westley Richards gun factory on the eastern side of Grange Road, has opened up new views of the University. The presence of the Bourn Brook along the northern side of the road means that these new views will remain open between the proposed new Grange Road Student Residences and the new Indoor Sports Facility to the east, bookending the playing fields across which the most noteworthy views occur. Through further landscaping – of the proposed Grange Road Car Park by the rugby pitches and with a future intention to landscape a route along the Bourn Brook – these views will be enhanced further.

Given that the present view of the Chamberlain Tower from the site is not an historically important one, and in light of the fact that the construction of Selly Oak New Road has opened up new views of the University which will remain open and be enhanced, the impact of the proposed Grange Road Student Residences on the significance of the Chamberlain Tower is minimal, and should be set against the public benefit of the Edgbaston Central Campus Development as a whole. The new buildings have been designed to respond, both in their massing and materials, to the Webb & Bell buildings and will offer advanced views of them. Their overall impact is positive.

5.14 The Grange Road Car Park (outline application)

The proposed Grange Road Car Park by the rugby pitches will provide spaces for 89 cars. The potential impact of the surface car park on the historic environment concerns the setting of the Grade II listed Chamberlain Tower and the Grade II* listed Great Hall & Quadrant Range.

Landscaping, particularly along the site's southern edge, will minimise the car park's impact on the setting of these buildings and will enhance views of them from Selly Oak New Road. The project will enhance the overall appearance of the car park by improving surface treatments and soft landscaping.

6.0 Conclusion

The Edgbaston Central Campus Development is a large and complex scheme that will affect the historic environment of the area in various ways, and to various degrees.

Whilst, in some cases, the proposals will have a minor adverse impact on heritage assets, in other cases they will deliver substantial heritage benefits, better revealing assets' significance. None of the site's listed buildings are to be demolished, and the proposals will not have a major adverse impact on their settings. It is important to emphasise that the scheme's clear heritage benefits cannot be delivered in isolation; they are part of the overall package, the benefits of which significantly outweigh the adverse impacts. Moreover, the impacts do not, individually or collectively, amount to 'substantial harm' (in the terms of *PPS5*), and are justified by the overall benefits that the proposals will bring.

The developments proposed in the hybrid planning application will help to realise the University's vision of being recognised as a leading global university and deliver a campus environment that is more sustainable and of the highest quality. At the heart of the proposals are schemes to provide a brand new state of the art Indoor Sports Facility, including a 50m swimming pool, and a new main campus University Library. Both of these developments will have significant benefit to the University due to the importance of these elements of University life to prospective students. Improved facilities will enhance the student experience and enable the University to attract the best students and research staff to Birmingham. The benefit to sport at the University is significant, as the new Sports Facility will help to maintain the University's reputation for developing elite sports men and women and the relocation of the Sports Facility to a more prominent and more accessible location will also be of benefit to the wider community by creating improved access to better sporting facilities on the campus.

The new Library will be fit for the twenty-first century, embracing new and existing technology for learning and research. It will provide a peaceful place to study and be more efficient than the existing Library in terms of use of space, energy and staff resource.

Provision of new landscaped green space will give the campus a 'heart', creating a focal point and linking together previously disconnected parts of the campus. The new student residences will provide good quality student accommodation on campus which will support the University's aim of providing a room to all first-year students and all first-year post-graduate international students. The rationalisation of car parking through the removal of areas of *ad hoc* parking and provision of new and improved, dedicated and better-managed car parks as proposed in the application will be of benefit to all users of the campus. This, together with the provision of new and improved pedestrian and vehicular routes and new and enhanced areas of landscaping will greatly improve the overall campus environment.

7.0

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Appendix 1:

Registered Park and Garden Description

Appendix 1: Registered Park and Garden Description

Name:	The Vale, Edgbaston
List Entry Number:	1001483
County:	
District:	Birmingham
District Type:	Metropolitan Authority
Parish:	
Grade:	II
Date first registered:	06-Dec-2000
Date of most recent amendment:	Not applicable to this List entry

Historic Development

In 1786 Sir Henry Gough (created Lord Calthorpe in 1796) granted the first building leases on his estate adjoining Edgbaston Hall (qv). In 1791 the Birmingham and Worcester Canal Act allowed the construction of a canal which divided existing agricultural holdings; this is shown on J Piggott-Smith's Map of 1825. The first building lease on the site was granted in 1816, with further leases being granted in the 1830s and 1840s. In the late 1830s a new road, Edgbaston Park Road, was constructed to the south of the site, opening up a further building plot on which a villa known as The Vale was built; these developments are shown on Piggott-Smith's manuscript map of c.1851 (BCL). The villas on what is now the University campus known as The Vale were among the most prestigious on the Calthorpe Estate which had been developed by successive Lords Calthorpe, and were occupied throughout the C19 and first half of the C20 by leading Birmingham families. During or after the Second World War the villas ceased to be private residences and passed into various institutional uses. The C19 villa known as The Vale was acquired by Birmingham University for use as staff accommodation c.1945.

