



**Tamworth Borough Council
Hospital Street Draft
Conservation Area
Management Plan
March 2017**

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Background

What is a management plan and why are we preparing it?

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on all local planning authorities to determine which parts of their area are of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Such areas can then be designated as conservation areas. The Act also states that local planning authorities should formulate and publish proposals for their preservation and enhancement.
- 1.2 Tamworth has seven conservation areas, which were designated between 1976 and 1999. In 2007-2008 the Council undertook a programme of conservation area appraisals to define the special interest of the conservation areas, to ensure that the boundaries remained relevant and defensible and to identify potential areas for future attention. A number of recommendations from the appraisals have been implemented, including boundary amendments, addition of buildings to the local list and a number of Article 4 Directions.
- 1.3 Incremental changes over time can alter the character of a conservation area and the appraisals should be reviewed on a regular basis to identify opportunities and threats. The management plan provides the opportunity to review the appraisals and to set out a medium to long term management strategy to guide future change in a positive way that respects the historic environment. It is important to note that this management plan does not entirely supersede the Hospital Street Conservation Area Appraisal 2008, and should be read in conjunction with this document.
- 1.4 The preparation of the management plan has been guided by the Historic England document ‘Understanding Place: Conservation Area Designation, Appraisal and Management’ 2016. This section sets out the purpose of the management plan and the issues it will cover, the consultation strategy and review of relevant Local Plan policies and evidence.
- 1.5 The management plan will consider the following issues:
 - changes to the conservation area
 - positive and negative features
 - actions to secure the repair and full use of buildings
 - priority schemes
 - archaeology
 - green space management
 - new development
 - resources
 - monitoring
- 1.6 It is anticipated that the management plan will last for a period of five years. Although the plan contains details of proposals and initiatives it is acknowledged that some will have a longer timeframe. The management plan is not a statutory document and does not form part of the development plan, however, it will be a material consideration in decision making.

What did we do to involve people?

- 1.7 The Council is required by the 1990 Act to consult the local community on any management proposals for the conservation area. The Council’s Statement of Community Involvement specifically covers the preparation of local plans and planning applications and although the management plan is not a statutory document, the intention was that the Council will broadly follow the procedure for the preparation of a supplementary planning document, which will involve a public consultation event.
- 1.8 During November 2016 – January 2017, the Council undertook an 8 week consultation period in order to publicise the draft management plans and to invite views from the community, local heritage groups and statutory consultees. The consultation event was publicised by the following methods:-
- Emails and letters to interested parties on the Planning Policy Mailing list;
 - Emails to Statutory consultees and neighbouring authorities;
 - Letters and emails to local heritage groups;
 - Copies of conservation area appraisals and questionnaires which were made available to each of the Tamworth Borough Libraries;
 - Flyers posted on Local parish Church notice boards;
 - Details of the consultation and letters posted on the Council Website, including on the Council Launch Page;
 - Use of Council’s social media platforms to publicise the consultation.
- 1.9 Details of the feedback received during the consultation period and how the Council has responded to those views are detailed in a separate spreadsheet which is published on the Conservation Area Review pages of the website.

Tamworth Local Plan 2006-2031

- 1.10 The new Local Plan covers the period 2006-2031. The Vision for the Local Plan builds on the identified issues and challenges and sets the spatial direction for Tamworth. The relevant parts of the Vision for heritage are the vibrant town centre and distinctive identity related to the town’s history and heritage assets. The Local Plan then goes on to set spatial priorities to deliver the vision and in the context of the Hospital Street Conservation Area, the following are considered relevant:

SP2	To make Tamworth Town Centre a priority for regeneration to create a safe and attractive place for residents, businesses and visitors by strengthening and diversifying the town centre offer, optimising retail, leisure and housing development opportunities and increasing its liveability and by making the most of the town’s tourism and cultural offer, thus creating a positive image for the Borough.
SP3	Working in partnership with economic stakeholders to create a diverse local economy, including regeneration of employment areas and provide appropriate education and training that will provide local job opportunities that will reduce the need for residents to travel outside of the Borough.
SP5	To provide a range of affordable, adaptable and high quality housing that meets the needs of Tamworth residents.
SP7	To encourage active and healthier lifestyles by providing a network of high quality, accessible green and blue linkages and open spaces and formal indoor and outdoor recreation facilities that meet identified needs and link neighbourhoods to each other and the wider countryside.

SP9	To protect and enhance heritage assets by ensuring that proposals for change respect the historic character of the Borough including street layout, surviving historic buildings, street furniture, archaeology and open spaces.
SP10	To create safe, high quality places that deliver sustainable neighbourhoods and reflect Tamworth's small scale and domestic character using a blend of traditional and innovative design techniques.

1.11 The Local Plan contains policies that support heritage assets including conservation areas and listed buildings. It prioritises designated Conservation Areas for safeguarding and enhancing to better reveal their significance. The Local Plan also gives non-designated heritage assets, such as locally listed buildings, due acknowledgement when dealing with development that affects them.

