SOMERSALL
CONSERVATION AREA APPRAISAL

Chesterfield
BOROUGH COUNCIL

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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 1972.

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 FRAMEWORK

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.

Policy 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.

Policy 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

This is a summary of the key elements that define the qualities of the Somersall Conservation Area. Its aim is to provide a succinct picture of the area as it is today.

- Forms part of a historic estate which evolved from the medieval period and provide a good example of agricultural buildings mostly from the seventeenth and eighteenth centuries.

- The estate has been home to re-knowned families which played an important role in the history of Chesterfield.

- The tranquil Somersall Lane, which boasts an avenue of mature trees.

- The historic Somersall Hall and its group of buildings set within a historic landscape.

- A number of buildings and structures within the Conservation Area which are listed as being of special architectural and make a significant contribution to the character of the Conservation Area.

- The unity created by dominant use of stone for nearly all buildings, roofs and structures including flank walls and garden walls, complimented by occasional use of brick for gables.

- The use of timber for windows and doors and the lack of alien modern materials such as uPVC.

- Stone boundary walls of varying heights and hedgerows provide a sense of enclosure to public footpaths, private gardens other spaces.

- Substantial tree planting in the form of mature trees of varied species defining spaces within the conservation Area.

- The contrast formed by a combination of the various spaces within the Conservation Area especially the range of natural habitats.

- Views in, out of and within the Conservation Area.

4 ASSESSING SPECIAL INTEREST

4.1 Location and landscape setting

Somersall Conservation Area is situated on the south western edge of the Borough of Chesterfield approximately two miles from Chesterfield's town centre. The Conservation Area is situated along Somersall Lane, a minor road running south from A619 Chatsworth Road, the Chesterfield to Bakewell Road. Somersall Lane is the former estate road to Somersall Hall, located about 400 metres to the south of Chatsworth Road, and is flanked by mature trees. It now serves as an access to a substantial area of modern development to the south of the Hall and linking through to Walton Back Lane and the open countryside beyond.

The Conservation Area is bounded by and includes part the fields belonging to Somersall farm and a wooded area adjoining Somersall Lane to its junction with Chatsworth Road. It also includes the area to the south of Somersall Park including the western banks of the River Hipper in a south-westerly direction to Somersall Lane continuing along the centre of Somersall Lane and the eastern boundary of Faversham and the eastern boundary of fields to the west of the area.

Somersall Lane rises slightly for about 100 metres from the junction with Chatsworth Road and then falls down gradually towards the south. The land flattens out into a valley bottom through which a brook flows. The lane then passes through open fields on the west and mature woodeded area to the east, forming a level approach to Somersall Hall and its group which stand in relative isolation against the north bank of the River Hipper.

Somersall Lane from Chatsworth Road

Somersall Lane and wooded area to the right

5 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

5.1 Historic development

The Conservation Area is based on the historic estate of Somersall Hall. The estate developed through several principal phases with those of the last three hundred years particularly influential in determining the current form and character of the Conservation Area. The clarity with which it remains possible to interpret such change is of considerable interest. In general the historic estate character remains strong across the Conservation Area.

There is documentary evidence for an estate at Somersall from the 13th century, when it was held by a family called Shawe, sometimes called 'Somersall'. The Shawes / Somersalls were no longer in residence by the 1550s, and at some point probably before 1578 it was purchased by the Clarke family of Chesterfield. Nicholas Clarke built a new house sometime in the 1570s or 80s, which he describes as "my now [new] Mancyon House of Somersall" in his will in 1590. The Clarkes of Somersall seem to have descended from a Ralph Clarke who was a Chesterfield innkeeper and vinter. Nicholas however was an attorney with chambers in St Clemens Inn in London. He and other members of his family were heavily involved in disputes between the burgesses of Chesterfield and their Lord of the Manor, the Earl of Shrewsbury, concerning property and the rights of the town and as a result of which the Clarke family prospered. The final outcome of the burgesses' struggle with their Lord was the Corporation Charter of 1598, in which one of the Clarkes – another Ralph – is named as the first mayor. The family built up their wealth whilst at Somersall through a series of shrewd marriages, landownership, and minerals, principally the lead trade. Their social status is probably best described as 'minor gentry', having risen from trade.

Milward (1976) suggests that a further three generations lived in the house until Sir Gilbert Clarke – (c1645 -1701) Chilcote his main residence in around 1670. This was a larger, more impressive property inherited from his mother's family. The Clarkes maintained their connection with Somersall, but it is unclear which of its members lived there in the later 17th and 18th centuries, or whether it was tenanted. A new house was built in 1763, perhaps re-using some of the masonry from the Elizabethan building. The Clarke line ended in 1817 with the death of Anna Maria Catherine Price Clarke, the Marchioness of Ormonde, and the property was sold with the rest of the Ormonde estate in 1824. It then passes through a series of owners and tenants to the present day.

Inventories taken on the death of Godfrey Clarke in 1634 and his grandson another Godfrey Clarke in 1670 depict a family which grows in wealth over the period they lived in the Elizabethan Hall, which in 1670 is fashionably and comfortably furnished. These inventories list the rooms and outbuildings and their contents. Milward suggests that the outbuildings which remained from the Elizabethan house after the rebuilding of the main house in 1763 are those described in the inventories as the Summer House, Brewhouse, Barn and Stable. The Summer House (Garden House, or Gazebo), appears first in the 1670 inventory, and based on this, and the improving lifestyle of the family, Milward has suggested that it was built during the ownership of Godfrey (c1618-1670).

The inventories also demonstrate that, as might be expected, a sizeable farming operation based on the Hall – ten oxen were kept for ploughing. This farming activity has continued

to the present day based at Somersall Farm, which occupies the former Hall coach house, built in the 18th century.

During the twentieth century, with the expansion of local transport facilities, Somersall Lane was upgraded to an adopted public highway. The open fields to the east and west of the lane were developed with substantial housing however Somersall Lane has been retained as a fine example of a mature tree-lined avenue leading from the lodge gates to the Hall and its farm.

Somersall Lane in early 1900s

5.2 Archaeology

The Somersall Hall area may be of an archaeological potential. A Neolithic/early Bronze Age polished stone axe was found somewhere on Somersall Farm's land in the early twentieth century (SMR No. 3934 – MDR5355). The area must be subject to investigation prior to any work that may cause ground disturbance.

