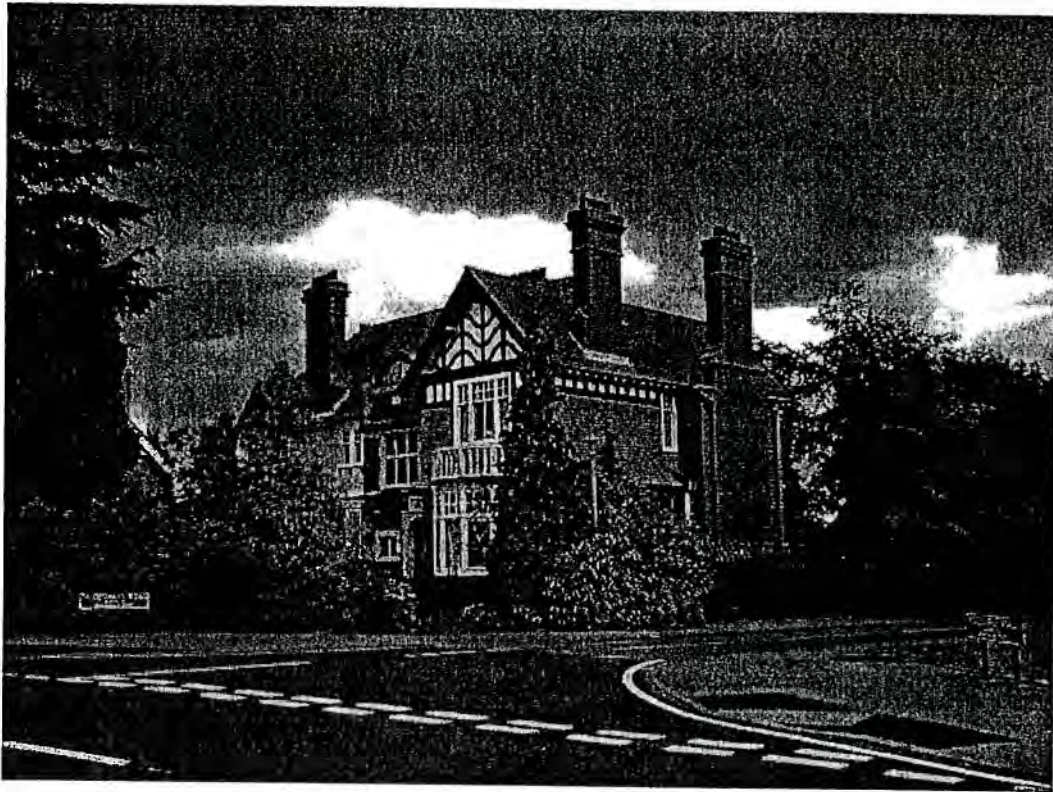


THE OLTON CONSERVATION AREA

ANALYSIS OF ITS CHARACTER AND APPEARANCE



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1. INTRODUCTION TO THE OLTON CONSERVATION AREA

The origin of designating conservation areas goes back to 1967. They were and still are seen as being a means of recognising how the character and appearance of certain areas contribute to our understanding of an evolving society. Although in their original conception, they were aimed at covering wide areas of towns, villages and countryside, their application quickly became limited to built-up areas.

There are a large number of factors which can give an area its own special interest, and because each conservation area will vary, then so too will the number of relevant factors. The special interest of a conservation area can lie within one or both of two aspects, which are architecture and history.

The boundary of the Olton Conservation Area has been drawn to encompass the main concentration of Victorian, Edwardian and Arts and Crafts buildings in Olton which retain their character and integrity, both at first impression and through a detailed study which warrants Conservation Area status as an area of special architectural or historic interest.

The history of the conservation area and of Olton in general is well documented, from the medieval period and before, through to the late nineteenth century and early twentieth century period which saw the construction of much of the built development which still defines its character today. Various separate publications and local history sources can be referred to for further details of that historical background.

The Olton Conservation Area was designated in September 1980, and A Conservation Area document was produced shortly after in October 1980. Since then the boundary of the Conservation Area has twice been extended – to the north in 1996 to incorporate 157-169 Warwick Road and Olton Library, and to the south in 1999 to incorporate 147-167 St Bernards Road.

The Olton Conservation Area – Analysis of its Character and Appearance

2. THE ROLE OF THE CHARACTER APPRAISAL

The Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as : "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".

The Act then goes on to impose a duty on local planning authorities to : "pay special attention to the desirability of preserving or enhancing the character or appearance of the area".

The primary sources of guidance relating to conservation areas are published by central government and English Heritage. The government's advice is given in its Planning Policy Guidance Note No 15 entitled "Planning and the Historic Environment", otherwise known as PPG15. English Heritage has released two publications "Conservation Area Practice" and "Conservation Area Appraisals". All of these documents, both individually and collectively, provide extensive guidance to those wishing to carry out development within or in the setting of conservation areas, whether it be an extension or alterations to a home or the redevelopment of a derelict industrial site.

We thus have a situation where preserving or enhancing will require continued attention aimed at ensuring that all development proposals will make a positive contribution to, and reinforcement of, the

existing character or appearance of the area allied with constant efforts to prevent harm from being caused to it.

An important tool in helping a local planning authority to discharge its duties towards conservation areas is to carry out a structured professional analysis of each one – known as a conservation area character appraisal. The way in which such an analysis can be of greatest benefit is if it is adopted by the Council, it is in accordance with the UDP and is consistent with advice in PPG15. Once formally adopted as such, it can then be put to both reactive and pro-active uses. The content of the analysis itself will justify why the area should be designated as a conservation area and, furthermore, why it warrants the special attention that planning legislation and judicial authority have conferred upon these areas.

The purpose and need for character appraisals is set out in PPG 15 which also provides some guidance on their content and structure. An appraisal will define and analyse the special architectural or historic interest that justifies designation, and thus provide a sound basis for development plan policies, development control decisions, and for the formulation of proposals and positive initiatives for the preservation and enhancement of the conservation area.

3. POLICY AND GUIDANCE

Section 2 above demonstrates that the approach of the Council in formulating this document is consistent with national policy and guidance as expressed in PPG15. This character appraisal is also in accordance with Policy ENV6 (Conservation Areas) of the adopted Solihull Unitary Development Plan which reaffirms the Council's commitment to

safeguarding and enhancing conservation areas, and Policy ENV6 (Conservation Areas) of the Solihull UDP First Review, 2001 -2011 (proposed modifications) which also specifically sets out the Council's intention to prepare and review appraisal documents.

4. ANALYSIS OF THE OLTON CONSERVATION AREA

The history of the conservation area and of Olton in general is well documented, from the medieval period and before, through to the Victorian and Edwardian period which saw the construction of much of the built development which still defines its character today. Various publications and local history sources can be referred to for further details of that historical development and it is therefore not repeated at length in this document.

The character and appearance of any conservation area will result from the combination and collective effect of many different attributes. Olton is no exception to this and it has been analysed under the following set of headings:-

1. Topography, Setting and Land Uses Within and Around the Area
2. Overall Visual Impression of the Area
3. Street Pattern and Grain
4. Tree Cover
5. Colours In and Around the Area
6. Micro Climate
7. Patterns of Movement
8. Night-time Appearance
9. Views – Into, Out Of and Within the Area
10. Pattern and Density of Buildings
11. Type and Style of Buildings
12. The Morphology of Buildings in the Core Area
13. Building Materials
14. Detailing of Buildings
15. Survival of Building Features
16. Landmarks, Focal Points and Special Features
17. Open Spaces and Ground Surfaces
18. Boundary Treatments
19. Tranquil and Active Parts
20. Alien Features

In an analysis of any conservation area there will be a number of attributes which will be applicable to the entire area (the common attributes). However, there may also be parts within the Area where their character or appearance may vary but are still mutually supportive due to their interaction with the common attributes.

