

Welcome to the Moor Pool Estate Design Guide

Version 09.2024

Public Amenities & Open Spaces

The Conservation Area comprises 492 privately owned and rented residential homes following 6 different housing designs, garage plots, a bowling green, allotments and the Moor Pool itself. There are also 4 commercial properties, the Moor Pool Hall, Estates Office, snooker club, tennis courts, plus flats at the Circle and Ravenhurst Road which are Grade II listed. The new developments at Winterbourne Lane and Kenrick Close also fall within the 55 acres of conservation land.

Ownership Map

All highways infrastructure including roads, kerbstones, pavements, verges, trees, and street furniture such as public bins, signage, lighting and some benches are local authority adopted with their upkeep maintained by Birmingham City Council. The Moor Pool Residents Association is always working towards a specification to protect our heritage assets when contractors are working on highways within Conservation Areas. Passageways leading to open spaces such as allotments or other amenities are owned by Moor Pool Heritage Trust. Paths leading to the backs of houses are generally owned and maintained by Grainger Plc but this is likely to change.

Renewables

The Moor Pool Heritage Trust and the Moor Pool Residents Association are always looking at ways to improve energy efficiency including insulation, renewable energy measures, solar thermal/ photovoltaic systems, ground/ air source heat pumps and electric charging points. Please contact the Moor Pool Residents Association for advice before making any alterations.

Miscellaneous

To maintain the character of the estate, please ensure wheelie bins and refuse boxes are stored within home boundaries and not on public footpaths or open spaces. Fitting security or safety equipment such as house alarms, doorbell cameras, spotlight sensors, disability rails and key-safes is permitted but please seek Council Planning advice before adding CCTV systems, driveway bollards, mobility ramps, satellite dishes, aerials or antenna including placement of associated wiring across brickwork.

Those interested in reinstating the original Edwardian wrought iron letterboxes can find similar units here:

www.blackcountrymetalworks.co.uk

Useful Contacts

Planning & Regeneration - Birmingham City Council

www.birmingham.gov.uk/planning

planningandregenerationenquiries@birmingham.gov.uk

Planning Portal

www.planningportal.co.uk/planning/planning-applications/

Moor Pool Residents Association

www.moorpool.org.uk

chair@moorpool.org.uk

Moor Pool Heritage Trust

www.moorpoolhall.org.uk

manager@moorpoolhall.com

Grainger Plc

www.graingerplc.co.uk

help@graingerplc.co.uk



Planning Checklist

Initial checks with MRA

Contact BCC Planning

Check your deeds

Proceed with Planning Application

Add architectural drawings, plan of works

Supporting docs: elevations, photos

Add correct fee – this may be waived

Notify your neighbours out of courtesy

Book skips and get a highways licence

Ensure your builder reinstates any highways damage

www.moorpool.org.uk

Important estate documents. Please keep. If you are a tenant, please share with your landlord.

Helping Protect our Beautiful Estate for Generations to Come

Moor Pool Estate is a Garden Suburb established in 1907 by founder John Sutton Nettlefold whose vision was to provide low density housing centred around open spaces and community facilities. The Garden City movement was similarly realised by Quaker, George Cadbury, who provided spacious homes amongst many green spaces to improve health and wellbeing for workers, at a time when most inner-city housing was crowded back-to-backs.

Conservation Area

Moor Pool was made a designated Conservation Area in 1970 to identify the special interest of the estate but following widespread unsympathetic alterations made under Permitted Development from the 1960s onwards, an Article 4(2) Direction was set up in 2006 to give extra legal protection in preventing further erosion of its Arts & Crafts character. Consequently, you may see some alterations that do not comply with the current Conservation Area guidelines because they were approved before 2006.

Living History

Whether you are new to Moor Pool or have been here a while, you will no doubt be proud of the living heritage around you and enjoy being part of our vibrant community. We all want to conserve and enhance its special qualities for the benefit of all in the future so for everyone wishing to make alterations to properties, we have created this handy guide to help you navigate the rules set out in the larger and more detailed Character Appraisal. Making informed choices which are sympathetic to and in the spirit of Moor Pool's history will ensure your planning application process is as effortless and stress free as possible.