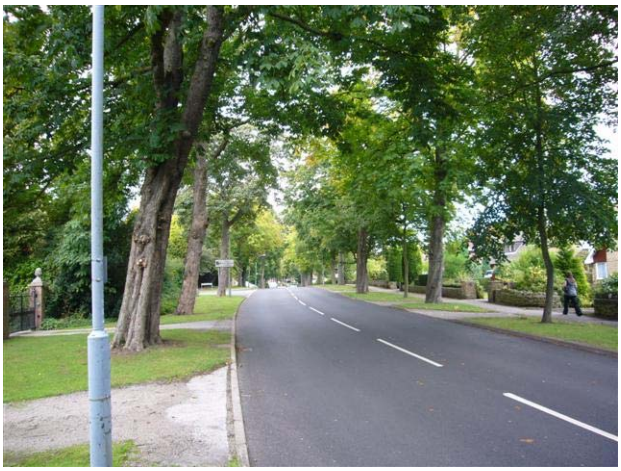
6 SPATIAL ANALYSIS

6.1 Key views and vistas

6.1.1 Views within the Conservation Area

To the north of the Conservation Area, views within the area are confined to the tree-lined Somersall Lane. The lane curves in some sections and the views are deflected, adding to the visual interest and fluidity within the street scene. Intermittent views of properties could be experienced when driving along the lane.

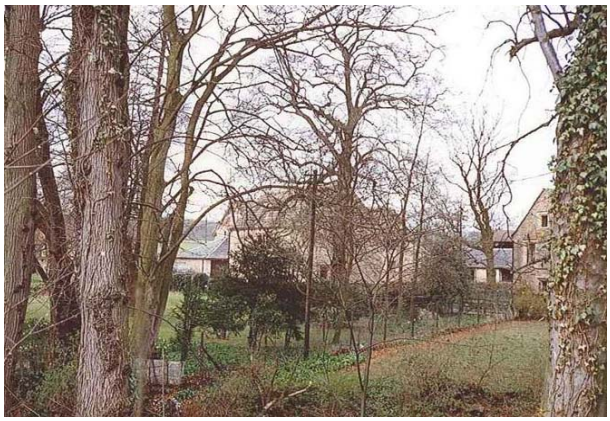
Views along Somersall Lane



Intermittent views of properties along Somersall Lane

To the south of the area, the Hall and its group provide a combination of wide open spaces with striking views in set-piece focal points to buildings including the Hall, Farmhouse, the Stables building and the Barns and the Gazebo. Shorter views aimed at drawing the eye to architectural features including the rusticated ashlars gate piers with ball finials to the Hall. More views are achieved from the striking and varied roofline of the Hall and the Farmhouse with their chimneys framing the view and the Lodges with their chimney stacks.

Views within the Hall and its group of buildings



View of the Hall and group from the river bank

Roofline views

The two bridges within the Conservation Area provide distinct views along Somersall Lane.

6.1.2 Views into the Conservation Area

From the south views into the area are interrupted by a high close boarded fence located tight against the northern side of Somersall Lane. Beyond the watercourse is a wooded area allowing glimpses of the Hall and its group. Views into the Conservation Area from the north along Somersall Lane are characterised by a mature tree lined avenue that provides an important and verdant gateway into, through and out of the conservation area.

Views of the area from south

Views of the area from north

Glimpses of the Hall from west of the of the area

Views of Somersall Hall buildings from north

6.1.3 Views out of the Conservation Area

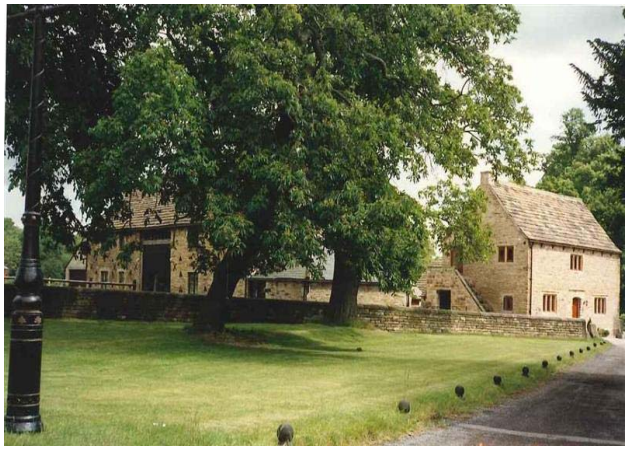
To the west of Somersall Lane, from the northern bridge and west of the Somersall Hall group of buildings provide an opportunity for excellent views out of the Conservation Area to open field and the countryside beyond. Views out to the south are confined to the modern housing development along Somersall Lane.

Views out to the west

Views out to the south

6.2 The character and interrelationship of spaces within the area

Somersall Hall and its group of buildings stands in large tree clad grounds. Somersall Farmhouse stands close to the Hall on the north western side and three former farm buildings, the East Barn, West Barn and the Old Stables which are now individual dwellings adjoining the private drive to the Hall on the northern side. There is also a low stone agricultural building on the west boundary which retains on part of the roof diminishing stone slates. To the north of the building is a pair of gateposts through the wall and giving access to the open fields beyond.



Somersall Hall and group grounds

Private drive to the group

The area is well served by public footpaths. There are footpath routes running from this area to the east and west which generally follow the watercourse. There is a footpath running along the northern boundary of the group of buildings with an open ditch along the edge of the footpath and continues to the west of the area. The footpath branches and

crosses the open countryside to the north and west providing a subtle transition of the buildings into the countryside.

Footpath north of the group of buildings

Footpath along the watercourse

A brook running in a south-easterly direction runs across Somersall Lane from the west side in the middle of the Conservation Area before joining to the east of the area with the River Hipper which runs in a north-easterly direction. There are two narrow bridges with stone abutments one over the brook and another over the River Hipper each with a timber pedestrian bridge alongside.

The north bridge and its pedestrian bridge

The south bridge over River Hipper

Urban Chesterfield in the form of a modern housing estate has encroached close to the Conservation Area as far as the River Hipper to the south and southwest.

7 CHARACTER ANALYSIS

7.1 General character

The Conservation Area consists of four main distinguishable character areas:

7.1.1 The South Area

The overall character of this area derives from the historic group of buildings set in the grounds of Somersall Hall. The Hall and its cohesive group of formerly associated buildings are characterised by their former agricultural appearance which has been largely retained and their relative isolation. These buildings and structures add grandeur to the overall character of the Conservation Area. The group of the buildings is also a good example of agricultural buildings in the borough.

The Hall and its group stand in an extensive informally landscaped ground to the north of the River Hipper banks. The group is approached by passing the two identical Gothic style gate lodges along Chatsworth Road, down the tree lined Somersall Lane then branching westwards over a private drive, Somersall Hall Drive.

