

## The Lichfield Case Study

### topics

- the use of article 4 directions, conservation area appraisals and management
- old buildings, new uses and new building in context
- Friarsgate retail scheme
- public realm improvements – paving the city centre
- new design in an historic context

## Use of Article 4(2) Directions, Conservation Area Appraisals & Management

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### Making the most of resources

- programmes of building conservation work are established to coordinate with policy development whenever possible
  - eg. Lichfield City CA appraisal will be used as part of the evidence base for the council's Local Development Framework
- use the programme of CA appraisals to:
  - inform management plans
  - identify possible Article 4(2) Directions
  - initiate a 'local list'
  - aid the assessment of development proposals

### The need for such work

- the Killian Pretty Review reports that, *inter alia*, Article 4(2) Directions are seen as an 'unnecessary complexity'
- permitted development rights have changed, under an amendment to the GPDO
- the changing (economic) climate

the need to define, monitor and conserve our built heritage is as great as ever

### A programme of CA appraisals

- 23no conservation areas in the District
- a programme of appraisals based upon:
  - age of the designation document
  - development pressures
  - compatibility with wider policy objectives
  - support of the local community
- adoption process - adopted as council policy, currently:
  - 2no adopted
  - 3no currently under consultation (including Lichfield City CA)
  - 4no in draft

### Alrewas conservation area appraisal adopted June 2008



view into Alrewas CA

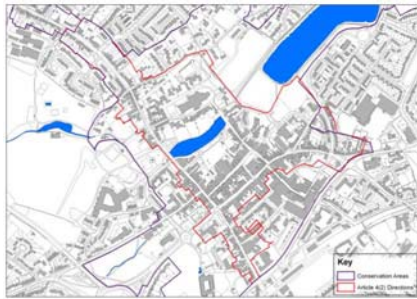


War Memorial, Main St, Alrewas

### Existing Article 4(2) Directions

- ▣ Lichfield City
- ▣ Moseley Terrace, Frog Lane, Lichfield
- ▣ St Chad's & Gaia Lane, Lichfield
- ▣ Whittington
- ▣ Wigginton

### Lichfield City article 4(2) direction



### Moseley Terrace article 4(2) direction



Moseley Terrace, Frog Lane, Lichfield

### St Chad's & Gaia Lane article 4(2) direction



St Chad's Rd, Lichfield

### Whittington article 4(2) direction



1 Main St, Whittington



and after

### Wigginton article 4(2) direction



Main Rd, Wigginton



Wigginton Cottage

### The consequences of more

- resources
- workload of colleagues
  
- notification and awareness can be the key to success
  - methods (in addition to a Local Search)
  - frequency

### Developing a 'local list'

- criteria
  - special local architectural or landscape interest
  - special local historic interest
  - association with known local historic persons/ events
  - contribution to streetscape/ townscape
  - group value, as an architectural entity
  
- programme
  - process of consultation approved
  - compatibility with other initiatives

### proposed 'local list' buildings



Garrick Theatre, Lichfield



former Regal Cinema, Tamworth St



the Boathouse, Stowe Pool

### In Lichfield's case...

- relatively affluent area, certainly in the context of the West Midlands
- many people who care
- tiered structure of local governance
  
- Members' support

### Some of the issues

- the desire to 'improve' property
- the quality and use of the public realm

### and possible solutions

- based around processes of communication and improving information exchange
  - a 'development team' approach
  - Streetscene Working Group

## We're not in trouble... yet!

- ▣ desirability leads to development pressure
- ▣ a 'contextual approach' requires a balance:
  - look after the best of the past
  - cater for present needs
  - devise for a desirable future
- ▣ working with colleagues, partners, other organisations
- ▣ attempting to embrace new design in our historic context