

# BARROW HILL CONSERVATION AREA



APRIL 2008



# TABLE OF CONTENTS

|  | page      |
|--|-----------|
| <b>1. Introduction</b>   | <b>2</b>  |
| 1.1 Background and Purpose of Conservation Areas                         |           |
| 1.2 Conservation Area designation  |           |
| 1.3 Legislation and Policy   |           |
| 1.4 Summary of special interest  |           |
| <b>2. Location and context</b>   | <b>5</b>  |
| <b>3. The origins and historical development of the area</b>             | <b>7</b>  |
| <b>4. Character of the Conservation Area</b>                             | <b>11</b> |
| 4.1 Spatial character and townscape quality                              |           |
| 4.1.1 Landscape setting  |           |
| 4.1.2 The character and interrelationship of spaces within the area      |           |
| 4.2 Views and Vistas   |           |
| 4.3 Quality and Character of Buildings                                   |           |
| 4.3.1 The qualities of buildings and their contribution to the character |           |
| 4.3.2 The buildings in the Conservation Area                             |           |
| 4.4 Building materials   |           |
| 4.5 The contribution to the character made by open spaces and trees      |           |
| 4.6 Negative factors   |           |
| 4.6.1 Loss of architectural features                                     |           |
| 4.6.2 Use of inappropriate materials                                     |           |
| 4.6.3 Lack of maintenance and neglect                                    |           |
| 4.6.4 Unsympathetic developments   |           |
| <b>5. The Management of the Conservation Area</b>                        | <b>23</b> |
| 5.1 Introduction   |           |
| 5.2 New Development within the Conservation Area                         |           |
| 5.3 Extensions and alterations   |           |
| 5.4 Gardens  |           |
| 5.5 Satellite dishes, antennae and security fittings                     |           |
| 5.6 Trees  |           |
| 5.7 Article 4 Direction  |           |
| <b>6. Further reference</b>  | <b>28</b> |

# **1. Introduction**

## **1.1 The definition of conservation areas**

A Conservation Area is an 'areas of special architectural or historic interest, the character or appearance of which it desirable to preserve or enhance'.

The scope to designate conservation areas was first introduced by the Government in 1967 under the Civic Amenities Act, 1967. This was in response to wide spread public concern that areas of architectural or historic interest would otherwise be lost through redevelopment and other alterations. The new powers complemented those introduced 20 years earlier in 1947 under the Town and Country Planning Act 1947, to protect or "list" individual buildings of architectural or historic interest.

Conservation areas can be designated for architectural or historic interest or both. Whilst they are normally associated with historic areas it may also be appropriate to consider designation for architectural interest alone where the character of that area is sufficiently special.

## **1.2 Conservation Area designation**

Despite what some people think, conservation area designation is not a bureaucratic way of preventing property owners from exercising their rights to alter their buildings as they wish. Conservation areas don't preclude development, but demand recognition of the area's historical value in planning that development. They certainly do not 'fossilise' buildings or prevent any change at all. On contrary, conservation area designation is aimed at managing change so that positive qualities of an area are protected and opportunities for improvement identified. Designation of a conservation area therefore, has a number of benefits that a wider community can enjoy including:

- The positive identification of an area is designed to focus attention on its qualities, which may include the historic layout and development of the area, scale and detailing of their individual buildings and spaces between them, construction materials, open spaces and trees, walls etc. The interaction of the buildings and spaces within designated areas create unique environments that contribute irreplaceable components of our local, regional and national heritage.
- The designation of a conservation area is intended to encourage a sensitive approach to proposals for development. The legislative duty that designation brings provides a framework to achieve a high quality of development in conservation areas.
- Conservation area designation brings the requirement to apply for consent to demolish most buildings. Outside a conservation area, the demolition of a building is outside the planning system leaving many buildings not protected and vulnerable to removal. Designation provides a framework to protect buildings that make a significant contribution to the character of a conservation area.

- Trees are also given added protection in conservation areas, which gives opportunity to ensure their retention where desirable, and provide management advice.
- Additional benefits of conservation area designation include possibility to accessibility to grant schemes. Where appropriate it may provide the basis for the local planning authority to make bids for funding to assist property owners with works to the fabric of their buildings or to restore derelict properties.
- The planning controls that come with conservation area designation are far more limited than many people imagine and are designed to benefit the wider community.
- The local authority is under a general duty to take into account the desirability of preserving or enhancing the character of the area when determining planning applications affecting conservation areas.

### **1.3 Legislation and Policy context**

The current legislation relating to conservation areas is set out in the Planning (Listed Building and Conservation Areas) Act 1990. The Act places a range of duties on local authorities. These duties are summarised as follows:-

- Identify and designate those areas of interest.
- To formulate and publish proposals for the preservation and enhancement of its conservation areas including the holding of a public meeting and having regard to views expressed.
- Keep under review from 'time to time' those areas of special architectural or historic interest.
- Once designated, to give special attention to the desirability of preserving or enhancing the character or appearance of the area in the use of its planning powers.

Policies and guidance for Conservation Areas are given by the Government in Planning Policy Guidance Note 15: Planning & the Historic Environment, 1994 (PPG15), by English Heritage in Conservation Area Practice, 1995 and Guidance on the Management of Conservation Areas 2005. The Replacement Chesterfield Borough Local Plan 2006 and the emerging Local Development Framework contain policies for development affecting the Borough's conservation areas.

### **1.4 Summary of Special Historic and Architectural Interest**

The Barrow Hill Conservation Area provides an example of surviving mid-nineteenth century company housing and is an important record of the historical development of the village. The village documents the enduring industrial relations policies of the mining industry in the nineteenth century when labour was in a very competitive

market. It is an impressive colliery housing village built in the area even though it has been compromised by demolition and infill development in the course of time.