Where a conservation area can be identified as having parts of varying character or appearance, these are normally referred to as Sub-Areas. Their differences can be demonstrated in the analysis and their geographical limitations marked on the map of the Area.

Common Attributes of the Olton Conservation Area

1) The Topography, Setting and Land Uses Within and Around the Area.

The Olton Conservation Area takes on an irregular oblong shape with its axis running north to south along St Bernards Road. There is a gentle fall in the land from north to south which also occurs along the same road. To both east and west sides of St Bernards Road the land falls away. On the west side it continues to fall away gently beyond the conservation area boundary. On the east side, it falls more steeply until reaching the reservoir which forms the majority of the eastern edge of the Area against its eastern boundary alongside the railway. From there, the land rises again beyond the boundary.

South of the Area, the land continues to fall away gently while at the north end there are much steeper downhill gradients leading out of the Area in both east and west directions.

Land use within the Area is predominantly residential although a reservoir takes up a significant area of land along the eastern edge. Adjacent to this are extensive sports facilities with some commercial and retail uses filtering into the Area from outside at the northern end.

The Area is surrounded entirely by urban development. This mostly takes the form of residential use but at the extreme northern end there is a small element of commercial and retail activity.

2) Overall Visual Impression of the Area

While there are subtle local differences in its physical appearance, across the majority of the Area there is a strong sense of visual consistency which is based essentially on land use, space, scale, landscaping, design, materials and a general feeling of comfort and ease for residents and visitors alike.

Land-use within the Area is dominated by open space around the reservoir and to the rear of the Friary and, more consciously by the residential evolution which has occurred along the principal streets.

The sense of space comes from the combination of road widths and front garden depths. Together, these factors put generous distances between the facing facades across the streets, even though the linear spacing of buildings is not great (and in many instances relatively narrow).

The Olton Conservation Area – Analysis of its Character and Appearance

The residential evolution within the Area has again been consistently managed to incorporate dwellings of modest to substantial structural scale. This takes the form of 2 and 2½ storey construction within largely regular plot widths. The element of consistency is apparent due to the fact that there is little mixing of storey heights from one individual building to the next. Instead they appear in groups giving uniformity to the broader appearance.

There are parts of the core area which have had this original character and appearance sacrificed to allow for late 20C development. Most of this infiltration occurs as two substantial pockets in the form of backland development. Although these pockets are for the most part away from the main points of public view along the principal streets, there is nevertheless sufficient of them visible to present uncharacteristic marks upon the Area.

Landscaping is a vital ingredient to both the character and appearance of the Area. The spacious front gardens which have allowed significant levels and scales of planting and the dividing boundary treatments are largely responsible for this aspect of the Area's image. The maturity and, more importantly, the continuity of the landscaped frontages running along the edges of St. Bernards Road, in particular, add very considerably to the character and appearance of the Area.



The core of the Area exhibits a short span of architectural history, condensed into the Victorian and early 20C period. The designs of the buildings are therefore of an evolutionary progress, although there are a number of examples of the Arts and Crafts style which create a valuable diversity and worthwhile interest to the street scene, especially in St. Bernards Road.

Materials used in the building of the dwellings are typical of the periods covered and consist mainly of red brick with plain clay tiled roofs. There is often an interesting level of brickwork embellishment but without undue exuberance. The Arts and Crafts examples continue the red brick themes but add render to the materials' palette and thus a subtle, complimentary deviation to the appearance of the Area. A group in this style is prominent in the vicinity of the roundabout at St. Bernards Road and Kineton Green Road.

On the whole, the combination of all of these features paints an image of an affluent suburban scene typical of the latter end of the 19th and the early 20th centuries. There are within it some subtleties. The buildings along St. Bernards Road are generally slightly larger with a little more decoration than their counterparts in Kineton Green Road.

However, in both of these streets, as with the western end of Grange Road, what could have been an otherwise strong (and perhaps even aggressive) visual ribbon of architectural shapes has been subdued by the presence of equally prominent landscaping and cross-street spacing. This result has created a place where people can feel comfortable with the buildings and not intimidated by them.

3) Street Pattern and Grain

The Area has evolved upon a relatively straight-forward street plan. Its north/south axis follows the route of St Bernards Road. At the north of the Area this road meets the Warwick Road at right-angles to it. Kineton Green Road runs parallel with and to the west of St Bernards Road from the Warwick Road in the north, to the mini-roundabout at Grange Road near to the southern end of the Area. Grange Road heads off east from the mini-roundabout. All of these roads form busy through routes to other local and regional destinations.

These principal routes form the skeleton against which the original growth of the Area's housing took place with dwellings facing them. From these principal routes, a number of culs-de sac and loops give access to, generally, more recent clusters of development.

Despite these later changes to the street pattern, the original grain of dwelling plots within the Area is still the dominant visual form. These plots are of

The Olton Conservation Area – Analysis of its Character and Appearance

roughly regular frontage width and with depths of comparatively much greater length. The dwellings are sited on their plots to give front gardens of comfortable proportions, but even so, they still possess extensive rear gardens and this is a characteristic feature of the Area, valuable for their inherent amenity as well as their reflection of the social history of the Area at the time of its laying out.

4) Tree Cover

Overall, the Area has a very high level of tree cover. Most of this exists within private garden spaces along the roadside boundaries and down the lengths of plot divisions. Often and especially in St Bernards Road, these thicken to form visually substantial groups which can obliterate the presence of buildings behind them or frame the many serial vistas along streets.

Around the eastern side of the reservoir the tree cover takes on a more woodland appearance of dense tree population and heavy undergrowth. The depth and density of this wooded area is sufficient to totally screen anything taking place on its far side.



All of the tree coverage is well established and mature with most of it being deciduous species. Despite the natural defoliation of the trees, their presence during that period is strong enough to disrupt the geometric shapes of the buildings which stand behind them in the street scene. There are some fine individual and group examples of coniferous species and their locations often serve as landmarks or centre-pieces in wider views of the Area.

5. Colours In and Around the Area

The major influences on colours within the Area lie in the combination of building materials, natural vegetation and road surfaces. The largely deciduous tree coverage ensures that colours follow the seasonal sequence of greens to browns and greys. The stature of the coniferous examples

is even more noticeable during the period of defoliation due mostly to their constant colouring.

The materials used for building have been historically limited to red brick and (white painted) render for walls with roofs covered in red/brown tiles or the blue/grey of Welsh slate. Paintwork to doorframes and windows is predominantly white while the doors themselves provide a wide variety of uplifting colours and tones.

6) Micro-climate

There are no indications of the Area having been laid out in any way to respond to local micro-climatic conditions. The buildings are not orientated towards the sun; they are not arranged so as to avoid risks of flooding, and there is no evidence of consistently high winds.

7) Patterns of Movement

Vehicular

All of the through routes within the Area, that is St Bernards Road, Kineton Green Road and Grange Road, carry heavy volumes of traffic. However, the vehicles using these routes tend to be private cars and not heavy commercial types. The mini-roundabout at the southern end of the Area causes short tail-backs on all approaches, but these do not tend to create serious congestion. At the northern end of the Area, St Bernards Road and Kineton Green Road are crossed by Warwick Road (the A41) and a stretch of this road forms the limit of the Area. There are closely positioned sets of traffic lights at their junctions, each with stacking lanes for traffic turning off the main highway. This route which feeds traffic from the M42 motorway towards Birmingham, carries very heavy volumes of vehicles of all types and sizes.

Pedestrian

Pedestrian movement is at its heaviest in the vicinity of the commercial activities along the Warwick Road. Within the remainder of the Area, there are very few focal points which generate or attract pedestrian activity, and because of this pedestrian movements are generally low, except during school start and finish times when Kineton Green Road in particular experiences a temporary influx of pedestrians and vehicles.

8) Night-time Appearance

Across much of the Area, the night-time appearance is typical of most suburban areas. It has its major through routes and residential estate roads defined by street lamps at regular intervals. At the northern end of the Area, the level of illumination becomes more intense along and around the Warwick Road.

