
**CONSERVATION AREA
CHARACTER APPRAISAL**

WILNECOTE

On behalf of

**TAMWORTH BOROUGH
COUNCIL**

CgMs Ref: SW/SH/8898

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1.0 Introduction and Planning Policy Context

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on every local planning authority to determine which parts of their area are areas 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.
- 1.2 The Act also states that local planning authorities should, from time to time, review their existing conservation areas and formulate and publish proposals for the preservation and enhancement of these conservation areas.
- 1.3 Essentially, the added planning controls that conservation area designation brings include controls over demolition, strengthened controls over minor development and the protection of trees. Within the Tamworth Local Plan (2001-2011, adopted July 2006), policies ENV22 and ENV23 concern conservation areas.
- 1.4 The appraisal defines the special interest of the Wilnecote Conservation Area and includes proposals for enhancement of its character and appearance. The more clearly the special interest that justifies designation is defined and recorded, the sounder will be the basis for development plan policies, development control decisions and proposals for the preservation and enhancement of the character of an area. A detailed survey of the area was carried out by staff of CgMs Ltd in September/October 2007.
- 1.5 It is intended that this guidance will be useful for residents, developers and the general public in understanding the significance of the area and will help to ensure its special interest and character can be preserved and enhanced for future generations. This document follows English Heritage's 2006 guidance on the production of conservation area appraisals and is intended to:
- Assist in defining what is of 'special' architectural or historic importance
 - Give recommendations on features and characteristics that should be protected

- Identify possible areas for future enhancement within the designated area
- Provide guidance on the form, style and location of future change and development within the designated area.

2.0 Overview of the Conservation Area

- 2.1 The set of plans in Appendix 2 aims to identify the elements which contribute to the character and appearance of the conservation area, and also illustrate recommendations for alterations to the conservation area boundary and for additional designations.
- 2.2 Plan 1 shows the existing conservation area boundary, statutorily listed buildings (buildings identified by English Heritage as being of special architectural or historic interest), and other buildings or structures of local note. Plan 2 shows proposed amendments to the conservation area boundary, buildings recommended for inclusion on the local list, significant views, important trees, important open spaces, walls, railings or hedges of note, and 'enhancement' sites.
- 2.3 The local list consists of buildings that play a part in establishing the character of the area but fall short of meeting the current criteria for listing. However, as government guidance contained in *PPG 15- Planning and the Historic Environment* (1994) makes clear, there is a presumption against the demolition of such buildings, particularly where they make a 'positive' contribution to the character and appearance of the conservation area.
- 2.4 'Important' trees are also identified. These are usually highly visible from public places and/or they contribute to the setting of a listed building, the street scene or a building of local note. Important open spaces are also marked on Plan 2, as these can play a significant role in the character of an area. Character is defined not just by buildings, walls and trees, but also by the spaces between them. These contribute to the setting of buildings. Open spaces allow views around the area and they are often an important element in telling the story of the historical development of a community.

2.5 Important unlisted walls and other forms of boundary enclosure, such as railings or hedges, are recognised. These are usually built of local materials and help to define spaces and frame views. Significant views into, out of and around the proposed conservation area are also identified for it should be appreciated that a conservation area's character does not necessarily end with a line drawn on a map. Often the character is closely associated with attractive views and vistas out to other areas, sometimes via gaps between buildings, along streets or across open spaces. Views within an area such as that to a church, school or other landmark building can also be particularly valuable.

WILNECOTE CONSERVATION AREA

3.0 Introduction and General Character Summary

- 3.1 Wilnecote is situated 3 miles southeast of Tamworth. Historically distinct from Tamworth, it has now become subsumed into the edges of the town's urban sprawl. The Wilnecote Conservation Area was designated in March 1999. Its focus is the Grade II listed early 19th-century Holy Trinity Parish Church and the areas of development around it that reflect the historical growth of the original settlement along Watling Street.
- 3.2 The conservation area can be subdivided into two distinct 'character zones'. The northern part, focused around the church, with its large early 20th-century red brick detached houses and green and leafy atmosphere, is very different from the linear settlement along the long and straight Watling Street frontage, with its smaller scale terraced housing. This difference in character is emphasised by the physical and topographical 'separation' of the area around the church from Watling Street, its buildings concealed from the latter by a rise in ground level and a wide grass verge planted with trees on the north side of the street.
- 3.3 The difference between the two areas adds visual interest and the more tranquil area around the church provides relief from the busy Watling Street.

4.0 Summary History of the Area

Historic Ordnance Survey mapping is included at Appendix 1

- 4.1 The settlement at Wilnecote developed along the ancient course of the Celtic and then Roman Watling Street, a major commercial thoroughfare. The modern A5 follows the line of the Roman road from London to Wroxeter in Shropshire.
- 4.2 In the time of Edward the Confessor, the manor of Wilnecote, rated at 3 hides, was held by Leuenot. In 1086, it was held by Ingenulf and Arnulf, when it had an ironworks or smithy and two smiths.
- 4.3 The settlement remained a small village until the 19th century. Evidence for development along Watling Street in the 16th and 17th centuries is embodied in the Queen's Head public house, although this has been largely concealed by later alterations.
- 4.4 The manorial rights of Wilnecote were by 1850 in the hands of Sir Robert Peel, a man of long association with Tamworth's history, having been MP for the town between 1830 and 1850. The 19th century saw the flowering of the minerals industries. Valuable deposits of clay in the area were worked for brick-making and pottery, and large collieries were established. One of these was still in production in 1947.
- 4.5 The growth of these industries saw the associated development of the village. The parish church of Holy Trinity was built in 1821 and other community facilities were established in order to meet the needs of the growing residential population. The L.M.S. railway from Birmingham to Derby was constructed, with a station where it crossed Watling Street.
- 4.6 The 1884 O.S. map shows expansion of the village to the south with schools and houses, as well as east and west along Watling Street. Two brick and tile works on the sites of the playing fields north and west of the cemetery were still in operation, as was the very large Wilnecote brick and pipe works to the west, although Wilnecote

Colliery to the north was by this time disused. By 1903 the brick works to the west of the cemetery was also disused as, by 1923, was the one to the north.

- 4.7 By 1939, new housing was starting to appear along Wilnecote Lane and the 1950s saw development east of the original settlement. Later 20th-century housing has now spread to the north and south. Despite modern residential development, the settlement origins remain clear in its road pattern, particularly around the church.

