

Spencer Street/Brickyard Walk Conservation Area Appraisal



March 2010.



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1. Introduction

1.1 The definition of conservation areas

A Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which it desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990). It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled positive management of change. Somersall was recognised as being of special architectural and historic interest and was designated as a Conservation Area in November 1988.

Designation of conservation areas automatically entails control over the demolition of unlisted buildings, strengthens controls over minor development and gives special protection to trees within an area.

Local Authorities also have a duty to review their conservation areas from time to time and, formulate and publish proposals for the preservation or enhancement of the conservation areas. The Council is now underway with a comprehensive programme of reviewing its conservation area and producing a Character Appraisal for each conservation area.

1.2 Purpose and status of the appraisal

Conservation Area Appraisals aim to identify and define elements which contribute toward the character or appearance of an area and those that detract from it. This provides a basis upon which to develop proposals for preservation and enhancement of the area. This Appraisal will therefore, be a material consideration in the determination of planning applications, planning appeals or proposing works for the preservation or enhancement of the conservation area.

This appraisal is not intended to be comprehensive in its scope and content. Whilst important features of the character and appearance have been identified within the conservation area it does not follow that elements excluded may not also be of significance.

2. PLANNING POLICY CONTEXT

Government policies and guidance on all development affecting conservation areas is set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). PPG 15 advises local planning authorities to define the elements that make the special character or appearance of conservation areas in order to provide a sound basis on which to develop local planning policies, preservation or enhancement strategies and to make development control decisions.

In determining planning applications for development within Conservation Areas and applications for Conservation Area consent, the Council will give considerable weight to the content of Conservation Area Character Appraisals. The consideration of proposals in the context of the description contained in the appraisal will be an important factor in deciding whether a proposal has an adverse affect on the character and appearance of the Conservation Area, and therefore, whether it is contrary to saved Local Plan Policy EVR30 and EVR 31 which are the key policies for the control of development in Conservation Areas.

EVR 30 CONSERVATION AREAS

Within conservation areas planning permission will only be granted for development proposals (including conversions, alterations, extensions and changes of use) which preserve or enhance the special character or appearance of the conservation area.

Planning permission for new development (including extensions to existing buildings and new or replacement shop signs) will not be granted unless:

- (a) the design, scale, massing and siting of the proposal respects the special character or appearance of that part of the conservation area in which it is to take place; and
- (b) due regard has been paid to the relationship of the proposal to adjacent buildings, trees, views (both into and out of the conservation area), spaces and historic street pattern or any other component part of the conservation area or its setting which contributes to its special character or appearance; and
- (c) materials and components appropriate to the special character and appearance are used; and
- (d) they respect the character and style of the buildings in terms of its architectural detail and materials.

Planning permission will not be granted for development affecting the setting of a conservation area which would have a materially detrimental effect on its special character or appearance including views into or out of the area.

Where necessary article 4 directions will be used by the council to ensure additional controls over development in conservation areas.

EVR 31 DEMOLITION OF BUILDINGS OR STRUCTURES IN CONSERVATION AREAS

Where a building or other structure makes a positive contribution to the character or appearance of a conservation area, planning permission for development involving its demolition or removal will only be granted where:

- (a) it is beyond repair and incapable of beneficial use: or
- (b) in exceptional cases the redevelopment or the result of the demolition would produce substantial benefits for the community (including the physical and/or economic revitalisation of the conservation area), which would outweigh the loss resulting from the demolition.

Permission for redevelopment involving the demolition of buildings of inappropriate structure or design will be granted where removal or replacement would benefit the character or appearance of the conservation area.

Conditions will be imposed on the planning permission to ensure that a contract for redevelopment in accordance with an approved detailed scheme is in existence prior to the start of demolition

3. SUMMARY OF SPECIAL INTEREST

- Significant architectural and historic interest of area's buildings.
- The Catholic Church of Annunciation is the principal architectural and historic feature of the Conservation Area with dominant views from different locations. Viewed from the south end of Spencer Street enables its scale and proportion to be easily appreciated.
- Located at the junction of two historic paths, Spencer Street and Brickyard Walk
- A cluster of well-detailed buildings of architectural and historic merit.
- The juxtaposition of the buildings line from the pedestrian pavement along Spencer Street.
- Prominent stone and brick walls.
- The buildings within the area generally retain the scale and proportions which ensure a continued contribution to the historic character of the area.