1.12 Development of any scale must relate to the historic context. The following policies are considered to be relevant and the management plan will be in accordance with and complement these policies:

EC2 Supporting Investment in Tamworth Town Centre

- Town centre will be revitalised in partnership with businesses and landowners
- Town centre promoted as preferred location for development containing town centre uses along with higher density, high quality residential development
- Development should enhance the public realm and protect and enhance historic character
- Development should respect and enhance key historic landmarks
- Promotes high quality building design, open space and linkages to edge of centre locations

EC5 Culture and tourism

- Promote, protect and enhance Tamworth's landscape and heritage
- Encourage leisure and cultural facilities as part of mixed use schemes in the town centre
- Support appropriate re-use of historic buildings
- Promote existing tourism attractions and support additional tourism attractions linked to heritage
- Promote awareness and interest in heritage
- Improve physical links around and beyond the town centre

EN5 Design of new development

- Buildings and places to be high quality and well designed, particularly to support enhancement of the town centre and conservation areas
- Respect existing architectural and historic character but allow innovation where appropriate
- Take into account impact on significance of heritage assets
- Scale, form, massing, materials and design to conserve or enhance context
- Development to be legible and outward facing with active frontages
- Incorporate landscaping and open space

EN6 Protecting the historic environment

- Development affecting historic assets required to assess impact and clearly demonstrate how assets will be conserved and enhanced (heritage statement and statement of significance)
- Reference to EUS to identify potential for archaeology (need for archaeological desk based assessment)
- Development to address issues in evidence base (detailed below)
- Support enhancement of negative features and “vulnerable” and “at risk” buildings
- Support public realm improvements and use of vacant and under used historic buildings

1.13 The Local Plan recognises the Character Appraisals and other evidence base, including the Extensive Urban Survey (2011)¹, Heritage at Risk Survey (2013); Historic England Heritage at Risk Survey 2016 and Heritage Impact Assessments (2014); development is required to address the issues identified in these, The Infrastructure Delivery Plan identifies the following proposals which are relevant to the Hospital Street Conservation Area:

- Improvements to the public realm at gateways, and along corridors
- Physical improvements to heritage at risk

1.14 A Design supplementary planning document (SPD) is being prepared to support the Local Plan which will provide further detailed guidance on design including specific issues for historic contexts.

Review of Relevant Evidence

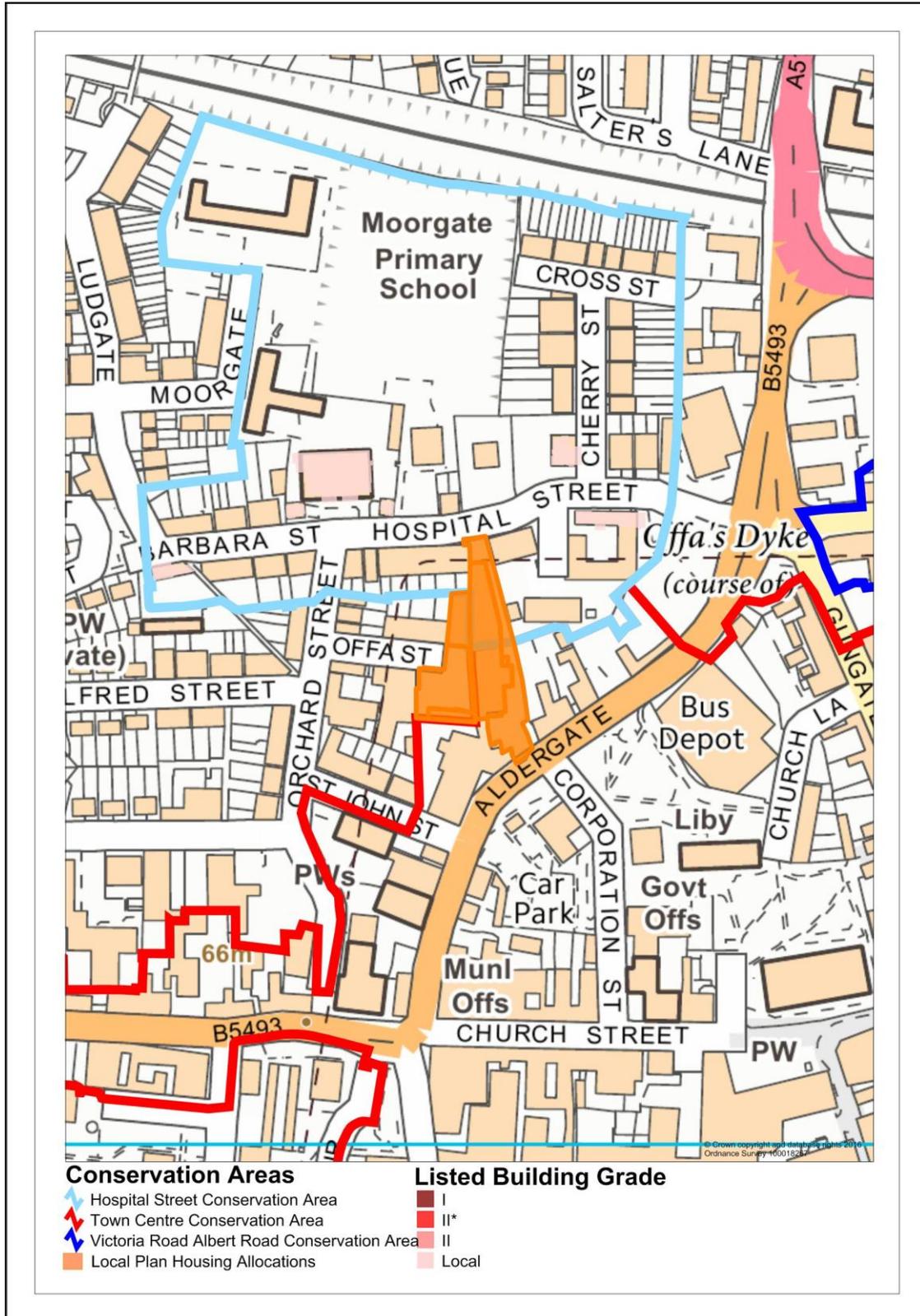
1.15 The Tamworth Extensive Urban Survey (EUS) considers the historic and archaeological character of the whole town. Tamworth’s urban area was divided into 37 historic urban character areas (HUCAs). HUCA 6: Ludgate, Barbara and Orchard Streets and HUCA 3: Aldergate cover the Hospital Street Conservation Area. The HUCAs within the Conservation Area are of medium to high overall heritage significance.