5.0 Appraisal

5.1 Character Zone 1: Holy Trinity Parish Church and Environs

General Character, Spaces, Views and Uses

- 5.1.1 The natural topography and the trees on the corner of Watling Street and Glascote Lane combine to ensure that the buildings on the east side of Glascote Lane, opposite the church, are not readily visible from Watling Street. The ground rises from Watling Street to the church, giving the latter added prominence and giving Ninefoot Lane and Glascote Lane as they run around either side of the church, an inviting appearance. This concealment also gives the area a discrete character with the church acting as a visual barrier between it and Watling Street.
- 5.1.2 Unfortunately, the sense of promise is not lived up to along Ninefoot Lane, which is developed with 1960s/70s housing (and is, rightly, excluded from the conservation area), but Glascote Lane is more visually rewarding, with its late 19th-century chapel, attractive early 20th-century red brick houses facing the cemetery, and its green and leafy character. The mature trees bordering the cemetery follow the line of the road as it curves gently to the northeast.
- 5.1.3 The area is residential apart from the church and chapel, and historic maps also show a Sunday School and police station on Glascote Lane, the latter now a dwelling house.
- 5.1.4 In contrast to the sense of enclosure generated by the tree-lined Glascote Lane, an equally important sense of space is afforded by glimpses through the trees on the west side of the lane across the large cemetery associated with Holy Trinity Church. The cemetery is peaceful and bordered by trees and, along Glascote Lane, by a brick wall capped with stone and iron railings. Attractive wrought-iron gates hung from stone gate piers provide access off the lane into the cemetery. The wall and railings are an important part of the views along the lane, as are the trees that stand behind them.

- 5.1.5 There is a long-distance view from the highest point of the cemetery northwest to St. Editha's Church in Tamworth Town Centre, a view which also incorporates the ranks of tower blocks and the Snow Dome building that are unfortunately all-too-visible in all long-distance views of the town. The sense of green open space is continued outside the conservation area by the playing fields north and west of the cemetery on land that was once part of Wilnecote's brick and tile works.
- 5.1.6 The areas of green space against Watling Street were created in the later 20th century by the demolition of properties fronting Watling Street and, although not historically open spaces, are now important in providing a green 'frame' to the church.

Architectural Quality of Buildings and Building Materials/Contribution of Key Unlisted Buildings

- 5.1.7 The most impressive and visually dominating building in this character area is Holy Trinity Parish Church. The church was built in 1821 in the Gothic Revival style, of brick with ashlar dressings (although its south and west elevations are completely faced with ashlar, making it appear stone-built from the south). It is architecturally rather spare, making the five pointed-arch windows with Y-tracery on its south elevation quite striking. The church is listed at Grade II and is the only listed building in this character zone.



Holy Trinity Church

5.1.8 The east elevation of the church and the adjoining mid 19th-century vestry and former vergers' house are of red brick and front directly onto the pavement to Glascote Lane and, despite various blocked openings, make an attractive group. Facing them is the Wilnecote Congregational Chapel, an attractive Gothic Revival building (but of the Victorian Gothic style rather than the late Georgian of Holy Trinity) faced with white-painted ashlar. It bears a date-stone of 1892, although the single-storey range to the north appears to have been added between 1924 and 1939 (its date-stone is now illegible). The chapel's stone-coped gable end with kneelers complements the gable end of the church opposite, and both together make an attractive frame to the view along Glascote Lane from the south. The chapel should be considered for addition to the local list.



Vestry and former Verger's house, Holy Trinity (left), Congregational Chapel (right)

5.1.9 Flanking the chapel are two houses; No. 18 to the north is marked as a 'hall' on the modern-day maps, and is joined to the chapel by the latter's extension. It is an attractive two-storey red brick building with a hipped roof, sash windows and splayed white-painted window heads with keystones. To the south No. 16, with its white-painted render and steeply-pitched roof, is of similar appearance to No. 20 adjoining the red brick No. 18. Despite replacement window frames to Nos. 16 and 20, the group of four buildings has an attractive appearance.



The attractive No. 18 Glascote Lane

5.1.10 North of these is a row of relatively large, early 20th-century detached red brick houses. Nos. 22-24 (No. 22 being the former police station and No. 24 possibly housing the station's head police officer) were built in 1913, as the surviving station date-stone reveals. They are large buildings in a mildly Arts and Crafts-influenced style with attractive windows and gables to the street, set back behind front gardens separated from the lane by railings and original brick gate piers capped with stone ball finials.



No. 24 Glascote Lane

5.1.11 South of No. 22 is a long rectangular red brick building, probably erected in the early 1950s and marked as a 'club' on the 1954 O.S. map. It has a curved roof of semi-

circular profile, covered with rusting corrugated iron, and with a row of dormer windows. While this is rather incongruous in its setting, its rather quirky appearance adds visual interest to the street.

5.1.12 A long driveway between Nos. 22 and 24 leads to the former police cells at the rear, which were very recently converted to residential use. A similar long and narrow driveway runs between Nos. 18 and 20, providing access to a modern bungalow at the rear of the two properties. South of this are Nos. 7-9, a pair of late 19th-/early 20th-century houses that in 1903 were accessed off Watling Street between properties along the latter's frontage, via a long rear yard. The frontage properties were demolished in the second half of the 20th century, but a tree-lined un-surfaced access track remains.

5.1.13 Nos. 26-30 Glascote Lane are set well back behind the street frontage on a separate branch off the lane, divided from it by rather unfortunate steel railings and a line of trees and shrubbery. No. 30, the Vicarage, was probably built in the mid to late 1920s and is a large and attractive red brick house with an asymmetrical Arts and Craft influenced appearance. The plot in which it sits has been truncated to make way for Nos. 26 and 28, built in the 1990s. Both have been very sympathetically designed to fit in with the architectural style of the lane and do not appear out of place.



Inappropriate steel railings in front of Nos. 26-30 Glascote Lane

5.1.14 It may be considered appropriate to place an Article 4 direction on Nos. 22-24 and 30, in order to ensure the continued high level of survival of original windows and doors.