4. ASSESSMENT OF SPECIAL INTEREST

4.1 Location and Setting

The Spencer Street/Brickyard Walk Conservation Area lies in an old-established residential area immediately north-west of the Chesterfield town centre. The Conservation Area lies on the west side of Spencer Street towards its southern end.

The Conservation Area includes the area bounded by and including part of Spencer Street and Brickyard Walk and encompassing the Catholic Church of the Annunciation; the former school building and the properties numbered 2, 4, and 6 Spencer Street and covers only 0.35 ha.

4.2 General Character and Plan form

The Conservation Area comprises a group of buildings which include, the Roman Catholic Church of Annunciation, the former St. Mary's Roman Catholic School now used as a Parish Centre, the presbytery to the church and Nos. 4 and 6 once a pair of houses, now converted to a single dwelling. The character of the conservation area is centred on this group of buildings which presents a coherent group of attractive buildings constructed in sympathetic materials.

The church is an imposing building within the streetscape creating a scale and presence which contrasts with the domestic scale and character of the architecture in the immediate environs. The former school and the presbytery together complement the style and materials of the church. The resulting unity of style and appearance of the buildings is particularly striking along the south and east side bestowing on the area a charm which is exceptional within this residential area.

The setting of the conservation area is on relatively flat land which limits its outer views.



The imposing scale of the Church within the streetscape

5. HISTORIC DEVELOPMENT AND ARCHAEOLOGY

5.1 Historical background

The development of Chesterfield town centre since the Middle Ages has been mostly to the west of the Parish Church. Not until the late eighteenth century did the first outward movement to the north and north-west of the town centre along Sheffield Road and close to Newbold Road respectively.

The town prospered and expanded during the 1800's including the site of the conservation area. At least one long building or terraced row was already present in this area by 1803 and is assumed to have origins in the 18th century. The map of 1826 shows further buildings and a small pond. By mid-19th century, maps shows the site was still an open field and Brickyard Walk running up to and into this area as well as a terrace of houses called Brickyard Row, suggesting it may have been the site of a brickyard.

During the second half of the 19th century the Roman Catholic Church was built. The church was opened in 1854 with a school being built next to it in 1865 and by the end of the 19th century streets including Spencer Street and Queen Street lined with a variety of houses had been constructed in this area. These ranged from rows of terraced houses to detached villas in moderately sized gardens. The majority of these houses survive.

Part of the area was redeveloped in the 20th century and now includes car parking area and a health centre.

5.2 Archaeology

The area may be of archaeological potential, as there is evidence of post-medieval development in the area.

6 SPATIAL ANALYSIS

6.1 The character and interrelationship of spaces within the area

Brickyard Walk, a pedestrian path connecting Spencer Street to the east with Cross Street and Tennyson Avenue to the west, runs along the southern boundary of the Conservation Area. The path separates the Conservation Area from the back gardens of dwellings in Tennyson Avenue and from North East Derbyshire Health Authority Centre controlled land. The path is enclosed on each side by brick walls of about 1.5 metres. A pedestrian access through an opening along the north side of the footpath wall leads into a tarmac yard in front of the Parish Centre building.



Brickyard Walk from Spencer Street



Brickyard Walk from Tennyson/Cross Street

A vehicular access off the southern end of Queen Street between nos. 3 and 5 leads to the west side of the area connecting to a narrow lane which provides vehicular access to the rear gardens of 5, 7, 9, 11, and 13 Queen Street. A wall enclosing a garden forms the boundary of the Conservation Area to north. To the east, the Conservation Area boundary runs along Spencer Street.



Access from Queen Street



Narrow lane to rear of gardens

To the north west of the area behind the Parish Centre building there is a garden area enclosed by a wall. Beyond the wall there is a house, a Scouts Hut and garaging area accessed from Marsden Place off Newbold Road. A gap in the frontage of Spencer Street

north of no. 28 also allows vehicular access to the area through a lane running behind nos. 14 to 28 (even) Spencer Street and separate vehicular and pedestrian gates enclosing the garden area. To the east are residential properties along Spencer Street. Beyond the dwellings is Scarsdale Clinic accessed through part of Brickyard Walk to the southern end of the street.