1.16 The Heritage at Risk Survey (2013) assessed Conservation Areas and Listed buildings with the aim of assigning a risk category for each building by combining occupancy with physical condition. Of the nine buildings, structures or designated areas in Tamworth classed as “at risk” or vulnerable”, none are located in the Hospital Street Conservation Area. The national Heritage At Risk survey carried out by Historic England annually does not identify any heritage assets at risk within the Conservation Area.

1.17 The map on page 7 shows the heritage assets in the conservation area, plus a local plan housing allocation. This housing allocation spans across this conservation area and that of the town centre. Sites in the vicinity of the town centre and the setting of conservation areas are very sensitive to change and there is an over-riding need for caution because development will inevitably impact on assets visually and there is high potential for below ground archaeology to be affected. An important point to emerge from the impact assessment was that development should not be regarded as negative as it offers the opportunity to improve the physical condition of assets, their setting and reinforce historic fabric.

¹ See <https://www.staffordshire.gov.uk/environment/eLand/planners-developers/HistoricEnvironment/Extensive-Urban-Survey/Tamworth-EUS-Report-Final.pdf>

Map showing conservation areas, heritage assets and allocations



Section 2: Review of the Conservation Area

- 2.1 The Appraisal undertaken in 2008 divided the Conservation Area into three character zones: Hospital Street, Barbara Street and Upper Gungate; Cherry Street and Cross Street; and Moorgate. It identified positive and negative buildings, structures and opportunities for change. Using the information in the appraisal and the photographic record as a baseline, the character zones were re-examined to identify which aspects have changed since 2008. Appendix 1a contains a Map showing the character zone boundaries and Appendix 1b contains a summary of change, positive and negative features and opportunities for each of the zones.

Changes to the conservation area

- 2.2 One significant development has taken place since the previous appraisal relating to Moorgate Primary School. The single storey 19th Century, primary school building on the northern limit of Moorgate was demolished in 2013/2014. The replacement two storey school building has been finished in red brick to provide a visual link with its Victorian surroundings, albeit with a contemporary design. The replacement building maintains the elongated façade fronting Moorgate, as previous. The three important trees along the school's front boundary with Moorgate have been retained as part of the redevelopment. The previous school building was noted as having lost a lot its original architectural detailing, had been rendered, re-tiled with pantiles and windows replaced with UPVC. The replacement contemporary school building is illustrated in Figure 1 below:



Figure 1: New two storey replacement building at Moorgate Primary School

- 2.3 Since the opening of the new Moorgate Primary, the existing original Moorgate Primary School has been left vacant, along with the former headmaster's house and warden's house. All three buildings are locally listed as buildings of local architectural and historic interest. These buildings also form the focal point of the conservation area so their unkempt appearance has a detrimental impact upon the character and appearance of the conservation area. The site is owned by Staffordshire Council, and further discussion is needed in order to gain a new use for all of the buildings.



Figure 2 – Moorgate Primary School – now vacant



Figure 3 – Former wardens house (Left) and headmasters house (Right), now vacant

- 2.4 Since the Appraisal the locally listed Cherry Orchard House has also become vacant with the installation of metal mesh on the ground floor windows to protect them from damage and to secure the building. Vacant buildings of heritage value are at increased risk of damage and decay and can easily blight the appearance of their area. The setting of this building has also been marginally affected through the installation of a large new green telecommunications box installed adjacent the boundary wall on Hospital Street. This is also situated in close proximity to another existing but smaller green telecommunications box. A noteworthy historic wall forms the boundary of Cherry Orchard House and this has experienced some damage since the appraisal with a small portion of coping stones and bricks removed from the western end. The photos below illustrate Cherry Orchard House (Figure 4), the telecommunications boxes (Figure 5) and damage to the wall (Figure 6);



Figure 4: Cherry Orchard House



Figure 5: Unsympathetic telecommunications boxes adjacent historic wall



Figure 6: Coping and brickwork missing from wall

- 2.5 There have been some small scale changes to the Conservation Area in regards to the replacement of timber windows with UPVC in some of the terraced dwellings, primarily on upper floors and the removal of trees. No trees identified as important within the appraisal have been removed which reduces the impact on the visual quality of the area.
- 2.6 Figure 7 shows the corner shop (15 & 16 Barbara Street) which has unsympathetic signage such as the large aluminium fascia board which stretches two-thirds of the façade and a large amount of vinyl applied to the windows which adds unnecessary clutter to the street scene.



Figure 7 – The vinyl signage is unnecessary clutter which should be removed to present more of an active shopfront.