The Somersall Hall and group grounds

Somersall Hall Drive

Somersall Hall gardens adjacent the drive

7.1.2 The North Area

This area consists of the two identical Gothic style gate lodges along Chatsworth Road, down the tree lined Somersall Lane. The area is mainly characterised by its avenue of mature trees set in grass verges. The predominant tree species include sycamore, oak, beech, lime, chestnut and pine and have been supplemented by new tree planting over the years. The verges help to discourage parking and create a distinctive, attractive and harmonious public realm. To the east side of the lane the grass verge separates the road from a footway abutting a low dry stone forming the frontages of the properties which consist of large houses set back from the street. The low stone walls allow uninterrupted views into the front gardens of the properties.

The Lodges

Low stone walls to front gardens

To the west side of the lane there is no footway and the boundaries to the properties are mainly screened by walls and fences with mature trees and shrubbery behind them which restrict views of the properties.

Verges and walls along Somersall Lane (west side on left and east side on right)

Although the sides of the lane have been developed, the character of Somersall Lane as the historic avenue approach to Somersall Hall is still discernible which of course is reinforced by the pair of lodges at the Chatsworth Road junction.

7.1.3 The Wooded Area

This area is characterised by a mature wooded area associated with watercourses and open fields. To the east of Somersall Lane between the bridges along the west bank of the River Hipper there is a mature wooded area and with a pond which is overgrown and has an abandoned appearance. The pond formerly was part of the historic landscaped gardens to the Hall. The watercourse banks are generally heavily wooded and overgrown. A low hedge runs along the carriageway edge. The mature wooded area extends to south eastern banks of the River Hipper to the east of the Hall.

Mature wooded area to the left

The pond

7.1.4 Somersall Lane West Area (extension)

This additional area complements and enhances the character of the original area and because of this it was of worthy receiving conservation status. The area has a more noticeable spacious and verdant appearance, arising from the large plots and the presence of substantial trees and other vegetation. It benefits from a particularly leafy character formed by the mature trees and well defined large gardens. The massed foliage enhances the quiet atmosphere and sense of privacy within the area, characteristics which are the result of low density development and the seclusion of the area from the highways which adds to its peaceful character.

Properties with large gardens

The high ratio of green space to built form enhanced by the large gardens is important as a landscape resource to the area as well as forming a strong landscape feature defining the area. The spacious geometry of the street and dominance of trees, planting and boundary walls within the streetscape makes this area a significant unifying feature to the North Character Area mentioned above.

7.2 Activities and uses

The predominant use within the Conservation Area is residential. The area is well served by public footpaths which together with the river side walks provide a significant informal recreational facility. To the north east of the area there is an informal car parking area used for those using the adjacent children play facility in Somersall Park and the open space to the east of the Conservation Area and walkers.

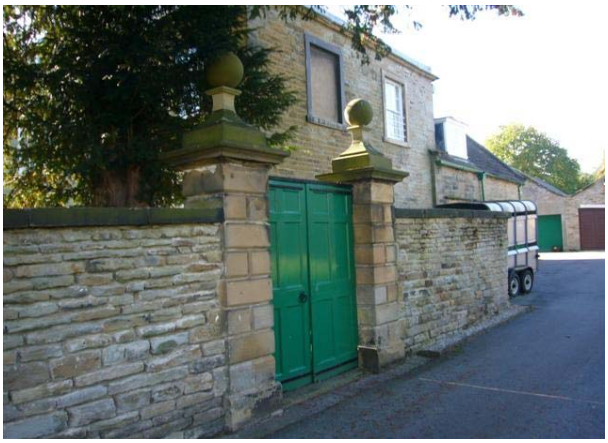
7.3 The qualities of buildings and their contribution to the area

The buildings in the Conservation Area include the eighteenth century Somersall Hall and two Gothic style lodges at the junction of Somersall Lane with Chatsworth Road. In addition to the Hall, other buildings include a well preserved gazebo in the Hall grounds, Somersall Farmhouse, a stable building and two barns which have been converted into dwellings. Almost all the buildings are included on the statutory list of buildings of architectural and historic interest.

7.3.1 Somersall Hall

The Hall is a three storey three bayed house with an east facing entrance front. It was built in 1763 on the site of an earlier sixteenth century house and incorporates some of the re-used masonry. The oldest part of the present Hall is the low rear wing with mullioned windows. In the 19th century a two storey wing was added to the north of the frontage. The Hall is listed Grade II.

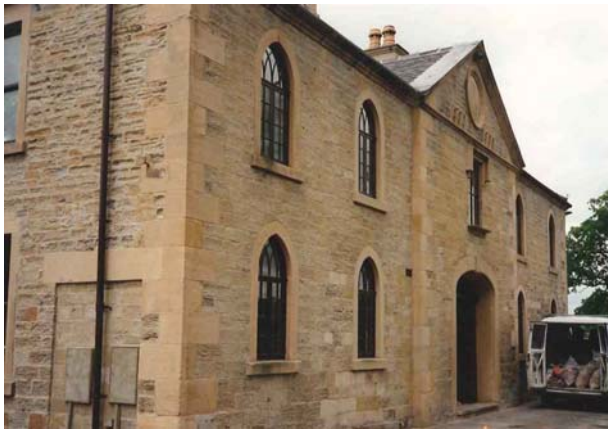
The Hall stands centrally in the extensive informally landscaped grounds which until the 20th century served both practical and aesthetic purposes e.g. orchard, kitchen garden and amenity garden. Originally the grounds were probably of formal character overlooked by the stone Gazebo which stands at the rear, to the west of the Hall. The Hall is listed Grade II.



Somersall Hall

7.3.2 Somersall Farmhouse

The farmhouse, formerly the coach house to the Hall was built in the late eighteenth century and stands close to the Hall on the north western side. It is two storeys and built of ashlar stone with quoins. The centre projects under pediment. The Farmhouse is grade II listed.



Somersall Farmhouse

7.3.3 The Gazebo

The gazebo may have been built in late sixteenth century or mid seventeenth century as part of the original Elizabethan Hall, as a summerhouse to overlook the formal gardens and open countryside. The gazebo is listed Grade II*.

The Gazebo

7.3.4 The Lodges (Nos. 1 and 2 Somersall Lane)

These are a pair of lodges at the entrance to the former drive to Somersall Hall. The lodges are quite charming and features of great interest along Chatsworth Road. The lodges are Grade II listed.

The lodges are of painted stucco with wide overhanging eaves and hipped stone roofs. Each lodge has canted corners and central brick chimney stacks with diagonal shafts.

Windows are Gothic arched cast iron casements in painted stone dressings. Both lodges have been altered by extensions.

The boundaries to the two lodges along Chatsworth Road include the former coursed coal measures sandstone walls with grit stone copings and four posts which would have been part of the formal entrance to the Hall estate. These walls have been extended to provide privacy to the side and rear of the lodges. Part of the low fencing exists to the south of the Somersall Lane frontage of No.1 Somersall Lane.

