



**Tamworth Borough Council  
Victoria Road/Albert Road  
Draft Conservation Area  
Management Plan  
March 2017**

## Contents

<u>List of Figures.....</u>	<u>2</u>
<u>Background.....</u>	<u>3</u>
What is a management plan and why are we preparing it? .....	3
What did we do to involve people?.....	4
Tamworth Local Plan 2006-2031 .....	4
Review of Relevant Evidence .....	6
<u>Section 2: Review of the Conservation Area.....</u>	<u>8</u>
Changes to the conservation area .....	8
Archaeology.....	10
Historic environment .....	10
Public realm.....	11
Assessment of Conservation Area Boundary .....	11
<u>Section 3: Managing the future of the conservation area.....</u>	<u>12</u>
Integrating new development .....	12
Condition of historic buildings .....	12
Local List .....	13
Safeguarding archaeology .....	13
Enhancing the public realm.....	14
Funding and resources .....	15
<u>Section 4: Monitoring and Review .....</u>	<u>16</u>
<u>Appendices .....</u>	<u>17</u>
Appendix 1a: Map showing Conservation Area boundary with character zones.....	17
Appendix 1b: Review of the conservation area by character zone .....	18
Appendix 2: Heritage assets in the Victoria Road/Albert Road Conservation Area.....	19
Appendix 3: Recommended works for priority buildings .....	23
© Crown copyright and database rights 2015 Ordnance Survey LA100018267 .....	26

## List of Figures

Figure 1 – Inappropriate signage at 54-54A Albert Road.....	8
Figure 2 Surface Car parks impact negatively on the character and appearance of the Conservation Area.....	9
Figure 3 Redeveloped Victoria Court Hotel has had positive impacts on the Conservation Area.....	10

## 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 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 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 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)<sup>1</sup>, Heritage at Risk Survey (2013) Historic England Heritage at Risk Survey 2016 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***

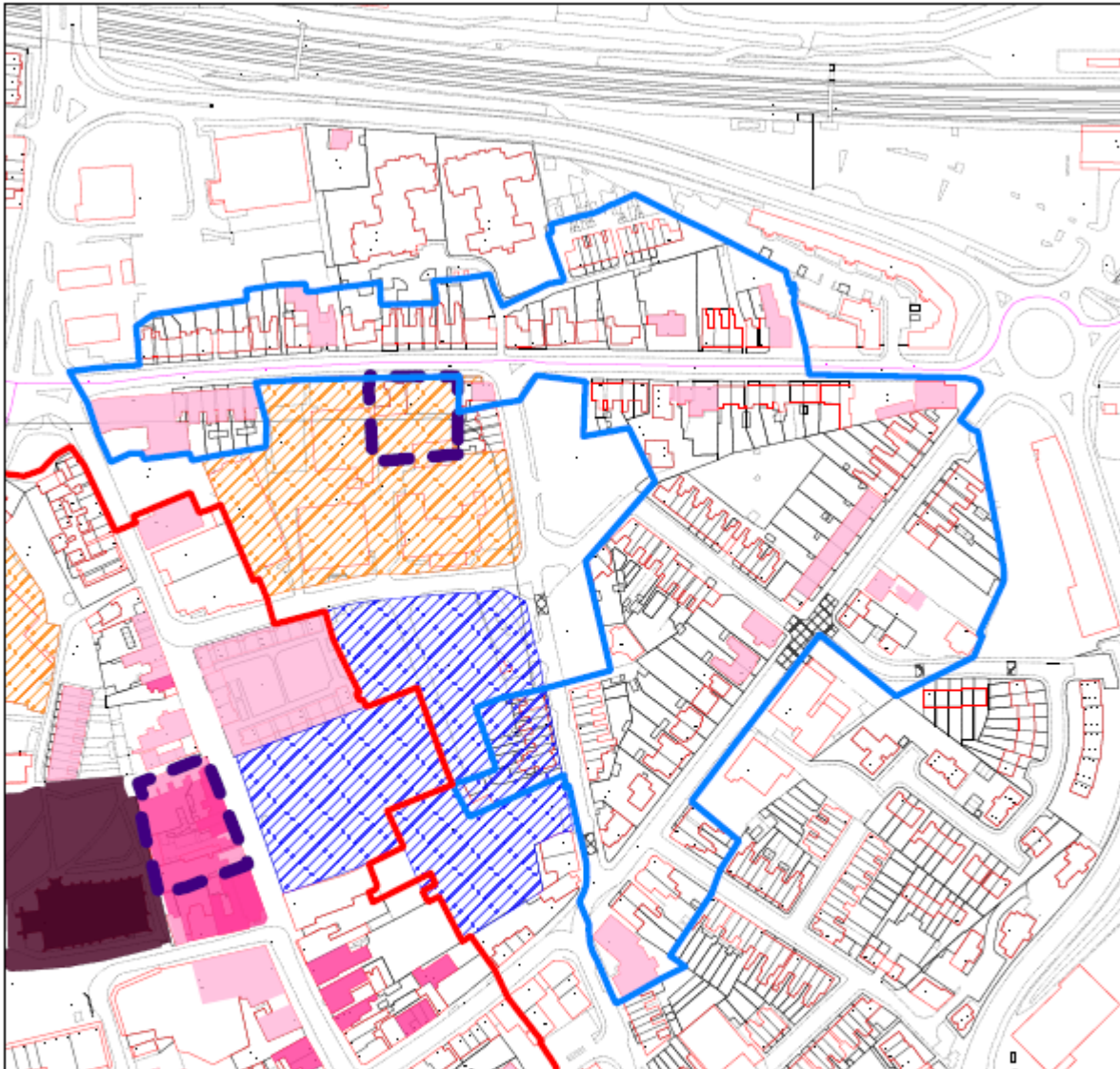
1.14 The Tamworth Extensive Urban Survey (EUS) considers the historic and archaeological character of the whole town. Tamworth’s urban area was divided into 37 historic urban character areas (HUCAs. The HUCAs within the Victoria Road/Albert Road Conservation Area are of medium to high overall heritage significance. The national Heritage At Risk survey carried out by Historic England annually does not identify any heritage assets at risk within the Conservation Area.