The Olton Conservation Area – Analysis of its Character and Appearance

However, large swathes of the Area remain unlit and these are centred on the reservoir, the cricket ground and the public open space and cemetery which together wrap around the Olton Friary. By contrast, there is overhead illumination of parts of the sports club facilities between Grange Road and the reservoir.

9) Views - Into, Out of and Within the Area

Views Into the Area

From most road approaches into the Area the inward views are vistas framed by roadside trees in the front gardens of private properties. The frequency of these trees is such that once inside the Area, the buildings can be seen between them and this juxtaposition of the two creates a softened image of the regulated pattern of plots which front the roads.

The situation along the Warwick Road in the north of the Area is in contrast to this as roadside trees are few and the frontages of the buildings themselves act as the containing linear feature of the road.

Only limited views into the Area are available from the railway and these occur at the northern end where the line is elevated to cross the Warwick Road bridge. Because of the comparative lack of trees against the roadside at this point, the view has a more urban appearance. Elsewhere along the eastern boundary, the presence and density of trees around the reservoir prevent views into the Area from the railway.

Views Out of the Area

These are restricted to the outward routes of the roads and are, for the most part, again contained within vistas created by trees in frontages. Outside the Area at its northern end the surrounding development is largely devoid of trees and this reveals the far more urban appearance which is to be found beyond the Area.

Views Within and Across the Area

Throughout much of the Area, and in particular along St Bernards Road and Kineton Green Road, the views are very similar to those as described on entering it. Views to either side of these two roads are contained either by the buildings or the frontage landscaping which line them, thus creating a progression of serial vistas. The substance of these defined views is made up from the juxtaposition of trees breaking up the visual solidarity of the buildings behind them.

There are only very few opportunities to gain longer distance views across the Area from within it. The most significant of them is from St Bernards Road looking east across the cricket ground where the wooded land around the reservoir forms a skyline feature.

Similar views can be gained from within the sports complex and at the eastern end of Woodshires Road. The pleasure of views across the reservoir has been denied to the general public due to development along Mereside Way and Mallards Reach, although limited access to the mereside footpath is available through a permit system.

Specific Attributes of the Core Element of the Olton Conservation Area

The Olton Conservation Area consists of a number of parts with distinctly contrasting characters and appearances. There is however an identifiable and dominant core which creates its essential character. It is this dominant core which no doubt led to the Area's original designation and should therefore be treated as the holder of its benchmark qualities. Those inherent qualities are listed below.

10) Pattern and Density of Buildings

Along the principal routes through the Area, that is St Bernards Road, Kineton Green Road and Warwick Road, the buildings occupy narrow but very deep plots. There is an established "building line" which follows the gentle sweeps in the road alignment. In following this building line the houses reinforce and accentuate the road layout. Only in occasional short stretches does this sweeping relationship of buildings to road change to a staggered line and this is where the road curvature sharpens.

The regular building line allows each plot to have a front garden and these are predominantly defined by hedges or brick walls. These frontages cover sufficient space to have allowed varying degrees of planting to take place and become established. Despite this, the houses are still set very much towards the front of their plots, leaving extensive depth in the rear gardens.

In both St Bernards Road and Kineton Green Road, the plots follow the fall in ground level and this means that for both streets the houses are at a higher level on their east side to those on the west side.

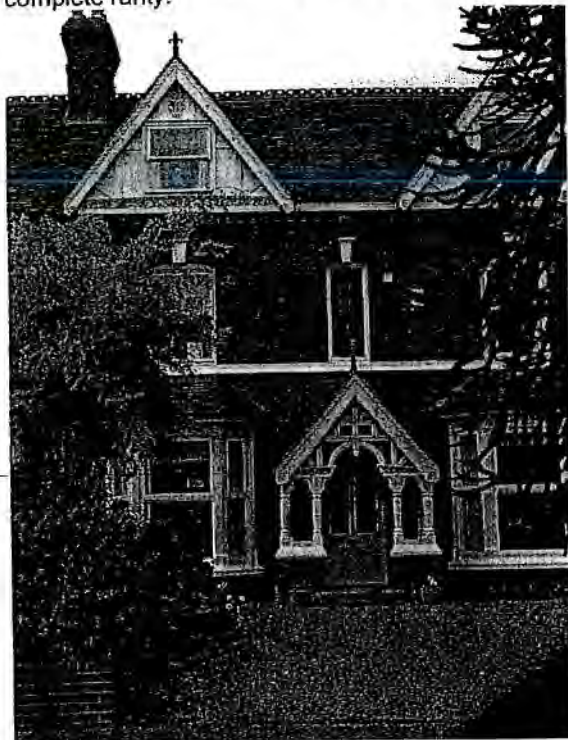
There is a mix of detached and semi-detached houses throughout this core area, but in either case they have been built so as to maximise the available width across the plot. Only narrow gaps exist between the houses and this has the effect of creating what might appear to be a form of continuous terracing.

This close proximity to one another creates a further false impression which is that the core area has a high density of buildings.

The Olton Conservation Area – Analysis of its Character and Appearance

11) Type and Style of Buildings

As would be expected in an area of suburban residential land use, the predominant types of buildings to be found are of course dwellings. They come most commonly in the form of 2 or 2½ storeys. The bungalow format along the earlier principal streets of the core area is a type of almost complete rarity.



The dwellings were built, in most cases, either as detached or semi-detached units. There are a few terraced houses, but not in any significant numbers. The presence of such a large stock of detached and semi-detached dwellings with ample private garden space, reflects an area established for the benefit of an affluent, upper-middle class society.

The style of the dwellings also reflects this original class structuring of the Area. The building phase in the core of the Area ranges from around the mid-Victorian period to the first World War with some slightly later elements randomly scattered within it.

Although the building periods for St Bernards Road and Kineton Green Road are the same, the styles of the dwellings in the two differ in that those in St Bernards Road have a higher level of embellishment. There can be little doubt that when built, this would have been the preferred street to live on.

12) The Morphology of Buildings in the Core Area

There are two principal routes through the core area, Kineton Green Road and St Bernards Road.



Both are lined with dwellings, mostly in a very close linear arrangement along an almost regular building line. Towards the northern end of Kineton Green Road where the curvature of the road sharpens, the building line staggers exposing parts of the end elevations of the dwellings. Elsewhere in the core area, the building line sweeps gently with the road alignment.

Along both of these roads, the buildings are at higher levels on their east sides than the west due to the natural fall of the land across them.

There is a strong visual unity between dwellings in these two roads despite the ones in St Bernards Road being of slightly larger scale and of more elaborate design and detailing.

In Kineton Green Road, the dwellings possess the following essential characteristics:-

- a) Predominantly two storey construction (a few are 2½ storey, but there are no single storey examples);
- b) The most common form of roof is in double-pitched gable ended construction, but the presence of hipped roof types is nevertheless frequent;
- c) There is frequent use of shallow forward projections from the main front elevations and these are usually capped with a right-angled (but subservient) gable roof;
- d) Roof pitches are normally in the region of 40° or slightly steeper;
- e) As a result of the roof pitch, the element of the roof's presence within the whole of the elevation is of a significant proportion but not out of scale with it;
- f) Chimneys add considerably to the roofscapes and can be seen in a variety of positions within the roof plane (ridge-mounted, at gable ends, wholly contained within the slope of the roof, rising from eaves level), they are substantial in plan form and height (well proportioned with the remainder of the elevation), and with good but not necessarily elaborate capping details;
- g) There are a few original dormer windows constructed in the style of the building;

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- h) Some original bay windows are in evidence and again in the style of the building;
- i) Barge boards and eaves are often well pronounced and give relief to the elevation;
- j) Window apertures have a vertical emphasis.

in St Bernards Road, the dwellings possess the following essential characteristics:-

- a) Predominantly two storey construction (many are 2½ storey), but there is a very small number of 20th century single storey chalet style bungalows);
- b) The most common form of roof is in double-pitched gable ended construction, but the presence of hipped roof types is nevertheless frequent;
- c) There is frequent use of shallow forward projections from the main front elevations and these are usually capped with a right-angled (but subservient) gable roof;
- d) Roof pitches are normally in the region of 40° or slightly steeper;
- e) As a result of the roof pitch, the element of the roof's presence within the whole of the elevation is of a significant proportion but not out of scale with it;
- f) Chimneys add considerably to the roofscapes and can be seen in a variety of positions within the roof plane (ridge-mounted, at gable ends, wholly contained within the slope of the roof, rising from eaves level), they are substantial in plan form and height (well proportioned with the remainder of the elevation), and with good and often elaborate capping details;
- g) There are a few original dormer windows constructed in the style of the building;
- h) Original bay windows are frequently in evidence and again in the style of the building, they can be of single or two storey heights;
- i) Barge boards and eaves are often well pronounced and give relief to the elevation;
- j) Window apertures have a vertical emphasis.

