

# **WALL**



## **CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN**

**DECEMBER 2018**

## Wall Conservation Area

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## **ADOPTION STATEMENT**

**Original Designation date: 23<sup>rd</sup> February 1974**

**Previous boundary changes: None**

### **Current proposals**

**Cabinet approval for consultation: 10<sup>th</sup> April 2018**

**Public Consultation: 30<sup>th</sup> April – 11<sup>th</sup> June 2018**

**Public Meeting: 16<sup>th</sup> May 2018 at a meeting of the Parish Council**

**O&S Meeting – 12<sup>th</sup> November 2018**

**Cabinet Meeting – 4<sup>th</sup> December 2018**

**Council approval and adoption of boundary amendments – 18<sup>th</sup> December 2018**

**Statutory notices published – February 2019**

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## **SECTION 1 – CONSERVATION AREA APPRAISAL**

### **1.1 Introduction**

The Wall Conservation Area was designated on 23<sup>rd</sup> February 1974 and it covered 23.5 hectares. When it was designated, a brief document called “Wall 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 practice. 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.

The production of this document involves a review of the current boundaries, details of historical development, identification of townscape details and identification of unlisted buildings that make a positive contribution to the conservation area. It also identifies elements that detract from or erode an area’s special interest.

The NPPF requires Local Planning Authorities to take account of heritage assessments when considering the impact of a proposal on a heritage asset (in this instance the conservation area). 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.

## **1.2 Planning Policy Context**

The National Planning Policy Framework (NPPF) which was published in June 2018 has at its heart a presumption in favour of sustainable development. The conservation and enhancement of the historic environment is one of the core planning principles that underpin the planning process and is key to achieving sustainable developments.

Lichfield District Council's Local Plan Strategy was adopted on 17<sup>th</sup> February 2015. This contains policies relating to the Historic Environment in particular CP14: Our Built and Historic Environment, BE1: High Quality Development and NR5: Natural and Historic Landscapes. This Conservation Appraisal and Management Plan will form part of the evidence base for any future reviews of the Local Plan and is complementary to the conservation policies contained within the Local Plan.

It should be noted that the whole of the settlement of Wall falls within the West Midlands Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence (NPPF 2018 para 133).

Lichfield District Council also has a Historic Environment Supplementary Planning Document which was adopted in December 2015.

While not directly related to planning policy much of the settlement of Wall is a Scheduled Monument. Furthermore there are likely to be archaeological remains outside of the scheduled area and archaeological works are likely to be required as a condition of any planning permission.

A consistency of approach to determining planning applications is at the centre of a fair system of controlling 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.

The draft document was first considered by the Council's Cabinet on April 10 2018 and permission was granted to go out to public consultation. Public consultation was then carried out in line with the existing policies of Lichfield District Council. The legislation requires the proposals to be submitted to a public meeting therefore this document was presented at a meeting of the parish council on 16<sup>th</sup> May 2018. The public consultation period ran from 30<sup>th</sup> April 2018 to 11<sup>th</sup> June 2018. All responses to the consultation were addressed and amendments to the draft documents proposed. These were submitted to the Council's Overview and Scrutiny committee on 12<sup>th</sup> November 2018. Following support from Overview and Scrutiny the amendments were incorporated into the final document which was then submitted to the Council's Cabinet on 4<sup>th</sup> December 2018 and then Full Council on 18 December 2018 at which point the documents were formally approved and the amendments to the boundary changes were designated. The statutory notices were subsequently published in February 2019.

In accordance with the Historic England document "Conservation Area Designation, Appraisal and Management", 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 [www.staffordshire.gov.uk/historic-environment-record](http://www.staffordshire.gov.uk/historic-environment-record) .

### **1.3 Summary of Significance**

The Wall Conservation Area is significant for the following reasons:

- It contains the archaeological remains of the roman settlement of Letocetum. As a site of national importance a large area of the settlement is designated as a scheduled monument.
- The current village of Wall grew up along Watling Street as a continuation of occupation along the former Roman road, which remains an important route.
- The conservation area includes a number of important historic buildings including seven Grade II listed structures dating from the early 18<sup>th</sup> century to the late 19<sup>th</sup> century.

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## 1.4 Location & Setting

### **(Location, population, setting, topography, focal points, landmarks, nodes, spatial analysis, panoramic, framed and glimpse views)**

The settlement of Wall lies along and to the north of the Roman Road of Watling Street close to its junction with Ryknild Street approximately 1 mile south of Lichfield. Watling Street later became the A5 and in the 1960's a bypass was constructed to the south and the road was de-trunked.

As well as being close to the junction to two important roads the settlement was located on a raised area, with views down the gently sloping land to Watling Street and with a stream running to the west. The highest part of Wall lies at 114m above sea level on the edge of a plateau and the topography slopes away so that the lowest part of the village, south of Watling Street lies 14m lower.

Wall is surrounded by open countryside, mainly in use for arable farming. In terms of geology, the east of Wall is underlain with Bromsgrove Sandstone and the west is underlain by Wildmoor Sandstone. Black Brook runs below the gravel terrace west of Wall.

The civil parish of Wall has a population of 433 (2011 census) which includes the residents of four nearby hamlets.

In 1666 Wall had 12 people assessed for hearth tax. In 1801 Wall's population was 97. The figure for Wall was 84 in 1821, 91 in 1841, and 96 in 1851. A fall to 87 by 1861 was followed by rises to 101 by 1871 and 115 by 1881. The population of Wall and Pipehill together was 284 in 1901, 306 in 1911, and 330 in 1921; it had fallen to 292 by 1931 and 271 by 1951. The population of the much enlarged civil parish was 397 in 1961, 401 in 1971, and 368 in 1981.

Wall is laid out along a small number of roads. At the west end of the village there is a number of smaller properties set directly alongside Watling Street. The majority of modern housing in the village is located here. Further along Watling Street, at the junction with Green Lane, is The Trooper Public House. The character



of Green Lane and of Market Lane is very different from that of Watling Street. There is a more informal and rural feel with most properties being larger and set back from the road. This includes Wall Farm, Wall House, Wall Hall and The Church of St John. To the east of the village at the junction of Watling Street and Wall Lane is Manor Farm this consists of a number of farm buildings some historic and some modern. On the east side of Wall Lane are two short terraces of cottages, presumably originally constructed as farm workers dwellings. The focal point of the village is St John's Church with its spire which is visible from many locations both within and outside the village.