- 5.1.15 On the west side of Glascote Lane, just beyond the church offices and between them and the cemetery is The Lodge, a large late 19th-century house set back from the street behind a garden and curved (mostly rebuilt) brick wall with iron railings. It is now covered with white-painted render but appears to be of brick with stone dressings and has applied timber framing to the front gable. Its windows are unfortunately uPVC replacements, but the house makes its own contribution to the eclectic architectural styles present on the lane.



The Lodge

- 5.1.16 Just outside the northern boundary of the conservation area the east side of Glascote Lane has been developed with later 20th-century housing, which does not merit inclusion within the conservation area.

Negative Features

- 5.1.17 The view up to the church and the entrance to Glascote Lane from Watling Street is a little marred by the low quality of the street lighting and patchy tarmac pavement surfacing. The immediate environs of the church could certainly be improved upon visually by better quality floorscape and street furnishings.
- 5.1.18 A significantly poor feature of the conservation area is the unattractive and utilitarian high steel fencing that separates the branch off Glascote Lane from the lane itself in front of Nos. 26-30. This type of fencing is not appropriate to the conservation area and does not accord well with the cemetery boundary walling that it faces. It is acknowledged that the fencing gives a higher level of security to the houses behind it, which would be

reduced if the boundary relied only on the trees and shrubbery behind the fencing, but wrought-iron railings would provide a similar level of security and would be a significant improvement on the character and appearance of the conservation area.

- 5.1.19 No. 78 Watling Street (Top Shop) stands just outside the western boundary of the conservation area. This is a bland and unattractive brown brick building erected in the later 20th century that, along with the even more unattractive row of flat-roofed, single-storey shop units adjoining it at Nos. 80-90, has a negative impact on the setting of the Holy Trinity Church.
- 5.1.20 The Ninefoot Lane frontage, while excluded from the conservation area, also has a direct negative impact on the setting of the church. Poor-quality street lighting and pavement surfacing and the mish-mash of adjoining styles of boundary walls and railings all contribute to this impact.

General Condition and Capacity for Change

- 5.1.21 The buildings in this part of the conservation area appear to be in good condition and well-maintained. There is little capacity for major change. The historic settlement core has already lost character through insensitive modern development around its outskirts and there is little scope for any further new development.
- 5.1.22 General room for improvement is available with regard to street furniture and paving, as outlined above. Traditional style paving would be of benefit around the church and along Glascote Lane and the replacement with something more appropriate of the steel railings in front of Nos. 26-30 would be of clear benefit.
- 5.1.23 The stone dwarf wall around the churchyard to the front of Holy Trinity is damaged, with a section of missing masonry, and this should be replaced.
- 5.1.24 The later 20th-century demolition of properties along the Watling Street frontage close to where it joins Glascote Lane has no doubt altered the character of this area to a significant degree. However, the grassed areas planted with trees that have replaced these buildings form a pleasant foreground to views of the church. This open space

now forms an important part of the conservation area and contributes to the setting of the church, and should be retained.

- 5.1.25 While it is recognised that this is not a historic feature or view, the greenery provides some visual relief against the busy Watling Street and these areas are now quite significant as open green spaces. The area could be enhanced with the replacement of the existing poor quality street furniture to make it a more inviting place for people to use.

5.2 Character Zone 2: Watling Street

General Character, Spaces, Views and Uses

- 5.2.1 Two sections of Watling Street are included in the conservation area. That to the west includes Nos. 145-161 on the south side and that to the east No. 42 up to Wilnecote Hall on the north side. This straight section of road allows long views in either direction and the view east is attractive, with mainly terraced housing climbing the gradual rise on the north side, and an impression of greenery and open space on the south side generated by the school playing fields here (outside the conservation area).
- 5.2.2 The north side of the street is primarily residential, with one or two small shops. Immediately behind it, outside the conservation area, is a large later 20th-century housing development, largely concealed from Watling Street by the late 19th-/early 20th-century terraced housing along the street frontage. This originally linear settlement is now enveloped by later residential development and the conservation area primarily protects what survives of the earlier core of the settlement.
- 5.2.3 The street's overall character is rather fragmentary, with the demolition of buildings fronting the south side of Watling Street in the later 20th century (now partly redeveloped as part of Wilnecote Junior School) having created the disengagement of one side of the street from the other.

Architectural Quality of Buildings and Building Materials/Contribution of Key Unlisted Buildings

- 5.2.4 Nos. 147-159 Watling Street comprises a row of small, Victorian plain red brick terraced houses, some rendered. These, with the single exception of No. 157, which retains original window openings and sashes, have been subject to wholesale reconfiguration and replacement of the openings on their front elevations. This has given the terrace an incoherent appearance and it has lost its historic architectural character. The houses have small front yards and are bordered by an original low, stone-capped brick wall incorporating original gate piers.



Terraced Houses on Watling Street have undergone unfortunate alterations

- 5.2.5 The general incoherent appearance created by individual owners altering their properties in differing ways, is sometimes referred to as 'pepper-potting', and is only exacerbated by No. 45 which, presumably once two separate dwellings is now a single house with a large porch extension across the whole of its frontage.
- 5.2.6 Sandwiched between this terrace and its continuation with Nos. 163-189 (outside the conservation area) is the former Holy Trinity Sunday School, most recently used by a scout group and currently awaiting a new use. This is a simple but attractive building, gabled to the street, of red brick with blue brick sill band and plinth and a pitched clay tile roof. The building has some attractive architectural features, including round-arched windows and door with elaborate decorative stone window heads. The original multi-paned windows are intact, each containing a row of stained-glass panes, with a row of frosted panes above. The street elevation has a lunette with 1894 date-stone above, and below a gabled porch built to resemble a stone pediment with decorative cornice. A roundel above the keystone contains a sculpted wreathed female head. The decorative work is of a high standard and the building makes an important contribution to the street and to the conservation area; it should certainly be considered for addition to the local list.



Holy Trinity Sunday School, recommended for inclusion on the local list

- 5.2.7 Adjoining the Sunday School is No. 161, formerly probably two dwellings, and now a carpet shop. The building has been significantly altered, with the construction of a lean-to extension across the front at ground-floor level and a small flat-roofed extension to the side. Given this, there appears to be no justification for including this building in the conservation area while excluding Nos. 163-189, which are no better or worse than No. 161 in terms of their retention of historic character.
- 5.2.8 It is the quality of the former Sunday School building and the desire to protect it that is the only real justification for retaining Nos. 145-159 within the designated area. The terrace is so altered that it barely merits inclusion in its own right, and it is certainly no better in terms of (lack of) retention of historic features than the terrace at Nos. 163-189 west of the Sunday School that is excluded from the designated area. However, there is little point in including Nos. 163-189 merely for their relative quality in comparison to Nos. 145-159 if this latter terrace is only included itself because of the protection thus afforded to the Sunday School.
- 5.2.9 While it lies outside the conservation area, the playing field opposite the Sunday School and extending further west, the pavement alongside it lined with mature trees, is important to the setting of this building for the sense of open space that it generates.