No. 1 Somersall Lane

No. 2 Somersall Lane

7.3.5 The Stables Building

The Stables building was built in mid seventeenth century alongside the driveway to the east of the Hall. It is built of stone rubble with a stone slate roof. Gable end has pigeon (dove) holes in gable top. There is an outside stair at the other end. The stables building is Grade II listed.

The Stables building

The Stables gable end with pigeon holes

7.3.6 The Barns

The West and East Barns, form a courtyard with the stables building one of which was used as a brew house. Both barns are built of coursed stone rubble with stone slate roofs.

The east barn has quoins and the west barn has gable ends in brick. The barns are Grade II listed.

West Barn

East Barn

7.4 Prevalent and traditional materials and detail

The historic buildings in the Conservation Area display a wealth of architectural details which is important to their individual character as well as the character of the area as a whole. The Hall and the buildings group form a cohesive historic group while their use of traditional materials (virtually almost all being of stone with natural stone roofs). Methods of construction and detailing are essential to the architectural and historic character of buildings and the area. These are of considerable importance to the character of the Conservation Area and also the setting of the Hall and should be preserved. The Hall, farmhouse, gazebo and former barns are constructed from coal measures sandstone with grit stone dressings and stone slate roofs. The stone to the Hall and farmhouse is square and coursed. The former stables and barns are of coursed rubble.

Stone slate roof with timber gutters

Stone wall

The surviving architectural detailing continues to enliven the special character of the Conservation Area. All the buildings in the area show good detail in their stone dressings including quoins, curved window surrounds, lintels, mullions and hood moulds; and roofscape features including chimneys and roofing styles. A number of traditional timber windows and doors exist in the Conservation Area.

Buildings Details

Parts of the roads have retained their original stone kerbs again reinforcing the historic character of the area. The kerb stones to Chatsworth Road carriageway are grit stone.

7.5 Boundary Treatments

Boundary treatment contributes significantly to the character and appearance of the Somersall Conservation Area. These are cohesive features in views within the area. The boundary treatment includes stone and brick boundary walls, piers and railings. There is some remaining historic boundary treatments in the area including dry stone walls and hedgerows. Where they remain, traditional boundary walls, gates, gate piers and railings and hedgerows must be preserved, sympathetically restored or reinstated when the opportunity arises.

Boundary Treatment

The northern and western boundaries of the environment immediately around the Hall are a mix of stone walls and low hedges which allow views of the group of buildings from the footpaths which cross the open countryside to the north and west. To the east side of Somersall Lane there is a low dry stone forming the frontages of the properties. Modern iron railings form part of a low fencing to Somersall Lane frontage of 1 Somersall Lane.

Part of a dry stone wall

Hedgerow

7.6 The contribution made to character of the area by green spaces and biodiversity.

Tree cover is very important in maintaining the character of the Conservation Area. The area has a wealth of mature trees within the gardens of the Hall and its group and along the roadside. These are vital to the character of the area and are complemented by mature hedges and shrubs. The mature wooded areas add to the character of the Conservation Area and can still be appreciated on site as can the open, contrasting character of the agricultural land on the west side of Somersall Lane.

The Hall and its group stand in extensive informally landscaped grounds to the north of the River Hipper banks. This part of the Conservation Area is characterised by a high ratio of green space enhanced by large gardens with mature trees. A hedgerow runs on the northern side along a public footpath with an opening and large wooden gate to the north-west.

Hedgerow along the footpath

Somersall Hall Drive, the unmade private driveway from Somersall Lane to the Hall and its group continues the avenue of trees right up to the Hall. The land on either side of the private driveway is maintained open and is grasses. To the south of the area is a wooded area stretching along the banks of the River Hipper to the north of Somersall Lane. Horse Wood to the south side of Somersall Lane immediately abuts the lane and emphasises the landscape dominated environment.

Somersall Hall Drive

Horse Wood

Not only is the Somersall Conservation Area significant historically and architecturally, but also has ecological and amenity value. The different types and scales of spaces contribute in various degrees to the biodiversity and wildlife value of the area. The diversity of tree species and vegetation along the watercourses and wetland areas provides suitable habitats for wildlife and together with other open spaces provide important connections within the wildlife habitat networks.

The watercourses

7.7 The extent of intrusion or damage

The maintenance of the original detailing and materials is of great importance to the area's historic buildings. The area generally retains details and materials which are relatively unaltered for there to be a strong authentic character to still exist, notwithstanding the

conversion of the agricultural buildings to dwellings. The future preservation of the architectural character of the buildings that give the area its particular special character is in the hands of individual owners. Awareness and understanding are obviously a key issue in this respect.

The modern farm buildings to the west of the main group of buildings have led to the erosion of its historic character. The Dutch barn and the warehouse-like structure lack the interest and detract from the character of the buildings within this part of the area. They are unduly prominent when viewed from the public footpath along the northern side of the group. The impact of these buildings could be mitigated by the removal of the disused Dutch barn and by perimeter tree planting along the footpath.

Modern farm building

The Dutch barn

Some of the boundary fences along within the Conservation Area impact on the character and appearance of the area. Also some of the boundary fences of properties on the west side of Somersall Lane have an impact on its immediate setting. This is variable in appearance and there is much scope for enhancement. Parts of the low stone boundary wall on the east side of Somersall Lane have been altered and built in non-matching materials.

Visually detracting timber fencing

Metal railings

On-street parking also causes problems in some parts of Somersall Lane, in particular the northern part which is used as picking and dropping area for school children. The parked vehicles detract from the visual appeal of the street and nuisance to residents.

Part of stone wall replaced with cement blocks

On-street parking

7.8 General condition

The quality and the physical condition of buildings within the Conservation Area are generally good. There are no buildings at risk apart from the agricultural building to the north-west of the Somersall Hall group of buildings which is in a state of disrepair.

8 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 Somersall Conservation Area, a six week public consultation exercise was carried out. The purpose of public consultation is:

- 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 the 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 is endorsed by the Council and published.