In 1951 Birmingham University had only one purpose-built hall of residence, University House, and the highest number of students in private lodgings of any provincial university (Parklands 1999). By 1954 the University was in negotiation with the Calthorpe Estate to acquire additional land in Edgbaston, and in 1955 its offer of £127,000 for three villa sites, The Vale, Wyddrington, and Maple Bank, was accepted by the Estate. The Vice Chancellor in the Annual Report for 1957 noted that: 'A development plan for the residential estate of 45 acres [c.19ha] bounded by Edgbaston Park Road, Church Road and the Canal, was also commissioned from Sir Hugh Casson and Mr Neville Conder ... Its ruling idea was to preserve the attractive park-like character of this attractive sloping site, by placing residential halls in clusters among trees, and by turning the low-lying damp centre of the site into a lake. This idea was welcome, because the University has been generously admitted into Edgbaston and the Calthorpe Estate, and would wish to preserve as far as possible the green and gracious appearance of this part of Birmingham'. (Birmingham University 1957).

In their 'Report on Proposed Development for Birmingham University' (1957), Casson and Conder developed two alternative proposals, one for villa-type residences set

in the existing landscape associated with the C19 villas, and an alternative, inspired by C18 English landscape design, for 'Buildings set in a "natural" flowing parkland and sufficiently far apart not to disturb each other and broken down in scale when approached more closely in order to avoid any feeling of institutionalism.' (Casson and Conder 1957); the latter plan was broadly adopted. Considerable remodelling of the ground form was undertaken, and the new campus was laid out in 1959-60 to a plan by the Birmingham landscape architect Mary Mitchell. This scheme incorporated some mature trees from the mid and late C19 villa gardens, while at the same time creating a new setting for the mid C20 halls of residence designed by Harvey and Wicks, H T Cadbury-Brown, and Tom Mellor. Additional residential blocks were built within the site in the late C20, and today (2000) the site remains in institutional use. The Vale is an early example of a university campus landscape, and was influential on the design of later campus universities including York University and the University of East Anglia.

Description

Location, Area, Boundaries, Landform, Setting

The Vale is situated c.2km south-west of the centre of Birmingham, and c.0.25km west of Edgbaston parish church. The c.17ha site is approximately triangular on plan, and is bounded to the north-east by the B4217 Church Road, and to the south by Edgbaston Park Road. To the north the site is bounded by the C19 brick wall to the garden of Oakhurst, a villa built in the 1830s (Assoc Garden Trusts 1997). Remnants of the mid C19 stone boundary wall associated with the villa known as The Vale survive near the south-west corner of the site. The north-west boundary is formed by the Birmingham and Worcester Canal which was constructed across the Calthorpe Estate in 1791. The canal flows on a lightly timbered embankment to the south-west of the site, and in a shallow cutting to the north-west, its east bank being screened from the site by hedges and trees. To the east the site adjoins the grounds of Edgbaston Grove, the mid C20 Judges' Lodgings constructed on the site of a mid C19 villa of the same name; the site is separated from Edgbaston Grove by mid and late C20 hedges and fences. The site slopes steeply from the north and north-east down to the south and south-west, the ground levels having been altered as part of the mid C20 landscape scheme developed by Casson, Conder, and Mitchell. The Chad Brook flows from north-west to south-east through the site, and is dammed to form an approximately elliptical lake; this was created as part of the mid C20 landscape. The site enjoys extensive views south-east towards Selly Oak, south towards the main university campus where the early C20 campanile acts as an eyecatcher, and towards the wooded landscape of Edgbaston Hall (qv) to the south-east of Edgbaston Park Road. There are significant designed views into the site from Edgbaston Park Road to the south where the boundary is predominantly open and marked by a row of C20 timber bollards. To the north-west the site adjoins the open landscape of Chad Valley which comprises playing fields associated with Edgbaston Girls' School. The Birmingham Botanical Gardens (qv) lie c.400m north-west of the site, while the Westbourne Road Town Gardens (qv) are situated c 140m to the west. Villas and other domestic properties to the north-east of Church Road are set in well-planted grounds separated from the road by high brick walls.

