
Committee Date:	21/03/2013	Application Number:	2012/08200/PA
Accepted:	10/12/2012	Application Type:	Listed Building
Target Date:	04/02/2013		
Ward:	Bournville		

Bournville Lane Baths, Bournville Lane, Stirchley, Birmingham, B30 2JT

Listed Building Consent for the partial demolition and conversion of a Grade II listed Building to form a community centre with childrens play area and car parking

Applicant: Birmingham Property Services
PO Box 16255, Birmingham, B2 2WT
Agent: Acivico
1 Lancaster Circus, Queensway, Birmingham, B4 7DG

Recommendation

Refer To The Dclg

1. Proposal

- 1.1. The listed building consent application is to partially demolish and convert the derelict Grade II listed Bournville Lane Baths into a community facility, as a replacement for the community facilities currently available at the existing Stirchley indoor bowling and community centre located on Pershore Road in Stirchley. A separate planning application (2012/08199/PA) is also before Members on the agenda and considers in full the planning merits and issues for the full application for the proposed community facility, on site parking, vehicle access and egress and associated children's play area.
- 1.2. The existing plant room is a red brick flat roof extension that is not original, sited on the western side elevation of the Grade II listed building. This would be demolished and instead the egress from the car park would utilise this area.
- 1.3. Works to the external elevations and roof structure would include:
- re-pointing works loose, missing or crumbling mortar
 - reconstruction of the side walls to the external steps
 - removal of plant growth on almost all elevations
 - replacement or repair of cast iron rainwater pipes and gutters
 - repairs to cracks in the tower and below the arched window to the front elevation to Hazelwell Street.
 - replacement/reinstatement of all roof coverings
 - where the roof structure is entirely missing to the front elevation these areas would be reconstructed
 - reconstruction of the missing parapet wall to front curved elevation
 - repairs and reinstatement of the existing roof lights and roof lanterns
 - refurbished timber windows
 - new glazed aluminium and timber doors
 - new cupola to match original
 - new stone disabled access ramp and new rear timber pedestrian ramp

- new ornate metal railings to match the existing
- new feature clock to match the original

- 1.4. Internally, the pool would be covered over at ground floor level and the space used as a sports hall. This would be done by spanning steel beams between the concrete pool shell with timber joists spanning between them.
- 1.5. The rooms adjacent to the front elevation have missing roof structure. In these areas, the roof structure would need to be completely rebuilt with new timbers, insulation and roof covering and in some locations steel beams supporting the roof structure would need to be replaced.
- 1.6. Internal walls would be demolished or reconstructed to allow for the new layout that would be required for the community uses to take place. A new floor and side walkway would be built over part of the main hall.

2. Site & Surroundings

- 2.1. The Grade II listed building is sited on the junction of Bournville Lane and Hazelwell Street, within the Stirchley District Centre boundary, outside the designated primary shopping area. The building has been derelict for approximately 25 years and is in a particularly poor state of repair. The frontage sits directly on the pavement, and is particularly prominent up and down both Hazelwell Street and Bournville Lane.
- 2.2. There are a number of large trees on the site, although none have Tree Preservation Orders on them. These include Cherry, London Plane, Hawthorn and Sycamore.
- 2.3. To the rear of the building is the open green space behind the Friends Meeting House. The rear of the site is relatively open at present, with no physical barrier between the park and the former Bowling Green. The rear of the building faces onto the former bowling green and is overlooked by the residential properties on Bond Street.
- 2.4. The area is predominantly residential and there are residential properties directly opposite the site. Surrounding commercial properties range from small converted properties to larger scale retail units ie. Farmfoods directly abuts the access into the site on Hazelwell Street. The Grade II listed Stirchley library building directly abuts the site on Bournville Lane and the derelict locally listed Friends Meeting House on Hazelwell Street.

3. Planning History

- 3.1. 2012/08199/PA - Partial demolition and conversion of a Grade II listed Building to form a community centre with childrens play area and car parking. On this Agenda.

4. Consultation/PP Responses

- 4.1. A site notice has been displayed and the proposed scheme has been advertised. Neighbouring occupiers, local residents associations, Ward Councillors and MP were notified. The comments received are summarised as follows:

- 4.2. ENGLISH HERITAGE – Support the proposal in principle, however raise concerns regarding the disabled ramp proposed on the street frontage, which is considered intrusive and awkward in functional terms. Instead the side entrance should provide disabled access
- 4.3. ARCHAEOLOGY – No archaeological implications associated with the listed building consent works.
- 4.4. BIRMINGHAM CIVIC SOCIETY – Support the proposal.
- 4.5. SELLY OAK BRANCH LABOUR PARTY – Support the proposal.
- 4.6. COUNCILLOR HUXTABLE – Supports the proposal.

5. Policy Context

- 5.1. NPPF 2012, Birmingham UDP 2005, Draft Birmingham Development Plan, Birmingham Development Plan Options Consultation 2012, Places for All 2001, Regeneration through Conservation 1999, Birmingham Conservation Strategy 1999, Car Parking Guidelines 2012, Shopping and Local Centres SPD 2012, Stirchley Framework 2002.