For the purpose of this appraisal three types of views have been identified. These are panoramic, specific and glimpses which are explained in more detail below. All three types of views are essential to the character of Wall and should be taken into account when considering proposals for new development. The maintenance of these significant views would preserve Wall's historic and idyllic rural character:

Panoramic views are long distance views across broad landscape vistas. There are relatively few panoramic views of the conservation area from outside with the majority of important views of the conservation area being far more specific focused views of building and areas. Important panoramic views include those from the conservation area especially within St. Johns Churchyard where views incorporating views of the Roman site and settlement can be seen in context with the surrounding landscape.

Views out from the built edges of the conservation area are also important both across open spaces within the conservation area and across the open countryside that surrounds it.

The surrounding rural context of the village can be appreciated in panoramic views from Green Lane opposite Wall House to the west and from Wall Lane to the east. The open landscape vistas can also be appreciated in a view to the south-east across Ashcroft Lane at its Junction with Wall Lane and Watling Street at Manor Farm.



**Open view from Roman Walk across towards Wall Farm**

Specific views are shorter views, confined to a specific locality through routes or spaces. Views in Wall are often framed by trees or hedges. These views are important and significantly contribute to the character of Wall. The principle specific views within Wall include the view across the Mansio and bath house complex to the Church of St. John the Baptist. This is a very important view which clearly shows the context of the present village with the Roman origins of the settlement. There are other significant specific views of Manor Farm, the Trooper Public House and houses on Watling Street close to the junction with the Butts.



**View across the Roman site showing the relationship of the bath House and Mansio to the present village.**



**View of properties on Watling Street**

Glimpses are intriguing glances towards intimate routes or spaces, which are usually terminated by development or landscape, thus adding to the intrigue. Key glimpse views within the village include views of Wall House on Green Lane, view of Wall Hall from Green Lane looking north and along Market Lane from Green Lane. There are numerous glimpse views within the Conservation Area, far too many to include on the maps in Section 10.



**Glimpse view of Wall House from Green Lane**

## 1.5 Historical Development

### **(Place name, earliest settlement, archaeology, important families and events, evolution of built form)**

While whole books could be devoted to the historical development of this settlement a brief history is provided below focusing on elements that contributed to how the site evolved into that we see today.

It is likely that a small native settlement occupied the site before the arrival of the Romans, possibly as the main trading station on the boundary between two British tribes, the Corieltauvi in the East Midlands and the Cornovii to the west. The settlement probably developed as the main trading centre between these two tribes, which goes some way to explaining why such a large town should be found where the local population density would not usually merit one.

The Romans came to Letocetum in 50 AD, only a few years after the invasion of Britain, and established a timber fortress on the hilltop near the site of the present church. It was a good defensive position, but the poor farmland surrounding the fortress could not support large numbers of soldiers. During the reign of Emperor Nero this fortress was replaced with a smaller one and Letocetum then developed into a large-scale posting station. Excavations have concentrated on the sites of the Mansio and the bath-house but there is evidence of a substantial settlement with possible basilica, temples, and amphitheatre.

The first mention of the name for the Roman settlement at Wall occurs in the Antonine Itinerary of the late-second century where it is mentioned as "Etocetum" a Latinised form of a Common Brittonic place name meaning "Greywood", "grey" perhaps referring to varieties of tree prominent in the landscape such as ash and elm.

The remains visible today are those of the stone bath house and Mansio, built in approximately 120 AD after Letocetum ceased to have a military function and became a civilian settlement. The settlement reached its peak during the 2nd and 3rd centuries and at this time occupied 8.1–12 hectares (20–30 acres).

At the end of the 3rd century the town relocated within high defensive walls astride Watling Street between what is now The Trooper Inn and Manor Farm. It is thought that the construction of these defences was related to a general uprising of the Welsh tribes that occurred at this time. The revolt was soon quelled, but, to guard against further disruptions, a series of strongholds, including Letocetum, were established along the length of Watling Street. All 4th century archaeological remains have come from within the defences and none from outside, suggesting that the whole population were within the defences by the 4th century. The latest coin to be found at Letocetum was minted 381 AD. Roman administration in Britain collapsed around 410AD and nothing has been found at the site that is datable after this time suggesting the settlement declined between these two dates.

The settlement must have been significant for some time; it is listed in the 9<sup>th</sup> century *Historia Brittonum* (a purported history of the indigenous British people that was written around 828), when it appears as 'Cair Luitcoyt' alongside major towns and military sites such as York, London, Chester and Wroxeter. The late defences led to its description as a Caer (In the Welsh language, **caer** means "fortress, fort, citadel, castle") suggesting that a British, possibly Powysian, outpost was established although we have no knowledge of the settlement during the period immediately after the Roman departure as no historical or archaeological evidence is present.

Letocetum lost all importance with the development of nearby Lichfield in the 7<sup>th</sup> century as the seat of a Bishop. Most Roman towns evolved into medieval towns and so much of their archaeology is lost or buried under centuries of subsequent settlement. Letocetum however was abandoned and so the archaeology has remained relatively undisturbed. The archaeological remains of Letocetum are of national importance and as such a large area is designated as a scheduled monument.

The ownership of the excavated site of the bath house and museum was passed to the National Trust in 1934. The site is open to the public and is managed and maintained by English Heritage.

The present village of Wall gives no hint of the former importance of the site. Development of Wall since the Romans has been slow, and it has never developed beyond a small village. The only element of continuity since Roman times is Watling Street. When the place emerged again historically in the 12<sup>th</sup> century it was under a new name, Wall. This name referred to the remains of the late Roman defences, parts of which were still standing in the early 19<sup>th</sup> century.

Wall became, and remains, a small rural settlement.

