

Fazeley & Bonehill Conservation Area Appraisal

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Introduction

Fazeley Conservation Area was designated on 15th October 1991 and it covers 16.3 hectares. Bonehill Conservation Area was designated on 26th January 1994 and covers 35.6 hectares. It is proposed to combine these into a single conservation area named Fazeley and Bonehill Conservation Area.

At the time of original designation, conservation area documents for the Fazeley and the Bonehill conservation areas were published. This appraisal and management plan will update these documents and expand on them to meet present guidelines and best practise. The purpose of this document is to provide a good basis for development management and for developing proposals and initiatives for the area in the future.

PPS5 which was published in May 2010 requires the impact of proposed changes to a heritage asset (in this instance the conservation area) to be considered in light of the significance of the heritage asset. Section 1 which is the appraisal outlines the significance of the conservation area including its special character and appearance.

Conservation areas are defined within the Planning (Listed Buildings and Conservation Areas) Act 1990 as “areas of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance”. When a conservation area is designated, the Local Authority has a duty to “draw up and publish proposals for its preservation and enhancement”. This document fulfils that duty, in particular section 2, which is the management plan.

Furthermore, this document will be used to help develop locally distinctive policies within the Local Development Framework and to update Lichfield District Council’s historic resource.

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.

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

The conservation area was surveyed in summer 2010. The draft document was approved by the Council’s Cabinet on 5th October 2010 and consultation will be taking place over Autumn 2010 – Winter 2011.

Section 1: Conservation Area Appraisal

1 Summary of Significance

1.1 The Fazeley and Bonehill Conservation Area is significant for the following reasons:

- It represents a remarkably intact industrial community of the period 1790-1850. It contains all the principle building types necessary to sustain the community; terraced housing, mills, factories, a church, a chapel, public houses, a school and prestigious detached Georgian houses.
- The waterways, pools and associated structures built by Robert Peel Snr are an important part of Fazeley's industrial heritage and have archaeological significance. Their significance extends beyond just the immediate locality as they represent one of the most important water power systems dating from the early part of the Industrial Revolution.
- The historic hamlet of Bonehill, situated just off Watling Street is an important remnant of the areas agricultural past and despite the developments of the twentieth century still retains a peaceful, rural feel.
- It has a direct association with the nationally renowned Peel family.
- Fazeley was chosen as the location for industrial development due to its transport links, most significantly was the important canal junction. The close relationship of buildings to the canal is integral to the significance of the area.

2 Location & Setting

2.1 Fazeley and Bonehill are situated in Staffordshire approximately 7 miles south-east of Lichfield and 1.3 miles south of Tamworth and at the time of the last census (2001) had a population of approximately 5,000.

2.2 Fazeley is situated on the old Roman Road of Watling Street which once ran from Dover in Kent to Holyhead on Anglesey. This was formerly the A5 which was de-trunked in the 1990's which has significantly reduced the amount of through traffic. The settlement of Bonehill lies to the north of the old A5 about 800m to the west of Fazeley. The new A5 runs to the north of Bonehill hamlet.

2.3 At the centre of Fazeley is the road junction with Lichfield Street and Atherstone Street where it crosses Coleshill Street and Tamworth Road.

2.4 The River Tame runs to the east of Fazeley and the Birmingham and Fazeley Canal runs through Fazeley towards the River Tame and the Coventry Canal just to the north east of the town.

2.5 The conservation area includes the historic parts of the settlements and excludes much of the twentieth century developments.

2.6 Fazeley is one of the more disadvantaged parts of the District and it is for this reason that there is limited development pressure.

3 The Conservation Area Boundary

3.1 It is proposed to merge the existing Fazeley Conservation Area and Bonehill Conservation Area to create a single conservation area called Fazeley and Bonehill.

3.2 This will bring together the mills, watercourses, pools and other buildings and structures relating to the Peel family into a single conservation area.

3.3 Parts of the conservation area are bounded by the Birmingham and Fazeley Canal which also forms the boundary between Lichfield DC and Tamworth BC. Parts are also bounded by Lichfield Street. The remainder of much of the conservation area boundary has been drawn between the historic buildings and the late twentieth century residential developments.

3.4 Further to this it is proposed to amend the conservation boundary in the following places to include more of the waterways associated with the canal and the local industries;

- to include land and buildings to the east of the Plough and Harrow PH, Atherstone Road.
- To include 29-41 (odds) Mill Lane
- To include land south of the Old Mill Pond and west of Tolsons Mill Enterprise Park

4 History & Archaeology

4.1 There has been a settlement at Fazeley since the medieval period. Situated on the old Roman road of Watling Street at its junction with Coleshill Street and Tamworth Road it sat at the hub of an expanding transport network.

4.2 Early historical references to the area indicate that the land was marshy with poor soil and sparsely populated. By the late 18th century the fields surrounding Bonehill and Fazeley were enclosed in the regular grid like fashion typical of the Georgian period.

4.3 The area's importance escalated towards the end of the 18th century with the decision to route a canal through Fazeley. The Birmingham and Fazeley Canal was completed in 1788 at about the same time that the Coventry Canal was completed meaning that the Trent and Mersey Canal was now linked to the Thames at Oxford.

4.4 Following this in 1790 Sir Robert Peel (father of the famous Prime Minister of the same name) bought 4,000 acres of land around the junction of the newly opened canals. The land already had a good natural water supply so Peel's business partner Joseph Wilkes advised on the engineering of watercourses and the siting of the Mills and gangs of workmen were employed to cut the channels and construct the numerous sluices and weirs.



