

# Hopwas Conservation Area Appraisal & Management Plan

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## 1 Introduction

**1.1** The Hopwas Conservation Area was designated on 16th July 1979. When it was designated, a brief document called 'Hopwas Conservation Area' was jointly produced by Lichfield District Council and Staffordshire County Council. This appraisal and management plan will update this document and expand on it to meet present guidelines and best practise. The purpose of this document is to provide a basis for development control and for developing proposals and initiatives for the area in the future.

**1.2** This involves the review of boundaries, details of historical development, identification of townscape details, and unlisted buildings that make a positive contribution to the conservation area. It also identifies elements that threaten to undermine an area's special interest.

**1.3** The National Planning Policy Framework (NPPF) which was published in 2012 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.

**1.4** Conservation areas are defined within the Planning (Listed Buildings and Conservation Areas) Act 1990 as 'areas of special architectural or historic interest the character or 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.

**1.5** Furthermore, this document will be used to help develop locally distinctive policies within the new Local Plan and to update Lichfield District Council's historic resource.

**1.6** In accordance with the English Heritage document 'Understanding Place: Conservation Area Designation, Appraisal and Management' published in 2011, 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.

**1.7** Additional, more detailed historic and archaeological information on the area can be obtained from the Historic Environment Record (HER) held at Staffordshire County Council and also from Heritage Gateway which can be found at: [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk).

**1.8** The conservation area was surveyed in Spring 2011. The draft document was considered by the Council's Cabinet in November 2011 and subsequently approval to go out to consultation was granted. Consultation took place between 20th January and 4th March 2012 with a presentation to the Parish Council on 2nd February 2012. The final document will be presented to the Environment and Development Overview and Scrutiny Committee in June 2012 before going to the Councils Cabinet then Full Council for final approval.

## 1 Summary of Significance

**1.1** Significance is defined as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'.

**1.2** Hopwas conservation Area is significant for the following reasons

- Hopwas is a settlement with origins dating back to the Domesday Book of 1086.
- Hopwas has a strategic location and setting, which was key to the settlement's establishment. It is situated along a thoroughfare between the two key regional settlements of Lichfield and Tamworth, which is further enhanced by its proximity to the River Tame to the east and, from the end of the 18th century onwards, the Coventry Canal to the west.
- The preservation of historic buildings that reflect the Staffordshire vernacular, which have developed ad-hoc, in particular since the construction of the canal in the late 18th century.
- The conservation area is an atypical example of a well preserved Staffordshire rural village.

## 2 Location & Setting

**2.1** The village of Hopwas, Staffordshire, with a population of approximately 300 is situated on the south-east border of Lichfield District Council. It lies on the main A51, five miles south-east of Lichfield and two miles west of Tamworth.

**2.2** At the centre of the village are the junctions with School Lane and Hints Lane, and it is along these that the historic parts of the village are situated in a principally linear layout.

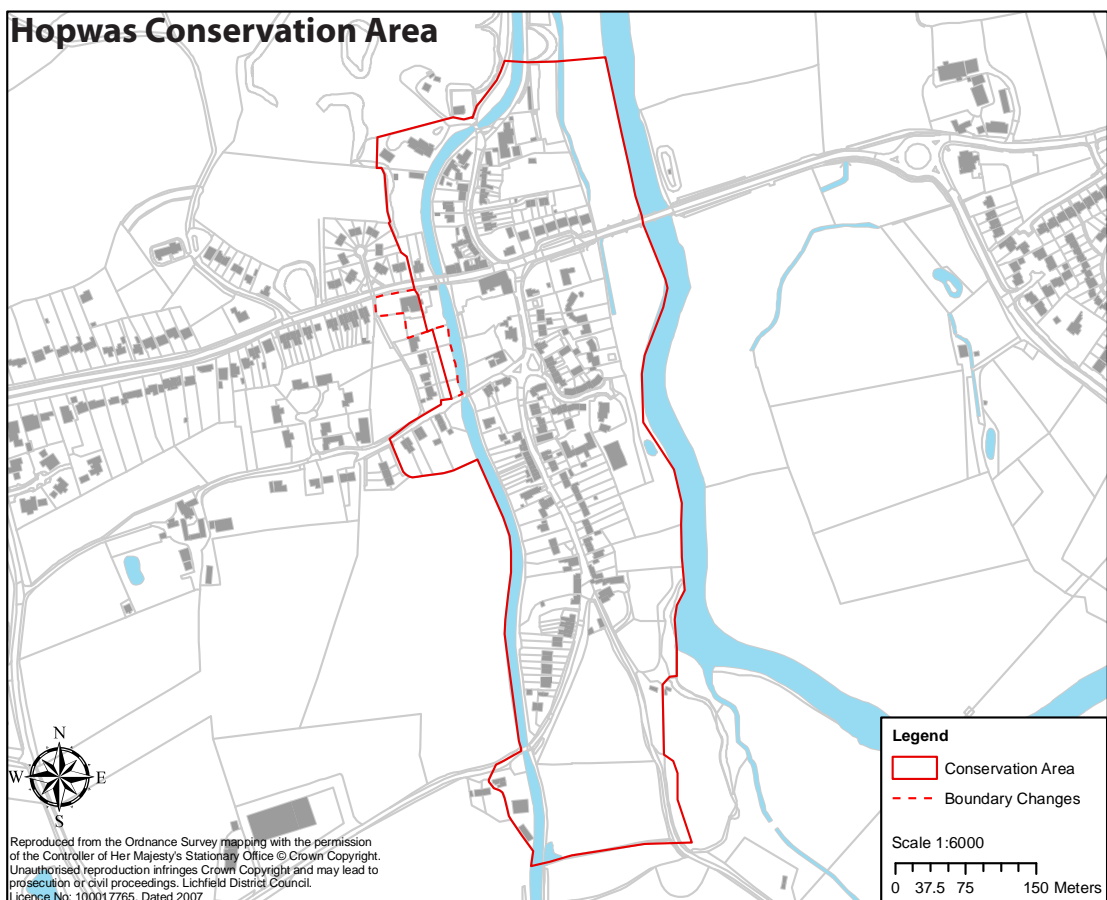
**2.3** Predominantly, the topography of the area slopes gently down west to east, from approximately 65m above sea level along the Coventry Canal to below 60m along the River Tame. However, the surrounding land slopes steeply from the heights of Hopwas Wood to the north down to the banks of the River Tame to the east.