5.2.10 A similar degree of alteration to front elevations has occurred on the other side of the conservation area on the north side of Watling Street. The short terrace containing Nos. 36-42 has an odd appearance as a group. No. 42, probably originally two dwellings, is now a single shop, with surviving late 19th-/early 20th-century shop fronts visible behind the loud modern signage. Its two mock-timber framed dormers rising through the eaves make an odd contrast with the wholesale replacement in uPVC (and reconfiguration) of the windows to the adjoining white-rendered Nos. 38-40, also originally two houses and now altered to form one.



No. 42 Watling Street

5.2.10 No. 36, however, is in a sorry state and its condition needs to be addressed. The building appears from the front to be of a single storey with two surviving late 19th-/early 20th-century shop fronts and what is probably an old shop window (all now boarded up), although the side elevation shows a blocked door opening and window above. The building has been extended to the rear on a number of occasions, with a small complex of workshops, all now boarded up. The group provides an interesting glimpse into the 20th-century commercial history of this part of Watling Street but in its current condition is creating an eyesore.



No. 36 Watling Street, in need of renovation

5.2.11 Nos. 20-34 comprises a terrace of small late 19th-/early 20th-century red brick houses, some rendered, with clay tile roofs and prominent chimneys. Most have added porches and all window frames and doors have been replaced. There is a cambered-arched cart entrance between Nos. 24 and 26, leading through to what appears to be a shared yard, and has been so historically.

5.2.12 East of No. 20, the Queen's Head public house is the only listed building in this character zone, listed at Grade II in 1972. It dates to the 17th century with later additions, but may have even earlier origins as a cruck-framed building. It is of a single storey with dormer windows in the attic and has a long, rambling frontage. Its white-painted stucco front and multi-paned casements cause it to stand out in the streetscape.



Grade II Listed Queen's Head

5.2.13 The street frontage east of the Queen's Head is rather fragmented, with the short terrace containing Nos. 12-16 standing directly on the pavement. The front elevations have been altered. Nos. 2-4 have been subject to similar alteration, No. 2 having a modern shop front. Between these two short stretches of terrace are Nos. 6-10, three terraced cottages, probably older than those on the street frontage, and set very well back from the street. Historically, the cottages shared a large rectangular yard to the front and it's possible that they may once have had some connection with Wilnecote Hall to the east. Today, this yard is divided into three driveways (although not physically separated) and a garage has been built in front of No. 8. Again, the front elevations have been altered.



Nos. 6-10 Watling Street

5.2.14 While none of the terraced houses on the north side of the street is of individual interest or architectural merit, and all have been altered, the purpose of the conservation area is in part to reflect the historical evolution of the core of the settlement. This part of Watling Street also includes the older Queen's Head and the 18th-century Wilnecote Hall, which are important markers of the historical development of the settlement. Nos. 6-10, too, are survivors of a previous stage of Wilnecote's development, before Watling Street became fully built up. Justification can therefore be made for the continued inclusion of the properties on the north side of the street within the designated area.

5.2.15 Wilnecote Hall is a pleasant-looking if architecturally unremarkable 18th-century house, and is included on the local list. It is of three storeys, built in red brick with a hipped tile roof and two prominent chimney stacks. It sits within a large garden, well back from the street frontage and well-concealed from it by a high brick wall and

trees. The elevation to the street could well have historically been its rear elevation, as the 1884 O.S. map shows its carriage driveway approaching the north elevation, and a large glass-roofed structure (a winter garden or conservatory) attached to (and even wider than) the south elevation at this time. The building is of much greater scale than anything else of pre 20th-century date (besides the church) in Wilnecote, and has important historical associations with the settlement's 18th-century history.



Wilnecote Hall

5.2.16 The Paddocks residential development (including both houses and flats) on land formerly associated with the Hall (just outside the conservation area) has only recently been completed, having received planning permission in 2004. This is a prominent scheme of two- and three-storey blocks of flats. Beyond it a long terrace of late 19th-century/early 20th-century houses climbs the slope eastwards, punctuated by the odd more individual building. While these houses probably exhibit a greater degree of coherence in terms of the level of retention of original configurations of the fenestration to their front elevations (and this is not all that high in any case) than those further west that are included in the conservation area, this is not a good enough reason in itself to include these within the designated area.

5.2.17 On the south side of Watling Street, opposite No. 36, is the Globe Inn, probably historically two separate dwelling houses – it is not marked as an inn on the historical maps. This is an attractive building with surviving upper-floor sashes, its appearance slightly marred by the inappropriate and heavy-looking concrete tile roof. It is the lone survivor of the clearance of this side of the street in the second half of the 20th century

and should be considered for addition to the local list and inclusion within the designated area.



The Globe Inn, recommended for addition to the local list and inclusion within the conservation area

5.2.18 The area directly south of the Globe comprises the school and its playing fields, defined by Hockley Road, Tinkers Green Road and Smithy Lane. While there are some buildings of historic and architectural merit on Hockley Road, the area's overall historic character is now very fragmentary, significantly disrupted by later 20th-century residential development, and it was concluded that this area should remain outside the conservation area.

Negative Features

5.2.19 The poor state of repair and dereliction of No. 36 Watling Street is currently having a negative impact on the character and appearance of the conservation area, and this situation will only worsen as the building continues to deteriorate.

5.2.20 The giving over of front gardens to car parking spaces in front of the terrace at Nos. 20-34 has had an unfortunate effect on its overall appearance, especially in combination with the additions and alterations made to the front elevations. This can also be said of Nos. 145-159, where reconfiguration of original fenestration has been significantly damaging to the character of the terrace as a whole.