Picture 4.1 Sluice gate at west end of Mill Pool

4.5 Peel became squire at nearby Drayton Bassett and expanded the village of Fazeley by constructing accommodation and other facilities for the workers at his new mills. The Peel's impact spread along the A5 towards the hamlet of Bonehill where a series of watercourses and reservoirs were constructed to power two further mills.



Picture 4.2 The Bonehill Mill complex, Lichfield Street

4.6 Prior to this Bonehill was a small rural hamlet with buildings dating back to the 17th century. Around the turn of the 18th century workers housing was constructed to serve the mills and in around 1830 Bonehill House was built for Edmund Peel, son of Robert. The house and some of its surrounding landscape survive and are included within the conservation area.



Picture 4.3 Bonehill House, Park Lane

4.7 There is a very high potential for archaeology within the conservation area, mainly relating to the waterways (the first and second diversions of the Bourne Brook) and the associated industries. The sites of the mills, both the still extant Old Mill and Bonehill Mill and the now demolished Bleach Works and Drayton Mill have very significant archaeological potential.

4.8 The growth of Fazeley declined following the development of a rail network in the mid-Victorian period and the gradual decline of the Peel association with the town. The area remained relatively unchanged until the second half of the 20th century when road widening and large areas of new housing transformed the area.

4.9 Fazeley and Bonehill therefore represent a remarkably intact industrial community of the period 1790-1850 based around an important canal junction.

5 Spatial Character & Townscape Quality

5.1 The topography of the conservation area is relatively flat. To the north of Bonehill the land falls gently away to the canal. Bridges over the canal provide almost the only other relief in the landscape. In the wider context Fazeley and Bonehill are set within a shallow dip in the wider landscape with Hopwas Hill to the north-west and Tamworth castle visible to the north-east.

5.2 Fazeley comprises an urban residential and commercial area. Bonehill has a more rural feel, although its location is more of a suburban community. Both economically have a closer relationship with Tamworth than with Lichfield and its surrounding, principally rural District.

5.3 Fazeley is a densely built, compact community based linearly along the two principle roads and the canal. The road network was planned and extended to meet the size of the growing town. The historic hamlet of Bonehill is also compact although it has clearly grown in a much more organic way.

5.4 The earliest layout, pre dating the arrival of the canal, was based around a junction with the Roman Road of Watling Street. Fazeley remained a small hamlet surrounded by poor quality land until the late 18th century. The location of Bonehill, just to the north of Watling Street is of significance. It remained a very small hamlet of around six dwellings until the construction of Bonehill House and park. Following that, there was no further significant growth until the mid 20th century.

5.5 In Fazeley, the road junction remained a focal point for the settlement as it expanded. The top of Coleshill Street where it joined the former A5 was much wider and was called The Square with the junction with Tamworth Street set slightly to the west. This was probably the site of the local market and was dominated by The White Lion Inn which has since been demolished. A roundabout now dominates this junction.

5.6 Until the post war period, when a significant amount of housing was constructed on the edges of Fazeley, it represented a community based very closely around the main transport routes. Housing, pubs and shops were built along the main roads and along a limited network of side roads and the mills utilised the canal network and waterways.

5.7 The size of plots varies significantly and relates directly to the principle use and class level the building. In terms of residential plots, workers housing was mainly terraced with small private spaces and the housing for the more affluent was detached with more substantial grounds. As the buildings all faced the highways or canal there was a significant amount of space between them within which Peel's waterways and pools lay along with some small areas of open space.

5.8 Many of these spaces have been filled with modern developments and much of the surrounding land is now residential housing.

5.9 The layout of the historic part of Bonehill is much more organic and rural, even the landscaped park which was designed in the informal, natural style that was popular at the time. Modern housing now extends to the west and south of the settlement. The hamlet

retains a rural feel with narrow roads, with no pavements or pavements only on one side and some unadopted roads the character and appearance of which are all integral to the significance of the area.



Picture 5.1 View down Park Lane, Bonehill

5.10 Despite the construction of a new A5 in the mid-1990's there is a constant level of noise and visual disturbance from traffic. While the relationship of the settlements to these main roads is part of their history and significance the effect of the traffic that uses the roads has a detrimental impact on the whole area.



Picture 5.2 View west down Lichfield Street

5.11 Given the flat topography and the fairly compact built area there are a limited number of significant views. Views along the canal and along the main roads are important particularly as they include view of the mills which are all local landmarks. Views across the landscaped parkland of Bonehill House are also of significance despite them being foreshortened by the new A5 dual carriageway.



Picture 5.3 View from the end of Park Lane over open countryside

5.12 Within Fazeley the public realm and open spaces are of mixed quality and would certainly benefit from improvements. There is a considerable amount of visual clutter including street furniture, signage and railings which could be reviewed.



Picture 5.4 A cluttered public realm at the junction of Coleshill Street and Lichfield Street

6 Quality & Character of Buildings

6.1 The settlement of Fazeley prior to the mid 20th century consisted of an industrial settlement including the full range of buildings necessary for a community to live and work. The overriding cohesive factor was the functional aspect of the vast majority of buildings. The function rather than the form of a building was the prevailing influence in its design, with the exception of places of worship. This led to simple, unembellished, practical designs. However, a unified palette of materials combined with simple detailing gives a great deal of character to the area.



Picture 6.1 110-114 Lichfield Street, traditionally constructed housing c1790

6.2 The predominant building materials are red brick with clay tile or Welsh slate roofs. With some notable exceptions, most of the buildings that are currently rendered were not originally intended to be rendered and this has resulted in the loss of historic architectural features. Exceptions to this include Fazeley Cottage on Coleshill Street; a Gothic, stuccoed house and Bonehill House; a rendered, classical regency style house. Within the historic hamlet of Bonehill there remains some timber framed buildings with red brick infill panels.