The buildings within the Conservation Area retain, despite alterations and depredations of the 1970s, a classic feel while the railway terrace housing is definitely gothic in character. The range of architectural styles adopted for the design of the buildings within the conservation area reflects the aspirations of those who commissioned the buildings and the intense rivalry that existed between collieries. The design of the buildings would have been of high quality standard at the time they were built and are therefore important records of contemporary tastes. The use of the local coal measures sandstone and slate throughout the conservation area creates uniformity and adds to the identity of the place.

## 2. Location and Context

Barrow Hill is a small village situated in the Barrow Hill and New Whittington ward of Chesterfield Borough. The village is also within Staveley Town Council area. It is located about five miles northwest of Chesterfield town and about one and half miles west of Staveley. The village itself is set on a hillside.

Immediately to the west of the village is the Barrow Hill Roundhouse steam engine shed, a grade II listed building. To the south is a mineral railway line with planted woodland along its embankments.

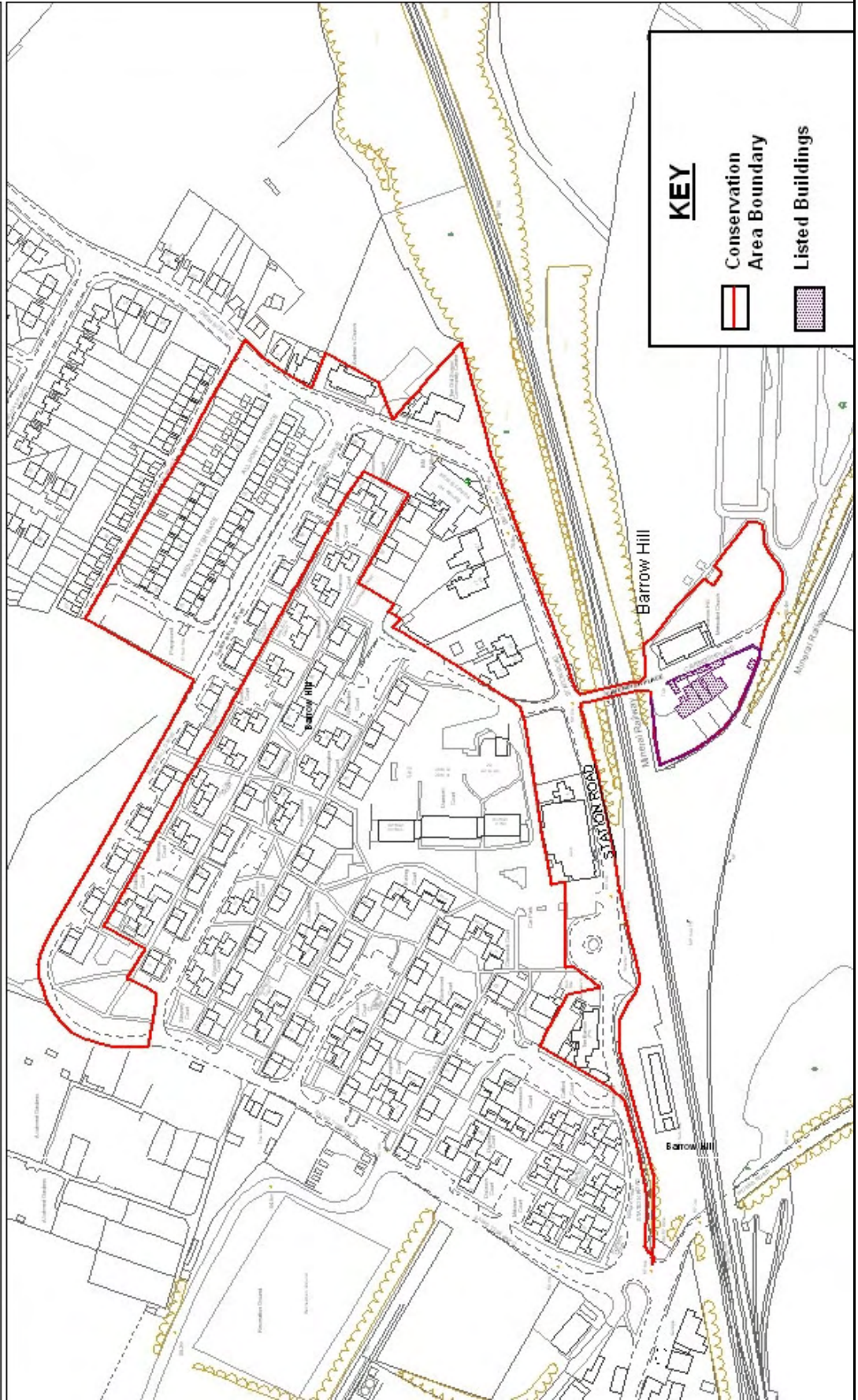
The topography of the conservation area is the main contributory factor in terms of its overall setting. The land slopes towards the west and also south to the River Rother valley. To the north and east of the village is undulating arable land divided into fields.

The Conservation Area comprises of buildings built by Richard Barrow during the second half of the nineteenth century as part of workmen's housing scheme for Staveley Ironworks. The area essentially includes:

- The development along Station Road made up of the site of the former Barrow Public House, The Club House, the villas built for managers of Staveley Ironworks, Barrow Hill Primary School, St. Andrews Church and the Old School Community Centre.
- The area across the line of railway to take in Barrow Hill Methodist Church; numbers 1, 2 and 3 Cavendish Place and the bridge over the railway line which connects this group to the main village.
- Former Staveley Ironworks workers houses to include Nos. 1 to 53 (odd) Campbell Drive.
- The former Midland Railways workers housing including Allport Terrace and Midland Terrace to the north of the historic settlement.