The garden showing the wall



Properties on Spencer Street to the east

There is no publicly available space in the Conservation Area. A small tarmac yard between the Parish Centre building and Brickyard Walk is the only public space partly used as car parking space within the conservation area. The garden at the rear of the Parish Centre is semi-public and is sometimes used for wedding photos.



The tarmac yard in front of the Parish Centre

6.2 Views

The preservation of the views is vital in protecting the area's character and they are fundamental to its special character. The character and appearance of the Conservation Area remains attractive when viewed from various angles within and outside its boundaries.

Due to the enclosed nature of the Conservation Area, views within the area are only confined to the buildings and the few open spaces. The clearest and nearest public view of the area is achieved from much of Brickyard Walk.



Views from north of the area



Views from Brickyard Walk

Views into the area are channelled through gaps and streets. The best views into the area are obtained from the North East Derbyshire Health Centre to the south of the Conservation Area. The area can also be seen from the north along Spencer Street and approaching the area along Brickyard Walk from the east. Glimpsed views of the church tower can be obtained from Cross Street to the south west and from gaps on roof tops along Queen Street and from gaps along Saltergate. Apart from that, views into the area are intermittent.



View of Church tower from Cross Street



Glimpsed view of Church Tower from Saltergate



View from north along Spencer Street



View from south

Views out of the area are limited. Most of the views are obtained through open gaps around the area. The east side of the church channels views to the north along Spencer Street while a gap through Brickyard Walk on the south west formed by Tennyson Avenue continuing south of Queen Street but being set further east by the depth of one house channels views along Cross Street to the west. Long distance views across town to the south east captures views of the Parish Church crooked spire.



Distant skyline views of the Spire



Views out to south west along Brickyard Walk



Views out to north along Spencer Street



Views out to south

7. CHARACTER ANALYSIS

7.1 General Character

Spencer Street is a historically and architecturally significant street and contains a number of good quality buildings. The street mostly comprises of mid-to-late Victorian terraced, artisan houses with small front gardens. Spencer Street contributes to the character and townscape of the area and provides a key setting of the conservation area.

The Conservation Area itself has a memorable historic character and appearance deriving from the quality of its built environment, reflected on the buildings within the area and mostly the church and the Parish Centre. Each building represents the evolution of the area while the Roman Catholic Church of Annunciation is the most architecturally stunning centre piece of the Conservation Area. The buildings combine to create an informal and picturesque group contributing to the character and townscape of the area. The other buildings vary in detail and materials however uniformity in the building line and the consistent use of traditional materials gives the street a strong cohesive identity.

The Conservation Area retains a coherent architectural style with a strong individual character that contrasts with the rest of the street. An overall harmony is achieved through a general consistency in materials, the preservation of architectural details. The Conservation Area also has a distinct “grain” or built form, of historic development. This gives the Conservation Area great individuality, characterised by well-designed and detailed buildings. This “grain” is an important part of the character of the Conservation Area and has to be protected.

7.2 Buildings and their contribution to the area

The Catholic Church of Annunciation is the key feature in the townscape of the conservation area. Together with the Presbytery, the Parish Centre, formerly the church school which is in similar style, these buildings represent a high quality built form reflected in the use of sandstone facades which incorporate intricate decorative architectural features. The stone and brick boundary walls in the area also contribute to its character and appearance. These should be preserved in order to protect the special character of the area.

7.2.1 The Catholic Church of Annunciation

The Catholic Church of Annunciation was built in the early 1850s to the designs of J.A. Hansom, who was one of the leading architects of the Victorian period. The church was opened in 1854 by the Bishop of Nottingham. The church is now in the Roman Catholic Diocese of Hallam. The east end was enlarged two years later and further extended in 1874. The Church is notable for its plan and for the unusual form of its west end and introduces stone and intricate decorative quality into the area.

The Church is built of coursed stone rubble with quoins and string courses. It has an impressive tall impressive *westwerk* (tower-like west end), a particularly German feature, with hipped slate roof which was added when the church was extended and corner turret with short spire above a band of Gothic windows. The west end has a large window

flanked by buttresses with a sequence of small lancets above the window. The Church is listed Grade II.