Picture 6.2 17th century timber framing in Park Lane



Picture 6.3 Fazeley Cottage, an early-mid 19th century gothic-style residence

6.3 Detailing throughout most of the area is simple and carried out in blue bricks or through the use of more decorative brick coursing such as Flemish bond. There is little decoration around verges and eaves further than a simple dentil course. It is the regular, repetition of architectural detailing along rows of terraced housing that provides a pleasing appearance and contributes to the character of the area. The two churches and the town hall are the exceptions to this with ornate terracotta work on the late 19th century Methodist Church and Town Hall and the mid 19th century St Paul's Church which is constructed of stone. The war memorial is also constructed of stone.



Picture 6.4 Red brick and teracotta detailing on the Town Hall

6.4 In terms of joinery; much of this has been lost, particularly in the very centre of Fazeley. Timber windows have been replaced by uPVC and traditional doors have been replaced with modern style doors. Furthermore window openings have been altered or new openings inserted which have different proportions to that of the traditional, original openings.



Picture 6.5 This terrace retains its uniformity despite having lost many of its original features

6.5 In the second half of the 20th century many buildings, mainly residential were built in and around the conservation area with little or no reference to the prevailing architectural styles and materials. Furthermore, the loss of historic architectural features within the conservation area has led to deterioration in the overall character and appearance.

6.6 There are no historic shopfronts surviving. The existing shopfronts are generally unremarkable, and the signage on shops and other commercial buildings is, with a few exceptions, of poor quality and detracts from the conservation area.

6.7 Many of the buildings suffer from lack of maintenance and have had unsympathetic alterations/repairs carried out in non-traditional materials. A significant number of buildings are in such a poor condition that they are considered to be at risk. Vacant buildings in a poor condition are considered to be at greater risk.

6.8 There are twelve listed structures within the conservation area, all listed at Grade II. These demonstrate the wide variety of buildings within the conservation area as they include the three remaining mills, two Georgian houses, a pair of 17th century cottages, the grand Bonehill House, a church and a canal bridge

6.9 This variety of uses results in a wide range of differently scaled buildings. Typically the majority of residential terraces are three storey, the more prestigious houses are two storeys, are detached and set back from the pavement within gardens. The mills and churches are large in scale but this is necessary to their function and results in their being local landmarks.

6.10 A number of other buildings positively contribute to the character of the conservation area and these are marked on the map in Appendix A. This contribution can take a number of forms.



Picture 6.6 2-4 Park Lane, Bonehill built c1830

6.11 Boundary treatments vary. Most of the workers housing, shops and public houses were built to the back of pavement but, where front boundaries were delineated, red brick with blue brick coping prevails. At present there is a very significant amount of steel palisade fencing within the conservation area, some left galvanised some powder coated. If this were to be replaced with a more traditional boundary treatment the appearance of the conservation area would be significantly improved.



Picture 6.7 Galvanised steel palisade fencing - replacement of this type of fencing would significantly improve the appearance of the conservation area

6.12 Despite the loss of historic architectural features, the high proportion of vacant buildings and the general feeling of neglect; the industrial heritage of Fazeley and the pre-industrial/agricultural heritage of Bonehill is very important. The buildings, alongside the watercourses tell an important story.

7 Natural Elements

7.1 The natural environment, in particular heavy, mature tree cover is an integral part of the significance of the conservation area.



Picture 7.1 Mature trees frame the view down Coleshill Street

7.2 The waterways pass through areas of dense tree cover and vegetation. This gives a rural, tranquil feel which is a pleasant contrast to the noise and activity of the main roads.



Picture 7.2 Extensive areas of tree cover and vegetation now surround much of the Peel waterways

7.3 The waterways provide a habitat for wildlife and vegetation. In the post industrial period, this is an important legacy which should be conserved. Some of the pools are silting up and some of the watercourses are now stagnant. Work to restore these, with appropriate consideration of existing flora and fauna, would greatly benefit this ecological and historical resource.

7.4 Within the hamlet of Bonehill, hedges form many of the boundaries which contribute to the rural feel of the hamlet. The landscaped park of Bonehill Park, while much altered, retains evidence of its original design including the avenue of horse chestnut trees adjacent to the public footpath and the oak plantation near the canal.

8 Neutral Buildings

8.1 There are a number of modern buildings, within the conservation area, that neither contribute to, nor detract from, the special character of the area and thus are considered to be neutral buildings.

8.2 Within Fazeley the residential properties along Mill Lane are of limited architectural value but their scale allows them to frame the canal and be subservient to the historic buildings. Millfield primary school was built on the grounds of the Victorian school and could be considered a neutral building as could the two residential dwellings that were built on the site of the school facing Coleshill Street.

8.3 Within the historic part of Bonehill there has been relatively little modern development and where there has been infill development this can generally be considered neutral.

9 Public Realm & Open Spaces

9.1 The character of the conservation area is determined by more than the appearance of its buildings. Spaces between buildings are also important and the quality of elements such as boundary treatments (walls, fences etc.) hard landscaping (paving, kerb edging, and road surfaces) and natural features affect the way in which the conservation area is perceived. Small improvements, taken cumulatively, can make a significant impact and, conversely, the incremental loss of traditional features and their inappropriate replacement can have a considerable detrimental effect.