**2.4** The village is set in open countryside, surrounded by agricultural fields. It is bounded on two sides by waterways; to the west the Birmingham and Fazeley Canal and to the east the River Tame.

### 3 The Conservation Area Boundary

**3.1** The Conservation Area incorporates the historic core of Hopwas village running along Hints Road and School Lane. With an approximate area of 17.6 hectares it is bounded by the Coventry Canal to the west and the River Tame to the east. A brook running between Hints Lane and Dunstall Lane forms its southern border.

**3.2** It is proposed to make a minor amendment to the western boundary to include the Red Lion Inn and its grounds and to remove parts of the front gardens to numbers 4-10 Nursery Lane.



Picture 3.1

## 4 History & Archaeology

**4.1** The first written evidence for the existence of Hopwas comes from the Domesday Survey of 1086 where it was recorded as 'Opewas' and soon became a well-stocked Royal Forest. At the time of Domesday, the settlement was owned by the King and had a mill. The area was predominantly agricultural and, due to the natural fertility of the Tame Valley lowlands, prosperous.

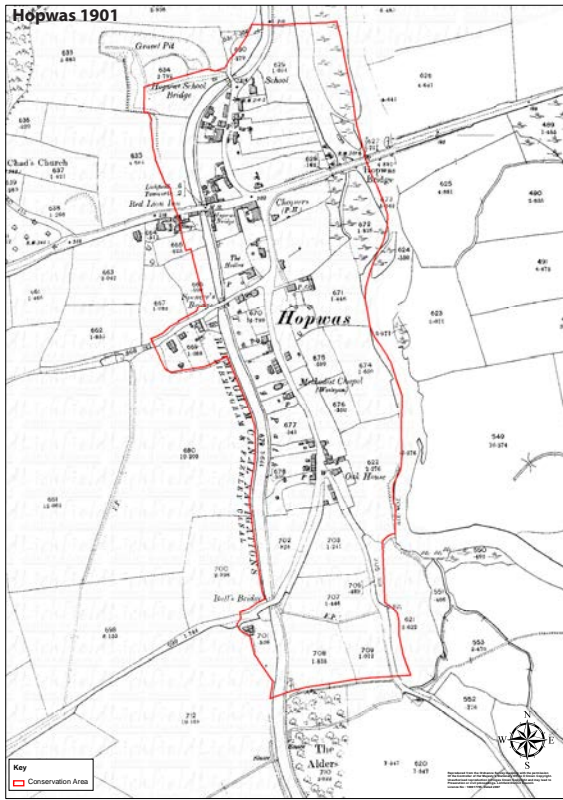
**4.2** In the 12th century the settlement's name changed to 'Hopewasin', which is thought to derive from the Saxon 'hop' meaning a fen island or valley and 'waesse' meaning a swamp leading to an enclosure near a marsh. Agriculture remained an important source of employment during this period.

**4.3** This existence continued through the following centuries, as in the 19th century Hopwas was described as 'a small settlement situated at the bottom of a gravelly hill'. However, of particular importance for the development of the village during this period was the founding of the Thomas Barnes Primary School in 1724, within the original schoolmaster's house built in 1717. The school has educated children ever since its foundation, with an additional school building added to the rear in 1909.

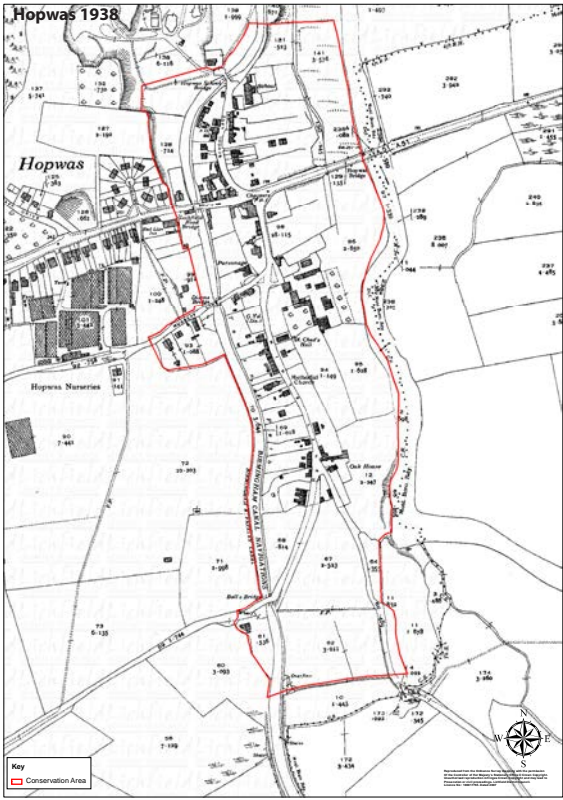


Picture 4.1 Hopwas Primary School children and teachers  
circa 1924

**4.4** Hopwas village has always been synonymous with water. Originally established close to the River Tame, this connection was reinforced when James Brindley was commissioned to build the adjacent Coventry Canal. Work started on it in December 1768. Due to the high standards of construction demanded by Brindley, the Coventry Canal Company ran out of money by the time the canal had reached Atherstone in 1769, and Brindley was replaced by Thomas Yeoman. The canal was finally completed in 1789 after the two adjoining canal companies, the Trent and Mersey Canal Company and the Birmingham and Fazeley Canal Company, gained permission to complete and operate the approved but as yet unbuilt section from Fazeley to Fradley, along which the route dissects Hopwas village. Circa 1890 Hopwas Water Pumping Station was built to the west of the conservation area boundary to take advantage of the village's natural connection to the waterways.



Picture 4.2 Map of Hopwas c1901



Picture 4.3 Map of Hopwas c1938

**4.5** The canal helped establish a framework for the village. The 1901 map identifies the historic core of the village, developed in a linear pattern alongside the canal and the adjacent Hints Lane. Contributing significantly to the rural charm of the village, this historic linear core has been preserved since this period.



Picture 4.4 The Chequers' public house before being refaced with mock tudor timbering. The Red Lion can just be seen over the bridge.



Picture 4.5 The same street scene within the historic core preserved in 2011.