The conservation area boundary has been drawn to ensure that the elements that contribute to the historic and architectural interest of the area are included and protected. The boundary is logical and none of the areas included do not relate to the character of Barrow Hill village as a whole.

BARROW HILL CONSERVATION AREA



**KEY**

- Conservation Area Boundary
- Listed Buildings

### **3. The Origins and Historical Development of the Area**

In trying to explain the historic development of the conservation area it is imperative to discuss the historic development of the whole Barrow Hill village. The historical background of the village is connected with the development of iron smelting and founding within the area and the lives of the industrialists. Veritably, the village itself is intrinsically linked to the coal and iron mining industry during the boom period of the nineteenth century.

Iron smelting and founding has been carried out in the area for over three hundred years. The area offered large reserves of ironstone dug from shallow open cast workings. In the seventeenth and eighteenth centuries, the area had been a major centre of the iron industry. The opening of the Chesterfield Canal and the development of the new technique of smelting with coke in the 1780s further expanded the industry and by the nineteenth century mining was thriving in Derbyshire.

The coming of the railways further promised new business to the existing coal and ironworks that could be connected by branch lines to the trunk system and by the early 1840s the Midland Railway was competing for freight. This attracted more entrepreneurs to invest in the industry who capitalised on the possibilities of new business more particularly in the cherished London market. Not only did the railways bring in more business, but they also brought in new management and iron merchants to the local works who migrated into the industry.

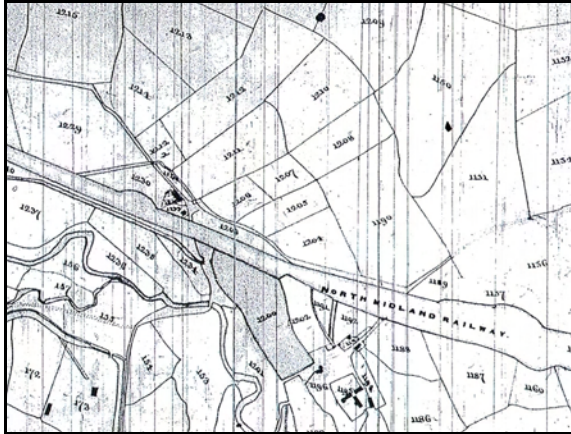
This expansion in the mining industry through the nineteenth century saw collieries constantly opening and closing and increasing in size and number in the area. As a result, mining became a labour-intensive industry which was competing in drawing workers from unusually wide areas to work collieries. This meant that a large incoming population had to be housed, but the existing dispersed settlements of the area were too small to accommodate the new workers. This competition for scarce labour in the area forced the companies to turn to the most enduring industrial relations policies of building workers' housing estates as an incentive to workers. One solution was to build a number of 'model villages', linked to mines.

In 1815 George Hodgkinson Barrow assumed responsibility of the Staveley Ironworks and took over the ground leases on most of the land where now stands Barrow Hill village from the Duke of Devonshire. At the time the only buildings in the area were the ironworks and a small group of dwellings. The area was known as Furnace Close. Since the ironworks operated in a relatively sparsely inhabited area where there were often not enough dwellings, George Hodgkinson Barrow found worthwhile to build or lease new blocks for his workmen. He built a row of cottages (now demolished) to the east of the existing Methodist Chapel for his workers and a terrace of three dwellings now known as 1, 2 and 3 Cavendish Place for his works managers.

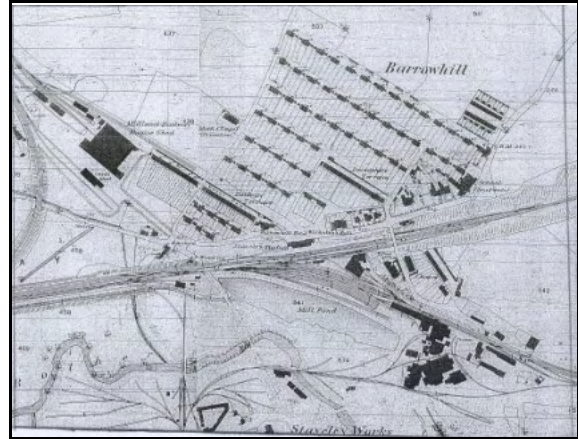
George Hodgkinson Barrow was later in 1840 succeeded in running the works by his younger brother Richard Barrow who became very successful in the business. He further developed and undertook major expansion works of the Staveley Ironworks. Realising the competition and difficulty of recruiting and retaining a labour force



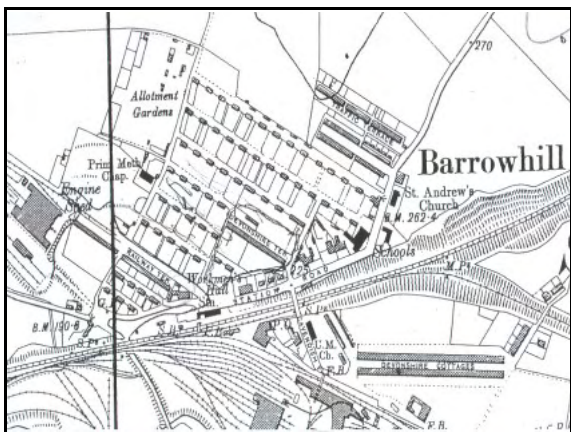
within the area, Richard Barrow built his own model village in 1852-5 for his workforce which he named Barrow Hill following the pattern of the colliery model villages. This became the beginning of the present Barrow Hill village. Until the development of the model village, Barrow Hill was only arable and grassland as shown on the Tithe map extract of 1839.