9.2 In terms of the public realm there is a very clear divide between Bonehill, Lichfield Street and Fazeley.

9.3 In Bonehill the public realm appears well maintained with little signage or street furniture to clutter it up. Along Lichfield Street the public realm is as befits a main thoroughfare. It would benefit from an audit of signage and street furniture and the removal of any unnecessary elements.

9.4 In general the public realm in the centre of Fazeley appears uncoordinated and uncared for and contributes to its tired appearance. Survey work and local consultation have identified a number of areas of concern including the use of non-traditional boundary treatments, in particular, the extensive use of palisade fencing. Further to this, the poor quality areas of surface car parking in prominent locations and the poor quality of surfacing of some of the public realm are of concern. In addition, the significant clutter of street furniture around the roundabout, the use of uncoordinated street furniture, for example, three different types of street light and the use of non-essential traffic signage results in a disorganised appearance.

10 Opportunities & Constraints

10.1 The Fazeley and Bonehill Conservation Area Management Plan outlines in much greater detail how it is intended to maximise the opportunities to preserve and enhance the conservation area. In summary the following areas will be considered.

- There are a number of empty historic buildings which need to be conserved and brought back into use
- Many historic features have been lost and replaced by inappropriate features which erode the character of the conservation area. These include shopfronts, signs, windows, doors, chimneys and boundaries. Funding avenues will be investigated to see if there would be any grants available to repair or reinstate such features.
- Peel's watercourses and associated structures. There is huge potential for a greater understanding of the importance of these structures.
- There are a number of positive buildings which are not listed but which contribute to the special character of the conservation area. These are proposed for inclusion on the Register of Buildings of Special Local Interest (also known as the 'local list', see map). These buildings should be given special consideration when making decisions that may affect them.
- An Article 4 direction could be introduced to tighten controls over important historic buildings that are not protected as listed buildings.
- Any future development in the conservation area needs to preserve or enhance its character and appearance. Appropriate, principally traditional materials such as, but not exclusively, brick, clay tiles, painted timber windows and doors, should be used when extending or developing properties within the conservation area., except where clearly justifiable.
- Important individual trees and groups of trees should be retained.
- The volume of traffic that passes through the conservation area has a detrimental impact visually and also in terms of noise and smell. Ways to minimise this impact should be considered.
- The public realm would certainly benefit from improvement, in particular the area surrounding the roundabout. A co-ordinated and sensitive approach to the installation of street furniture such as lampposts, bins etc. would benefit the appearance of the conservation area.

11 The Effects of Conservation Area Designation

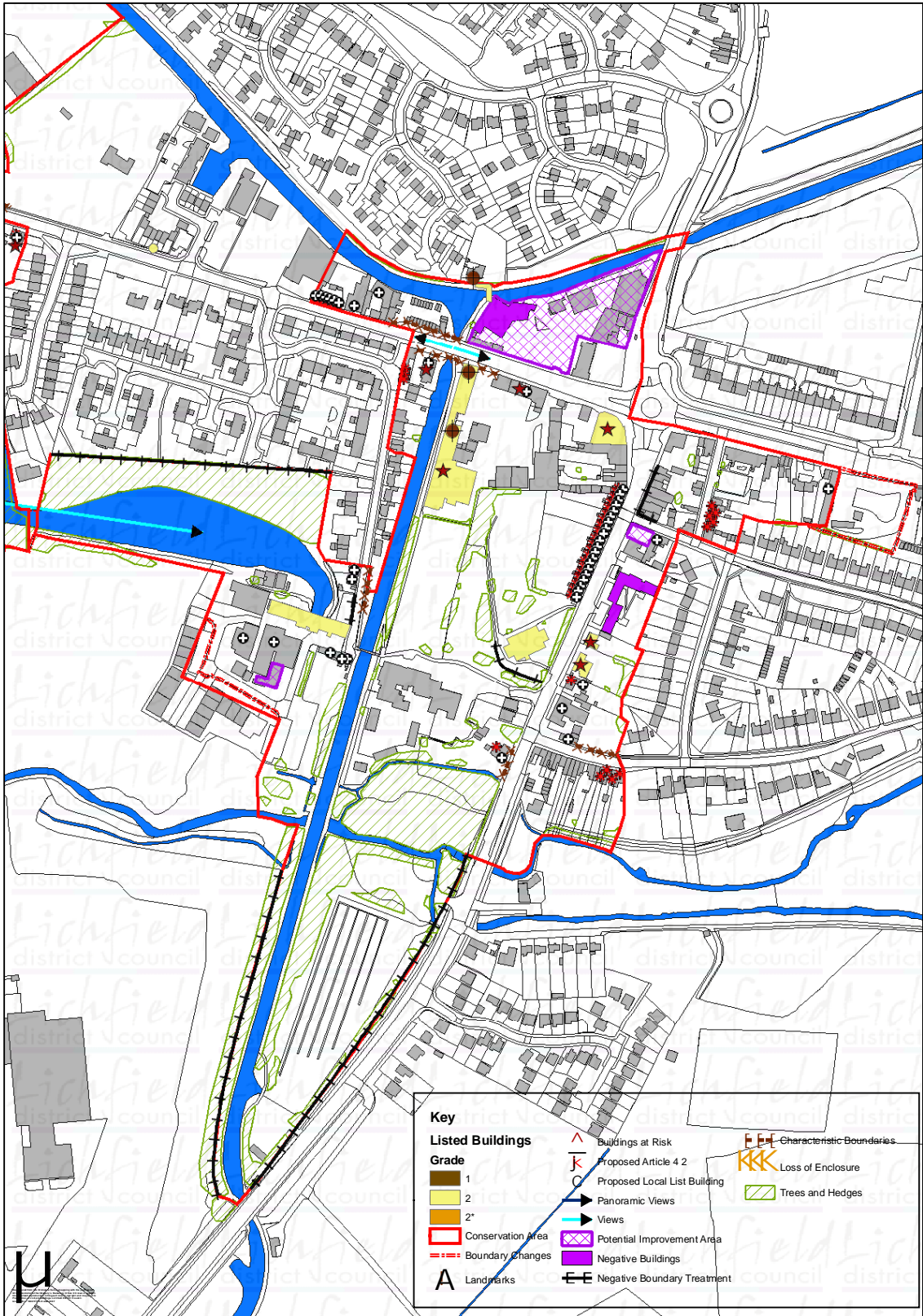
11.1 The important, overriding policy regarding a conservation area is that new development should pay special regard to the character or appearance of the conservation area, additional controls also exist to protect existing buildings and features from adverse change.