**4.6** The prominence of the motor car, which utilized the A51 main route between Lichfield and Tamworth, did however mean that the village sprawled along the roadside in the early 20th century. The 1938 OS map identifies this to the west of the conservation area boundary, away from sight lines, therefore not detracting from the area's character.

**4.7** Minor development within the conservation area boundary also grew along the east side of Hints Lane during this period. Existing buildings were preserved, with only minor alterations to facades or changes of use altering their function, without their appearance within the townscape. The Hopwas Post Office is one such example which has since closed.



**Picture 4.6** Hopwas Village Post Office was originally located south of the Lichfield Road. By 1938 it was relocated along School Lane, before being relocated south of the Lichfield Road again by 1975 into the pictured building, which was a Police House in the pre-World War II period. In 2011, although retaining its original architectural structure, this building is now a private residence

**4.8** The Conservation Area Boundary Map highlights the gradual infill of development along this stretch during the latter part of the 20th century. The most recent being the 21st century Two Trees Close development off Hints Road.

**4.9** Given the early origins of the settlement there is potential for archaeological remains to be found. Therefore, in some cases a detailed archaeological assessment will be needed when considering development proposals

## 5 Spatial Analysis & Views

**5.1** A type of analysis used to study the key features and interrelationship of spaces within the conservation area has been carried out. This analysis has been used to identify the enclosure, points of interest and legibility within the Hopwas Conservation Area. The elements of this analysis are defined below:

- Paths – routes along which people move
- Edges – boundaries or linear breaks in continuity
- Districts – sections of an area recognizable as having some common identifying character
- Nodes – important junctions and points to and from which people travel
- Landmarks – A building or structure that stands out from its background by virtue of height, size or some other aspect of design

**5.2** The waterways to the east and west are critical in defining the shape and character of Hopwas. As such, development has evolved in a principally linear layout between the water edges.

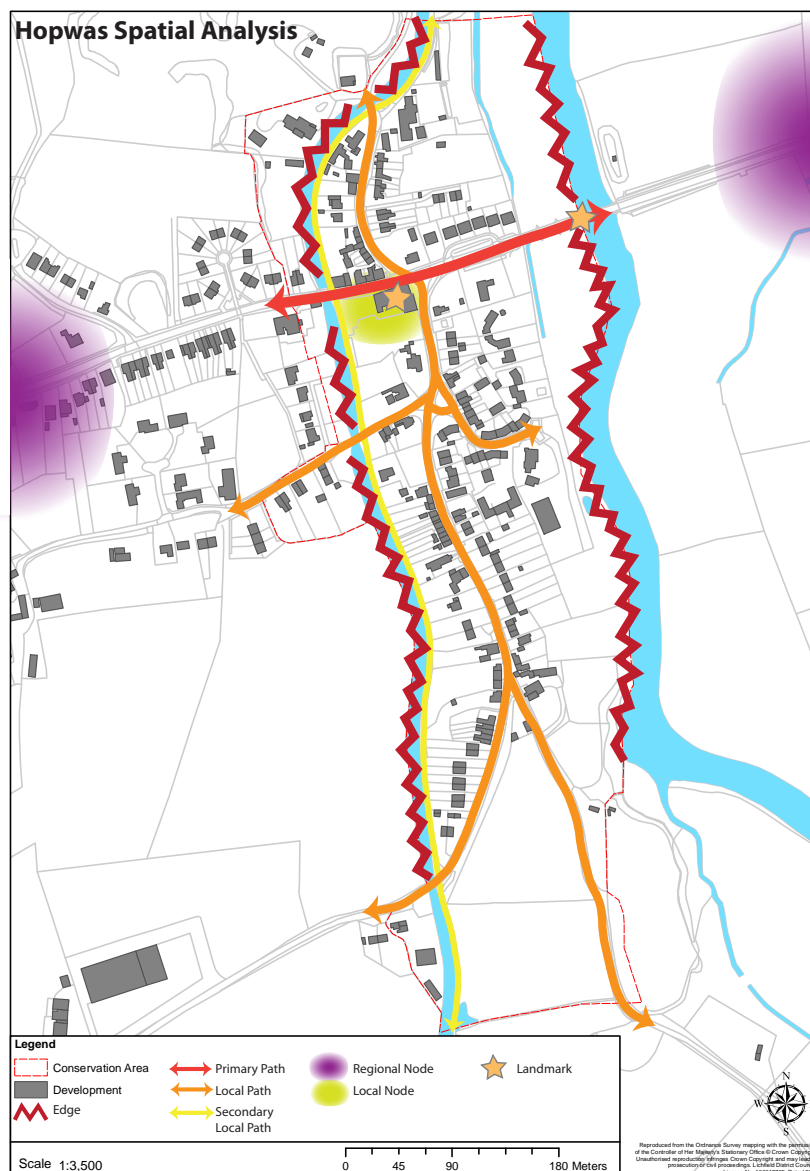
**5.3** Lichfield Road running east-west through the village core forms a break in the continuous line of development, creating north and south segments to the village. The junction of Lichfield Road with School Lane and Hints Road forms a busy junction and traffic calming measures including road signs and a zebra crossing have been installed, creating visual clutter. It is particularly precarious as drivers pulling out of School Lane and Hints Road have limited visibility of the oncoming A-road traffic due to the line of the Lichfield Road Bridge and the proximity of housing to the west.

**5.4** Additional movement patterns may be found through the village. To the north School Lane terminates at the premises fronting the Coventry Canal. To the south, the road system leads away down Hints Lane and Dunstall Lane to the west and east respectively.

**5.5** The Coventry Canal is a key part of the special character of the area, where more infrequent movement may be found. In addition to the Lichfield Road bridge, this is traversed by three minor accommodation bridges within the stretch of the Conservation Area.

**5.6** Although physically and visually segregated by Lichfield Road the character of the north and south of the Conservation Area does not vary considerably enough for them to be identified as separate. Nonetheless, the north section is the smaller of the two and contains a better preserved array of historical development ranging from the 17th century to the 20th century. The southern section incorporates a mixture of styles from different periods, from 18th century houses to a sensitively designed 21st century residential development. Modern buildings are present to a greater degree than in School Lane, though not to such an extent that the special character of the village is disturbed.