- 5.2.21 The patchy and shabby driveways in front of Nos. 6-10 also have a negative impact on the area's character and appearance, as does the utilitarian garage erected in front of No. 8, which obscures the view of the cottages (themselves now altered).
- 5.2.22 The utilitarian steel railings along the south side of Watling Street in front of the Globe Inn, although outside the conservation area, have a negative impact upon it and serve to emphasise the dislocation of one side of the street from the other. These could be replaced by railings of better quality. In more general terms, the quality of the street lighting furniture could also be improved upon.
- 5.2.23 The close boarded fencing delineating the boundary between Wilnecote Hall and Orkney Drive is not an ideal boundary treatment for this building, and detracts from its historic character and appearance.

General Condition and Capacity for Change

- 5.2.24 There is little capacity for major change in this part of the conservation area. However, there are more general environmental improvements that could be effected, that would have a beneficial impact on its character and appearance. This includes the replacement of the existing steel barriers on the south side of Watling Street. While these are not currently in the conservation area, they have an impact upon it.
- 5.2.25 The improvement of boundary treatments to properties along the north side of Watling Street would also be of benefit.
- 5.2.26 If the current state of dereliction of No. 36 Watling Street could be reversed, the building, with careful restoration of its shop fronts, has potential to make a positive contribution to the conservation area.

6.0 Proposed Boundary Amendments, Recommendations for Listing and Article 4 Directions

6.1 Two relatively minor changes are proposed to the conservation area boundary. The first is to extend the boundary south to include the Globe Inn. The second minor change is to redraw the boundary at the western end of the conservation area to exclude No. 161 Watling Street.

6.2 Buildings recommended for inclusion on the local list:

- Congregational Chapel, Glascote Lane

- The former Holy Trinity Sunday School, Watling Street

- The Globe Inn

6.3 No buildings are recommended for addition to the statutory list.

6.4 Under Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, a general planning permission is granted for a range of minor developments. These 'permitted development' rights are more restricted in conservation areas for certain types of development, including the addition of dormer windows, some types of cladding, the erection of satellite dishes fronting a highway, and the reduction in size of permitted extensions.

6.5 Articles 4(1) and 4(2) of the Order enable local planning authorities to make certain directions withdrawing permitted development rights. Article 4(1) directions apply to any type of land or building but need to be approved by the First Secretary of State. Article 4(2) directions may be used to withdraw permitted development rights for a prescribed range of development which materially affects aspects of the external appearance of dwelling houses in conservation areas. The removal or alteration of a particular type of architectural feature important to the character and appearance of the conservation area, such as distinctive windows, gates and boundary walls, can be specified in the direction.

- 6.6 Local authorities should notify local people and take account of public views before deciding whether to confirm an Article 4(2) direction.
- 6.7 Article 4 directions applying to features like doors, windows, porches and roof coverings work best in areas of strongly-defined (and well-preserved) architectural character.
- 6.8 It is recommended that an Article 4 direction be applied to Nos. 22-24 and 30 Glascote Lane, which have a high degree of survival of original windows and doors.