11.2 The other effects of conservation area designation are:

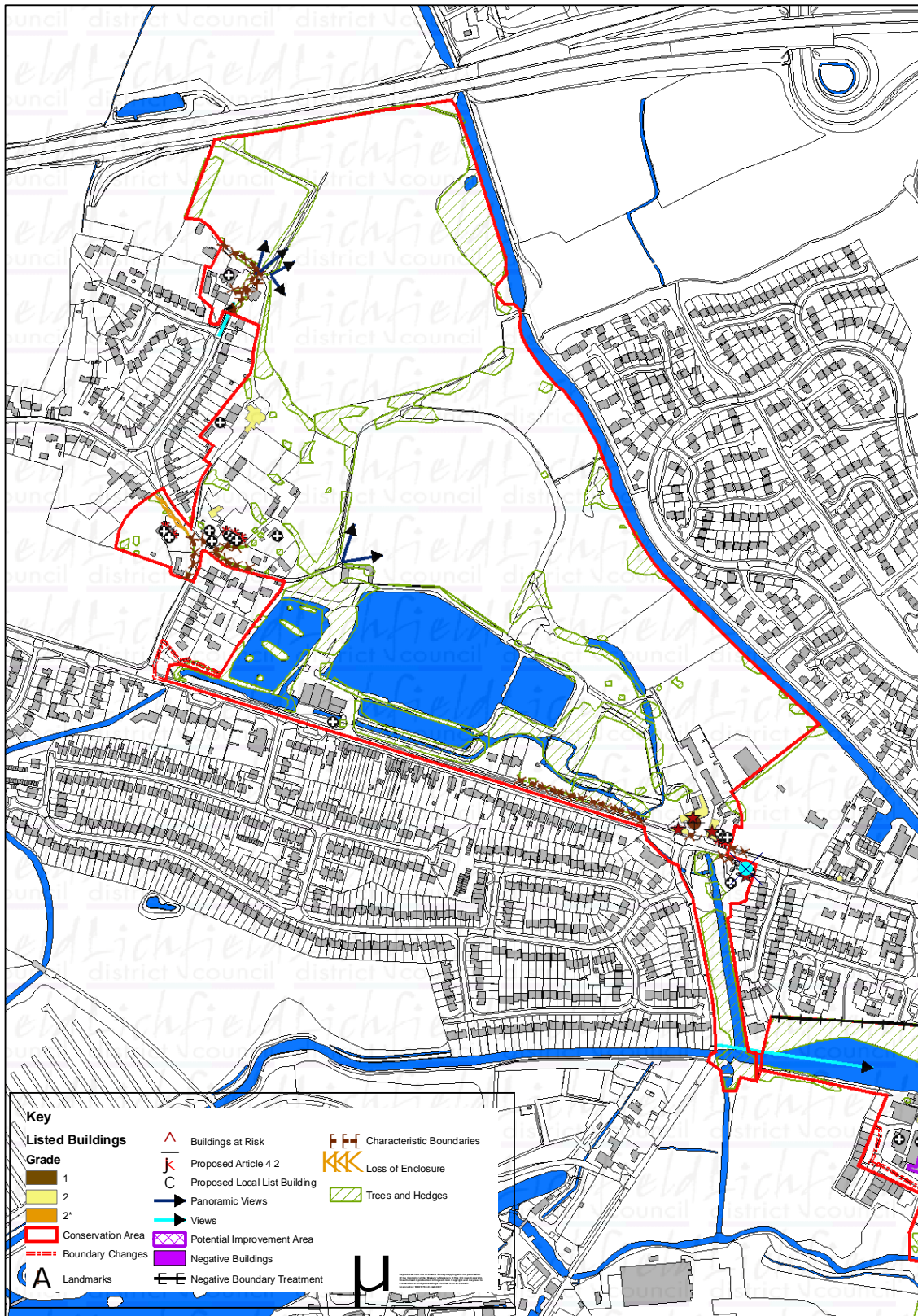
1. It is necessary to obtain Conservation Area Consent for the demolition of all but very small structures.
2. There are stricter controls on permitted development - that is minor works that are usually automatically permitted.
3. Notice has to be given to the Council before works to trees are carried out.
4. Special consideration is given to maintaining the qualities which give the area its 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;
 - g. monitoring change and development in order to assess how best to retain the special character of the areas.

12 Maps

12.1 There are two maps of the conservation area, this is to allow for inclusion of maps at an acceptable scale.



Picture 12.1 Fazeley and Bonehill Conservation Area Map - Fazeley area



Picture 12.2 Fazeley and Bonehill Conservation Area Map - Bonehill area

Section 2: Conservation Area Management Plan

1 Introduction

A conservation area management plan sets out mid to long term strategy for the management of a conservation area. This plan is informed by Section 1 of this document which formed the appraisal of the conservation area which identified its special character and significance.