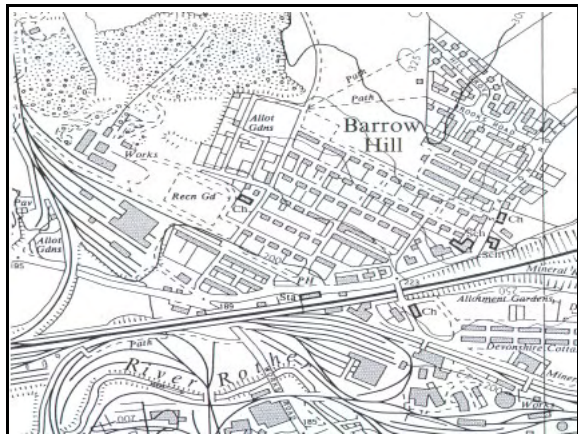
1839 Tithe Map Extract



Ordnance Survey map extract 1879



Ordnance Survey map extract 1915



Ordnance Survey map extract 1967

The Barrow Hill housing scheme comprised of about 174 prestigious stone built houses laid out in streets intersecting each other on a hillside. Newly recruited young miners' families largely occupied the houses. Most of the model village workers' houses survive with most of their historic fabric intact. Also built adjacent to the workers' houses, looking over the river valley to the east towards Staveley village, were eight large villas built as managers' houses. The villas were examples of superior working class housing while the standard of the houses was quite superior to that of houses inhabited by the working classes in towns. Six of the villas survive and make a significant contribution to the character and appearance of the village.

In the effort to further improve the welfare of his workers, Barrow built a church for the Church of England congregation and a school on the summit of Barrow Hill just above the managers' villas. He also built a workmen's dining hall, now club, on the central site at the foot of Barrow Hill to provide subsidised meals. The dining hall was furnished with a library and reading room and was also open to non-employees. Next to the dining hall and built at the same time was Barrow Hill Hotel. This was the hub

of community life and served the hard working colliers for generations. The hotel, recently known as The Barrow Public House, is about to be demolished.



*Some of the worker's houses*



*One of the managers' villas*

In the 1860s Barrow built housing for the families of Midland Railway workers when the loco depot was built at Barrow Hill. The best surviving railway housing is Allport Terrace and Midland Terrace to the north east of the workers' houses. By the end of the nineteenth and early twentieth centuries, the development of the village included Traffic Terrace. Later new housing was constructed to the north of the terraces, to include houses at Brooks Road and Hill Grove, and to the east of Station Road the village shop and other residential buildings.



*Allport and Midland Terraces*



*Gothic arched windows at Allport Terrace*



*Workers houses with new blocks under construction 1975*



*Infill housing blocks*

The last 30 years of the twentieth century were witness to major changes to the village. In the mid 1970s blocks of houses were constructed between the well spaced and well built stone colliery houses of the 1850s, severely interrupting the original layout. In addition some were demolished and all suffered loss of original architectural detail. The quality of this later development did not conform to the original design and does not contribute to the character of the cottages overall. It led to a dilution of the original designed layout and setting of the village.

In recent years a small housing estate development to the east of the village behind St Andrew’s Church, has been another addition to the development of the village



*Blocks of terraces*



*Unswick Court*

## 4. Character of the Conservation Area

The character of the area is characterised by buildings of good example of Victorian company housing. The buildings are reflective of the development and evolution of the area through the nineteenth century. Elements that contribute to the character of the area include: the slope of the land on which it is situated; opening up views across the River Rother to the south; stone walls; mature trees; wide enough roads, gate-piers, low boundary wall; uniformity in colour and texture due to use of local stone throughout the conservation area; sizeable properties in an eclectic mix of architectural styles. The details of properties may vary but contain distinctive features.

### 4.1 Spatial Character and Townscape Quality

#### 4.1.1 Landscape setting

The main entrance to the conservation area is from the southwest of the village via Station Road. The road runs uphill in a west/east direction alongside a railway line to the south and changes direction to north at the top of the hill. The road is of a generous width and makes a significant contribution to the overall sense of spaciousness. The sloping topography gives the road an added dynamic quality and allows the properties built along it to take full advantage of the long distance views. Its quality is further defined by its strong sense of enclosure, provided by the walls and planting along property boundaries.



*Station Road*



*Hedge planting on property boundaries*

#### 4.1.2 The character and interrelationship of spaces within the area

The southern side of the road is defined by a wall slightly over a metre high, built of a variety of materials including sections of stone rubble with 'buck-and-doe' stone coping, rubble stone without coping, brick wall, and metal fence. A railway bridge with massive rusticated stone walls and dropped arch stone coping connects to the wall providing access to three dwellings and to The Methodist Chapel at Cavendish Place. On the north side of Station Road is a low stone wall with the original gate piers, (though original gates have not survived), making distinct architectural features. The section of the wall to the front gardens of dwellings has been supplemented with hedge planting providing additional screening. Beyond the dwellings the wall runs in front of the school with chain-link fencing fixed on top of the

wall. The wall shows evidence of wrought iron railings which have been removed probably during the Second World War for making weapons.



*Stone wall along Station Road*



*Low stone wall with gate piers*

Apart from the wall along Station Road, the buildings to the north of the road including the school have a stone wall at their rear. The walls at the rear of Nos. 11-21 Station Road are approximately two metres high and the stones are horizontally grooved (parallel punched). The stone walls as well as the railway bridge contribute significantly to the character of the conservation area and the village as a whole. A large number of the walls survive intact and dominate the streetscape. They contribute to the character of the area in a number of ways; as a unifying element along the street frontages, by creating privacy and exclusivity, and because of the visual contribution made by the material. The historic character and quality of the streetscape is undermined where the walls have been unsympathetically breached or lost altogether.