1.15 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.



---

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





### 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

© Crown copyright and database rights 2015 Ordnance Survey LA100018267

## 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.



Figure 1 – Inappropriate signage at 54-54A Albert Road.

- 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.



Figure 2 Surface Car parks impact negatively on the character and appearance of the Conservation Area



Figure 3 Redeveloped Victoria Court Hotel has had positive impacts on the Conservation Area

## ***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.

## 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. 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***

- 3.7 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.

### ***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.

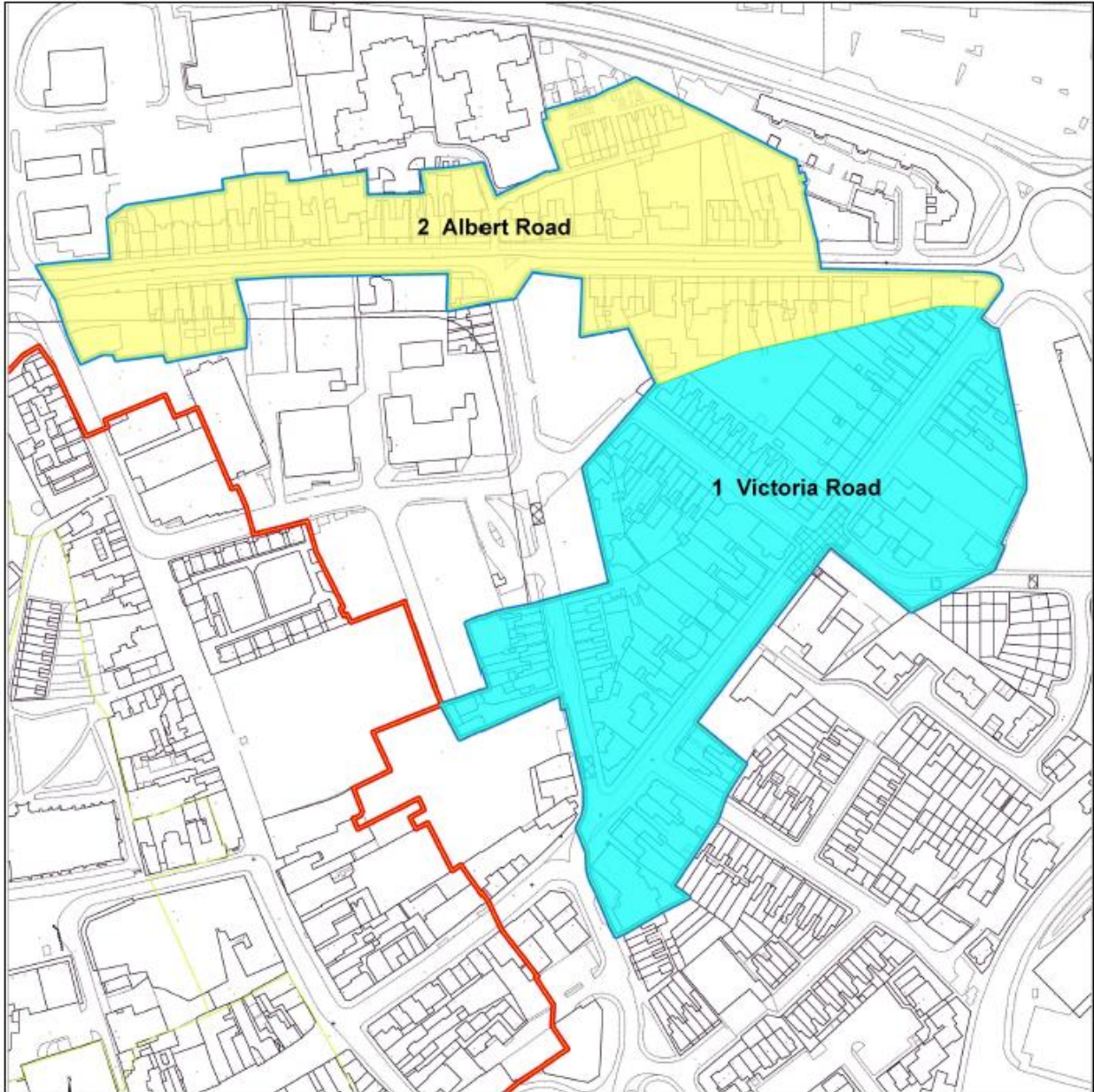
### Management action 7: Monitoring and Review