Entrances and Approaches

The Vale is entered from the B4217 Church Road to the north-east at a point c.400m north-west of its junction with Edgbaston Park Road. A simple entrance flanked by mature specimen trees leads directly to the principal drive running through the site. To the north of the entrance is an area of late C20 car parking which incorporates specimen trees, while to the south a further area of mid C20 car park slopes down to a brick bridge which marks the entrance to a sunken service area to the east of Chamberlain Hall. There is a further entrance to the site from Edgbaston Park Road to the south-west, at a point c.160m north-east of its junction with Somerset Road. This entrance forms the southern end of the principal drive passing through the site from north-east to south, linking entrances from Church Road and Edgbaston Park Road, and the three principal halls of residence on the campus.

The tarmac drive leads c.190m west from the principal entrance on Church Road before turning south-west to follow the western boundary of the site for c.200m which is here formed by an embankment retaining the Birmingham and Worcester Canal. The embankment supports mature and semi-mature deciduous trees. The drive passes immediately to the west of Shackleton Hall, where a secondary drive extends east below the north facade of the building to reach an area of car park which is set in a steep-sided semicircular depression; this is screened to the north-east by a group of ornamental trees, while further groups of specimen trees are planted to the south-west. Some 80m south-west of Shackleton Hall the drive turns south to pass over a mid C20 concrete bridge which crosses the canalised Chad Brook north of the mid C20 lake. Continuing south-west for c.240m along the western boundary of the site, the drive passes to the north-west of Mason Hall, before turning sharply south-east to reach service areas to the south-west of the Hall. To the south-west of the drive are a group of two-storey, red-brick terraced staff houses. These flat-roofed buildings have angled facades to the north-east with symmetrically arranged windows. The drive continues south-east for c. 100m to join Edgbaston Park Road south-west of Mason Hall.

Some 200m south-east of the principal entrance to the site from Church Road, an early C19 entrance (listed grade II) comprising a pair of massive rusticated, stuccoed, square-section piers and quadrant walls extending to a further pair of similar piers leads from Church Road to the late C20 Aitken Wing to the south-east of Chamberlain Hall. This entrance formerly led to the early C19 villa Edgbaston Grove, which was replaced in 1958 by the Judges' Lodgings. This entrance and the site of Aitken Wing were taken into the site from the grounds of Edgbaston Grove in the late C20 and lie outside the site here registered.

In addition to the formal entrances to the site, there are informal points of pedestrian access from Edgbaston Park Road to the south, and from Church Road to the north-east adjacent to Chamberlain Hall. A late C20 brick pedestrian bridge provides access across the canal to the tow path on its west bank, c.160m west of Chamberlain Hall.

Principal Buildings

The landscape relates to three principal mid C20 buildings which were constructed as students' halls of residence. Chamberlain Hall, originally known as High Hall and Ridge Hall, stands on high ground south of the principal entrance from Church Road on the north-east side of the site. High Hall comprises a brick and concrete tower block of eighteen storeys, the top storey being recessed and surmounted by a flat-roofed pavilion. The tower is entered through a concrete portico which extends the full width of the north facade. Geometrical patterned paving extends below the north facade and returns round the east facade to reach a roof terrace above a lower wing to the south-east of the tower block which contains dining rooms. There are significant views south-west across the site towards the campanile of the main university campus from this terrace. The two-storey dining-room wing has large plate-glass windows overlooking the site, and serves to link the tower block to a further four-storey range to the south-east which was originally known as Ridge Hall. High Hall and Ridge Hall were designed by Harvey and Wicks in association with Jackson and Edmonds in 1960-4 and formed part of Casson and Conder's campus scheme (Pevsner and Wedgewood 1966; Parklands 1999).

Some 80m west of Chamberlain Hall stands Shackleton Hall. Originally known as Wyddrington Hall and Lake Hall, this Hall comprises a series of three- and four-storey blocks constructed in buff brick and concrete and arranged in a complex plan which partially encloses two concrete-paved terraces facing east and south; these overlook the lake and grounds. Due to the fall in ground level from north-west to south-east, the east end of the south range is supported on slender square-section concrete piloti which allow views beneath the building to the lake and surrounding lawns. Shackleton Hall was designed c.1961-5 by H T Cadbury-Brown, and formed part of Casson and Conder's campus scheme.

South-west of the lake and c.400m south-west of Chamberlain Hall stands Mason Hall. Originally known as Lake View Hall and Chad Hall, it comprises a range of blocks which are approximately L-shaped on plan. The building stands on a low, narrow grass terrace retained to the north-west, east, and south-east by walls of reddish-brown brick and concrete. The north-west range comprises five storeys with windows angled north-west and south-east to take advantage of views. The north-west range is linked to a similar three-storey range to the south-east by a single-storey concrete dining room with large windows facing north-east across lawns sloping down to the lake. At the south-west corner of the Hall a tower block rises through ten storeys. To the south-east of the tower block a glazed bridge crosses a service drive to reach a further two-storey accommodation block. Mason Hall forms part of Casson and Conder's campus scheme of 1957 and was designed c.1961-5 by Tom Mellor.