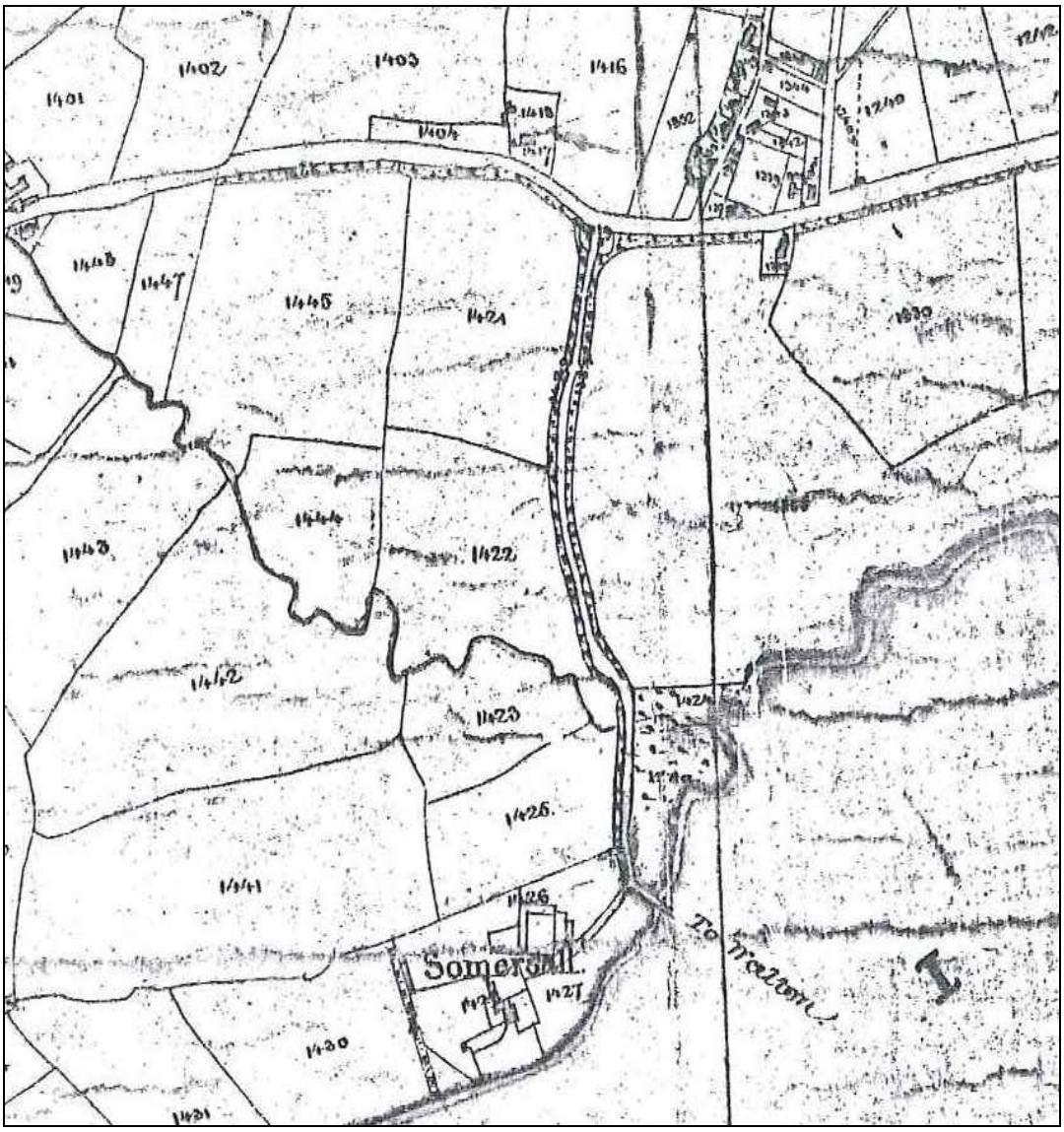
9 BOUNDARY CHANGES

Somersall Conservation Area has been in existence for thirty seven years; in this time boundaries have not been altered. As part of the process of producing the appraisal, the existing Conservation Area boundary was reviewed. The review identified that the adjoining area to the west of Somersall Lane and the boundary wall of properties to the east of the lane as being of positive interest in ways which directly relate to the special character and appearance of the existing conservation area. The area to the west has inherent value and is visually important when viewed from within the Conservation Area and indeed from outside it. The area complements and enhances the character of the conservation area and because of this it was considered worthy of receiving conservation status. The relationship of this area to Somersall Lane is the significant unifying feature including the high ratio of green space to built form, mature landscape and boundary walls.

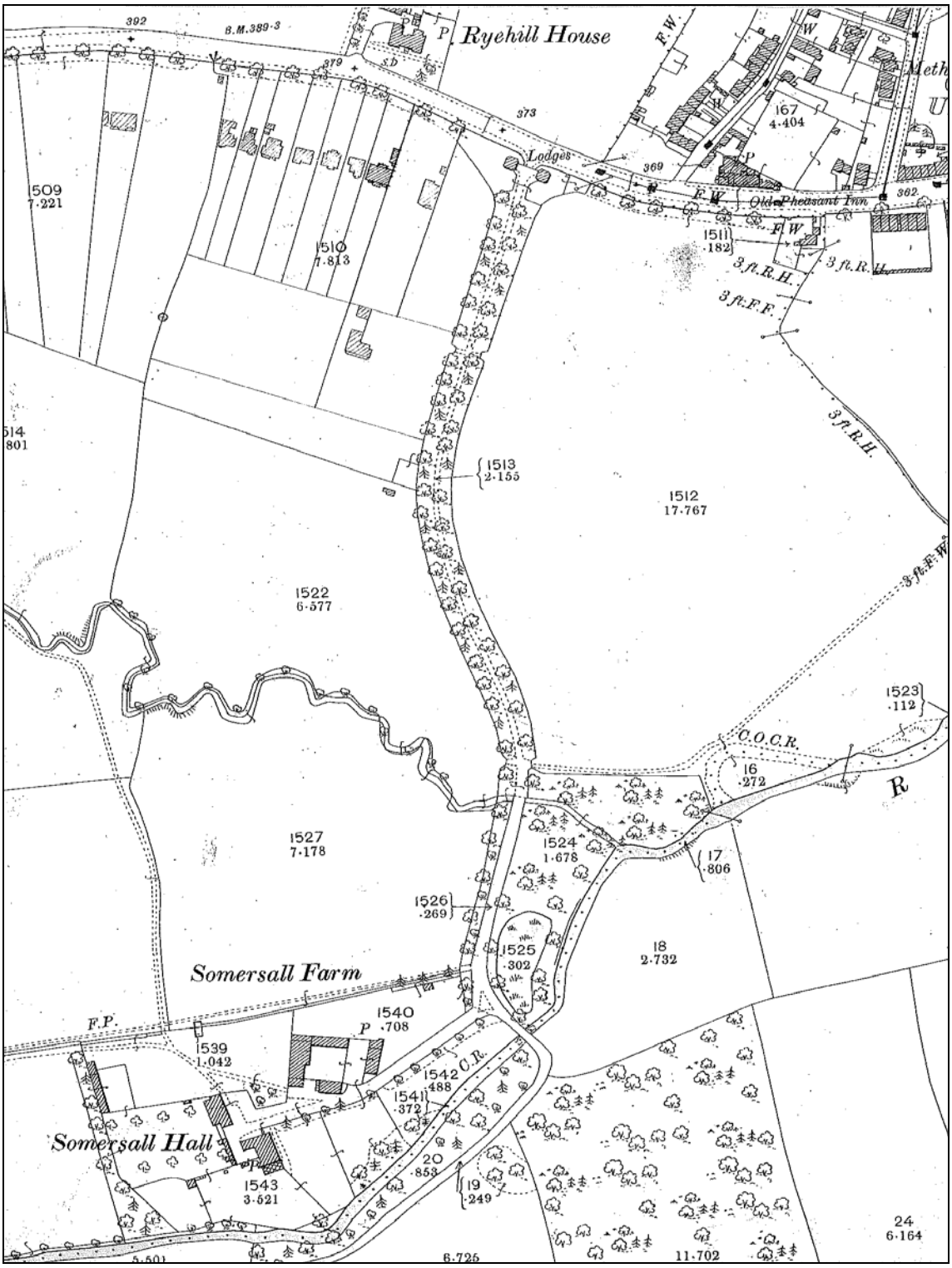
The results of the public consultation showed that most of the people who responded were in support of the extension. For these reasons, it was considered appropriate to extend the Conservation Area boundary westwards to the natural and established field boundary as shown on the map included in this appraisal document. The extension to the east is drawn to include the frontage boundary treatments of the properties.