1.1 National Policy and Legislative Context

The preparation of a management plan for each of its conservation areas is one of the Council's statutory obligations under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

This management plan is informed by the English Heritage document 'Guidance on the management of conservation areas' 2006.

1.2 Local Plan and the emerging LDF

Current planning policies for Lichfield District, including those covering developments within conservation areas, are set out in the Lichfield Local Plan which was adopted in June 1998.

The Local Plan will shortly be replaced by a Local Development Framework (LDF) which is part of the new planning system introduced by the Planning and Compulsory Purchase Act 2004. The conservation area appraisal and the management plan will be complimentary to the conservation policies contained within the LDF.

1.3 Development Control Decision Making

A consistency of approach to determining planning applications is at the centre of a fair system of managing change, especially within conservation areas. Consistent decisions also lead to an improved public perception that the system is fair and, in turn there is a greater public engagement with the process.

1.4 Consultation

The draft document was approved by the Council's Cabinet on 5th October 2010. In line with existing policies of Lichfield District Council the Fazeley and Bonehill Conservation Area Appraisal and Management Plan will now go through full public consultation. Furthermore the English Heritage document, Guidance on the management of conservation areas, states that, "involving the local community in their development is essential if the proposals are to succeed." Following this the final document will be submitted to the Council's Overview and Scrutiny committee before going to the Council's Cabinet and the Full Council for final approval.

1.5 Resources

The proposed actions contained within this Management Plan will be carried out using existing Council resources unless otherwise stated.

2 Management Strategies

2.1 Boundary Changes

It is proposed to amend the boundaries of the Fazeley Conservation Area and Bonehill Conservation Area. There are two options that are being considered

- to completely merge the two conservation areas into one to be named Fazeley and Bonehill Conservation Area.
- To incorporate the area and waterways surrounding Bonehill Mill into Fazeley Conservation Area and reduce the Bonehill Conservation Area in size to cover the historic settlement of Bonehill only.

Action 1a

Following consultation on the two above options the District Council will amend the boundaries of the conservation areas accordingly.

Notwithstanding the above proposals, the boundary of the conservation area will be amended in the following locations, in order to protect the setting of the canal and to include more of the waterways that are associated with the industry of Fazeley.

- to include land and buildings to the east of the Plough and Harrow PH, Atherstone Road.
- To include 29-41 (odds) Mill Lane
- To include land south of the Old Mill Pond and west of Tolsons Mill Enterprise Park

Action 1b

Notwithstanding the option chosen in action 1a the District Council will amend the boundary of the conservation area to include the above listed areas.

2.2 Buildings at Risk

The following listed buildings are at risk;

- Bonehill Mill (GII)
 - Badly fire damaged
 - Currently scaffolded and secured



Picture 2.1 Bonehill Mill, Lichfield Street

-
- 2 Coleshill Street (GII)
 - fire damaged and vacant
 - Under new ownership



Picture 2.2 2 Coleshill Street

- 59 Coleshill Street (GII)

- derelict and vacant
- PP & LBC in place for conversion to two apartments



Picture 2.3 59 Coleshill Street

- 61 Coleshill Street (GII)
 - derelict and vacant
 - PP & LBC in place - work in progress



Picture 2.4 61 Coleshill Street

- Tolsons Mill, Lichfield Street (GII)
 - Part occupied, security concerns
 - PP & LBC in place for conversion to residential units.



Picture 2.5 Tolsons Mill

- 122 Lichfield Street (GII)
 - derelict and vacant



Picture 2.6 122 Lichfield Street

- Mill House, Fazeley Street (curtilage listed)
 - part occupied



Picture 2.7 Mill House, Fazeley Street

The following unlisted buildings are at risk;

- Fazeley Methodist Church, Lichfield Street
 - Vacant
 - Condition of roof is deteriorating
 -



Picture 2.8 Fazeley Methodist Church, Lichfield Street

- 119 Lichfield Street
 - derelict and vacant
 - Planning permission granted in October 2009 for an extension and a new dwelling in the grounds.



Picture 2.9 119 Lichfield Street

Action 2

- a) The Council will work with the owners and occupiers of buildings at risk to achieve the repair and long term re-use of the building.
- b) Where appropriate the Council will use its legal powers to ensure necessary works are carried out to ensure the long term conservation of historic buildings
- d) The Council will continue to carry out a rolling Buildings at Risk survey.

2.3 Grant Funding

There are a number of funding avenues that could be explored to provide for the conservation and restoration of structures within the Conservation Area and for raising awareness within the wider community of the areas historic, architectural and archaeological importance.

This will involve very close partnerships with the District Council, the funding providers and the local community. The District Council recognises the importance of community support for these initiatives and so proposes a phased approach which will commence with works to raise awareness and encourage participation.

Action 3

- a) The District Council will work closely with the local community and funding providers to establish any possible projects that could be used to raise awareness and increase understanding of the historic, architectural and archaeological importance of Fazeley and Bonehill conservation area.
- b) The District Council will work closely with the local community and funding providers to establish any possible projects that could be used to repair historic buildings and replace lost architectural features.

2.4 Article 4 Directions

Permitted development rights are those minor developments for which planning permission is automatically granted. These rights are more restricted within a conservation area than elsewhere.

The local authority has the ability under Articles 4 of the Town and Country Planning (General Permitted Development) Order 1995 to withdraw certain permitted development rights. These are commonly used within conservation areas to withdraw permitted development rights for certain works affecting the external appearance of dwelling houses or their boundaries where these works may constitute the removal or alteration of a feature which is important to the character of the conservation area.