*Stone wall to rear of Nos. 11-21 Station Road*



*Railway Bridge to Cavendish Place*

#### **4.2 Views and vistas**

The views within the conservation area are dominated by stone walls, framed by mature trees, well kept hedging and wide variety of shrubs in almost every garden, with houses subordinate. These features consequently make a bigger contribution to the area than would normally be the case. These views from within the area out the wider landscape emphasise the area's setting in the landscape and make a contribution to the overall character of the village.



*Stone walls along Station Road*



*Hedges and trees in gardens*

The panoramic views out and into the conservation area, especially to the south are a strong positive feature. The views down the River Rother valley, across to the south and to the west are dynamic as are the several views of the conservation area from the west. There are views across the valley toward Hollingwood, Middlecroft and Staveley whilst to the west are views of distant hills and fields.



*Views out toward Hollingwood and Brimington*



*View from Hollingwood*

### **4.3 Quality and Character of Buildings**

#### **4.3.1 The qualities of buildings and their contribution**

Barrow Hill’s historical housing stock is of high quality and represents an important economic asset, as well as, visual and amenity benefit for residents. The economic and cultural value of the heritage asset is significant and the quality of the assets must not be eroded. The heritage significance of the village is greatly enhanced by the high standard design and construction of its original buildings, reflecting the concerns of its creators for the welfare of the workers who lived there. These influences are important reflections of the social history of the period, which are clearly visible in the surviving architecture.

The Conservation Area is essentially the Victorian development in Barrow Hill. The buildings portray a good example of a superior company village characteristic of the period they were built, and they were designed to conform to an established high quality design principle which ensured that their ‘tone’ on the estate was realised; a feature of Victorian house design.

The appearance of all the industrial housing has been badly damaged by unsympathetic alterations but enough detail survives to allow reinstatement. They may vary in their character and quality but individually and collectively they maintain a feeling of antiquity unified by their construction materials and positive contribution towards the character and appearance of the village. The uniformity in building line gives the area a strong cohesive identity.

The architectural features that are or were commonly found within the conservation area includes:

- Simply proportioned and detailed facades.
- Buildings mostly symmetrical in design with gable roofs and chimneys.
- Wrought iron or timber gutter support brackets, with cast iron or timber gutters.
- Gable or centrally located simply decorated stone chimneys.
- Decorative kneeler stones located above the level of building eaves.
- Low coped parapet gables.
- Stone surrounds and hood moulds to windows and doors.
- Stone boundary walls some rusticated.
- Stone gate piers to the front gardens.



*Architectural features on the villas*

Roofs contribute to the architectural interest of a number of properties. The roofs in the conservation area contribute significantly to the character of the individual buildings and, given its topography, the area as a whole. The houses have interesting roofscapes with elaborate chimneys rising above steeply pitched tiled roofs with gables. Each building exhibits its own unique details yet they are linked by

common design approaches. The school, viewed in the distance, is set on raised land which projects forward creating a sense of interest in relation to the rest of the street. It is a landmark building in the street and its spire can be seen from a wide area and beyond the boundaries.



*Chimneys in the conservation area*



*The church spire from a distance*

### 4.3.2 The Buildings in the Conservation Area

Entering the conservation area from the south west on the north side of Station Road is the former **Barrow Public House**. The Barrow is at a very prominent location at the entrance of the conservation area. It is, along with other buildings along Station Road of the same period, built of brick and part stone with ashlar dressings and slate roofs. Despite their current condition, the building and boundary walls because of their style make a significant contribution to local distinctiveness. They also provide a visual linkage and character continuity with the other buildings and structures along Station Road.



*The former Barrow Public House*



Adjacent to the Barrow public house is the **Barrow Hill Memorial Club**. The club is a very unique building in the village with an imposing frontage to Station Road. It is built of local stone with slate roofs. The frontage has embattled parapets and stone dressings to windows. The corners of walls are given structural and visual strength by use of stone quoins.





*The Barrow Hill Memorial Club*



Next to the Club are **Nos. 5 and 11-21 Station Road**, a row of six attractive stone villas of substantial townscape value, several of which retain the majority of their external historic fabric though they are not afforded the protection of being included on the statutory list of historic buildings. A particular interesting architectural/social detail of the houses is that they are built of stone on only three sides, with the northern face being of brick and render. This is an original detail as may be seen by the band courses on the north side being of brick. The use of stone for the parts facing south must have been done to produce a visually acceptable appearance of the houses when seen across the valley. They also have stone coped gables and quoins. The stone walls to No. 21 have been cleaned in recent years.

The windows have stone mullions and dressings to window surrounds, with labels above, and incorporate a casement frame instead of sashes. Some of them retain original casement windows and panelled front doors. The roofs are of slate except for No. 19 which has been replaced with double Roman tiles. Formerly there were eight houses built to accommodate the works managers to Staveley Ironworks however some are now subdivided and two next to No. 5 were demolished at a later date.

The houses are generally set back from the road and fronted by private gardens, bounded by low stone walls. Some of the gardens have well-established mature trees. Their generous gardens and spaced out alignment, may have been an influence on Raymond Unwin and Barry Parker, the architects of St Andrews Church.