The boundary extension is shown on Map 5 and 6 0n pages 32 and 33.

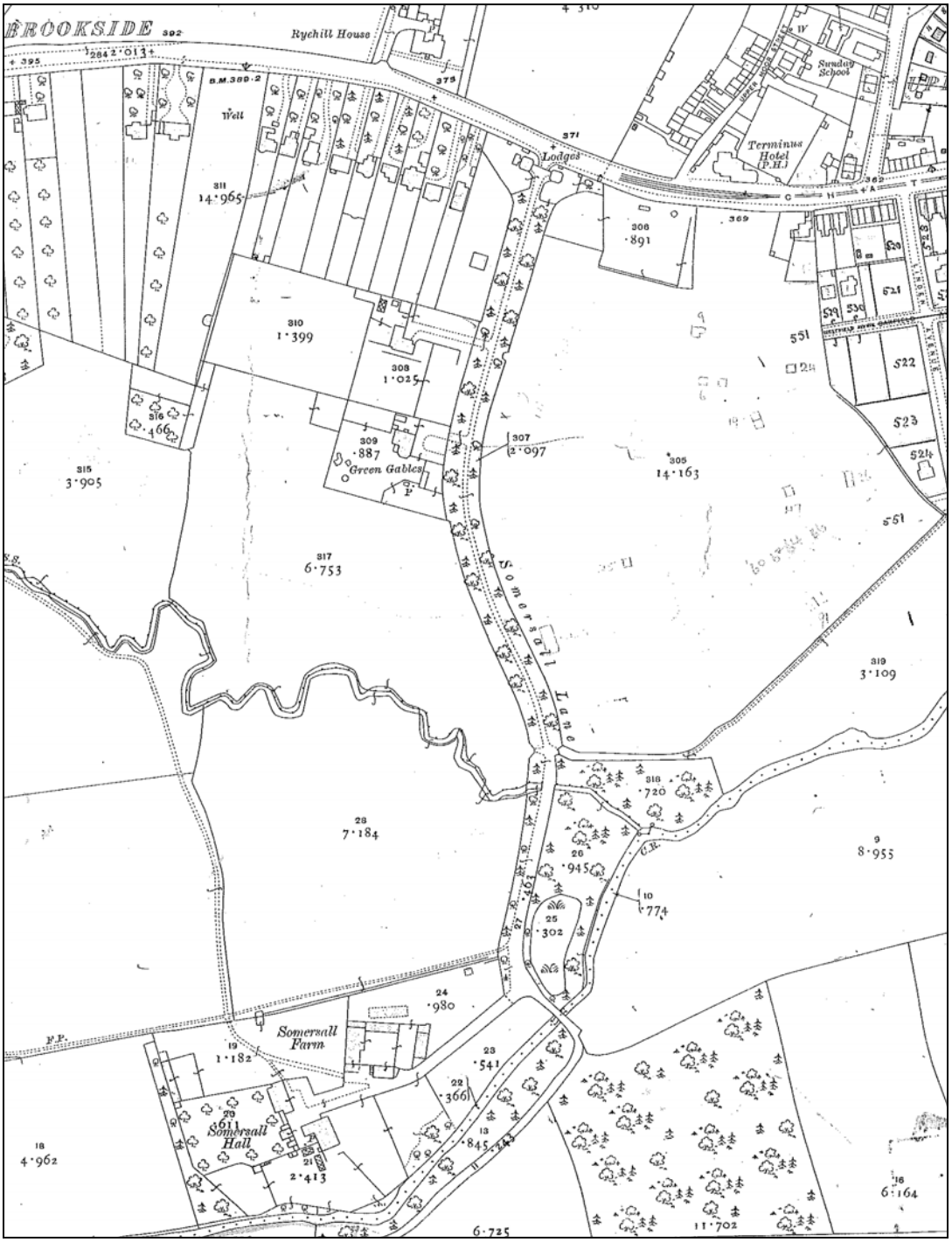
10 Maps



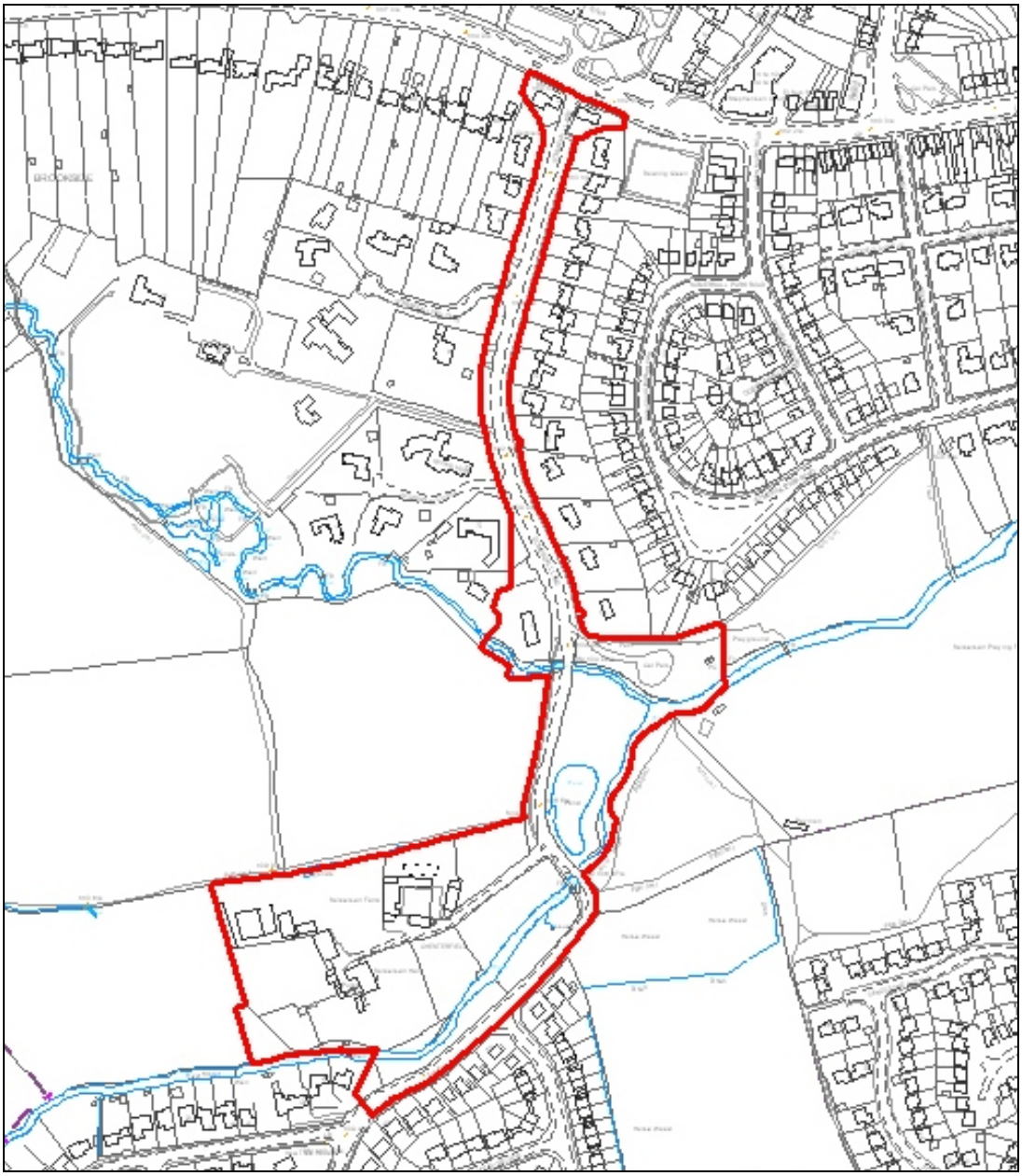
Map 1: Tithe Map extract: 1849



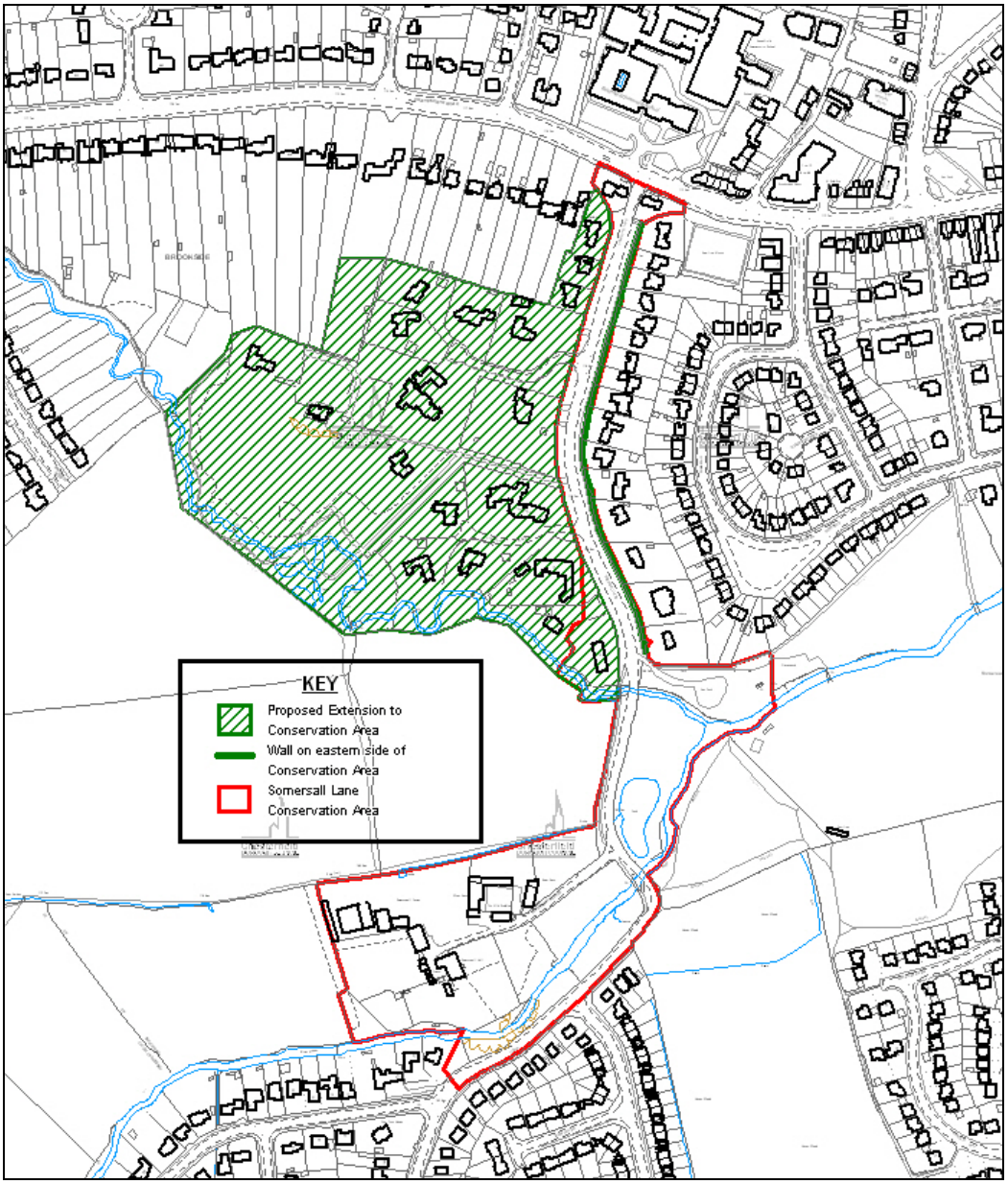
Map 2: Ordnance Survey Map extract 1898



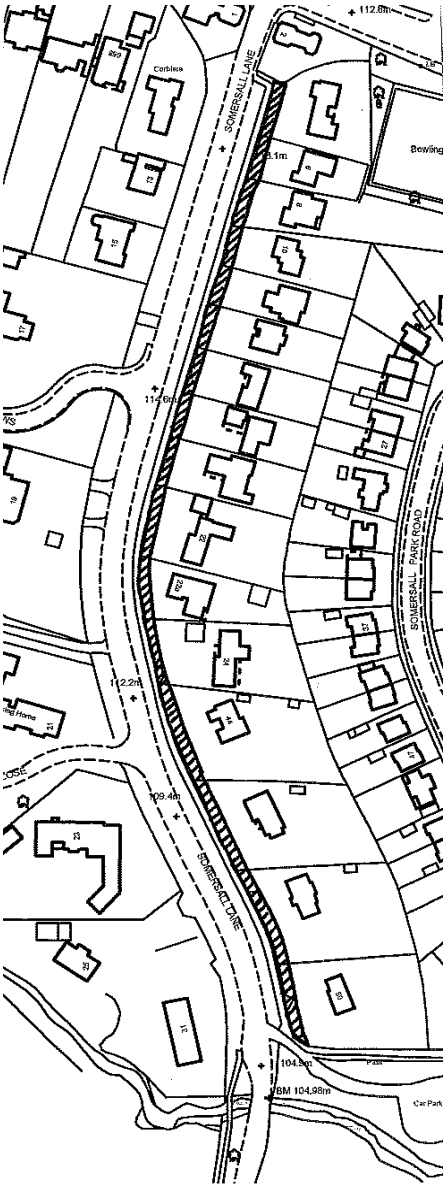
Map 3: Ordnance Survey Map extract 1918



Map 4: Somersall Lane Conservation Area (designated in 1972)



Map 5: Somersall Conservation Area – West boundary extension



Map 6: Boundary extension showing east side of Somersall Lane

11 PROPOSED CONSERVATION AREA MANAGEMENT PLAN

11.1 Introduction

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 the Somersall 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 and is aims to achieve the following:

- To enhance the predominantly built character of the character areas.
- To respect spatial character and setting and to locate development appropriately on sites.
- To encourage appropriate building forms, their quality and design.
- To maintain the general low-density of built form and retain the high percentage of garden area and woodland sites.

11.2 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. In general, design should reflect the distinctive local architectural styles both in terms of overall form and detailed designs as appropriate to the context.

Due to the architectural qualities of the buildings in Somersall Conservation Area, schemes for redevelopment are generally likely to be resisted and if accepted the emphasis in any proposed development or replacement building must always be on the need 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.

The Somersall Conservation Area 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. Proposals for development must include a detailed analysis of the area and demonstrate that there is a full appreciation of the landscape and how it developed and including prevailing building forms, materials and spaces.

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.

11.3 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 buildings within the Conservation 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 building in its location and use of 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 effective 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 to the buildings are unsustainable and would detract from the special interest of the buildings and character of the area. Consideration should be given to alternative ways of complying with Building Regulations. 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.