Along the remaining through routes within the core area, i.e Warwick Road, Old Warwick Road and Grange Road, the dwellings possess the following essential characteristics:-

- a) Predominantly two storey construction (some are 2½ storey and here there are a number of examples of bungalows);
- b) The most common form of roof is in double-pitched gable ended construction, but the presence of hipped roof types is nevertheless frequent;
- c) There is frequent use of shallow forward projections from the main front elevations and these are usually capped with a right-angled (but subservient) gable roof;
- d) Roof pitches are normally in the region of 40° or slightly steeper;
- e) As a result of the roof pitch, the element of the roof's presence within the whole of the

elevation is of a significant proportion but not out of scale with it;

- f) Chimneys add considerably to the roofscapes and can be seen in a variety of positions within the roof plane (ridge-mounted, at gable ends, wholly contained within the slope of the roof, rising from eaves level), they are substantial in plan form and height (well proportioned with the remainder of the elevation), and with good but not over-elaborate capping details;
- g) There are a few original dormer windows constructed in the style of the building;
- h) Some original bay windows are in evidence and again in the style of the building;
- i) Barge boards and eaves are often well pronounced and give relief to the elevation;
- j) Window apertures have a vertical emphasis.



It should be noted however that the morphology of the buildings on the north east side of Warwick Road within the core area changes. Most of the buildings in this stretch are in commercial or retail use but despite this they follow the morphology of the domestic buildings described above. Noticeably towards the northern end of this stretch the buildings are in wholly commercial use and their morphology is much closer to that of the dwellings in St Bernards Road.



The Olton Conservation Area – Analysis of its Character and Appearance

A very recent development of flats has been erected on the end plot and this building has been strongly influenced in its size, design and construction by its immediate neighbours within the conservation area.

13) Building Materials

Throughout the core area there is further uniformity created by the materials used to construct the buildings. For the walls, red/orange brick and render are predominant. Either of these can occur as the entire material for an individual elevation or even for the whole building, or they are used in combination within individual buildings, with striking visual effect in the street scene. There is also frequent use of mock timber framing but this is mostly confined to small panels within individual elevations and at higher levels.

Roofs are almost exclusively covered in small plain tiles of red or reddish-brown colour. Welsh slate occasionally breaks with this overall theme.

14) Detailing of Buildings

This analysis has shown that the dwellings in St Bernards Road were built with a slightly higher level of elaboration than is to be found on buildings in other parts of the Area. That is not to say however that the other parts do not uphold the overall spirit of good quality and architectural interest.

In St Bernards Road there is widespread use of the finer detailing associated with the Victorian, Edwardian and Arts and Crafts movements. The quality of brickwork is high and a good deal of elaboration has been utilised to embellish the dwellings. The use of string courses, plinths, corbelling, moulded reveals, arches, chimney cappings and decorative chimney shafts are all common devices.

Joinery is equally well accounted for with good quality manufacture, elegant mouldings to glazing bars, chamfers to outer frames and door surrounds. Doors themselves have been given a high level of attention as would have befitted the quality residences of their original, affluent middle-class occupants. The recessed frames of doors and windows in their apertures along with pronounced cills in brick or stone give depth and texture to elevations.

In other streets, detailing is less elaborate, but nevertheless it was used to raise the quality of these buildings too. While the windows and doors follow similar levels of detailing, less attention has been given to string courses, corbelling and aperture surrounds.

15) Survival of Building Features

The entire core area has survived extremely well against the onslaught of the late twentieth century

phenomenon of alteration and extension by householders.

Original detailing has been retained, especially with regard to window frames, doors and chimneys. These are often the first features to go in the pursuit of "modernisation". Fortunately the residents have respected the original characters of their homes and equally commendable has been the lack of additions such as dormers or rooflights which can so often result in the total disruption of an elevation and even the entire building.

16) Landmarks, Focal Points and Special Features

The core area is not heavily populated with landmark buildings or natural features. However at the northern end, St Margaret's church stands upon the highest level of the Area and makes a strong visual impression onto Warwick Road. Opposite, the short parade of shops is also noticeable but not a landmark in the true sense of the word.

The same shops and library also create a focal point for residents, as do the churches of St Margaret's and the United Reformed church in Kineton Green Road, but within the core area these are the only attractors of attention and activity.

The only special feature in the core area is the free-standing clock at the junctions of Warwick Road and Old Warwick Road. This feature stands approximately 5 metres in height and is mounted on a square pedestal which is then shouldered into a smaller cylindrical shaft. The clock is four-faced with a tented capping and finial.

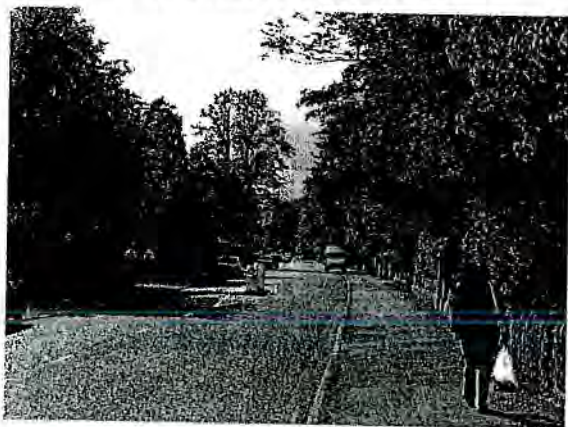


17) Open Spaces and Ground Surfaces

The core area is noticeably devoid of open space which is accessible or visible to the general public. However, there is a perception of linear space which is conscious to those passing through, and this is created by the distances between the dwellings across the roads. This is accentuated at the north end of the core because of the junctions onto Warwick Road.

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Ground surfaces which are visible within the core area are of either lawns in front gardens or the tarmac finishes to roads and pavements.



18) Boundary Treatments

These are vitally important to the character and appearance of the core area. The most obvious treatments are those running along front boundaries with the roads and between the frontages of properties.

They consist of a mixture of trees and walls and in many cases, a combination of the two. Where there are trees, they are all mature and in a variety of species although the deciduous are most common. The plots with heaviest planting occur in St Bernards Road. In Kineton Green Road frontage tree population fluctuates in its density, but nevertheless it is always visible as a strong ingredient to the composition of the street scene. The boundary hedge between numbers 110 – 112 is worthy of note as an example of a surviving hedgerow believed to date back to at least the early nineteenth century. The north east side of Warwick Road lacks trees in front of the commercial and retail premises and this reveals fully the architecture along that comparatively short stretch of the road.

There are frequent walls of varying heights, detailing and materials running along the frontages of plots facing the roads.



19) Tranquil and Active Parts

The heavy vehicular use of the through routes within the core area means that there are virtually no parts of tranquility to be found there. The two major enclaves of modern residential development, i.e. Raddington Drive and Mereside Way, do have much lower levels of vehicular activity, but these parts could still not be justified as being tranquil.

The core area is therefore active but purely due to constantly high levels of through vehicular movements. There are no manufacturing, employment generating or social/recreational sources to create any other form of activity here.