The earliest medieval settlement may have been on the higher ground around Wall House which, though dating mainly from the mid-18<sup>th</sup> century, is probably on the site of the medieval manor house: manorial rights descended with the house. Wall Hall to the south also dates from the mid-18<sup>th</sup> century but replaced a house which existed in the later 17<sup>th</sup> century. The site of Church Farm opposite Wall Hall was occupied by the early 16<sup>th</sup> century, and there were cottages to the north by the late 18<sup>th</sup> century. Manor Farm, at the corner of Watling Street and Wall Lane, was built in 1669 as a T-shaped brick house with stone dressings and mullioned windows; originally two storeys high, it was raised in 1844 when additions were made to the rear service wing. It replaced an earlier house. Wall Hall is dated to the early 19<sup>th</sup> century and, in 1837 the church was built, which in 1843 was consecrated as the Parish Church of St John. The church's architects were Moffat and Scott, Sir George Gilbert Scott later became an internationally renowned architect.

By the late 18<sup>th</sup> century several houses on Watling Street west of Manor Farm formed a lower part of the hamlet. An alehouse recorded in 1589 probably stood there. An inn called the Wheatsheaf existed by 1764, and in the 1790s there was one called the Swan, possibly the Wheatsheaf under another name. The Seven Stars, first mentioned in 1776, stood at the west end of the hamlet; it remained an inn until the mid-1920s. The Trooper inn at the corner of Watling Street and Green Lane existed by 1851.

The 20<sup>th</sup> century has seen the village grow modestly. In the 1950's ten houses were built on a road called The Butts. A very small number of additional dwellings have since also been constructed. Until the construction of the new A5 in 1966 all

traffic from the north-west to London travelled through the village. Following this it became a quiet and desirable rural village and a small but significant number of houses were constructed, mainly in the west of the village closest to the junction with the new A5. These included bungalows to the south in what was formerly Shenstone parish which were built in 1982.

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## 1.6 Architectural Quality and Built Form

### (Listed buildings, building types, materials, ages, recent housing)

The village, now quiet and secluded since the construction of the by-pass in 1966, has a varied character. Parts retain many of the characteristics associated with a settlement situated on a main road whereas other parts reflect a much more dispersed, rural character.



**Properties on Watling Street**

The properties along Watling Street are modest and functional. They sit right at the back of a narrow pavement, others are slightly set back behind a narrow front garden. Two pairs of late 20<sup>th</sup> century semi-detached bungalows at the far west end of Watling Street are set further back from the road which is not in keeping with the character of the older properties but as they are clustered at one end of the village their impact is minimal. The historic properties are constructed of red brick with clay tile roofs. Some have been rendered or painted however, this was not part of the original design. Originally all the properties would have had wooden windows, a mixture of mainly casements and

some sash windows. Some of the properties retain these, although many have lost these traditional features which have then been replaced with poor quality modern replicas.



**Former Seven Stars,  
Watling Street**

There are seven listed structures in the Wall Conservation Area which are all Grade II listed, five of which were designated in the 1980s and so post-date the designation of the Conservation Area in 1974. The predominant building materials are red brick and red clay tiles. Render is also used and the church is constructed of sandstone which has a pale red hue as does the stone detailing used elsewhere in the village.

There are some variations in the form of the Trooper Pub, White Ladies, Church Farm Cottage and Wall Hall, which all have white colour washed walls. This is a style that occurs throughout the village with some structures having one white colour washed wall, as is the case of the small cottages along Watling Street. Also the window frames on the majority of properties in Wall are also white.



**The Trooper Public House  
at the junction of Watling Street and Green Lane**

There are some mid to late-C20th developments within the village which are predominantly residential houses. While aspects of their materials and design do not reflect the historic character of Wall their domestic scale and massing means that they sit comfortably within the settlement.

The bathhouse is a supreme example of its kind and in its context it is an attractive venue to tourists and educational visits for schools.



**Remains of Bath House at Letocetum**



**Heritage interpretation panel**

The character of the Conservation Area is not uniform throughout and there are various areas of different character. One lies to the north of the conservation area that encompasses what may be referred to as the village centre. This section of the conservation area is defined by the presence of open fields to the west of Green Lane, and north of St John's Church; from which it is possible to enjoy open, panoramic views of the surrounding countryside.

Green Lane is the central spine of the first area encompassing the listed buildings in this section of the village and also separating it from the second area, which is the Roman settlement. This characteristic portrays Wall as a multi-dimensional site giving it a special status; the spacing of the village is sparse and open, which gives attention to each property. This is certainly the case for Wall House, Wall House Barn and Wall Farm to the north of Green Lane, which has the feel of being a private road shortly, past the church.

St John the Baptist church provides a focal point to the village. It is one of the earliest ecclesiastical works of George Gilbert Scott, dating back to 1843, and its gothic spire can be seen rising dramatically from a ridge of trees.



**Parish Church of St. John the Baptist**

Other characteristics of Wall Conservation Area include the remaining spaces within the settlement, the greenery, including trees and open spaces. In addition brick walls or hedges predominantly supply enclosure of sites. A section of important re-used Roman stonework can be seen forming part of the boundary between Castle Croft and Watling Street.



**Re-used Roman masonry at Castle Croft**



**Boundary wall of Wall House, Green Lane**

Along Market Lane its holly hedges give a feeling of enclosure to neighbouring properties, allowing only brief glimpses of the dispersed built form of this part of the settlement.

There are a number of focal points along Watling Street, all of which are focused on road junctions. The junctions of Wall Lane, Green Lane and The Butts all provide differing focuses within the settlement.

There are seven listed structures in the Wall Conservation Area, the other structures comprise a variety of buildings scattered throughout the Conservation Area ranging from White Ladies to Woodcote.

Many of the buildings are red bricked representing a continuation in the Staffordshire vernacular style; this is shown to great effect on The School House, Market Lane whose diaper work really places a contrast between the red bricks and the occasional patterned blue bricks.



**Grade 2 Listed Barns at Wall House, Green Lane**

The church also has a red tinge to it constructed from sandstone a local sedimentary rock. There are some variations in the form of the Trooper Pub, White Ladies, Church Farm Cottage and Wall Hall, which all have pale colour washed walls and is a style that occurs throughout the village with some structures having one white colour washed wall, this is the case of the small cottages along the Watling Street.

