



Kings Bromley Conservation Area Appraisal

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1 Introduction

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

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

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



2 Location & Historical Context

2.1 King's Bromley is a modest village of cruciform plan situated by the River Trent about five miles north of Lichfield. Of the four roads dictating the layout of the village, Yoxall Road, Alrewas Road, and Lichfield Road are busy main roads, whilst Manor Road is a 'no through road' and is therefore comparatively peaceful. Manor Road was truncated by the owners of the Manor and the route through to Rugeley relocated.

2.2 In the course of its long history the village has had association with national events and celebrities. In pre-Norman times it was said to be a favourite area of the Earls of Mercia. Leofric, the fifth earl and husband of Lady Godiva, had a hunting lodge in the ancient manor and is said to have erected St. Peter's Church and a college of canons, although no certain trace of these remain, in the village. For around 130 years after the Norman Conquest the manor belonged to the Crown, hence the prefix to the place name.

2.3 Later the Manor was one of the homes of the Lane family, two members of which, Colonel John Lane and his sister Jane, aided the escape of Charles II from his defeat at Worcester in 1651. A relative of the Lane family provided the Manor Road brick almshouses in Tudor style in the late 19th Century.



3 The Conservation Area Boundary

3.1 The conservation area boundary encloses the full extent of the historic settlement pattern of the village including the original plots around the Manor Road area. It runs south and north of Alrewas Road and south of Manor Road before covering the previous area of the manor and enclosing an area of scattered development and open land to the north of the village. North of Alrewas Road the boundary also includes the site of All Saints Parish Church, along Yoxall Road.



4 Spatial Character & Townscape Quality

4.1 The only significant built remains of Bromley Manor are the octagonal brick dove-cot, the garden walls and pavilions and the tall tower with a balustraded parapet resembling an isolated Italian campanile. The tower has been refurbished and now has a house attached to it in a similar style. The walls enclose a rectangular garden on an east-west alignment and are of red brick with stone coping. At the west end are two small pavilions each with a pedimented gable. They are all structures probably of the eighteenth century and are listed as being of special architectural or historic interest. However, the parkland and landscaped grounds of Bromley Manor are still evident as Manor Park. 20th Century housing and development has occurred but the trees and landscape still dominate as the dwellings are in the main hidden by the landscaping and boundary treatments. The predominant spatial character of Manor Park is the large, individual, detached buildings set in generous, landscaped plots.



Picture 4.1 Kings Bromley Manor remains

4.2 To the north-west of the village, where the River Trent passes by, is an interesting converted building which is the old brick corn mill, dated 1668 but more likely to be of the nineteenth century, and a converted saw mill with fine iron glazing bars set in semi-circular headed windows.

4.3 The centre of the village is emphasised by the cross roads and the open space around the War Memorial. The stucco of the Royal Oak Inn, the dark roof tiles and brickwork of the almshouses, the thatched, white-painted brick and timber cottages and the roughcast of the former post office, all situated near the village centre, summarise practically the whole range of building types, colours and materials within King's Bromley.



Picture 4.2 All Saints Church

4.4 To the north of the centre of the village is a group of buildings in Church Lane and All Saints' Church. All Saints is possibly the site of Leofric's Church since part of the fabric dates from the late eleventh century. The building was enlarged in the fourteenth and fifteenth centuries. The interior has several interesting features including an elaborate late-mediaeval wooden choir screen on which human heads and acorns alternate amongst foliage, a pulpit from 1656 and a font from 1664. To the west of the church is a good range of brick cottages with some segmental head windows, contrasting with the series of the brick bungalows opposite the church, which represent a rather radical departure from the village vernacular. To the east is Church Farm, a typical three-storey brick eighteenth-century house of the area, which forms a fine contrast to the church and termination to Church Lane.



Picture 4.3 House on Church Lane



4.5 To the east of the cross-roads Alrewas Road is loosely and irregularly fronted by brick and roughcast-finished houses, punctuated by occasional trees. The eastern extremity of the conservation area comprises a higher density of housing although enclosure is well defined along this road because of hedges and walls, forming a distinct boundary between the road and the housing.

4.6 Manor Road continues the line of Alrewas Road westwards but in a more intimate form, appropriate to its former objective, the Manor. As stated previously Manor Road was realigned and used to be called Town Street. In fact, in more distant views along Manor Road and Alrewas Road, the interruption of the main Lichfield Road is hardly noticeable. The majority of the buildings along Manor Road are of informal character with brick and colourwash complementing each other, they include examples of brick farm buildings, some partly timber framed, and of three-storeys. Other interesting features amongst the houses along Manor Road include thatching, detailed chimneys, original windows, detailed door surrounds, intricate brick work and original detailing around the eaves. Some of these items can be seen on the Almshouses and 25 Manor Road.