20) Alien Features

The most damaging intrusion into the core area has been insensitively designed buildings. These occur mainly in small groups of four to six dwellings and are scattered randomly across the core area. In this way they distort and erode the inherent historic architectural integrity which is one of the key characteristic features of this part. However, the most damaging forms of architectural and historic integrity here lie in the culs-de-sac developments of Raddington Drive and Mereside Way.

Within these two developments which appear to have occurred during the third quarter of the 20th century, not only has the original stylistic appearance of the core area been totally disregarded in favour of the designs of the times, but the historic layout of deep narrow plots has been heavily eaten-into. Only the close linear proximity of the traditional dwellings along the street frontages of St Bernards Road and Kineton Green Road save these two developments from potentially destroying the character and appearance of the conservation area.

The smaller groups and the two major developments are identified on the map at Appendix 2. The way of dealing with them in this analysis and appraisal of the Area is dealt with in the section entitled "The Future for the Area".

There are other forms of eroding and harming the character and appearance of conservation areas generally and they include the replacement of timber windows with modern PVCu counterparts, the attachment of satellite antennas; insertion of rooflights; unsightly wirescapes; the laying out of frontages in brick paviors for parking and the excessive use and size of traffic signs.

The core area is fortunate in that the residents have not devalued it through the wholesale use of these threatening alterations. The presence of wirescapes and traffic signs also appears to be generally at a level of visual tolerance.

5. NEUTRAL ZONES AND SUB-AREAS

While the core of the Area enjoys to a very large extent the survival of a distinct character and appearance derived from type of dwellings, their style, pattern, ages, scale, materials and landscaping, there are also within it, a number of geographic areas which display a distinctly different form, character and appearance.

These pockets of differing character can be divided into two categories. On the one hand, there are those which can be linked to the core Area by way of historic evolution or appearance (the Sub-Areas), and others which exist without such obvious links and could, in fact, be regarded as alien in both character and appearance to the core Area (Neutral Zones). This latter category, which can be found in many conservation areas, is largely due to some form of development which occurred before conservation areas and their inherent considerations were introduced.

Both of these categories exist within the Olton conservation area. Fortunately, for the visual benefits of the Area and for the administration of conservation area responsibilities, the Neutral Zones all occur within easily definable pockets. In many cases they do not have extensive ground coverage, but in those parts where they do, they are visually concealed by surviving traditional development.

Neutral Zones

PPG 15 recognises that a character appraisal will assess not only those elements which contribute to the area but also those elements which make no positive contribution or which actually detract from it. Regarding the latter categories it is possible to define on a map some 'neutral zones' which, as explained above, have little or no architectural or historic link with what might be referred to as the core areas of the conservation area. These remain within the conservation area and subject to all the same policies and legislation and should not be regarded as 'soft' areas, but rather as opportunities for enhancement. PPG15 makes this clear at paragraph 4.17 where it states :

“ Many conservation areas include gap sites, or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area; their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area.”

The Sub-Areas

There are two Sub-Areas of differing character and appearance to the Core Area but which have historical links to it, and they are:-

- 1) The Reservoir, its adjoining woodland, the adjacent sports grounds and the cricket pitch fronting St. Bernards Road;
- 2) The former Franciscan Friary with its immediate grounds and cemetery and the public open space to the north and east of the former Friary.

The character and appearance of each can be summarised in the following way:

The Reservoir

- 1) A large irregular shaped area of open land in natural and sports facility uses;
- 2) Pockets of mature woodland surrounding the southern half of the reservoir and contributing significantly to views across it;
- 3) Minimal number of buildings of special design for specific purposes, not in accord with that of those in the core area;
- 4) The reservoir and its woodland form a tranquil area for recreation, due to the limited public and vehicular accessibility to it, which is not dominated by inappropriate or prominent new development;
- 5) Conversely, the Sports Club forms a focal point where there is a more concentrated level of activity for short periods of time.

The Former Friary

- 1) A roughly rectangular shaped area of land in informal recreational and ecclesiastical uses;
- 2) Two large buildings both larger in scale than those generally found in the core area;
- 3) The forwardmost of these buildings with the adjacent cemetery form a notable landmark on entering the conservation area from the south;
- 4) There is moderate tree cover along the street frontage of this sub-area and also around the buildings;
- 5) The uses in this sub-area form a focal point for activity for pedestrians and vehicles;
- 6) Views out from this sub-area to the east present a clear image of late 20th century residential development;
- 7) Views into the sub-area from the residential development to the east portray an open grassed foreground terminated and framed by trees along St Bernards Road and around the buildings within it.

6. INDIVIDUAL BUILDINGS

The character and appearance of the Area depends to a very large extent upon the traditional buildings erected during the Victorian, Edwardian and the Arts and Crafts stylistic periods that feature within it. All of the buildings within the Area originating from these periods make a positive contribution to it. But even within this broad scope there are individual and groups of buildings which make an important contribution and highlight the quality of the Area. These buildings are identified below and should be the benchmark for the standards of design for new and replacement buildings.

However there are exceptions to the above. The identified Neutral Zones have been classified as such primarily, but not exclusively, because their buildings collectively conflict with the scale, style, design, materials and detailing of the traditional buildings. In addition to the Neutral Zones where this infiltration of more modern, insensitively designed buildings is concentrated, there are also to be found individual and random examples of the

same. There are also cases where traditional buildings have had their original character and appearance impaired and occasionally completely destroyed by subsequent alterations and/or additions. This later phase of architectural insurgence serves as an indicator of how fragile the character and appearance of a conservation area can be, and demonstrates how alterations and extensions should not be executed.

Some individual buildings within the conservation area can be specifically identified on a map as falling within defined categories i.e. "important" buildings which make a notably positive contribution to the character and appearance of the area; and "negative impact" buildings, the design of which is so inappropriate in its setting that it has a negative impact on the conservation area. As explained above, the latter should be regarded as opportunities for enhancement in accordance with the advice contained within PPG 15.

The Olton Conservation Area – Analysis of its Character and Appearance

7. FUTURE OF THE OLTON CONSERVATION AREA

Policy

The local planning authority will:

- a) preserve the grain of plot layouts especially by rejecting proposals which involve the assembly of rear gardens to form development opportunities;
- b) preserve all buildings of the Victorian and Edwardian periods unless it can be demonstrated that they are structurally unsound and beyond the scope of economic repair, or that previous alteration and/or extension has resulted in a substantial and irreplaceable loss of their individual character;
- c) ensure that any new or replacement buildings should be designed with their style, scale, siting, orientation, elevational articulation, materials and detailing to perpetuate those same attributes contained within the architectural language of their immediate surroundings;
- d) ensure appropriately designed signs, shopfronts, fascias and methods of illumination to retail and commercial premises.
- e) ensure that all proposed development within or affecting the setting of the Sub-Areas of the Reservoir and the Former Friary respect and pay due regard to the special qualities of those areas.

Detailing is of critical importance to all of this particular conservation area, and especially to the buildings in St .Bernards Road. This architectural detail has been largely preserved thus far to a remarkable degree and is a key factor in the special character of the area. The analysis demonstrates that and justifies the rigorous requirements outlined above. However those essential details are under increasing threat from unsympathetic alterations and additions often carried out with deemed consent. To tackle this, the Planning Authority will introduce Article 4 Directions which will, where necessary:-

- a) control the style, size, scale, siting, and design of extensions;
- b) control materials (and the way they are constructed) of new roofs and walls;
- c) control the treatment of frontages (in particular the laying out of hardstandings);
- d) prevent the replacement of doors, windows and fascias with unsuitable and unsympathetic materials such as PVCu and aluminium;
- e) prevent the removal, stunting or other alteration to chimneys;
- f) prevent the application of claddings, painting of brickwork, painting of rendering in inappropriate colours;
- g) control advertisements and the means and types of illuminating shop signs and fascias.

