

Consultation on the Draft Amington Hall Conservation Area Management Plan 2016.

Background to the consultation

This consultation is for the review of the Amington Hall Conservation Area Management Plan. In 2008 an appraisal of the Conservation Area was carried out, along with a management plan which listed actions in order to preserve and enhance the character and appearance of the Conservation Area for the next 5 years. It is now time to review the appraisal and management plan, and this document has been developed to sit alongside the 2008 appraisal and develop a set of management actions for the Conservation Area over the next 5 years.

What we are consulting on

The following documents are included within this consultation:

- The Draft Amington Hall Conservation Area Management Plan 2016;
- A questionnaire asking for your views on the Draft plan

How your views will be used

The consultation will take into account views of all respondents to the consultation which will be published on the Council's website. Completing the questionnaire is voluntary and all the information you provide will be treated in the strictest of confidence. No information will be released that could identify an individual or organisation. These views will influence the development of the final version of the management plan which will be presented to Cabinet later in 2016.

How to share your views

The 6 week consultation period closes on (...). Please complete the questionnaire and send it via the following means:-

- Email: DevelopmentPlan-@tamworth.gov.uk
- Post: Conservation Management Plan Consultation, Planning Policy, Tamworth Borough Council, Marmion House, Lichfield Street, Tamworth B79 7BZ

Further Information

Should you require any additional information or have any questions regarding the consultation, please contact the Planning Policy Team on 01827 709 279

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Background

What is a management plan and why are we preparing it?

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on all local planning authorities to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas can then be designated as conservation areas. The Act also states that local planning authorities should formulate and publish proposals for their preservation and enhancement.
- 1.2 Tamworth has seven conservation areas, which were designated between 1976 and 1999. In 2007-2008 the Council undertook a programme of conservation area appraisals to define the special interest of the conservation areas, to ensure that the boundaries remained relevant and defensible and to identify potential areas for future attention. A number of recommendations from the appraisals have been implemented, including boundary amendments, addition of buildings to the local list and a number of Article 4 Directions.
- 1.3 Incremental changes over time can alter the character and appearance of a conservation area and the appraisals should be reviewed on a regular basis to identify opportunities and threats. The management plan provides the opportunity to review the appraisals and to set out a medium to long term management strategy to guide future change in a positive way that respects the historic environment. It is important to note that this management plan does not entirely supersede the Amington Hall Conservation Area Appraisal 2008, and should be read in conjunction with this document.
- 1.4 The preparation of the management plan has been guided by the Historic England document ‘Understanding Place: Conservation Area Designation, Appraisal and Management’ 2016. This section sets out the purpose of the management plan and the issues it will cover, the consultation strategy and review of relevant Local Plan policies and evidence.
- 1.5 The management plan will consider the following issues:
 - changes to the conservation area
 - positive and negative features
 - actions to secure the repair and full use of buildings
 - priority schemes
 - archaeology
 - green space management
 - new development
 - resources
 - monitoring
- 1.6 It is anticipated that the management plan will last for a period of five years. Although the plan contains details of proposals and initiatives it is acknowledged that some will have a longer timeframe. The management plan is not a statutory document and does not form part of the development plan, however, it will be a material consideration in decision making.

What are we doing to involve people?

- 1.7 The Council is required by the 1990 Act to consult the local community on any management proposals for the conservation area. Section 71 says that:
- 1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
 - 2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
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- 1.8 The Council's Statement of Community Involvement was updated and approved in February 2014. It specifically covers the preparation of local plans and planning applications and although the management plan is not a statutory document, it is the intention that the Council will broadly follow the procedure for the preparation of a supplementary planning document, which will involve a public consultation event.
- 1.9 The management plan will be subject to approval by Cabinet. Details of the proposed consultation are set out below:
- Internal meetings with Council Officers with interests in the conservation area including Economic Development and Regeneration, Tourism and Town Centre, Arts and Events and Property Services.
 - Public notice, press release and advertisement around the conservation area
 - Public consultation for 6 weeks including a public exhibition at Tamworth Train Station,
 - Consultation with local heritage organisations
 - Consultation with businesses through the Town Team

Tamworth Local Plan 2006-2031

- 1.10 The new Local Plan covers the period 2006-2031. The Vision for the Local Plan builds on the identified issues and challenges and sets the spatial direction for Tamworth. The relevant parts of the Vision for heritage are the vibrant town centre and distinctive identity related to the town's history and heritage assets. The Local Plan then goes on to set spatial priorities to deliver the vision and in the context of the Amington Hall Conservation Area, the following are considered relevant:

SP3	Working in partnership with economic stakeholders to create a diverse local economy, including regeneration of employment areas and provide appropriate education and training that will provide local job opportunities that will reduce the need for residents to travel outside of the Borough.
SP5	To provide a range of affordable, adaptable and high quality housing that meets the needs of Tamworth residents.
SP7	To encourage active and healthier lifestyles by providing a network of high quality, accessible green and blue linkages and open spaces and formal indoor and outdoor recreation facilities that meet identified needs and link neighbourhoods to each other and the wider countryside.
SP9	To protect and enhance heritage assets by ensuring that proposals for change respect the historic character of the Borough including street layout, surviving historic buildings, street furniture, archaeology and open

	spaces.
SP10	To create safe, high quality places that deliver sustainable neighbourhoods and reflect Tamworth's small scale and domestic character using a blend of traditional and innovative design techniques.

1.11 The Local Plan contains policies that support heritage assets including conservation areas and locally listed buildings. It prioritises designated Conservation Areas for safeguarding and enhancing to better reveal their significance. The Local Plan also gives non-designated heritage assets, such as locally listed buildings, due acknowledgement when dealing with development that affects them.

1.12 Development of any scale must relate to the historic context. The following policies are considered to be relevant and the management plan will be in accordance with and complement these policies:

EC5 Culture and tourism

- Promote, protect and enhance Tamworth's landscape and heritage
- Support appropriate re-use of historic buildings
- Promote existing tourism attractions and support additional tourism attractions linked to heritage
- Promote awareness and interest in heritage
- Improve physical links around and beyond the town centre

EN5 Design of new development

- Buildings and places to be high quality and well designed, particularly to support enhancement of the town centre and conservation areas
- Respect existing architectural and historic character but allow innovation where appropriate
- Take into account impact on significance of heritage assets
- Scale, form, massing, materials and design to conserve or enhance context
- Development to be legible and outward facing with active frontages
- Incorporate landscaping and open space

EN6 Protecting the historic environment

- Development affecting historic assets required to assess impact and clearly demonstrate how assets will be conserved and enhanced (heritage statement and statement of significance)
- Reference to Extensive Urban Survey to identify potential for archaeology (need for archaeological desk based assessment)
- Development to address issues in evidence base (detailed below)
- Support enhancement of negative features and "vulnerable" and "at risk" buildings
- Support public realm improvements and use of vacant and under used historic buildings

1.13 The Local Plan recognises the Character Appraisals and other evidence base, including the Extensive Urban Survey (2011), Heritage at Risk Survey (2013) and Heritage Impact Assessments (2014); development is required to address the issues identified in these, The Infrastructure Delivery Plan identifies the following proposals which are relevant to the Amington Hall Conservation Area:

- Improvements to the public realm at gateways, and along corridors
- Physical improvements to heritage at risk

- 1.14 A Design supplementary planning document (SPD) is being prepared to support the Local Plan which will provide further detailed guidance on design including specific issues for historic contexts.

Review of Relevant Evidence

- 1.15 The Tamworth Extensive Urban Survey (EUS) considers the historic and archaeological character of the Borough. Tamworth's urban area was divided into 37 historic urban character areas (HUCAs). HECZ 1: Ashlands and Amington Old Hall which covers the Amington Hall Conservation Area. Amington Hall Conservation Area is considered to be of high overall heritage significance.
- 1.16 The Heritage at Risk Survey (2013) assessed Conservation Areas and Listed buildings with the aim of assigning a risk category for each building by combining occupancy with physical condition. Of the nine buildings, structures or designated areas in Tamworth classed as "at risk" or vulnerable", none are located in the Amington Hall Conservation Area.
- 1.17 The map on page 7 shows the heritage assets in the conservation area. Sites within or in the setting of the conservation area are very sensitive to change and there is an over-riding need for caution because development will inevitably impact on assets visually and there is high potential for below ground archaeology to be affected. An important point to emerge from the impact assessment was that development should not be regarded as negative as it offers the opportunity to improve the physical condition of assets, their setting and reinforce historic fabric.

Amington Hall Conservation Area and Historic Assets

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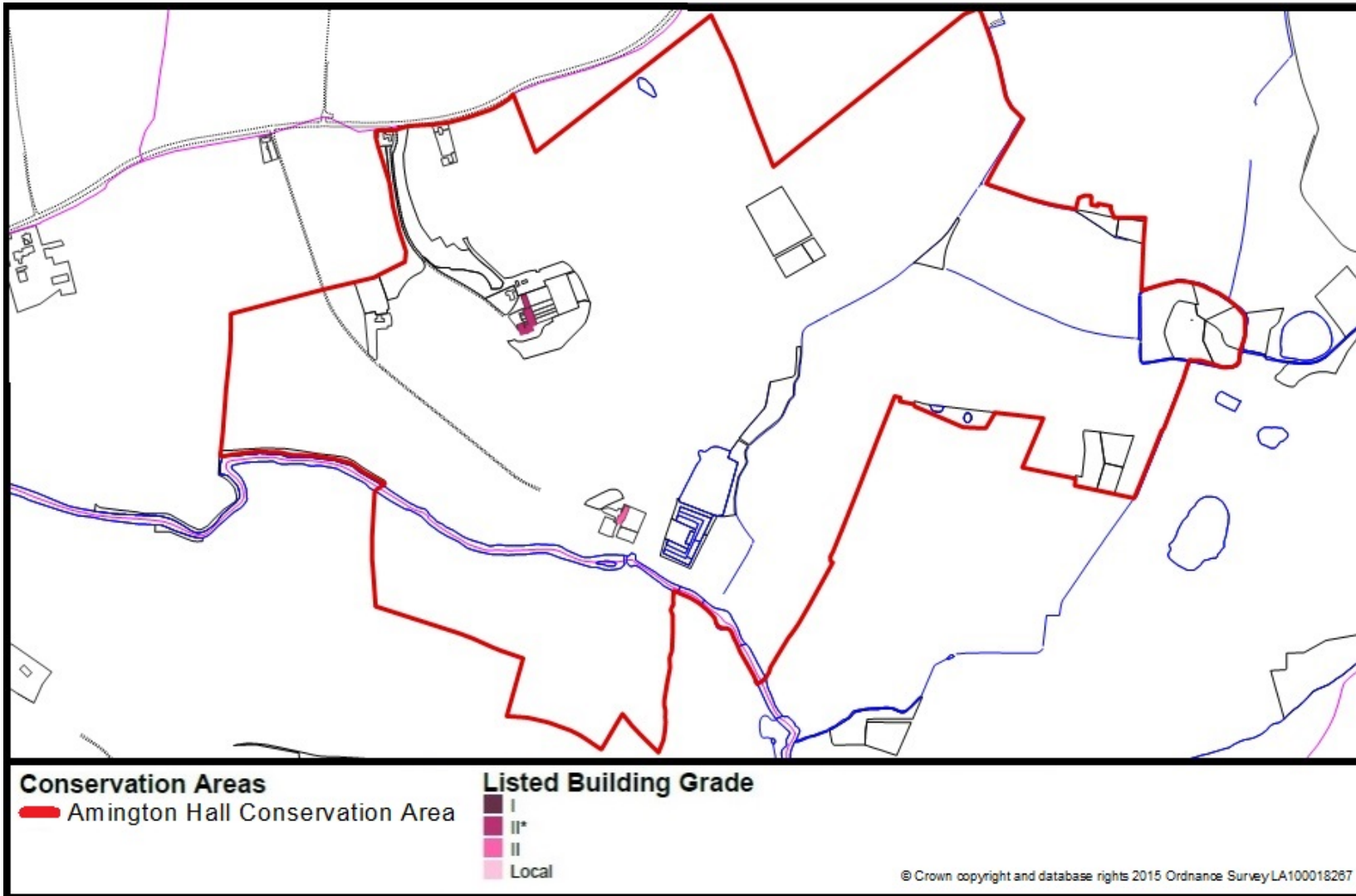


Figure 1: Amington Hall Conservation Area

Section 2: Review of the Conservation Area

- 2.1 The Appraisal in 2008 divided the Conservation Area into three character zones: Amington Old Hall; Amington Old Hall; and The Parkland. It identified positive and negative buildings, structures and opportunities for change. Using the information in the appraisal and the photographic record as a baseline, the character zones were re-examined to identify which aspects have changed since 2008. Appendix 1 contains a summary of change, positive and negative features and opportunities for each of the zones.

Changes to the conservation area

- 2.2 There has been very limited change to the conservation area since 2008. The area is predominantly rural and situated within open countryside which limits the amount of development such as new dwellings and extensions.
- 2.3 There has been the installation of solar panels to the front façade of one of the mid-late 20th Century dwellings along the drive to the Amington Old Hall, which although the dwelling is of neutral value the placement of the solar panels does cause some detriment to the experience of the drive to the Old Hall.
- 2.4 Historic England has conducted an annual conservation area survey since 2009 which considers condition, vulnerability and expected changes. Based on the 2015 update the Amington Hall Conservation Area is classed as being in fair condition, highly vulnerable, but not at risk overall. This is based on feedback from the Council that loss of historic detail, lack of maintenance and the condition of the public realm are all minor problems. It is important to continue to participate in the survey to monitor change and to ensure that the conservation area does not become 'at risk.'

Archaeology

- 2.5 The Amington Hall Conservation Area contains assets of considerable heritage significance. There is high potential for above and below ground archaeology to survive across the conservation area and although sporadic archaeological work over time has revealed evidence of archaeology which is recorded in the Historic Environment Record, the full extent of the resource is unknown. The Heritage Impact Assessment recommends that a desk based archaeological assessment is undertaken for all allocated sites, which is reflected in Policy EN6. This would also extend to any windfall sites that come forward within the conservation area.

Historic environment

- 2.6 Most of the buildings in the conservation area are in good structural condition and the main issue is the loss of individual detailing and historical elements, the cumulative effects of which have the potential to erode the character of the conservation area. The Amington Hall Conservation Area does not contain any Article 4 directions, however the main buildings are listed with the remaining buildings restricted from extending or new windfall development as a result of the sites being situated within the open countryside where the development of dwellings is more restrictive.

As highlighted in the 2008 Appraisal, the modern farm buildings around the site of the Amington Old Hall are detrimental to the character and appearance of the conservation area, however the buildings are agricultural and are not as damaging to the rural character as these types of buildings are expected in working farms and is somewhat hidden from long range views from the traditional brick barn and tree coverage.

- 2.7 Other modern buildings such as the garage to the front of the Old Hall are constructed using concrete block work and an almost flat roof which is unsympathetic to the character and appearance of the Old Hall, a Grade II* listed building.
- 2.8 To the rear of the Amington Old Hall, the grounds are suffering from a lack of maintenance as are the timber outbuildings to the rear of the Amington Old Hall. These are not visible from the public realm, however would be beneficial to the conservation area and the setting of the listed building is properly maintained.

Assessment of Conservation Area Boundary

- 2.9 The conservation area boundaries generally follow the lines of the historic Amington Old Hall Estate, and as current, the boundary fulfils the role of designation for a conservation area. As such, it is recommended that the Conservation Area boundary is retained in its current form.

Public realm

- 2.10 The public realm in this Conservation Area is quite different in that the accessible public paths are walking tracks through the countryside. There are tracks which give vehicular access to the brook, The Old Hall and Amington Hall Barn and buildings.
- 2.11 Some of the walking tracks behind Amington Old Hall Barns and the site of the disused fishponds are very over-grown and disused with broken stiles evident. The improvement of these walking tracks across the countryside can have positive benefits to the conservation area, particularly is care, interpretation and maintenance.
- 2.12 The fish ponds which were part of the Amington Old Hall continue to be overgrown and disused. There is a real opportunity to reinstate the fishponds which will add to the historic interpretation of the Amington Old Hall.

Section 3: Managing the future of the conservation area

3.1 This section sets out proposals for managing the conservation area, including projects and initiatives which have arisen from the issues identified in the conservation area appraisal and review. It also sets out guidance for new development, although this will be provided in greater detail in the Design Supplementary Planning Document. Section 2 identified the following issues as being of particular concern for the Amington Hall Conservation Area:

- Retention of character and historic detailing
- Reinstatement of lost features, such as the fishing ponds
- Maintenance of public rights of way

Integrating new development

3.2 Although there are no allocated sites within the conservation area and there are limited opportunities for windfall development, there are opportunities for expansion and alterations to existing buildings which will be a challenge to integrate new development in a way that respects historic character and does not cause unacceptable harm. The sensitivity of the location will require a specific design solution to respond to the historic buildings and streetscape and potential below ground archaeological remains. Broad principles that would apply to all sites are:

- Specific design solution for each site to include careful use of materials and detailing;
- Development to reflect existing rural environment and architecture;
- Maintain important views of listed buildings and open spaces;
- Foundations to take into account potential for below ground remains, to be informed by desk based archaeological assessment and fieldwork if necessary
- Take the opportunity to restore and enhance heritage assets, and their grounds

3.3 The Council will be preparing a Design supplementary planning document (SPD) to provide further detail to the Local Plan policies. The intention is to have guidance which will cover shop fronts, signage and advertisements and materials. Other relevant topics include new residential and commercial development.

Management action 1: Guide new development

- Produce Design SPD to guide new development, including heritage contexts

Condition of historic buildings

3.4 Although the condition of most buildings in the conservation area is reasonable and there has been some investment, there are individual buildings and their settings that have been neglected or have been subjected to inappropriate changes.

3.5 There is also an issue regarding lack of knowledge with regards to the maintenance and works required to historic assets. Guidance showing appropriate levels of maintenance and care of listed buildings can be beneficial to raising awareness and care for heritage assets.

- 3.6 The council will continue to undertake reviews and assessments of the Conservation Area and heritage assets within the Conservation Area to ensure that preventative measures can be employed to avoid buildings becoming ‘at risk.’ Where communications with owners has been ineffective, the Council will utilise its legal powers to ensure that necessary works are undertaken to safeguard the future of heritage assets.
- 3.7 The buildings listed in Appendix 3 are identified for enhancement. This will include general improvements to improving the condition of building and more specialised works including stonework reconstruction and railing reinstatement. The recommended works for each building are set out in Appendix 3.

Management action 2: Enhance the condition of historic buildings

- Engage with owners and tenants to encourage regular building maintenance, with a particular focus on priority buildings
- Promote the retention and reinstatement of original features including timber windows and front boundary walls and hedges
- Engage with owners to ensure occupancy and appropriate and viable use of vacant buildings
- Undertake a number of guidance notes that promote the preventative maintenance and proper care of historic assets.
- Review the buildings at risk survey on a regular basis (every 5 years)
- Where appropriate, the Council will utilise its legal powers to ensure necessary works are carried out to ensure the safeguarding of heritage assets.

Local List

- 3.8 The heritage impact assessment highlighted the potential for additions to the local list, although the appraisal process in 2008 resulted in a fairly comprehensive review of the local list, however no additions were made to the Amington Hall Conservation Area as the majority of the buildings are listed as of national importance. The Council intends to review the list for the whole borough in the near future. This will involve inviting nominations from local heritage groups and the general public against criteria set out by the Council. The final decision on local list additions will be subject to Cabinet approval.

Management action 3: Maintain and review Local List

- Review the Local List in consultation with the public

Safeguarding archaeology

- 3.9 Development within the conservation area could result in loss or fragmentation of surviving archaeological remains and for this reason, early discussion with the Country Council Historic Environment Team is recommended. The Local Plan requires a desk based archaeological assessment to accompany planning applications to identify the potential for archaeology and guide discussions about the scope and scale of any preservation and mitigation.

Management action 4: Safeguard archaeology

- Engage with the Staffordshire County Council Environmental Advice Team and Historic Environment Record at an early stage to enable the production of up to date desk based assessments
- Record any archaeological structures revealed through assessments and development on the Historic Environment Record and consider opportunities to interpret discoveries

Enhancing the public realm

- 3.10 Responsibility for provision and maintenance of the public realm is split between the Borough Council and Staffordshire County Council. Renewal of the public realm would enable the area to be redesigned with a unified character and identify. Works other than routine maintenance can be partly funded through Section 106 contributions but larger projects will require funding applications to various sources including the local enterprise partnerships and Heritage Lottery Fund. It will be necessary to work with the County Council to identify opportunities for funding as projects are identified and agreed.

Management action 5: Enhance the public realm

- Work with Staffordshire County Council to identify opportunities for public realm improvements which could be included in the CIL 123 project list
- Undertake street clutter audit in line with Historic England guidance
- Work with statutory undertakers to agree an approach to highway reinstatement
- The Council will work with all the stakeholders to work towards achieving high quality and coherent style of public realm which will enhance the character and appearance of the conservation area.

Funding and resources

- 3.11 The Borough Council has a number of officers whose remit includes heritage and the town centre. The Council will work with partners and engage with businesses and building owners to enhance the conservation area. This may take the form of advice, identifying funding opportunities and promoting the town centre. Project teams could also be formed to co-ordinate and manage specific projects when needed.
- 3.12 The Council operates a modest conservation grant scheme which is used as match funding to support building owners and tenants undertaking structural repairs and restoration of original features. This is available to all statutorily and locally listed buildings throughout the Borough and historic unlisted buildings within conservation areas. It could be used to part fund the projects identified in the management plan, however, demand already exceeds availability and with competition from projects in other conservation areas, progress will be limited to a small number of projects every year. There is scope to review the way the grant scheme operates to target priority schemes in the conservation areas.
- 3.13 There is also the potential to include heritage projects as part of the project list to be funded as part of Community Infrastructure Levy (CIL) contributions. Predominantly consisting of streetscape improvements the levy charged on new build housing, retail and commercial developments can assist with funding towards improvements. Any potential projects will be required to be added to the Regulation 123 list.

Management action 6: Resourcing Improvements

- Review operation of grant scheme to target priority schemes in the conservation areas arising from management plans
- Develop a list of streetscape improvement projects which can be added to the CIL Regulation 123 list.

Section 4: Monitoring and Review

- 4.1 The intention is to monitor changes to the conservation area to assess the effectiveness of the management plan. A dated photographic record is produced to show the changes to the conservation area since the appraisal was undertaken in 2008, using the original photos for comparison. A formal review will be carried out on a five yearly basis.
- 4.2 The Council will continue to participate in the Historic England annual conservation area survey and take appropriate advice and action if the conservation area is revealed as being at risk.
- 4.3 These monitoring actions will need to be set up alongside the Local Plan monitoring framework.

Management action 7: Monitor and review changes

- Produce a dated photographic record to monitor changes to the conservation area
- Continue to participate in the annual conservation area survey produced by Historic England
- Monitor changes in the conservation area and modify the management actions where necessary to secure positive change

Appendices

Appendix 1: Review of the conservation area by character zone

Character Zone 1 – Amington Hall	
Change since 2008	<ul style="list-style-type: none"> N/a
Positive features	<ul style="list-style-type: none"> Historic rural character is still mostly intact; Development centred around converted barn buildings and farmstead which is largely intact; Long distance views over landscape
Negative features	<ul style="list-style-type: none"> Modern Agricultural sheds
Opportunities	<ul style="list-style-type: none"> Encourage retention of historic features and linkages of the farmstead buildings
Character Zone 2 – Amington Old Hall	
Change since 2008	<ul style="list-style-type: none"> Solar panels installed to front roof plane of dwelling along the drive to Amington Old Hall
Positive features	<ul style="list-style-type: none"> Historic rural character is still mostly intact; Soft landscaping to dwellings along driveway to Amington Old Hall which reinforces character to the conservation area.
Negative features	<ul style="list-style-type: none"> Lack of maintenance to the grounds and outbuildings to the rear of Amington Old Hall Poor siting of garage to the front of Amington Old Hall
Opportunities	<ul style="list-style-type: none"> Continue to reinforce appropriate materials and treatments and the positive contribution the development makes to the conservation area
Character Zone 3 – The Parkland	
Change since 2008	N/a
Positive features	<ul style="list-style-type: none"> Large areas of parkland which reinforce the rural character and appearance of the conservation area Majority of buildings are in keeping with the rural feel of the conservation area
Negative features	<ul style="list-style-type: none"> Lack of maintenance to public rights of way, with paths overgrown and stiles broken Lack of maintenance to former fishponds which are now overgrown and derelict.
Opportunities	<ul style="list-style-type: none"> The reinstatement of fish ponds The maintenance of public rights of way so that walkers can appreciate the historic character and environment of the Amington Old Hall Estate.

Appendix 2: Heritage assets in the Amington Hall Conservation Area

	Listed Buildings	Grade
1	Amington Hall	II*
2	Amington Old Hall	II

DRAFT

Appendix 3: Recommended works

This section describes potential problems and recommendations for alleviating the identified problems. Some of the works to rectify problems may require planning and/or listed building consent, so please check with the Development Management Team or Conservation Officer at Tamworth Borough Council before undertaking any works described in this plan.

The Parkland			
Roof chimney		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other?	x	Wall, gate & railings	
Works required: Reinstate stiles and maintain public rights of way within parkland			

Former Fishing Ponds			
Roof chimney		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other?	x	Wall, gate & railings	
Works required: Reinstate fishing ponds so that they can be experienced by people utilising the public rights of way.			

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Figure 6: Round-a-bout at junction of The Green and Repington Road Nth	Error! Bookmark not defined.
Figure 7: No ball games sign and light post with attached bin.	Error! Bookmark not defined.

Background

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 - Public consultation for 6 weeks including a public exhibition at St. Edith’s Church, Amington Green
 - Consultation with local and national heritage organisations
 - Consultation with businesses through the Town Team

Tamworth Local Plan 2006-2031

- 1.10 The Tamworth Local Plan covers the period 2006-2031. The Vision for the Local Plan builds on the identified issues and challenges and sets the spatial direction for Tamworth. The relevant parts of the Vision for heritage are the vibrant town centre and distinctive identity related to the town’s history and heritage assets. The Local Plan then goes on to set spatial priorities to deliver the vision and in the context of the Amington Green Conservation Area, the following are considered relevant:

SP3	Working in partnership with economic stakeholders to create a diverse local economy, including regeneration of employment areas and provide appropriate education and training that will provide local job opportunities that will reduce the need for residents to travel outside of the Borough.
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SP9	To protect and enhance heritage assets by ensuring that proposals for change respect the historic character of the Borough including street layout, surviving historic buildings, street furniture, archaeology and open

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1.12 Development of any scale must relate to the historic context. The following policies are considered to be relevant and the management plan will be in accordance with and complement these policies:

EC5 Culture and tourism

- Promote, protect and enhance Tamworth's landscape and heritage
- Support appropriate re-use of historic buildings
- Promote existing tourism attractions and support additional tourism attractions linked to heritage
- Promote awareness and interest in heritage
- Improve physical links around and beyond the town centre

EN5 Design of new development

- Buildings and places to be high quality and well designed, particularly to support enhancement of the town centre and conservation areas
- Respect existing architectural and historic character but allow innovation where appropriate
- Take into account impact on significance of heritage assets
- Scale, form, massing, materials and design to conserve or enhance context
- Development to be legible and outward facing with active frontages
- Incorporate landscaping and open space

EN6 Protecting the historic environment

- Development affecting historic assets required to assess impact and clearly demonstrate how assets will be conserved and enhanced (heritage statement and statement of significance)
- Reference to Extensive Urban Survey to identify potential for archaeology (need for archaeological desk based assessment)
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- Support enhancement of negative features and "vulnerable" and "at risk" buildings
- Support public realm improvements and use of vacant and under used historic buildings

1.13 The Local Plan recognises the Character Appraisals and other evidence base, including the Extensive Urban Survey (2011), Local Heritage at Risk Survey (2013) and Heritage Impact Assessments (2014); and development is required to address the issues identified in these documents. The Infrastructure Delivery Plan also identifies the following proposals which are relevant to the Amington Green Conservation Area:

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1.14 A design supplementary planning document (SPD) is being prepared to support the Local Plan which will provide further detailed guidance on design including specific issues for historic contexts.