**5.7** The two major settlements of Lichfield and Tamworth provide regional focal points to the east and west of Hopwas along Lichfield Road. However, private land ownership and minimal open space reduces the occurrence of local focal points. The through traffic along Lichfield Road and the close proximity of two public houses either side of the Coventry Canal provide the main local activity 'node'.



**Picture 5.1 Hopwas Conservation Area Spatial Analysis Map**

**5.8** Within this area, the Tame Otter public house provides the main landmark for the village. A combination of its location on the corner of the Lichfield Road/Hints Road/School Lane junction, its historic architecture and its public use make it a focal point of the village.

**5.9** The Grade II listed Hopwas Bridge provides a further landmark, forming the crossing point when entering the village from the east. Its size and prominent location signify the crossing point of the Lichfield District boundary.

**5.10** Views - For the purpose of the Character Appraisal three types of views have been identified:

**5.11 Panoramic View** – long distance views across broad landscape vistas.

Predominantly, the topography of the land slopes gently across the area. Combined with the surrounding open rural landscapes panoramic views are visible across the rural landscape.



**Picture 5.2 Panoramic View across the River Tame and fields towards Tamworth, including the recent Two Trees Close development.**



**Picture 5.3 Panoramic View from the Coventry Canal West over the rural landscape.**

**5.12 Views** – shorter views, confined to a specific locality through routes or spaces.

Through the village, sight lines are created to local viewpoints by development and the surrounding natural landscape. In particular, linear views along the canal may be seen from the accommodation bridges.



Picture 5.4 View looking North from the Lichfield Road Bridge up the Coventry Canal towards Hopwas Woods



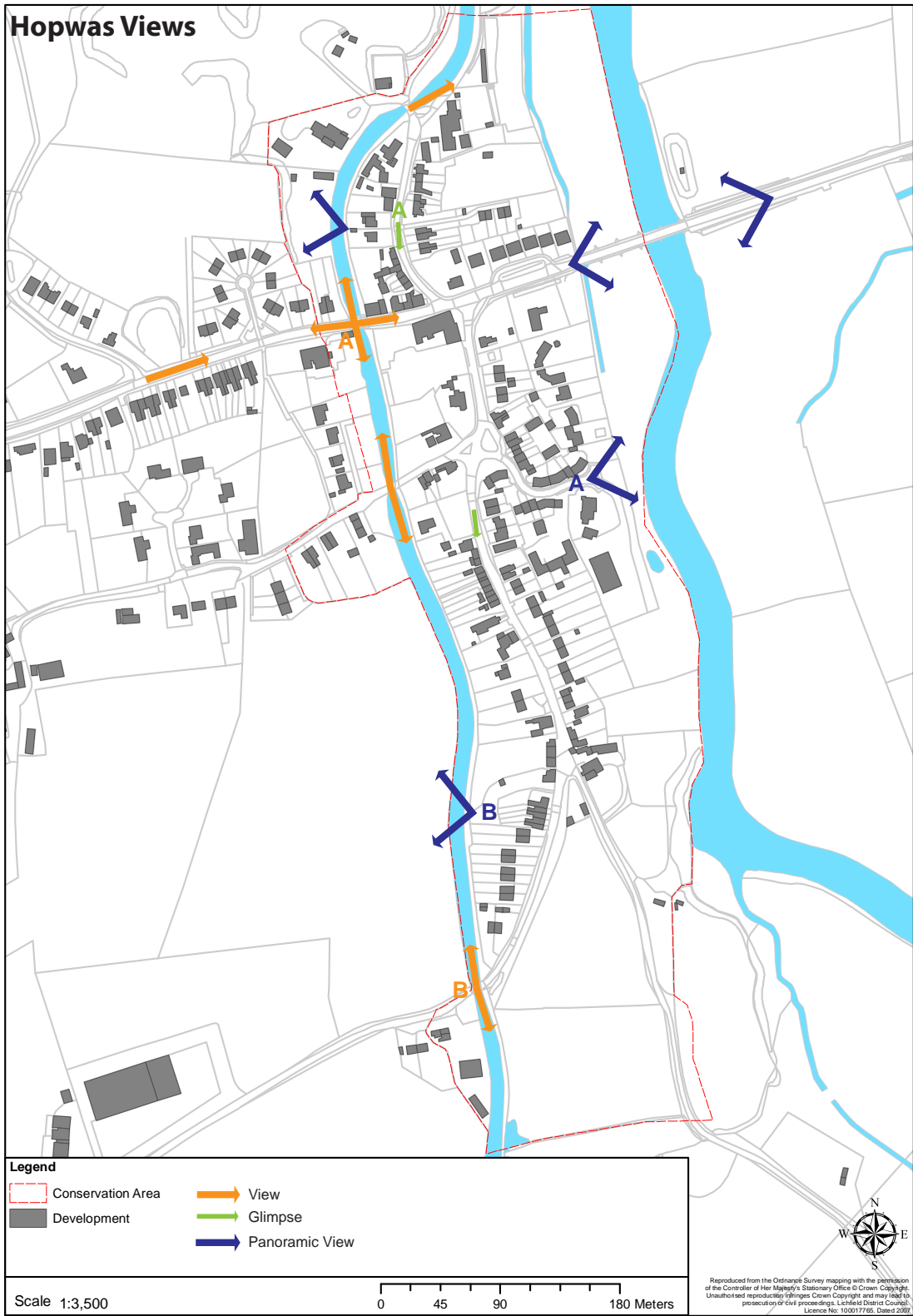
Picture 5.5 View looking south from the Hints Lane Bridge down the Coventry Canal away from the Conservation Area.

**5.13** Glimpses - intriguing glances towards intimate routes or spaces, which are usually terminated by development or landscape, thus adding to their intrigue.

Development built hard up against the back of the pavement terminates a handful of views within the village, thus creating intrigue for the pedestrian.



Picture 5.6 Glimpse view south down School Lane is terminated by the initial curve of School Lane and its development hard-up against the back of the pavement denies the close existence of the busy A51



Picture 5.7 Hopwas Conservation Area Views

## **Townscape Analysis**

**5.11** The two main approaches into Hopwas Conservation Area along the A51 from both Lichfield and Tamworth are sparse in development and essentially cut through rolling rural landscape. However, although within its idyllic rural setting the village feels open and low density, around the village core there is a relatively fine grain of development. The Figure Ground Map highlights how terraced housing and infill of vacant plots has created density around the main routeways, which has created a sense of enclosure.