- 2.7 The locally listed Leys House (Figure 8) continues to be affected by excessive plant growth to the façade of the building. Plant growth such as this can attach itself to the historic fabric, making its removal very difficult, and preventing the breathability of the building, potentially leading to damp and loss of architectural detailing and historic fabric.



Figure 8: Locally Listed Leys House, Barbara Street.

- 2.8 Following the appraisal, the Council made amendments to the conservation area boundary to exclude areas and buildings that did not make a positive contribution to its character. The Conservation Area boundary was retracted westward to exclude the 1970s health centre, 20th century housing (Oldbury Court) and late Victorian

properties on Upper Gungate. This area has seen extensive modern alterations including street widening and the establishment of two major traffic intersections, with these areas being removed in 2008.

- 2.9 Historic England has conducted an annual conservation area survey since 2009 which considers condition, vulnerability and expected changes. Based on the 2015 update the Hospital Street Conservation Area is classed as being in fair condition, highly vulnerable but not at risk overall. This is based on feedback from the Council that loss of historic detail, lack of maintenance and the condition of the public realm are all minor problems. It is important to continue to participate in the survey to monitor change and to ensure that the conservation area does not become at risk.

Archaeology

- 2.10 The town centre and the surrounding area including the Hospital Street Conservation Area contain assets of considerable heritage significance. There is high potential for above and below ground archaeology to survive across the conservation area and although sporadic archaeological work over time has revealed evidence of archaeology which is recorded in the Historic Environment Record, the full extent of the resource is unknown. The Heritage Impact Assessment recommends that a desk based archaeological assessment is undertaken for all allocated sites, which is reflected in Policy EN6. This would also extend to any windfall sites that come forward within the conservation area.

Historic environment

- 2.11 Most of the buildings in the conservation area are in good structural condition and the main issue is vacancy, the loss of individual historical elements, the cumulative effects of which have eroded the character of the conservation area. The Hospital Street Conservation Area does not contain any Article 4 directions, so it is difficult to control the installation of unsympathetic materials such as UPVC doors and windows, and the removal of boundary treatment (Figure 6) which are two of the main problems within the Conservation Area.

Assessment of Conservation Area Boundary

- 2.12 Feedback was received during the consultation period regarding the potential of including the Leys and Ludgate to the railway bridge as part of the Conservation Area. The Leys was formally the formal park and gardens which surrounded Leys House, which is located to the edge of the Conservation Area. Much of the Leys was built on in the 1960's with the only recognisable section of open space, a football field on Moor Street. This open space is too detached from the Conservation Area to be included.
- 2.13 The stretch of dwellings along Ludgate to the railway bridge represent a similar form of workers cottages as Cheery and Barbara Streets. However much of the street is made of unsympathetic alterations to historic features of the dwellings and boundary treatments. It is not felt that this street inhibits the characteristics of a conservation area and as such it is not recommended for inclusion.
- 2.14 It is considered that the Conservation Area boundary as current, fulfils the role of designation for a conservation area. As such, it is recommended that the Conservation Area boundary is retained.



Figure 9: Removal of boundary treatment for parking and inconsistent palette of materials from the original which is shown as a plinth and railings further along the street.

Public realm

- 2.15 The quality of the street surfacing is fair throughout the conservation area with a variety of materials being used and patchy and uneven reinstatement, often in different materials, following work by statutory undertakers. The quality of the street lighting is also of a quality that is not wholly appropriate to a conservation area.

Section 3: Managing the future of the conservation area

3.1 This section sets out proposals for managing the conservation area, including projects and initiatives which have arisen from the issues identified in the conservation area appraisal and review. It also sets out guidance for new development, although this will be provided in greater detail in the Design Supplementary Planning Document. Section 2 identified the following issues as being of particular concern for the Hospital Street Conservation Area:

- Vacancy of prominent buildings;
- Sympathetic design and assimilation of residential development on the allocated local plan site with the character of the Town Centre and Hospital Street Conservation Areas;
- Improvement in the appearance and condition of Leys House;
- Quality of the public realm;
- Potential for archaeological finds.

Addressing Vacancy for historic assets

3.2 Although there are 4 vacant buildings, the task of finding new uses is made easier in that the buildings are in 2 groups, one of which the headmasters house, wardens house and former school building are under the ownership of the County Council and Cheery Orchard is also under one ownership.

3.3 It is important that the Borough Council engages with owners of vacant buildings to understand whether the constraints which are making it difficult to find a tenant, and offer help and advice, particularly with any town planning enquiries regarding change of use; or maintenance related issues that can be funded through the Council's conservation grant program which will help enable the building to be attractive to future tenants.

3.4 It is also important that the community become involved in assisting a new use to function and whether there is any potential for the building to become an asset of community value which could be managed and operated by the local community.

Management action 1: Addressing vacancy for heritage assets

- Meet with owners of vacant properties to understand and discuss the vacancy of the property and any assistance needed in order to obtain a tenant for the building

Integrating new development

3.5 There is one allocated residential site in close proximity to the Conservation Area spanning from Hospital Street to Offa Street. This site currently comprises vacant employment units and falls between this Conservation Area and the Town Centre Conservation Area.