Review of Relevant Evidence

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1.16 The Heritage at Risk Survey (2013) assessed Conservation Areas and Listed buildings with the aim of assigning a risk category for each building by combining occupancy with physical condition. Of the nine buildings, structures or designated areas in Tamworth classed as “at risk” or vulnerable”, none are located in the Amington Green Conservation Area.

1.17 The map on page 8 shows the heritage assets in the conservation area. Sites within or in the setting of the conservation area are very sensitive to change and there is an over-riding need for caution because development will inevitably impact on assets visually and there is high potential for below ground archaeology to be affected. An important point to emerge from the impact assessment was that development should not be regarded as negative as it offers the opportunity to improve the physical condition of assets, their setting and reinforce historic fabric.

Map showing conservation areas and heritage assets

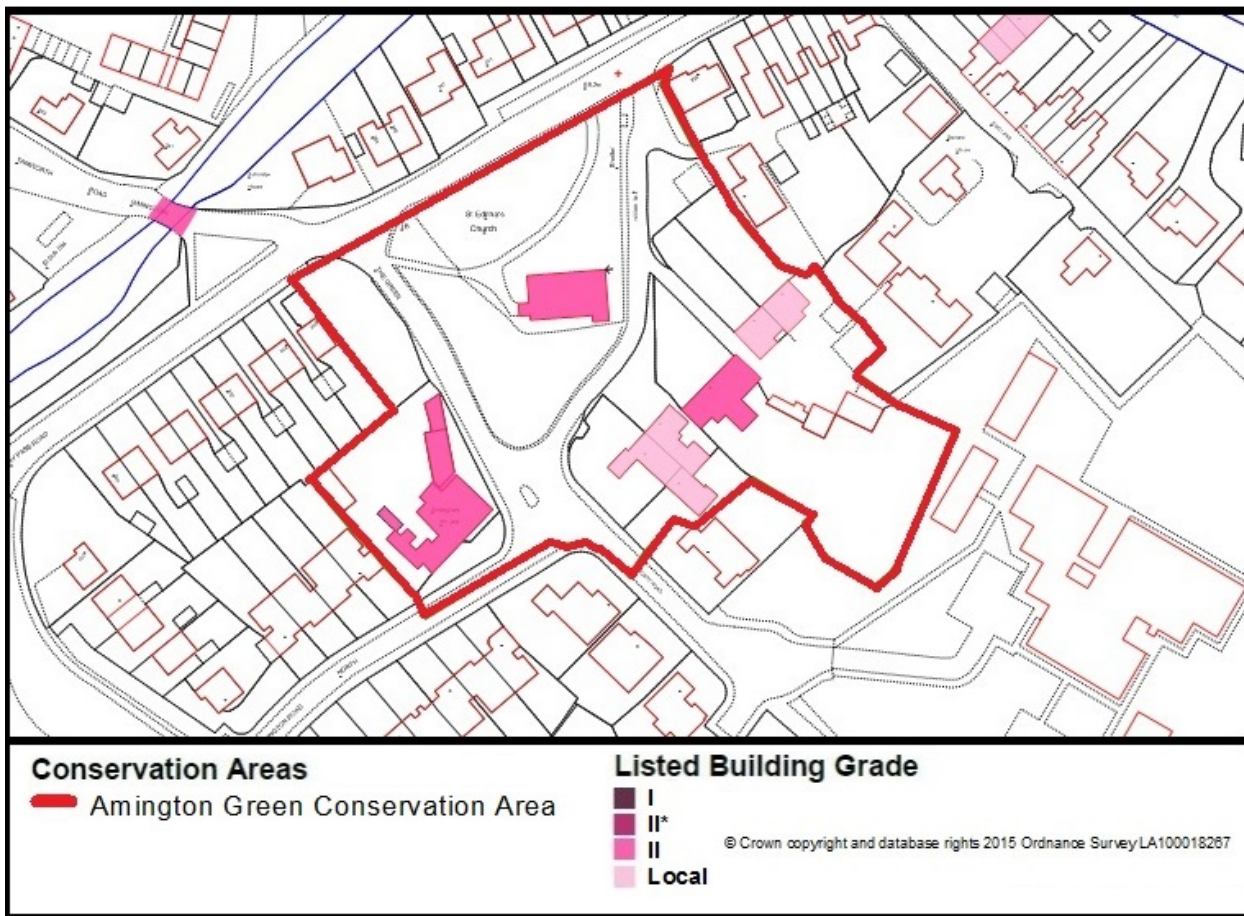


Figure 1: Amington Green Conservation Area

Section 2: Review of the Conservation Area

- 2.1 The Appraisal in 2008 identified positive and negative buildings, structures and opportunities for change. Using the information in the appraisal and the photographic record as a baseline, the issues were re-examined to identify which aspects have changed since 2008. Appendix 1 contains a summary of change, positive and negative features and opportunities for the conservation area.

Changes to the conservation area

- 2.2 There has been very limited change to the conservation area since 2008. The only significant change has been the development of the open space opposite the green as shown in Figure 2 below. Although identified as a positive entrance point to the Conservation Area, the development is sympathetic to the character and appearance of the Conservation Area. As such the new dwelling's inclusion within the conservation area is still appropriate.
- 2.3 Historic England has conducted an annual conservation area survey since 2009 which considers condition, vulnerability and expected changes. Based on the 2015 update the Amington Green Conservation Area is classed as being in fair condition, highly vulnerable but not at risk overall. This is based on feedback from the Council that loss of historic detail, lack of maintenance and the condition of the public realm are all minor problems. It is important to continue to participate in the survey to monitor change and to ensure that the conservation area does not become 'at risk.'

Archaeology

- 2.4 The Amington Green Conservation Area contains assets of considerable heritage significance. There is high potential for above and below ground archaeology to survive across the conservation area and although sporadic archaeological work over time has revealed evidence of archaeology which is recorded in the Historic Environment Record, the full extent of the resource is unknown. The Heritage Impact Assessment recommends that a desk based archaeological assessment is undertaken for all allocated sites, which is reflected in Policy EN6. This would also extend to any windfall sites that come forward within the conservation area.
- 2.5 One of the interesting archaeological features of the Amington Green Conservation Area is the small area of open space in front of No.12 The Green, the position of the Village pound.

Historic environment

- 2.6 Most of the buildings in the conservation area are in good structural condition and the main issue is the loss of individual historical elements, the cumulative effects of which have eroded the character of the conservation area. The Amington Green Conservation Area does not contain any Article 4 directions, however much of the area is listed or within the curtilage of listed buildings, which enables assessment of any works to be sympathetic to the conservation area which has worked successfully.
- 2.7 One building which has suffered from a lack of maintenance are the barns attached to the Grade II listed Amington House, where the roof has now collapsed and further erosion of historic fabric as the weather gets into the structure (Figure 4). Luckily there does not appear to be any damage caused to Amington House as a result of the roof collapse.

- 2.8 The dwelling at No.12 The Green (Figure 5) although largely hidden and setback from the road has problems with vegetation growing over the façade which will damage the historic fabric of the building.

Assessment of Conservation Area Boundary

- 2.9 It is considered that the Conservation Area boundary as current, fulfils the role of designation for a conservation area. As such, it is recommended that the Conservation Area boundary is retained in its current form.

Public realm

The quality of the street surfacing is fair throughout the Conservation Area, however there have been no improvements from the issues identified in the 2008 Conservation Appraisal. The round-a-bout at the junction of Repington Road Nth, Levett Road and The Green has a planter in the centre which is not maintained and has a perimeter timber fence, half of which is missing. It would be more favourable to have a single tree in this location as the centre of the round-a-bout rather than the current situation.

- 2.10 There is also poor street furniture such as the lamp post and bin as previously identified and the 'no ball games' sign on the green which are negative influences to the character and appearance of the conservation area (Figure 7).

Section 3: Managing the future of the conservation area

- 3.1 This section sets out proposals for managing the conservation area, including projects and initiatives which have arisen from the issues identified in the conservation area appraisal and review. It also sets out guidance for new development, although this will be provided in greater detail in the Design Supplementary Planning Document. Section 2 identified the following issues as being of particular concern for the Amington Green Conservation Area:

- Public realm and street furniture such as the planter, and unnecessary signage and poor light post
- Condition of some of the buildings within the conservation area

Integrating new development

- 3.2 Although there are no allocated sites within the conservation area and there are limited opportunities for windfall development, there are opportunities for expansion and alterations to existing dwellings which will be a challenge to integrate new development in a way that respects historic character and does not cause unacceptable harm. The sensitivity of the location will require a specific design solution to respond to the historic buildings and streetscape and potential below ground archaeological remains. Broad principles that would apply to all sites are:

- Specific design solution for each site to include careful use of materials and detailing;
- Development to reflect existing small scale domestic architecture;
- Maintain important views of listed buildings and open spaces;
- Strengthen frontage and linkages throughout the development where it has become fragmented;
- Foundations to take into account potential for below ground remains, to be informed by desk based archaeological assessment and fieldwork if necessary

- Take the opportunity to restore and enhance heritage assets

3.3 The Council will be preparing a Design supplementary planning document (SPD) to provide further detail to the Local Plan policies. The intention is to have guidance which will cover shop fronts, signage and advertisements and materials. Other relevant topics include new residential and commercial development.

Management action 1: Guide new development

- Produce Design SPD to guide new development, including heritage contexts

Condition of historic buildings

3.4 Although the condition of most buildings in the conservation area are reasonable and there has been some investment, there are individual buildings and their settings that have been neglected or have been subjected to inappropriate changes.

3.5 There is also an issue regarding lack of knowledge with regards to the maintenance and works required to historic assets. Guidance showing appropriate levels of maintenance and care of listed buildings can be beneficial to raising awareness and care for heritage assets.

3.6 The council will continue to undertake reviews and assessments of the Conservation Area and heritage assets within the Conservation Area to ensure that preventative measures can be employed to avoid buildings becoming 'at risk.' Where communications with owners has been ineffective, the Council will utilise its legal powers to ensure that necessary works are undertaken to safeguard the future of heritage assets.

3.7 The buildings listed in Appendix 3 are identified for enhancement. This will include general improvements to improving the condition of buildings and more specialised works such as stonework reconstruction and railing reinstatement. The recommended works for each building are set out in Appendix 3.

Management action 2: Enhance the condition of historic buildings

- Engage with owners and tenants to encourage regular building maintenance, with a particular focus on priority buildings
- Promote the retention and reinstatement of original features including timber windows and front boundary walls and hedges
- Engage with owners to ensure occupancy and appropriate and viable use of vacant buildings
- Undertake a number of guidance notes that promote the preventative maintenance and proper care of historic assets.
- Review the buildings at risk survey on a regular basis (every 5 years)
- Where appropriate, the Council will utilise its legal powers to ensure

necessary works are carried out to ensure the safeguarding of heritage assets.

Local List

- 3.8 The heritage impact assessment highlighted the potential for additions to the local list, although the appraisal process in 2008 resulted in a fairly comprehensive review of the local list, however no additions were made to the Amington Green Conservation Area as the majority of the buildings are listed as of national importance. The Council intends to review the list for the whole borough in the near future. This will involve inviting nominations from local heritage groups and the general public against criteria set out by the Council. The final decision on local list additions will be subject to Cabinet approval.

Management action 3: Maintain and review Local List

- Review the Local List in consultation with the public

Safeguarding archaeology

- 3.9 Development within the conservation area could result in loss or fragmentation of surviving archaeological remains and for this reason, early discussion with the Country Council Historic Environment Team is recommended. The Local Plan requires a desk based archaeological assessment to accompany planning applications to identify the potential for archaeology and guide discussions about the scope and scale of any preservation and mitigation.

Management action 4: Safeguard archaeology

- Engage with the Staffordshire County Council Environmental Advice Team and Historic Environment Record at an early stage to enable the production of up to date desk based assessments
- Record any archaeological structures revealed through assessments and development on the Historic Environment Record and consider opportunities to interpret discoveries

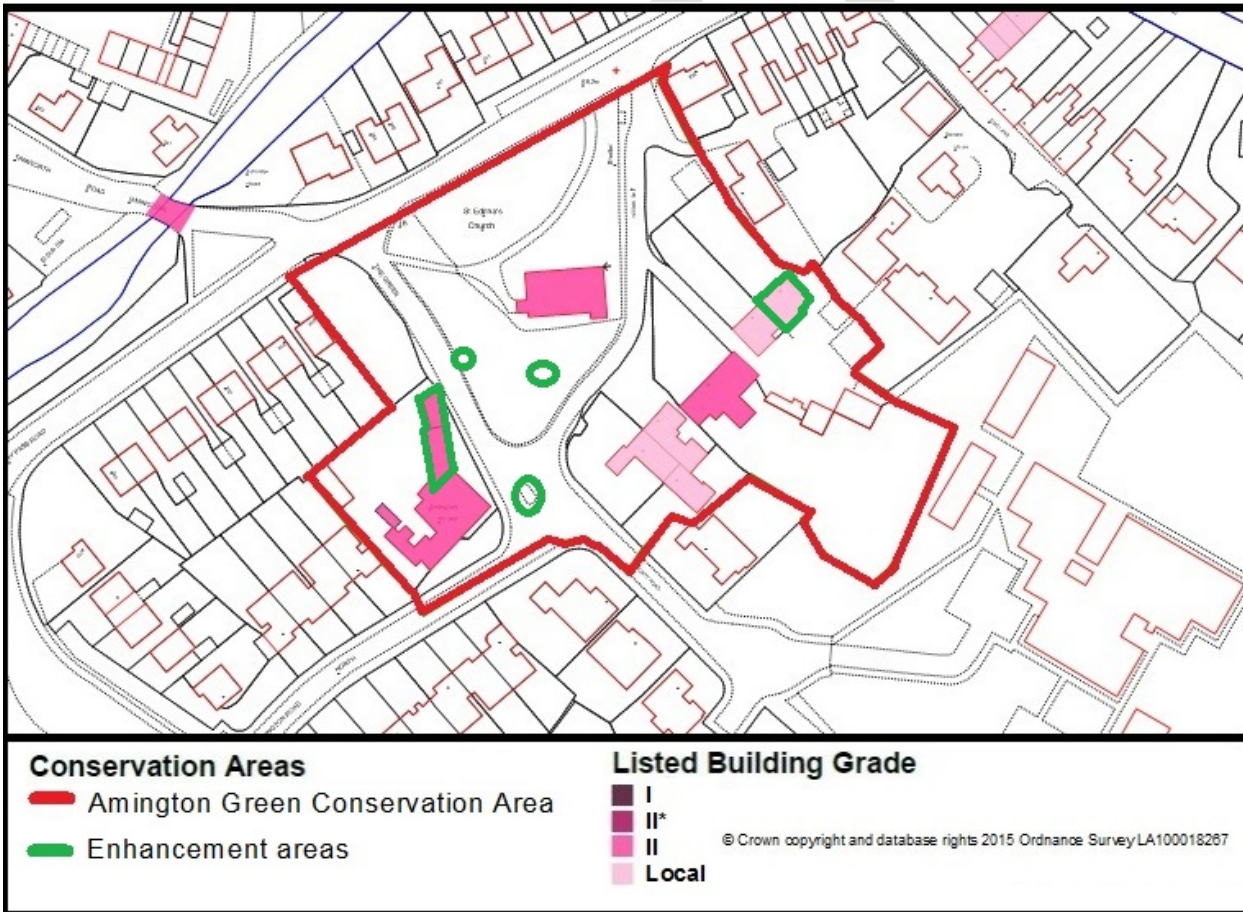
Enhancing the public realm

- 3.10 Responsibility for provision and maintenance of the public realm is split between the Borough Council and Staffordshire County Council. Renewal of the public realm would enable the area to be redesigned with a unified character and identify. Works other than routine maintenance can be partly funded through Section 106 contributions but larger projects will require funding applications to various sources including the local enterprise partnerships and Heritage Lottery Fund. It will be necessary to work with the County Council to identify opportunities for funding as projects are identified and agreed.

Management action 5: Enhance the public realm

- Work with Staffordshire County Council to identify opportunities for public realm improvements which could be included in the CIL 123 project list
- Undertake street clutter audit in line with Historic England guidance
- Work with statutory undertakers to agree an approach to highway reinstatement
- The Council will work with all the stakeholders to work towards achieving high quality and coherent style of public realm which will enhance the character and appearance of the conservation area.

Map showing priority areas for enhancement



Section 4: Funding and resources

- 4.1 The Borough Council has a number of officers whose remit includes heritage and the town centre. The Council will work with partners and engage with businesses and building owners to enhance the conservation area. This may take the form of advice, identifying funding opportunities and promoting the town centre. Project teams could also be formed to co-ordinate and manage specific projects when needed.
- 4.2 The Council operates a modest conservation grant scheme which is used as match funding to support building owners and tenants undertaking structural repairs and restoration of original features. This is available to all statutorily and locally listed buildings throughout the Borough and historic unlisted buildings within conservation areas. It could be used to part fund the projects identified in the management plan, however, demand already exceeds availability and with competition from projects in other conservation areas, progress will be limited to a small number of projects every year. There is scope to review the way the grant scheme operates to target priority schemes in the conservation areas.
- 4.3 There is also the potential to include heritage projects as part of the project list to be funded as part of Community Infrastructure Levy (CIL) contributions. Predominantly consisting of streetscape improvements the levy charged on new build housing, retail and commercial developments can assist with funding towards improvements. Any potential projects will be required to be added to the Regulation 123 list.

Management action 6: Resourcing Improvements

- Review operation of grant scheme to target priority schemes in the conservation areas arising from management plans
- Develop a list of streetscape improvement projects which can be added to the CIL Regulation 123 list.

Section 5: Monitoring and Review

- 5.1 The intention is to monitor changes to the conservation area to assess the effectiveness of the management plan. A dated photographic record will be produced with each review to show the changes to the conservation area since the appraisal was undertaken in 2008, using the original photos for comparison. A formal review will be carried out on a five yearly basis.
- 5.2 The Council will continue to participate in the Historic England annual conservation area survey and take appropriate advice and action if the conservation area is revealed as being at risk.
- 5.3 These monitoring actions will need to be set up alongside the Local Plan monitoring framework.

Management action 7: Monitor and review changes

- Produce a dated photographic record to monitor changes to the conservation area
- Continue to participate in the annual conservation area survey produced by Historic England
- Monitor changes in the conservation area and modify the management actions where necessary to secure positive change

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Appendices

Appendix 1: Review of the conservation area by character zone

Amington Green Conservation Area	
Change since 2008	<ul style="list-style-type: none"> • Erection of a dwelling opposite the Church • Four buildings added to the local list
Positive features	<ul style="list-style-type: none"> • Unified appearance of residential properties and boundary treatments, soft landscaping and hedges reinforce historic character. • Historic character is still mostly intact.
Negative features	<ul style="list-style-type: none"> • Continuing degradation of round-a-bout and timber fencing • Poor street furniture such as lamppost and bin, and clutter caused by 'no ball games' signage • Lack of maintenance to outbuildings of Amington House impacting negatively on the character and appearance of the area.
Opportunities	<ul style="list-style-type: none"> • Remove poor round-a-bout, and replace with something more sympathetic, such as a tree. • Assist with guidance to the proper repair of outbuildings to Amington House.

Appendix 2: Heritage assets in the Amington Green Conservation Area

	Listed Buildings	Grade
1	Amington House	II
2	Parish Church of St. Editha	II
3	Yew Tree House	II
4	1 The Green	II
5	2 The Green	Local
6	3 The Green	Local
7	10 The Green	Local
8	12 The Green	Local

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Appendix 3: Recommended works for priority buildings

This section describes potential problems and recommendations for alleviating the identified problems. Some of the works to rectify problems may require planning and/or listed building consent, so please check with the Development Management Team or Conservation Officer at Tamworth Borough Council before undertaking any works described in this plan.

Street furniture			
Roof chimney		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other	x	Wall, gate & railings	
Works required: removal unsympathetic light post and bin and replace with more sympathetic furniture. Remove unnecessary signage clutter such as the no ball games sign. Remove planter box and poor fencing and replace with something more sympathetic such as a tree			

Amington House			
Roof	x	Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework	x	Architectural details	
Other		Wall, gate & railings	
Works required: rebuilding of outbuildings including walls in lime, and roof beams and coverings in slate.			

12 The Green			
Roof chimney		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework	x	Architectural details	
Other		Wall, gate & railings	
Works required: removal invasive vegetation over façade, by carefully removing vegetation and the application of a herbicide gel to the root of the vegetation.			

Consultation on the Draft Dosthill Conservation Area Management Plan 2016.

Background to the consultation

This consultation is for the review of the Amington Green Conservation Area Management Plan. In 2008 an appraisal of the Conservation Area was carried out, along with a management plan which listed actions in order to preserve and enhance the character and appearance of the conservation area for the next 5 years. It is now time to review the appraisal and management plan, and this document has been developed to sit alongside the 2008 appraisal and develop a set of management actions for the Conservation Area over the next 5 years.

What we are consulting on

The following documents are included within this consultation:

- The Draft Amington Green Conservation Area Management Plan 2016;
- A questionnaire asking for your views on the Draft plan

How your views will be used

The consultation will take into account views of all respondents to the consultation which will be published on the Council's website. Completing the questionnaire is voluntary and all the information you provide will be treated in the strictest of confidence. No information will be released that could identify an individual or organisation. These views will influence the development of the final version of the management plan which will be presented to Cabinet later in 2016.

How to share your views

The 6 week consultation period closes on (...). Please complete the questionnaire and send it via the following means:-

- Email: DevelopmentPlan-@tamworth.gov.uk
- Post: Conservation Management Plan Consultation, Planning Policy, Tamworth Borough Council, Marmion House, Lichfield Street, Tamworth B79 7BZ

Further Information

Should you require any additional information or have any questions regarding the consultation, please contact the Planning Policy Team on 01827 709 279

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Background

What is a management plan and why are we preparing it?

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on all local planning authorities to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas can then be designated as conservation areas. The Act also states that local planning authorities should formulate and publish proposals for their preservation and enhancement.
- 1.2 Tamworth has seven conservation areas, which were designated between 1976 and 1999. In 2007-2008 the Council undertook a programme of conservation area appraisals to define the special interest of the conservation areas, to ensure that the boundaries remained relevant and defensible and to identify potential areas for future attention. A number of recommendations from the appraisals have been implemented, including boundary amendments, addition of buildings to the local list and a number of Article 4 Directions.
- 1.3 Incremental changes over time can alter the character of a conservation area and the appraisals should be reviewed on a regular basis to identify opportunities and threats. The management plan provides the opportunity to review the appraisals and to set out a medium to long term management strategy to guide future change in a positive way that respects the historic environment. It is important to note that this management plan does not entirely supersede the Dosthill Conservation Area Appraisal 2008, and should be read in conjunction with this document.
- 1.4 The preparation of the management plan has been guided by the Historic England document ‘Understanding Place: Conservation Area Designation, Appraisal and Management’ 2016. This section sets out the purpose of the management plan and the issues it will cover, the consultation strategy and review of relevant Local Plan policies and evidence.
- 1.5 The management plan will consider the following issues:
 - changes to the conservation area
 - positive and negative features
 - actions to secure the repair and full use of buildings
 - priority schemes
 - archaeology
 - green space management
 - new development
 - resources
 - monitoring
- 1.6 It is anticipated that the management plan will last for a period of five years. Although the plan contains details of proposals and initiatives it is acknowledged that some will have a longer timeframe. The management plan is not a statutory document and does not form part of the development plan, however, it will be a material consideration in decision making.

What are we doing to involve people?

- 1.7 The Council is required by the 1990 Act to consult the local community on any management proposals for the conservation area. Section 71 says that:
- 1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
 - 2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
 - 3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.
- 1.8 The Council’s Statement of Community Involvement was updated and approved in February 2014. It specifically covers the preparation of local plans and planning applications and although the management plan is not a statutory document, it is the intention that the Council will broadly follow the procedure for the preparation of a supplementary planning document, which will involve a public consultation event.
- 1.9 The management plan will be subject to approval by Cabinet. Details of the proposed consultation are set out below:
- Internal meetings with Council Officers with interests in the conservation area including Economic Development and Regeneration, Tourism and Town Centre, Arts and Events and Property Services.
 - Public notice, press release and advertisement around the conservation area
 - Public consultation for 6 weeks including a public exhibition at St. Paul’s Church, Dosthill
 - Consultation with local heritage organisations
 - Consultation with businesses through the Town Team

Tamworth Local Plan 2006-2031

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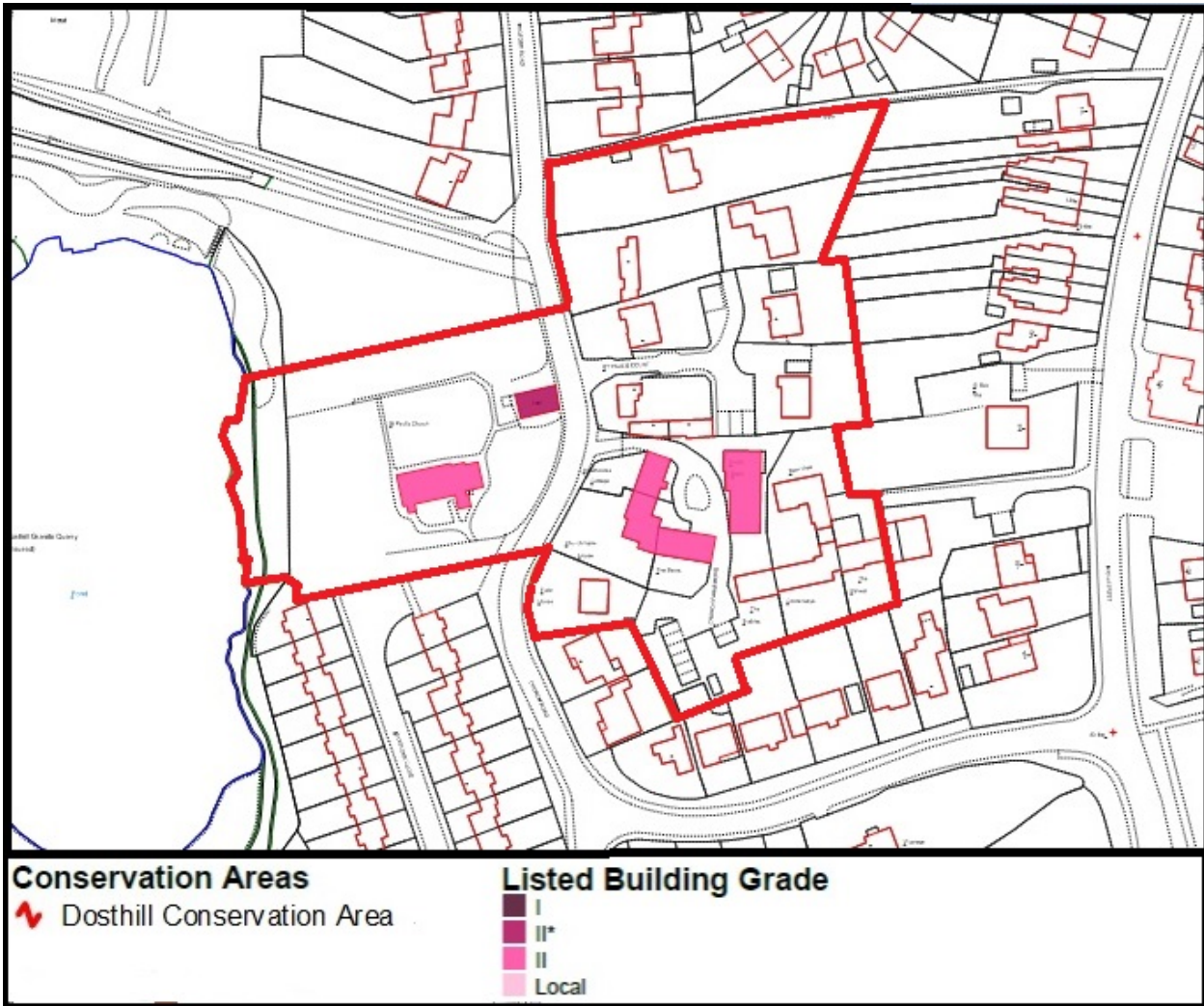
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Map showing conservation areas and heritage assets



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Figure 1: Dosthill Conservation Area

Section 2: Review of the Conservation Area

- 2.1 The Appraisal in 2008 divided the Conservation Area into three character zones: the Church and Church Street; St Paul's Court; and Churchyard Mews. It identified positive and negative buildings, structures and opportunities for change. Using the information in the appraisal and the photographic record as a baseline, the character zones were re-examined to identify which aspects have changed since 2008. Appendix 1 contains a summary of change, positive and negative features and opportunities for each of the zones.