**5.12** Close knit and enclosed spaces are further enhanced by building lines hard up against the back of the pavement or slightly set back behind a small front garden. Where buildings are slightly set back, a boundary wall or hedge always addresses the street and distinguishes the boundary between public and private space.



**Picture 5.8** Buildings set hard up against the back of the pavement on Hints Lane

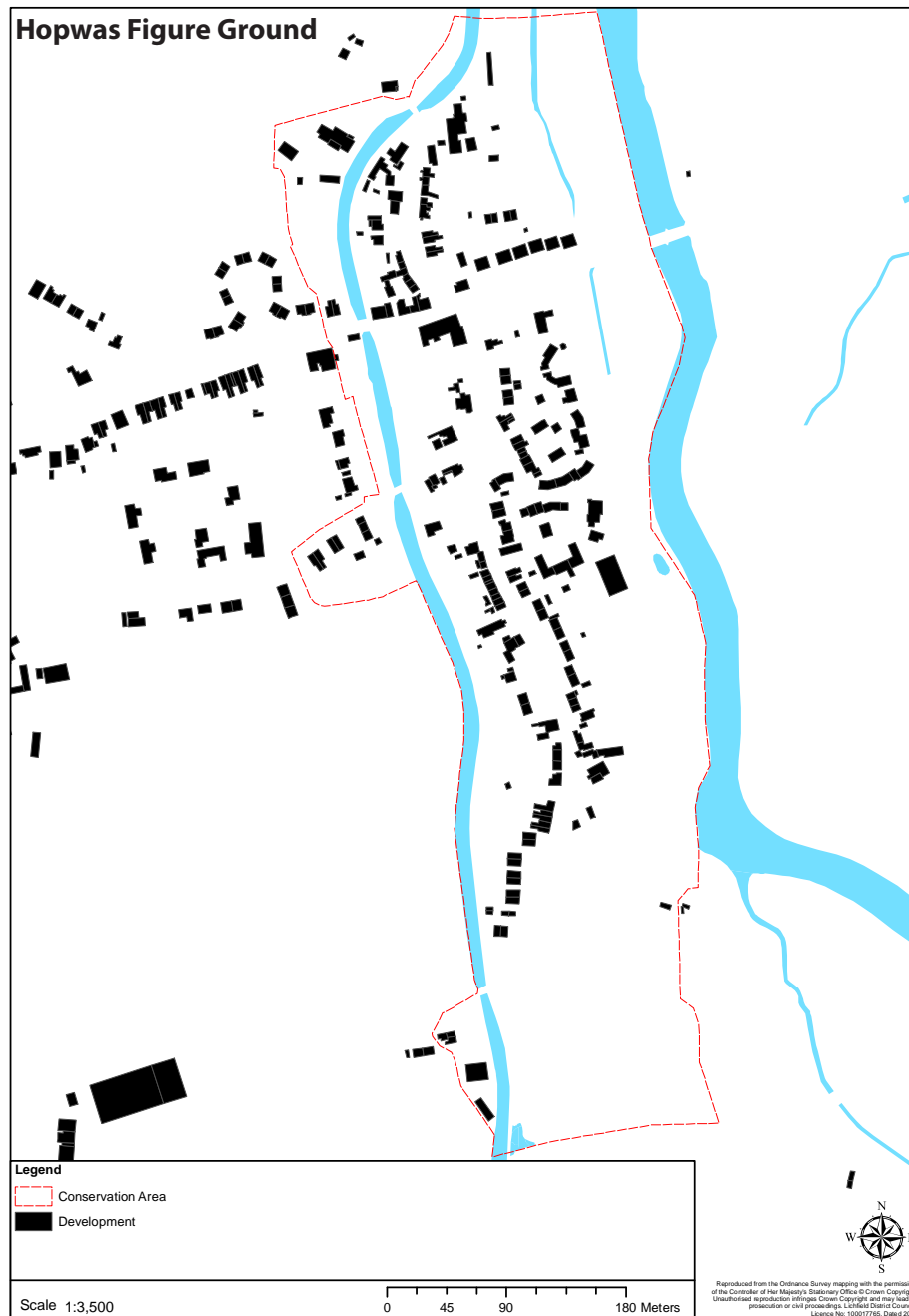
**5.13** In some areas, ad-hoc development has created irregular development patterns and spacing of buildings. However, rather than creating a lack of identity, the range of architectural styles that this provides contributes towards an overarching ad-hoc identity. Indeed, this also permits a number of buildings to punctuate the street scene with their individual charm, such as the grade II listed 1 Hints Road.

**5.14** Furthermore, the piecemeal development is softened and brought together by the continuity of building scale throughout the area. Development has been kept between 2-3 storeys, including all infill development. As a result, although not of a uniform architectural style, the townscape retains a sense of continuity.

**5.15** The predominant use of the Staffordshire red brick and clay tile vernacular further reinforces a sense of identity.

**5.16** The waterways that surround the village are a defining feature. The accommodation bridges that traverse the Coventry Canal are an integral part of the historic fabric.

**5.17** Although very few green open spaces exist along the central spine of the village, a number of mature trees help maintain a leafy atmosphere.



Picture 5.9 Fine grain development around the core contrasts with the vast open spaces created by the village's rural setting.



## 6 Townscape Analysis

**6.1** There is a range of buildings dating from the 17th century to the present, which all contribute individual architectural styles, befitting of the overall ad-hoc development within the village. Those buildings that provide a positive contribution to the Conservation Area are highlighted in the Appraisal Map

**6.2** There are certain groups of modern infill housing that have been constructed in Hopwas that are inconsistent with the typical character of the village. However, more recent developments have made more of an attempt to take into consideration the character of the Conservation Area, in particular Two Trees Close.



Picture 6.1 Hopwas Bridge



Picture 6.2 Drawing of Hints Road with number 1 Hints Road in the background



Picture 6.3 School House



Picture 6.4 Black And White Cottages

**6.3** There are four Grade II listed structures in the Hopwas Conservation Area, which have been designated as being of 'special architectural or historic interest'. These are Hopwas Bridge dating to circa 1800 which replaced an old stone bridge that was washed away by a

flood in 1795. This formed part of the original turnpiked Lichfield Road passing through Hopwas and on to Tamworth over the River Tame at Hopwas Bridge where the toll was payable. Also number 1 Hints Road, a late 18th century house which epitomises the Staffordshire vernacular red brick building and plain clay tile roof and architecturally is the most distinguished building in this part of the village. Also the former schoolmaster's house which, according to the inscription slab adorning its walls, was built in 1717 at the request of Mr. Thomas Barnes, whom had been born in Hopwas but was then resident in London. Black and White Cottages in School Lane are a row of 3 cottages aligned north-south and facing west, with possibly one house originally late 17th century.