The Church of Annunciation which retains its original form is the architectural centrepiece of the conservation area and forms a major feature in the local streetscape. The church is also one of Chesterfield's outstanding buildings and a prominent landmark representing an important historical and architectural record of the Victorian period.



The Roman Catholic Church of Annunciation

7.2.2 Parish Centre

The former St. Mary's Roman Catholic school, now used as the Parish Centre, was designed by Samuel Rollinson and was built circa 1868-70. It is built in a restrained Gothic style and forms part of the same complex as the Roman Catholic Church of Annunciation.

The south elevation is made up of two distinct parts; to the right, nearer to the church the frontage is built of coursed stone rubble similar to the walls of the church. To the east of the building almost touching the church there is a two-storey square staircase turret, buttressed at its south east corner. The turret has a slate roof and is noticeable for a sloping row of three, key-hole windows at the upper level that express the line of the stairs.



The Parish Centre (former Roman Catholic School)

Access to the Parish Centre is by a narrow lane off the southern end of Queen Street between nos. 3 and 5 which is also used as a vehicular access. Another pedestrian access to the yard is by way of an opening in the brick wall along the north side of Brickyard Walk with a flight of steps down into a tarmac yard to the south of the building.

7.2.3 The Presbytery (No. 2 Spencer Street)

The Spencer Street façade of the Presbytery is part of the original Presbytery to the Church of the Annunciation built in 1866. It is a substantial stone-built building which matches the church, set well back from the building line. The building is attached to the church. The Presbytery has been extended over years with major works carried out in the 1980s.



The Presbytery (front elevation)



The Presbytery (rear elevation)

7.3 Prevalent and traditional materials and detail

The Church, Parish Centre and the Presbytery display a wealth of architectural details which is important to their individual character as well as the character of the Conservation Area as a whole. The Church and the other buildings form a cohesive group with their use of traditional materials (stone and slate roof). The Church is constructed from coal measures sandstone with grit stone dressings while the Parish Centre and the Presbytery have stone built frontages with brick at their rear.



Slate roof on the Church



Coal measures sandstone wall

All the buildings show good detail in their stone dressings including quoins, string courses, and window tracery.



Architectural details within the area

7.4 Boundary Treatments

Boundary treatment contributes positively to the character and appearance of the Conservation Area. These are cohesive features in views within the area. The boundary treatment within the area is of stone and brick walls and piers. These include the low stone wall abutting the footpath along Spencer Street with stone piers within a gate to the Presbytery and brick wall along the Brickyard Walk.



Stone wall on Spencer Street



Brick wall on Brickyard Walk

7.5 The contribution made by green spaces

Despite the limited size of the conservation area, the area benefits from a garden measuring some 20 by 30 metres to the rear of the Parish Centre. A small area planted with shrubs also exists in front of the Presbytery on Spencer Street. The few young trees and shrubs provided by these private green spaces and the front gardens to nos. 2, 4 and 6 Spencer Street are a vital characteristic of the area and soften the otherwise entirely built environment.



Garden at rear of Parish Centre



Planted area in front of the Presbytery

7.6 Uses

The predominant use within the Conservation Area is the public use constituting the Roman Catholic Church of Annunciation as a place of worship and the Parish Centre. Nos. 2 - the presbytery, 4 and 6 are in residential use.

8. PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE

In general, the character and appearance of the Conservation Area is in a relatively stable state. With the limited opportunity for further development within the area, the condition of the area has not changed over the last few years. However, on the other hand, the risk lies in the sort of piecemeal degradation that occurs with the loss of original detailing such as windows, doors and other architectural details due to replacement and weather conditions.

The architectural quality of the few buildings within the area means that schemes for redevelopment are generally likely to be resisted. Any proposed additional buildings, even if ancillary to the existing buildings are unlikely to be acceptable within the area. Any future alterations to buildings will be expected to preserve or enhance the character or appearance of the Conservation Area. Any plans for alteration will need to be considered in the context of existing materials, as the external materials should be in harmony with the materials of the existing buildings and the character of the area.

Within the public realm, there may be potential to undertake environmental improvements. These might include repaving of the footpaths and road surfaces, reduction of traffic intrusion including car parking etc.

9 COMMUNITY INVOLVEMENT

Involving the community and raising public awareness is an integral part of the appraisal process and needs to be approached in a pro-active and innovative way. Community involvement helps to bring valuable public understanding and 'ownership' to proposals for the area.