Picture 4.4 House on Manor Road



Picture 4.5 Almshouses, corner of Manor Rd and Yoxall Rd

4.7 Towards the western end of the road are two colour washed brick, thatched cottages. The thatch produces an “eye-brow” effect above the dormer windows, a feature which can be seen elsewhere in the village. On the south side is No. 13, a late timber-framed building with herringbone brick nogging and a large brick chimney stack. In the garden is a prominent group of yews. The appearance of Manor Road is greatly enhanced by trees, walls and fences, and traditional kerb stones along the pavements. These all add to the atmosphere of seclusion. Of special significance in the overall scene is a large oak near the Royal Oak Public House and a Scots pine opposite.



Picture 4.6 Listed building, Manor Road



5 Quality & Character of Buildings

5.1 Although King's Bromley as a whole has a relatively limited range of architecture in comparison with many other Staffordshire villages, it has a great deal of character despite the new developments, which have taken place and the presence of heavy traffic. There has been a range of new development in the village, but this has generally been unobtrusive within the older village and has the effect of linking the area around the parish church and village centre. Whilst most of the redevelopment has taken into account the traditional design within the village other buildings have been less sympathetic in construction using more modern techniques and materials such as concrete. Many do not face the street, unlike the houses along Manor Road, and the new infill developments have wider roof spans than the original buildings in the village. Thus the design and the layout of the infill development does not conform with the style of the area and many of the buildings are bungalows instead of the original 2-3 storey buildings.



Picture 5.1 Listed thatched cottage, Manor Road

5.2 King's Bromley owes much of its character to the repetition of harmonious building and roofing materials and boundary details such as hedges and walls. The condition of the buildings within the village is generally high and this is to be welcomed especially in the several examples of thatched roofing which have been retained despite high maintenance costs. The designation of the Conservation Area may well have helped to encourage these high standards and to safeguard the character of the village.



6 Natural Elements

6.1 Natural elements add a great deal of character to the Conservation Area. Green areas are a consistent element throughout the village with individual large trees, groups of trees, hedges around properties, small open spaces, such as the War Memorial, and large open spaces to the north of village and to the south west of the village around Manor Park and Leofricsland.



Picture 6.1 View south from Manor Park



Picture 6.2 View east from Manor Park



7 Neutral Buildings

7.1 Many of the modern developments within the village could be considered neutral as, although they do not reflect or contribute to the character of the Conservation Area, they do not necessarily detract to a great extent either. While they could not be considered ideal within the village, they do exist and therefore need to be considered when assessing the overall character. These areas in particular include the infill housing created around Beech Avenue and the brick bungalows opposite All Saints Church in Church Lane.

7.2 All these developments are residential. Many do not reflect the character of the area having inappropriate plot size and shape, materials and design, but as they do not encroach too much on the Conservation Area they can be regarded as neutral and care must be taken to ensure that future works round these sites does not further detract from the area.



Picture 7.1 New cottage, Lewis Lane



8 Areas for Improvement

8.1 These are areas which provide opportunities for improvement in the future within the Conservation Area. There are two main sites which are the car park to the public house and the pumping station behind the Almshouses on Yoxall Road, both of which could benefit from landscaping schemes to improve their visual appearance and complement the character of the village.



9 Opportunities & Constraints

9.1 It is proposed that an Article 4(2) directive will be introduced to tighten controls over important historic buildings that are not protected as listed buildings.

9.2 There are a number of buildings within the conservation area which are identified as positive if they are considered to be of architectural or historic merit. Such buildings would be included in an Article 4(2) if they contribute to the special character and appearance of the Conservation Area and they front a public highway, waterway or open space. The criteria used are those contained within Appendix 2 of English Heritage's publication 'Guidance on Conservation Area Appraisals' (2006). These are marked on the map that is part of this appraisal and should be given special consideration when making decisions that may affect them.

9.3 The boundary of the Conservation Area could be altered as follows:

- extend the boundary to the west to include the listed walled gardens and pavilions
- alter the boundary slightly by avoiding cutting through gardens and houses to the south and north of Alrewas Road and to the south of Manor Road, following a more logical route (as proposed on attached map).

9.4 Areas close to the boundary and the significant views outwards from the boundary should be protected, including the views from the saw mill across to the church and the views from Leofricsland. Measures should be undertaken to protect these views from future development which may obscure them.

9.5 Appropriate traditional materials should be used when extending/developing within the Conservation Area in order to reflect the character of the area, such as, but not exclusively, brick, timber, clay tiles, timber frame, painted timber windows and doors.

9.6 Important individual trees, groups of trees and open green spaces should be retained. Care must be taken to protect areas in the north of the Conservation Area and in the south by Leofricsland where there are views of particular interest and importance to the overall village scene, and the loss of these green open spaces and trees would be unfavourable to the area.