The purpose of the Conservation Area is to encourage these high standards and to safeguard the unique character of the village.



**Early 20<sup>th</sup> Century houses on Wall Lane**

There has been very little modern infill development with only one new property constructed on Market Lane and two on Roman Walk off the Butts.



## 1.7 Public Realm, Open Spaces and Trees

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 street furniture (street lights, benches etc) 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.

Natural elements provide 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 beer gardens to the rear of the Trooper Pub and large open spaces such as The Butts and the Roman settlement. The churchyard provides a small open space and backs out onto the site of the Roman settlement, which in its totality is an important open area.



**The Trooper Public House from Watling Street**

There are also areas, which provide opportunities for change and improvement in the future within the Conservation Area. The intention is to carefully manage any future development where it could potentially physically impact on the value of the Roman remains and the character and appearance of the conservation area.

The street furniture is all modern, with no historic surviving street signs. The majority of signs are associated with the important Roman site of Letocetum.



**Signage associated with the Wall Roman Site**

Whilst the street scene is currently relatively uncluttered, care will need to be taken to ensure there is not a proliferation of additional signage within the Conservation Area. There are good examples of modern street furniture, which do not detract from the street scene, such as the Jubilee milepost on Watling Street. Opportunities to positively contribute to the street scene and the historic environment within Wall should be encouraged.



**Jubilee Milepost,  
Watling Street**

## **1.8 Assessment of Condition**

While there are very few elements of the conservation area that could be considered to be negative, there is a small number that could be considered to detract from the conservation area due to their poor condition. There are also a number of neutral elements within the conservation area. These are buildings or other structures which while not contributing positively to the character of the conservation area nor do they detract from it. These mainly consist of 20<sup>th</sup> century dwellings.

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 do not positively contribute to the special character of the village, they do still need to be considered when assessing the overall character. These areas in particular include modern houses, such as, Woodcote and the White Ladies.

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.

## 1.9 Protection Offered by Designation

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.

<b>Means of Protection</b>	<b>Explanation</b>	<b>Sources of Information</b>
<b>National Planning Policy</b>	Conservation Areas are designated heritage assets and as such there is a national presumption in favour of their conservation.	NPPF
<b>Local Plan Strategy (2015) and Development Management Decisions</b>	Local Authorities are required by S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when drawing up plans or considering development proposals both within the designated area and outside it if they would affect the setting or views into or out of it.	NPPF and Local Plan policies
<b>Restrictions on Permitted Development Rights</b>	A wide range of minor works are permitted to commercial, residential and other properties without the need for formal planning permission. These are known as Permitted Development (PD) rights and are granted by the	CLG Technical Guidance on PD rights.

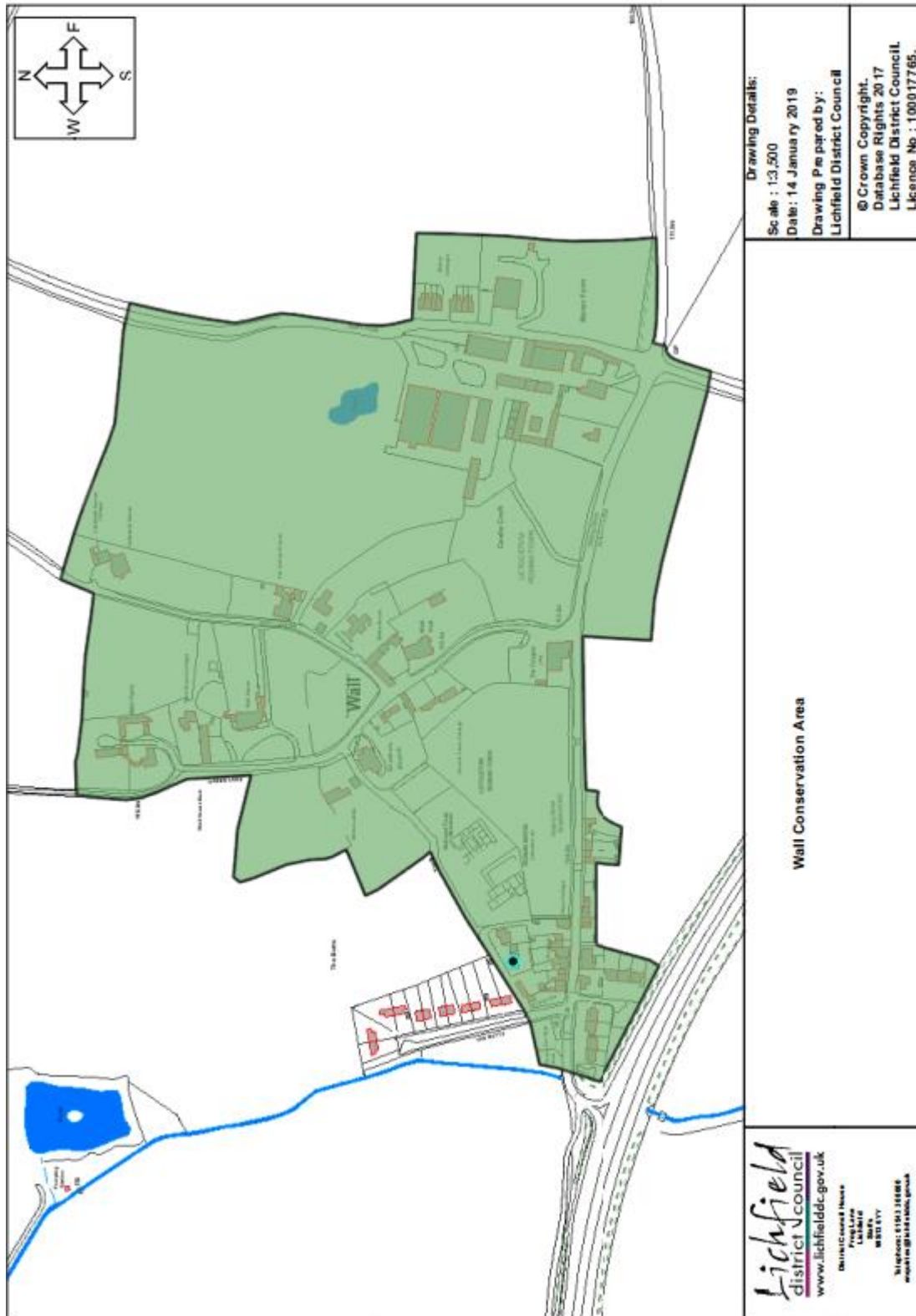
	Secretary of State nationally through the Town and Country Planning (General Permitted Development) Order (GPDO). In conservation areas rights are restricted where development might be visible from the public realm.	
<b>Control over Demolition</b>	Planning permission is required for the demolition of a building in a conservation area. It remains a criminal offence to fail to obtain planning permission prior to demolition.	Enterprise and Regulatory Reform Act 2013
<b>Control Over Works to trees</b>	Under S211 of the 1990 Planning Act anyone proposing to cut down, top or lop a tree within a conservation area (with the exception of trees under a certain size, or those that are dead, dying or dangerous) is required to give 6 weeks notice to the local planning authority. The purpose of this requirement is to give the authority the opportunity to make a tree preservation order which then brings any works permanently under control.	DCLG Guidance
<b>Restrictions on outdoor Advertisements</b>	Certain categories of advertisement which have 'deemed consent' under the Advertisement Regulations are restricted within conservation areas. These include illuminated	Restrictions on outdoor advertisements