It is proposed to put an Article 4 direction on a number of properties within Fazeley and Bonehill Conservation Area. These properties are marked on the map in Appendix A along with a schedule of properties and a schedule of the categories of development it is proposed to restrict.

Action 4

The Council will put an Article 4 direction on dwelling houses in the Conservation Area marked as such on the plan attached in Appendix A.

2.5 Enforcement

In some cases the development control process is not fully adhered to and planning permission is not always sought or implemented correctly. In these cases it is important that enforcement action is swift and effective. This will reinforce the message that the development control process is fair and that it must be followed in all cases. Usually, enforcement action does not result in legal action, but is resolved through effective communication between the Council representatives and the relevant party. However, if appropriate the Council will consider the commencement of legal action.

Action 5

Where appropriate the Council will take enforcement action against unauthorised works within the Fazeley and Bonehill Conservation Area.

2.6 Additions to the Statutory List and Lichfield's Register of Buildings of Special Local Interest

There are currently no buildings proposed for statutory listing. However, other historic buildings have been identified, which do not fit the strict criteria for statutory listing but are important in the local area, which are marked as positive buildings on the map attached in Appendix A. If appropriate these will be proposed for addition to the Council's Register of Buildings of Special Local Interest.

Action 6a

The Council will add the buildings marked on the map in Appendix A to the Register of Buildings of Special Local Interest.

In addition to those already suggested, further buildings and structures may be proposed for inclusion on the list. The criteria for eligibility for the list of Buildings of Special Local Interest are included in Appendix A and are published on the Council's web-site.

Action 6b

The Council will continue to compile a Register of Buildings of Special Local Interest and develop policies promoting their retention and improvement.

2.7 Trees

Tree cover provides an important part of conservation area, especially around the canal and waterways. Important individual trees, groups of trees and open green spaces should be retained.

All trees within the conservation area are already automatically protected by the requirement for landowners to notify the Council of their intention to carry out works to them. Tree Preservation Orders provide an additional protection for significant trees and groups of trees, where any proposed action requires permission.

Action 7

The Council will continue to work with landowners and other stakeholders to manage trees within the conservation area in a manner that recognises the important positive contribution they make to the character of the conservation area.

2.8 Shopfronts

The Fazeley and Bonehill Conservation Area contains a number of shops, some of the situated in historic buildings. However, they are all modern shopfronts which are not in keeping with the historic buildings.

Poorly designed shop fronts with little regard for the host building and the street scene can spoil the historic character and appearance of the building and the wider conservation area.

Action 8

Historic shopfronts should be retained where possible. The Council will work with applicants to ensure any new shopfront preserves or enhances the special character of the Conservation Area.

2.9 Outdoor adverts

All outdoor advertising affects the appearance of the building or place where it is displayed. All outdoor advertising should contribute in a positive way to the appearance of the conservation area. Unauthorised and inappropriate signage will be enforced against, where appropriate.

Action 9

The Council will ensure that all proposed advertisements accord with policy DC19 of the Local Plan and the subsequent relevant policies that will be adopted in the forthcoming LDF.

2.10 Public Realm

The areas between the buildings are as important to the significance of a conservation area as the buildings themselves. Therefore, opportunities to improve these areas should be given consideration. Certain parts of the conservation area would benefit from such enhancement schemes.

Action 10

The District Council will work together with other stakeholders to discuss and, if appropriate, implement public realm enhancement schemes within the conservation area

2.11 Archaeology

The first and second diversion of the Bourne Brook that were designed and built under the direction of Robert Peel Snr c1790 and their associated structures such as weirs, sluice gates etc. are of significant archaeological importance and will be considered for designation as a Scheduled Ancient Monument.

Action 11

a) The District Council will liaise with English Heritage to discuss whether the Peel waterways and associated structures could be designated as a Scheduled Ancient Monument

b) The District Council will work with colleagues at the County Council to add all historic structures revealed as part of this appraisal to the Staffordshire Historic Environment Record.

2.12 Traffic Management

The level of traffic that passes through Fazeley is still very high despite the road being de-trunked and the construction of the new A5. This is partly due to the traffic heading towards Drayton Manor Park Theme Park, as the brown tourist signs direct motorists through Fazeley.

However, a significant amount of heavy goods vehicles pass through Fazeley causing noise and air pollution and detracting visually from the character of the conservation, albeit it has a temporary effect.

Action 12

The District Council will work with colleagues at the County Council to understand the nature of the traffic and to seek ways to minimise volume of traffic and the impact it has on the conservation area.

2.13 New Development

Any future development in the Conservation Area needs to preserve or enhance its character and appearance. The pattern and grain of the area is part of its character and appearance and this needs to be respected.

If the special interest of the conservation area is to be protected in the future, development should only be allowed where it will fit in with the existing historic form of development; where it does not impinge on the setting of historic buildings; and where it does not result in the loss of important green open space.

Action 13

The Council will continue to monitor all planning applications very carefully and ensure that new development does not have an adverse impact on the existing buildings or important landscape features of the conservation area in accordance with policy C2 in the Local Plan and the subsequent relevant policies that will be adopted in the forthcoming LDF.

2.14 Monitoring

The Council will continue to monitor the conservation area to assess the effectiveness of the management plan and the impact of any changes on the special character of the conservation area.

Action 14

- a) The Council will monitor changes in the appearance of the conservation area and keep a dated photographic record of it
- b) The Council will review and if necessary modify the management proposals to reflect the current opportunities and issues affecting the conservation area.