Gardens and Pleasure Grounds

The designed landscape occupies a shallow bowl with the ground dropping gently from north, north-west, and south-west to the south. The three principal halls of residence are constructed on high ground to the north-east, north-west, and south-west, while the central area of the site comprises sloping lawns planted with groups of ornamental specimen trees, which drop down to an approximately elliptical lake. The lake is encircled by a gravelled walk, while a white-painted concrete and timber

footbridge carries the walk across a channel of water which extends north-west towards the inflow. This area is planted with ornamental trees and shrubs. At the southern end of the lake, surmounting the concrete structure of the outflow, a simple timber seat faces north-west across the water. Further groups of mid C20 specimen trees are planted to the south-west and south-east of the lake, while ornamental shrubs are planted on its east bank. The ornamental planting around the lake frames a series of vistas across the site which are generally focused on the three 1960s halls of residence. To the south-east of the lake a further gravel walk ascends the west-facing grass slope and sweeps north for c.300m; further views west across the site are framed by groups of mid C20 specimen trees. Some 20m north-east of the lake a concrete plinth formerly supported a late C20 sculpture by Dame Barbara Hepworth (sculpture removed, 2000). A wide tarmac walk ascends c.200m north-east from the northern end of the lake to reach Chamberlain Hall. This walk is flanked by mature conifers and mid C20 ornamental trees, the conifers surviving from a series of alleys planted in the gardens of the mid C19 villa known as Wyddrington (Parklands 1999). The lake forms the centrepiece of Casson and Conder's mid C20 campus landscape, replacing a smaller informal, late C19 fishpond which lay to the north-west and which was constructed c.1880 on the site of Wilmore's early C19 nursery; this formed part of the pleasure grounds associated with Wyddrington. The gradient of the slopes to the east, north, and west of the lake were significantly modified by Casson and Conder using fill from the excavation of the lake and material imported from the main university campus. The landscape design and planting was carried out by Mary Mitchell. Proposals by Casson and Conder for a single residence and service building including shops and other facilities adjacent to the lake (Casson and Conder 1957) were not implemented.

The high ground towards the northern apex of the site is occupied by a group of late C20 residential blocks, Maple Bank. The two- and three-storey brick blocks are surrounded by areas of lawn planted with groups of mature and semi-mature trees. There are views from this area west and north-west to the upper Chad Valley. Maple Bank replaced an early C19 villa of the same name c.1970. Immediately south-east of Chamberlain Hall a further late C20 residence, the Aitken Wing (outside the area here registered) comprises two- and three-storey blocks constructed in polychrome brick under pitched tiled roofs. This building is partly screened by semi-mature trees forming part of Mary Mitchell's mid C20 landscape scheme, and overlooks lawns which drop west towards the lake.

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2nd edition revised 1901, published 1904
3rd edition published 1921
OS 25" to 1 mile: 1st edition surveyed 1887, published 1890
1938 edition
OS 10" to 1 mile: 1st edition surveyed 1887

Archival items

Calthorpe Estate Collection, including deeds, leases, plans and correspondence, early C19 to mid C20 (MS2126), (Birmingham Central Library)
Correspondence and plans for the development of the site, late 1950s-c.1970 (Birmingham University Library Collection)

Appendix 2:

List Descriptions

Appendix 2: Building List Entry Descriptions

Name:	Great Hall and Quadrant Range
List Entry Number:	1076133
Location:	Great Hall and Quadrant Range, University Road
District:	Birmingham
District Type:	Metropolitan Authority
Parish:	
Grade:	II
Date first listed:	21-Jan-1970
Date of most recent amendment:	08-Jul-1982

Details

University Road 1.5104 Edgbaston B15

Great Hall and Quadrant Range formerly listed as Birmingham University (Main Buildings)

SP 08 SW 11/4 21.1.70

II*

2.