Our Role

Moor Pool Residents Association is a group of volunteers living on the estate who are voted onto the committee by other residents at an AGM every January, with our aim to help you protect the character of the estate and nurture community connections. We do not manage or approve planning applications but instead provide you and your contractors with a helping hand, signposting in the initial stages of your alteration work to maintain the estate to a high standard for everyone to enjoy. All planning applications must be sent to Birmingham City Council Planning & Regeneration for approval before any work commences. **The Moor Pool Residents Association will not be liable for any difficulties arising out of an alteration decision taken by reference only to the Guide.**



www.moorpool.org.uk

Conservation Area

The Article 4(2) Direction requires Planning Permission for any alterations which can be seen from the highway, bowling green or the Moor Pool. The Conservation Area also includes the new developments on Winterbourne and Kendrick Close plus the Grade II listed flats at The Circle and Ravenhurst Road. We have picked out the main rules including a photo montage to help explain rules that apply to all external aspects of your home, and what estate is working towards as an ongoing project.

Conservation Area Documents

Please download the full Character Appraisal and Management Plan, Moor Pool Area Map, Designation Report and Newsletter here before instructing your contractor:

https://www.birmingham.gov.uk/downloads/download/241/moor_pool_harborne_conservation_area

Windows

Original windows with Georgian bars removed to feature larger glass panes, or replacement uPVC units should be upgraded when needing replacement to wood timber with double or triple glazed Georgian bar units, painted white and matching the original beading feature.

Doors

uPVC units should be replaced on upgrade with wood timber 9-panel glazing doors, painted in the Arts & Crafts colour palette. Original wood doors with single panes should be refurbished on upgrade to include 9-panel glazing bars.

Extensions

Front extensions, skylights, porches and canopies are not permitted. Side and rear extensions including conservatories, dormers and garages require planning permission. We encourage sympathetic designs to match original exterior finishes such as bricks and mortar, render, roof tiles, gutters and downpipes following the original Arts & Crafts style. BCC Planning will guide on general principles.

Hard Landscaping

New driveways and drop-kerbs or extensions to existing driveways where heritage gardens are reduced or removed is prohibited. Resurfacing and maintenance of existing drives, hardstanding, rockery and paths plus new or replacement fencing and gates is permitted but materials require approval by Planning.

Moor Pool Colour Palette

Please choose paint colours carefully using traditional Arts & Crafts heritage colours that fit with the character of the estate. See the British Standards BS4800 colour range as a guideline.

Moving away from



Aiming towards



Gardens

Plastic grass is discouraged as is the use of gravel, paving, decking or other hard landscaping over 50% of a property's green space. Moor Pool has many underground springs as well as the Pool and culverted stream. Grass lawns, trees and shrub borders are perfect natural soakaways for heavy rainfall as well as helping support wildlife and encourage biodiversity.

Boundaries

Original beech and privet hedges should not be removed. Keep hedges maintained annually to a maximum 2m (6ft 6") height limit, avoiding work during bird nesting period from March until July. Any dead or diseased sections must be replanted with same species saplings. Boundary hedges and fences on public rights of way must be maintained to avoid access restrictions. Leylandii fir trees added in the 1970s and eucalyptus are fast growing and can adversely affect the street view as well as reduce soil quality. Please remove or cut back and replant suitable species where possible. Check your ownership documents. Dumping garden waste or storage of equipment in passageways is prohibited. Parking on verges and blocking pavements is also prohibited, and any permanent damage caused by contractors working on properties is the responsibility of the homeowner to reinstate.

Trees

All trees are automatically protected from being cut down or having work done to them by a Tree Preservation Order (TPO). Work should only be completed by a qualified tree surgeon or arborist with a TPO licence. Find out more here: https://www.birmingham.gov.uk/info/20055/conservation_areas/35/trees_in_conservation_areas

British Standards BS4800 Range

Windows, door frames and porches

Top coat: White BS Code: 00E 55
Undercoat: White BS Code: UC01
Light Reflection value: LRV99

Wall render

Top coat: Cream BS Code: 10C 31
Undercoat: Cream BS Code: UC57
Light Reflection value: LRV78

Front doors and garage doors

Top coat: Forest Creek BS Code: 12D 45
Undercoat: Slate BS Code: UC48
Light Reflection value: LRV15

Guttering and downpipes

Top coat: French Grey BS Code: 10B 21
Undercoat: Mid Grey BS Code: UC52
Light Reflection value: LRV30

<https://www.britishstandardcolour.com>