11.4 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 especially 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 many cases to prevent the loss of historic fabric.

11.5 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, gate piers, and hedges must be preserved, sympathetically restored or reinstated as and when the opportunity arises.

Alterations to the stone boundary walls or inappropriate repair techniques such as use of cement bricks and mortars or unsuitable pointing has occurred in some cases. Protection of boundary walls is a high priority and they should not be neglected. Traditional repairs with lime mortar should be encouraged. For new or replacement boundaries in the Conservation Area it is important that local materials and detailing are used. Modern alternatives such as timber-panelled fencing are not acceptable.

Hedgerow boundaries and planting should be maintained including the planting of native field boundary trees such as oak, ash and field maple.

11.6 Landscape management

The trees and other soft landscaping within the gardens and grounds of buildings are valuable and attractive components of the Conservation Area. The mature trees, well landscaped gardens and shrubbery provide a significant contribution to the special character and appearance of the area.

The Conservation Area also has a wealth of trees and wooded areas. Care should be taken not to isolate these characteristic patterns of trees and woodland. There are possibilities for the creation of wildlife corridors particularly along the watercourses to improve diversity and enhance landscape pattern of the area. The Council will seek to maintain these characteristics within the area.

Maintain the softness of the roadside verges along Somersall Lane and it is important that positive management of the ageing stock of mature trees is implemented.

11.7 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. The installation of antennas including satellite dishes on listed buildings needs ‘listed building consent’.

11.8 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.

11.9 The public realm and enhancement