1900-1909 by Sir Aston Webb and Ingress Bell, the D plan group main university building of which only part were completed to the original design. The Great Hall opposite the tower is the central axial building, to its front is a square entrance hall with a giant round arched mullioned window, above an ornate frieze over the loggia doorways, flanked by tapering square corner turrets (to rear as well) which are topped by small ribbed domes. Over the hall rises a low octagonal drum supporting a large ribbed dome and a miniature lantern. Red brick and stone and buff terracotta dressings, but the conception is more Byzantine than Renaissance. Behind the domed and galleried entrance hall with ornate Renaissance grotesque relief carving, lies the Great Hall itself, a vast tunnel vaulted space with cross vaulted 2 storey side galleries. Rich grotesque carving. Lavish stained glass by T R Spence. The centrepiece of the hall has 2 storey quadrant links forming the wing pavilions, 2 to the west but only one completed to the east. These relate on a smaller 2 storey scale to the Great Hall being square on plan and with similar ribbed domes but with round corner turrets, wings extending behind. Flat lintelled window ranges on ground floor and large frescoed friezes by Anning Bell below the parapets on the first floor level. The link ranges have segmental arched windows. Modern part to east not of special interest.

Listing NGR: SP0472283539

Name: Chamberlain Tower
List Entry Number: 1210306
Location: Chamberlain Tower, University Road B15
District: Birmingham
District Type: Metropolitan Authority
Parish:
Grade: II
Date first listed: 08-Jul-1982
Date of most recent amendment: Not applicable to this List entry

Details

University Road 1.5104 Edgbaston B15

Chamberlain Tower

SP 08 SW 11/3

II

2.

The centre focal point of the D plan group of main university buildings designed by Sir Aston Webb and Ingress Bell, 1900-1909. Dramatically soaring bright, machined red brick campanile clock tower of tapering square section rising sheer from the forecourt with a corbelled top stage and lantern.

Listing NGR: SP0481083543

Name:	University of Birmingham Lodge, Gates, Gate Piers and Wall
List Entry Number:	1394738
Location:	University of Birmingham Lodge, Gates, Gate Piers and Wall, Bristol Road
District:	Birmingham
District Type:	Metropolitan Authority
Parish:	
Grade:	II
Date first listed:	19-Oct-2010
Date of most recent amendment:	Not applicable to this List entry

Details

997/0/10535 Bristol Road

19-OCT-10 (North side)

University of Birmingham Lodge, Gates, Gate Piers and Wall

II

A lodge, gate, gate piers and walling to Birmingham University campus, built to the designs of Aston Webb and Ingress Bell, between 1904 and 1909.

MATERIALS: Both lodge and walling are of red Accrington brick, laid in English Garden Wall bond with ashlar dressings of Darley Dale stone. The pyramidal roof is of graduated, green, Westmoreland slates. The gates are of cast and wrought iron and lanterns at either side of the gateways are of bronze with copper domed roofs.

PLAN: The walling borders the roadside and the gates are recessed, with quadrants of walling to either side connecting with the roadside. The lodge is square on plan and of two storeys, with a rectangular, walled yard to its east side.

EXTERIOR: There are three gateways, the central one for road traffic and the lateral pair for pedestrians with ashlar piers between them. The central gateway has a single gate which is hinged at west and to either side of it are short iron screens. The coat of arms of the university in high relief is set in an arched panel on each side of the gate. The pedestrian gates are plainer and all gates have dog bars to their lower bodies. The stone piers are rectangular in plan and have a dentilled band below the cornice. The pedestrian gates have moulded surrounds with prominent keystones and there are octagonal electric lanterns to the tops of their piers. Walling at either side of the gates is ramped, but the pattern for the rest of the walling is uniform, with stone piers dividing the wall into bays. To the east of the gate recess are four bays and at west are twelve bays, although the wall formerly stretched further to the west and has now been demolished beyond the twelfth bay. A balustrade to the top of the wall has rectangular balusters and a simple, cambered coping. The lodge is set back to the north-east of the gateway, but is connected to the walling by a pair of wooden gates on its south side.

The walling of the lodge on all sides is of garden wall bond with three rows of stretchers to one row of headers, and set into this are flush bands of ashlar. All four corners have clasping buttresses and the centre bay on the north, south and west faces each projects. The west (entrance) front is symmetrical with three bays. To the centre is a doorway with arched fanlight and above it is an arched, stone hood which is supported by carved brackets to the sides and further plain brackets and a keystone. The three-panel door is a replacement of later-C20 date. At either side of this central feature are single-light windows, each with a moulded stone surround and a transom, into which uPVC windows have been inserted. The first floor dormer window has a moulded wooden surround and a segment-arched top into which uPVC windows have been inserted, as before. The graduated slates of the roof rise to a central stack of cross-shaped plan. The south front is similar, but has no window to left of centre at ground floor level and has a cross window of two mullioned and transomed lights to the centre at ground floor level. The northern flank is also similar, save that the right-hand bay is blank and the left hand bay has a cross window. On the rear (east) face, the central bay does not project, but there are two projecting pilaster buttresses at either side of the central bay which has a single-light casement. The yard walling continues the banding seen on the rest of the building and encloses a single-storey laundry, boiler room and coal store. The window to the south flank of this yard building and the door to the north have both been replaced in the later-C20.