'Best Practice' sets out the requirement for public consultation on conservation area appraisals. To meet these requirements, and inform the review of the Spencer Street/Brickyard Walk Conservation Area, a six week public consultation exercise was carried out. The purpose of public consultation was:

- To ensure that the document produced is as accurate and comprehensive as possible;
- To benefit from local knowledge and experience, this may relate to the history of the area or in the identification of issues;
- To ensure all are working towards the same objectives;
- To increase understanding of what conservation area designation means and encourage local involvement in the conservation of the area; and
- To ensure that everyone has a say on the management of their local area.

The outcome of the consultation and the information gathered has contributed to producing this final appraisal document. The local involvement was an essential aspect of the consultation process and local residents were encouraged to comment on the draft document. Revisions have been made as appropriate before the Conservation Area Appraisal was endorsed by the Council for publishing.

10 Maps



Map 1: Spencer Street/Brickyard Walk Conservation Area



Map 2: 1849 Chesterfield Borough Tithe map extract



Map 3: 1878 Ordnance Survey Map extract

11 PROPOSED CONSERVATION AREA MANAGEMENT PLAN

The purpose of this Management Plan is to present proposals to achieve the preservation and enhancement of the Conservation Area's special character. The special qualities of the area have been identified as part of the appraisal process and this guidance draws upon that information. The Management Plan encourages the local authority, developers and the local community to engage in the preservation and enhancement of the local environment. This will help secure the long-term viability of the Conservation Area as an important heritage asset.

In accordance with the Planning (Listed Buildings and Conservation Area) Act 1990, Chesterfield Borough Council will pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. All development proposals in a conservation area will also 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).

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. The Council has a duty to draw up proposals for the preservation and enhancement of conservation areas. These proposals seek to establish guidelines for the controlled and positive management of change in the Conservation Area to allow for development and alterations to keep the area's characteristics and appearance, which make it special.

The established character of Spencer Street/Brickyard Walk Conservation Area must be protected in order to maintain its special architectural and historic interest. Any alteration or extension of existing buildings in the Conservation Area should be carried out in a sensitive way and which takes account of the established character. There are no sites, which could accommodate substantial development within the Conservation Area. Infilling existing open space would alter the historic and locally distinctive form of the area. Some improvement or enlargement of existing buildings may be possible however; the Council will seek to secure high quality schemes that respond positively to their historic setting.

The following guidance is recommended for future management of the area:

11.1 New Development

New development in conservation areas should aspire to the quality of design and execution, related to its context. This will normally involve respecting values established through assessment of the significance of the area. However, due to the architectural qualities of the few buildings included in this area schemes for redevelopment are generally likely to be resisted. Schemes adjacent to the area will be expected to preserve or positively enhance the character of the area.

The emphasis in any proposed development or replacement building must always be to provide a high quality of design. Whilst the Council 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 may be scope for innovative modern design. New

development should not necessarily aim to slavishly copy details of earlier styles, but that they should be designed with respect for their context, as part of a larger whole, which has a well-established character and appearance. Good contemporary design can be used to create positive change in historic areas and may be appropriate in listed buildings provided it respects their scale, form and historic development.

Proposals for development must include a detailed analysis of the area and demonstrate that there is a full appreciation of the streetscape and how it developed and including prevailing building forms, materials and plot ratios.

The special character of the Conservation Area remains attractive when viewed from various angles both from within and outside its boundaries. These should be respected and protected from inappropriate forms of development.

11.2 Demolition, extensions and alterations

Conservation Area Consent is required for demolition of a building within a conservation area. Demolition of unlisted buildings that make a positive contribution to area's special architectural or historic interest will be resisted unless it can be shown that they are wholly beyond repair, incapable of beneficial use or their removal or replacement would enhance the character or appearance of the Conservation Area. The Council will ensure that the unlisted buildings within the area are protected from inappropriate alterations, extensions or unjustified demolition.

There is very limited scope for extensions in the Conservation Area. Where acceptable, extensions must respect the form and character of the original buildings in its location and use high quality material and detailing. 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. Any extension should not lead to an unacceptable loss of the garden space.