6. Planning Considerations

- 6.1. The issue for consideration is the suitability of the proposed works to the Grade II listed building.
- 6.2. NPPF para.126 promotes that local planning authorities recognise heritage assets and conserve them in a manner appropriate to their significance. Para. 131 requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, and the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability.
- 6.3. The Draft Birmingham Development Plan compounds this by stating that the reuse of historic buildings can contribute to sustainability through retaining rather than wasting embodied energy and avoiding use of energy and materials for new build. Birmingham's adopted 'Regeneration through Conservation' requires any proposed alterations or additions to a listed building to preserve and enhance its character, and sympathetic reuse is encouraged as a means of bringing a listed building back into use and securing its future viability.
- 6.4. The UDP (at paragraph 3.25) similarly promotes the retention, restoration, maintenance and continued use of buildings of special architectural or historic interest, and requires that any development affecting a listed building should preserve or enhance its character.
- 6.5. The Bournville Lane Baths is a Grade II listed building, built in 1910, that has been derelict for approximately 25 years and is in a particularly poor state of repair, as evidenced by the structural condition report submitted with the application. The building was closed in March 1988 and since its closure the building condition has continued to deteriorate.

- 6.6. The building is predominantly a single storey masonry structure, with some first floor elements in localised areas. These include a balcony to the pool perimeter for viewing and changing, toilet areas and tank room. There is a large basement below part of the ground floor which is only currently accessible from outside via a door to the rear of the building. A tower approximately 18m in height is located on the corner of the rear elevation, which would be retained. The roof structure over the swimming pool consists of steel and timber with roof slates and the central section of the roof is glazed. Slated pitched roofs and flat roofs, with roof lights above corridors make up the remaining areas of roof structure. The elevations generally comprise of red and blue clay brickwork, with some stonework. The condition of the building has deteriorated over the past few decades, and it is now in such a condition that on going decay will prevent refurbishment in any economic form. If refurbishment is not provided in the near future, then some historic features could deteriorate to such an extent that they are lost.
- 6.7. The building is presently in very poor condition both internally and externally. Sections of roof structure and glazing have either been damaged or have deteriorated over time which has left the building open to the elements in several locations due to collapse of the roof structure. Some glazing panels are missing and broken, and others are boarded up. Due to this there are considerable areas of damp and plant growth in the building. Mortar joints are in poor condition and are loose, missing or crumbling and there is some damage by vandalism. There are cracks in the doorway lintels, brickwork and stonework is loose or flaking in areas. There are currently damaged or missing gutters and rain water pipes, which has caused damp to the brickwork. Internally the steel structural beams and trusses are all heavily corroded as would be expected and all new steel work would be installed. The rooms closest to the main entrance and curved elevations have sections of roof structure which has collapsed and the parapet wall at roof level is visible from inside and has also collapsed to part of the curved elevation, where externally temporary scaffolding now supports the feature stone. This area is consequently fully exposed.
- 6.8. A large cylindrical tank occupies the plant room. The tank would be removed and the plant room demolished as it has no architectural merit and is a later addition to the building. The area revealed would be incorporated into the vehicular egress area.
- 6.9. Extensive discussions have taken place with my Conservation Officer, and the building would be fully refurbished with the roof lights, window and door positions being retained in accordance with my Conservation Officer's requirements. Externally the fenestration and elevations would be retained and reinstated to the original 1910 design. The internal layout proposed has been determined by the retention of the existing historic walls wherever possible and infill or creation of replacement walls where they have collapsed. In order to make the community building fully DDA compliant there would be disabled access from the front and rear of the building.
- 6.10. The pool area would be infilled to turn it into a community main hall that could be utilised for sports or as a meeting area. One side of the balcony would be refurbished, with storage provided below, and the south and east side balconies would be removed to enable the use of the main hall for badminton. New meeting rooms would be included as a single storey element within the volume of the swimming pool area. A new floor would be built over one end of the new main hall. The feature rainwater goods would also be reinstated where possible as originally designed.

- 6.11. All works to this Grade II listed building would be in accordance with my Conservation Officer's requirements and the submitted Conservation Management Plan. This proposal would bring back into use a Grade II listed building, securing its future use and viability. The building contains numerous architectural features in addition to the more obvious stone and brick façade of the building, such as baroque stone detailing, balustrade and venting detail and internal glazed tiling. A detailed analysis and method of repair or replacement would be agreed with English Heritage and the Conservation officer to take forward into construction.
- 6.12. I note that English Heritage whilst supporting the principle of the listed building works, and having been involved in some pre-application discussions, are concerned that the disabled ramp proposed on the street frontage would be intrusive and visually harmful to the character and appearance of the Bournville Baths building. English Heritage would prefer the use of the side entrance for disabled access as oppose to the ramp to the main entrance. I have discussed this point with the applicant however the location of the ramp at the front entrance is considered to be the best and most practical place for the ramp, and the most popular location as identified through extensive pre-application public consultation. Given that the adjacent Grade II listed library building has a similar stone ramp with railings at the main entrance onto Bournville Lane, which does not have any harmful visual impact on the building itself or the street scene as a whole, I do not consider that the ramp proposed for the Bournville Lane Baths building would be visually harmful either.