**Picture 6.5** Red brick is used for the majority of buildings



**Picture 6.6** Boundary walls may be made of blue brick



**Picture 6.7** Accommodation brick, with a stone finish



**Picture 6.8** Clay roof tiles



**Picture 6.9** Traditional timber frame windows remain on the majority of the historic buildings



**Picture 6.10** Historic boundary integral to the street scene



Picture 6.5 Red brick is used for the majority of buildings



Picture 6.6 Boundary walls may be made of blue brick



Picture 6.7 Accommodation bridges are of brick, with a stone finish.



Picture 6.11 Historic boundary walls



Picture 6.12 Cement render

**6.4** Ad-hoc and infill development since the 18th century has provided a fairly diverse range of materials within the area. However, predominantly the buildings reflect the Staffordshire vernacular, which has evolved over time using locally sourced materials in a style that reflects local needs rather than being influenced by wider architectural style. Therefore, early timber framing with wattle and daub that later evolved to brick infill panels, sits alongside cottages and houses built out of red brick and clay tile dating from the 18th century. The photos above identify the predominant material palette used in the conservation area.

**6.5** Unfortunately, many of the non-listed buildings have suffered through the installation of plastic windows and doors, but some retain or have reinstated timber windows. A swathe of cement based render, befitting of its period of application during the 1970's, still adorns many of the cottages within the village. Unfortunately, this masks the architectural detail of the buildings behind and presents the observer with an uninteresting uniformity of finish which contrasts poorly with the mellow tones and subtle textures of the red brickwork and lime renders traditional to the area. Although now forming part of the predominant street scene this is to be avoided on future development.

## 7 Natural Elements

**7.1** Although sparse in open space the Conservation Area retains a particularly leafy feel due to the abundance of private gardens, hedges and trees that front the street.

**7.2** The most prominent natural elements of the Conservation Area are the waterways that bound the site. The River Tame and Coventry Canal provide ecologically sound green corridors that whilst being picturesque in their own right, also afford stunning vistas across open fields to the east and west.

**7.3** The Coventry Canal in particular is a pleasant corridor for pedestrians and barges alike, linking Bonehill and Fazeley to the south and Hopwas Woods to the north. It provides an economic and social benefit to the local area with a multitude of barges often stopping to use the public houses south of the Lichfield Road Bridge.

**7.4** To add to this idyllic scene Hopwas Woods to the north of the Conservation Area provides an enchanting backdrop. The proximity to this woodland and its natural source of materials may be a further reason for the establishment of the settlement of Hopwas in this particular location.



**Picture 7.1** The Coventry Canal provides key views through the site and is a relatively well-used thoroughfare



**Picture 7.2** The Coventry Canal provides key views through the site and is a relatively well-used thoroughfare

## 8 Neutral & Negative Elements

**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 relatively few areas which provide opportunities for change and improvement in the future within Hopwas Conservation Area.

**8.2** However, one area that does require attention is the A51 junction that dissects School Lane and Hints Road. Here, traffic calming measures that are sympathetic to the surrounding urban realm and befitting to the conservation area character are required.



Picture 8.1 Lichfield Road junction that divides School Lane and Hints Road

**8.3** In addition to the junction, the row of modern houses situated along the east side of Hints Road need addressing. These buildings and their curtilage do not fit with the pattern and grain of the village and particularly stand out as having an inappropriate mass and design.

**8.4** Lighting within the northern section of the area should be addressed over time. Replacement of existing amber street lighting to a more sensitive colour is desirable.

**8.5** Much of the 20th century development that lines the east side of Hints Road may be considered neutral to the overall streetscape of the conservation area. Although relatively modern, the plot size, materials and orientation of these buildings are generally in keeping with the area and so although they do not reflect or positively contribute to the character of the Conservation Area, they do not necessarily detract from it either.

**8.6** However, in contrast to this sensitive development is the 20th century infill along the east side of the southern part of Hints Lane. Here, the historic development is contrasted by a small amount of large 20th century semi-detached houses lining Hints Lane. Uncharacteristically set back from the building line these have been finished with a range of different contemporary materials for each building that together detract from the street scene.



**Picture 8.2** 20th century infill development along Hints Lane is at odds with the traditional building line and colour/material palette

**8.7** UPVC windows have been added to a number of properties within the Conservation Area. Action to prevent further loss of historic features is desirable for the preservation of the area's overriding character.

**8.8** To the north of the Conservation Area, the Coton and Hopwas Social Club and Institute is also out of character with its surroundings. Pink colour-washed walls and a green corrugated roof are unsympathetic to the traditional vernacular.



**Picture 8.3** Coton and Hopwas Social Club and Institute

**8.9** This sentiment also extends into the 21st century Two Trees Close development off Hints Road. Sensitive urban design for this site has created a quiet cul-de-sac with an array of buildings tight to the back of the pavement that continues the feel of an informal piecemeal development which is evident in the rest of the Conservation Area. This development has used more appropriate materials, such as brick that relates in colour and texture to the older red brick of the historic core; more suitable architectural details, such as roofs of a steeper pitch; variable scales of buildings and sizes of plots that relate better to the predominant characteristics of the village. Although not adding to the historic character of the area, the development provides a functional viewpoint, which affords vistas across the open fields to the east. Any future development should build on the positive precedent set by this site.



**Picture 8.4 Two Trees Close has been sympathetically developed using appropriate building scale, massing and materials.**

## 9 Public Realm & Open Space

**9.1** Due to its small size there is minimal provision of public open space within the Conservation Area core. However, this makes the few that do exist, a special commodity. In particular, there are three areas of open space, which are identified in the Appraisal Master Map.

**9.2** Along the central road running down its spine, only the disused graveyard of the Methodist Chapel punctuates the building line. This is a particularly well defined open space due to its boundary wall. This small area provides a tranquil space along a stretch of Hints Lane that is otherwise completely developed with residential houses.