Alterations to the buildings in the area have to be sympathetic to the character of the Conservation Area. Applications for development of this type will be carefully assessed and inappropriate proposals will be refused. In determining planning applications the Council will oppose alterations which pose a threat to the special character of the Conservation Area. In addition as an aid to protecting the character of the area the Council will ensure that unauthorised development is subject to enforcement action. This is to protect the special qualities of the area generally and to ensure that detrimental unauthorised alterations throughout the area are rectified where legal powers permit.

Listed Building Consent is always required to alter the form of fenestration in listed buildings. It should be emphasised that the presence of windows of traditional design which are in-keeping with the building they belong to and which respect the historic character of the area, make a very important contribution to the character and appearance of the Conservation Area. Fenestration on the buildings within the area should be in traditional materials. Plastic windows and doors are unsustainable and would detract from the special character of the area. Consideration should be given to alternative ways of complying with Building Regulations if traditional windows are to be used. In all cases, joinery details should be submitted with Listed Building Consent and planning applications. All windows and doors that are of historic interest must be retained.

11.3 Repairs

Repairs to existing historic buildings and structures must be made sensitively to ensure that the appearance and condition of their fabric is not harmed. Regular maintenance of historic buildings can help to avoid the costly repair work required to rescue a building from dereliction. It is particularly important to ensure that buildings are kept weather-tight to prevent further deterioration and for this reason, it is necessary to keep roofs and rainwater goods in particular in a good state of repair. Attempts should be made to repair traditional windows where possible in order to conserve the historic character of the Conservation Area, and in many cases to prevent the loss of historic fabric.

11.4 Landscape management

Trees and other soft landscaping within the gardens and grounds of buildings are valuable and attractive components of the Conservation Area. Although the Conservation Area lacks mature trees, the existing young trees, gardens and shrubbery provide a significant contribution to the special character and appearance of the conservation area. The Council will seek to maintain the open spaces within the area.

11.5 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 face onto and are visible from a highway.

11.6 Setting and Views

The setting of the Conservation Area is very important and development that adversely affects the immediate and longer views, into and from the area will be resisted. The Council will seek to ensure that all development serves to respect important views and the appearance of the area.

11.7 Boundary treatments

The boundary walls within the Conservation Area contribute positively to its character. They add interest and variety of scale in the landscape and provide a sense of enclosure. Where they remain, traditional boundary walls, gates and gate piers must be preserved, sympathetically restored or reinstated as and when the opportunity arises.

11.8 The public realm and enhancement

The Conservation Area has generally been resurfaced using tarmac. A co-ordinated approach to surfaces in keeping with the character of the area could significantly reinforce the identity of the area and the public realm. The Council will seek to ensure that any future highway works will bring a positive improvement to the character or appearance of the Conservation Area. All works should be in the spirit of English Heritage's 'Street for All' 2004.

11.9 Community engagement

The character of the Conservation Area derives not only from its physical layout and appearance, but also from its land uses and the people who live or work in it. Local residents and the Council can, working together in partnership, to achieve the preservation or enhancement of the character or appearance of the Conservation Area.

While the Council has certain statutory duties and obligations, property owners are also responsible for the continuing maintenance of their properties and gardens. Regular maintenance and repair using appropriate traditional materials and details will help sustain the quality, character and special interest of the area. Local residents value and are proud of their area and can help preserve and enhance the special character and appearance of the Conservation Area.

Further Reading

- 1 Church of The Annunciation: Chesterfield Church of Annunciation, A celebration of 150 Years 1854 – 2004, 2004
- 2 J.M. Bestall: History of Chesterfield, Volume III, Early Victoprian Chesterfield, 1978

APPENDIX

Spencer Street/Brickyard Walk Conservation Area Listed Buildings

1. Roman Catholic Church of the Annunciation

Spencer Street (west side)

LBS Number: 83478

SK 3871 NW 5/151, SK 37 SE 13/151; Listing NGR: SK3799671541

Date Listed: 26/09/1977

Grade II

1854. Architect Joseph Harsom. West end added in 1874. Coursed stone rubble with quoins and string courses. Tall towerlike west end with hipped slate roof and corner turret with short spire above a band of Gothic windows. West end has large window flanked by buttresses with 1, 3 and 1 windows above. Aisles have gabled windows. Porch and rear Chapel. Interior of unusual design with aisles curving into centre, trefoil clerestory windows and narrow chancel.