3.6 Although there are no allocated sites within the conservation area and there are limited opportunities for windfall development, there are significant site allocations

outside the boundary at Albert Road/Spinning School Lane (allocated for housing) and Lower Gungate (retail/mixed use). Surface car parks and buildings such as the telephone exchange also provide future opportunities for redevelopment on the periphery of the conservation area and it will be a challenge to integrate new development in a way that respects historic character and does not cause unacceptable harm. The sensitivity of the location will require a specific design solution to respond to the historic buildings and streetscape and potential below ground archaeological remains. Broad principles that would apply to all sites are:

- Specific design solution for each site to include careful use of materials and detailing
- Development to reflect existing small scale domestic architecture
- Maintain important views of listed buildings and open spaces
- Strengthen frontage where it has become fragmented
- Foundations to take into account potential for below ground remains, to be informed by desk based archaeological assessment and fieldwork if necessary
- Take the opportunity to restore and enhance heritage assets

- 3.7 The Council will be preparing a Design supplementary planning document (SPD) to provide further detail to the Local Plan policies. The intention is to have guidance which will cover shop fronts, signage and advertisements and materials. Other relevant topics include new residential and commercial development.

Management action 2: Guide new development

- Produce Design SPD to guide new development, including heritage contexts

Condition of historic buildings

- 3.8 Although the condition of most buildings in the conservation area is reasonable and there has been some investment, there are individual buildings that have been neglected or have been subjected to inappropriate changes.
- 3.9 There is also an issue regarding lack of knowledge with regards to the maintenance and works required to historic assets. Guidance showing appropriate levels of maintenance and care of listed buildings can be beneficial to raising awareness and care for heritage assets.
- 3.10 The council will continue to undertake reviews and assessments of the Conservation Area and heritage assets within the Conservation Area to ensure that preventative measures can be employed to avoid buildings becoming 'at risk.' Where communications with owners has been ineffective, the Council will utilise its legal powers to ensure that necessary works are undertaken to safeguard the future of heritage assets.
- 3.11 The buildings listed in Appendix 3 are identified for enhancement. This will include general improvements to improving the condition of building and more specialised works including stonework reconstruction and railing reinstatement. The recommended works for each building are set out in Appendix 3.

Management action 3: Enhance the condition of historic buildings

- Engage with owners and tenants to encourage regular building maintenance, with a particular focus on priority buildings
- Promote the retention and reinstatement of original features including timber windows and front boundary brick walls
- Engage with owners to ensure occupancy and appropriate and viable use of vacant buildings
- Undertake a number of guidance notes that promote the preventative maintenance and proper care of historic assets.
- Review the buildings at risk survey on a regular basis (every 5 years)
- Where appropriate, the Council will utilise its legal powers to ensure necessary works are carried out to ensure the safeguarding of the heritage asset.

Local List

- 3.12 The heritage impact assessment highlighted the potential for additions to the local list, although the appraisal process in 2008 resulted in a fairly comprehensive review of the local list and additions were made in the Hospital Street Conservation Area at the time. Along with the public consultation of the Conservation Area Appraisal reviews, the Council will be undertaking a review of the Local List. This will involve inviting nominations from local heritage groups and the general public against criteria set out by the Council. The final decision on local list additions will be subject to Cabinet approval.

Management action 4: Maintain and review Local List

- Review the Local List in consultation with the public

Safeguarding archaeology

- 3.13 Development within the conservation area could result in loss or fragmentation of surviving archaeological remains and for this reason, early discussion with the Country Council Historic Environment Team is recommended. The Local Plan requires a desk based archaeological assessment to accompany planning applications to identify the potential for archaeology and guide discussions about the scope and scale of any preservation and mitigation.

Management action 5: Safeguard archaeology

- Engage with the Staffordshire County Council Environmental Advice Team and Historic Environment Record at an early stage to enable the production of

up to date desk based assessments

- Record any archaeological structures revealed through assessments and development on the Historic Environment Record and consider opportunities to interpret discoveries

Enhancing the public realm

- 3.14 Responsibility for provision and maintenance of the public realm is split between the Borough Council and Staffordshire County Council. Renewal of the public realm would enable the area to be redesigned with a unified character and identify. Works other than routine maintenance can be partly funded through Section 106 contributions but larger projects will require funding applications to various sources including the local enterprise partnerships and Heritage Lottery Fund. It will be necessary to work with the County Council to identify opportunities for funding as projects are identified and agreed.

Management action 6: Enhance the public realm

- Work with Staffordshire County Council to identify opportunities for public realm improvements which could be included in the CIL 123 project list
- Undertake street clutter audit in line with Historic England guidance
- Work with statutory undertakers to agree an approach to highway reinstatement
- The Council will work with all the stakeholders to work towards achieving high quality and coherent style of public realm which will enhance the character and appearance of the conservation area.

Funding and resources

- 3.15 The Borough Council has a number of officers whose remit includes heritage and the town centre. The Council will work with partners and engage with businesses and building owners to enhance the conservation area. This may take the form of advice, identifying funding opportunities and promoting the town centre. Project teams could also be formed to co-ordinate and manage specific projects when needed.
- 3.16 The Council operates a modest conservation grant scheme which is used as match funding to support building owners and tenants undertaking structural repairs and restoration of original features. This is available to all statutorily and locally listed buildings throughout the Borough and historic unlisted buildings within conservation areas. It could be used to part fund the projects identified in the management plan, however, demand already exceeds availability and with competition from projects in other conservation areas, progress will be limited to a small number of projects every year. There is scope to review the way the grant scheme operates to target priority schemes in the conservation areas.
- 3.17 There is also the potential to include heritage projects as part of the project list to be funded as part of Community Infrastructure Levy (CIL) contributions. Predominantly consisting of streetscape improvements the levy charged on new build housing, retail and commercial developments can assist with funding towards improvements. Any potential projects will be required to be added to the Regulation 123 list.