Changes to the conservation area

- 2.2 There has been very limited change to the conservation area since 2008. Although the 2008 appraisal mentioned the quite utilitarian fence to the side of the Church and Chapel, no mention was made regarding the installation of a palisade fence to the rear of the church, which is very defensive and highly detrimental to the setting of the listed building and the character and appearance of the conservation area. The fence appears to be at least 10-15 years old, and it is doubtful that this has consent.
- 2.3 The palisade fence continues along the boundary to the neighbouring site of the diving lake which is outside the Conservation Area, however negatively affects the setting of the Conservation Area. The painting of the fence in green and black and barbed wire to the top reinforces the defensive nature of the fence to the detriment of the setting of the Conservation Area.
- 2.4 Historic England has conducted an annual conservation area survey since 2009 which considers condition, vulnerability and expected changes. Based on the 2015 update the Dosthill Conservation Area is classed as being in fair condition, highly vulnerable, but not at risk overall. This is based on feedback from the Council that loss of historic detail, lack of maintenance and the condition of the public realm are all minor problems. It is important to continue to participate in the survey to monitor change and to ensure that the conservation area does not become at risk.

Archaeology

- 2.5 The Dosthill Conservation Area contains assets of considerable heritage significance. There is high potential for above and below ground archaeology to survive across the conservation area and although sporadic archaeological work over time has revealed evidence of archaeology which is recorded in the Historic Environment Record, the full extent of the resource is unknown. The Heritage Impact Assessment recommends that a desk based archaeological assessment is undertaken for all allocated sites, which is reflected in Policy EN6. This would also extend to any windfall sites that come forward within the conservation area.

Historic environment

- 2.6 Most of the buildings in the conservation area are in good structural condition and the main issue is regarding boundary treatments, the cumulative effects of which have eroded the character of the conservation area. The Dosthill Conservation Area does not contain any Article 4 directions, however much of the area is listed or within the curtilage of listed buildings, which enables assessment of any works to be sympathetic to the conservation area which has worked successfully.
- 2.7 As highlighted in the 2008 Appraisal, the redevelopment of sites such as the Churchyard Mews has fragmented the authenticity and interpretation of the farmstead as one complex with different applications of surface treatment, residential

paraphernalia such as decking, inappropriate positioned car ports, railings and hard landscaping.

Assessment of Conservation Area Boundary

- 2.8 The previous appraisal raised concerns regarding the conservation area boundary as much of the conservation area is designated as listed buildings and their curtilage, meaning that protection measures already exist.
- 2.9 The conservation area boundaries were much reduced to the historic core, which the conservation now includes. It is considered that the Conservation Area boundary as current, fulfils the role of designation for a conservation area. As such, it is recommended that the Conservation Area boundary is retained in its current form.

Public realm

- 2.10 The quality of the street surfacing is fair throughout the conservation area with a variety of materials being used and patchy and uneven reinstatement, often in different materials, following work by statutory undertakers. The quality of the street lighting is also of a quality that is not wholly appropriate to a conservation area.
- 2.11 The main problem as previously identified is in relation to boundary treatment, particularly around the church. Along with the palisade fencing erected to the rear of the church, the very utilitarian boundary to the side boundary is not reflective of the character of the Conservation Area.
- 2.12 In much of the conservation area, particularly along Church Street, the boundaries are defined by hedges and stone which is a positive aspect of the conservation area
- 2.13 The St. Paul's Court development does not carry this through, however maintains soft and well vegetated landscaping which is a positive characteristic of the conservation area.

Section 3: Managing the future of the conservation area

3.1 This section sets out proposals for managing the conservation area, including projects and initiatives which have arisen from the issues identified in the conservation area appraisal and review. It also sets out guidance for new development, although this will be provided in greater detail in the Design Supplementary Planning Document. Section 2 identified the following issues as being of particular concern for the Dosthill Conservation Area:

- Boundary treatments around the churchyard and adjacent lake
- Fragmented interpretation of the Churchyard Mews

Integrating new development

3.2 Although there are no allocated sites within the conservation area and there are limited opportunities for windfall development, there are opportunities for expansion and alterations to existing buildings which will be a challenge to integrate new development in a way that respects historic character and does not cause unacceptable harm. The sensitivity of the location will require a specific design solution to respond to the historic buildings and streetscape and potential below ground archaeological remains. Broad principles that would apply to all sites are:

- Specific design solution for each site to include careful use of materials and detailing;
- Development to reflect existing small scale domestic architecture;
- Maintain important views of listed buildings and open spaces;
- Strengthen frontage and linkages throughout the development where it has become fragmented;
- Foundations to take into account potential for below ground remains, to be informed by desk based archaeological assessment and fieldwork if necessary
- Take the opportunity to restore and enhance heritage assets

3.3 The Council will be preparing a Design Supplementary Planning Document (SPD) to provide further detail to the Local Plan policies. The intention is to have guidance which will cover shop fronts, signage and advertisements and materials. Other relevant topics include new residential and commercial development.

Management action 1: Guide new development

- Produce Design SPD to guide new development, including heritage contexts

Condition of historic buildings

3.4 Although the condition of most buildings in the conservation area is reasonable and there has been some investment, there are individual buildings and their settings that have been neglected or have been subjected to inappropriate changes.

3.5 There is also an issue regarding lack of knowledge with regards to the maintenance and works required to historic assets. Guidance showing appropriate levels of

maintenance and care of listed buildings can be beneficial to raising awareness and care for heritage assets.

- 3.6 The council will continue to undertake reviews and assessments of the Conservation Area and heritage assets within the Conservation Area to ensure that preventative measures can be employed to avoid buildings becoming ‘at risk.’ Where communications with owners has been ineffective, the Council will utilise its legal powers to ensure that necessary works are undertaken to safeguard the future of heritage assets.
- 3.7 The buildings listed in Appendix 3 are identified for enhancement. This will include general improvements to improving the condition of building and more specialised works including stonework reconstruction and railing reinstatement. The recommended works for each building are set out in Appendix 3.

Management action 2: Enhance the condition of historic buildings

- Engage with owners and tenants to encourage regular building maintenance, with a particular focus on priority buildings
- Promote the retention and reinstatement of original features including timber windows and front boundary walls and hedges
- Engage with owners to ensure occupancy and appropriate and viable use of vacant buildings
- Undertake a number of guidance notes that promote the preventative maintenance and proper care of historic assets.
- Review the buildings at risk survey on a regular basis (every 5 years)
- Where appropriate, the Council will utilise its legal powers to ensure necessary works are carried out to ensure the safeguarding of the heritage asset.

Local List

- 3.8 The heritage impact assessment highlighted the potential for additions to the local list, although the appraisal process in 2008 resulted in a fairly comprehensive review of the local list, however no additions were made to the Dosthill Conservation Area as the majority of the buildings are listed as of national importance. The Council intends to review the list for the whole borough in the near future. This will involve inviting nominations from local heritage groups and the general public against criteria set out by the Council. The final decision on local list additions will be subject to Cabinet approval.

Management action 3: Maintain and review Local List

- Review the Local List in consultation with the public

Safeguarding archaeology

- 3.9 Development within the conservation area could result in loss or fragmentation of surviving archaeological remains and for this reason, early discussion with the Country Council Historic Environment Team is recommended. The Local Plan requires a desk based archaeological assessment to accompany planning applications to identify the potential for archaeology and guide discussions about the scope and scale of any preservation and mitigation.

Management action 4: Safeguard archaeology

- Engage with the Staffordshire County Council Environmental Advice Team and Historic Environment Record at an early stage to enable the production of up to date desk based assessments
- Record any archaeological structures revealed through assessments and development on the Historic Environment Record and consider opportunities to interpret discoveries

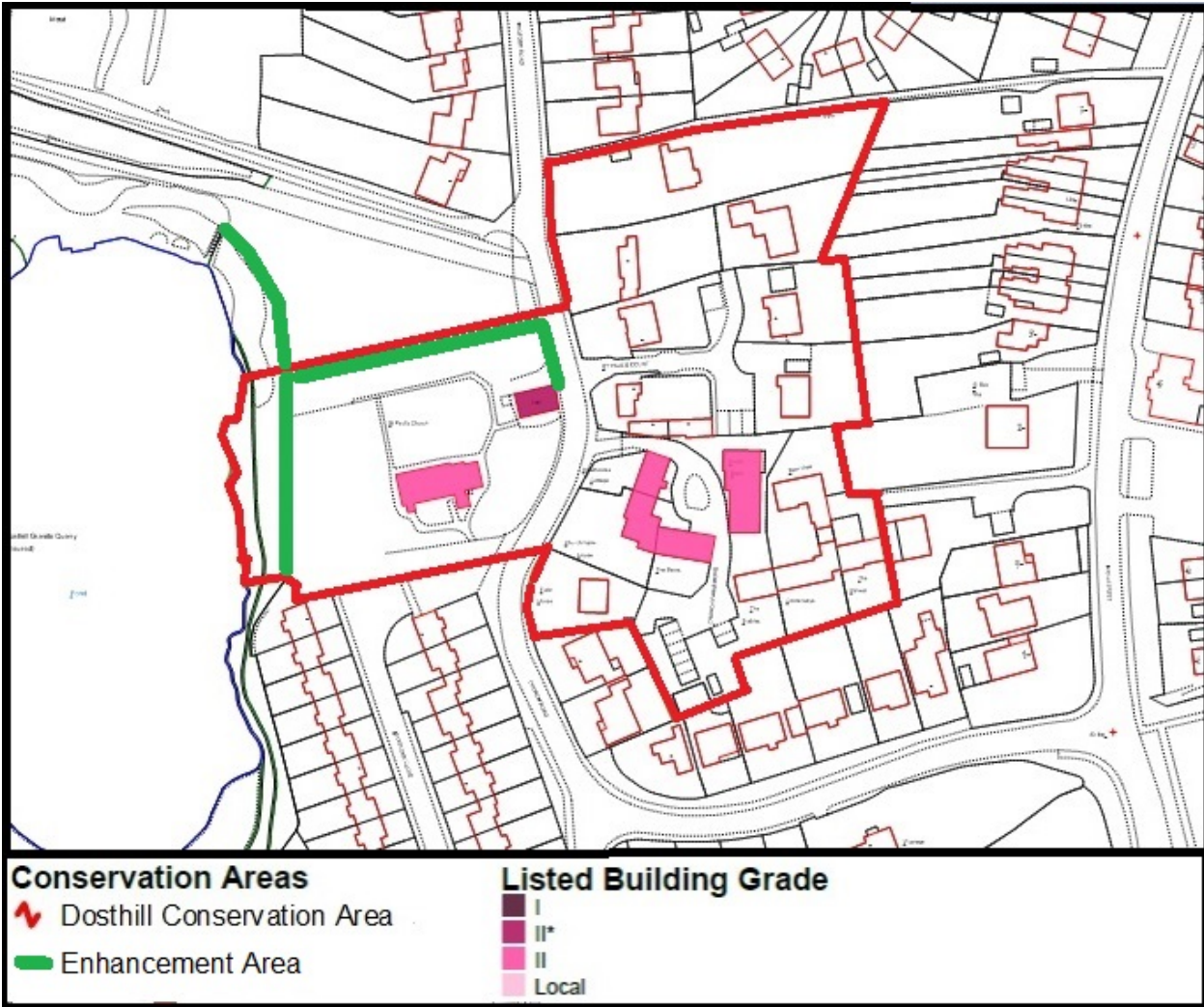
Enhancing the public realm

- 3.10 Responsibility for provision and maintenance of the public realm is split between the Borough Council and Staffordshire County Council. Renewal of the public realm would enable the area to be redesigned with a unified character and identify. Works other than routine maintenance can be partly funded through Section 106 contributions but larger projects will require funding applications to various sources including the local enterprise partnerships and Heritage Lottery Fund. It will be necessary to work with the County Council to identify opportunities for funding as projects are identified and agreed.

Management action 5: Enhance the public realm

- Work with Staffordshire County Council to identify opportunities for public realm improvements which could be included in the CIL 123 project list
- Undertake street clutter audit in line with Historic England guidance
- Work with statutory undertakers to agree an approach to highway reinstatement
- The Council will work with all the stakeholders to work towards achieving high quality and coherent style of public realm which will enhance the character and appearance of the conservation area.

Map showing priority areas for enhancement



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Section 4: Funding and resources

- 4.1 The Borough Council has a number of officers whose remit includes heritage and the town centre. The Council will work with partners and engage with businesses and building owners to enhance the conservation area. This may take the form of advice, identifying funding opportunities and promoting the town centre. Project teams could also be formed to co-ordinate and manage specific projects when needed.
- 4.2 The Council operates a modest conservation grant scheme which is used as match funding to support building owners and tenants undertaking structural repairs and restoration of original features. This is available to all statutorily and locally listed buildings throughout the Borough and historic unlisted buildings within conservation areas. It could be used to part fund the projects identified in the management plan, however, demand already exceeds availability and with competition from projects in other conservation areas, progress will be limited to a small number of projects every year. There is scope to review the way the grant scheme operates to target priority schemes in the conservation areas.
- 4.3 There is also the potential to include heritage projects as part of the project list to be funded as part of Community Infrastructure Levy (CIL) contributions. Predominantly consisting of streetscape improvements the levy charged on new build housing, retail and commercial developments can assist with funding towards improvements. Any potential projects will be required to be added to the Regulation 123 list.

Management action 6: Resourcing Improvements

- Review operation of grant scheme to target priority schemes in the conservation areas arising from management plans
- Develop a list of streetscape improvement projects which can be added to the CIL Regulation 123 list.

Section 5: Monitoring and Review

- 5.1 The intention is to monitor changes to the conservation area to assess the effectiveness of the management plan. A dated photographic record is produced to show the changes to the conservation area since the appraisal was undertaken in 2008, using the original photos for comparison. A formal review will be carried out on a five yearly basis.
- 5.2 The Council will continue to participate in the Historic England annual conservation area survey and take appropriate advice and action if the conservation area is revealed as being at risk.
- 5.3 These monitoring actions will need to be set up alongside the Local Plan monitoring framework.

Management action 7: Monitor and review changes

- Produce a dated photographic record to monitor changes to the conservation area
- Continue to participate in the annual conservation area survey produced by Historic England
- Monitor changes in the conservation area and modify the management actions where necessary to secure positive change

Appendices

Appendix 1: Review of the conservation area by character zone

Character Zone 1 – Church Street and Church Environs	
Change since 2008	<ul style="list-style-type: none"> Erection of palisade fencing to rear boundary
Positive features	<ul style="list-style-type: none"> Unified appearance of residential properties and boundary treatments along Church Street, soft landscaping and hedges reinforce historic character. Historic character is still mostly intact.
Negative features	<ul style="list-style-type: none"> Poor boundary treatments around the church which are detrimental to its appearance. Poor 20th Century extension to medieval hall Poor boundary treatment around the diving lake which impact negatively on the setting of the conservation area.
Opportunities	<ul style="list-style-type: none"> Remove poor utilitarian boundary fence and palisade fence around church and replace with a more sympathetic and high quality boundary treatment such as a wall or non climbing fence such as paladin fencing
Character Zone 2 – St.Paul's Court	
Change since 2008	<ul style="list-style-type: none"> Amended Conservation Area boundary to reduce the amount of 20th Century housing to just concentrate on the St. Paul's Court development.
Positive features	<ul style="list-style-type: none"> New dwellings which are in keeping with the surrounding properties in terms of boundary treatments, materials and details of the dwellings appropriate. Soft landscaping which reinforces character to the conservation area.
Negative features	N/a
Opportunities	<ul style="list-style-type: none"> Continue to reinforce appropriate materials and treatments and the positive contribution the development makes to the conservation area
Character Zone 3 – Churchyard Mews	
Change since 2008	<ul style="list-style-type: none"> Increased surfacing and residential paraphernalia.
Positive features	<ul style="list-style-type: none"> Large collection of historic buildings which maintains a strong historic linkage to the historic core of Dosthill. Attractive architectural features which are visible from the public realm
Negative features	<ul style="list-style-type: none"> Fragmentation of the linkages of the barns as one farmstead complex through surface treatments and decking etc. Poor installation of garages and carports which interferes with the character and appearance of the historic farm complex.
Opportunities	<ul style="list-style-type: none"> Improvements to the connectivity of the buildings which make up the barn complex through a consistent use of material palate which reinforces the historic character and authenticity.

Appendix 2: Heritage assets in the Dosthill Conservation Area

	Listed Buildings	Grade
1	Dosthill Sunday School And Parish Room, Church Road	II*
2	Church Farmhouse, Hawthorn Cottage, Church Road	II
3	Church of St. Paul, Church Road	II
4	Cruck Barn, Church Road	II

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Appendix 3: Recommended works for priority buildings

This section describes potential problems and recommendations for alleviating the identified problems. Some of the works to rectify problems may require planning and/or listed building consent, so please check with the Development Management Team or Conservation Officer at Tamworth Borough Council before undertaking any works described in this plan.

St. Paul's Churchyard & adjacent diving lake			
Roof chimney		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other, what?		Walls, gates & railings	x
Works required: removal of inappropriate railings and reinstate with fence/wall which is more sympathetic to the Conservation Area and setting of the listed buildings			

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Consultation on the Draft Hospital Street Conservation Area Management Plan 2016.

Background to the consultation

This consultation is for the review of the Hospital Street Conservation Area Management Plan. In 2008 an appraisal of the Conservation Area was carried out, along with a management plan which listed actions in order to preserve and enhance the character and appearance of the conservation area for the next 5 years. It is now time to review the appraisal and management plan, and this document has been developed to sit alongside the 2008 appraisal and develop a set of management actions for the Conservation Area over the next 5 years.

What we are consulting on

The following documents are included within this consultation:

- The Draft Hospital Street Conservation Area Management Plan 2016;
- A questionnaire asking for your views on the Draft plan

How your views will be used

The consultation will take into account views of all respondents to the consultation which will be published on the Council's website. Completing the questionnaire is voluntary and all the information you provide will be treated in the strictest of confidence. No information will be released that could identify an individual or organisation. These views will influence the development of the final version of the management plan which will be presented to Cabinet later in 2016.

How to share your views

The 6 week consultation period closes on (...). Please complete the questionnaire and send it via the following means:-

- Email: DevelopmentPlan-@tamworth.gov.uk
- Post: Conservation Management Plan Consultation, Planning Policy, Tamworth Borough Council, Marmion House, Lichfield Street, Tamworth B79 7BZ

Further Information

Should you require any additional information or have any questions regarding the consultation, please contact the Planning Policy Team on 01827 709 279

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Background

What is a management plan and why are we preparing it?

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on all local planning authorities to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas can then be designated as conservation areas. The Act also states that local planning authorities should formulate and publish proposals for their preservation and enhancement.
- 1.2 Tamworth has seven conservation areas, which were designated between 1976 and 1999. In 2007-2008 the Council undertook a programme of conservation area appraisals to define the special interest of the conservation areas, to ensure that the boundaries remained relevant and defensible and to identify potential areas for future attention. A number of recommendations from the appraisals have been implemented, including boundary amendments, addition of buildings to the local list and a number of Article 4 Directions.
- 1.3 Incremental changes over time can alter the character of a conservation area and the appraisals should be reviewed on a regular basis to identify opportunities and threats. The management plan provides the opportunity to review the appraisals and to set out a medium to long term management strategy to guide future change in a positive way that respects the historic environment. It is important to note that this management plan does not entirely supersede the Hospital Street Conservation Area Appraisal 2008, and should be read in conjunction with this document.
- 1.4 The preparation of the management plan has been guided by the Historic England document ‘Understanding Place: Conservation Area Designation, Appraisal and Management’ 2016. This section sets out the purpose of the management plan and the issues it will cover, the consultation strategy and review of relevant Local Plan policies and evidence.
- 1.5 The management plan will consider the following issues:
 - changes to the conservation area
 - positive and negative features
 - actions to secure the repair and full use of buildings
 - priority schemes
 - archaeology
 - green space management
 - new development
 - resources
 - monitoring
- 1.6 It is anticipated that the management plan will last for a period of five years. Although the plan contains details of proposals and initiatives it is acknowledged that some will have a longer timeframe. The management plan is not a statutory document and does not form part of the development plan, however, it will be a material consideration in decision making.

What are we doing to involve people?

- 1.7 The Council is required by the 1990 Act to consult the local community on any management proposals for the conservation area. Section 71 says that:
- 1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
 - 2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
 - 3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.
- 1.8 The Council's Statement of Community Involvement was updated and approved in February 2014. It specifically covers the preparation of local plans and planning applications and although the management plan is not a statutory document, it is the intention that the Council will broadly follow the procedure for the preparation of a supplementary planning document, which will involve a public consultation event.
- 1.9 The management plan will be subject to approval by Cabinet. Details of the proposed consultation are set out below:
- Internal meetings with Council Officers with interests in the conservation area including Economic Development and Regeneration, Tourism and Town Centre, Arts and Events and Property Services.
 - Public notice, press release and advertisement around the conservation area
 - Public consultation for 6 weeks including a public exhibition at Tamworth Library
 - Consultation with local heritage organisations
 - Consultation with businesses through the Town Team

Tamworth Local Plan 2006-2031

- 1.10 The new Local Plan covers the period 2006-2031. The Vision for the Local Plan builds on the identified issues and challenges and sets the spatial direction for Tamworth. The relevant parts of the Vision for heritage are the vibrant town centre and distinctive identity related to the town's history and heritage assets. The Local Plan then goes on to set spatial priorities to deliver the vision and in the context of the Hospital Street Conservation Area, the following are considered relevant:

SP2	To make Tamworth Town Centre a priority for regeneration to create a safe and attractive place for residents, businesses and visitors by strengthening and diversifying the town centre offer, optimising retail, leisure and housing development opportunities and increasing its liveability and by making the most of the town's tourism and cultural offer, thus creating a positive image for the Borough.
SP3	Working in partnership with economic stakeholders to create a diverse local economy, including regeneration of employment areas and provide appropriate education and training that will provide local job opportunities that will reduce the need for residents to travel outside of the Borough.
SP5	To provide a range of affordable, adaptable and high quality housing that meets the needs of Tamworth residents.
SP7	To encourage active and healthier lifestyles by providing a network of high quality, accessible green and blue linkages and open spaces and

	formal indoor and outdoor recreation facilities that meet identified needs and link neighbourhoods to each other and the wider countryside.
SP9	To protect and enhance heritage assets by ensuring that proposals for change respect the historic character of the Borough including street layout, surviving historic buildings, street furniture, archaeology and open spaces.
SP10	To create safe, high quality places that deliver sustainable neighbourhoods and reflect Tamworth's small scale and domestic character using a blend of traditional and innovative design techniques.

1.11 The Local Plan contains policies that support heritage assets including conservation areas and locally listed buildings. It prioritises designated Conservation Areas for safeguarding and enhancing to better reveal their significance. The Local Plan also gives non-designated heritage assets, such as locally listed buildings, due acknowledgement when dealing with development that affects them.

1.12 Development of any scale must relate to the historic context. The following policies are considered to be relevant and the management plan will be in accordance with and complement these policies:

EC2 Supporting Investment in Tamworth Town Centre

- Town centre will be revitalised in partnership with businesses and landowners
- Town centre promoted as preferred location for development containing town centre uses along with higher density, high quality residential development
- Development should enhance the public realm and protect and enhance historic character
- Development should respect and enhance key historic landmarks
- Promotes high quality building design, open space and linkages to edge of centre locations

EC5 Culture and tourism

- Promote, protect and enhance Tamworth's landscape and heritage
- Encourage leisure and cultural facilities as part of mixed use schemes in the town centre
- Support appropriate re-use of historic buildings
- Promote existing tourism attractions and support additional tourism attractions linked to heritage
- Promote awareness and interest in heritage
- Improve physical links around and beyond the town centre

EN5 Design of new development

- Buildings and places to be high quality and well designed, particularly to support enhancement of the town centre and conservation areas
- Respect existing architectural and historic character but allow innovation where appropriate
- Take into account impact on significance of heritage assets
- Scale, form, massing, materials and design to conserve or enhance context
- Development to be legible and outward facing with active frontages
- Incorporate landscaping and open space

EN6 Protecting the historic environment

- Development affecting historic assets required to assess impact and clearly demonstrate how assets will be conserved and enhanced (heritage statement and statement of significance)
- Reference to EUS to identify potential for archaeology (need for archaeological desk based assessment)
- Development to address issues in evidence base (detailed below)
- Support enhancement of negative features and “vulnerable” and “at risk” buildings
- Support public realm improvements and use of vacant and under used historic buildings

1.13 The Local Plan recognises the Character Appraisals and other evidence base, including the Extensive Urban Survey (2011), Heritage at Risk Survey (2013) and Heritage Impact Assessments (2014); development is required to address the issues identified in these, The Infrastructure Delivery Plan identifies the following proposals which are relevant to the Hospital Street Conservation Area:

- Improvements to the public realm at gateways, and along corridors
- Physical improvements to heritage at risk

1.14 A Design supplementary planning document (SPD) is being prepared to support the Local Plan which will provide further detailed guidance on design including specific issues for historic contexts.

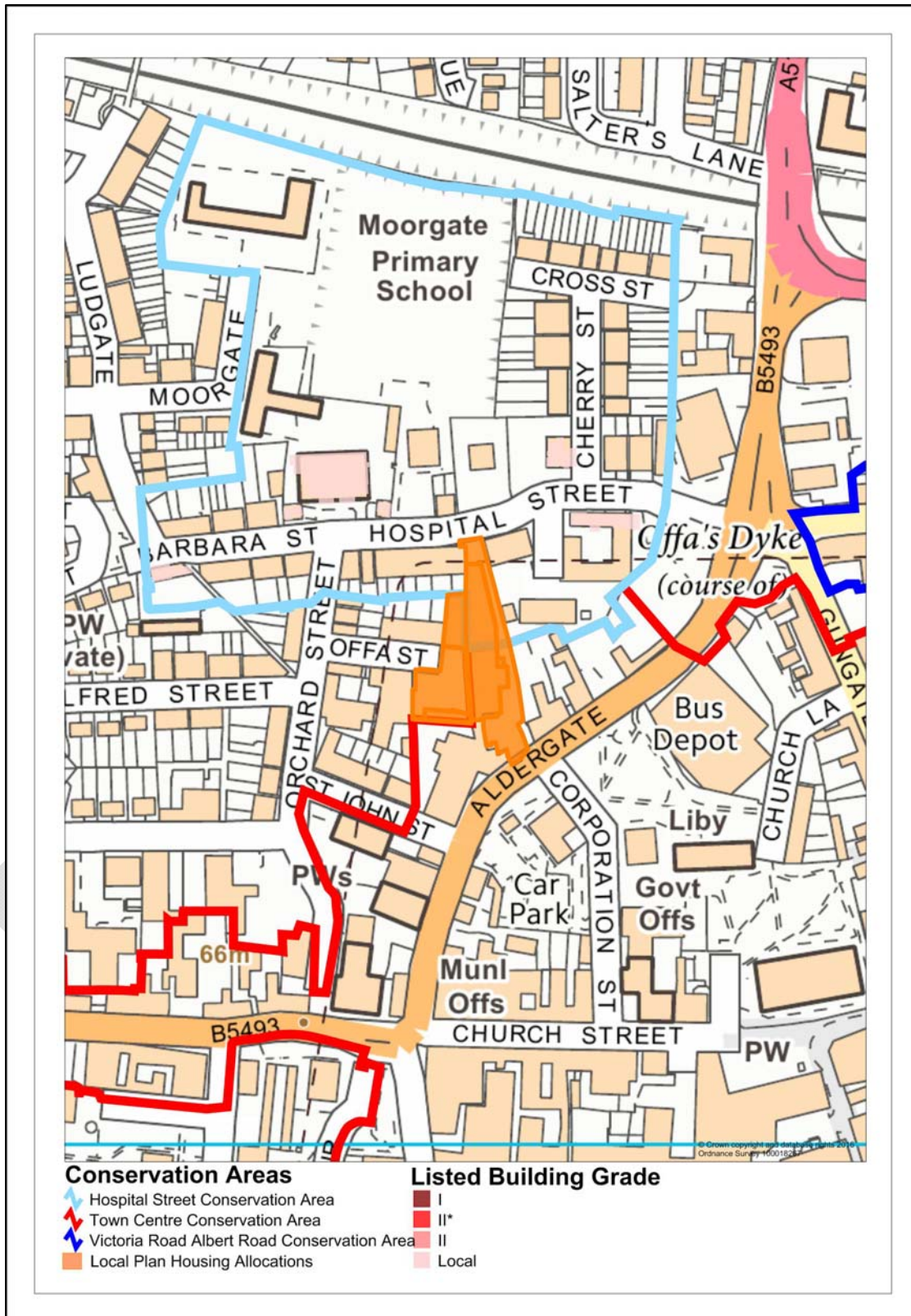
Review of Relevant Evidence

1.15 The Tamworth Extensive Urban Survey (EUS) considers the historic and archaeological character of the whole town. Tamworth’s urban area was divided into 37 historic urban character areas (HUCAs). HUCA 6: Ludgate, Barbara and Orchard Streets and HUCA 3: Aldergate cover the Hospital Street Conservation Area. The HUCAs within the Conservation Area are of medium to high overall heritage significance.