	advertisements on business premises and advertisements on hoardings around building sites. In addition balloons with advertisements are not exempt from the need for advertisement consent in conservation areas.	
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## 11. Maps

**Map 1. Showing the conservation area boundary (green coloured area)**





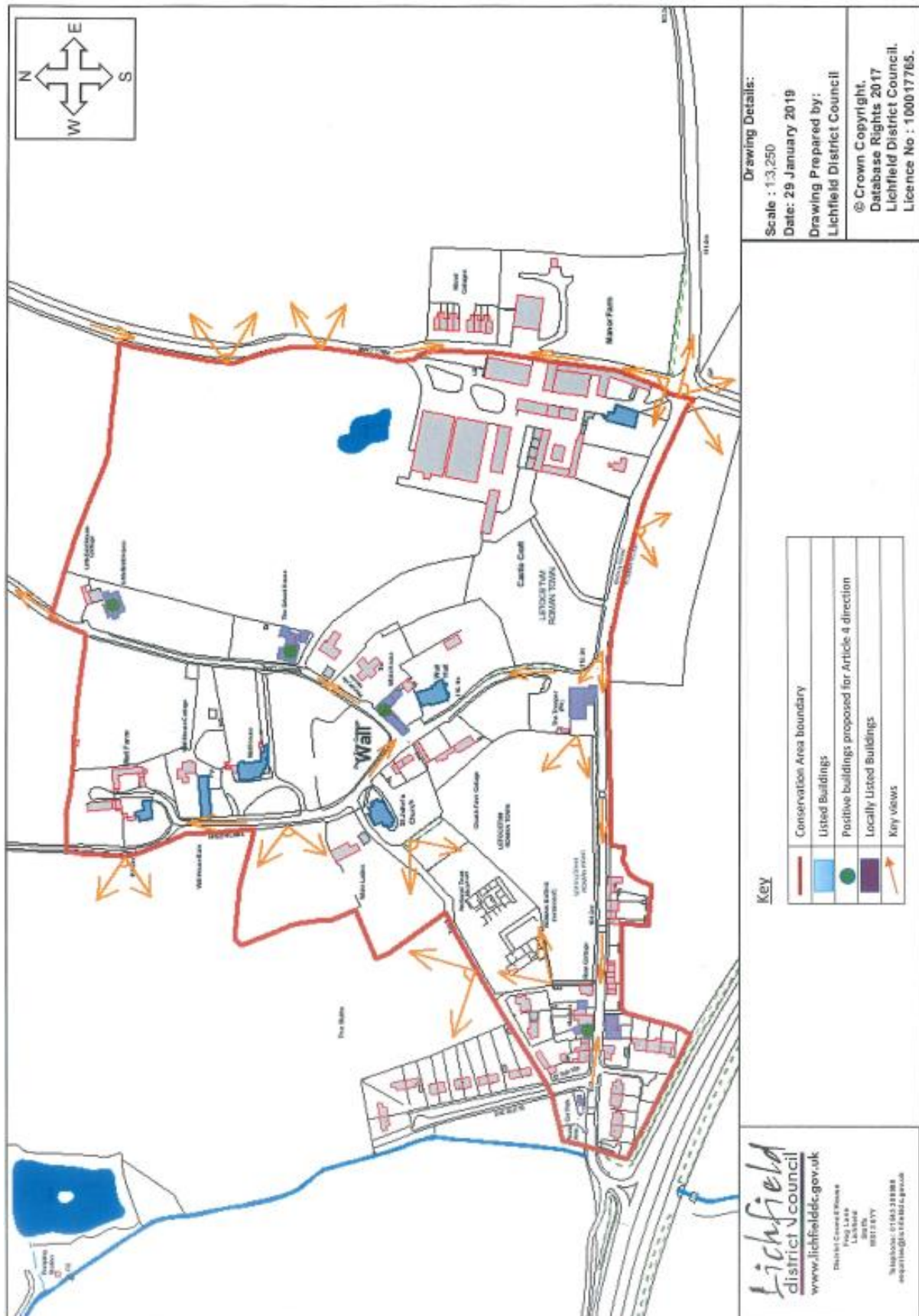
## Schedule of Properties within the Conservation Area.