Management action 7: Resourcing Improvements

- Review operation of grant scheme to target priority schemes in the conservation areas arising from management plans
- Develop a list of streetscape improvement projects which can be added to the CIL Regulation 123 list.

Section 4: Monitoring and Review

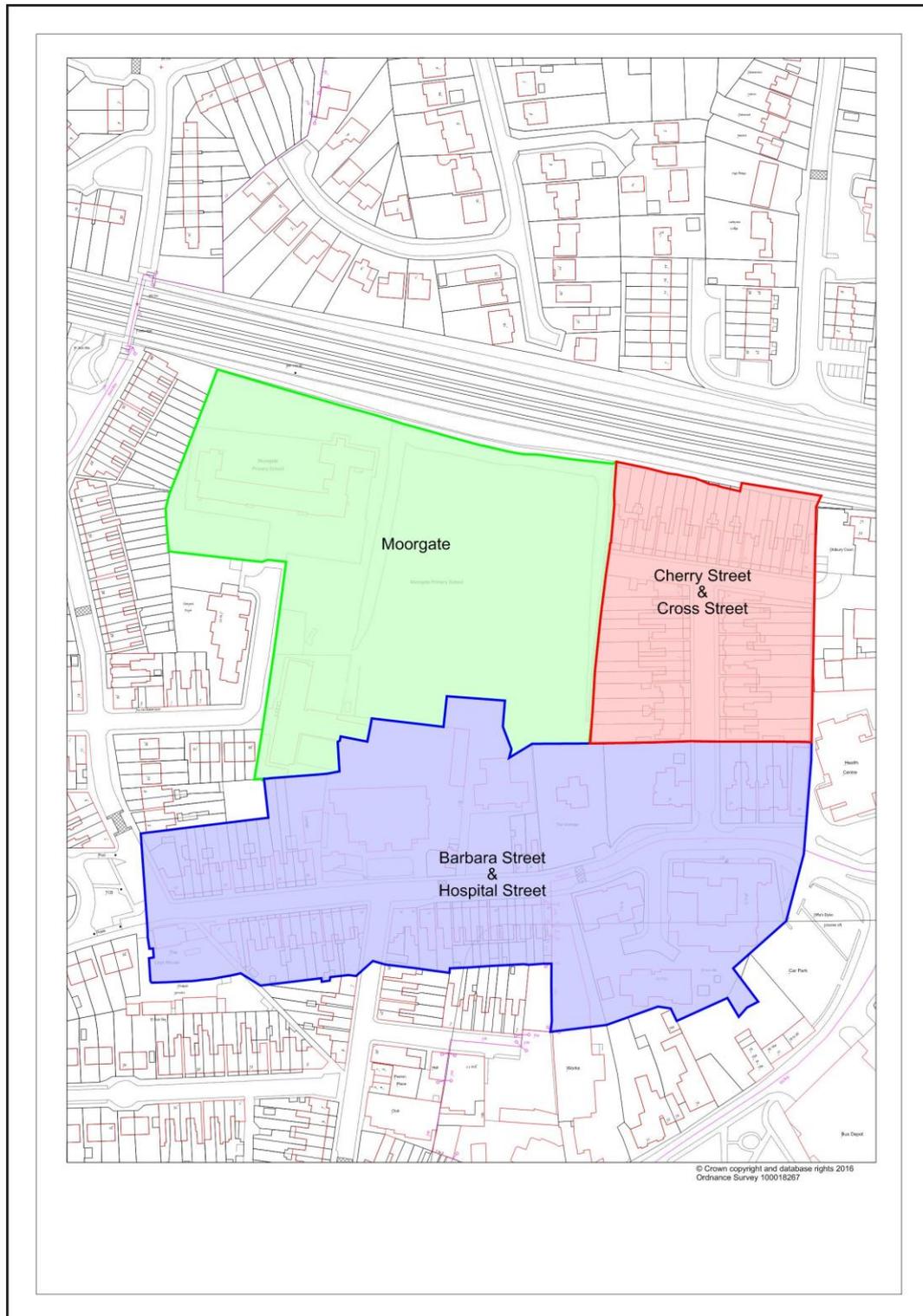
- 4.1 The intention is to monitor changes to the conservation area to assess the effectiveness of the management plan. A dated photographic record will be produced to show the changes to the conservation area since the appraisal was undertaken in 2008, using the original photos for comparison. A formal review will be carried out on a five yearly basis.
- 4.2 The Council will continue to participate in the Historic England annual conservation area survey and take appropriate advice and action if the conservation area is revealed as being at risk.
- 4.3 These monitoring actions will need to be set up alongside the Local Plan monitoring framework.