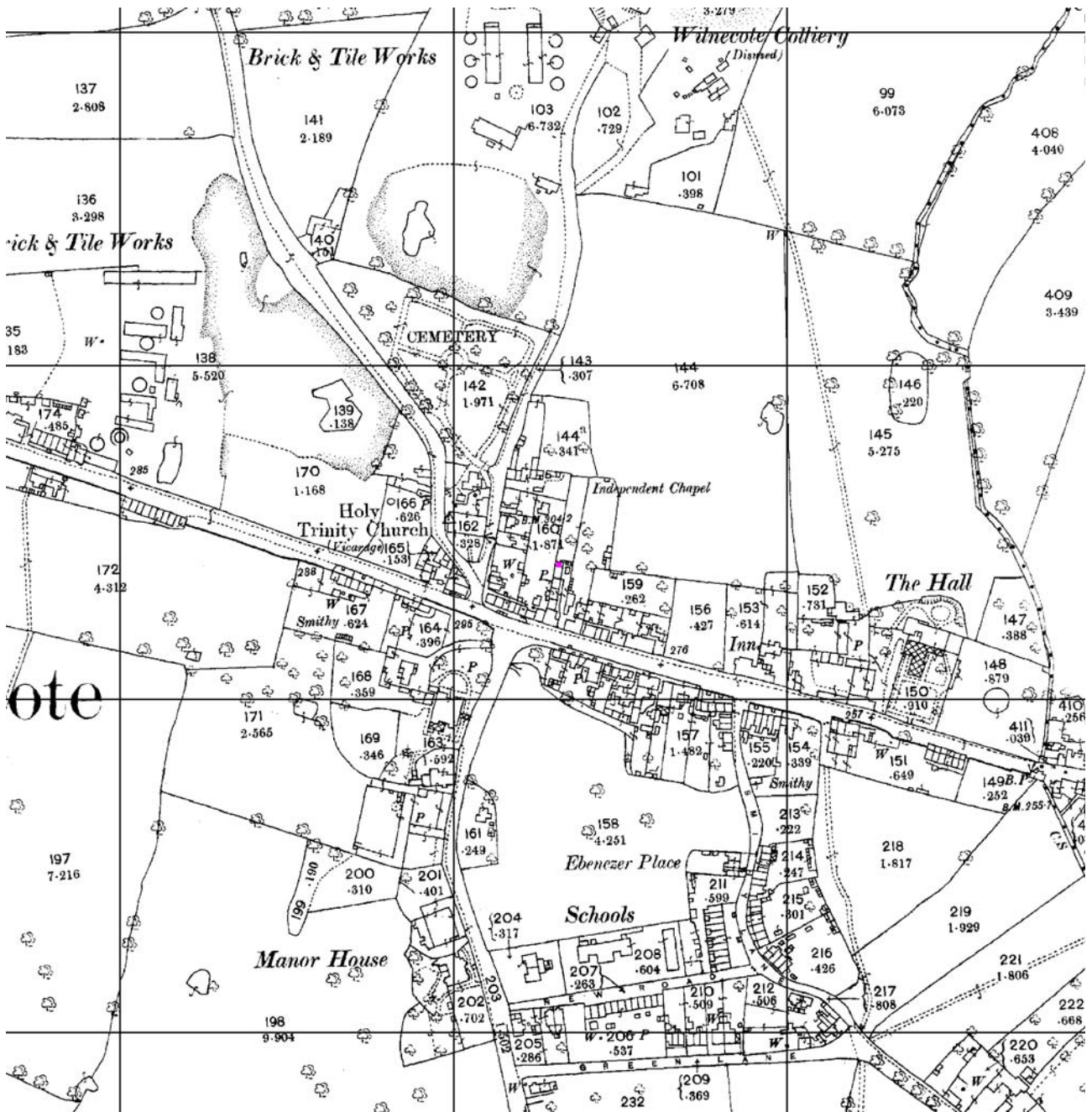
7.0 Monitoring and Revision

- 7.1 As recommended by English Heritage in its 2006 publication, *Guidance on the Management of Conservation Areas*, it is essential to monitor the conservation area and to review the published character appraisal on a regular basis.
- 7.2 Changes to the conservation area may occur through the implementation of schemes approved by the Council, such as new development or changes to the public realm, or through both permitted and unauthorised alterations. General deterioration or changes to the condition of the area's physical fabric may also occur over time.
- 7.3 A dated photographic record of the conservation area has been created during the production of this character appraisal. The main aim of this is to provide a baseline for measuring change in the appearance of the conservation area and for monitoring the physical condition of its buildings. The record can also be used as an aid to any enforcement action should unauthorised alterations be carried out. In order to take enforcement action on unlisted buildings the unauthorised alteration must be shown to have been carried out within the last four years, so for these purposes it is important to ensure that the photographic record is updated on a regular five-year cycle.
- 7.4 In the case of listed buildings too, where there is no time limit on when enforcement action can be taken (provided of course that the unauthorised works were undertaken after listing took place), regular updating of the photographic record is equally important, not just as a record of change but as possible evidence in enforcement or prosecution cases.
- 7.5 If appropriate, local community awareness of the conservation area may be maintained by engaging their assistance in the updating of the photographic record. This might be achieved through the use of volunteers from local historical or amenity societies or even groups of schoolchildren or students working on a street-by-street basis. Information could be stored on electronic 'pro formas' which show dated 'then and now' photographs to illustrate where change has occurred. These could be added to every five years with each phase of review.

- 7.6 English Heritage (2006) recommends that a 'virtuous circle' of monitoring, review and action should be established in order to maintain a sustainable equilibrium. Ideally, a five-year cycle of review should be established. With the aid of an updated photographic record, a review of the conservation area in five years' time (2012) to establish what has changed (and why) since this character appraisal was produced will enable it to be updated.
- 7.7 Importantly, such a review will also allow an assessment of the effectiveness of the Council's current conservation area policy and a measurement of how successful the Council has been at implementing the recommendations for enhancement made in the character appraisal. The reasons for success or non-success can then be appraised and policies modified or specific actions proposed as appropriate. The rate and nature of change identified may also indicate whether it would be desirable to produce 'Design Guides' providing guidance on topics such as extensions and alterations to historic buildings, development proposals and shop front design.
- 7.8 The review may also lead to further alterations to the conservation area boundary, either to bring new areas into the conservation area or remove areas from it that no longer contribute to or reinforce its character and appearance.
- 7.9 The review may either result in a thorough overhaul and updating of the existing character appraisal and production of a new version, or could take the form of an addendum to the existing document, which focuses specifically on changes that have occurred over the last five years, what effect these changes have had on the character and appearance of the conservation area, and updated recommendations for enhancement.

Appendix 1:

Historic Ordnance Survey Mapping



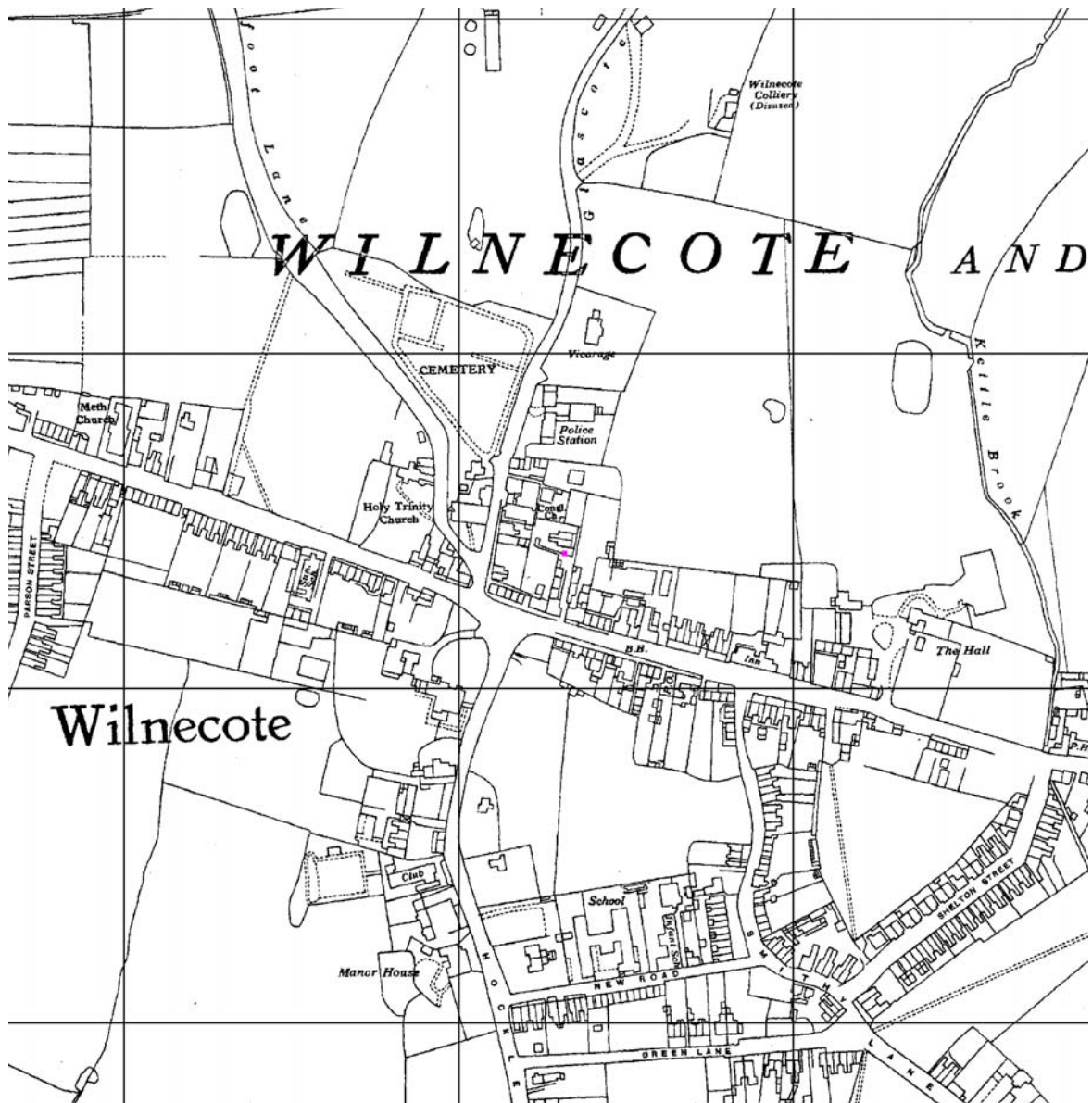
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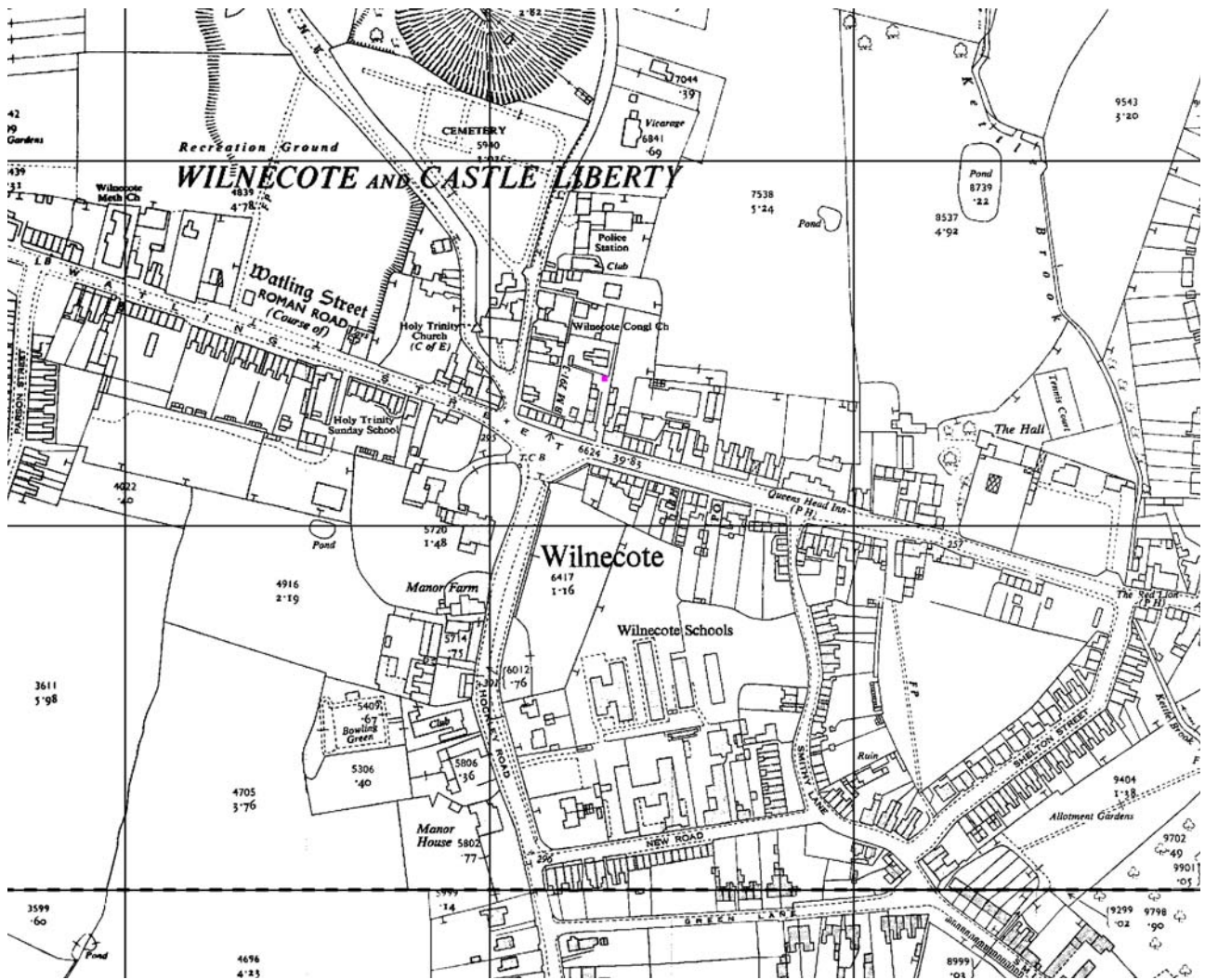
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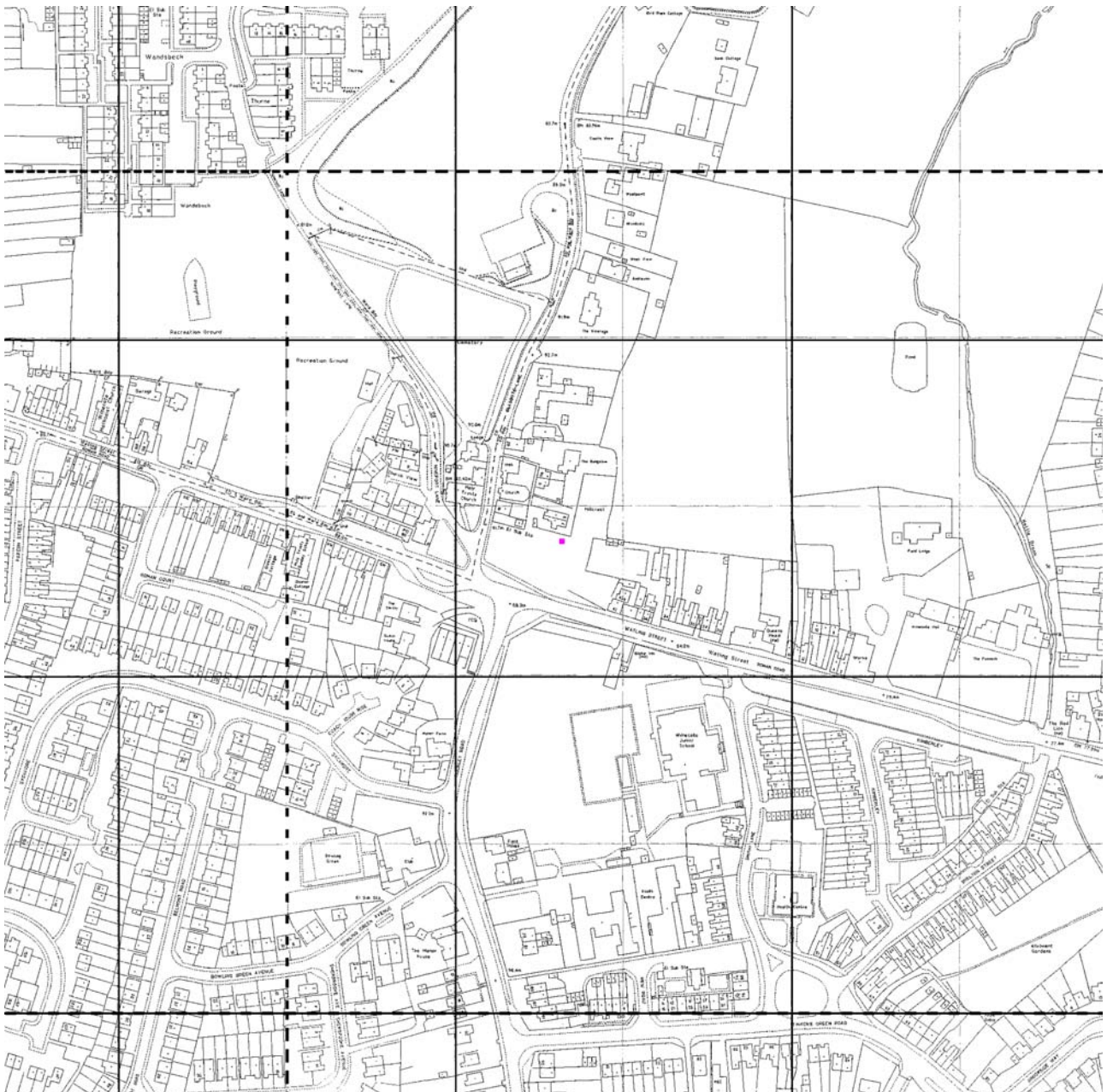