Appendices

Appendix A Article 4 Direction

What is an Article 4 Direction?

A.1 All residential dwellings have what are called permitted development rights, that is certain types of small development that are deemed to have already been given permission therefore they do not require an application for planning permission to be made to the Council. An Article 4 Direction withdraws certain of these permitted development rights meaning that an application for planning permission is required for these small works.

What buildings can be covered by an Article 4 Direction?

A.2 In order for a property to be covered by an Article 4 Direction it must be a residential dwelling in a Conservation Area, that faces a highway, waterway or other public open space. Commercial properties, multiple occupancy properties (ie. flats) or properties that face a private road or driveway cannot be covered by an Article 4 Direction.

What is the impact of owning or living in a such a property?

A.3 If a property is covered by an Article 4 Direction it will be necessary to apply for planning permission for the items of work listed in paragraph A6, which otherwise would be considered to be permitted development. There would be no fee for these applications although the necessary drawings and plans would need to be submitted. Just because a property is covered by an Article 4 Direction does not mean that planning permission will not be granted, simply it is a method for managing changes within conservation areas in a way that should protect their special character.

Why are Article 4 Directions so important?

A.4 They are used to protect the special features of properties that positively contribute to the special character and appearance of the Conservation Area. The Council has a statutory duty to preserve and enhance the special character and appearance of a conservation area and Article 4 Directions are one of the tools that Council's can use to achieve this.

A.5 Schedule of properties proposed for Article 4 Direction

Brook End	Numbers 28, 30, 32, 34
Colehill Street	Numbers 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 63 and Fazeley Cottage
Lichfield Street	Numbers 34, 36, 38, 40, 44, 110, 112, 114, 121, 202
Mill Lane	Numbers 13, 15, 17
New Street	Numbers 18, 20, 22, 24, 26, 26a

Park Lane	Numbers 2, 4, 19, 21, 23 and The Stables
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Table A.1

Proposed categories of development to be restricted.

A.5 The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008

Part 1	
Class A	The enlargement, improvement or other alteration of a dwellinghouse
Class B	The enlargement of a dwellinghouse consisting of an addition or alteration to its roof
Class C	Any other alteration to the roof of a dwelling house
Class D	The erection or construction of a porch outside any external door of a dwellinghouse
Class E	The provision within the curtilage of the dwellinghouse of (a) any building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas
Class F	Development consisting of- (a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse
Class G	The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse

Table A.2

A.6 The Town and Country Planning (General Permitted Development) Order 1995

Part 2	
Class A	The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
Class C	The painting of the exterior of any building or work
Part 31	

Part 2	
Class B	Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure.

Table A.3

Appendix B List of Buildings of Special Local Interest

What is the List of Buildings of Special Local Interest?

B.1 It is a list of buildings drawn up by Lichfield District Council which are of good design quality, attractive appearance and/or historic interest and which make a significant contribution to the attractive character of the locality

What buildings can be included on the Local List?

B.2 In order to be included on the Local List a building must meet one or more of the criteria listed in paragraph B6. Any building, for example, houses, churches, pubs or structure, for example can be included, If judged by national criteria these buildings might not be considered suitable for designation as listed buildings (familiar to us as grade I, grade II*, grade II buildings) but they are still historic assets that are clearly worthy of protection.

What is the impact of inclusion on the Local List?

B.3 Inclusion on the List of Buildings of Special Local Interest does not offer the statutory protection given to nationally listed buildings. It can be a material consideration in a planning application. Most Local Planning Authorities with Local Lists draw up policies which seek to ensure the retention of locally listed buildings and that any development does not detract from the buildings or their settings.

Why is the Local List so important?

B.4 The Local List is one of a palette of tools that the Council can use to help to protect historic buildings within the District. Not all buildings within a conservation area positively contribute to its special character and inclusion on the Local List can help to identify those buildings that are important to the character of the conservation area and help to prevent any changes that would be detrimental to the building and the wider conservation area.

Atherstone Street	The Plough and Harrow PH
	Outbuildings to the Plough and Harrow PH
Coleshill Street	Numbers 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54
	Number 63
	Number 65
	Fazeley Cottage
Lichfield Street	Number 110, 112, 114
	Number 119
	Number 121

	Number 202
	Fazeley Methodist Church
	Fazeley Town Hall
	Three Tuns PH
Mill Lane	Numbers 62 & 64
	Numbers 78 & 80
	Building adjacent to number 78
	Building to the south of Robert Peel Mill
	Building to the south-west of Robert Peel Mill
New Street	Three Horse Shoes PH
Park Lane	Numbers 2 & 4
	Numbers 19, 21, 23
	Number 62 Bonehill Lodge Residential Home
	Number 75
	Bonehill Cottage
	Mole End Cottage
	The Stables

Table B.1

Criteria for Proposed Local List Buildings

- Special architectural or landscape interest i.e. is it the work of a particular architect or designer of regional or local note? Is the building/designed landscape a particularly good example of its type/style?
- Special historic (social, economic, cultural) interest. (Most buildings and places will fall into this category).
- Association with well-known local historic persons or events.
- Contribution to the streetscape/townscape i.e. a group of unrelated buildings that make up an aesthetically pleasing group or a view that offers an attractive scene. Buildings may be illustrative of a range of historic periods which, taken together, illustrate the development of the locality. Views may be famously recognisable and regarded as an

historic asset in their own right for example, views of Lichfield Cathedral from various points around the city.

- Group value of buildings designed as an architectural entity, especially as examples of town planning (e.g. model villages, squares, terraces).