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1 Introduction

1.1 The purpose of this conservation area appraisal is to provide a good basis for development control and for developing proposals and initiatives for the area in the future. The appraisal should inform, through a consultation process, the production of a management plan for the area and help to inform the future of the conservation area. In addition, the appraisal will be used to help develop locally distinctive policies within the Local Development Framework and to update Lichfield District Council's historic resource.

1.2 In accordance with the English Heritage document 'Guidance on Conservation Area Appraisals', it is important to note that no appraisal can ever be completely comprehensive. If a building, feature or space is not mentioned this should not be taken to imply that it is of no interest.

1.3 Additional, more detailed historic and archaeological information on the area can be obtained from the Historic Environment Record (HER) held at Staffordshire County Council.

2 Location & Context

2.1 The village of Clifton Campville lies within the district of Lichfield approximately 6 miles north of Tamworth at the south east corner of Staffordshire in close proximity to the small village of Haunton.

3 Conservation Area Boundary

3.1 The original conservation area was designated in April 1977 and was extended in October 1994 to include more of the open land to the east and south east of St Andrew's Church and incorporates the village pond, adjacent to Jackson's Nursery. The conservation area now covers an area of 15.8 hectares.

3.2 The conservation area covers the historic core of the village, and thus, in comparison with the overall size of the present village, is relatively small given the substantial areas of modern development.



Picture 3.1 View out of Conservation Area

3.3 The boundary of the conservation area will be amended in the following locations;

- Around the Manor Farm development the boundary will be amended to follow the boundary of the development
- The boundary on Main Street in front of the school will be amended slightly to follow the boundary of the school.
- The boundary will be amended along Smithy Lane and Chestnut Lane to include the full width of these roads.

4 Spatial Character & Townscape Quality

4.1 Approaching Clifton Campville from Haunton, the village appears attractively clustered on its hilltop setting, dominated by the tall spire of St. Andrew's Church looming over the pine trees that surround the churchyard.



Picture 4.1 View into the Conservation Area

4.2 The approach to Main Street, the main road running through the village, is bounded by a group of modern houses to the north. This modern housing obstructs the views of the buildings around Manor Farm. Manor Farmhouse is a two-storey, brick built 18th Century building with some lead light windows, and is a pleasing example of local Georgian building tradition and is Grade II listed. The house itself is set back from Main Street and boasts a spacious front garden with a square brick gazebo enclosed by a high brick wall. This point marks the north-eastern boundary of the conservation area on the north side of Main Street and from here the road dips down towards the rest of the village. The dovecote, thought to be from the 18th Century, completes the trio of listed buildings within this area and the dovecote's brick design with a cruciform tiled roof crowned by a cupola is of great interest as being representative of a building type of increasing rarity.



Picture 4.2 Listed Building, Main Street

4.3 Towards the top of the Main Street the church spire comes into view directly to the south, as well as Church Farm Cottage and the more modern brick building of Hawthorn Cottage. Church Street leads uphill between Church Farm and The Rectory towards the churchyard gates. This small, narrow, climbing lane is enclosed on the east side by the tall brick boundary wall of The Rectory's grounds and on the west side by the close continuous frontages of the brick farmyard buildings and the former Schoolhouse.

4.4 The churchyard is extensive and well maintained, containing a number of attractive, mature trees. The beautiful stone church of St. Andrew's dates principally from the 13th and 14th Centuries and its fine tall spire is visible for miles in the surrounding countryside. The church is one of the finest within Staffordshire and is listed Grade I. The churchyard is surrounded by large open fields on three sides, which are criss-crossed by public rights of way leading to the church and the centre of the conservation area. As well as being a pleasant area surrounding the church, these fields are of archaeological importance in that evidence of ridge and furrow survives, this is important evidence of the historical development of the village and as such should be preserved. Attractive views of the church in its setting are obtained across this open land from Smithy Lane and Chestnut Lane.



Picture 4.3 Church of St Andrew

5 Quality & Character of Buildings

5.1 Although Clifton Campville as a whole does not have the wealth of architecture of many other Staffordshire villages, it still has a rich character despite the relatively large modern developments which surround the conservation area. There are relatively few buildings within the conservation area, however, the buildings are generally in good condition and positively contribute to the character of the conservation area. Important historic buildings include The Old Rectory, Manor Farmhouse, Fingerpost Cottage and Church Farm. The new buildings to the rear of Manor Farmhouse have been built in a manner which is sympathetic to the character of the conservation area through its design and materials.



Picture 5.1 Listed building on Main Street



Picture 5.2 Listed Building on Main Street

5.2 The majority of buildings reflect the Staffordshire vernacular of red brick and clay tile but there is some timber framing and render. The one exception is St Andrew's Church which is constructed of stone.

6 Natural Elements

6.1 The natural environment contributes a great deal of character to the conservation area. Green areas can be seen throughout the village with individual large trees, groups of trees, hedges around properties, small open spaces around houses and the much larger open spaces surrounding St Andrew's Church all of which positively contribute to the character and appearance of the conservation area. These areas form an important part of the character of the conservation area providing attractive views looking towards and away from St. Andrew's Church. This site to the east and south east of St Andrew's church, incorporating the village pond, is now classified as a nature reserve and requires special attention and management.