Management action 8: Monitor and review changes

- Produce a dated photographic record to monitor changes to the conservation area
- Continue to participate in the annual conservation area survey produced by Historic England
- Monitor changes in the conservation area and modify the management actions where necessary to secure positive change

Appendices

Appendix 1a: Map showing Conservation Area boundary with character zones



Appendix 1b: Review of the conservation area by character zone

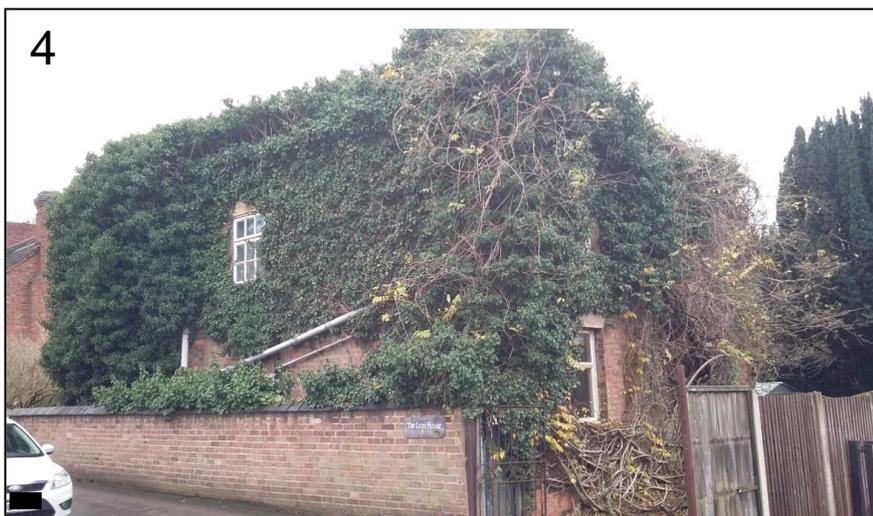
Character Zone 1 – Hospital Street, Barbara Street and Upper Gungate	
Change since 2008	<ul style="list-style-type: none"> • Amended Conservation Area boundary to exclude properties on Upper Gungate • The inclusion of Cottage Hospital, Cherry Orchard House and the headmaster's house and School office on the local list. • Cherry Orchard House, Former Moorgate School, headmaster's House and Warden's House has become vacant • Installation of large green telecommunications box outside Cherry Orchard House • Local Plan residential allocation of vacant employment units
Positive features	<ul style="list-style-type: none"> • Unified appearance of residential properties on Barbara Street provided by 'lean-to' roofs, canted bay windows and heavy brick chimneys on the ridgeline. • Strong Victorian Character • School Playing Field providing a visual link to the areas historical use as Orchards • Discrete nature and sense of enclosure, emphasised by high brick walls of the alleyway linking Barbara and Orchard Street • Interesting and varying architectural detailing of the former hospital building. • The siting and architectural detailing of the Moorgate Primary School, school office and headmasters house reinforcing the importance of the school to the area.
Negative features	<ul style="list-style-type: none"> • Uninviting approach from the Junction with Upper Gungate • Poor quality street lighting • Impact of overhead wiring in residential streets • Poor external condition of Leys House. • Vacant and unkept appearance of Moorgate Primary, headmasters house and wardens house • Damage to Walls of Note, particularly fronting Cherry Orchard House. • Poor signage to corner shop
Opportunities	<ul style="list-style-type: none"> • To enhance the corner shop with a front boundary wall to tie-in with the majority of properties on Barbara Street and provide a visual clue to its residential origins; and to remove vinyl signage so that an active display area is visible. • Repair and reinstatement of front boundary walls. • To bring vacant buildings into a viable and productive use • The sympathetic development of residential properties on the allocated employment site to better reveal the significance of the Conservation Area. • To explore potential archaeology as part of the residential development on the allocated local plan site. • Improve the condition and appearance of Leys House.
Character Zone 2 – Cherry Street and Cross Street	
Change since 2008	<ul style="list-style-type: none"> • Amended Conservation Area boundary to follow the line of the rear of residential properties fronting the east side of Cherry Street.
Positive features	<ul style="list-style-type: none"> • Attractive views across the school playing field

	<ul style="list-style-type: none"> • View south along Cherry Street to Cottage Hospital • Varying designs and architectural styles providing visual interest • Varying Gable designs of properties on Cross Street.
Negative features	<ul style="list-style-type: none"> • Patchy and unattractive street surfacing • Loss of boundary walling in parts of both streets • Lack of an appropriate boundary wall at the end of Cross Street
Opportunities	<ul style="list-style-type: none"> • Reinstating boundary walls • Placing overhead wiring underground • Appropriate street surfacing
Character Zone 3 – Moorgate	
Change since 2008	<ul style="list-style-type: none"> • Demolition of single storey Primary School Building on Northern end of Moorgate and its replacement with a modern two storey building
Positive features	<ul style="list-style-type: none"> • Occasional views across the playing field towards Cherry Street • Attractive architectural features on the southern school building
Negative features	<ul style="list-style-type: none"> • Unsympathetic alterations to the southern school building which reduces its visual interest. • Lack of architectural coherence between modern buildings and Victorian character.
Opportunities	<ul style="list-style-type: none"> • Improvements to street lighting and street surfacing • Restoration of original detailing of the southern school building

Appendix 2: Heritage assets in the Hospital Street Conservation Area

	Locally listed Buildings
1a & 1b	Headmasters House and School Office to Moorgate Primary School, Barbara Street
2	Moorgate Junior School, Barbara Street
3	Former Cottage Hospital, Hospital Street
4	The Leys House, Barbara Street
5	Cherry Orchard House, Hospital Street