INTERIOR: There is a central corridor at ground floor level leading through to an open-well staircase at the rear. This has a closed string and ramped handrail and the doors throughout are plain, with four panels, or plank doors with diagonal bracing. A bathroom has been inserted at ground floor level and projects into the open well of the staircase. Fire surrounds at ground floor level have been removed.

HISTORY: The lodge and gates and walling are part of the overall plan for the University of Birmingham as conceived in 1900 by Aston Webb and Ingress Bell.

The university had started in 1880 as Mason College in Edmund Street, specialising in the sciences. It became Mason University College in 1898 and received its charter in 1900, at which time Joseph Chamberlain was appointed as its first chancellor. The same year Lord Calthorpe gave 25 acres of land on his Edgbaston estate and Andrew Carnegie donated £50,000 to establish a 'first class modern scientific college' on the model of Cornell University. A matching sum was given by Sir Charles Holcroft. Although not all of the planned buildings were eventually built, the extensive scheme designed by Webb and Bell was approved in full. The campus was opened by King Edward VII in 1909.

The lodge housed the gate keeper to the university campus. It is not shown on the Ordnance Survey map published in 1904, but is shown with its exact, present footprint on the OS map for 1917. A bathroom was added in the later C20 and uPVC windows have been inserted into some openings, although the original surrounds, either wood or stone, have been retained. The walling to the west of the gates has been curtailed in the early C21 and will be re-built on a new line to the north using original materials where possible.

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Eric Ives (et al), The First Civic University: Birmingham 1880-1980 (2000).

REASONS FOR DESIGNATION DECISION

The University of Birmingham Lodge, Gate, Gate Piers and Walling, Bristol Road, Birmingham are designated Grade II for the following principal reasons:

* Architectural: The buildings, designed by Aston Webb and Ingress Bell, have clear architectural quality and a stylistic relationship and group value with the principal buildings at the heart of the campus.

* Historic Interest: Birmingham was the first campus university in England and this formed one of the principal entrances to the landscape of the site.

* Intact state: Despite some alteration to the fenestration and the curtailment of a length of the original boundary wall to the west, the group remains in largely original condition, with notably little alteration to the plan of the lodge.

Name:	The Lodges, gates, gate piers and walls to Birmingham University campus, Pritchatt's Road
List Entry Number:	1402289
Location:	The Lodges, gates, piers and walls, University of Birmingham Campus, Pritchatt's Road, Birmingham
	University of Birmingham Prichatts Road Edgbaston Birmingham B15 2TT
District:	Birmingham
District Type:	Metropolitan Authority
Parish:	Non Civil Parish
Grade:	II
Date first listed:	03-Aug-2011
Date of most recent amendment:	Not applicable to this List entry

Reasons for Designation

The Lodges, gates, gate piers and walls which form the northern entrance to Birmingham University campus. Pritchatt's Road, are designated at Grade II for the following principal reasons:

* Architectural: the grouping has strong architectural presence which and well suited to its setting at the entrance to the campus, and provides a suitable introduction to the university buildings beyond.

* Intactness: the buildings are notable intact and retain their original layout and materials, with very little alteration to the design and the retention of many original fittings.

History

The grand and ambitious scheme for the buildings of Birmingham University on its campus site in Edgbaston took several decades to complete and underwent several changes of plan. Until the mid-C20 the lack of sufficient buildings meant that parts of the old Mason's College were still used by several academic departments, including Arts, Law, Education and Medicine.

In the 1920s, as an attempt to consolidate the university on one site, the Chancellor, Grant Robertson, led an appeal which led to the grant of a further forty-one acres of land from the Calthorpe family from their Edgbaston estate. Robertson had planned an extension to the buildings which would have been a mirror image of the original semi-circular grouping that Aston Webb and Ingress Bell had designed. However, the Calthorpe family felt that the topography lent itself to a grand processional route which would start at an entrance on Pritchatt's Road and then lead as a straight, tree-

lined avenue to the Harding Library gates, through the Chamberlain tower and to the steps of the Great Hall.

The avenue was laid out as planned and continued to exist until the building of the five-storey Library building by Verner Rees in 1957-60, which is set on this central line. Trees from the avenue still exist, but the area adjacent to Pritchatt's Road is now a car park.