*The villas*



The **Barrow Hill Primary School** lies next to the villas, located at a bend of Station Road on the top of the hill. It was built in 1856 as part of the village created in the 1850s by Richard Barrow, to serve as school but also with a lecture room to be used as a church. The school complex retains much of its original integrity. It is a good example of Victorian architecture and is a landmark building in the street. It is imposing in relation to the surrounding area and its dominance is heightened by its proximity to the road. It has a varied roofline and presents multi-gabled elevations of stone with bull's eye windows to the east and west of the main gables. The building is topped by a spire to its east elevations.



*Barrow Hill Primary School*



Opposite the school is the **Old School Community Centre**. It is built in red brick building with stone lintels on windows and a slate roof. Next to it is **St Andrews Church**, an Early English style built in 1893-5 and designed by Parker & Unwin (who were key figures in early town planning) to provide for the church congregation which originally shared the school building. It was consecrated on 29<sup>th</sup> April 1895. It is a red brick building with a slate roof. The windows are of double stilted pointed arch with brick dressings. The south elevation has a cantilevered bell-cote. St Andrew's Church creates a striking picture within Station Road, reinforced by a clever use of brickwork around its windows.



*St Andrews Church*



*The Old School Community Centre*

To the south of the conservation area is a terrace of three dwelling houses, **Nos. 1, 2 and 3 Cavendish Place**. The terrace is built of regularly-coursed squared and horizontally-channelled local sandstone with ashlar dressings, with a Welsh slate hipped roof and ridge and side wall chimneys of stone and brick. It is a two-storey range of six bays with ashlar bands at first floor and eaves level. A stone wall with stone copings surrounds the terrace. The terrace is a Grade II listed building.

Opposite the terrace is the **Methodist Church**. Matthew Marriott, a local builder, built the church in 1872. It is built of red brick with ashlar stone dressings and enclosed by a brick wall.



*1, 2 and 3 Cavendish Place*



*Barrow Hill Methodist Church*



Allport Terrace and Midland Terrace are houses dating from the 1860s built for the families of railway workers when the loco depot was built. They were built in red brick with verandas, decorative string courses and Gothic arched windows. The terraces have a very pleasing aspect although most of them have been affected by unsympathetic alterations.



*Nos. 5 & 6 Allport Terrace*



*Typical window details*

**4.4 Building Materials**

The materials of construction of buildings are important as they provide character and when used consistently on a number of buildings, they enhance the character of

an area. This is true to Barrow Hill where the materials used contribute to the unifying features within the conservation area – especially stone and brick. The geology of the area has given rise to the locally based building materials, the predominant building material being the local coal measures sandstone. The stone weathers to a warm brown colour and it is relatively soft and splits rather too easily. Consequently, a harder grit stone was preferred material for dressings including lintels, quoins and window surround. This lighter coloured less weathered detailing makes a pleasing contrast with the thin irregular courses of dappled sandstone and gives buildings much of their character.

The use of brick within the conservation area is limited although locally available clay and coal ensured rapid establishment of brick walling as the most popular and economic method of building in Victorian times. More than thirty firms within Chesterfield were supplying bricks and the Phoenix brick works at Barrow Hill remains in production today. Brick was mostly used on utilitarian elevations mostly at the back of the buildings. The only buildings built fully in brick are St Andrew’s church, the Old School Community Centre and the Methodist church.

Most commonly used material for roofs throughout the conservation area is slate. Some of the roofs have been replaced with clay Roman tiles. The material of the surviving windows and doors in the conservation area is timber. The windows incorporate a casement frame and in some properties like No 1, 2 and 3 Cavendish Place sash windows.

**4.5 The contribution to the character made by open spaces and trees**

Though there are no significant open spaces within the Conservation Area, private spaces and gardens contribute a vital element to the character of the area. Some of the gardens in the conservation area are stocked with mature trees which help to establish the mature landscape of the area as a whole. The penetration of an open space between the former Barrow Public House and the Barrow Hill Club provides an opportunity for a mature tree with shrubbery beneath.



*Mature trees on gardens*



*Trees on Station Road north-east of the area*

**4.6 Negative Factors**

Although the conservation area has been affected with some negative effects, it has retained its property boundaries providing it with a coherent character which should be preserved and enhanced.

#### 4.6.1 Loss of architectural features

Within the conservation area, various architectural features that were once commonplace are gradually disappearing and have not been replaced, or are left to decay. The most affected features are gate piers to the gardens. These entrance features add townscape interest to the area and symbolise its exclusive character. Another problem is the loss or replacement of chimney stacks and chimney pots. Most of the chimneys have lost their original pots, some being replaced with inappropriate ones and some not even replaced at all.



*Loss of copings on a gate pier*



*Loss of chimney pots*

#### 4.6.2 Use of inappropriate materials

Use of inappropriate materials in the repair or alteration of properties and loss of architectural features is a common phenomenon in the conservation area. Inevitably, changing trends and requirements have led to the modernisation of historic buildings, with many of the buildings having been altered to accommodate the requirements of modern users. These alterations have resulted in the loss of certain architectural and historic features, adversely affecting the character of the buildings. Modernisation and conversion of historic buildings can be achieved without significant loss of character if done sympathetically and may improve a building securing its future and positively contributing to the character of the area.

Most of the properties have replacement windows and doors of different design from the original. Some of them have replacement UPVc windows and plastic rainwater goods which have a negative effect on the character of the conservation area.



*Replacement door and windows*



*Replacement UPVc windows on the left*

The use of concrete to replace stone coping and the insertion of brick and steel railings in some parts of the stone wall along Station Road is an example of how inappropriate materials have been used in the past.



*Concrete repairs to coping stone*



*Brick section to stone wall*

Some roofs have been replaced with double Roman tiles, while some have been turnerised.