Road	Property
Wall Lane	Manor Farm
Watling Street (south side)	Numbers 1 & 2, Number 3 and Annex at number 3, Number 4 (Church View) Numbers 5-10 (inclusive) Wall Village Hall Number 11 Numbers 61-71 (odd)
Watling Street (north side)	Little Manor The Trooper Inn Rose Cottage English Heritage Museum Old Shop Cottage Old School House Numbers 12 (The Seven Stars), 13 (Dove Cottage), 14 (Wall Cottage)
The Butts	Electricity Sub Station Telephone Kiosk
Roman Walk	Canterbury House Lichfield House
Green Lane (west side)	Church Farm Church Farm Cottage, Numbers 1 & 3 Church Farm Cottages St John's Church White Ladies
Green Lane (east side)	Wall Hall Pear Tree Cottage Wall House Wall House Barn Wall House Cottage Wall Farmhouse

	Wall Farm Coach House at Wall Farm
Market Lane (east side)	The White House Woodcote House School House Littlefield House Littlefield House Cottage

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## Map 2. Conservation Area Appraisal Map





## **SECTION 2 – CONSERVATION AREA MANAGEMENT PLAN**

### **2.1 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**

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.

National Planning Policy is set out in the National Planning Policy Framework (NPPF). Section 16 relates to the Historic Environment.

This management plan is informed by the Historic England document 'Conservation Area Designation, Appraisal and Management' 2016.

#### **The Local Plan**

Current planning policies for Lichfield District, including those covering developments within conservation areas, are set out in the National planning Policy Framework (NPPF), Lichfield District Council's Local Plan Strategy and our adopted Historic Environment Supplementary Planning Document.

This Conservation Appraisal and Management Plan will form part of the evidence base for any future reviews of the Local Plan and is complementary to the conservation policies contained within the Local Plan.

## **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.

## **Consultation**

The draft document was first considered by the Council's Cabinet on April 10 2018 and permission was granted to go out to public consultation. Public consultation was then carried out in line with the existing policies of Lichfield District Council. Furthermore the Historic England 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. The legislation requires the proposals to be submitted to a public meeting therefore this document was presented at a meeting of the parish council on 16<sup>th</sup> May 2018. The public consultation period ran from 30<sup>th</sup> April 2018 to 11<sup>th</sup> June 2018. All responses to the consultation were addressed and amendments to the draft documents proposed. These were submitted to the Council's Overview and Scrutiny committee on 12<sup>th</sup> November 2018. Following support from Overview and Scrutiny the amendments were incorporated into the final document which was then submitted to the Council's Cabinet on 4<sup>th</sup> December 2018 and then Full Council on 18 December 2018 at which point the documents were formally approved and the amendments to the boundary changes were designated. The statutory notices were subsequently published in February 2019.

## **Resources**

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

## **2.2 Planning Policies & Guidance**

### **2.2.1 Boundary Changes**

A number of amendments have been made to the Conservation Area boundary in order for it to follow a more logical route and avoid dividing property. The boundary was extended to incorporate land to the east of Wall Lane at Manor Farm. The boundary was also amended to remove areas of open farmland. The justification for this was to prevent the dissecting of land and in order to create a clearly defined boundary to the Conservation Area.

The remaining boundary follows the route established in the 1974 Wall Conservation Area document. This is a logical route surrounding the village development.

It should be noted that the amendments to the conservation area boundary have no impact on the extent of the scheduled area or the protection it provides for the archaeological remains.

#### **Action 1**

The District Council have amended the boundary of the Conservation Area in the following areas, as shown on maps in section 11;

- Exclusion of the field to the west of The Butts, exclusion of the area to the North and East of The Butts and exclusion of land to the south of Watling Street to the North of the A5 Wall Bypass, all of which are included in the scheduled area.
- Inclusion of land to North of Castle Croft, to follow the boundary from close to Littlefield House Cottage to Wall Lane

The revised boundary of the Conservation Area reduces the total area covered from 23.5 hectares to an area of 16.3 hectares.

### **2.2.2**

### **2.2.3 Heritage Assets and Climate Change**

NPPF states in paragraph 148 that the planning system should support the transition to a low carbon future in changing climate. Furthermore the transition to a low carbon future is part of the aim of sustainable development.

A number of non-listed buildings within the Wall 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 2**

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.

### **2.2.4 Article 4 Directions**

Permitted development rights are those minor developments for which planning permissions is automatically granted. These rights are more restricted within a Conservation Area than elsewhere.

The local authority has the ability under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 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 Wall Conservation Area. These properties are listed in Appendix A along with a schedule of the categories of development is it proposed to restrict.

### **Action 3**

Following further consultation the Council will work towards putting an Article 4 direction on the dwelling houses in Wall Conservation Area listed in Appendix A

#### **2.2.5 Lichfield's Register of Buildings of Special Local Interest**

A number of historic buildings have been identified, which do not fit the strict criteria for statutory listing but are important in the local area, these 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 4**

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

#### **2.2.5 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 5**

The Council will ensure that all proposed advertisements accord with policy set out in the adopted Local Plan Strategy.

### **2.2.6 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 the character and appearance and this needs to be respected.

The use of appropriate traditional materials is important when extending and/or developing within the Conservation Area such as, but not exclusively, Staffordshire red brick, clay tiles, painted timber windows and doors. Alternatively, in some locations, a more modern approach can be taken using high quality contemporary designs and materials.

The existing developments which are considered to be positive buildings in the Conservation Area map enhance the character of the village architecturally, and should be used as a precedent, to ensure that any new development is sympathetic to its surroundings to enhance the character.

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 6**

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 policies in the adopted Local Plan Strategy and any corresponding policies in the future.

## **2.2.7 Supplementary Planning Documents**

The Council has a suite of Supplementary Planning Documents. The Historic Environment SPD is the most relevant to this document but also of relevance are the Trees, Landscaping and Development SPD (adopted May 2016), the Sustainable Development SPD and the Rural Development SPD SPD (both adopted December 2015).

## **2.3 Regeneration and Enhancement**

### **2.3.1 Grant Funding**

The Council currently administers a small grants scheme (giving grants of 25% of the total cost of eligible works, up to a maximum of £5,000) available for works to listed buildings which are considered to be at risk. It will also support and assist where practicable groups or individuals seeking grant funding from alternative sources to carry out necessary works to historic buildings within Wall Conservation Area.

#### **Action 7**

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

## **2.4 Street and Traffic Management**

### **2.4.1 Public Realm**

At present the streetscape and public realm within Wall Conservation Area is relatively uncluttered and does not detract from the character or appearance of the Conservation Area. However, any future works to the streetscape and public realm should be carried out in a way that is sympathetic to and compliments the character of the area.