**Picture 9.1** Open space of the disused graveyard of the Methodist Chapel

**9.3** North of the graveyard, Hints Lane merges into Hints Road by way of a small junction with Nursery Lane. Here, the Two Trees Close development has sympathetically preserved a village green area, which is also fronted by a group of older buildings. This grouping of buildings around a small area of open space forms a minor focal point for the southern part of the village, providing access on a north, south, east and west axis.



**Picture 9.2** Viewed from the Lichfield Road Bridge, the beer gardens surrounding the Coventry Canal form an outdoor room framed by the bridge and public houses.



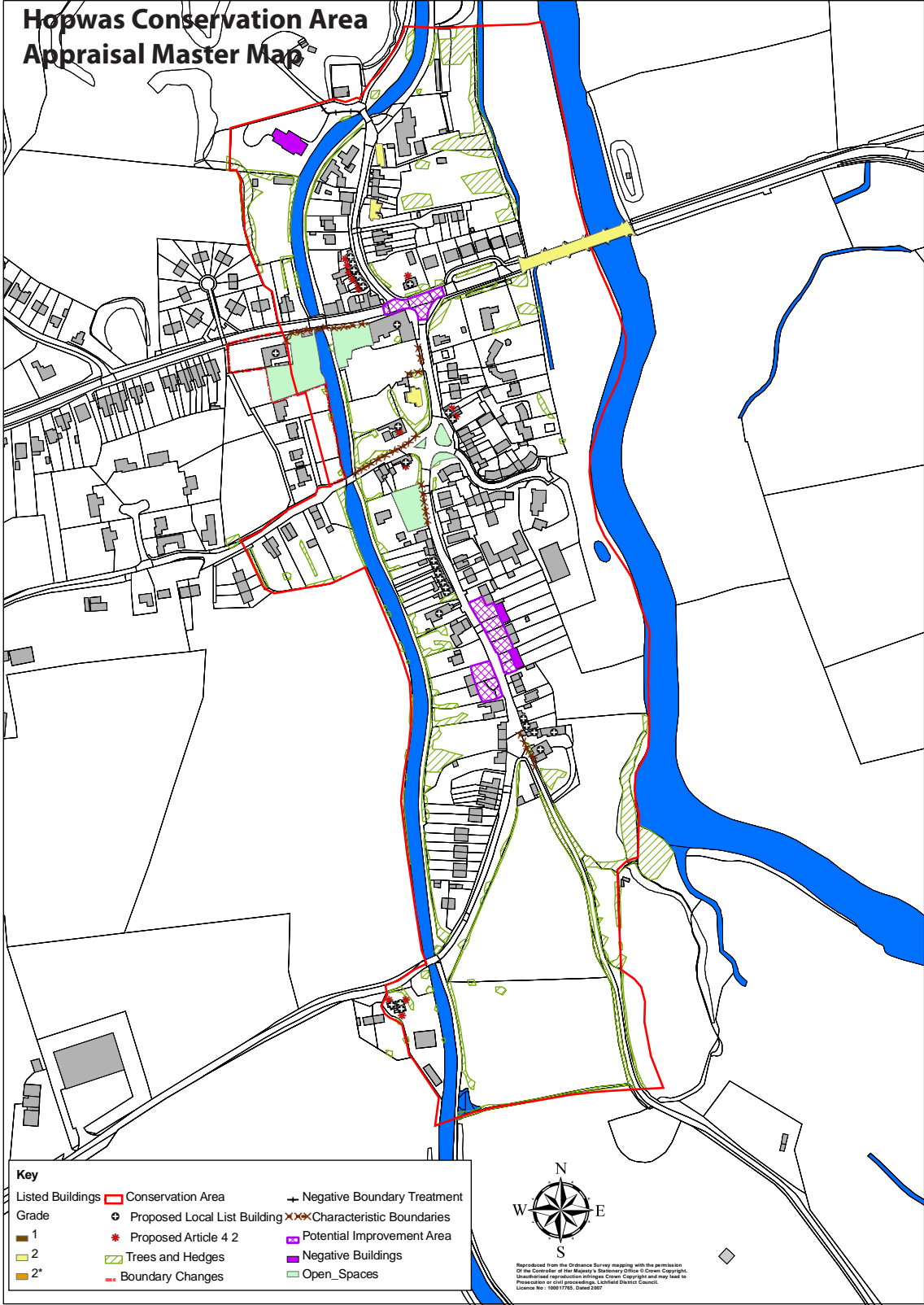
**9.4** The final area of open space is created by the beer garden of the Tame Otter public house and Red Lion public house both fronting onto the Coventry Canal. The two respective buildings combined with the Lichfield Road Bridge form three boundaries around the space, creating the feeling of an outdoor room. Within this area, the steady traffic of the canal and ambiance provides a vibrant, yet relaxing atmosphere.

## 10 The Effects of Conservation Area Designation

**10.1** 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 and should preserve or enhance it. Additional controls also exist to protect existing buildings and features from adverse change.

- It is necessary to obtain Conservation Area Consent for the demolition of all structures over 115m<sup>3</sup>
- There are stricter controls on permitted development - that is minor works that are normally automatically permitted.
- Notice must be given to the Council before works to trees are carried out.
- 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 organizations 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 where appropriate;
  - e. co-operating with other authorities and conservation organisations in activities designed to promote conservation generally or to assist conservation projects within the Borough, 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. monitoring change and developments assess how best to retain the special character of conservation areas for the future.

## 11 Maps



Picture 11.1 Map of Hopwas Conservation Area

## 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.

### National Policy and Legislative Context

**1.1** 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.

**1.2** This management plan is informed by the English Heritage document 'Understanding Place: Conservation Area Designation, Appraisal and Management' 2011.

### Local Plan and the emerging LDF

**1.3** 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.

**1.4** This is currently being replaced by a new Local Plan which is part of the new planning system introduced by the National Planning Policy Framework (NPPF) in March 2012. The conservation appraisal and the management plan will be complimentary to the conservation policies contained within the Local Plan.