Issues requiring further pro-active policy consideration

Apart from the policy issues referred to above, the following measures are worthy of being given detailed consideration for the long-term benefit of the conservation area:-

- a) the establishment of an overall tree audit to identify specimens that are nearing the end of their natural lives, and then to prepare a long-term plan/scheme to assist land-owners with their replacement;
- b) to investigate the reservoir as a form of low key recreation activity, concentrating on limited pedestrian access.

Development Control Guidelines

Once in place as a Council adopted character appraisal document, the Olton Conservation Area Appraisal will enable the Planning Authority to respond fully to its duty under section 72 of The Act to preserve or enhance the character or appearance of the Area. It will allow a far greater scrutiny of development proposals, thereby ensuring that the "special attention" required by the section 72 duty can be properly applied. This duty applies to all forms of development whether new build, extensions or alterations.

Developers and householders are encouraged to use this Appraisal document in order to guide them in the preparation of their proposals and so avoid lengthy and unnecessarily protracted negotiations after submission or prevent rejection of their schemes. By doing this, they can address and reflect the fundamental principles and finer details which together give the Area its special architectural and historic interest.

Where applications demonstrate a lack of observance of the factors identified in the analysis, the Planning Authority will adopt a robust line to ensure improvements to submitted schemes. The existence of this Conservation Area Appraisal document will considerably strengthen the Planning Authority's position at appeal by under-pinning its case.

This Appraisal re-affirms the Planning Authority's high level of commitment to the preservation and enhancement of the Area. It will demonstrate this through all stages of the planning process. This will start with a consistent and unequivocal requirement for high quality plans and elevations for all forms of development proposals submitted for consideration. An essential component will be street elevations to indicate how the proposal will integrate into the local scene.

The Olton Conservation Area – Analysis of its Character and Appearance

The Planning Authority is empowered to attach conditions “as it sees fit”, to the granting of permission for any proposals. It will do this in all cases, even when the submitted documents indicate conformity with policies and standards which have been adopted for the Area. There are legal reasons for doing this as well as to provide a safeguard against proposals sites being transferred to new owners who may not have the will to uphold the efforts of the Planning Authority and their committed neighbours in securing properly sensitive development.

The Planning Authority will expect proposals for development to include designs in appropriate styles and completed to levels of detailing to the

same standard which has created the underlying character and appearance of the Area.

Local Plan Policies

Although adopted as a character appraisal document, this Appraisal document stands as part of the Development Plan in accordance with Policy ENV6 of the UDP Review, as is consistent with national policy and guidance as expressed in PPG15. Any future review of the Development Plan will be regarded as an opportunity to incorporate and consolidate its fundamental principles into headline policies in the new Plan

The Olton Conservation Area – Analysis of its Character and Appearance

APPENDIX 1 - Schedule of Individual Buildings

IMPORTANT BUILDINGS assessed on their relative importance within each street, are as follows :-

St. Bernards Road (even Nos – east side)

No.	Reason
4/6	design, detailing, materials
8/10	design, detailing, materials,
12, 14, 16	design, detailing, materials, glazing,
52	design, detailing, materials,
54/56	design, detailing, materials, glazing,
58	design, detailing, materials
62	design, detailing, materials
74	design, materials,
76	design, materials, exceptional curtilage
78	design, materials, glazing,
82	design, materials, glazing,
84/86	design, detailing, materials, glazing,
88	design, materials,
90/92	design, materials,
94/96	design, materials,
98/100	design, materials,

(NB. Nos 90 to 100 form a group in Arts and Crafts style with nos 107, 105 and 103)
The Friary, scale, design, detailing, materials, glazing, (applicable to both principal buildings)

St. Bernards Road (odd Nos – west side)

1	design, detailing, materials,
15	design, detailing, materials,
17	design, detailing, materials,
19	design, detailing, materials,

(N.B. Nos 15, 17, 19 are variations on a single theme)

23 / 25	design, detailing, materials,
27 / 29	design, detailing, materials,

(N.B. Nos 23 – 29 are variations on a single theme)

35	design, materials,
39	design, detailing, materials,
43	design, detailing, materials,
51	design, detailing, materials,
53	design, detailing, materials,
55	design, detailing, materials,
57	design, detailing, materials,
59 / 61	design, detailing, materials,
65 / 67	design, detailing, materials,
Servite Convent	scale, design, detailing, materials,
103	design, materials,
105	design, materials,
107	design, materials,

(N.B. Nos 103, 105, 107 form a group in Arts and Crafts style with Nos 90 to 100)

109	design, materials,
Willow Grange (119)	scale, design, detailing, materials, siting, curtilage
Willow Cottage	closely related to Willow Grange
153	design, materials,

Chestnut Close

1	design, detailing, materials,
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The Olton Conservation Area – Analysis of its Character and Appearance

Kineton Green Road (even Nos – west side)

Olton United Reformed Church	scale, design, detailing, materials,
96	design, detailing, materials, glazing,
98 / 100	design, detailing, materials, glazing,
102	design, detailing, materials,
(N.B. Nos 96 to 102 are variations on a single theme)	
104 / 106	design, detailing, materials,
108 / 110	design, detailing, materials,
(N.B. Nos 104 to 110 are variations on a single theme)	
130	shop with interesting corner window
132 - 134	design, part of block with above
136 – 146	terrace of dwellings – design, materials,

Kineton Green Road (odd Nos – east side)

15	design, detailing, materials, glazing,
17	design, detailing, materials, glazing,
19	design, detailing, materials, glazing,
21	design, detailing, materials, glazing,
(N.B. Nos 15 to 21 are variations on a single theme)	
57	design, materials, glazing,
59	design, materials, glazing,
65 / 67	scale, design, detailing, materials,
69 / 71	scale, design, detailing, materials,
73	scale, design, materials,
75	scale, design, detailing, materials,
81-83	scale, design, detailing, materials
85 / 87	scale, design, detailing, materials, glazing,
89 / 91	scale, design, detailing, materials, glazing,
93	scale, design
99	scale, design, detailing, materials, glazing,
101	scale, design, detailing, materials, glazing,
113 / 115	scale, design, detailing, materials,
121 / 129	terrace of dwellings following style and detailing of 113 / 115

Old Warwick Road (East) (south side)

No buildings of importance

Old Warwick Road (North) (west side)

17	scale, design, detailing, materials,
19 (Warwick Court Hotel)	scale, design, detailing, materials,
31/ 33	scale, design, detailing, materials,
Nos 35 – 41 inclusive form a good group of variations on a single theme	

Warwick Road (even Nos – west side)

58	scale, design, detailing, materials, (character eroded by bricks to new extension)
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Warwick Road (odd Nos – east side)

New Apartment block	scale, design, detailing, materials,
Rocksborough House	scale, design, detailing, materials,
Flemings Hotel, 141	design, integral part of streetscene.

(There are several groups of buildings on both sides of Warwick Road in which individual members show variations on a basic design theme. Some have had small scale unsympathetic alterations, but these could be reversed/improved to restore the coherence of their host group. This low level of alteration should not be used as an excuse to demolish individual buildings within each group, as this would destroy the architectural and historical interest which they possess).