Street lighting is predominantly only present at the western end of the village focussed on the lower part of Watling Street and The Butts. There is a street light at the junction of Green Lane and Market Lane, however this consists of a small box and light mounted on a telegraph pole.

A co-ordinated approach to street furniture would benefit the Conservation Area.

### **Action 8**

The Council will work together with other stakeholders to discuss and, if appropriate, implement a high quality, coherent style of public realm enhancement schemes within the Conservation Area.

## **2.5 Trees, Open Space and Green Infrastructure Strategies**

### **2.5.1 Landscape Setting and Views**

Areas close to the boundary of the Conservation Area and the significant views outwards from the boundary should be protected. Measures should be undertaken to protect these views from future development which may obscure them.

The natural environment plays a very important contribution to the Conservation Area. The trees, hedges and green spaces are intrinsic parts of the special character of the Conservation Area, which are 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.

### **Action 9**

- a) The Council will seek to ensure that development on the edges of the Conservation Area preserves or enhances the special interest of the Conservation Area and causes no harm to that special interest.
- b) The Council will seek to ensure that these important views remain protected from inappropriate forms of development and also that due regard is paid to them in the formulation of public realm works or enhancement schemes.

### **2.5.2 Trees**

Important individual trees, groups of trees and open green spaces should be retained. Care must be taken to conserve the mature trees and hedgerow lining Wall Lane and the open green space at the north of Castle Croft. The loss of these green open spaces and trees would be damaging to the area, by eroding its traditional idyllic character.

High hedges and prominent trees form a sense of seclusion that divides the upper part of the settlement from the lower part along Watling Street. This is particularly evident in the section of Green Lane between Watling Street and Wall Hall. This adds significantly to the character of the settlement and should be carefully monitored and conserved.

#### **Action 10**

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.

## **2.6 Enforcement and Remediation Strategy**

### **2.6.1 Buildings at Risk**

The Historic England '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 4 Listed Buildings and 3 Scheduled Monuments and 1 Conservation Area within the District of Lichfield on the Historic England Heritage at Risk Register (2017 edition). None of these relate to or are within the Wall Conservation Area.

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 Wall Conservation Area have been identified as being at risk.

#### **Action 11**

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

#### **2.6.2 Planning 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 it 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 12**

Where appropriate the Council will take enforcement action against unauthorised works within the Wall Conservation Area.

### **2.6.3 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. The Council has a rolling programme of Conservation Area reviews

#### **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.

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## **SECTION 3 – REFERENCES, APPENDICES AND CONTACT DETAILS**

### **Appendix A Article 4 Direction**

#### **What is an Article 4 Direction?**

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?**

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 such a property?**

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?**

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 Councils can use to achieve this.



## Schedule of properties proposed for Article 4 Direction

Road	Property
Green Lane	Pear Tree Cottage
Market Lane	School House Littlefield House
Watling Street	The Seven Stars, 12 Watling Street

### Proposed categories of development to be restricted

#### Town and Country Planning (General Permitted Development) (England) Order 2015

##### SCHEDULE 2

##### PART 1 Development within the curtilage of a dwellinghouse

Class A – enlargement, improvement or other alteration of a dwellinghouse

Class B – additions etc to the roof of a dwellinghouse

Class C – other alterations to the roof of a dwellinghouse

Class D – porches

Class E – buildings etc incidental to the enjoyment of a dwellinghouse

Class F – hard surfaces incidental to the enjoyment of a dwellinghouse

Class G – chimneys, flues etc on a dwellinghouse

Class H – microwave antenna on a dwellinghouse

##### PART 2 Minor operations

Class A – gates, fences, walls etc

Class C – exterior painting

Class F – closed circuit television cameras

#### PART 11 Heritage and demolition

Class B – demolition of buildings

Class C – demolition of gates, fences, walls etc

#### PART 14 Renewable energy

Class A – installation or alteration of solar equipment

Class B - installation or alteration of stand-alone solar equipment

Class E – installation or alteration of flue for biomass heating system

Class F – installation or alteration of flue for combined heat and power

Class H – installation or alteration of wind turbine

Class I – installation or alteration of stand-alone wind turbine

## **Appendix B Register of Buildings of Special Local Interest**

### **What is the List of Buildings of Special Local Interest?**

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?**

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?**

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?**

The Local List is one of a palette of tools that the Council can use to help 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.

## Schedule of properties proposed for local listing

Road	Property or structure
The Butts	K6 Telephone Kiosk
Green Lane	Pear Tree Cottage
Market Lane	School House Littlefield House
Watling Street	The Trooper Inn The Seven Stars, 12 Watling Street Wall Village Hall Stone wall to north side of Watling Street English Heritage Museum

### Criteria for Proposed Local List Buildings

- Special architectural or landscape interest i.e. is it the work of a particular architect or designers 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).

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## **Appendix C Information on Scheduling**

*This information is taken from the Historic England web-site and further information can be found at <https://historicengland.org.uk/>*

### What is scheduling?

Scheduling is our oldest form of heritage protection. It began in 1913, although its roots go as far back as the 1882 Ancient Monuments Protection Act, when a 'Schedule' (hence the term 'scheduling') of almost exclusively prehistoric monuments deserving of state protection was first compiled.

Although Historic England carry out their own programme of scheduling work, anyone can nominate a site to be scheduled. In both cases Historic England make a recommendation to the Secretary of State for Digital, Culture, Media and Sport (DCMS) and they make the final decision as whether a site should be scheduled or not.

Scheduling is the selection of nationally important archaeological sites. Although archaeology is all around us, Scheduled sites form a carefully chosen sample of them, which are closely managed.

While some change may be possible, there is a presumption that they will be handed on to future generations in much the same state that we have found them. Scheduling derives its authority from the Ancient Monuments and Archaeological Areas Act of 1979.

### What can be scheduled?

Scheduled monuments are not always ancient, or visible above ground. There are over 200 categories of monuments on the schedule, and they range from prehistoric standing stones and burial mounds, through to the many types of medieval site - castles, monasteries, abandoned farmsteads and villages - to the more recent results of human activity, such as collieries.