### Development Control Decision Making

**1.5** 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.

### Consultation

**1.6** The draft document was presented to the Council's Cabinet on 29th November 2011 and approval was granted to go out to public consultation. Public consultation has been carried out in line with existing policies of Lichfield District between January and March 2012. Furthermore the English Heritage document, 'Understanding Place: Conservation Area Designation, Appraisal and Management', states that, "involving the local community in their development is essential if the proposals are to succeed." Following consultation 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.

### Resources

**1.7** 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 make a minor amendment to the Conservation Area boundary in order for it to follow a more logical route and avoid dividing property. Essentially, this is the alteration of the boundary along the western border to incorporate the Red Lion Public House and exclude the houses immediately to the south. The justification of this is to prevent the dissecting of land as it does at present. The Red Lion is an established historic feature of the townscape and its incorporation will help preserve the character of the canal and its surrounding context.

The remaining boundary will follow the route established in the 1979 Hopwas Conservation Area document. This is a logical route surrounding the village core, which follows a strong boundary line created by the waterways to the east and west.

#### Action 1

The District Council will amend the boundary of the conservation area in the following areas;

- to include the Red lion Inn and its grounds
- to remove the parts of the front gardens to numbers 4-10 Nursery Lane

### 2.2 Buildings at Risk

The English Heritage 'Heritage at Risk Register' is published annually and includes all types of heritage assets which are at risk including Grade I and II\* Listed Buildings, Scheduled Monuments and conservation areas.

There are currently 5 Listed Buildings and 4 Scheduled Monuments within the district of Lichfield on the English Heritage Buildings at Risk Register (2009 edition). None of these is within the Hopwas Conservation Area.

There are currently 2 conservation areas within Lichfield District which are considered, by English Heritage, to be at risk. Hopwas conservation area is not one of these.

The Council is currently undertaking a Building at Risk survey of all the listed buildings within the District. Once complete this will be published. Strategies will be put in place and resources will be targeted at buildings identified as being at Risk.

No other listed buildings or unlisted buildings within Hopwas Conservation Area have been identified as being at risk.

### **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
- c) The Council will continue to carry out a rolling Buildings at Risk survey.

## **2.3 Grant Funding**

While the Council does not currently have any grants available for works to historic buildings it will support and assist where practicable groups or individuals seeking grant funding from alternative sources to carry out necessary works to historic buildings within Hopwas Conservation Area.

### **Action 3**

The Council will continue to offer support and assistance to groups or individuals seeking grant funding to carry out works to historic buildings within Hopwas Conservation Area.

## **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 Hopwas Conservation Area. These properties are listed 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 listed 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 Hopwas 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 conservation area map and are listed in Appendix B. If appropriate these will be proposed for addition to the Council's 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 B and are published on the Council's web-site.



### **Action 6**

- a) The Council will add the buildings listed in Appendix B to the Register of Buildings of Special Local Interest.
- b) The Council will continue to compile a Register of Buildings of Special Local Interest and develop policies promoting their retention and improvement.

## **2.7 Natural Environment**

The natural environment plays a very important contribution to the Conservation Area. The waterways, trees, hedges and green open spaces are intrinsic parts of the special character of the Conservation Area, which is then framed by open fields. The importance of these elements must be recognised and preserved.

In particular, the open fields surrounding the Conservation Area boundary contribute to its setting and character. They provide a definitive boundary and create views in and out of the Conservation Area, whilst reflecting the village's agricultural background. These should be carefully managed and protected, particularly those areas that contain archaeology.

### **Action 7**

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

## **2.8 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 8**

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.

## 2.9 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.

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

A co-ordinated approach to street furniture would benefit the Conservation Area. The current provision of wooden bus shelters should be held as an exemplary method of introducing functional street furniture that positively contributes towards the character of the area.

### Action 9

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

## 2.10 Traffic Management

A large volume of traffic uses the A51 and is a significant constraint. Sensitive traffic calming measures should be sought to slow vehicles through the village and allow improvements to pedestrian safety. This should be done in a manner that minimises visual clutter to the streetscape.

### Action 10

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.

## 2.11 New Development

Proposed new developments within the Conservation Area provide the opportunity, through careful design, to preserve or even enhance the appearance of the Conservation Area. The new Two Trees Close development off Hints Road on the eastern side of the Conservation Area, which does not detract from the historical townscape architecturally and affords some impressive vistas across the landscape towards Tamworth, provide a sensitive precedent.

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 11**

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.

## **2.12 Heritage Assets and Climate Change**

Planning Policy Statement 5 Policy HE1 stipulates that 'local planning authorities should identify opportunities to mitigate, and adapt to, the effects of climate change when devising policies and making decisions relating to heritage assets by seeking the reuse and, where appropriate, the modification of heritage assets so as to reduce carbon emissions and secure sustainable development'.

Many non-listed buildings within the Hopwas Conservation Area have seen the installation of plastic windows and doors, which have inadvertently had a negative effect on the area's character. Decisions over future installation should be balanced against the significance of the heritage assets. Ideally during pre-application discussions, local authorities should help the applicant to identify feasible solutions that deliver similar climate change mitigation but with less or no harm to the significance of the heritage asset and its setting.

#### **Action 12**

The Council will provide advice to owners, occupiers and other stakeholders in relation to works to heritage assets that will mitigate the impact of climate change without causing harm to the significance of the heritage asset.

## 2.13 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 13**

- 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.

## 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

Lichfield Road	Rose Cottage
Hints Road (west side)	Numbers 3, 9, 21-33 & 45
Hints Road (east side)	Numbers 14 & 16 Number 64 (Oak Tree Cottage) Number 66 Number 68 (Oak Tree Farm)

Hints Road (south side)	Daisy Bank Cottages numbers 1, 2 & 3
School Lane	Numbers 1, 2, 4 & 6

### Proposed categories of development to be restricted.

#### A.6 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

#### A.7 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	
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.

## Appendix B Register 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.

### B.5 Schedule of properties proposed for local listing

Lichfield Road	Rose Cottage The Red Lion The Tame Otter
Hints Road (west side)	Hopwas Methodist Church Numbers 3, 9, 21-33 & 45
Hints Road (east side)	Number 64 (Oak Tree Cottage)



	Number 66 Number 68 (Oak Tree Farm)
Hints Road (south side)	Daisy Bank Cottages numbers 1, 2 & 3
School Lane	Numbers 1, 2, 4 & 6

## B.6 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 (eg. model villages, squares, terraces).

## **Appendix C Additional Information**