1.16 The Heritage at Risk Survey (2013) assessed Conservation Areas and Listed buildings with the aim of assigning a risk category for each building by combining occupancy with physical condition. Of the nine buildings, structures or designated areas in Tamworth classed as “at risk” or vulnerable”, none are located in the Hospital Street Conservation Area.

1.17 The map on page 7 shows the heritage assets in the conservation area, plus a local plan housing allocation. This housing allocation spans across this conservation area and that of the town centre. Sites in the vicinity of the town centre and the setting of conservation areas are very sensitive to change and there is an over-riding need for caution because development will inevitably impact on assets visually and there is high potential for below ground archaeology to be affected. An important point to emerge from the impact assessment was that development should not be regarded as negative as it offers the opportunity to improve the physical condition of assets, their setting and reinforce historic fabric.

Map showing conservation areas, heritage assets and allocations



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Section 2: Review of the Conservation Area

- 2.1 The Appraisal divided the Conservation Area into three character zones: Hospital Street, Barbara Street and Upper Gungate; Cherry Street and Cross Street; and Moorgate. It identified positive and negative buildings, structures and opportunities for change. Using the information in the appraisal and the photographic record as a baseline, the character zones were re-examined to identify which aspects have changed since 2008. Appendix 1a contains a Map showing the character zone boundaries and Appendix 1b contains a summary of change, positive and negative features and opportunities for each of the zones.

Changes to the conservation area

- 2.2 One significant development has taken place since the previous appraisal relating to Moorgate Primary School. The single storey 19th Century, primary school building on the northern limit of Moorgate was demolished in 2013/2014. The replacement two storey school building has been finished in red brick to provide a visual link with its Victorian surroundings, albeit with a contemporary design. The replacement building maintains the elongated façade fronting Moorgate, as previous. The three important trees along the school's front boundary with Moorgate have been retained as part of the redevelopment. The previous school building was noted as having lost a lot its original architectural detailing, had been rendered, re-tiled with pantiles and windows replaced with UPVC. The replacement contemporary school building is illustrated in Figure 1 below:
- 2.3 Since the build of the new Moorgate Primary, the existing original Moorgate Primary School has been left vacant, along with the former headmaster's house and warden's house. All three buildings are locally listed as buildings of local architectural and historic interest. These buildings also form the focal point of the conservation area so their unkept appearance has a detrimental impact upon the character and appearance of the conservation area. The site is owned by Staffordshire Council, and further discussion is needed in order to gain a new use for all of the buildings.
- 2.4 Since the Appraisal the locally listed Cherry Orchard House has become vacant with the installation of metal mesh on the ground floor windows to protect them from damage and to secure the building. Vacant buildings of heritage value are greatly at risk of damage and decay and can easily blight the appearance of their area. The setting of this building has also been marginally affected through the installation of a large new green telecommunications box installed adjacent the properties boundary wall on Hospital Street. This is also situated in close proximity to another existing but smaller green telecommunications box. A noteworthy historic wall forms the boundary of Cherry Orchard House and this has experienced some damage since the appraisal with a small portion of coping stones and bricks removed from the western end. The photos below illustrate Cherry Orchard House (Figure 2), the telecommunications boxes (Figure 3) and damage to the wall (Figure 4);
- 2.5 There have been some small scale changes to the Conservation Area in regards to the replacement of timber windows with UPVC, primarily on upper floors and the removal of trees. No trees identified as important within the appraisal have been removed which reduces the impact on the visual quality of the area.
- 2.6 Figure 7 shows the corner shop (15 & 16 Barbara Street) which has unsympathetic signage such as the large aluminium fascia board which stretches two-thirds of the

façade and a large amount of vinyl applied to the windows which adds unnecessary clutter to the street scene.

- 2.7 The locally listed Leys House (Figure 5) continues to be affected by excessive plant growth to the façade of the building. Plant growth such as this can attach itself to the historic fabric, making its removal very difficult, and preventing the breathability of the building, potentially leading to damp and loss of architectural detailing and historic fabric.
- 2.8 Following the appraisal, the Council made amendments to the conservation area boundary to exclude areas and buildings that did not make a positive contribution to its character. The Conservation Area boundary was retracted westward to exclude the 1970s health centre, 20th century housing (Oldbury Court) and late Victorian properties on Upper Gungate. This area has seen extensive modern alterations including street widening and the establishment of two major traffic intersections, with these areas being removed in 2008.
- 2.9 Historic England has conducted an annual conservation area survey since 2009 which considers condition, vulnerability and expected changes. Based on the 2015 update the Hospital Street Conservation Area is classed as being in fair condition, highly vulnerable but not at risk overall. This is based on feedback from the Council that loss of historic detail, lack of maintenance and the condition of the public realm are all minor problems. It is important to continue to participate in the survey to monitor change and to ensure that the conservation area does not become at risk.

Archaeology

- 2.10 The town centre and the surrounding area including the Hospital Street Conservation Area contain assets of considerable heritage significance. There is high potential for above and below ground archaeology to survive across the conservation area and although sporadic archaeological work over time has revealed evidence of archaeology which is recorded in the Historic Environment Record, the full extent of the resource is unknown. The Heritage Impact Assessment recommends that a desk based archaeological assessment is undertaken for all allocated sites, which is reflected in Policy EN6. This would also extend to any windfall sites that come forward within the conservation area.

Historic environment

- 2.11 Most of the buildings in the conservation area are in good structural condition and the main issue is the loss of individual historical elements, the cumulative effects of which have eroded the character of the conservation area. The Hospital Street Conservation Area does not contain any Article 4 directions, so it is difficult to control the installation of unsympathetic materials such as UPVC doors and windows, and the removal of boundary treatment (Figure 6) which are two of the main problems within the Conservation Area.

Assessment of Conservation Area Boundary

- 2.12 It is considered that the Conservation Area boundary as current, fulfils the role of designation for a conservation area. As such, it is recommended that the Conservation Area boundary is retained.

Public realm

- 2.13 The quality of the street surfacing is fair throughout the conservation area with a variety of materials being used and patchy and uneven reinstatement, often in different materials, following work by statutory undertakers. The quality of the street lighting is also of a quality that is not wholly appropriate to a conservation area.

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Section 3: Managing the future of the conservation area

3.1 This section sets out proposals for managing the conservation area, including projects and initiatives which have arisen from the issues identified in the conservation area appraisal and review. It also sets out guidance for new development, although this will be provided in greater detail in the Design Supplementary Planning Document. Section 2 identified the following issues as being of particular concern for the Hospital Street Conservation Area:

- To bring vacant Cherry Orchard House into a viable and productive use
- Sympathetic design and assimilation of residential development on the allocated local plan site with the character of the Town Centre and Hospital Street Conservation Areas.
- Improvement in the appearance and condition of Leys House.
- Quality of the public realm
- Potential for archaeological finds.

Integrating new development

3.2 There is one allocated residential site in close proximity to the Conservation Area spanning from Hospital Street to Offa Street. This site currently comprises vacant employment units and falls between this Conservation Area and the Town Centre Conservation Area.

3.3 Although there are no allocated sites within the conservation area and there are limited opportunities for windfall development, there are significant site allocations outside the boundary at Albert Road/Spinning School Lane (allocated for housing) and Lower Gungate (retail/mixed use). Surface car parks and buildings such as the telephone exchange also provide future opportunities for redevelopment on the periphery of the conservation area and it will be a challenge to integrate new development in a way that respects historic character and does not cause unacceptable harm. The sensitivity of the location will require a specific design solution to respond to the historic buildings and streetscape and potential below ground archaeological remains. Broad principles that would apply to all sites are:

- Specific design solution for each site to include careful use of materials and detailing
- Development to reflect existing small scale domestic architecture
- Maintain important views of listed buildings and open spaces
- Strengthen frontage where it has become fragmented
- Foundations to take into account potential for below ground remains, to be informed by desk based archaeological assessment and fieldwork if necessary
- Take the opportunity to restore and enhance heritage assets

3.4 The Council will be preparing a Design supplementary planning document (SPD) to provide further detail to the Local Plan policies. The intention is to have guidance which will cover shop fronts, signage and advertisements and materials. Other relevant topics include new residential and commercial development.

Management action 1: Guide new development

- Produce Design SPD to guide new development, including heritage contexts

Condition of historic buildings

- 3.5 Although the condition of most buildings in the conservation area is reasonable and there has been some investment, there are individual buildings that have been neglected or have been subjected to inappropriate changes.
- 3.6 There is also an issue regarding lack of knowledge with regards to the maintenance and works required to historic assets. Guidance showing appropriate levels of maintenance and care of listed buildings can be beneficial to raising awareness and care for heritage assets.
- 3.7 The council will continue to undertake reviews and assessments of the Conservation Area and heritage assets within the Conservation Area to ensure that preventative measures can be employed to avoid buildings becoming 'at risk.' Where communications with owners has been ineffective, the Council will utilise its legal powers to ensure that necessary works are undertaken to safeguard the future of heritage assets.
- 3.8 The buildings listed in Appendix 3 are identified for enhancement. This will include general improvements to improving the condition of building and more specialised works including stonework reconstruction and railing reinstatement. The recommended works for each building are set out in Appendix 3.

Management action 2: Enhance the condition of historic buildings

- Engage with owners and tenants to encourage regular building maintenance, with a particular focus on priority buildings
- Promote the retention and reinstatement of original features including timber windows and front boundary brick walls
- Engage with owners to ensure occupancy and appropriate and viable use of vacant buildings
- Undertake a number of guidance notes that promote the preventative maintenance and proper care of historic assets.
- Review the buildings at risk survey on a regular basis (every 5 years)
- Where appropriate, the Council will utilise its legal powers to ensure necessary works are carried out to ensure the safeguarding of the heritage asset.

Local List

- 3.9 The heritage impact assessment highlighted the potential for additions to the local list, although the appraisal process in 2008 resulted in a fairly comprehensive review

of the local list and additions were made in the Hospital Street Conservation Area at the time. The Council intends to review the list for the whole borough in the near future. This will involve inviting nominations from local heritage groups and the general public against criteria set out by the Council. The final decision on local list additions will be subject to Cabinet approval.

Management action 3: Maintain and review Local List

- Review the Local List in consultation with the public

Safeguarding archaeology

- 3.10 Development within the conservation area could result in loss or fragmentation of surviving archaeological remains and for this reason, early discussion with the Country Council Historic Environment Team is recommended. The Local Plan requires a desk based archaeological assessment to accompany planning applications to identify the potential for archaeology and guide discussions about the scope and scale of any preservation and mitigation.

Management action 4: Safeguard archaeology

- Engage with the Staffordshire County Council Environmental Advice Team and Historic Environment Record at an early stage to enable the production of up to date desk based assessments
- Record any archaeological structures revealed through assessments and development on the Historic Environment Record and consider opportunities to interpret discoveries

Enhancing the public realm

- 3.11 Responsibility for provision and maintenance of the public realm is split between the Borough Council and Staffordshire County Council. Renewal of the public realm would enable the area to be redesigned with a unified character and identify. Works other than routine maintenance can be partly funded through Section 106 contributions but larger projects will require funding applications to various sources including the local enterprise partnerships and Heritage Lottery Fund. It will be necessary to work with the County Council to identify opportunities for funding as projects are identified and agreed.

Management action 5: Enhance the public realm

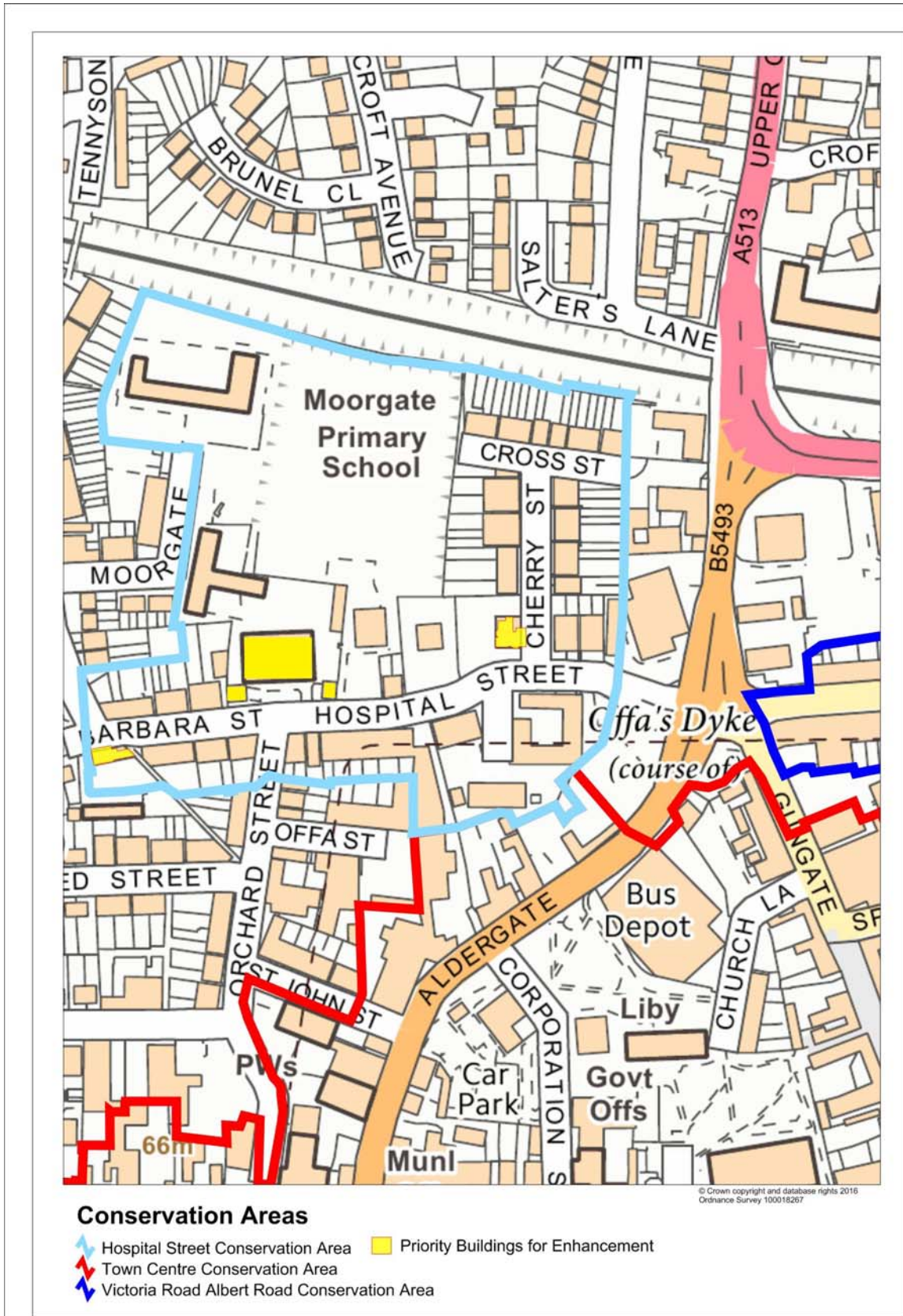
- Work with Staffordshire County Council to identify opportunities for public realm improvements which could be included in the CIL 123 project list
- Undertake street clutter audit in line with Historic England guidance
- Work with statutory undertakers to agree an approach to highway

reinstatement

- The Council will work with all the stakeholders to work towards achieving high quality and coherent style of public realm which will enhance the character and appearance of the conservation area.

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Map showing priority buildings for enhancement



Section 4: Funding and resources

- 4.1 The Borough Council has a number of officers whose remit includes heritage and the town centre. The Council will work with partners and engage with businesses and building owners to enhance the conservation area. This may take the form of advice, identifying funding opportunities and promoting the town centre. Project teams could also be formed to co-ordinate and manage specific projects when needed.
- 4.2 The Council operates a modest conservation grant scheme which is used as match funding to support building owners and tenants undertaking structural repairs and restoration of original features. This is available to all statutorily and locally listed buildings throughout the Borough and historic unlisted buildings within conservation areas. It could be used to part fund the projects identified in the management plan, however, demand already exceeds availability and with competition from projects in other conservation areas, progress will be limited to a small number of projects every year. There is scope to review the way the grant scheme operates to target priority schemes in the conservation areas.
- 4.3 There is also the potential to include heritage projects as part of the project list to be funded as part of Community Infrastructure Levy (CIL) contributions. Predominantly consisting of streetscape improvements the levy charged on new build housing, retail and commercial developments can assist with funding towards improvements. Any potential projects will be required to be added to the Regulation 123 list.

Management action 6: Resourcing Improvements

- Review operation of grant scheme to target priority schemes in the conservation areas arising from management plans
- Develop a list of streetscape improvement projects which can be added to the CIL Regulation 123 list.

Section 5: Monitoring and Review

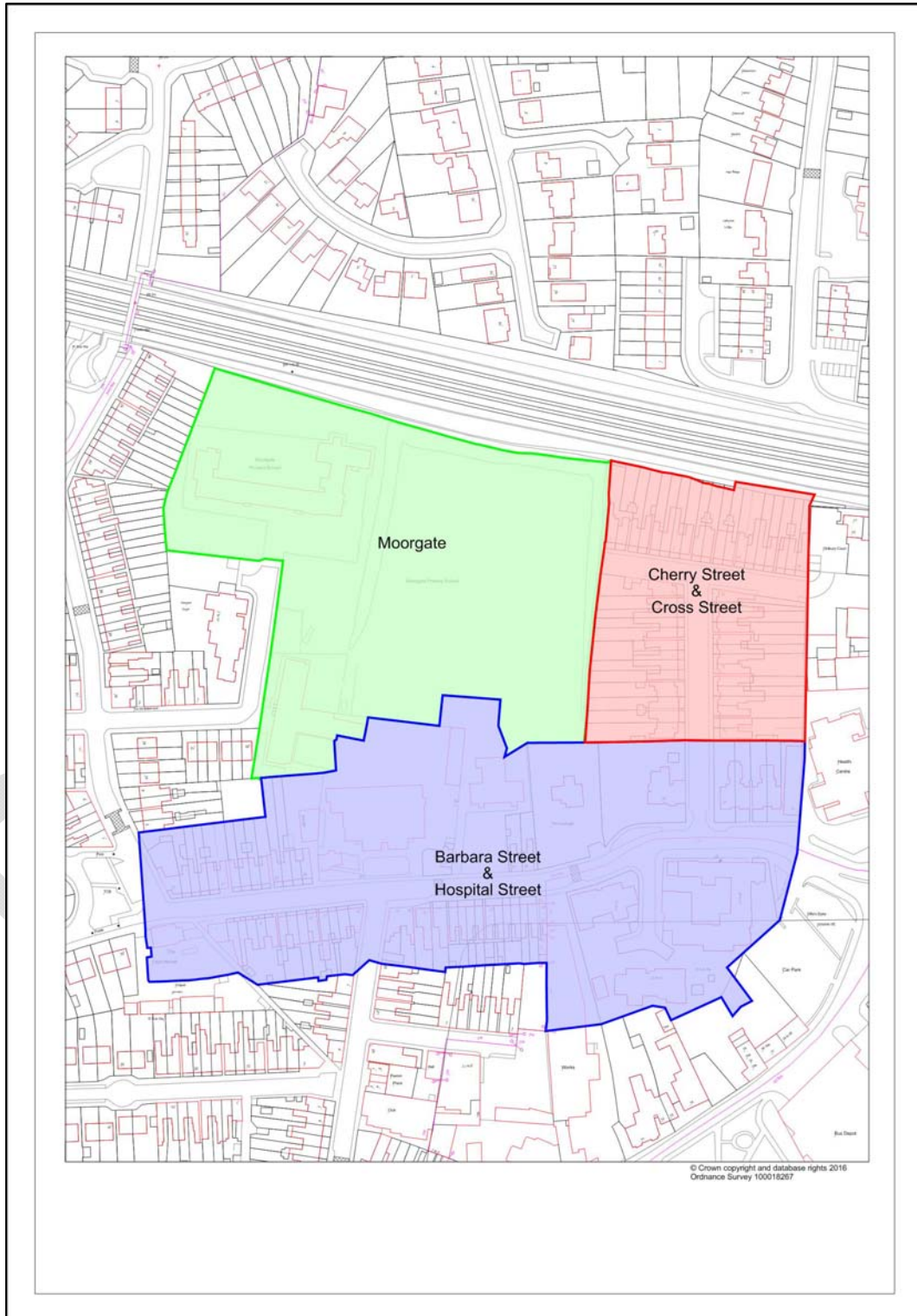
- 5.1 The intention is to monitor changes to the conservation area to assess the effectiveness of the management plan. A dated photographic record will be produced to show the changes to the conservation area since the appraisal was undertaken in 2008, using the original photos for comparison. A formal review will be carried out on a five yearly basis.
- 5.2 The Council will continue to participate in the Historic England annual conservation area survey and take appropriate advice and action if the conservation area is revealed as being at risk.
- 5.3 These monitoring actions will need to be set up alongside the Local Plan monitoring framework.

Management action 7: Monitor and review changes

- Produce a dated photographic record to monitor changes to the conservation area
- Continue to participate in the annual conservation area survey produced by Historic England
- Monitor changes in the conservation area and modify the management actions where necessary to secure positive change

Appendices

Appendix 1a: Map showing Conservation Area boundary with character zones



Appendix 1b: Review of the conservation area by character zone

Character Zone 1 – Hospital Street, Barbara Street and Upper Gungate	
Change since 2008	<ul style="list-style-type: none"> • Amended Conservation Area boundary to exclude properties on Upper Gungate • The inclusion of Cottage Hospital, Cherry Orchard House and the headmaster’s house and School office on the local list. • Cherry Orchard House has become vacant with metal mesh to the ground floor windows • Installation of large green telecommunications box outside Cherry Orchard House • Local Plan residential allocation of vacant employment units
Positive features	<ul style="list-style-type: none"> • Unified appearance of residential properties on Barbara Street provided by ‘lean-to’ roofs, canted bay windows and heavy brick chimneys on the ridgeline. • Strong Victorian Character • School Playing Field providing a visual link to the areas historical use as Orchards • Discrete nature and sense of enclosure, emphasised by high brick walls of the alleyway linking Barbara and Orchard Street • Interesting and varying architectural detailing of the former hospital building. • The siting and architectural detailing of the Moorgate Primary School, school office and headmasters house reinforcing the importance of the school to the area.
Negative features	<ul style="list-style-type: none"> • Uninviting approach from the Junction with Upper Gungate • Poor quality street lighting • Impact of overhead wiring in residential streets • Poor external condition of Leys House. • Vacant and unkept appearance of Moorgate Primary, headmasters house and wardens house • Damage to Walls of Note, particularly fronting Cherry Orchard House.
Opportunities	<ul style="list-style-type: none"> • To enhance the corner shop with a front boundary wall to tie-in with the majority of properties on Barbara Street and provide a visual clue to its residential origins; and to remove vinyle signage so that an active display area is visible. . • Repair and reinstatement of front boundary walls. • To bring Cherry Orchard House into a viable and productive use • The sympathetic development of residential properties on the allocated employment site to better reveal the significance of the Conservation Area. • To explore potential archaeology as part of the residential development on the allocated local plan site. • Maintenance and repair of Walls of Note. • Improve the condition and appearance of Leys House.
Character Zone 2 – Cherry Street and Cross Street	
Change since 2008	<ul style="list-style-type: none"> • Amended Conservation Area boundary to follow the line of the rear of residential properties fronting the east side of Cherry Street.
Positive features	<ul style="list-style-type: none"> • Attractive views across the school playing field

	<ul style="list-style-type: none"> • View south along Cherry Street to Cottage Hospital • Varying designs and architectural styles providing visual interest • Varying Gable designs of properties on Cross Street.
Negative features	<ul style="list-style-type: none"> • Patchy and unattractive street surfacing • Loss of boundary walling in parts of both streets • Lack of an appropriate boundary wall at the end of Cross Street
Opportunities	<ul style="list-style-type: none"> • Reinstating boundary walls • Placing overhead wiring underground • Appropriate street surfacing
Character Zone 3 – Moorgate	
Change since 2008	<ul style="list-style-type: none"> • Demolition of single storey Primary School Building on Northern end of Moorgate and its replacement with a modern two storey building
Positive features	<ul style="list-style-type: none"> • Occasional views across the playing field towards Cherry Street • Attractive architectural features on the southern school building
Negative features	<ul style="list-style-type: none"> • Unsympathetic alterations to the southern school building which reduces its visual interest. • Lack of architectural coherence between modern buildings and Victorian character.
Opportunities	<ul style="list-style-type: none"> • Improvements to street lighting and street surfacing • Restoration of original detailing of the southern school building

Appendix 2: Heritage assets in the Hospital Street Conservation Area

	Locally listed Buildings	Locally listed
1a & 1b	Headmasters House and School Office to Moorgate Primary School, Barbara Street	
2	Moorgate Junior School, Barbara Street	
3	Former Cottage Hospital, Hospital Street	
4	The Leys House, Barbara Street	
5	Cherry Orchard House, Hospital Street	

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Appendix 3: Recommended works for priority buildings

This section describes potential problems and recommendations for alleviating the identified problems. Some of the works to rectify problems may require planning and/or listed building consent, so please check with the Development Management Team or Conservation Officer at Tamworth Borough Council before undertaking any works described in this plan.

The Leys House			
Roof chimney	x	Windows	x
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework	x	Architectural details	
Other, what?		Wall, gate & railings	
Works required: cutting of root of vegetation and application of herbicide gel. Application of herbicide to the affected area and careful removal of root system from façade. Re-point façade with lime mortar and repair and re-paint windows.			

Cherry Orchard House			
Roof chimney		Doors	
Chimney		Shopfront/signage	
Rainwater goods		Architectural details	
Brick or stonework	x	Wall, gate & railings	x
Windows			
Other	x	Bring the vacant building into productive use	
Works Required: Obtain occupant and new use for building, repair wall utilising reclaimed bricks and coping with lime mortar.			

Moorgate Primary School			
Roof chimney		Doors	
Chimney		Shopfront/signage	
Rainwater goods	x	Architectural details	
Brick or stonework	x	Wall, gate & railings	x
Windows			
Other	x	Bring the vacant building into productive use	
Works Required: Obtain occupant and new use for building, repair guttering and commence a scheme of maintenance to the building and surrounds, such as clearing rainwater goods etc.			

Consultation on the Draft Town Centre Conservation Area Management Plan 2016.

Background to the consultation

This consultation is for the review of the Town Centre Conservation Area Management Plan. In 2008 an appraisal of the Conservation Area was carried out, along with a management plan which listed actions in order to preserve and enhance the character and appearance of the conservation area for the next 5 years. It is now time to review the appraisal and management plan, and this document has been developed to sit alongside the 2008 appraisal and develop a set of management actions for the Conservation Area over the next 5 years.

What we are consulting on

The following documents are included within this consultation:

- The Draft Town Centre Conservation Area Management Plan 2016;
- A questionnaire asking for your views on the Draft plan

How your views will be used

The consultation will take into account views of all respondents to the consultation which will be published on the Council's website. Completing the questionnaire is voluntary and all the information you provide will be treated in the strictest of confidence. No information will be released that could identify an individual or organisation. These views will influence the development of the final version of the management plan which will be presented to Cabinet later in 2016.

