

Interim

Planning Guidance

Amington Green Conservation Area
Statement of Designation
& Reasoned Justification

INTERIM PLANNING GUIDANCE

As part of the Local Plan process, supplementary planning guidance was prepared to supplement policies and proposals in the Local Plan. The Borough Council consulted the public on the guidance at the draft deposit and revised draft deposit stages of the Local Plan preparation process. Some of the comments on the Draft Deposit Guidance were taken into account in formulating the Revised Draft Guidance.

It was not appropriate for the Borough Council to adopt the guidance as supplementary planning guidance because this can only supplement an adopted local plan and the Tamworth Local Plan 2001-2011 will not be adopted until 2006. Furthermore, under the new development plan system, supplementary planning guidance has been replaced with supplementary planning documents.

This guidance was approved as interim planning guidance by the Borough Council's Cabinet on 15th August 2005. It contains information about the special character of the Amington Green Conservation Area, a justification for its designation and guidelines for development. Appropriate guidance will be replaced with supplementary planning documents in due course. This is in accordance with the Council's Local Development Scheme that came into effect in March 2005.

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1. INTRODUCTION

A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is important to preserve or enhance. Tamworth Borough Council has a duty to decide which areas are special and fall into this category, and these are then designated as conservation areas. It is not only the individual buildings but also the way in which they are situated and the surrounding areas that give an area its character.

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the legislative backing for such designations, stating that:

'Every Local Planning Authority should from time to time determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance, and shall designate those areas as conservation areas.'

It also imposes a duty on Local Authorities to review their areas from time to time. The Amington Green Conservation Area was originally designated on 9th July 1985, under the enabling powers of the 1971 Town and Country Planning Act. It was felt that a review of the existing boundary was necessary to comply with the regulations of the 1990 Act.

In the review of Amington Green, it was considered that the designated Conservation Area boundary as determined in 1985 remained appropriate, and therefore no changes to the boundary were proposed.

This reviewed Conservation Area boundary and associated statement of designation were presented to and approved by the Borough Council's Programme and Monitoring B Committee on the 10th September 1997.

2. THE NEED FOR CONSERVATION

The Amington Green area of Tamworth retains much of its original 'village' setting and character. It has a number of notable historic buildings, some of which are statutorily listed, and these together with the mature trees provide the overall character of the area.

The aims of the conservation area are not confined to keeping areas and buildings pleasant to look at, or as a record of some aspect of history. They must also involve the continuing life and function of the area, and be receptive to change. Much of the intrinsic quality of the area is the product of changing social and economic attitudes spanning a considerable period of time. To interrupt this process by curtailing new development or insisting on rigid limitations will only serve to call into question the future validity of such areas

for residential and commercial interests alike.

In designating this conservation area, the Borough Council has therefore recognised the demands of progress and preservation. Conservation to be effective requires the commitment of a wide range of interests in the community. In this respect the enthusiastic works of both the Tamworth Civic Society and Conservation Area Advisory Committee are welcomed by the Borough Council.

3. CONSERVATION AREA BOUNDARIES

The conservation area of Amington Green is located 2 miles to the east of Tamworth town centre, and is centred around the old village green, and St. Editha's Church which stands prominently within it.

The boundary follows the northwest side of Tamworth Road, Amington adjacent to the hedge of the Green. Having crossed the 'Green Road' it goes to the north and rear of 10 and 12, The Green, and around the boundary of Yew Tree House. Omitting 1 Levett Road it encompasses 1, 2 and 3 The Green and then crosses Levett Road to include the site of Amington House. To the north west of Amington House it includes a small vacant development site on the corner of The Green and Tamworth Road, Amington rejoining the main road and returning to the boundary of the church.

4. REASONED JUSTIFICATION

Amington Green Conservation Area is based around the original village green in Amington, which was a small village very much on the periphery of Tamworth, some 2 miles from its centre. The boundary has been designated to preserve this Green and its setting, and to include those properties that provide an important historical record of residential development within this part of the Borough during the 17th and 18th centuries.

Conservation area status emphasises the importance of this village and its relationship with Tamworth as a whole. It also illustrates the acceptance of the individual character of this area within the Borough. It is intended to protect the special architectural and historic character of the buildings and their setting and goes some way to promoting the area as a separate entity from the surrounding residential area of Amington.