*Turnerised roofs*



*Concrete Roman tiles to the left*

#### 4.6.3 Lack of maintenance and neglect

A number of buildings within the conservation area suffer from neglect and show signs of lack of repair or maintenance. This is particularly evident in the condition of Nos. 1, 2 and 3 Cavendish Place. The building has been fenced and has partly boarded windows and doors, which detract from its character as well as the character of the area as a whole.



*Boarded windows and fenced sections at 1-3 Cavendish Place*

#### 4.6.4 Unsympathetic developments

The modern buildings constructed by the council in the early 1970s and the electricity sub-stations to the north and gas governor to the west, all have a negative effect on the setting of the conservation area. These constructions do not reflect the established pattern of the original cottages, either in their use of materials or their design, and have even resulted into the loss of the original planned model village layout.



*Electric sub-station*



*Gas governor*



*Replacement of hedges with timber panels*



*Replacement of stone boundary walls*

## 5. The Management of the Conservation Area

### 5.1 Introduction

All development proposals in the conservation area will need to be judged on their effect on the character or appearance of the area as set out in Policy EVR 30 of the Replacement Chesterfield Borough Local Plan 2006, as well as the government Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG 15).

The emphasis will generally be on the controlled and positive management of change, ensuring that any development accords with the area's special architectural or historic interest and its character or appearance. All development proposals within the conservation area must preserve or enhance the area's character or appearance. Development within the setting of the conservation area should also respect the character of the area.

At a later stage after the designation of the Conservation Area, the Council will draw up a programme of enhancement which would include measures to encourage the repair of derelict buildings and reinstatement of lost architectural detail. The following are considered as the first steps to be carried out in the preservation and/or enhancement of the conservation area's special character.

### 5.2 New development within the conservation area

Designation does not aim to stifle positive change; however the scope for new development within the conservation area is limited. Where an application for new development is permitted it should be a stimulus to imaginative high quality design and should be seen as an opportunity to enhance the area.

Whilst the local planning authority will expect new development within the conservation area to display sensitivity to its visual and historic context, in terms of massing, materials and detail, there is scope for carefully designed contemporary structures. New development should not necessarily aim to slavishly copy details of adjacent buildings, but great skill and imagination is necessary to design new buildings that do not resort to pastiche but are nevertheless sympathetic to the character of the area.

Views within, into and out from the conservation area make an important contribution to the character of the area. These should be respected and protected from inappropriate forms of development.

### 5.3 Demolition, extensions and alterations

Since the character of the area as whole rather than individual buildings, is important, the presumption is that buildings which contribute positively should be retained and their original appearance preserved. The local planning authority will ensure that all unlisted buildings and structures which positively contribute to the character or appearance of the area are protected from inappropriate alterations, extensions or unjustified demolition. Conservation area consent is required for demolition of a building within a conservation area.



Almost all the original houses in the conservation area are finely detailed. Similar standards of detailing and quality of building materials will be expected on any proposed extension or alteration. All windows and doors that are of historic interest must be retained.

Alterations to the roof of a dwelling which materially alter its shape including domer windows will not normally be permitted.

#### **5.4 Streetscape elements**

Throughout the conservation area stone walls contribute positively to the character of the area. The local planning authority will resist proposals to remove traditional boundary walls or to promote new boundary treatments which fail to respect the form or materials of existing boundary treatments.

Gardens provide the settings for the buildings which characterise the conservation locality. The loss of private gardens will be resisted as these, together with the trees and landscaping they contain, make an important contribution to the character of the area.

#### **5.5 Satellite dishes, antennae and security fittings**

Satellite dishes, antennae and security fittings should be positioned so as to minimise their visual impact on the character and appearance of the properties within the conservation area. Antennae and satellite dishes will not be permitted on a chimney, wall or roof slope which both faces onto and is visible from a road.

#### **5.6 Trees**

Trees in a conservation area are protected. The designation of the conservation area protects trees by requiring owners to give the local planning authority six weeks notice of an intention to carry out any tree work on trees that are 75mm or over in diameter at 1.5m from the ground. The notice is to allow the local planning authority an opportunity to inspect the tree(s) and determine whether they are worthy of a Tree Preservation Order.