Picture 6.1 View out of Conservation Area over open land



Picture 6.2 View into Conservation Area showing its setting

7 Neutral Buildings

7.1 There are significant areas of modern developments, mainly consisting of residential housing. This runs along the north and south of Main Street and also on both sides of Chestnut Lane. Whilst these areas are not within the conservation area, they do run adjacent to the boundary and impact on the setting and character of the area.

7.2 Much of this modern housing does not reflect the historic character of the area having inappropriate plot size and shape, materials and design, but as they do not encroach too much on the conservation area they can be regarded as neutral and care must be taken to ensure that future works round these sites do not further detract from the area.

8 Areas for Improvement

8.1 The conservation area, which as previously mentioned, focuses on the historic core of the village, has remained relatively unaltered with most modern developments being built on previously undeveloped land. Therefore there are few, if any, areas which provide opportunities for change and improvement in the future within Clifton Campville Conservation Area.

9 Opportunities & Constraints

9.1 The opportunity to introduce an Article 4(2) directive will be considered in order to tighten controls over important historic buildings that are not protected as listed buildings. These buildings have been marked on the attached map.

9.2 There are positive buildings within the area which are not listed and would not be eligible for Article 4(2) status, but which contribute to the special character of the conservation area. These may be considered for inclusion on the local list or for an Article 4(1) direction as appropriate. These are marked on the map attached to this appraisal and should be given special consideration when making decisions that may affect them.

9.3 Appropriate, high quality materials should be used when extending / developing within the conservation area in order to reflect the character of the area, such as, but not exclusively, brick, clay tiles and painted timber windows and doors.

9.4 Minor amendments will be made to the boundary in order for it to follow a more logical route and avoid cutting through land and gardens. These changes are shown on the attached conservation area appraisal map and consist of the boundary to the north of Main Street being altered to follow the boundary of the development to the north of Manor Farm and on the south side of Main Street changing to follow the existing boundary around The Rectory. The boundary will also be changed to include the full width of the roads bounding the conservation area, namely Smithy Lane and Chestnut Lane.

9.5 The open areas surrounding the church are important to the character of the area and therefore should be carefully managed and protected, particularly those areas that contain archaeology. The setting of the conservation area and the Church, in addition to the archaeology and natural habitats are integral to the character and appearance of the conservation area and should be preserved and enhanced.

9.6 Other open spaces within the conservation area that contribute to its character and appearance include the garden area to the south of Fingerpost Cottage. Open spaces are important to the character of the conservation area and should be preserved or enhanced accordingly.

9.7 The provision of street lighting should be carefully considered to ensure that there is adequate street lighting without contributing to increased light pollution.

9.8 Some of the roads within the conservation area would benefit from improvements including re-surfacing. The main road through the village also suffers from speeding traffic and sensitive traffic calming measures could be considered.

9.9 Concerns have been raised about the inadequate parking provision for the Church Hall. This could be investigated further.

9.10 Parts of the conservation area are significant for in terms of nature conservation and possibilities for using this as an education tool, especially for local schools could be explored.

10 Effects of Conservation Area Designation

10.1 The effects of conservation area designation include the following:

The important, overriding policy regarding a conservation area is that new development should pay special regard to the character or appearance of the conservation area, additional controls also exist to protect existing buildings and features from adverse change.

1. It is necessary to obtain Conservation Area Consent for the demolition of all but very small structures.
 2. There are stricter controls on permitted development - that is minor works that are normally automatically permitted.
 3. Notice has to be given to the Council before works to trees are carried out.
 4. Special consideration is given to maintaining the qualities which give the area its particular character by;
 - a. carefully considering new development proposals;
 - b. permitting the demolition of buildings or the removal of trees only in fully justified circumstances and where appropriate redevelopment is proposed;
 - c. advising owners, occupiers and other interested individuals and organisations on the care and maintenance of trees and property (including alterations to doors, windows, providing advice on the siting of satellite dishes and other antennae apparatus, boundary and other walls, as well as gateways), however minor in nature;
 - d. where appropriate, preparing proposals for enhancement of the conservation area;
 - e. co-operating with other authorities and conservation organisations in activities designed to promote conservation generally or to assist conservation projects within the District, for example through exhibitions, town schemes or facelift proposals;
 - f. respecting the aims of conservation within the Local Authority's own activities and development projects; and
 - g. through monitoring change and developments assess how best to retain the special character of conservation areas for the future.
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11 Maps



Picture 11.1 Clifton Campville Conservation Area Map

Road Name	Properties
Main Street (north side)	Potters Croft: Manor Farm The Crofters The Dovecote Measebrook Parklands The Homestead Millside
Main Street (south side)	Fingerpost Church Farm The Rectory (No.32) The Old Rectory

Road Name	Properties
Church Street (west side)	Village Hall School House The Bungalow Cleve Croft Hawthorn Cottage Church of St Andrew

Table 11.1 Clifton Campville Conservation Area- Schedule of Properties