- 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 1a: Map showing Conservation Area boundary with character zones**



© Crown copyright and database rights 2015 Ordnance Survey LA100018267

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

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

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

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













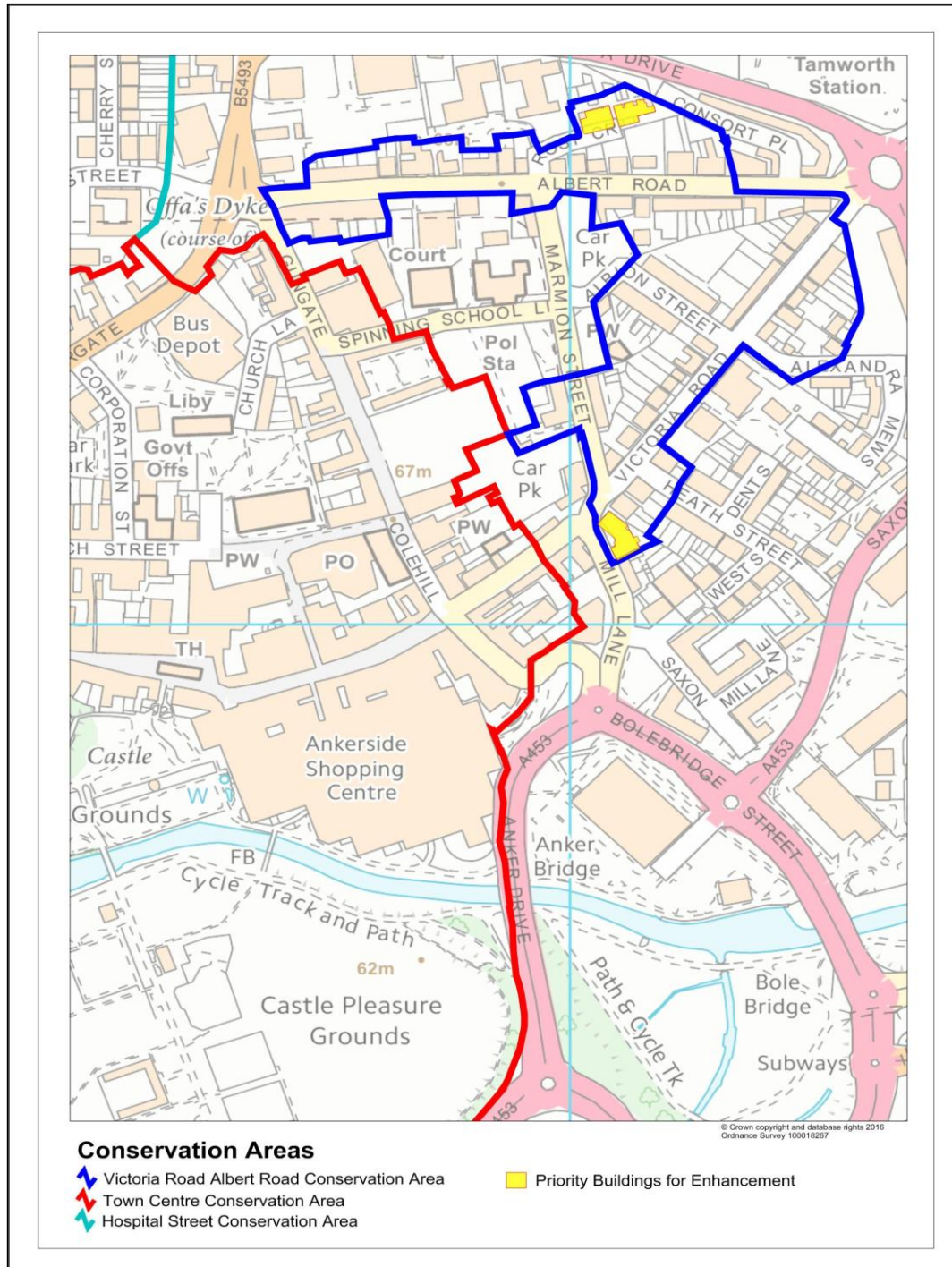




### Appendix 3: Recommended works for priority buildings

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 buildings for enhancement



Crown copyright and database rights 2015 Ordnance Survey LA100018267

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			