The designation gives a more positive context to the restoration of older properties of character and owners and occupiers should be more confident that retention, repair and restoration of the original buildings is worthwhile.

Conservation area status also justifies the formulation of stricter policies to control the design and form of any development. It protects the original street pattern,

which is of utmost importance when considering the original development of the area and also places importance on the open space that is vital to the character of the area as a whole.

5. HISTORICAL PERSPECTIVE

Amington Green was originally common land and formed the focus of the original village of Amington which was a satellite development 2 miles east of Tamworth

Development in this area dates from the early 17th century, of which Yew Tree House stands as an important survivor. Originally this house was built as the priest's house, and it is an important timber framed building, rare in the Borough as a whole.

Also of historical importance is the Church of St. Editha dating from 1864, and designed by G.E. Street. It stands prominently adjacent to the Green and forms the focal point of the conservation area as a whole.

The original street pattern remains around the Green, although it does not lead to Levett Road, a much more recent development. It is this road layout which adds much to the overall character.

Historically the area was characterised by open space with mature trees and landscaping forming the focus. While it no longer retains its importance as the centre

of the village, its character and ambience have been preserved.

6. EXISTING CHARACTER OF THE AREA

The conservation area of Amington Green was originally focused around the Green and Church of St. Editha. Whilst the conservation area as a whole contains relatively few buildings, the majority of these were associated with agricultural and religious uses. No one particular style exists, and this is partly what gives the area its character.

In more modern times the area has managed to remain separate from the fast growing residential areas of Amington, which has experienced considerable development since the turn of the century. It has, as a result, become something of a valued haven in what is otherwise a densely populated suburb of Tamworth. Little new development has occurred within the conservation area and the peaceful ambience has been largely preserved.

The Church of St. Editha stands prominently within the central area of the Green. The mature trees within its grounds play an important role in creating the overall character of the area, and also in preserving the general feeling of enclosure experienced within the Green itself.

7. EXISTING LAND USES AND CHARACTER

There are three main land uses within the Amington Green Conservation Area.

1. Ecclesiastical Uses

St. Editha's Church continues as a parish church, and dates from 1864. Designed in early pointed style by G.E. Street it is constructed of rock faced stone with ashlar dressing. Internally the stained glass of the east window by E. Burne-Jones is described in various historical descriptions as 'some of the finest Victorian glass in the country'.

2. Residential Uses

The area was originally developed as a residential core to an ancient settlement, and whilst there are relatively few properties within the conservation area as a whole, these houses are, in many cases, historically and architecturally important. No single style predominates as each was built individually, and served its own function within the community.

3. Open Space

The conservation area is characterised by much open space, both public and private, the majority of which is within the grounds of St. Editha's Church and the Green. The mature trees and landscaping create a feeling of enclosure and provide an important interlude within the surrounding densely packed modern residential development.

8. DEVELOPMENT GUIDELINES

The need to appreciate and conserve the existing built environment does not preclude new development. Potential exists to develop some sites within the conservation area and the intention is therefore to provide guidance that will accommodate flexibility in design while maintaining the essential character of the conservation area.

1. New Development

It is not practical here to give design guidance relating to each situation that might arise. However the broad principle can be established that new development should seek to compliment the domestic scale prominent throughout the area and the existing properties in terms of scale, form, proportion, massing and elevational treatment.

2. Refurbishment and Conversion

The refurbishment and conversion of existing properties is becoming increasingly important as properties age and essential repairs become necessary. The Borough Council seeks to encourage the retention of the historical characteristics important within the conservation area. There is a presumption against the removal of boundary walls that add much to the overall feeling of enclosure in certain parts of the conservation area. Emphasis should therefore be placed on the retention and restoration of individual architectural

features that give each building its individual character.

the area and their removal should be discouraged as a matter of priority.

3. New Materials

The use of new materials and elevational treatments can have an interesting effect on building elevations and often determine whether alterations will be acceptable or not.