#### **5.7 Article 4 Direction**

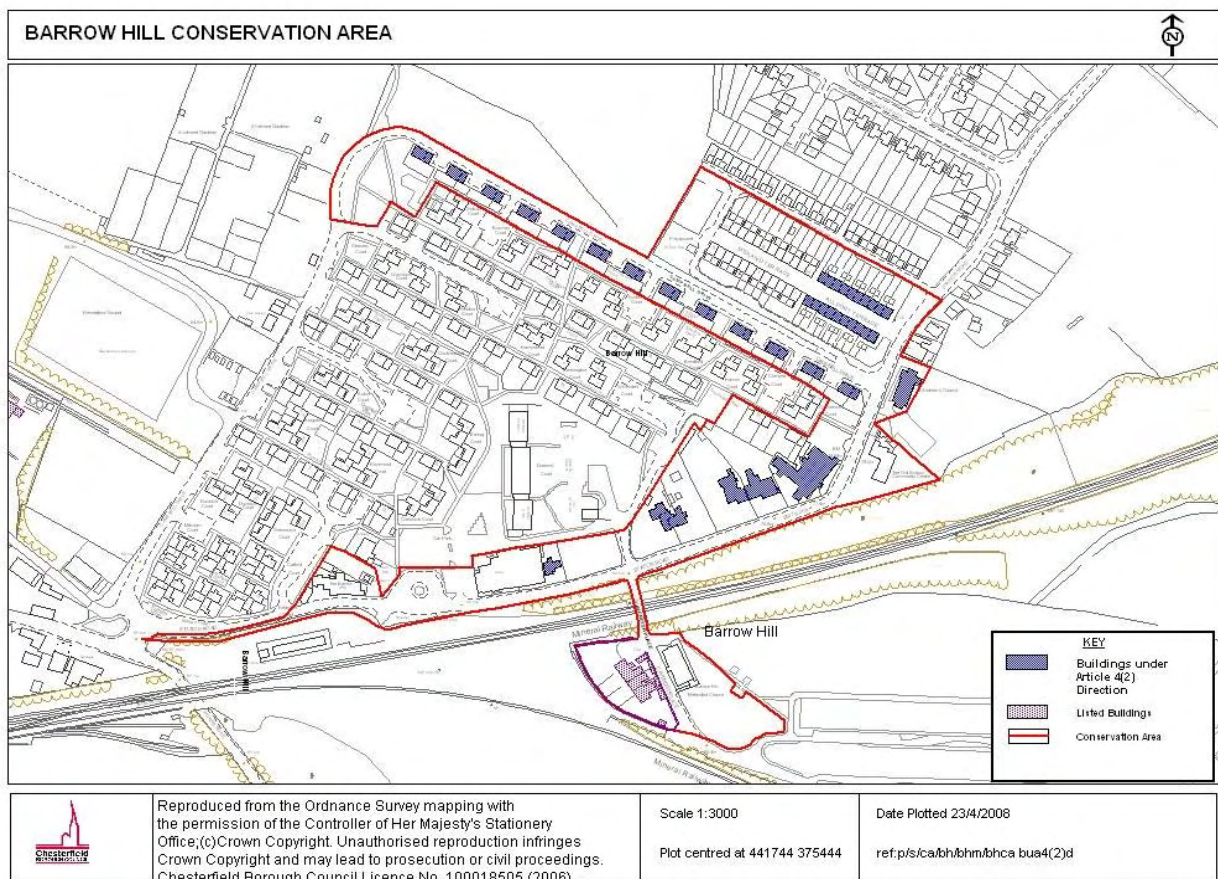
The historic and architectural interest and character of the conservation area has sadly already been partly eroded by small changes resulting in the loss of traditional building details. Such alterations include replacement of traditional doors and windows, removal of chimney stacks, painting of stonework and replacement of roofing materials. Although such changes may be minor, cumulatively these alterations significantly detract from the quality of the conservation area.

The only way that such harmful affects can be controlled is for the Council to serve what is known as an Article 4 Direction. The aim of an Article 4 Direction is to encourage the retention of historic and architectural features which contribute to the

exteriors of buildings, and to preserve and enhance the character of the Conservation Area, of which these buildings are a part.

This appraisal recommended an Article 4 Direction be made which would withdraw permitted development rights withdrawn to protect the conservation area from immediate work that is detrimental to the character and appearance of the area. Planning permission will be required before any alterations are carried out. This will give the council greater powers to ensure the preservation, and where possible restoration, of unique architectural features and traditional materials. Like-for-like repairs or reinstatement of lost architectural features will be encouraged, along with removal of previously unsympathetic external changes to buildings.

An Article 4 Direction can only be effective where a building or group of buildings retain substantial amount of original historic fabric as specified in the schedule below. The properties have been chosen because they are relatively unaltered.



*Properties covered by Article 4 Direction*

## Schedule of Properties affected by the Article 4 Direction

| Addresses affected          | Permitted Development being withdrawn   |
|-----------------------------|---|
| 1 – 20 Allport Terrace      | <p>Enlargement, removal, replacement or alteration of windows and doors.</p> <p>The alteration or removal - including replacement of covering with a different material) of the front canopies.</p> <p>The erection of or construction of a porch outside any external door.</p> <p>The installation, alteration or replacement of a satellite antenna on the front elevation of the property.</p> <p>The enlargement consisting of an addition or alteration to the roof.</p> <p>The painting of the exterior that is presently exposed brickwork or unpainted render.</p>               |
| 1 – 53 (odd) Campbell Drive | <p>The enlargement consisting of an addition or alteration to the roof.</p> <p>The demolition or replacement of chimneys.</p> <p>The erection of or construction of a porch outside any external door.</p> <p>The installation, alteration or replacement of a satellite antenna on the front elevation of the property.</p>  |
| 1 – 23 (odd) Station Road   | <p>The alteration, replacement or removal of windows and doors.</p> <p>The alteration or removal of quoins, gable copings, stone detailing and rainwater goods.</p> <p>The demolition or replacement of chimneys.</p> <p>The installation, alteration or replacement of a satellite antenna on the front elevation of the property.</p> <p>The painting of the exterior that is presently exposed stone or unpainted render.</p> <p>The erection of or construction of a porch outside any external door.</p> <p>The enlargement consisting of an addition or alteration to the roof.</p> |

|  |   |
|--|---|
|  | <p>The demolition of whole or any part of any gate, fence, wall or other means of enclosure.</p> <p>The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house.</p> |
|--|---|

## **6. Further reference**

1. S. D. Chapman: Stanton and Staveley - A Business History (1981)
2. Arthur Court: Staveley - My Native Town, Some historical notes of the parish (1946)
3. Barry Joyce, Gordon Michell and Mike Williams: Derbyshire detail & Character – A celebration of its towns and villages (1996)
4. English Heritage: Guidance on conservation area appraisals (2005)
5. English Heritage: Guidance on the management of conservation areas (2005)
6. English Historic Towns Forum: Conservation Area Management – A Practical Guide (1998)
7. Department of the Environment and Department of national Heritage: Planning Policy Guidance Note 15: Planning and the historic Environment (PPG 15) (1994)