How to share your views

The 6 week consultation period closes on (...). Please complete the questionnaire and send it via the following means:-

- Email: DevelopmentPlan-@tamworth.gov.uk
- Post: Conservation Management Plan Consultation, Planning Policy, Tamworth Borough Council, Marmion House, Lichfield Street, Tamworth B79 7BZ

Further Information

Should you require any additional information or have any questions regarding the consultation, please contact the Planning Policy Team on 01827 709 279

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Section 1: Background

What is a management plan and why are we preparing it?

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on all local planning authorities to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas can then be designated as conservation areas. The Act also states that local planning authorities should formulate and publish proposals for their preservation and enhancement.
- 1.2 Tamworth has seven conservation areas, which were designated between 1976 and 1999. In 2007-2008 the Council undertook a programme of conservation area appraisals to define the special interest of the conservation areas, to ensure that the boundaries remained relevant and defensible and to identify potential areas for future attention. A number of recommendations from the appraisals have been implemented, including boundary amendments, addition of buildings to the local list and a number of Article 4 Directions.
- 1.3 Incremental changes over time can alter the character of a conservation area and the appraisals should be reviewed on a regular basis to identify opportunities and threats. Tamworth town centre is the area under most pressure from development and the Local Plan promotes regeneration and enhancement of the physical environment to increase vitality and viability. The management plan provides the opportunity to review the appraisals and to set out a medium to long term management strategy to guide future change in a positive way that respects the historic environment. It is important to note that this management plan does not entirely supersede the Tamworth Town Centre Conservation Area Appraisal 2008, and should be read in conjunction with this document.
- 1.4 The preparation of the management plan has been guided by the Historic England document 'Understanding Place: Conservation Area Designation, Appraisal and Management' 2016. This section sets out the purpose of the management plan and the issues it will cover, the consultation strategy and review of relevant Local Plan policies and evidence.
- 1.5 The management plan will consider the following issues:
 - changes to the conservation area
 - positive and negative features
 - actions to secure the repair and full use of buildings
 - priority schemes
 - archaeology
 - green space management
 - new development
 - resources
 - monitoring
- 1.6 It is anticipated that the management plan will last for a period of five years. Although the plan contains details of proposals and initiatives it is acknowledged that some will have a longer timeframe. The management plan is not a statutory document and does not form part of the development plan, however, it will be a material consideration in decision making.

What are we doing to involve people?

- 1.7 The Council is required by the 1990 Act to consult the local community on any management proposals for the conservation area. Section 71 says that:
- 1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
 - 2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
 - 3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.
- 1.8 The Council's Statement of Community Involvement was updated and approved in February 2014. It specifically covers the preparation of local plans and planning applications and although the management plan is not a statutory document, it is the intention that the Council will broadly follow the procedure for the preparation of a supplementary planning document, which will involve a public consultation event.
- 1.9 The management plan will be subject to approval by Cabinet. Details of the proposed consultation are set out below:
- Internal meetings with Council Officers with interests in the town centre including Economic Development and Regeneration, Tourism and Town Centre, Arts and Events and Property Services.
 - Public notice, press release and advertisement around the town centre
 - Public consultation for 6 weeks including a public exhibition at Tamworth Library
 - Consultation with local heritage organisations
 - Consultation with businesses through the Town Team

Tamworth Local Plan 2006-2031

- 1.10 The new Local Plan covers the period 2006-2031. The Vision for the Local Plan builds on the identified issues and challenges and sets the spatial direction for Tamworth. The relevant parts of the Vision for heritage are the vibrant town centre and distinctive identity related to the town's history and heritage assets. The Local Plan then goes on to set spatial priorities to deliver the vision and in the context of town centre, the following are considered relevant:

SP2	To make Tamworth Town Centre a priority for regeneration to create a safe and attractive place for residents, businesses and visitors by strengthening and diversifying the town centre offer, optimising retail, leisure and housing development opportunities and increasing its liveability and by making the most of the town's tourism and cultural offer, thus creating a positive image for the Borough.
SP3	Working in partnership with economic stakeholders to create a diverse local economy, including regeneration of employment areas and provide appropriate education and training that will provide local job opportunities that will reduce the need for residents to travel outside of the Borough.
SP5	To provide a range of affordable, adaptable and high quality housing that meets the needs of Tamworth residents.
SP7	To encourage active and healthier lifestyles by providing a network of high quality, accessible green and blue linkages and open spaces and formal indoor and outdoor recreation facilities that meet identified needs

	and link neighbourhoods to each other and the wider countryside.
SP9	To protect and enhance heritage assets by ensuring that proposals for change respect the historic character of the Borough including street layout, surviving historic buildings, street furniture, archaeology and open spaces.
SP10	To create safe, high quality places that deliver sustainable neighbourhoods and reflect Tamworth's small scale and domestic character using a blend of traditional and innovative design techniques.

1.11 The Local Plan contains policies that support heritage, the town centre and tourism. It gives priority to the town centre for development and regeneration for "town centre uses" which are defined in the National Planning Policy Framework as retail, leisure, entertainment, culture and offices. It also places considerable weight on the significance of the town centre's historic setting. Development of any scale must relate to the historic context. The following policies are considered to be relevant and the management plan will be in accordance with and complement these policies:

EC2 Supporting Investment in Tamworth Town Centre

- Town centre will be revitalised in partnership with businesses and landowners
- Town centre promoted as preferred location for development containing town centre uses along with higher density, high quality residential development
- Development should enhance the public realm and protect and enhance historic character
- Development should respect and enhance key historic landmarks
- Promotes high quality building design, open space and linkages to edge of centre locations

EC5 Culture and tourism

- Safeguard existing cultural facilities and support expansion of the Assembly Rooms as a focal point of the emerging Creative Quarter
- Promote, protect and enhance Tamworth's landscape and heritage
- Encourage leisure and cultural facilities as part of mixed use schemes in the town centre
- Support appropriate re-use of historic buildings
- Promote existing tourism attractions and support additional tourism attractions linked to heritage
- Promote awareness and interest in heritage
- Improve physical links around and beyond the town centre

EN5 Design of new development

- Buildings and places to be high quality and well designed, particularly to support enhancement of the town centre and conservation areas
- Respect existing architectural and historic character but allow innovation where appropriate
- Take into account impact on significance of heritage assets
- Scale, form, massing, materials and design to conserve or enhance context
- Development to be legible and outward facing with active frontages
- Incorporate landscaping and open space

EN6 Protecting the historic environment

- Development affecting historic assets required to assess impact and clearly demonstrate how assets will be conserved and enhanced (heritage statement and statement of significance)
- Reference to EUS to identify potential for archaeology (need for archaeological desk based assessment)
- Development to address issues in evidence base (detailed below)
- Enhance key building and support development of Creative Quarter
- Support enhancement of negative features and “vulnerable” and “at risk” buildings
- Support public realm improvements and use of vacant and under used historic buildings

1.12 The Local Plan recognises the Character Appraisals and other evidence base, including the Extensive Urban Survey (2011), Heritage at Risk Survey (2013) and Heritage Impact Assessments (2014); development is required to address the issues identified in these, the Infrastructure Delivery Plan identifies the following specific town centre proposals:

- Improvements to the public realm in the town centre at gateways, along corridors and Creative Quarter
- Assembly Room enhancement
- Physical improvements to heritage at risk

1.13 A Design supplementary planning document (SPD) is being prepared to support the Local Plan which will provide further detailed guidance on design including specific issues for historic contexts.

Review of Relevant Evidence

1.14 The Tamworth Extensive Urban Survey (EUS) considers the historic and archaeological character of the whole town. Tamworth’s urban area was divided into 37 historic urban character areas (HUCAs), of which six are entirely or partly within the Town Centre Conservation Area. All of the town centre HUCAs are of medium to high overall heritage significance.

1.15 The Heritage at Risk Survey (2013) assessed Grade II listed buildings with the aim of assigning a risk category for each building by combining occupancy with physical condition. Of the nine buildings or structures in Tamworth classed as “at risk” or “vulnerable”, eight are located in the Town Centre Conservation Area.

1.16 Some of the evidence produced for the Local Plan is relevant to the town centre. The table below extracts issues relating to management of the conservation area that can be incorporated into the management plan.

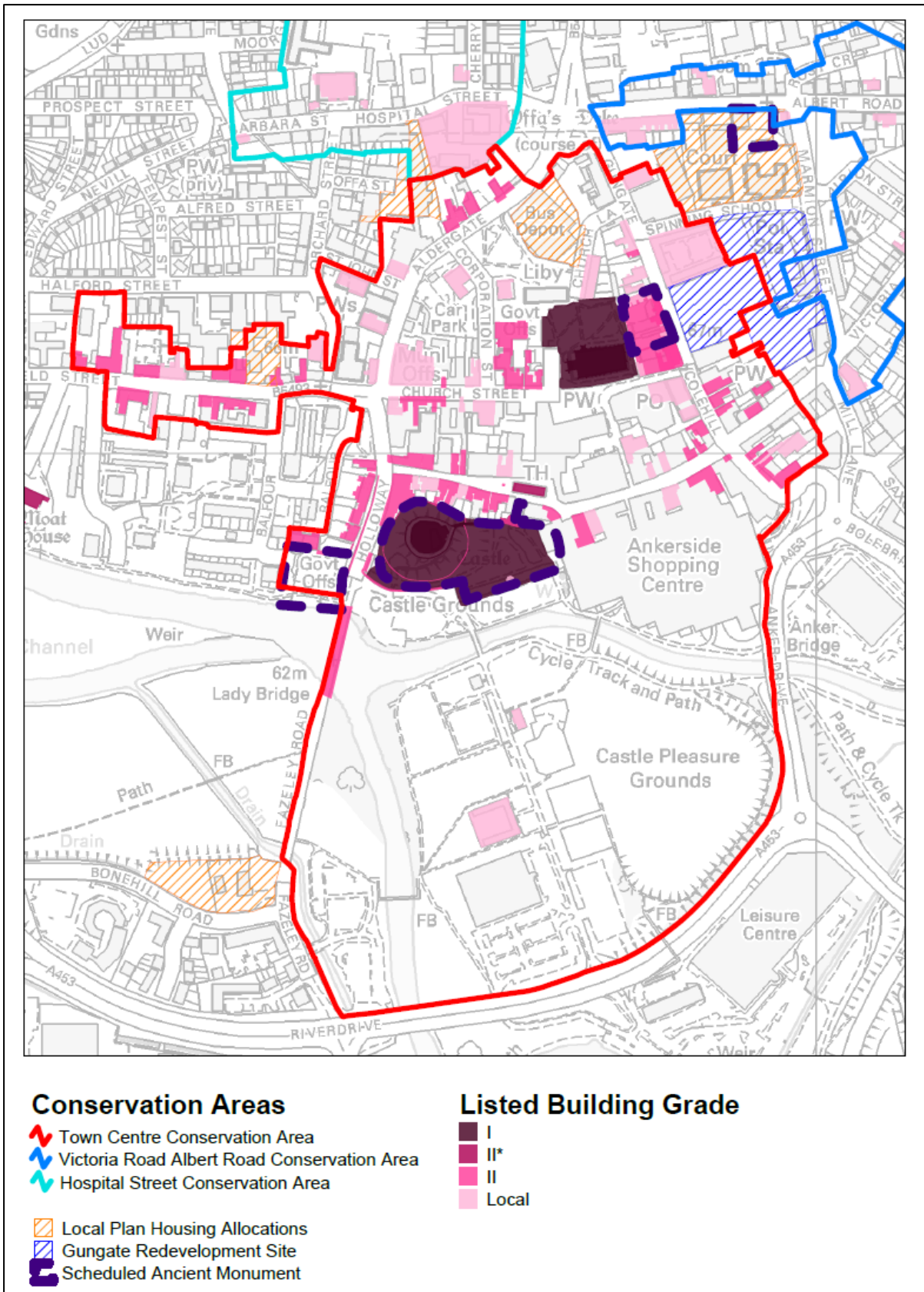
Evidence document	Implications for Town Centre Conservation Area
Town Centre Masterplan (2008)	<ul style="list-style-type: none"> • Need to preserve important views and landmark significant buildings • Some inappropriate late 20th century development • Low quality and cluttered public realm • Guard rails at road junctions are barriers to pedestrian movement • Links to edge of centre retail and leisure are difficult • Identifies development opportunities

<p>Tamworth Town Centre & Out of Centre Linkages Proposals (2011)</p>	<ul style="list-style-type: none"> • Investigates links between the town centre, retail parks and leisure facilities • Proposals for enhancements to routes with improved public realm, pedestrian crossings, way marking, trails/walks and innovative public transport
<p>Tamworth Town Centre & Retail Study (2011,2012, 2014)</p>	<ul style="list-style-type: none"> • Architectural character and historic fabric is strong although marred by late 20th century development • Physical appearance of commercial buildings and quality of open spaces and landscaping rated as good • No significant environmental problems • 7 opportunity sites reviewed

1.17 The town centre contains many of the assets of greatest heritage significance and value. The map on page 8 shows the heritage assets, local plan allocations and the Gungate Precinct which is a large redevelopment site within the town centre with planning permission. Sites in the town centre are very sensitive to change and there is an over-riding need for caution because development will inevitably impact on assets visually and there is high potential for below ground archaeology to be affected. An important point to emerge from the impact assessment was that development should not be regarded as negative as it offers the opportunity to improve the physical condition of assets, their setting and reinforce historic fabric.

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Map showing conservation areas, heritage assets and allocations



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Section 2: Review of the Conservation Area

- 2.1 The 2008 Appraisal divided the Conservation Area into seven character zones; it identified positive and negative buildings, structures and opportunities for change. Using the information in the appraisal and the photographic record as a baseline, each character zone has been re-examined to identify which aspects have changed since 2008. Appendix 1a contains a map showing the character zone boundaries and Appendix 1b contains a summary of change, positive and negative features and opportunities for each of the zones.
- 2.2 The overall impression of the conservation area is that it has retained its historic medieval core and the street pattern is still largely intact. There is a high degree of surviving historic character and a significant number of statutorily and locally listed buildings, historic structures and monuments including the key landmarks of the Castle, St Editha's Church and Town Hall. These are listed in Appendix 2.
- 2.3 Parts of the conservation area have suffered from fragmentation of the historic street pattern and loss of buildings as a result of 20th century redevelopment and highway schemes. A significant negative feature of the conservation area is the loss of the built up frontage on the south side of Church Street opposite St. Editha's Church which resulted in the creation of the Co-op department store extension, St. Editha's Square and Middle Entry. The modern buildings impact negatively on the character and appearance of the conservation area and the setting of the Grade I listed church and Town Hall.
- 2.4 The Ankerside Centre is generally concealed behind the street frontage of George Street and is much more noticeable from the Castle Grounds where its bulk is highly visible in views towards the town centre. Other significant negative features are the tower blocks and Marmion House on Lichfield Street although only the latter is actually within the conservation area. All are prominent features and visible from many parts of the conservation area where they detract from the setting of historic buildings and views into and out of the conservation area.
- 2.5 There are small pockets of late 20th century buildings throughout the conservation area. Some like the former Palace Cinema, night club and bingo hall on Lower Gungate/Spinning School Lane are intrusive because of their bulk and appearance. The Nationwide on Market Street and several buildings on George Street have fragmented and eroded the historic street frontage. The Nationwide is particularly prominent at the entrance to the Castle Grounds and opposite the Grade II* listed Town Hall. The former court building and police station on Spinning School Lane lie outside the conservation area but their large boxy structures are visible from Lower Gungate and the Gungate Precinct site. The Magistrate's Court, police station and adjacent youth centre are allocated for housing in the Local Plan.

Changes to the conservation area

- 2.6 The majority of the character zones have experienced minimal physical change since they were appraised. Although there have been no major developments, the most significant change is the demolition of the Gungate Precinct which took place in 2011 and opened up a sizeable gap in the Lower Gungate frontage, adjacent to Guys Almshouses. This site is allocated in the Local Plan for 20,660sqm gross A1 retail goods floorspace. The redevelopment site is substantial and extends to Marmion Street on the eastern side. It has been in continuous use as a temporary surface car park since the demolition and will continue as such until the re-development starts.
- 2.7 Following the appraisal, the Council made amendments to the conservation area boundary to include two historic buildings on Orchard Street/St John's Street (Offa House and St John the Baptist Roman Catholic Church) and to exclude the surface car park at the junction of

Aldergate and Hospital Street. A number of historic buildings throughout the area were added to the local list, which will ensure that their historic significance is taken into account when considering planning applications. There may be scope to make more additions to the local list.

- 2.8 Future change within the conservation area is expected through the development of other Local Plan allocations, which comprise Norris Brothers, Pheonix Special Machines and the Bus Depot. The important gateway site of the Co-op Garage and land adjacent at Bonehill Road is located immediately outside the conservation area.

Condition of the historic environment

- 2.9 Historic England conducts an annual conservation area survey which considers condition, vulnerability and expected changes. Based on the 2015 update the Town Centre Conservation Area is classed as being in “fair” condition, highly vulnerable but not at risk overall. This is based on feedback from the Council that loss of historic detail, inappropriate change, vacancies, severe dereliction, lack of maintenance and condition of the public realm are minor problems. It is important to continue to participate in the survey to monitor change to ensure that the conservation area does not become at risk.
- 2.10 General lack of investment in individual buildings is obvious throughout the conservation area with individual historic buildings displaying failing roofs and rainwater goods, slipped and missing tiles, vegetation in brickwork and gutters and peeling and rotting window frames. Appendix 3 illustrates some of the key buildings where investment is needed.
- 2.11 The frontages of 9-11 Lower Gungate have now been comprehensively repaired, but there has been little improvement of any of the other buildings and for that reason they will be a priority for enhancement.
- 2.12 The areas south of Market Street and west of Lower Gungate contain historic yards and outbuildings. The Market Street yards can be seen from the Castle keep and some of the buildings and walls are physically linked to the boundary wall of the Castle. The condition of some is very poor and the Council is in the process of investigating the feasibility of redevelopment. The Lower Gungate yards contain remnants of the Deanery Wall and are publicly visible from Lower Gungate and St Editha’s churchyard. Planning permission has been secured for reconstruction and re-use of the outbuildings and is part of the comprehensive enhancement scheme involving the Lower Gungate frontage buildings.
- 2.13 There are some good examples of surviving historic shop fronts and sympathetic modern replacements particularly along Market Street, George Street and Lower Gungate. There are also many examples of poorly designed inappropriate late 20th century shop fronts and signage which has resulted in the loss of historic components and insertion of large glass windows, infilling with modern materials and overly prominent fascias which are disproportionate to the scale of the buildings. Signage and illumination is often garish and excessive.

Vacant and underused buildings

- 2.14 There are a number of long term vacant historic buildings in poor condition. Here, lack of investment and on-going maintenance can lead to more serious structural problems. They also have a negative impact on the character and appearance of the conservation area, business and visitor confidence and overall vitality of the town centre. It should be noted that there have been some high quality refurbishments, particularly along Lower Gungate and Lichfield Street.

- 2.15 There has been a steady stream of applications for change of use of the upper floors of a number of historic buildings to residential use. Where permissions have been implemented, vacant and underused floorspace has been brought back into positive use and the improvement works has safeguarded the short to medium term future of the buildings.

Public Realm

- 2.16 The public realm includes paving, lighting, street furniture, landscaping, heritage interpretation and road signage. Quality is varied with small areas of historic or traditional materials surviving or reinstated, but most of the conservation area has a dated paving scheme which is unsuited to the historic setting. The pedestrianised area and many of the pavements have suffered from poor quality reinstatement following works by statutory undertakers with patchy repairs in different materials. The quality of street furniture is an issue, with mismatched bins, bollards and seating and cluttered public spaces. Such areas include St Editha's Square, College Lane, Colehill and Lower Gungate. Wholesale renewal of the public realm would enable the conservation area to be redesigned with a unified character and identify. This is unlikely to happen although discrete areas may be renewed as specific projects...
- 2.17 A recent example is the Phase 1 Linkage Project which was undertaken in 2015, with the aim of improving the pedestrian and cycle links between the town centre and Ventura Park via the grade II listed Lady Bridge. The works comprised improvements to the surface of Lady Bridge and Fazeley Road with a bound gravel surface, reclaimed York stone paving over the Lady Bridge itself, public art in the form of an engraved historic timeline and complemented by new railings and lighting. On Holloway broken stone flags have been replaced and the black tarmac on Lady Bank has been replaced with bound gravel, which enhances the setting of the listed buildings. It is considered that the works represents a major positive enhancement to Lady Bridge and the wider area, including the setting of the Castle and listed buildings lining Lady Bank.
- 2.18 The junction of Lichfield Street, Aldergate and Church Street was reworked in 2015, which has resulted in the removal of a significant number of unsightly pedestrian barriers, extension of the pavements and replacement of tired slab surfacing. This has significantly improved the appearance of this prominent crossroads and helped with pedestrian movement.
- 2.19 There are other opportunities to enhance gateway locations and the greater setting to the town centre; however some of these will lie outside the conservation area.
- 2.20 The Creative and Enterprise Quarter is centred on the grade II listed Assembly Rooms, locally listed Philip Dix and Carnegie Centres and Tamworth Library. A comprehensive enhancement project will involve structural repairs to the Assembly Rooms, works to enhance its usability and creative use of the other buildings. It will be complemented by the creation of a new public square in the area adjacent to the Assembly Rooms. The Council has secured funding for the works to the Assembly Rooms, which will start in 2016. Staffordshire County Council will fund the public realm improvements and works to the library.
- 2.21 A number of changes have taken place within the Castle Grounds. The motte has been cleared of self seeded trees and shrubs and the banks have been replanted with a mixture of meadow grass and wildflowers. A skate park was constructed in 2010 on the site of one of the tennis courts towards the southern end of the conservation area.
- 2.22 The appraisal identified that the heritage signs around the town centre were in poor condition. A number of the signs in the Castle Grounds were replaced with new interpretation signs in 2012, funded by the Heritage Lottery Fund. There are plans to replace a number of others around the town centre:

- St Editha's
- Thomas Guy's Almshouses
- Town Hall
- Castle Gatehouse
- Colin Grazier

2.23 The green spaces of the Gardens of Rest, St. Editha's Churchyard and the Castle Pleasure Grounds are important and integral to the character of the conservation area. Their management and maintenance is the responsibility of the Council, although they lack up to date management plans.

Archaeology

2.24 The town centre is an area exhibiting great heritage significance in terms of legible and archaeological heritage assets. In addition to the Scheduled Monument of Tamworth Castle, two less obvious Scheduled Monuments exist in the form of the Medieval Deanery and Saxon Defences. There is high potential for above and below ground archaeology to survive across the conservation area and although sporadic archaeological work over time has revealed evidence of archaeology which is recorded in the Historic Environment Record, the full extent of the resource is unknown. The Heritage Impact Assessment recommends that a desk based archaeological assessment is undertaken for all allocated sites, which is reflected in Policy EN6. This would also extend to any windfall sites that come forward within the town centre.

Assessment of Conservation Area Boundary

2.25 It is considered that the Conservation Area boundary as current, fulfils the role of designation for a conservation area. As such, it is recommended that the Conservation Area boundary is retained.

Section 3: Managing the future of the conservation area

3.1 This section sets out proposals for managing the conservation area, including projects and initiatives which have arisen from the issues identified in the conservation area appraisal and review. It also sets out guidance for new development, although this will be provided in greater detail in the Design Supplementary Planning Document. Section 2 identified the following issues as being of particular concern for the Town Centre Conservation Area:

- Integration of new development
- Condition of historic buildings
- Quality of shop fronts
- Vacant and under-used buildings
- Archaeology
- Quality of public realm

Integration of new development

3.2 It will be a challenge to integrate new development in a way that respects historic character and does not cause unacceptable harm. Appendix B of the Heritage Impact Assessment contains detailed site assessments of the allocated sites and it is possible that a small number of additional sites will come forward as windfalls. The sensitivity of the town centre location will require a specific design solution to respond to the historic buildings and streetscape and potential below ground archaeological remains. There has been some loss or fragmentation of the historic environment on most of the streets and development provides the opportunity to consolidate historic character by restoring a built up frontage or tackling buildings on the priority enhancement list. Broad principles that would apply to all sites are:

- Specific design solution for each site to include careful use of materials and detailing
- Gap site development to reflect existing small scale domestic architecture
- Maintain important views of listed buildings and open spaces
- Strengthen frontage where it has become fragmented
- Foundations to take into account potential for below ground remains, to be informed by desk based archaeological assessment and fieldwork if necessary
- Take the opportunity to restore and enhance heritage assets

3.3 The Council will be preparing a Design supplementary planning document (SPD) to provide further detail to the Local Plan policies. The intention is to have guidance which will cover shop fronts, signage and advertisements and materials. Other relevant topics include new residential and commercial development.

Management action 1: Guide new development

- Produce Design SPD to guide new development, including heritage contexts

Condition of historic buildings

3.4 There has been some recent investment in parts of the conservation area with structural improvements and shop front facelifts taking place to historic buildings, a number of which have been grant assisted by the Council. Improvements are generally instigated by the owners and done on a piecemeal basis with no overall comprehensive programme. It would

be more effective to put in place an enhancement programme that targets specific buildings or groups of buildings, each year. This is likely to work best if the Council is able to offer a grant towards the works as an incentive to owners to participate.

- 3.5 There is also an issue regarding lack of knowledge with regards to the maintenance and works required to historic assets. Guidance showing appropriate levels of maintenance and care of listed buildings can be beneficial to raising awareness and care for heritage assets.
- 3.6 The council will continue to undertake reviews and assessments of the Conservation Area and heritage assets within the Conservation Area to ensure that preventative measures can be employed to avoid buildings becoming 'at risk.' Where communications with owners has been ineffective, the Council will utilise its legal powers to ensure that necessary works are undertaken to safeguard the future of heritage assets.
- 3.7 The buildings listed in Appendix 3 are identified for enhancement. This will include general improvements to roofs, rainwater goods, windows and shopfronts and more specialised works including stonework reconstruction and railing reinstatement. The recommended works for each building are set out in Appendix 3.

Quality of shop fronts

- 3.8 A shop front enhancement project would target listed and locally listed buildings with the objective of restoring existing historic shop fronts that are in poor condition and reinstating traditional style shop fronts where they have been removed. It is anticipated that this will have the dual impact of enhancing the character and appearance of individual buildings within the conservation area and raising business and visitor confidence in the town centre.
- 3.9 The opportunities outlined above will be subject to discussion with the owners during the management plan consultation exercise to find out their intentions. Appendix 3 contains details of the buildings that would benefit from shop front enhancement.

Vacant buildings

- 3.10 Long term vacant buildings have a negative impact on business and visitor confidence and town centre vitality and viability; they are also often less well maintained than occupied buildings. There are also vacant underused upper floors which could be put to productive use, either as part of the ground floor business or converted to separate uses including residential. It is proposed that the Council works with owners to investigate potential uses and provides advice on the need for planning permission and other procedures.

Management action 2: Enhance the condition of historic buildings

- Engage with owners and tenants to encourage regular building maintenance, with a particular focus on priority buildings
- Undertake a number of guidance notes that promote the preventative maintenance and proper care of historic assets.
- Encourage the retention of historic shop fronts and work with applicants to ensure new shop fronts and signage preserve and enhance the conservation area
- Instigate a shop front enhancement project subject to funding
- Work with owners to identify opportunities for productive use of vacant

buildings and floorspace

- Review the buildings at risk survey on a regular basis (every 5 years)
- Where appropriate, the Council will utilise its legal powers to ensure necessary works are carried out to ensure the safeguarding of the heritage asset.

Local List

- 3.11 The heritage impact assessment highlighted the potential for additions to the local list, although the appraisal process in 2008 resulted in a fairly comprehensive review of the local list and additions were made in the Town Centre Conservation Area at the time. The Council intends to review the list for the whole borough in the near future. This will involve inviting nominations from local heritage groups and the general public against criteria set out by the Council. The final decision on local list additions will be subject to Cabinet approval.
- 3.12 Having assessed the conservation area under this review, no additional buildings are proposed to be added or removed from the Local List.

Management action 3: Maintain and review Local List

- Review the Local List in consultation with the public

Safeguarding archaeology

- 3.13 Development within the conservation area could result in loss or fragmentation of surviving archaeological remains and for this reason, early discussion with the County Council Historic Environment Team is recommended. The Local Plan requires a desk based archaeological assessment to accompany planning applications to identify the potential for archaeology and guide discussions about the scope and scale of any preservation and mitigation.

