



**Tamworth Borough Council
Amington Green Draft
Conservation Area
Management Plan
March 2017**

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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 Green 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 This 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 did we do 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. The Council’s Statement of Community Involvement specifically covers the preparation of local plans and planning applications and although the management plan is not a statutory document, the intention was that the Council will broadly follow the procedure for the preparation of a supplementary planning document, which will involve a public consultation event.
- 1.8 During November 2016 – January 2017, the Council undertook an 8 week consultation period in order to publicise the draft management plans and to invite views from the community, local heritage groups and statutory consultees. The consultation event was publicised by the following methods:-
- Emails and letters to interested parties on the Planning Policy Mailing list;
 - Emails to Statutory consultees and neighbouring authorities;
 - Letters and emails to local heritage groups;
 - Copies of conservation area appraisals and questionnaires which were made available to each of the Tamworth Borough Libraries;
 - Flyers posted on Local parish Church notice boards;
 - Details of the consultation and letters posted on the Council Website, including on the Council Launch Page;
 - Use of Council’s social media platforms to publicise the consultation.
- 1.9 Details of the feedback received during the consultation period and how the Council has responded to those views are detailed in a separate spreadsheet which is published on the Conservation Area Review pages of the website.

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.
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 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)¹, Local Heritage at Risk Survey (2013); Historic England Heritage at Risk Survey 2016 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:

¹ See <https://www.staffordshire.gov.uk/environment/eLand/planners-developers/HistoricEnvironment/Extensive-Urban-Survey/Tamworth-EUS-Report-Final.pdf>

- 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). HUCA 25: Amington Green covers the Amington Green Conservation Area and is considered to be 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 Amington Green Conservation Area. The national Heritage At Risk survey carried out by Historic England annually does not identify any heritage assets at risk within the 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.

Map showing conservation areas and heritage assets

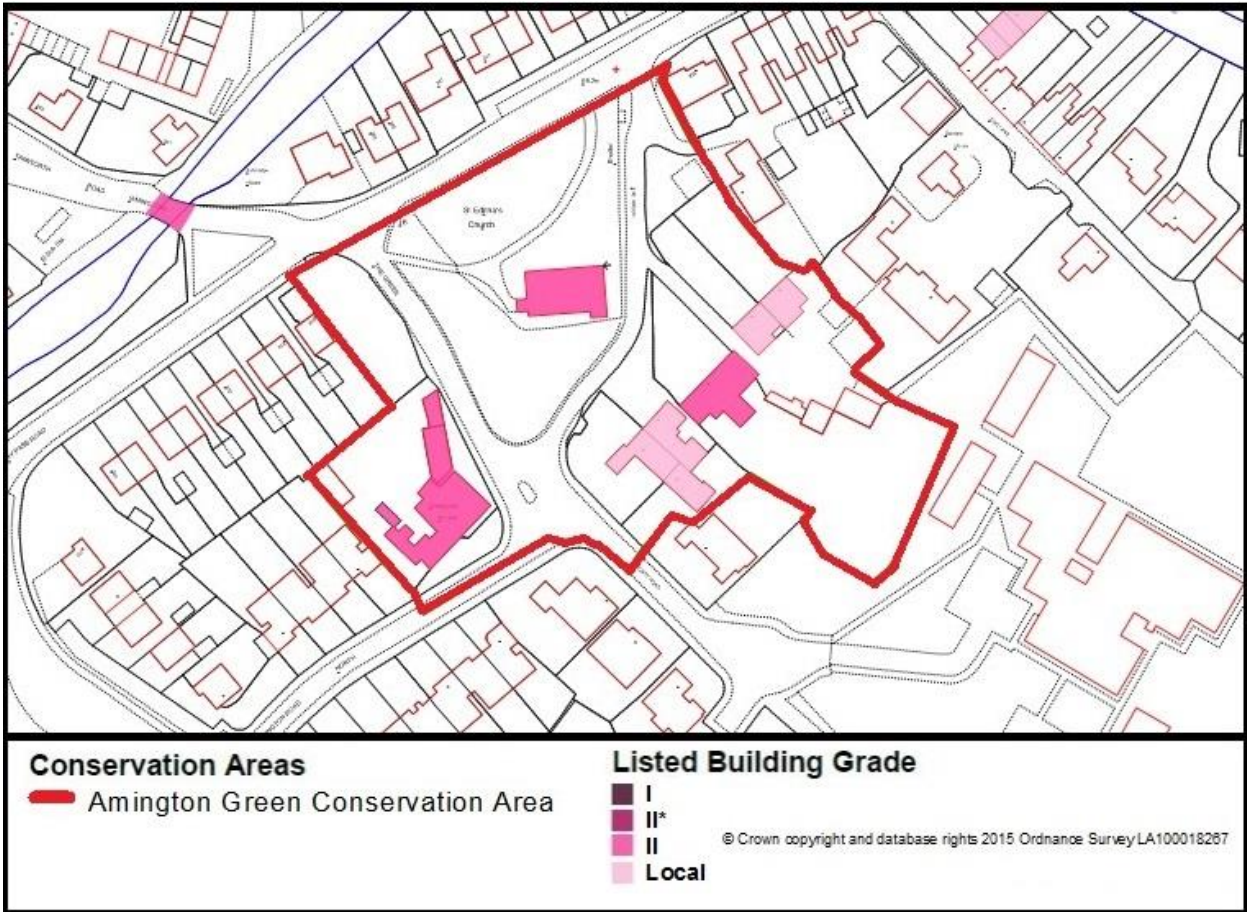


Figure 1: Amington Green Conservation Area

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.