Details

A pair of ceremonial drive gates, with pedestrian gates to either side, all made by the Birmingham Guild, with lodges set at either side and wing walls. The grouping was designed by H T Buckland and W Haywood and built in 1930. The buildings are of red brick laid in Flemish bond with ashlar dressings. The lodge roofs are hipped and covered with pantiles and the gates are of wrought and cast iron.

PLAN: walling fronts onto Pritchatts Road and is terminated by piers. At the centre, lengthy sections of quadrant walling form a crescent-shaped approach to the central gates which are divided by rectangular, ashlar piers. Further curved walls lead from the lateral piers to join with the single-storey lodges, which are set at either side of the driveway, to the south of the gates, and slightly curved on plan. Beyond them, more walls curve inwards towards the driveway.

EXTERIOR: the lodges are each of five bays with a central doorway, approached along a paved path which has panels of alternating stone arranged in a grid pattern. Each panelled door has eight raised and fielded panels and a central bronze knob and an ashlar surround with panels at either and a decorative cornice which has alternating raised and fluted panels with curved and pointed cresting. At either side of this are windows with two casement lights. The surrounds to the windows have canted headers and there is a band of similar bricks below the top of the wall. Metal pins at either side of the windows show that they formerly had shutters. There are two, symmetrically placed, ridge stacks to each cottage, which have a stone band and moulded cap and a raised panel to each side. Each lodge façade is gently curved away from the drive, but is flanked by walls which curve inwards. These connect to the gates on the north side and terminate in piers on the south side with ashlar panels and similar corncicing to that seen above the lodge doors. Similar piers terminate the walling on the Pritchatt's Road front. The garden front of each lodge has three wide bays, with a recessed door to the centre, with stone surround and flanked by small windows in the upper wall. At either side, and projecting slightly, are flat-roofed bays with three-light casements. The tops of the walls have a soldier course of bricks on this front. Connected to these rear fronts are stretches of Flemish bond walling with ashlar coping, which form the enclosed garden for each house. The north and south end fronts each have a two-light casement. The central, drive gates and the lateral pedestrian gates, have shaped tops and are infilled with panels which have S-shaped bars and cast, shell-shaped bosses. They are painted a bronze colour, but there are signs of original gilding to the cresting. The ashlar gate piers have raised and fielded panels to each side and carved corncicing, as seen elsewhere on the group. The central piers carry the university arms, carved in relief to their northern face. The original bell-shaped lanterns have been replaced by projecting lamps in the later C20.

INTERIOR: each lodge retains its original plan in all essentials. These have a central, octagonal lobby from which gently curved corridors lead off in both directions. Door surrounds are moulded, and fitted cupboards with panelled doors survive in both houses. All original chimney breasts and the majority of the original fire surrounds survive. Both lodges appear to retain their original, small lean-to glass house at the north end.

Selected Sources

Book Reference - Author: Foster, Andrew - Title: Pevsner Architectural Guides: Birmingham - Date: 2003 - Page References: pp.251

Book Reference - Author: Ives, Eric et al - Title: The First Civic University - Date: 2000 - Page References: pp.220-221

Name:	Minerals and Physical Metallurgy Building, University of Birmingham
List Entry Number:	1276183
Location:	Minerals and Physical Metallurgy Building, University of Birmingham, Pritchatts Road
District:	Birmingham
District Type:	Metropolitan Authority
Parish:	
Grade:	II
Date first listed:	30-Mar-1993
Date of most recent amendment:	19-May-1993

Details

Birmingham Pritchatts Road
SP 08 SW
Minerals & Physical
11/10034
Metallurgy Building,
University of Birmingham

II

Science faculty building. 1963-66. Philip Dowson of Arup Associates. Reinforced concrete frame; glazing; Red brick, flat roof. Offset square blocks, linked at corners in a row. Three storeys. Building frame comprises groups of 4 linked piers at regular intervals set on an orthogonal two way 'tartan' grid plan, and designed to provide service zones inside the building. Fully glazed elevations above ground floor, glazed in vertical panes set in metal frames with horizontal vents below ceiling level. Clusters of columns expressed between. Ground floor of brick, recessed to form walkways beneath edges of the building. Square concrete roof vents above clusters of columns. Innovative for four-column cluster plan set on 'tartan' grid to provide flexible service runs.

Michael Brawne, Arup Associates.

Listing NGR: SP0487284010

Selected Sources

Book Reference - Author: Michael Brawne - Title: Arup Associates

Name: House in The Elms Nurseries of University of Birmingham Grounds Department

List Entry Number: 1210549

Location: House in The Elms Nurseries of University of Birmingham Grounds Department, 37, Edgbaston Park Road B15

District: Birmingham

District Type: Metropolitan Authority

Parish:

Grade: II

Date first listed: 08-Jul-1982

Date of most recent amendment: Not applicable to this List entry

Details

Edgbaston Park Road

1.