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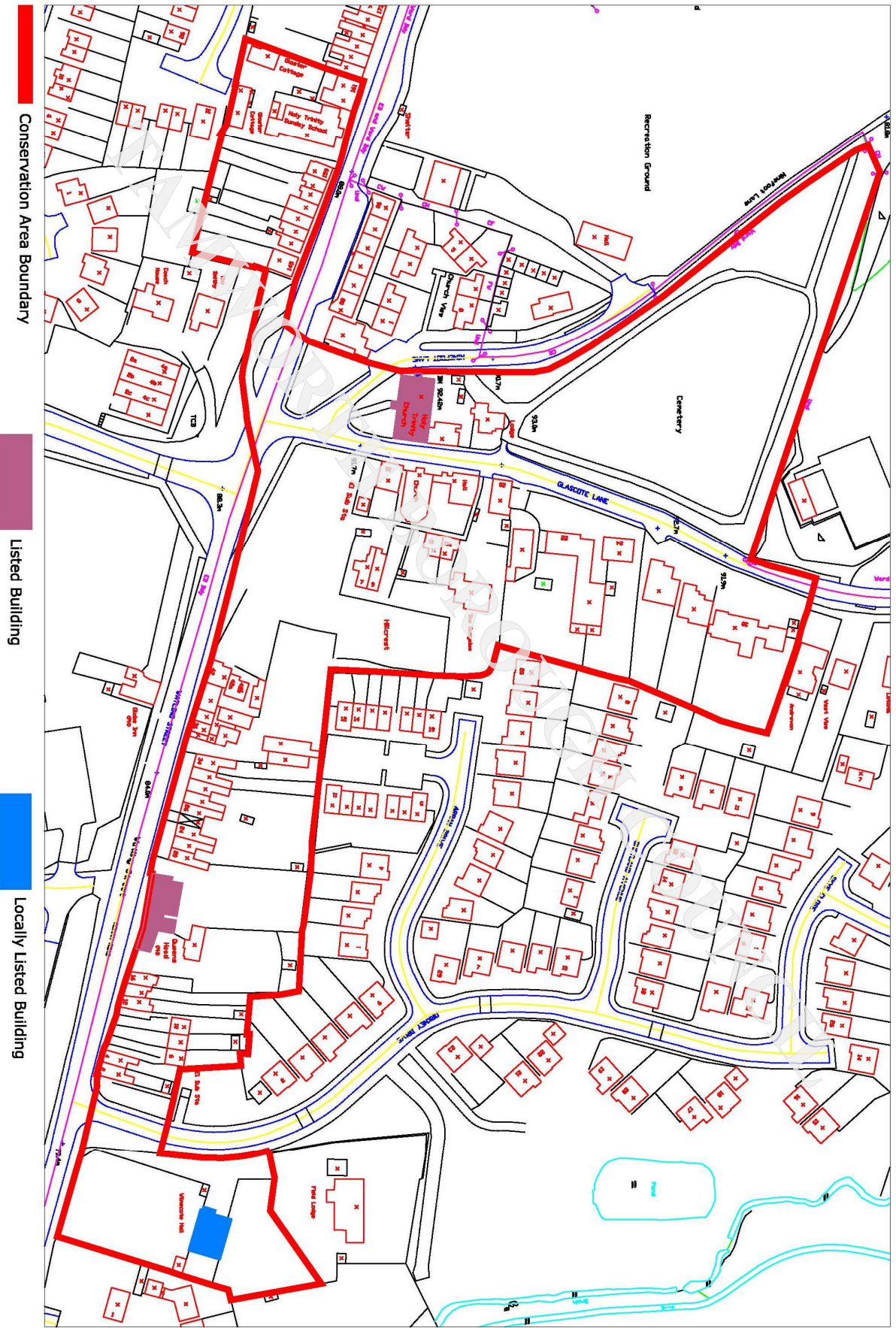
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Appendix 2:

Plan 1: Existing Designations

Plan 2: Proposals and Recommendations

WILNECOTE CONSERVATION AREA: Existing Designations



WILNECOTE CONSERVATION AREA: Proposals and Recommendations