Management action 4: Safeguard archaeology

- Engage with the Staffordshire County Council Environmental Advice Team and Historic Environment Record at an early stage to enable the production of up to date desk based assessments
- Record any archaeological structures revealed through assessments and development on the Historic Environment Record and consider opportunities to interpret discoveries

Enhancing the public realm

- 3.14 Responsibility for provision and maintenance of the public realm is split between the Borough Council and Staffordshire County Council. Works other than routine maintenance can be partly funded through Section 106 contributions; however there is the potential to add heritage projects such as streetscape improvements as part of CIL contributions. Larger projects will

require funding applications to various sources including the local enterprise partnerships and Heritage Lottery Fund. Funding is by no means assured and although a number of projects have been identified, funding has not been fully secured. It will be necessary to work with the County Council to identify opportunities for funding as projects are identified and agreed.

- 3.15 A co-ordinated approach and agreement with statutory undertakers to reinstate to a satisfactory standard using appropriate materials should be investigated.
- 3.16 A street clutter audit would identify areas where rationalisation would enhance the conservation area. It will be necessary to work with Staffordshire County Council as the responsible agency for street lighting and signage

Management action 5: Enhance the public realm

- Complete the programme of heritage interpretation panels
- Work with Staffordshire County Council to identify opportunities for public realm improvements which could be included in the CIL 123 project list
- Work with statutory undertakers to agree an approach to highway reinstatement
- Produce management plans for the Castle Grounds, St Editha's Churchyard and Garden of Remembrance
- Undertake street clutter audit in line with Historic England guidance
- The Council will work with all the stakeholders to work towards achieving high quality and coherent style of public realm which will enhance the character and appearance of the conservation area.

Section 4: Funding and resources

- 4.1 The Borough Council has a number of officers whose remit includes heritage and the town centre. The Council will work with partners and engage with businesses and building owners to enhance the conservation area. This may take the form of advice, identifying funding opportunities and promoting the town centre. Project teams could also be formed to co-ordinate and manage specific projects when needed.
- 4.2 The Council operates a modest conservation grant scheme which is used as match funding to support building owners and tenants undertaking structural repairs and restoration of original features. This is available to all statutorily and locally listed buildings throughout the Borough and historic unlisted buildings within conservation areas. It could be used to part fund the projects identified in the management plan, however, demand already exceeds availability and with competition from projects in other conservation areas, progress will be limited to a small number of projects every year. There is scope to review the way the grant scheme operates to target priority schemes in the conservation areas.
- 4.3 The concept of a joint Business Improvement District (BID) for the town centre and Ventura is being pursued with local businesses. It has the potential to bring in additional funding to spend on projects in the two areas, which could include public realm improvements. Although the Council is steering the process in the early stages it will ultimately be business led and decisions on what to spend funds on will be up to them.
- 4.4 There is also the potential to include heritage projects as part of the project list to be funded as part of Community Infrastructure Levy (CIL) contributions. Predominantly consisting of streetscape improvements the levy charged on new build housing, retail and commercial developments can assist with funding towards improvements. Any potential projects will be required to be added to the Regulation 123 list.

Management action 6: Resourcing improvements

- Review operation of grant scheme to target priority schemes in the conservation areas arising from management plans
- Support the development of a BID for the Town Centre/Ventura Retail Park
- Develop a list of streetscape improvement projects which can be added to the CIL Regulation 123 list.

Section 5: Monitoring and Review

- 5.1 The intention is to monitor changes to the conservation area to assess the effectiveness of the management plan. A dated photographic record will be produced to show the changes to the conservation area since the appraisal was undertaken in 2008, using the original photos for comparison. A formal review will be carried out on a five yearly basis.
- 5.2 The Council will continue to participate in the Historic England annual conservation area survey and take appropriate advice and action if the conservation area is revealed as being at risk.
- 5.3 These monitoring actions will need to be set up alongside the Local Plan monitoring framework.

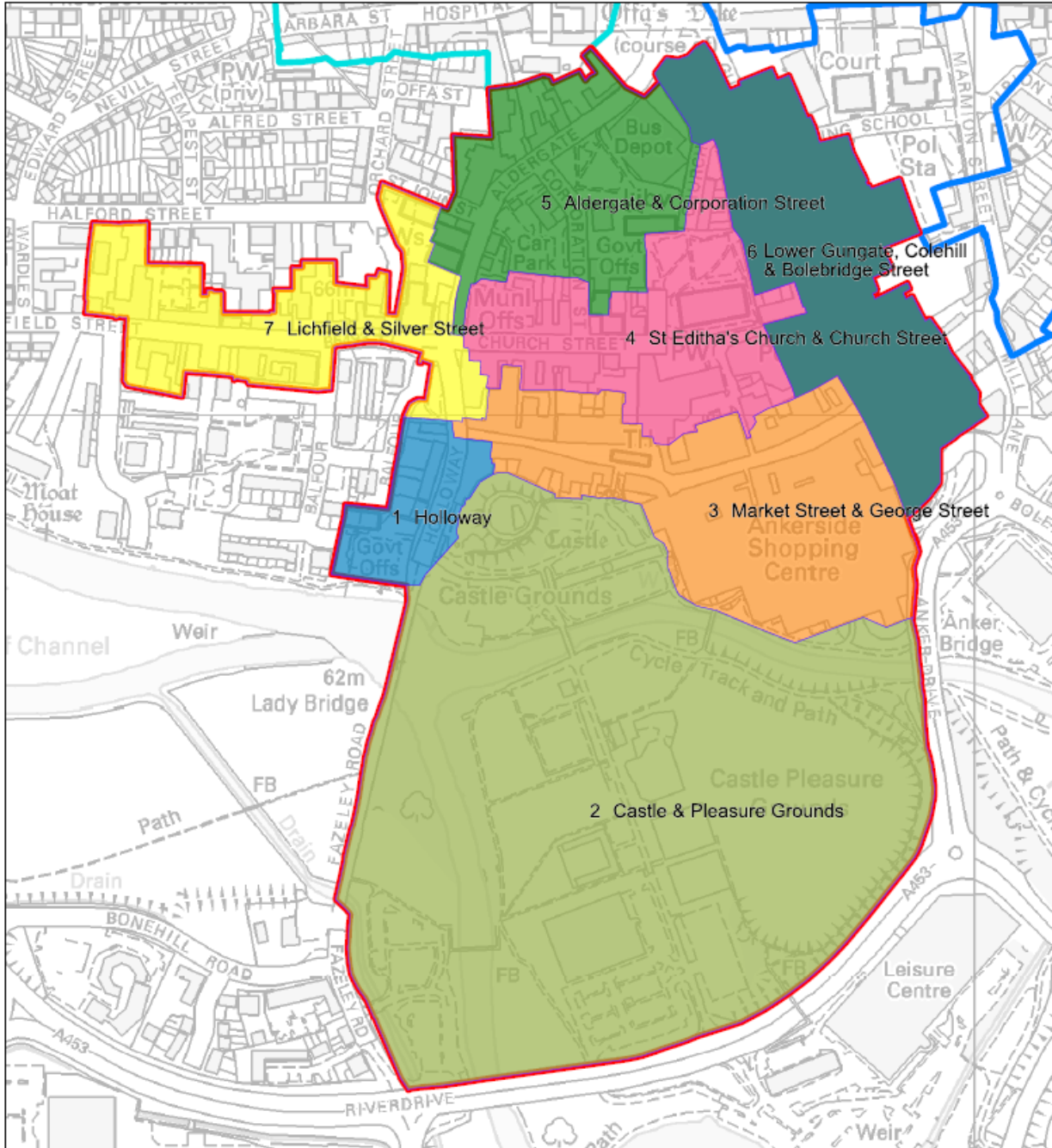
Management action 7: Monitor and review changes

- Produce a dated photographic record to monitor changes to the conservation area
- Continue to participate in the annual conservation area survey produced by Historic England
- Monitor changes in the conservation area and modify the management actions where necessary to secure positive change

Appendices

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Appendix 1a: Map showing Conservation Area boundary with character zones



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Appendix 1b: Review of the conservation area by character zone

Character Zone 1 - Holloway	
Change since 2008	<ul style="list-style-type: none"> • Resurfacing of Lady Bank to replace tarmac with bound gravel
Positive features	<ul style="list-style-type: none"> • Intact street pattern and high degree of surviving historic character • Majority of buildings are statutory listed • Some good quality paving materials
Negative features	<ul style="list-style-type: none"> • Loss of boundary walls to rear of buildings on west side of street to create car parking
Opportunities	<ul style="list-style-type: none"> • Reinststate a more sympathetic paving treatment on Lady Bank • Repair stone paving materials where damaged
Character Zone 2 – The Castle and Pleasure Grounds	
Change since 2008	<ul style="list-style-type: none"> • Skate park installed • Castle motte re-landscaped to remove the trees and shrubs • Opening up of footpath from the Lodge/Stables to the Castle • Change of use of the children’s play facility at the former swimming pool to cycle hire workshop • New signage and interpretation boards • Significant public realm enhancement to Lady Bridge and Fazeley Road
Positive features	<ul style="list-style-type: none"> • Castle, Grade I and scheduled ancient monument • Groupings of statutory listed buildings, walls, monuments and locally listed buildings • Pleasure Grounds is a major open space • River Anker
Negative features	<ul style="list-style-type: none"> • Intrusion of Snow Dome, Holiday Inn, Ankerside Centre, Namco/Arena gym, car parks • Lighting and car park height barriers
Opportunities	<ul style="list-style-type: none"> • More sympathetic lighting and screening of car parks • Co-ordinated street furniture • Tree parking to River Drive boundary for noise and screening of Snow Dome • Reduce street clutter
Character Zone 3 - Market Street and George Street	
Change since 2008	<ul style="list-style-type: none"> • Minimal • Some shop front improvements
Positive features	<ul style="list-style-type: none"> • South side of Market street relatively intact historically • Groupings of statutory and locally listed buildings including landmark Town Hall grade II*
Negative features	<ul style="list-style-type: none"> • Poor quality and inappropriate paving materials • Long term vacant buildings • Late 20th century buildings and Ankerside shopping centre • Unsympathetic shop fronts and signage • Poor quality street furniture • Street clutter
Opportunities	<ul style="list-style-type: none"> • Incorporation of street lighting directly onto buildings (as at western end of Market Street) to reduce street clutter

	<ul style="list-style-type: none"> • Sympathetic redevelopment of group of listed vacant buildings on south side of Market Street, including rear courtyards and access from Castle Gatehouse adjacent to Nationwide • Replacement paving scheme • Redesign seating area to east of Town Hall • Shop front improvements
Character Zone 4 - St. Editha's Church and Church Street	
Change since 2008	<ul style="list-style-type: none"> • Minimal
Positive features	<ul style="list-style-type: none"> • St. Editha's Church • Groupings of statutory and locally listed buildings • Important open space of St Editha's Churchyard precinct and significant mature trees
Negative features	<ul style="list-style-type: none"> • Middle Entry and St. Editha's square • Group of poorly maintained properties at western end of Church Street • Street clutter and modern buildings in College Lane • Poor quality and inappropriate paving materials
Opportunities	<ul style="list-style-type: none"> • Replacement paving scheme • Reinstatement of stone copings and railings to St. Editha's Church boundary wall • Landscaping scheme for Church precinct, particularly to southern boundary, replacement of poor quality/broken paving • Sympathetic redevelopment of Middle Entry and St. Editha's Square (long term aspiration), short term aspiration to improve and reconfigure street surfacing and furniture • Restoration of Co-op foodstore shop front • Shop front replacement to western end of Church Street • Reinstatement of railings to White House boundary wall
Character Zone 5 – Aldergate/Corporation Street	
Change since 2008	<ul style="list-style-type: none"> • Tourist Information Centre moved to Phillip Dix • Amendment of conservation area boundary to exclude car park on Lower Gungate/Hospital Street junction • Amendment of boundary to include Catholic Church and Offa House on Orchard Street • Installation of new shop front and forecourt works to 14 Aldergate has greatly improved the frontage to this prominent gateway location
Positive features	<ul style="list-style-type: none"> • Gardens of Rest is an important open space • Groupings of statutory and locally listed buildings
Negative features	<ul style="list-style-type: none"> • Surface car parks on Aldergate and Lower Gungate • Intrusion of Marmion House and tower blocks • Intrusion of Tamworth Library
Opportunities	<ul style="list-style-type: none"> • Creative Quarter project and redevelopment of the Assembly Rooms

Character Zone 6 - Lower Gungate/Colehill/Bolebridge Street	
Change since 2008	<ul style="list-style-type: none"> • Demolition of Gungate Precinct • Loss of outbuilding to rear of 3-3A Lower Gungate • Enhancement of a number of listed and locally listed buildings on Lower Gungate
Positive features	<ul style="list-style-type: none"> • Groupings of statutory and locally listed buildings • Little Church Lane • Views to St. Editha's Church
Negative features	<ul style="list-style-type: none"> • Late 20th century buildings along east side of Lower Gungate (north of Spinning School Lane) • Fragmentation of historic street pattern at lower end of Bolebridge Street • Poor quality paving materials • Deterioration of Deanery Wall • Over-scaled lighting columns • Brick cladding to 1 Little Church Lane • Poor quality and inappropriate paving materials • Gap site and large surface car park on site of former Gungate Precinct • Damage to tree planters on Colehill • Street furniture clutter
Opportunities	<ul style="list-style-type: none"> • Gungate redevelopment to restore the street frontage • Redevelopment of courtyard to rear of 3-3A Lower Gungate and sensitive restoration and reuse (subject to an extant planning permission) • Rationalisation of street furniture • Shop front improvements • Replacement paving scheme • Enhance gateways to make more welcoming
Character Zone 7 - Lichfield Street/Silver Street	
Change since 2008	<ul style="list-style-type: none"> • Amendment of conservation area boundary to include Offa House and Catholic Church • Enhancement and bringing back into positive use of long term vacant listed buildings (110-111 Lichfield Street) • Junction improvements at Aldergate/Lichfield Street/Church Street/Silver Street junction which has resulted in the removal of the pedestrian barriers and public realm enhancements
Positive features	<ul style="list-style-type: none"> • Concentration of statutorily and locally listed buildings
Negative features	<ul style="list-style-type: none"> • Intrusion of Marmion House and tower blocks • Loss of historic frontages, particularly on south side of Lichfield Street • Long time vacant listed buildings
Opportunities	<ul style="list-style-type: none"> • Improve seating area adjacent to Marmion House • More landscaping • Screening of car park on south side of Lichfield Street • Enhance gateway to make more welcoming • More sympathetic shop fronts and signage

Appendix 2: Heritage assets in the Town Centre Conservation Area

Statutory Listed Buildings	Grade
St. Editha's Church, Church Street	I
Tamworth Castle, Holloway	I
Causeway walls north east of Castle, Holloway	I
Town Hall, Market Street	II*
11 Aldergate	II
12 & 13 Aldergate	II
14 Aldergate & attached outbuildings	II
15 Aldergate	II
16 & 17 Aldergate	II
2 Bolebridge Street, 3, 4 & 4a Bolebridge Street	II
5 - 9 Bolebridge Street (consecutive)	II
10 Bolebridge Street	II
10 Church Street	II
21 Church Street	II
Wall north of 29 / 30 Church Street (part of Deanery Wall)	II
66 & 67 Church Street	II
68 Church Street	II
70 Church Street	II
71 Church Street	II
Bank House, Church Street	II
Monument 48m north of Tower of St. Editha's Church	II
Shorthose Monument, St. Editha's Church	II
Old Stone Cross Public House, Church Street	II
Tamworth Arts Centre, Church Street	II
The White House, wall & railings, Church Street	II
1 Colehill	II
8 & 9 Colehill	II
10 Colehill	II
11 Colehill	II
Assembly Rooms, Corporation Street	II
1 George Street	II
3, 4 & 5 George Street	II
17 George Street	II
36 & 36a George Street	II
37 George Street	II
Castle Hotel, Lakins & Bow Street Runner, Holloway	II
Lady Bridge, Holloway	II
Wall & railings east side of Ladybank	II
Coach house & wall extending to Holloway Lodge	II
Holloway Lodge, Holloway	II
Ethelfleda Statue 13.5m east of Holloway Lodge	II
Upper Lodge north east of castle, Holloway	II
Urn 20m south east of Holloway Lodge, Holloway	II
Urn 12m south west of Upper Lodge, Holloway	II
Urn 44m south east of Castle, Holloway	II

Wall east of Holloway Lodge, Holloway	II
1 King Street	II
Brewery House, 1 Ladybank	II
Bowling Club & terrace wall, Holloway	II
Front wall, railings, gate, Brewery house, Lady Bank	II
2 Lady Bank	II
3 & 4 Lady Bank	II
5 Lady Bank	II
6 & 7 Lady Bank	II
8 Lady Bank	II
9 Lady Bank	II
17 & 18 Lichfield Street	II
19 Lichfield Street	II
20 & 21 Lichfield Street	II
22 Lichfield Street	II
28 Lichfield Street	II
29 Lichfield Street, Masonic Rooms	II
71, 72 & 73 Lichfield Street	II
92 Lichfield Street	II
The White House, 93 Lichfield Street	II
The Manor House, 95 Lichfield Street	II
103 & 104 Lichfield Street	II
110 & 111 Lichfield Street	II
116 & 117 Lichfield Street	II
Former Peel School, Lichfield Street	II
5 & 7 Lower Gungate	II
9 & 11 Lower Gungate	II
Wall to west south west of 9 Lower Gungate, Deanery Wall	II
15 Lower Gungate	II
21 Lower Gungate	II
1 Market Street	II
2 & 3 Market Street	II
6 Market Street	II
7 Market Street, Market Vaults Public House	II
22 Market Street	II
26a, 27 & 27a Market Street	II
28 & 29 Market Street	II
30 Market Street	II
32,33 & 33a Market Street	II
34 Market Street	II
Sir Robert Peel Statue, Market Street	II
1 Silver Street	II
3 & 5 Victoria Road	II
Unitarian Chapel, Victoria Road	II
Scheduled Ancient Monuments	
Tamworth Castle	
Saxon Defences	
Medieval Deanery	
Locally listed Buildings	
1 Aldergate, White Lion Public House, Aldergate	

Central Methodist Church, Aldergate	
Former Congregational Chapel, Aldergate	
Bolebridge Mews, Bolebridge Street	
The Pavilion, Castle Grounds	
Band Stand, Castle Grounds	
Open Air Baths, Castle Grounds	
21-31 Church Lane	
1-8 Church Street	
14 Church Street	
15 Church Street	
29 Church Street	
59 Church Street	
63 Church Street	
72 Church Street	
3 Colehill	
5 Colehill	
5 College Lane	
St Editha's Church Hall, College Lane	
Carnegie Centre, Corporation Street	
Drill Hall, Corporation Street (Philip Dix Centre)	
7-8 George Street	
15-167 George Street	
31/31a George Street	
33 George Street	
27 Lichfield Street	
97, 97A and 98 Lichfield Street	
Little Church Lane (both sides)	
3a Lower Gungate	
19 Lower Gungate	
23-25 Lower Gungate	
27-33 Lower Gungate	
Guy's Almshouses, Lower Gungate	
The Globe Public House, Lower Gungate	
11 Market Street	
12-13 Market Street	
31 Market Street	
35 Market Street	
36 Market Street	
38 Market Street	
Offa House, Orchard Street	
St John's Roman Catholic Church, Orchard Street	
10 Silver Street	
11 Silver Street	

Appendix 3: Recommended works for priority buildings

This section describes potential problems and recommendations for alleviating the identified problems. Some of the works to rectify problems may require planning and/or listed building consent, so please check with the Development Management Team or Conservation Officer at Tamworth Borough Council before undertaking any works described in this plan.

67-72 Church Street			
Roof	x	Windows	x
Chimney		Doors	
Rainwater goods	x	Shopfront/signage	x
Brick or stonework		Architectural details	
Other	x	Wall, gate & railings	
Poor pointing, unsympathetic additions (boiler pipe)			
Works required: poor cement pointing has led to fractured brickwork, needs to be re-pointed in lime, opportunities should be taken to remove unsympathetic repairs such as boiler pipe through roof plan and moved to more discreet location; windows suffering lack of maintenance (particularly 71) needs to be repaired and repainted in breathable paint; some slipped slates which need to be replaced, missing rainwater goods and downpipes need to be replaced; paint flaking off façade, potentially due to non-breathable paint being use, repaint with breathable paint.			

Colin Grazier, Church Street			
Roof		Windows	x
Chimney		Doors	x
Rainwater goods	x	Shopfront/signage	
Brick or stonework, pointing	x	Architectural details	
Other?		Wall, gate & railings	
Works required: Gutters are blocked with weed growth evident in guttering, clear gutters, and replace section of downpipe which is missing. Windows and doors need to be repaired/re-painted in breathable paint.			

White House, Church Street			
Roof		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework, pointing		Architectural details	
Other		Wall, gate & railings	x
Works required: Railings to the rear repaired and repainted			

St Editha's Church Hall, College Lane			
Roof	x	Windows	x
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other? Render	x	Wall, gate & railings	
Works required: Repair/replace with suitable lime based render, repair roof, windows and interior decoration of 1 st floor			

1 King Street			
Roof		Windows	x
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other ?		Wall, gate & railings	
Works required:			

17 Lichfield Street			
Roof	x	Windows	x
Chimney		Doors	x
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other? Paintwork blistered	x	Wall, gate & railings	
Works required: remove and repaint façade in breathable paint, replace slipped slates, clear guttering which has weed growth replace missing rainwater goods.			

18 Lichfield Street			
Roof	x	Windows	x
Chimney		Doors	x
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other? Vacant	x	Wall, gate & railings	
Works required: obtain occupancy for building; repair slipped slates, repair and replace iron railings, clear guttering			

19 Lichfield Street			
Roof		Windows	x
Chimney		Doors	x
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other? Vacant	x	Wall, gate & railings	
Works Required: obtain occupancy/use for building, replace missing rainwater goods, repair and repaint windows and doors, and surrounds with breathable paint.			

28 Lichfield Street			
Roof		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework	x	Architectural details	x
Other? Vacant	x	Wall, gate & railings	x
Works Required: Flaking render on parapet which may be a sign that guttering is blocked and leaching through brickwork causing the blistering paint. Façade in general state of lack of maintenance, repair and replace with lime based render			

Deanery Wall, Lower Gungate			
Roof		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other, what? Weed growth, stabilisation issues	x	Wall, gate & railings	
Works Required: Remove vegetation, apply herbicide treatment, stabilise wall.			

31 Market Street			
Roof		Windows	x
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework	x	Architectural details	
Other? Dormer windows boarded up, no glass apparent	x	Wall, gate & railings	
Works required: repair dormer windows and replace glass and repaint, cills deteriorating and require repair and repainting with a breathable paint.			

38 Market Street			
Roof		Windows	x
Chimney		Doors	
Rainwater goods		Shopfront/signage	x
Brick or stonework	x	Architectural details	
Other?		Wall, gate & railings	
Works required: Repair and replace flaking paint to infills with breathable paint.			

Consultation on the Draft Victoria St/ Albert Road Conservation Area Management Plan 2016.

Background to the consultation

This consultation is for the review of the Victoria St/ Albert Road Conservation Area Management Plan. In 2008 an appraisal of the Conservation Area was carried out, along with a management plan which listed actions in order to preserve and enhance the character and appearance of the conservation area for the next 5 years. It is now time to review the appraisal and management plan, and this document has been developed to sit alongside the 2008 appraisal and develop a set of management actions for the Conservation Area over the next 5 years.

What we are consulting on

The following documents are included within this consultation:

- The Draft Victoria St/ Albert Road Conservation Area Management Plan 2016;
- A questionnaire asking for your views on the Draft plan

How your views will be used

The consultation will take into account views of all respondents to the consultation which will be published on the Council's website. Completing the questionnaire is voluntary and all the information you provide will be treated in the strictest of confidence. No information will be released that could identify an individual or organisation. These views will influence the development of the final version of the management plan which will be presented to Cabinet later in 2016.

How to share your views

The 6 week consultation period closes on (...). Please complete the questionnaire and send it via the following means:-

- Email: DevelopmentPlan-@tamworth.gov.uk
- Post: Conservation Management Plan Consultation, Planning Policy, Tamworth Borough Council, Marmion House, Lichfield Street, Tamworth B79 7BZ

Further Information

Should you require any additional information or have any questions regarding the consultation, please contact the Planning Policy Team on 01827 709 279

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Background

What is a management plan and why are we preparing it?

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on all local planning authorities to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas can then be designated as conservation areas. The Act also states that local planning authorities should formulate and publish proposals for their preservation and enhancement.
- 1.2 Tamworth has seven conservation areas, which were designated between 1976 and 1999. In 2007-2008 the Council undertook a programme of conservation area appraisals to define the special interest of the conservation areas, to ensure that the boundaries remained relevant and defensible and to identify potential areas for future attention. A number of recommendations from the appraisals have been implemented, including boundary amendments, addition of buildings to the local list and a number of Article 4 Directions.
- 1.3 Incremental changes over time can alter the character of a conservation area and the appraisals should be reviewed on a regular basis to identify opportunities and threats. The management plan provides the opportunity to review the appraisals and to set out a medium to long term management strategy to guide future change in a positive way that respects the historic environment. It is important to note that this management plan does not entirely supersede Victoria Road and Albert Road Conservation Area Appraisal 2008, and should be read in conjunction with this document.
- 1.4 The preparation of the management plan has been guided by the Historic England document ‘Understanding Place: Conservation Area Designation, Appraisal and Management’ 2016. This section sets out the purpose of the management plan and the issues it will cover, the consultation strategy and review of relevant Local Plan policies and evidence.
- 1.5 The management plan will consider the following issues:
 - changes to the conservation area
 - positive and negative features
 - actions to secure the repair and full use of buildings
 - priority schemes
 - archaeology
 - green space management
 - new development
 - resources
 - monitoring
- 1.6 It is anticipated that the management plan will last for a period of five years. Although the plan contains details of proposals and initiatives it is acknowledged that some will have a longer timeframe. The management plan is not a statutory document and does not form part of the development plan, however, it will be a material consideration in decision making.

What are we doing to involve people?

- 1.7 The Council is required by the 1990 Act to consult the local community on any management proposals for the conservation area. Section 71 says that:
- 1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
 - 2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
 - 3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.
- 1.8 The Council's Statement of Community Involvement was updated and approved in February 2014. It specifically covers the preparation of local plans and planning applications and although the management plan is not a statutory document, it is the intention that the Council will broadly follow the procedure for the preparation of a supplementary planning document, which will involve a public consultation event.
- 1.9 The management plan will be subject to approval by Cabinet. Details of the proposed consultation are set out below:
- Internal meetings with Council Officers with interests in the Conservation Area including Economic Development and Regeneration, Tourism and Town Centre, Arts and Events and Property Services.
 - Public notice, press release and advertisement around the conservation area
 - Public consultation for 6 weeks including a public exhibition at Tamworth Library
 - Consultation with local heritage organisations
 - Consultation with businesses through the Town Team

Tamworth Local Plan 2006-2031

- 1.10 The new Local Plan covers the period 2006-2031. The Vision for the Local Plan builds on the identified issues and challenges and sets the spatial direction for Tamworth. The relevant parts of the Vision for heritage are the vibrant town centre and distinctive identity related to the town's history and heritage assets. The Local Plan then goes on to set spatial priorities to deliver the vision and in the context of conservation area, the following are considered relevant:

SP2	To make Tamworth Town Centre a priority for regeneration to create a safe and attractive place for residents, businesses and visitors by strengthening and diversifying the town centre offer, optimising retail, leisure and housing development opportunities and increasing its liveability and by making the most of the town's tourism and cultural offer, thus creating a positive image for the Borough.
SP3	Working in partnership with economic stakeholders to create a diverse local economy, including regeneration of employment areas and provide appropriate education and training that will provide local job opportunities that will reduce the need for residents to travel outside of the Borough.
SP5	To provide a range of affordable, adaptable and high quality housing that meets the needs of Tamworth residents.
SP7	To encourage active and healthier lifestyles by providing a network of high quality, accessible green and blue linkages and open spaces and

	formal indoor and outdoor recreation facilities that meet identified needs and link neighbourhoods to each other and the wider countryside.
SP9	To protect and enhance heritage assets by ensuring that proposals for change respect the historic character of the Borough including street layout, surviving historic buildings, street furniture, archaeology and open spaces.
SP10	To create safe, high quality places that deliver sustainable neighbourhoods and reflect Tamworth's small scale and domestic character using a blend of traditional and innovative design techniques.