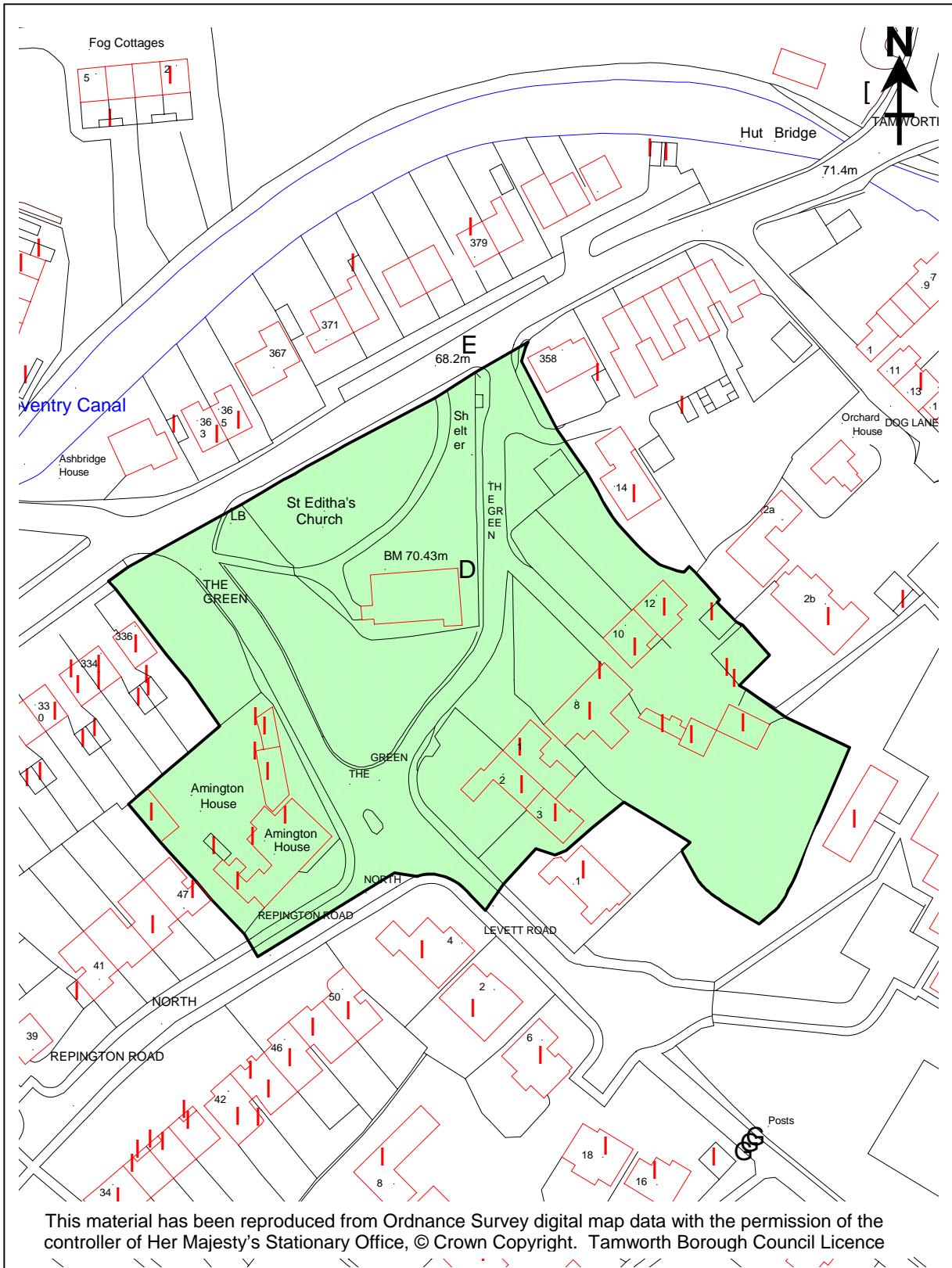
The colour, pattern and texture of materials in many cases make the difference between success and failure. The uses of brightly coloured or strongly moulded modern materials are rarely successful and should be avoided. Materials which contrast with traditional materials used in older buildings should also be avoided.


This principle should also be employed when looking at roadway and footway surfacing. Although tarmac seems the only option for the road surface, the retention of original materials on footways should be encouraged wherever possible, and where original materials have been removed in the past, new works or repair works should seek to replace original materials wherever possible.

4. Tree Protection

The retention of existing mature trees throughout the Conservation Area should be considered as primarily important when looking at any proposed works. Existing trees add much to the mature character of

Amington Green Conservation Area



 Boundary of Amington Green Conservation Area