7. Conclusion

- 7.1. The proposed listed building works would bring back into use a Grade II listed building, securing its future viability and reinstating its architectural prominence in this location.

8. Recommendation

- 8.1. Refer to the DCLG for determination, with the following conditions recommended.

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- 1 Requires the scheme to be in accordance with the listed approved plans
 - 2 Requires steps to be taken to protection of historical features
 - 3 Requires the works to the listed building to take place prior to the commencement of the approved use
 - 4 Requires any damage to the listed building to be made good
 - 5 Requires the prior submission of a demolition method statement
 - 6 Requires the prior submission of roof materials
 - 7 Requires the prior submission of roof light details
 - 8 Requires the removal of brick pointing to be undertaken by hand tools only
 - 9 Requires the prior submission of window frame details
 - 10 Requires the prior submission of internal and external doors
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- 11 Requires the prior submission of fixtures and fittings Details
 - 12 Requires the prior submission of new walls, railings & gates & gate posts/piers details
 - 13 Requires the prior submission of Ramp and Step details
 - 14 Requires the prior submission of sample materials
 - 15 Limits the approval to 3 years (conservation/listed buildings consent)
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Reason for Approval

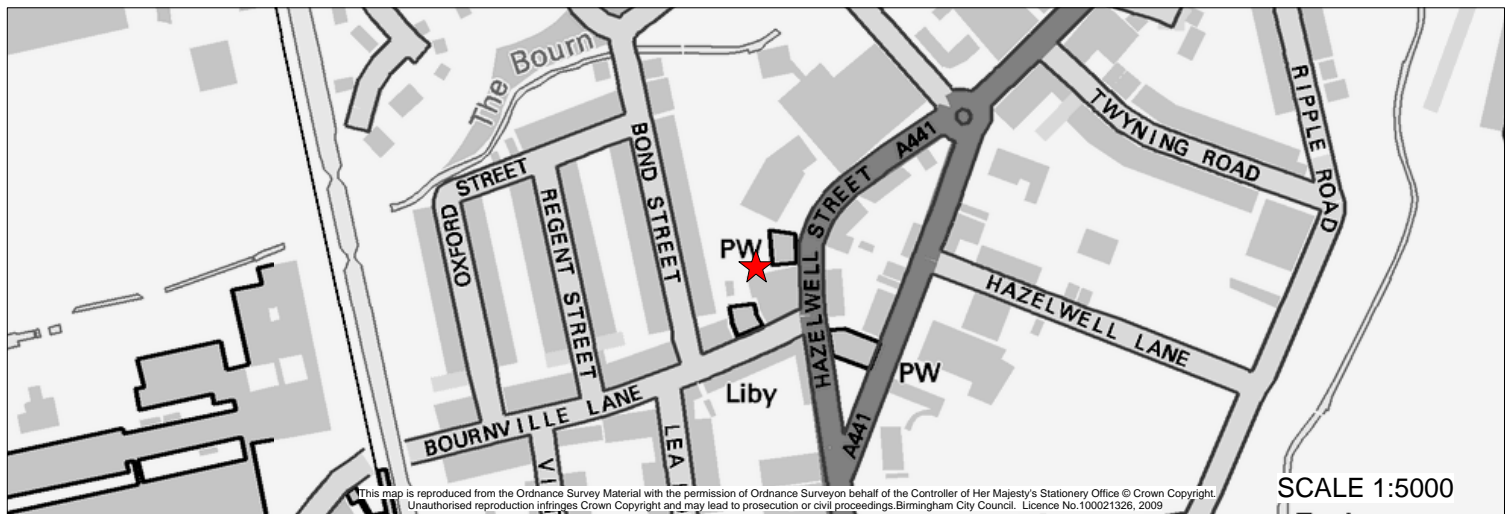
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- 1 Birmingham City Council grants Listed Building Consent subject to the condition(s) listed below (if appropriate). The reason for granting consent is because the development is in accordance with:
Policy 3.25 of the Birmingham Unitary Development Plan 2005; the Birmingham Conservation Strategy 1999, which has been adopted as Supplementary Planning Guidance; and the National Planning Policy Framework.
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Case Officer: Liz Ellis











APPENDIX



Bournville Lane Baths
 Bournville Lane
 Stirchley
 Birmingham
 B30 2JT

2012/08199/PA
 2012/08200/PA

-  Statutory Listed Building
-  Locally Listed Buildings
-  Conservation Area
-  Neighbourhood Offices
-  Site Boundary
-  Site Location

Development Directorate
 1 Lancaster Circus
 Queensway
 Birmingham B2 2JE.

Date: 25/9/2007