- 1.11 It gives priority to the town centre for development and regeneration for "town centre uses" which are defined in the National Planning Policy Framework as retail, leisure, entertainment, culture and offices. It also places considerable weight on the significance of the town centre's historic setting which the Conservation Area plays a role.

EC2 Supporting Investment in Tamworth Town Centre

- Town centre will be revitalised in partnership with businesses and landowners
- Town centre promoted as preferred location for development containing town centre uses along with higher density, high quality residential development
- Development should enhance the public realm and protect and enhance historic character
- Development should respect and enhance key historic landmarks
- Promotes high quality building design, open space and linkages to edge of centre locations

EC5 Culture and tourism

- Promote, protect and enhance Tamworth's landscape and heritage
- Encourage leisure and cultural facilities as part of mixed use schemes in the town centre
- Support appropriate re-use of historic buildings
- Promote existing tourism attractions and support additional tourism attractions linked to heritage
- Promote awareness and interest in heritage
- Improve physical links around and beyond the town centre

EN5 Design of new development

- Buildings and places to be high quality and well designed, particularly to support enhancement of the town centre and conservation areas
- Respect existing architectural and historic character but allow innovation where appropriate
- Take into account impact on significance of heritage assets
- Scale, form, massing, materials and design to conserve or enhance context
- Development to be legible and outward facing with active frontages
- Incorporate landscaping and open space

EN6 Protecting the historic environment

- Development affecting historic assets required to assess impact and clearly demonstrate how assets will be conserved and enhanced (heritage statement and statement of significance)
- Reference to EUS to identify potential for archaeology (need for archaeological desk based assessment)
- Development to address issues in evidence base (detailed below)

- Enhance key building and support development of Creative Quarter
- Support enhancement of negative features and “vulnerable” and “at risk” buildings
- Support public realm improvements and use of vacant and under used historic buildings

1.12 The Local Plan recognises the Character Appraisals and other evidence base, including the Extensive Urban Survey (2011), Heritage at Risk Survey (2013) and Heritage Impact Assessments (2014); development is required to address the issues identified in these, The Infrastructure Delivery Plan identifies the following proposals which are relevant to the Victoria Road/Albert Road Conservation Area:

- Improvements to the public realm at gateways, and along corridors
- Physical improvements to heritage at risk

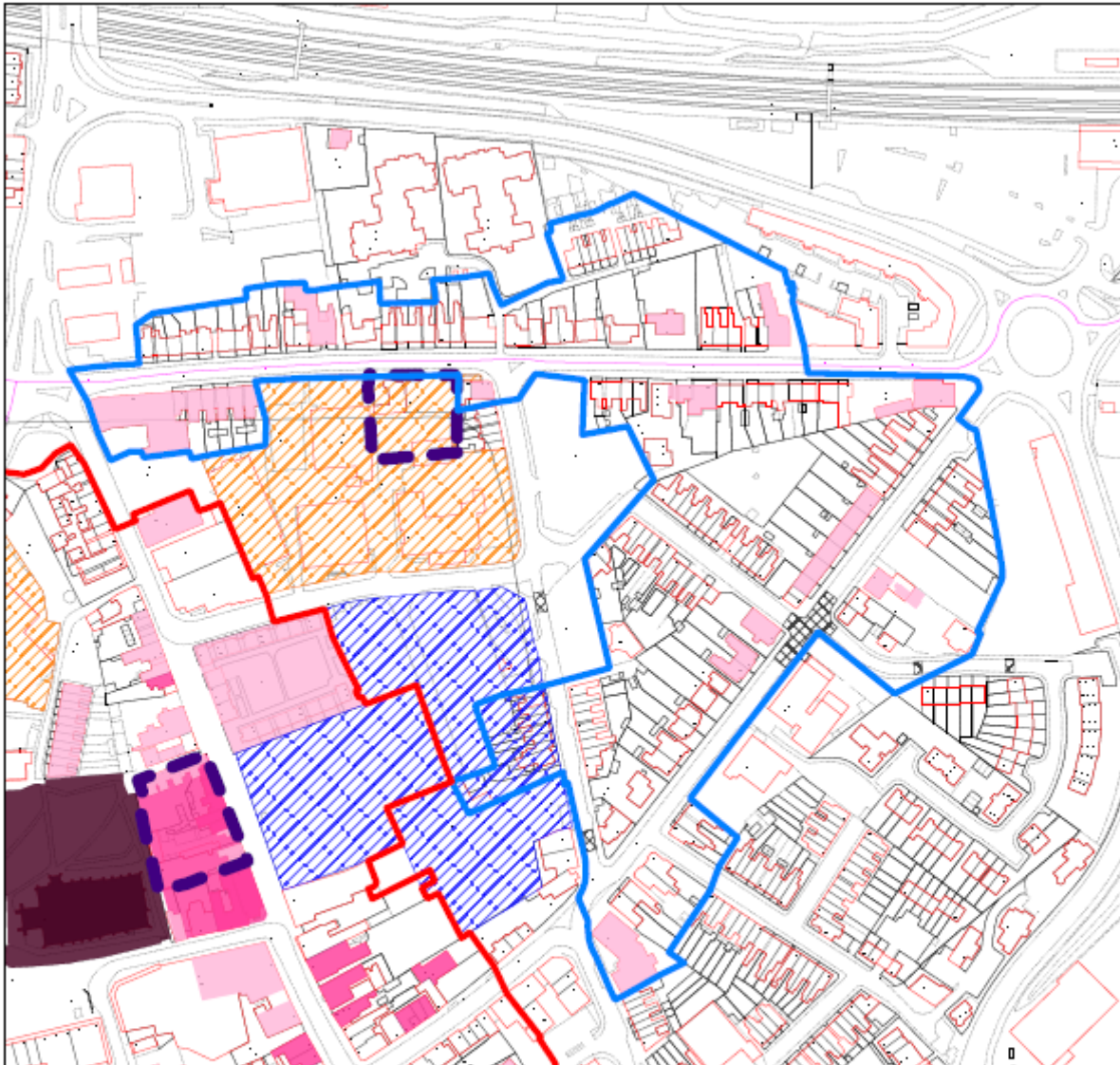
1.13 A Design supplementary planning document (SPD) is being prepared to support the Local Plan which will provide further detailed guidance on design including specific issues for historic contexts.

Review of Relevant Evidence

1.14 The Tamworth Extensive Urban Survey (EUS) considers the historic and archaeological character of the whole town. Tamworth’s urban area was divided into 37 historic urban character areas (HUCAs. The HUCAs within the Victoria Road/Albert Road Conservation Area are of medium to high overall heritage significance.

1.15 The map on page 7 shows the heritage assets in the conservation area, plus local plan allocations and the Gungate Precinct redevelopment site which lies to the south of the conservation area. Sites in the vicinity of the Conservation Area are important for its setting and are very sensitive to change and there is an over-riding need for caution because development will inevitably impact on assets visually and there is high potential for below ground archaeology to be affected. An important point to emerge from the impact assessment was that development should not be regarded as negative as it offers the opportunity to improve the physical condition of assets, their setting and the reinforcing of historic fabric.





Map showing conservation areas, heritage assets and allocations



Conservation Areas

-  Town Centre Conservation Area
-  Victoria Road Albert Road Conservation Area
-  Local Plan Housing Allocations
-  Gungate Redevelopment Site
-  Scheduled Ancient Monument

Listed Building Grade

-  I
-  II*
-  II
-  Local

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Section 2: Review of the Conservation Area

- 2.1 The 2008 Appraisal divided the Conservation Area into two character zones: Victoria Road and Albert Road. It identified positive and negative buildings, structures and opportunities for change. Using the information in the appraisal and the photographic record as a baseline, the character zones were re-examined to identify which aspects have changed since 2008. Appendix 1a contains a Map showing the character zone boundaries and Appendix 1b contains a summary of change, positive and negative features and opportunities for each of the zones.

Changes to the conservation area

- 2.2 Two residential developments have taken place on Victoria Road, the Victoria Court Hotel and Victoria Motors garage have both been re-developed for apartments. The Victoria Court was in a poor condition at the time of the appraisal and in addition to being redeveloped and extended, physical and cosmetic improvements to the building have positively enhanced both the building and this part of the conservation area. The appraisal noted that the garage was formerly a market hall that made a minor positive contribution to the conservation area. Its replacement is three storeys with a stepped roof and coaching arch. The development is considered to fit in well with its surroundings and bridges the gap between the smaller scale housing to the north and the Victoria Court redevelopment.
- 2.3 A detrimental change to the conservation area has been signage applied to the shopfront in the form of a vinyl banding to the windows of the shopfront of 54-54A Albert Road. The signage has been installed without consent and is detrimental to the area and results in a cluttered appearance of signage, which should be an open shopfront for the display of goods.
- 2.4 Other than small scale changes of use and residential conversions there has been minimal change in the rest of the conservation area. Immediately outside and partly within the western boundary of the Conservation Area, Gungate Precinct was demolished in 2011, which has created a significant gap to the west of the conservation area and opened up temporary views into and out of the conservation area. This site is allocated for 20,660sqm gross A1 retail floorspace. There are no site allocations within the conservation area, although there are future development opportunities within the setting of the Conservation Area along the boundaries in addition to the Gungate site.
- 2.5 Following the appraisal, the Council made amendments to the conservation area boundary to exclude areas and buildings that did not make a positive contribution to its character. Surface car parks on Marmion Street, the telephone exchange and snooker hall on Victoria Road and magistrate's court and youth centre on Albert Road/Spinning School Lane were all removed. A number of buildings were also added to the local list, which will ensure that their historic significance is taken into account when considering planning applications. There may be scope to make more additions to the local list. Appendix 4 illustrates the proposed area to be excluded from the Conservation Area following the appraisal.
- 2.6 Historic England has conducted an annual conservation area survey since 2009 which considers condition, vulnerability and expected changes. Based on the 2015 update the Victoria Road/Albert Road Conservation Area is classed as being in fair condition, highly vulnerable but not at risk overall. This is based on feedback from the Council that loss of historic detail, lack of maintenance and the condition of the public

realm are all minor problems. It is important to continue to participate in the survey to monitor change and to ensure that the conservation area does not become at risk.

Archaeology

- 2.7 The town centre and the surrounding area contain assets of considerable heritage significance. The Saxon Defences scheduled ancient monument is mainly located outside the conservation area but part of it lies along the boundary at Albert Road. There is high potential for above and below ground archaeology to survive across the conservation area and although sporadic archaeological work over time has revealed evidence of archaeology which is recorded in the Historic Environment Record, the full extent of the resource is unknown. The Heritage Impact Assessment recommends that a desk based archaeological assessment is undertaken for all allocated sites, which is reflected in Policy EN6. This would also extend to any windfall sites that come forward within the conservation area.

Historic environment

- 2.8 Most of the buildings in the conservation area are in good structural condition and the main issue is the loss of individual historical elements, the cumulative effects of which have eroded the character of the conservation area. The Council is able to control specific changes to a small number of residential dwellings on Albert Road and Victoria Road through an Article 4 Direction, however there are many residential and commercial properties that have had unsympathetic alterations such as uPVC replacement windows. On Victoria Road, a number of the terraced dwellings have lost their front gardens and boundary walls to off-street parking, which has eroded the character of the street.
- 2.9 Some individual buildings are in poor condition. Victoria Mews, the former Wesleyan Chapel which is now apartments, is an important landmark locally listed building. However, atmospheric pollution has resulted in degradation of the stonework and a general lack of maintenance has also seen deterioration of the timber windows.
- 2.10 Rosy Cross comprises two short terraces tucked away at the rear of Albert Road. They have been heavily altered with reconfigured fenestration, uPVC replacement windows, render and porches. Despite this, their construction at the same time as Victoria Road and Albert Road was considered to be sufficient reason to retain them in the conservation area.

Public realm

- 2.11 The quality of the street surfacing is very poor throughout the conservation area with a variety of materials being used and patchy and uneven reinstatement, often in different materials, following work by statutory undertakers. The quality of the street lighting is also of a quality that is not wholly appropriate to a conservation area, although a recent upgrade on Albert Road has seen the standard grey columns replaced with black which is a positive improvement.
- 2.12 At the junction of Marmion Street and Victoria Road steel pedestrian railings, street lighting, traffic lights and road signs combine to produce a cluttered street scene and one that is difficult for pedestrians to navigate. Victoria Road contains mature street trees and there are areas where the roots have caused distortion and cracking of the pavement.

Assessment of Conservation Area Boundary

- 2.13 It is considered that the Conservation Area boundary as current, fulfils the role of designation for a conservation area. As such, it is recommended that the Conservation Area boundary is retained.

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Section 3: Managing the future of the conservation area

3.1 This section sets out proposals for managing the conservation area, including projects and initiatives which have arisen from the issues identified in the conservation area appraisal and review. It also sets out guidance for new development, although this will be provided in greater detail in the Design Supplementary Planning Document. Section 2 identified the following issues as being of particular concern for the Victoria Road/Albert Road Conservation Area:

- Integration of new development
- Condition of historic buildings
- Archaeology
- Quality of the public realm

Integrating new development

3.2 Although there are no allocated sites for development within the conservation area and limited opportunities for windfall development, there are significant site allocations outside the boundary at Albert Road/Spinning School Lane (allocated for housing) and Lower Gungate (retail/mixed use). Surface car parks and buildings such as the telephone exchange also provide future opportunities for redevelopment on the periphery of the conservation area and it will be a challenge to integrate new development in a way that respects historic character and does not cause unacceptable harm to the setting of the conservation area. The sensitivity of the location will require a specific design solution to respond to the historic buildings and streetscape and potential below ground archaeological remains. Broad principles that would apply to all sites are:

- Specific design solution for each site to include careful use of materials and detailing
- Development to reflect existing small scale domestic architecture
- Maintain important views of listed buildings and open spaces
- Strengthen frontage where it has become fragmented
- Foundations to take into account potential for below ground remains, to be informed by desk based archaeological assessment and fieldwork if necessary
- Take the opportunity to restore and enhance heritage assets

3.3 The Council will be preparing a Design supplementary planning document (SPD) to provide further detail to the Local Plan policies. The intention is to have guidance which will cover shop fronts, signage and advertisements and materials. Other relevant topics include new residential and commercial development.

Management action 1: Guide new development

- Produce Design SPD to guide new development, including heritage contexts

Condition of historic buildings

3.4 Although the condition of most buildings in the conservation area is reasonable and there has been some investment, there are individual buildings that have been neglected or have been subjected to inappropriate changes.

- 3.5 The buildings listed in Appendix 3 are identified for enhancement. This will include general improvements to roofs, rainwater goods, windows and shopfronts and more specialised works including stonework reconstruction and railing reinstatement. The recommended works for each building are set out in Appendix 3.

Management action 2: Enhance the condition of historic buildings

- Engage with owners and tenants to encourage regular building maintenance, with a particular focus on priority buildings
- Promote the retention and reinstatement of original features including timber windows
- Review the buildings at risk survey on a regular basis (every 5 years) •
- Where appropriate, the Council will utilise its legal powers to ensure necessary works are carried out to ensure the safeguarding of the heritage asset.

Local List

- 3.6 The heritage impact assessment highlighted the potential for additions to the local list, although the appraisal process in 2008 resulted in a fairly comprehensive review of the local list and additions were made in the Victoria Road/Albert Road Conservation Area at the time. The Council intends to review the list for the whole borough in the near future. This will involve inviting nominations from local heritage groups and the general public against criteria set out by the Council. The final decision on local list additions will be subject to Cabinet approval.

Management action 3: Maintain and review Local List

- Review the Local List in consultation with the public

Safeguarding archaeology

- 3.7 Development within the conservation area could result in loss or fragmentation of surviving archaeological remains and for this reason, early discussion with the Country Council Historic Environment Team is recommended. The Local Plan requires a desk based archaeological assessment to accompany planning applications to identify the potential for archaeology and guide discussions about the scope and scale of any preservation and mitigation.

Management action 4: Safeguard archaeology

- Engage with the Staffordshire County Council Environmental Advice Team and Historic Environment Record at an early stage to enable the production of up to date desk based assessments
- Record any archaeological structures revealed through assessments and

development on the Historic Environment Record and consider opportunities to interpret discoveries

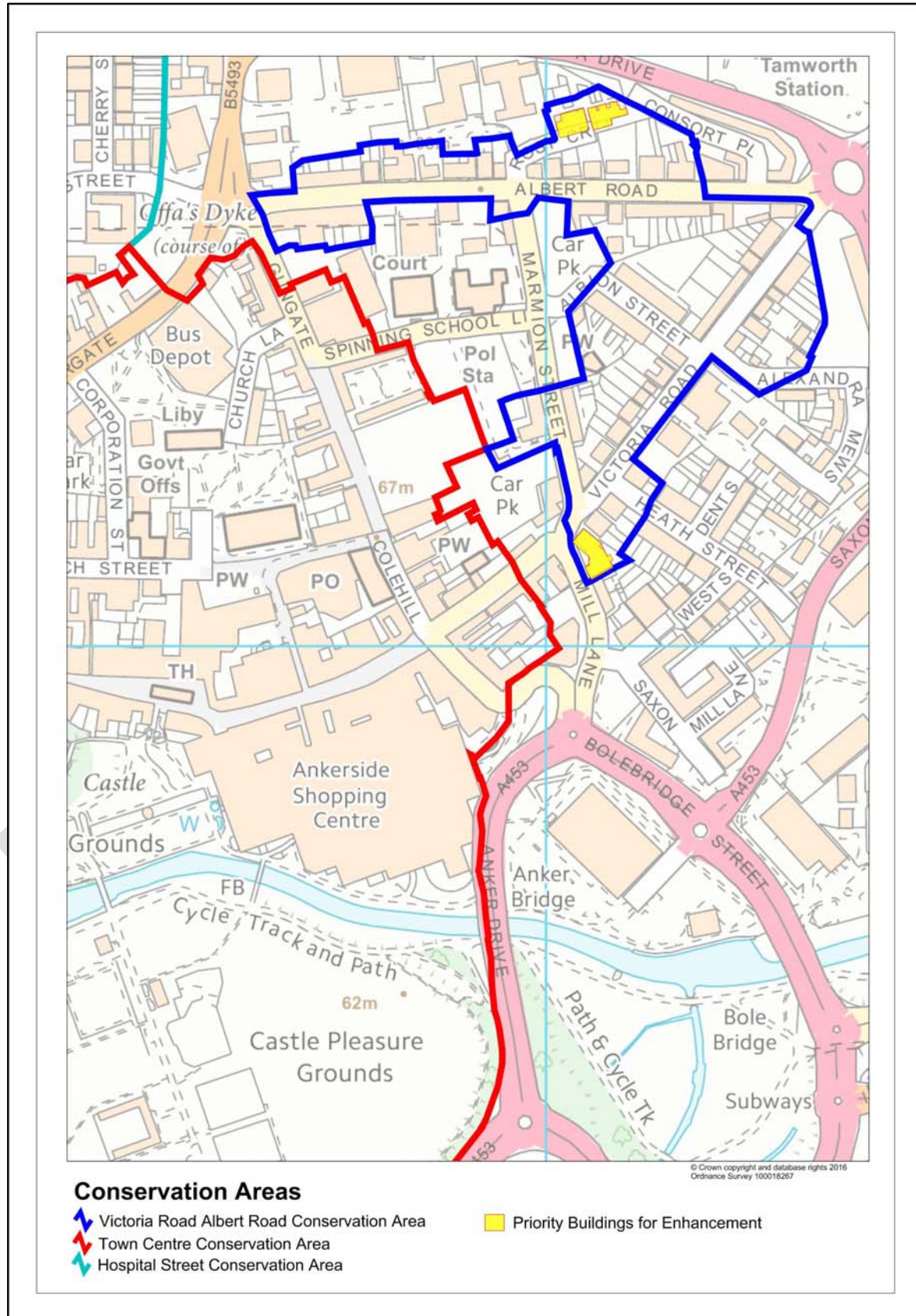
Enhancing the public realm

- 3.8 Responsibility for provision and maintenance of the public realm is split between the Borough Council and Staffordshire County Council. Renewal of the public realm would enable the area to be redesigned with a unified character and identify. Works other than routine maintenance can be partly funded through Section 106 contributions; however there is the potential to add heritage projects such as streetscape improvements as part of CIL contributions. Larger projects will require funding applications to various sources including the local enterprise partnerships and Heritage Lottery Fund. It will be necessary to work with the County Council to identify opportunities for funding as projects are identified and agreed.
- 3.9 The Gateways/Linkages Project Phase 2 focuses on the links between the train stations with the town centre and provides an opportunity to redesign the public realm along Albert Road and Victoria Road, including the surfacing material, road junction layouts and landscaping. The works will include:
- Resurfacing of the footway and carriageway
 - Alterations to the turning head at the northern end of Victoria Road
 - Changes to the kerb lines and splitter island near the Jewson's access at the Offa drive/ Saxon Drive roundabout to create a larger public space
 - Alterations to the kerb lines at the junction of Victoria Road and Marmion Street to create a larger public space
 - Repairs to the block paving at the junction of Victoria Road and Bolebridge Street

Management action 5: Enhance the public realm

- Work with Staffordshire County Council to identify opportunities for public realm improvements
- Undertake street clutter audit in line with Historic England guidance
- Work with statutory undertakers to agree an approach to highway reinstatement •
- The Council will work with all the stakeholders to work towards achieving high quality and coherent style of public realm which will enhance the character and appearance of the conservation area.

Map showing priority buildings for enhancement



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Funding and resources

- 3.10 The Borough Council has a number of officers whose remit includes heritage and the town centre. The Council will work with partners and engage with businesses and building owners to enhance the conservation area. This may take the form of advice, identifying funding opportunities and promoting the town centre. Project teams could also be formed to co-ordinate and manage specific projects when needed.
- 3.11 The Council operates a modest conservation grant scheme which is used as match funding to support building owners and tenants undertaking structural repairs and restoration of original features. This is available to all statutorily and locally listed buildings throughout the Borough and historic unlisted buildings within conservation areas. It could be used to part fund the projects identified in the management plan, however, demand already exceeds availability and with competition from projects in other conservation areas, progress will be limited to a small number of projects every year. There is scope to review the way the grant scheme operates to target priority schemes in the conservation areas.
- 3.12 There is also the potential to include heritage projects as part of the project list to be funded as part of Community Infrastructure Levy (CIL) contributions. Predominantly consisting of streetscape improvements the levy charged on new build housing, retail and commercial developments can assist with funding towards improvements. Any potential projects will be required to be added to the Regulation 123 list.

Management action 6: Resourcing Improvements

- Review operation of grant scheme to target priority schemes in the conservation areas arising from management plans
- Develop a list of streetscape improvement projects which can be added to the CIL Regulation 123 list.

Section 4: Monitoring and Review

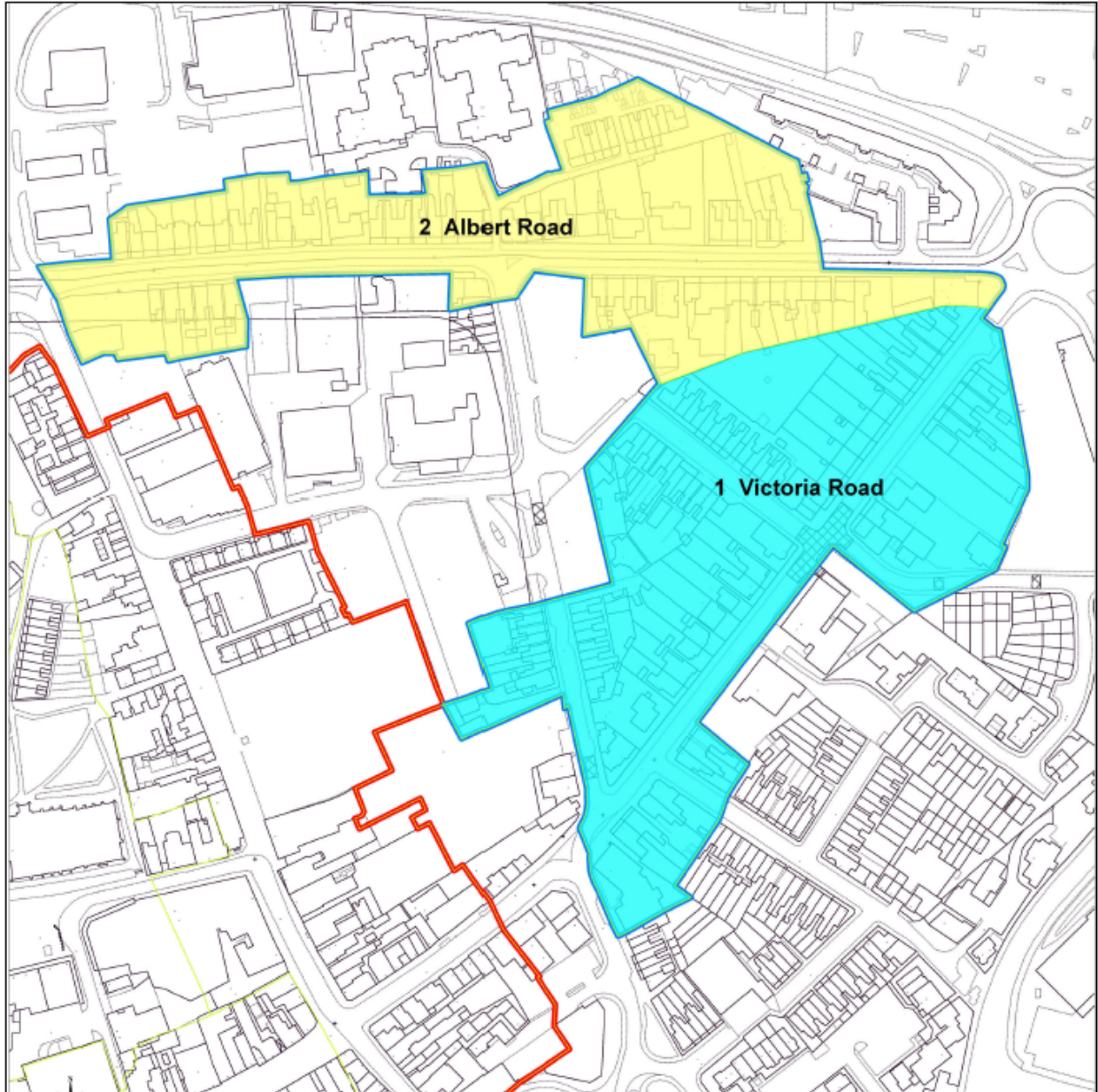
- 4.1 The intention is to monitor changes to the conservation area to assess the effectiveness of the management plan. A dated photographic record will be produced to show the changes to the conservation area since the appraisal was undertaken in 2008, using the original photos for comparison. A formal review will be carried out on a five yearly basis.
- 4.2 The Council will continue to participate in the Historic England annual conservation area survey and take appropriate advice and action if the conservation area is revealed as being at risk.
- 4.3 These monitoring actions will need to be set up alongside the Local Plan monitoring framework.