5104

Edgbaston B15

No 37 (House in The Elms Nurseries of University of Birmingham Grounds Department)

SP 08 SE 12/19

II

2.

Mid C18. Brick; slate roof. Two storeys; 2 bays. Ground floor with a simple Gothick-panelled door beneath a drip mould and a mullioned window with Gothick head and dripmould. First floor with a similar but smaller window on the right. To the rear another similar small window. To the right a lower later extension.

Listing NGR: SP0500384295

Name: No name for this Entry
List Entry Number: 1393451
Location: 33, Edgbaston Park Road
District: Birmingham
District Type: Metropolitan Authority
Parish:
Grade: II
Date first listed: 22-Sep-2009
Date of most recent amendment: Not applicable to this List entry

Reasons for Designation

No 33, Edgbaston Park Road, Birmingham is designated at Grade II for the following principal reasons:

- * The house contains a C16 or C17 building of quality which has a good degree of completeness
- * The mid-C19 additions which were attached to this are largely intact and give a good impression of the functioning of the house in that period.
- * The later C19 or early C20 dining room has greater quality including an inglenook fireplace with good joinery.

Details

997/0/10500 Edgbaston Park Road

22-SEP-09 33

II

A nursery school, formerly a house, of C16 or C17 date with extensive C19 additions and alterations. The building has rendered and painted walling with painted stone dressings and a plain-tiled roof. It is of two storeys with attic and has an irregular plan. The oldest, C17, portion consists of a large, ground-floor room with a similar room immediately above it to the southern corner of the building with a large chimneybreast to its south-western flank and a C19 canted bay to its south-eastern face. The show fronts are to the south-east and south-west. Extending to the north-west is a lower, L-shaped service wing.

EXTERIOR: The building is rendered with painted stone dressings and quoins and a plain-tiled roof and much of the earlier fabric is also clothed in this C19 covering. The south-east front has a projecting gabled wing to the left which is the oldest portion of the house. This has a later two-storey canted bay window with hipped roof, stone quoins to the corners and ashlar coping to the gable. In the re-entrant angle between this earlier wing and the later body of the house which extends to the right, is a smaller, gabled porch wing, with cross window to the ground floor, which may once have been a doorway. Above this is a relieving arch with hood mould and at first floor level is a three-light casement with arched heads to the lights. Recessed and at left is

the later C19 dining room wing which has a canted bay window to the ground and first floors and a gabled dormer window of three lights to the attic. The south-west flank of the house has a prominent chimney stack to the side of the C16 or C17 wing which appears to be of the same early date. It has numerous offsets to either side and supports two-diamond-shaped flues. To the left of this is the gable end of the late-C19 dining room wing. It too has a prominent stack, in emulation of the early fabric which also supports two diamond-shaped flues. The north-east front has a gabled wing at left with square bay window of two storeys and at right is the lower service wing.

INTERIOR: The C16 or C17 part of the house has a panelled ceiling to the ground floor room with large, richly-moulded beams which run axially and cross-axially to form four compartments which are in turn divided by smaller beams which also run in two directions. There is a chamfered wall post to the centre of the north-eastern wall and opposite this is the inglenook fireplace. This has been re-modelled in the C19 with fire surround and bressumer shelf, which nonetheless appear to indicate the underlying form of the C17 fireplace. Immediately above this is a further, C17 room which has a pair of sizeable beams which cross at the centre, and which have ovolo mouldings to their edges. The entrance hall has a floor of encaustic tiles and the staircase which rises from it has oak newel posts and painted, chamfered balusters. The late-C19 dining room has a panelled inglenook with a basket-arched bressumer and decoratively-lead windows to either side of the fireplace, above which is a recessed panel of needlework. Elsewhere at ground and first floor levels are stone fireplaces of mid-C19 date which have been painted and which have Gothic ornament of quatrefoils to the spandrels or clusters of colonettes to either side of the hearth.

HISTORY: The building dates in part from the C16 or C17 and internal photographs taken during restoration in the 1980s show close-studded timber framing to the walls at ground floor level in this older part of the interior and substantial timbers of a similar age to the roof. The property is clearly marked on a map for the Calthorpe Estate of October 1839 which shows the central block including the south wing with a bay window to its south-east front and deep chimney breast to its south-west face. Later additions appear to have occurred in the mid-C19, at which time the house was clothed with Gothic revival ornament to both its exterior and interior, and at the end of the century or the start of the C20 when the dining room wing was added to the south-west. The house was used as a residence until the C20 and now operates as a nursery school.