Scheduling is applied only to sites of national importance, and even then only if it is the best means of protection. Only deliberately created structures, features and remains can be scheduled. There are almost 20,000 Scheduled Monuments. Scheduling is reserved for carefully selected sites, which create a representative sample of sites from different epochs.

### How does scheduling affect me?

If you are the owner of a scheduled monument (or are acting on behalf of the owner) and you wish to carry out works to the monument, you will need to apply for prior written permission from the Secretary of State for Digital, Culture, Media and Sport. This is for works either above or below ground level. The procedure is known as Scheduled Monument Consent or

SMC. 'Works' are defined by the 1979 Act as demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or tipping material onto the monument.

To avoid the possibility of damaging a monument, and therefore carrying out unlawful works, you are strongly advised to consult Historic England while in the early planning stages of any intended works.

Certain development works to your property may require planning permission from your local authority, but obtaining such permission does not remove the need for Scheduled Monument Consent.

### What is Scheduled Monument Consent?

A monument which has been scheduled is protected against ground disturbance or unlicensed metal detecting. Written consent must always be obtained before any work on a scheduled monument can begin.

Application for Scheduled Monument Consent (SMC) must be made to the Secretary of State for Digital, Culture, Media and Sport before any work can be carried out which might affect a monument either above or below ground level. Some change may also require planning permission, which will should be obtained from the Local Planning Authority.

Historic England gives advice to the government on each application and administers the consent system. In assessing applications, the Secretary of State will aim to ensure that the significance of protected sites is safeguarded for the long term.

Some types of work generally related to agriculture or gardening. Where these activities are already being carried out they are covered by Class Consents and allowed to go ahead without SMC.

Further advice regarding what it means when a monument is scheduled and what requires consent can be obtained from the relevant local Historic England team.

It is against the law to:

- Disturb a scheduled monument by carrying out works (outside Class Consents) without SMC.
- Cause reckless or deliberate damage to a monument.
- Use a metal detector or remove an object found at a monument without a licence from Historic England.

Conviction for these offences can lead to fines.

## **Roman site, Letocetum**

The following is from the official entry from the Historic England database. Some elements have been removed for conciseness, the full entry can be found at <https://historicengland.org.uk/listing/the-list/list-entry/1006108>

### List Entry Summary

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance.

Name: Roman site, Letocetum

List entry Number: 1006108

Date first scheduled: 21-May-1953

### List entry Description

#### Summary of Monument

A series of Roman military sites, a staging post and Romano-British small town, known as Letocetum, at Wall.

#### Reasons for Designation

Letocetum represents the evolution of a site from the early military campaigns to the development of a significant staging post and Romano-British small town. The temporary camps and forts provide an important insight into Roman military strategy and organisation during the period of Roman occupation. Small towns began to emerge in the mid-first century AD. However, the majority of examples appeared in the later first and second centuries, while the third and fourth centuries saw the growth and development of existing establishments. Some small towns had their origins in earlier military sites and developed into independent urban areas following the abandonment of the forts.

The mansio and bath house are the most important buildings in the town and are considered to be the best preserved examples surviving in England. Considerable amounts of archaeological information relating to the many aspects of Roman life at Letocetum are known to survive. The monument represents a very well preserved example of its type and the remains associated with the occupation at Letocetum are of national importance.



## History

The monument, which falls into four areas of protection, includes a complex of Roman military sites including a temporary camp and series of forts, a settlement site and staging post including a mansio and bath house, and a later fortified settlement. The sites are centred on Watling Street, close to Ryknild Street, within and surrounding the village of Wall. A number of temporary camps associated with Roman military campaigns are known along the line of Watling Street, the north west corner of one of these has been identified from cropmarks to the south of the A5 and village of Wall as two lengths of curving, double-ditched, boundaries.

Excavations have revealed a series of forts situated on the top of the hill which were built from the mid first century to the early second century AD and were of timber construction. The first fort covered an area up to 12 hectares and the final Hadrianic fort covered an area of about 0.8 hectares.

At NGR SK09800658, a mansio and bath house have been partially excavated. Both buildings were in use during the second century and the bath house was in use into the third century. They were part of a staging post serving the numerous travellers and officials travelling along Watling Street. At the mansio site two timber phases were replaced by a two storey stone building in the early second century. This consisted of a group of rooms around a central colonnaded courtyard, among these rooms were a kitchen, well, latrine and sleeping apartments. To the south west of the mansio is the bath house with evidence of up to seven phases of construction and a full array of rooms, structures and features surviving as substantial consolidated mortared walls. It is likely that a substantial small town developed around the mansio and bath house.

Excavations have also revealed cremation burials to the west of the village of Wall centring on SK 0953 0657 and SK 0930 0662, and present north and south of Watling Street dating to the first and early second century. A square walled enclosure, revealed as a crop mark, was excavated in 1955 and 1962/3 and dated to around AD 300. It is situated at the east end of Wall, measures approximately 200m across and Watling Street runs through its centre. It consisted of a stone wall up to 3m thick backed by a turf rampart and fronted by three ditches and may represent a civilian enclosure. The mansio and bath house complex are in Guardianship. Not all aspects of the multi-complex site have been formally assessed and additional archaeological remains will lie outside the scheduled area.

## References

### Publications

- Staffordshire County Council, 1974, Wall Conservation Area Document
- English Heritage, 2016, Understanding Place: Conservation Area Designation, Appraisal and Management

### Web-based resources

- Historic England, The National Heritage List for England, <http://www.historicengland.org.uk/listing/the-list>
- Historic England, Heritage At Risk Register, West Midlands, 2017, <http://risk.historicengland.org.uk/register.aspx>
- Staffordshire Past Track, <http://www.staffspasttrack.org.uk/>
- <http://www.roman-britain.org/places/letocetum.htm>
- Historic England, List Entry for Letocetum <http://list.historicengland.org.uk/resultsingle.aspx?uid=1006108>
- British History Online <http://www.british-history.ac.uk/vch/staffs/vol14/pp283-294>

**All photos are author's own except where otherwise stated.**

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### **For planning enforcement enquiries please contact our Enforcement Team**

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