9.7 Extra care should be taken to protect the Manor Park area and the open areas within it. The views around Manor Park, Leofricsland and across from the mills to All Saints Church should be protected.

9.8 A solution to the traffic issues, particularly with regard to the HGVs that use Alrewas Road should be sought. Methods to slow the traffic through the village should be put into practice and additional crossing facilities could be provided close to the cross roads by the war memorial, but without inappropriate signage, road markings or additional street furniture (such as railings at the crossing).



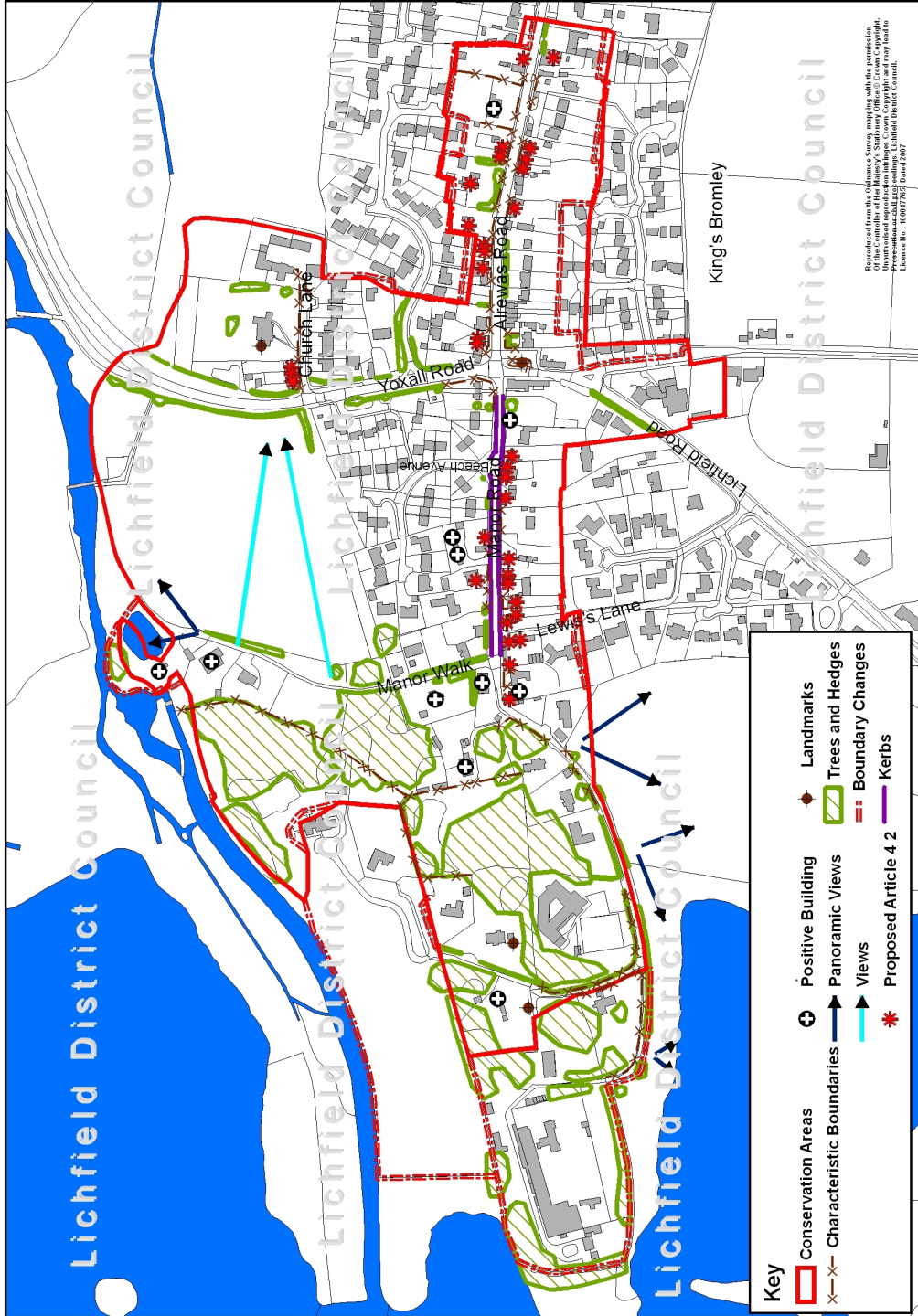
10 The Effect of Conservation Area Designation

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, additional controls also exist to protect existing buildings and features from adverse change.

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



Kings Bromley Conservation Area Appraisal Map



Map 1 Kings Bromley Conservation Area Appraisal Map