Grange Road (even Nos – north side)

Norwood House	scale, design, materials,
120/118	scale, design, materials,
116/114	scale, design, materials,
112/110	scale, design, materials,

Grange Road (odd Nos – south side)

St. Bernards Grange	scale, design, materials, curtilage
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The Olton Conservation Area – Analysis of its Character and Appearance

St Margarets Road

St Margaret's Church scale, materials,

BUILDINGS WHICH HAVE A NEGATIVE IMPACT

There are notable examples of buildings which have a negative impact on the established character and appearance of the Area and these are :-

St. Bernards Road

(even Nos – east side)

No

Mereside Estate
106 – 110

Reason

several "Court" blocks of wholly unsympathetic design/materials
unsympathetic design

(odd Nos – west side)

9a

unsympathetic design

31

unsympathetic design

31a

unsympathetic design

33a

unsympathetic design

37

by extension

49a

unsympathetic design

71

unsympathetic design

Servite House (101)

unsympathetic design

107a

unsympathetic design

Kineton Green Road

(even Nos – west side)

58

unsympathetic design

84

by dominant extensions

Brook Lane junction

unsympathetic design

150

unsympathetic design

(odd Nos – east side)

St. Margaret's Court

blocks of wholly unsympathetic design / materials

39

unsympathetic alterations

61

20c bungalow

103

recent garage sited in front garden

133

by extension

Old Warwick Road

17a

unsympathetic design

Warwick Road (west side)

Olton Grange

by extension

Warwick Road (east side)

Restaurant (adjacent Library) unsympathetic design

RECENT SYMPATHETIC DESIGNS

Despite the general lack of sympathy displayed in recent phases of development and alteration, there are examples where care and sensitivity have been shown to immediate surroundings. Examples of this can be found in :-

St. Bernards Road

1a, 83, 102, 104

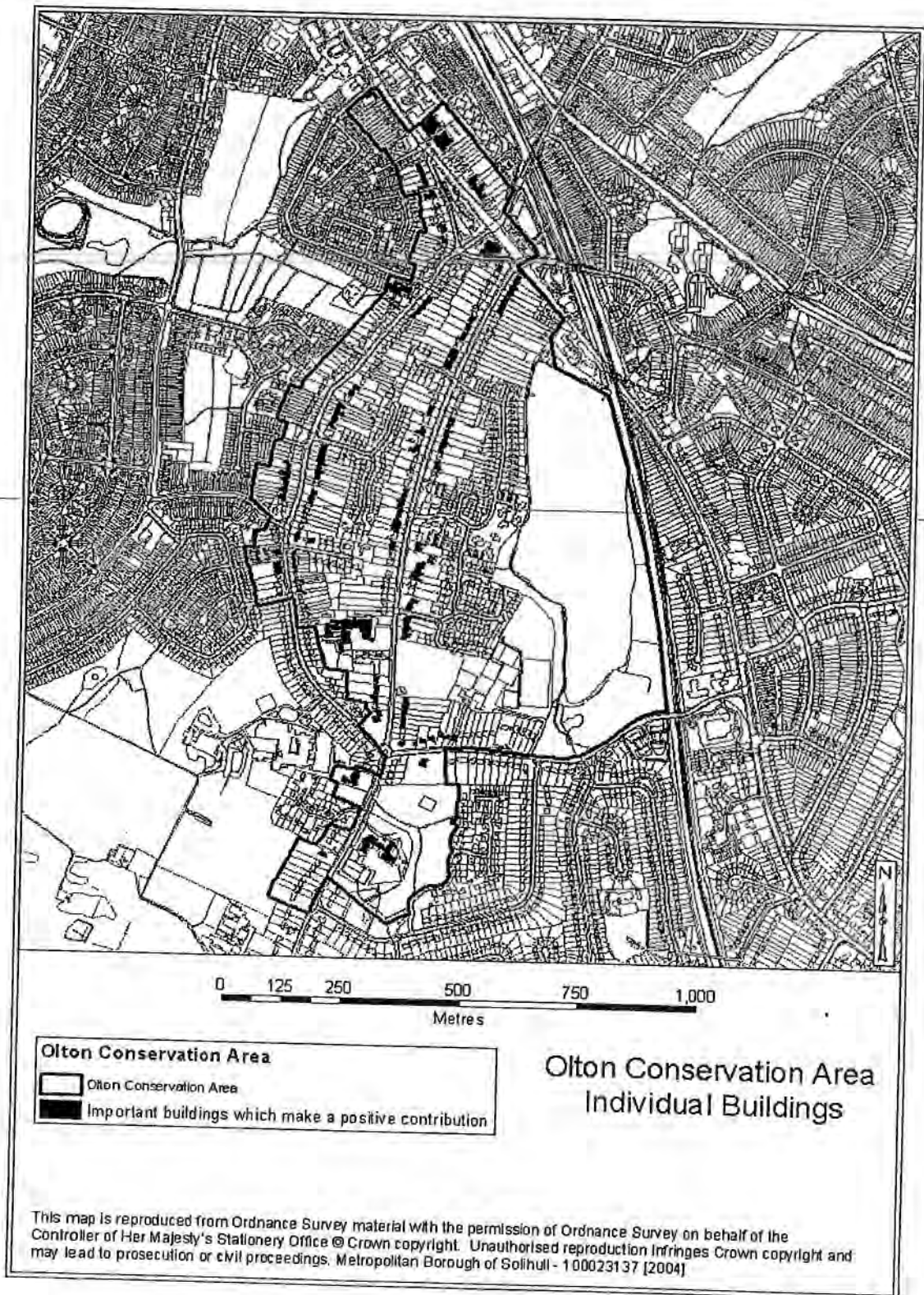
Kineton Green Road

60 – 82 (even Nos)

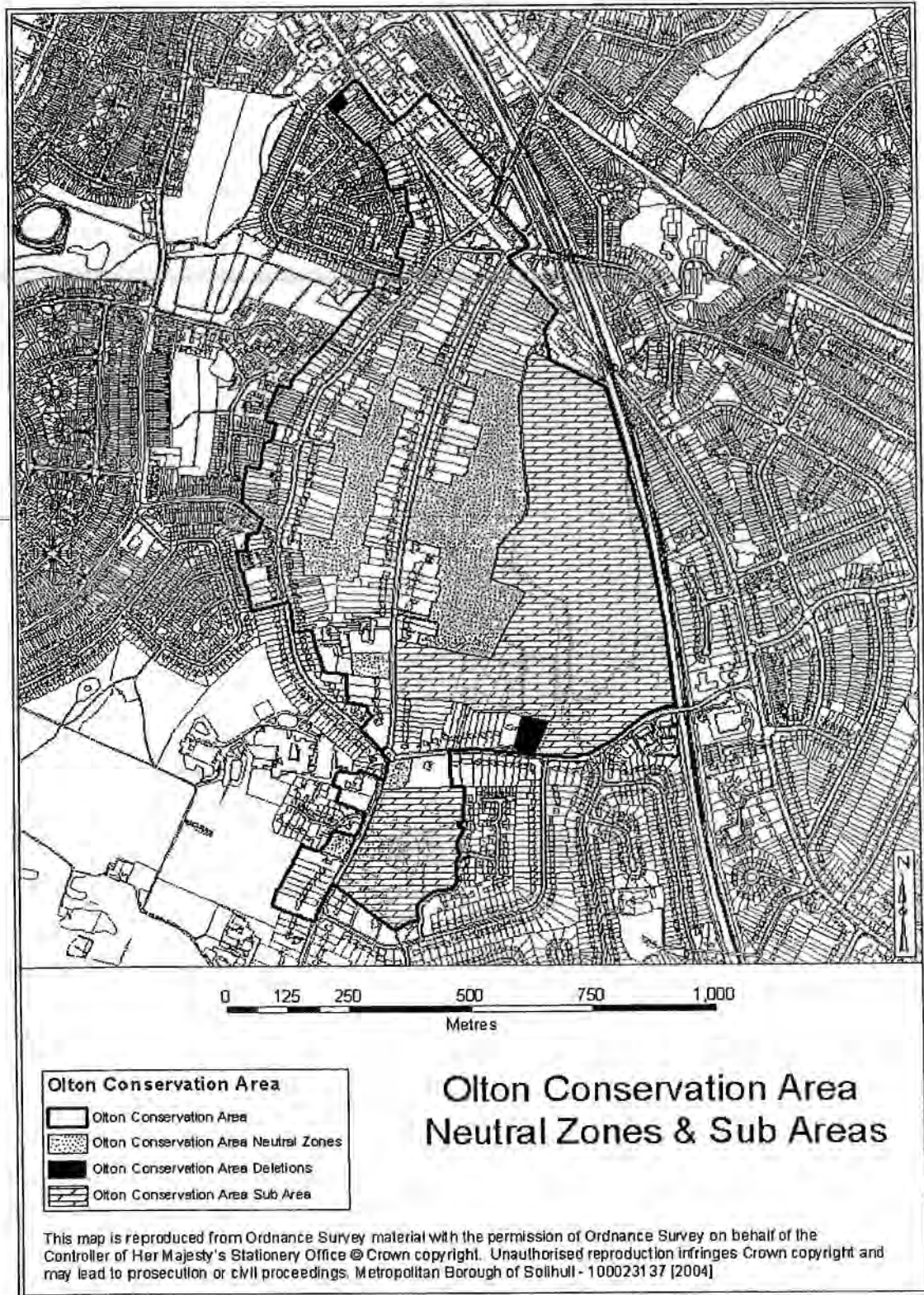
Warwick Road

Apartment building immediately north of Rocksborough House

APPENDIX 2 - Maps



The Olton Conservation Area – Analysis of its Character and Appearance



APPENDIX 3

The following organisations were consulted on this document:

Olton Residents Association
Solihull Residents Association
Ancient Monuments Society
Society for the Protection of Ancient Buildings
The Georgian Society
Victorian Society
Bromford Housing Group
Commission for Architecture and the Built Environment
Council for British Archaeology
English Heritage
Fry Housing Trust
Royal Commission for Historic Monuments (England)
Solihull Archaeological Group
The Housebuilders Federation (Midlands Region)
GVA Grimley
Stansgate Planning Consultants
Cala Homes Ltd
Oakmoor Estates
Chase Homes
Miller Homes Ltd
Sutherland Craig
Tyler Parkes
RPS
Taylor Woodrow
Crest Nicholson (Midlands) Ltd
The Lapworth Partnership
Countrywide Homes
Pegasus Planning Group
Bloor Homes
Councillor Mrs H Cox }
Councillor N Davies } Olton Ward Councillors
Councillor J Windmill }

The Owner/Occupier of every property in the Olton Conservation Area

Public meeting held on 15 December 2004 + 2 exhibitions on 11 and 18 December 2004

Olton Conservation Area Character Appraisal

Respondents to Main Consultation Process December 2004 – January 2005

Residents

- Mr J Bulley, 105 St Bernards Road
- Mr C Veal, 36 St Bernards Road
- Mr M Goodwin, 112 Kineton Green Road
- Mr & Mrs J Berg, 14 St Bernards Road
- Mr J Wood, 83 St Bernards Road
- Mr R Ripley, 6 St Bernards Road
- Mr C Ayto, 125 Kineton Green Road
- Mrs G Wood, 83 St Bernards Road
- Mr T Pickard
- Dr M Ahmed, 31 St Bernards Road
- Mr B Chapple, 108 St Bernards Road
- Mr J Oates, 109 St Bernards Road

Consultants/Developers

- GVA Grimley
- Oakmoor Estates
- Cala Homes (Midlands) Ltd

Organisations

- The Victorian Society
- English Heritage

The Olton Conservation Area – Analysis of its Character and Appearance

Main Consultant Process – December 2004 - January 2005

Issue/Comment	Council Response
Sundry minor spelling, address and typographical errors.	All corrected as necessary.
Terminology – some expressions of concern about references to buildings 'which cause harm'.	Changed to '....have a negative impact'.
English Heritage – strong support but reservations expressed about category of buildings 'which could potentially make a contribution' – either they do or they don't.	Category deleted accordingly.
Various representations about specific buildings included on, or omitted from, the Schedule of Individual Buildings – requests to add, delete or re-categorise.	Various amendments made and some buildings added/reclassified following consultation with the consultant author of the document, the Conservation Advisory Committee and additional public consultation exercise. Amendments made on the basis of professional judgement of officers.
Rear gardens – limited contribution to the character of the Conservation Area and important development potential.	Disagree – long rear gardens are a characteristic feature of the area, valuable for their inherent amenity as well as evidence of the historic evolution of the area.
Pedestrian movements not always low – Kineton Green Road – very busy at school start and finish times	Acknowledge – text amended accordingly.
Access to Olton Mere is available via a permit system.	Acknowledged – text amended accordingly.
Article 4 Directions would be an unreasonable imposition on the freedom of individual householders to maintain and improve their properties.	Disagree - Article 4 Directions are an important tool in preserving the special character of Conservation Areas where they can be justified such as in this case to protect crucial architectural detail. "Where necessary "added to text to emphasise that such powers are to be used selectively but, otherwise, no change.
Request to add more on the historical background to the area.	Noted, but many sources already exist for information. To add it into this document would make it overly-long and less user friendly.
Suggested deletion of 'National Zones' and sub-division of Olton Mere Sub-Area.	Noted, but not considered helpful to create 'holes' within the Conservation Area.
Sundry other comments/suggestions on minor matters of detail.	Minor amendments/additions to wording made where appropriate.

The Olton Conservation Area – Analysis of its Character and Appearance

Respondents to Secondary Consultation Process March – April 2005

Residents

- M E & S J Kinning, 17 Old Warwick Road
- Mr R Hollins, 69 St Bernards Road
- Mr J Oates, 109 St Bernards Road
- Mr P Ripley, 6 St Bernards Road
- Mrs L Rogers, 153 St Bernards Road
- Mr B Croxall, 103 Kineton Green Road
- Mrs Macer-Wright, 133 Kineton Green Road
- W G Naylor, 80 St Bernards Road
- Mrs G Wood, 83 St Bernards Road
- Mrs M Barnwell, 6 Grendon Road

Consultants/Developers

- Pegasus Planning Group (two letters plus further related correspondence regarding Flemings Hotel)
- GVA Grimley
- Countrywide Homes

Other Bodies

- The Victorian Society
- English Heritage

Supplementary Consultation Exercise March/April 2005

Issue/Comment	Council Response
Objections to the principle of Article 4 Directions.	See previous.
Correction of address – Warwick Court Hotel and 19 Old Warwick Road are same property.	Correction made.
Lack of reference to historical interest of 'important' buildings.	Noted, but not necessary or practical to specify historical interest of individual buildings.
109 St Bernards Road – request to exclude it from list of 'important' buildings.	Noted but not accepted. The Council's view remains that the building makes a positive contribution.
153 St Bernards Road – request to exclude it from list of 'important' buildings.	Noted but not accepted. The Council's view remains that the building makes a positive contribution.

The Olton Conservation Area – Analysis of its Character and Appearance

103 Kineton Green Road – objection to inclusion on list of buildings 'which have a negative impact'.	Noted but nothing raised to justify reclassification.
133 Kineton Green Road – as above.	As above.
80 Kineton Green Road – request to include it on list of important buildings.	Noted, but professional advice disagrees. Nothing raised to justify reclassification.
Flemings Hotel, Warwick Road – 2 objections to inclusion on list of important buildings.	Noted, but no new material considerations raised to justify reclassification in the light of professional opinion. The relevant minute of the meeting of the Planning Sub Committee on 6 th October 2004 records the decision of the Sub Committee as follows : “Refused. Also resolved that Character Appraisal of Olton Conservation Area should recognise the positive contribution made by the existing buildings to the character and appearance of the Conservation Area.” At that meeting, and again on 5 th October 2005, the Sub Committee resolved that “...these buildings not merely
	make a positive contribution to the character and appearance of the Olton Conservation Area when approached up the Warwick Road, but completely define it. The loss of any one unit would have a disastrous effect on the group and would be of a profound negative significance to the Conservation Area as a whole”. This view was accepted by the Cabinet Member for Regeneration on 12th October 2005.
118 Grange Road – objection to inclusion on list of important buildings	Noted, but no new material considerations raised to justify reclassification.
English Heritage – happy to accept the view of consultants and Council Officers.	No change needed.
2 representations requesting the inclusion of various additional properties on the list of important buildings.	Noted, but nothing raised to justify further additions to the list following professional advice.

This document was formally adopted on 12th October 2005.