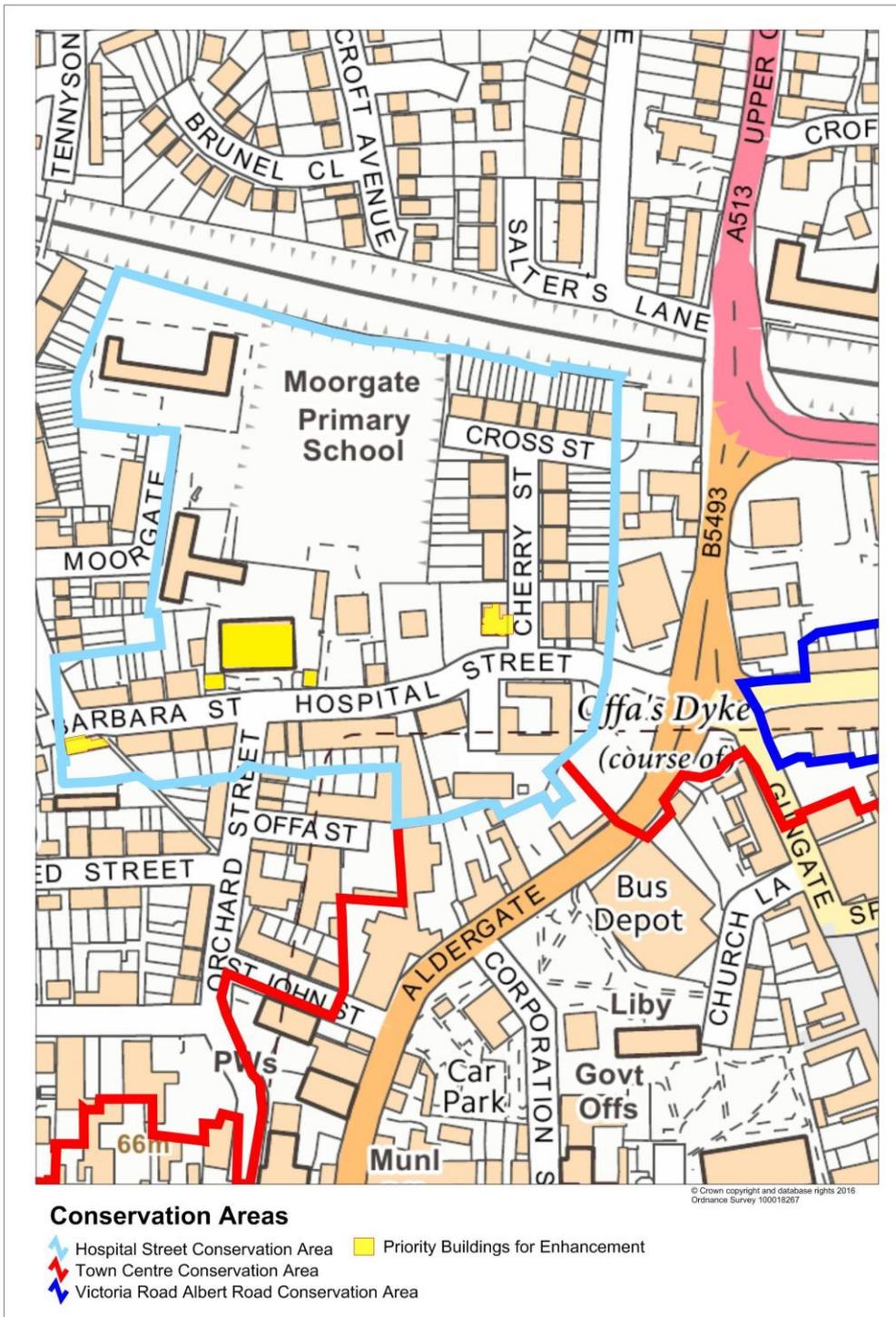




Appendix 3: Recommended works for priority buildings

This section describes potential problems and recommendations for alleviating the identified problems. Some of the works to rectify problems may require planning and/or listed building consent, so please check with the Development Management Team or Conservation Officer at Tamworth Borough Council before undertaking any works described in this plan.

Map showing priority buildings for enhancement



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The Leys House			
Roof chimney	x	Windows	x
Chimney		Doors	
Rainwater goods		Shopfront/signage	
Brick or stonework	x	Architectural details	
Other, what?		Wall, gate & railings	
Works required: cutting of root of vegetation and application of herbicide gel. Application of herbicide to the affected area and careful removal of root system from façade. Re-point façade with lime mortar and repair and re-paint windows.			



Cherry Orchard House			
Roof chimney		Doors	
Chimney		Shopfront/signage	
Rainwater goods		Architectural details	
Brick or stonework	x	Wall, gate & railings	x
Windows			
Other	x	Bring the vacant building into productive use	
Works Required: Obtain occupant and new use for building, repair wall utilising reclaimed bricks and coping with lime mortar.			



Moorgate Primary School, Headmasters House and Warden's House			
Roof chimney		Doors	
Chimney		Shopfront/signage	
Rainwater goods	x	Architectural details	
Brick or stonework	x	Wall, gate & railings	x
Windows			
Other	x	Bring the vacant building into productive use	
Works Required: Obtain occupant and new use for buildings, repair guttering and commence a scheme of maintenance to the building and surrounds, such as clearing rainwater goods etc.			