Management action7: Monitoring and Review

- Produce a dated photographic record to monitor changes to the conservation area
- Continue to participate in the annual conservation area survey produced by Historic England
- Monitor changes in the conservation area and modify the management actions where necessary to secure positive change

Appendices

Appendix 1a: Map showing Conservation Area boundary with character zones



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Appendix 1b: Review of the conservation area by character zone

Character Zone 1 – Victoria Road	
Change since 2008	<ul style="list-style-type: none"> • Redevelopment of Victoria Court Hotel and rear garden for 18 apartments • Redevelopment of Station Motors, Victoria Road for six apartments • Addition of three buildings to the Local List • Article 4 Directions made on eight properties • Amendment of boundary to exclude snooker hall and telephone exchange buildings
Positive features	<ul style="list-style-type: none"> • Tree lined route from railway station to town centre • High degree of intact Victorian character in northern part of zone • Attractive landmark buildings in form of Tweedale Arms and former Wesleyan Chapel (now Victoria Mews)
Negative features	<ul style="list-style-type: none"> • Loss of character on southern part of zone through late 20th century development to the east, although now outside the conservation area it impacts on setting of conservation area • Pedestrian railings at junction with Marmion Street • Loss of front boundary walls • Loss of original timber windows on many properties
Opportunities	<ul style="list-style-type: none"> • Public realm improvements • Redevelopment of sites outside conservation area could help restore a street frontage • Rebuilding of front boundary walls • Restoration of individual buildings • Reinstatement of timber windows • Rework junction with Marmion Street
Character Zone 2 – Albert Road	
Change since 2008	<ul style="list-style-type: none"> • Addition of nine buildings to the Local List • Article 4 Directions made on two properties • Amendment of boundary to exclude surface car parks and modern buildings on Albert Road/Spinning School Lane
Positive features	<ul style="list-style-type: none"> • Trees on northern side of road provides character • Well preserved terrace on southern side at western end of zone • Landmark buildings in the form of The Albert and 64 Albert Road
Negative features	<ul style="list-style-type: none"> • Loss of character along Albert Road/Spinning School Lane through construction of late 20th century buildings, although now outside the conservation area it impacts on setting of conservation area • Loss of character and street frontage through loss of historic buildings to create surface car parks • Prominent traffic island and signage at junction of Albert Road/Marmion Street • Loss of original timber windows on majority of properties • Poor quality public realm, in particular street and pavement surfacing
Opportunities	<ul style="list-style-type: none"> • Redevelopment of sites outside conservation area could enhance the setting of the conservation area and help restore a street frontage • Reinstatement of timber windows

Appendix 2: Heritage assets in the Victoria Road/Albert Road Conservation Area

	Scheduled Ancient Monuments	Scheduled
	Saxon Defences	
	Locally listed Buildings	Locally listed
1	12 Albert Road	
2	Woodbine Cottage, 12a Albert Road	
3	26 Albert Road	
4	43/43a Albert Road	
5	The Albert, Albert Road	
6	54 & 54a Albert Road	
7	57-62 Albert Road (consecutive)	
8	64 Albert Road	
9	The Tweeddale Arms and associated outbuildings	
10	Victoria Mews, Victoria Road	
11a & 11b	13, 15 & 17 Victoria Road	
12a & 12b	21-31 Victoria Road	
13a & 13b	42 Victoria Road (former Victoria Court Hotel)	

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Appendix 3: Recommended works for priority buildings

This section describes potential problems and recommendations for alleviating the identified problems. Some of the works to rectify problems may require planning and/or listed building consent, so please check with the Development Management Team or Conservation Officer at Tamworth Borough Council before undertaking any works described in this plan.

Victoria Mews			
Roof chimney		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework	x	Architectural details	x
Other?		Wall, gate & railings	
Works Required: Repair and replace stonework on cills, cornicing, and architectural details like for like.			

Rosy Cross			
Roof chimney		Windows	x
Chimney	x	Doors	x
Rainwater goods		Shopfront/signage	
Brick or stonework	x	Architectural details	x
Other,?		Wall, gate & railings	
Works Required: Seek opportunities to remove unsympathetic alterations such as the reinstatement timber windows and doors and removal of unsympathetic porches			

Consultation on the Draft Wilnecote Conservation Area Management Plan 2016.

Background to the consultation

This consultation is for the review of the Wilnecote Conservation Area Management Plan. In 2008 an appraisal of the Conservation Area was carried out, along with a management plan which listed actions in order to preserve and enhance the character and appearance of the conservation area for the next 5 years. It is now time to review the appraisal and management plan, and this document has been developed to sit alongside the 2008 appraisal and develop a set of management actions for the Conservation Area over the next 5 years.

What we are consulting on

The following documents are included within this consultation:

- The Draft Wilnecote Conservation Area Management Plan 2016;
- A questionnaire asking for your views on the Draft plan

How your views will be used

The consultation will take into account views of all respondents to the consultation which will be published on the Council's website. Completing the questionnaire is voluntary and all the information you provide will be treated in the strictest of confidence. No information will be released that could identify an individual or organisation. These views will influence the development of the final version of the management plan which will be presented to Cabinet later in 2016.

How to share your views

The 6 week consultation period closes on (...). Please complete the questionnaire and send it via the following means:-

- Email: DevelopmentPlan-@tamworth.gov.uk
- Post: Conservation Management Plan Consultation, Planning Policy, Tamworth Borough Council, Marmion House, Lichfield Street, Tamworth B79 7BZ

Further Information

Should you require any additional information or have any questions regarding the consultation, please contact the Planning Policy Team on 01827 709 279

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Background

What is a management plan and why are we preparing it?

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on all local planning authorities to determine which parts of their area are of special architectural and/or historic interest, the character or appearance of which it is desirable to preserve and/or enhance. Such areas can then be designated as conservation areas. The Act also states that local planning authorities should formulate and publish proposals for their preservation and enhancement.
- 1.2 Tamworth has seven conservation areas, which were designated between 1976 and 1999. In 2007-2008 the Council undertook a programme of conservation area appraisals to define the special interest of the conservation areas, to ensure that the boundaries remained relevant and defensible and to identify potential areas for future attention. A number of recommendations from the appraisals have been implemented, including boundary amendments, addition of buildings to the local list and a number of Article 4 Directions.
- 1.3 Incremental changes over time can alter the character of a conservation area and the appraisals should be reviewed on a regular basis to identify opportunities and threats. The management plan provides the opportunity to review the appraisals and to set out a medium to long term management strategy to guide future change in a positive way that respects the historic environment. It is important to note that this management plan does not entirely supersede the Wilnecote Conservation Area Appraisal 2008, and should be read in conjunction with this document.
- 1.4 The preparation of the management plan has been guided by the Historic England document ‘Understanding Place: Conservation Area Designation, Appraisal and Management’ 2016. This section sets out the purpose of the management plan and the issues it will cover, the consultation strategy and review of relevant Local Plan policies and evidence.
- 1.5 The management plan will consider the following issues:
 - changes to the conservation area
 - positive and negative features
 - actions to secure the repair and full use of buildings
 - priority schemes
 - archaeology
 - green space management
 - new development
 - resources
 - monitoring
- 1.6 It is anticipated that the management plan will last for a period of five years. Although the plan contains details of proposals and initiatives it is acknowledged that some will have a longer timeframe. The management plan is not a statutory document and does not form part of the development plan, however, it will be a material consideration in decision making.

What are we doing to involve people?

- 1.7 The Council is required by the 1990 Act to consult the local community on any management proposals for the conservation area. Section 71 says that:
- 1) It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.
 - 2) Proposals under this section shall be submitted for consideration to a public meeting in the area to which they relate.
 - 3) The local planning authority shall have regard to any views concerning the proposals expressed by persons attending the meeting.
- 1.8 The Council’s Statement of Community Involvement was updated and approved in February 2014. It specifically covers the preparation of local plans and planning applications and although the management plan is not a statutory document, it is the intention that the Council will broadly follow the procedure for the preparation of a supplementary planning document, which will involve a public consultation event.
- 1.9 The management plan will be subject to approval by Cabinet. Details of the proposed consultation are set out below:
- Internal meetings with Council Officers with interests in the town centre including Economic Development and Regeneration, Tourism and Town Centre, Arts and Events and Property Services.
 - Public notice, press release and advertisement around the conservation area
 - Public consultation for 6 weeks including a public exhibition at **Holy Trinity Church, Wilnecote**
 - Consultation with local heritage organisations
 - Consultation with businesses through the Town Team

Tamworth Local Plan 2006-2031

- 1.10 The new Local Plan covers the period 2006-2031. The Vision for the Local Plan builds on the identified issues and challenges and sets the spatial direction for Tamworth. The relevant parts of the Vision for heritage are the vibrant town centre and distinctive identity related to the town’s history and heritage assets. The Local Plan then goes on to set spatial priorities to deliver the vision and in the context of Wilnecote, the following are considered relevant:

SP3	Working in partnership with economic stakeholders to create a diverse local economy, including regeneration of employment areas and provide appropriate education and training that will provide local job opportunities that will reduce the need for residents to travel outside of the Borough.
SP5	To provide a range of affordable, adaptable and high quality housing that meets the needs of Tamworth residents.
SP7	To encourage active and healthier lifestyles by providing a network of high quality, accessible green and blue linkages and open spaces and formal indoor and outdoor recreation facilities that meet identified needs and link neighbourhoods to each other and the wider countryside.
SP9	To protect and enhance heritage assets by ensuring that proposals for change respect the historic character of the Borough including street layout, surviving historic buildings, street furniture, archaeology and open

	spaces.
SP10	To create safe, high quality places that deliver sustainable neighbourhoods and reflect Tamworth’s small scale and domestic character using a blend of traditional and innovative design techniques.

1.11 Not only does the Local Plan give weight to Tamworth Town but also the sustainable development of settlements outside Tamworth such as Wilnecote. The following policies are considered relevant to the Wilnecote Conservation Area:

EC5 Culture and tourism

- Promote, protect and enhance Tamworth’s landscape and heritage
- Support appropriate re-use of historic buildings
- Promote existing tourism attractions and support additional tourism attractions linked to heritage
- Promote awareness and interest in heritage
- Improve physical links around and beyond the town centre

EN5 Design of new development

- Buildings and places to be high quality and well designed, particularly to support enhancement of the town centre and conservation areas
- Respect existing architectural and historic character but allow innovation where appropriate
- Take into account impact on significance of heritage assets
- Scale, form, massing, materials and design to conserve or enhance context
- Development to be legible and outward facing with active frontages
- Incorporate landscaping and open space

EN6 Protecting the historic environment

- Development affecting historic assets required to assess impact and clearly demonstrate how assets will be conserved and enhanced (heritage statement and statement of significance)
- Reference to Extensive Urban Survey (EUS) to identify potential for archaeology (need for archaeological desk based assessment)
- Development to address issues in evidence base (detailed below)
- Support enhancement of negative features and “vulnerable” and “at risk” buildings
- Support public realm improvements and use of vacant and under used historic buildings

1.12 The Local Plan recognises the Character Appraisals and other evidence base, including the EUS (2011), Heritage at Risk Survey (2013) and Heritage Impact Assessments (2014); that development is required to address the issues identified in these documents as material considerations. The Infrastructure Delivery Plan also identifies the following proposals which are relevant to the Wilnecote Conservation Area:

- Improvements to the public realm at gateways, and along corridors
- Physical improvements to heritage at risk

1.13 A Design supplementary planning document (SPD) is being prepared to support the Local Plan which will provide further detailed guidance on design including specific issues for historic contexts.

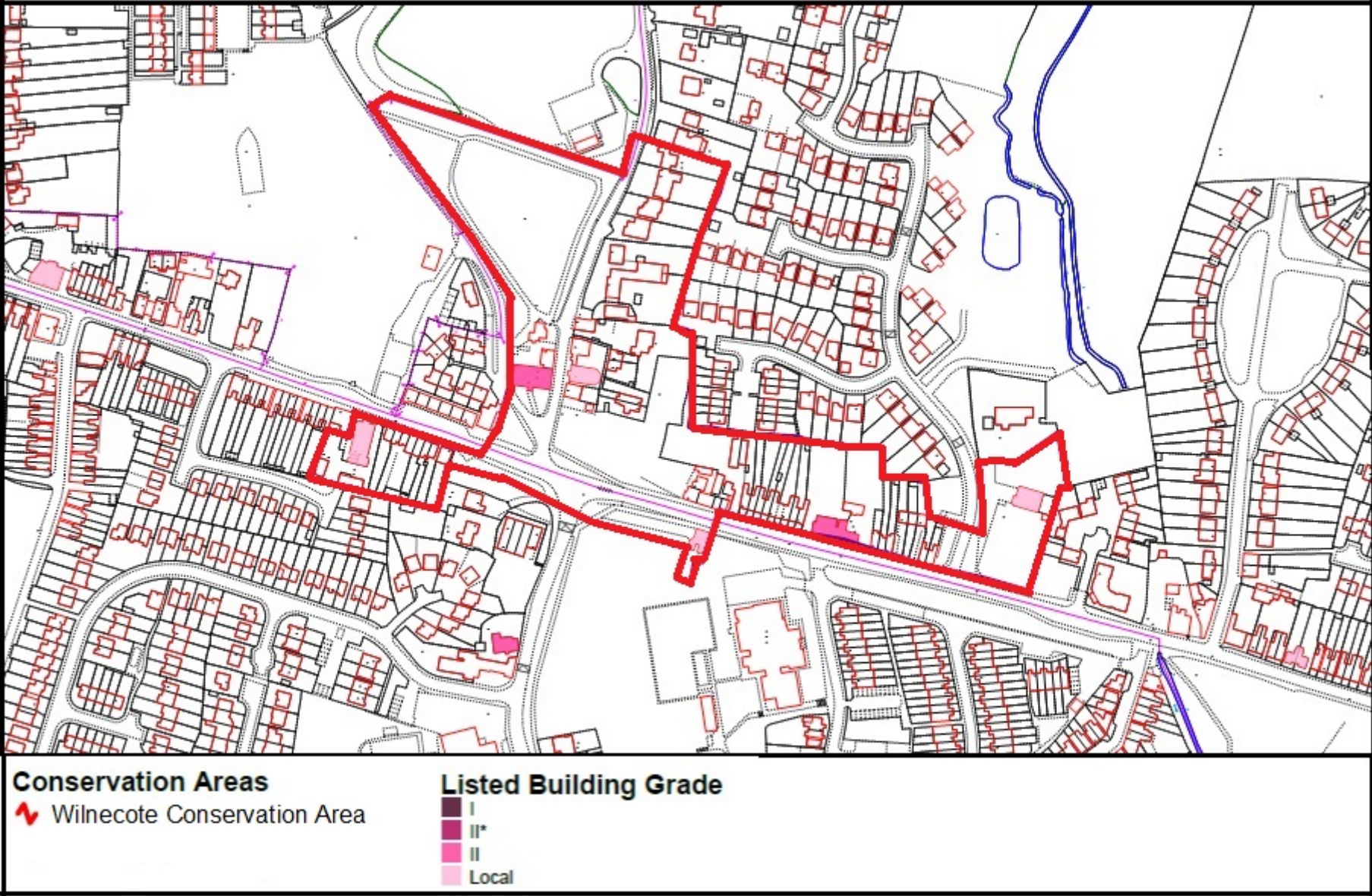
Review of Relevant Evidence

- 1.14 The Tamworth EUS considers the historic and archaeological character of the whole town. Tamworth's urban area was divided into 37 historic urban character areas (HUCAs). The HUCAs within the Wilnecote Conservation Area are of high significance in terms of its Evidential, Historic and Aesthetic Value, and low regarding its communal value.
- 1.15 The map on page 7 shows the heritage assets in the conservation area, plus local plan allocations. Sites in the vicinity of the Conservation Area are important for its setting and are very sensitive to change and there is an over-riding need for caution because development will inevitably impact on assets visually and there is high potential for below ground archaeology to be affected. An important point to emerge from the impact assessment was that development should not be regarded as negative as it offers the opportunity to improve the physical condition of assets, their setting and the reinforcing of historic fabric.

Map showing conservation areas, and heritage assets

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Section 2: Review of the Conservation Area

- 2.1 The 2008 Appraisal divided the Conservation Area into two character zones: 1) Holy Trinity Church and surrounding environs; and 2) Watling Street. It identified positive and negative buildings, structures and opportunities for change. Using the information in the appraisal and the photographic record as a baseline, the character zones were re-examined to identify which aspects have changed since 2008. Appendix 1 contains a summary of change, positive and negative features and opportunities for each of the zones.

Changes to the conservation area

- 2.2 No.36 Watling Street was identified in the 2008 Conservation Area Appraisal as having a negative impact upon the character and appearance of the conservation area due to its neglected and derelict state. The Council has been working with the owner in order to develop a scheme which contains residential to the rear and redevelops the existing building and the installation of a new shop front (Figure 1). Although not yet finished, the scheme is a very positive enhancement to the character and appearance of the conservation area.
- 2.3 Other than small scale changes of use and residential conversions there has been minimal change in the rest of the conservation area. There has been no change to the palisade fencing along Glascote Lane which was identified as having a negative influence upon the character and appearance of the area (Figure 2). Although the palisade fencing is painted to reduce its visual impact, the fence is still unsightly and discussions need to be progressed to determine ownership and remove/ replace this fence with a more appropriate alternative, or the removal of the fence altogether. The fence would be a priority structure that would be eligible for grant assistance to rectify this negative influence.
- 2.4 As stated in the Wilnecote Conservation Area Appraisal 2008, there are surrounding buildings located throughout the area, such as the listed Grade II listed Manor Farmhouse and the Grade II listed Manor House along Hockley Road, and the Wilnecote Hall on Watling Street; which although contributing strongly to the historic interest of the area, do not form part of a coherent core area to allow these buildings to be included within the Conservation Area.
- 2.5 Local interest groups have sought an assessment as to the potential of the Old School, New Road to be incorporated into the Conservation Area, which is a vacant building which was a former school and youth/community centre. The school has a number of unsympathetic alterations and extensions, plastic windows, palisade boundary treatment, although the building to the east contains some original timber detailing. Although of local interest, the school buildings, like the listed buildings along Hockley Street, do not present a coherent core area of interest worthy of a Conservation Area. It is not recommended that the conservation area is extended to incorporate these buildings.
- 2.6 Historic England has conducted an annual conservation area survey since 2009 which considers condition, vulnerability and expected changes. Based on the 2015 update the Wilnecote Conservation Area is classed as being in poor condition and highly vulnerable; however not at risk overall. This is based on feedback from the Council that loss of historic detail, lack of maintenance and the condition of the public

realm are all minor problems. It is important to continue to participate in the survey to monitor change and to ensure that the conservation area does not become at risk.

Archaeology

- 2.7 There is high potential for above and below ground archaeology to survive in the Wilnecote Conservation Area, particularly around the Roman Road (Watling St) and within the earlier buildings in the area which can inform their historic origins and function to the area. The Heritage Impact Assessment recommends that a desk based archaeological assessment is undertaken for all allocated sites, which is reflected in Policy EN6. This would also extend to any windfall sites that come forward within the conservation area.

Historic environment

- 2.8 Most of the buildings in the conservation area are in good structural condition and the main issue is the loss of individual historical elements, the cumulative effects of which have eroded the character of the conservation area. The Council is able to control specific changes to a small number of residential dwellings in Wilnecote through an Article 4 Direction, however there are many residential and commercial properties that have had unsympathetic alterations such as uPVC replacement windows. On Watling Street, a number of the original terraced dwellings have lost their front gardens and boundary walls to off-street parking, as well as the installation of UPVC windows and altered fenestrations which has eroded the character of the street from one which was originally symmetrical (Figure 4). The buildings do however exhibit evidential and historic value in that they represent the 19th Century construction of worker's cottages along this section of Watling Street.
- 2.9 To the edge of the conservation area there are also a number of workers cottages, similar to those further along Watling street. Only no's 147-159 have been incorporated into the conservation area, as these cottages retain their front wall, albeit there is a mix of fenestration and materials. These buildings would however be an appropriate project to spend grant funding to reinstate sympathetic original materials.

Public realm

- 2.10 The quality of the street surfacing is very poor throughout the conservation area with a variety of materials being used and patchy and uneven reinstatement, often in different materials, following work by statutory undertakers. The quality of the street lighting is also of a quality that is not wholly appropriate to a conservation area.
- 2.11 At the junction of Hockley Road and Watling Street, the school boundary wall is suffering from a lack of maintenance which negatively impacts upon the character and appearance of the conservation area (see Figure 6)

Assessment of Conservation Area Boundary

- 2.12 It is considered that the Conservation Area boundary as current, fulfils the role of designation for a conservation area. As such, it is recommended that the Conservation Area boundary is retained.

Section 3: Managing the future of the conservation area

3.1 This section sets out proposals for managing the conservation area, including projects and initiatives which have arisen from the issues identified in the conservation area appraisal and review. It also sets out guidance for new development, although this will be provided in greater detail in the Design Supplementary Planning Document. Section 2 identified the following issues as being of particular concern for the Wilnecote Conservation Area:

- Integration of new development
- Archaeology
- Quality of the public realm

Integrating new development

3.2 There are no allocated sites for development within the conservation area and limited opportunities for windfall development. For any development that does come forward, the sensitivity of the location will require a specific design solution to respond to the historic buildings and streetscape and potential below ground archaeological remains.

3.3 Broad principles that would apply to all sites are:

- Specific design solution for each site to include careful use of materials and detailing which are appropriate for a conservation area;
- Development to reflect existing small scale domestic architecture;
- Maintain important views of historic assets and open spaces;
- Strengthen frontages where they have become fragmented
- Foundations to take into account potential for below ground remains, to be informed by desk based archaeological assessment and fieldwork if necessary
- Take the opportunity to restore and enhance heritage assets by reinstating historic materials, detailing and craftsmanship

3.4 The Council will be preparing a Design supplementary planning document (SPD) to provide further detail to the Local Plan policies. The intention is to have guidance which will cover shop fronts, signage and advertisements and materials. Other relevant topics include new residential and commercial development.

Management action 1: Guide new development

- Produce Design SPD to guide new development, including heritage contexts

Condition of historic buildings

3.5 Although the condition of most buildings in the conservation area is reasonable and there has been some investment, there are individual buildings and structures that have been neglected or have been subjected to inappropriate/unsympathetic changes.

3.6 The buildings and structures listed in Appendix 3 are identified for enhancement. This will include general improvements to roofs, rainwater goods, windows and shopfronts

and more specialised works including stonework reconstruction and railing reinstatement. The recommended works for each building are set out in Appendix 3.

Management action 2: Enhance the condition of historic buildings

- Engage with owners and tenants to encourage regular building maintenance, with a particular focus on priority buildings
- Promote the retention and reinstatement of historic features including timber windows
- Review the buildings at risk survey on a regular basis (every 5 years) •
- Where appropriate, the Council will utilise its legal powers to ensure necessary works are carried out to ensure the safeguarding of the heritage asset.

Local List

- 3.7 The heritage impact assessment highlighted the potential for additions to the local list, although the appraisal process in 2008 resulted in a fairly comprehensive review of the local list and additions were made in the Wilnecote Conservation Area at the time. The Council intends to review the list for the whole borough in the near future. This will involve inviting nominations from local heritage groups and the general public against criteria set out by the Council. The final decision on local list additions will be subject to Cabinet approval.

Management action 3: Maintain and review Local List

- Review the Local List in consultation with the public

Safeguarding archaeology

- 3.8 Development within the conservation area could result in loss or fragmentation of surviving archaeological remains and for this reason, early discussion with the Country Council Historic Environment Team is recommended. The Local Plan requires a desk based archaeological assessment to accompany planning applications to identify the potential for archaeology and guide discussions about the scope and scale of any preservation and mitigation.

Management action 4: Safeguard archaeology

- Engage with the Staffordshire County Council Environmental Advice Team and Historic Environment Record at an early stage to enable the production of up to date desk based assessments
- Record any archaeological structures revealed through assessments and development on the Historic Environment Record and consider opportunities

to interpret discoveries

Enhancing the public realm

- 3.9 Responsibility for provision and maintenance of the public realm is split between the Borough Council and Staffordshire County Council. Renewal of the public realm would enable the area to be redesigned with a unified character and identify. Works other than routine maintenance can be partly funded through Section 106 contributions; however there is the potential to add heritage projects such as streetscape improvements as part of CIL contributions. Larger projects will require funding applications to various sources including the local enterprise partnerships and Heritage Lottery Fund. It will be necessary to work with the County Council to identify opportunities for funding as projects are identified and agreed.

Management action 5: Enhance the public realm

- Work with Staffordshire County Council to identify opportunities for public realm improvements
- Undertake street clutter audit in line with Historic England guidance
- Work with statutory undertakers to agree an approach to highway reinstatement
- The Council will work with all the stakeholders to work towards achieving high quality and coherent style of public realm which will enhance the character and appearance of the conservation area.

Funding and resources

- 3.10 The Borough Council has a number of officers whose remit includes heritage and the town centre. The Council will work with partners and engage with businesses and building owners to enhance the conservation area. This may take the form of advice, identifying funding opportunities and promoting the town centre. Project teams could also be formed to co-ordinate and manage specific projects when needed.
- 3.11 The Council operates a modest conservation grant scheme which is used as match funding to support building owners and tenants undertaking structural repairs and restoration of historic features. This is available to all statutorily and locally listed buildings throughout the Borough and historic unlisted buildings within conservation areas. It could be used to part fund the projects identified in the management plan, however, demand already exceeds availability and with competition from projects in other conservation areas, progress will be limited to a small number of projects every year. There is scope to review the way the grant scheme operates to target priority schemes in the conservation areas.
- 3.12 There is also the potential to include heritage projects as part of the project list to be funded as part of Community Infrastructure Levy (CIL) contributions. Predominantly consisting of streetscape improvements the levy charged on new build housing, retail and commercial developments can assist with funding towards improvements. Any potential projects will be required to be added to the Regulation 123 list.

Management action 6: Resourcing Improvements

- Review operation of grant scheme to target priority schemes in the conservation areas arising from management plans
- Develop a list of streetscape improvement projects which can be added to the CIL Regulation 123 list.

Section 4: Monitoring and Review

- 4.1 The intention is to monitor changes to the conservation area to assess the effectiveness of the management plan. A dated photographic record has been produced to show the changes to the conservation area since the appraisal was undertaken in 2008, using the original photos for comparison. A formal review will be carried out on a five yearly basis.
- 4.2 The Council will continue to participate in the Historic England annual conservation area survey and take appropriate advice and action if the conservation area is revealed as being at risk.
- 4.3 These monitoring actions will need to be set up alongside the Local Plan monitoring framework.

Management action 7: Monitoring and Review

- Produce a dated photographic record to monitor changes to the conservation area
- Continue to participate in the annual conservation area survey produced by Historic England
- Monitor changes in the conservation area and modify the management actions where necessary to secure positive change

Appendices

Appendix 1: Review of the conservation area by character zone

Character Zone 1 – Holy Trinity Church and surrounding environs	
Change since 2008	<ul style="list-style-type: none"> • Addition of one building to the Local List
Positive features	<ul style="list-style-type: none"> • Trinity church and Glascote Lane which is lined by trees and surrounded by larger dwellings which retain much of their original detailing; • High degree of intact Victorian character along Glascote Lane;
Negative features	<ul style="list-style-type: none"> • Palisade fencing along Glascote Lane
Opportunities	<ul style="list-style-type: none"> • Public realm improvements • Removal of palisade fence for a more appropriate wall/ removal altogether
Character Zone 2 – Watling Street	
Change since 2008	<ul style="list-style-type: none"> • Addition of two buildings to the Local List • Amendment of boundary to include Methodist church and adjacent terraced housing. • Redevelopment of 36 Watling Street
Positive features	<ul style="list-style-type: none"> • Trees on northern side of Watling Street provides positive character; • Historic assets and terraced properties along Watling Street reinforce historic character;
Negative features	<ul style="list-style-type: none"> • Loss of character and street frontage through loss of boundary treatment and changes to fenestration positions and materials; • Loss of original timber windows on majority of properties • Poor quality public realm, in particular street and pavement surfacing • Lack of maintenance to boundary walls, such as the Watling Street frontage of the school.
Opportunities	<ul style="list-style-type: none"> • Redevelopment of sites outside conservation area could enhance the setting of the conservation area and help restore a street frontage • Reinstatement of timber windows, boundary walls and sympathetic detailing

Appendix 2: Heritage assets in the Wilnecote Conservation Area

	Listed Buildings	Grade
1	Queen's Head Public House, Watling Street	II
2	Holy Trinity Church, Glascote Lane	II
	Locally listed Buildings	
3	Tamworth Seventh Day Adventist Church, Watling Street	Local listing
4	The Globe Public House, Watling Street	Local listing
5	Congregational Church, Glascote Lane	Local listing

Appendix 3: Recommended works for priority buildings/ Structures

This section describes potential problems and recommendations for alleviating the identified problems. Some of the works to rectify problems may require planning and/or listed building consent, so please check with the Development Management Team or Conservation Officer at Tamworth Borough Council before undertaking any works described in this plan.

Palisade Fencing, Glascote Lane			
Roof chimney		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other?		Wall, gate & railings	x
Works Required: Remove existing palisade fence and either leave open or replace with a more sympathetic replacement.			

Wall in front of Infant School, Watling street			
Roof chimney		Windows	
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework		Architectural details	
Other,?		Wall, gate & railings	x
Works Required: Repair/ replace missing segments of wall and remove weeding and re-point where appropriate			