Figure 2: Development of open green space

- 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 historic position of the village pound.



Figure 3: Location of the Former 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 enters the structure (Figure 4). Luckily there does not appear to be any damage caused to Amington House as a result of the roof collapse.



Figure 4: Amington House (Grade II) and the outbuilding to the side which has collapsed

- 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.



Figure 5: No 12 The Green with large amounts of vegetation growing on the facade

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

- 2.10 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.



Figure 6: Round-a-bout at junction of The Green and Repington Road Nth

- 2.11 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).



Figure 7: No ball games sign and light post with attached bin.

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 round-a-bout, 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 reconstruction of collapsed rooves and public realm improvement. 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. Along with the public consultation of the Conservation Area Appraisal reviews, the Council will be undertaking a review of the Local List. 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 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.
- 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

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



2



3



4



5



6



7



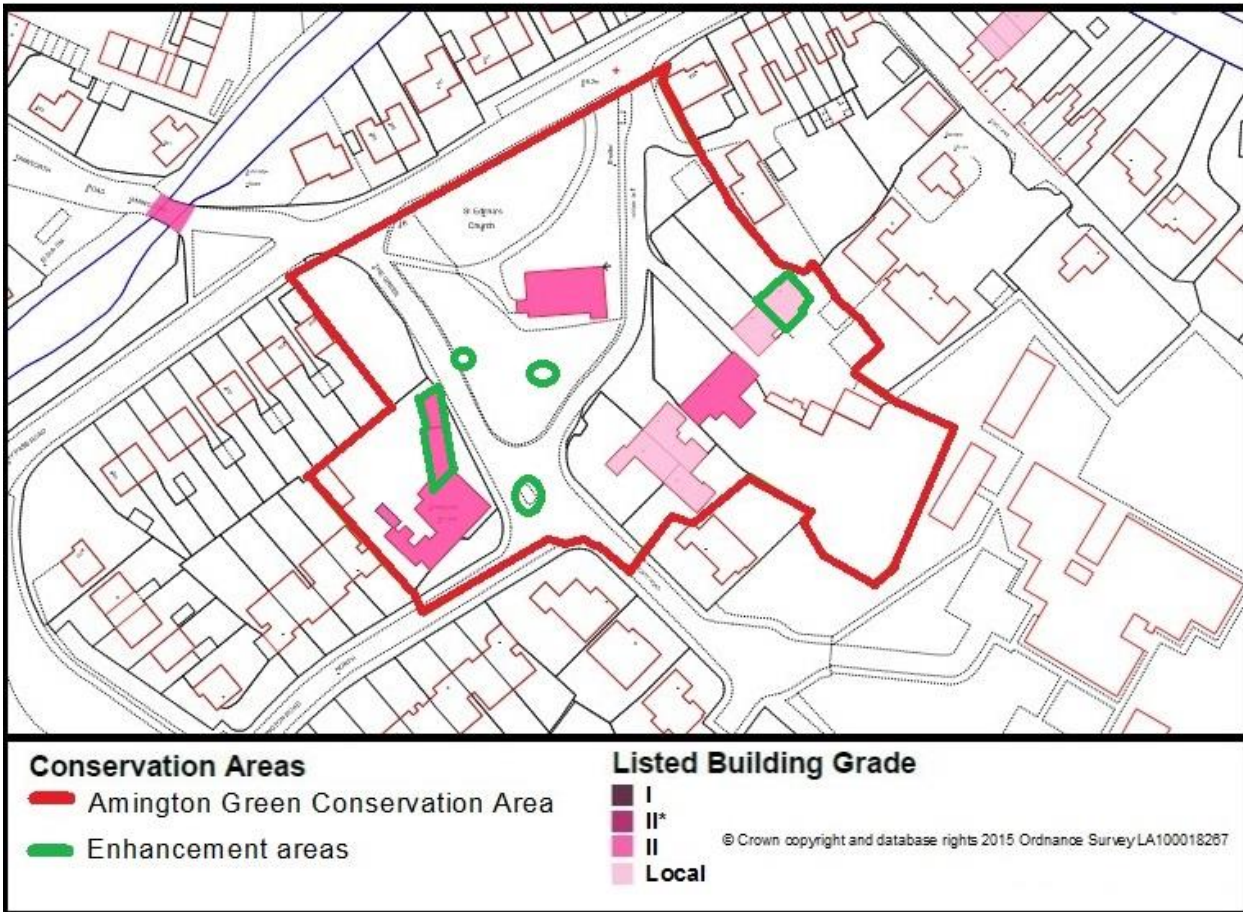
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Appendix 3: Recommended works for priority buildings

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.

Map showing priority areas for enhancement



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.			