Some of the design and appearance of street furniture and signage in the Conservation Area needs improvement in order to visually enhance the character and appearance of the area. The Council will seek to work together with Highways to minimise clutter of signage and street furniture and also ensure that any surviving historic streetscape features are retained and any future highway works will bring a positive improvement to the character or appearance of the Conservation Area.

The condition of the existing footpath network in the area is not in good condition and need some improvement. Ways of improving the footpath network around the area and improving linkages across the landscape should be examined.

11.10 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 Somersall Hall: History of the Hall and its former occupants, The New Figaro Vol.1 No.5

2 Derbyshire Times, 27 April 1990

3 Clarke Family of Sutton and Somersall, Derbyshire Times, 15 May 1886.

4 Chesterfield Remarkable Houses: Roger Redfern, 1997

5 History of Chesterfield, Vol.II Part 1, Tudor and Stuart Chesterfield, Philip Riden, 1984.

APPENDIX

Somersall Conservation Area Listed Buildings descriptions

1 The Gazebo at Somersall Hall

Somersall Lane (West Side)
LBS No: 83475
SK 3569 8/47; Listing NGR: SK3525469967
Date Listed: 13/03/1968

II* GV

Early C17. Square, coursed rubble with coped gable to each side. Parapet with ball finials at corners and at apex of roof. Rear part rebuilt in Brick. No windows to ground floor except front which also has a blocked door. Upper floor has a 3 light mullioned window each side wth a continuous dripmould. This appears to be a very good example of a typical Jacobean gazebo. It is sometimes said, however, that this building was originally part of the house and that, therefore, its use as a gazebo is a later adaptation. This point remains unproven.

2 Somersall Hall

Somersall Lane (West Side)
LBS No: 83473
SK 3569 8/46; Listing NGR: SK3529469989
Date Listed: 13/03/1968

II GV

1763 with part of C17 old hall adjoining to the rear. Stone rubble with coped gable ends. Stone slate roof. Eastern facade 3 storeys. 3 windows with plain stone architraves. Generally sashes with glazing bars but C19 canted bay to southern ground floor. Centre door with glazed ornamental fanlight Gothic clustered columned
porch of stone, ornamental entablature and battlements. Early C19 2 storey northern extension. 2 sashes with plain, stone architraves. Rear elevation with plain stone mullioned windows. Rear Cl7 wing of 1½ storeys with 2 stone mullioned, 3 light windows.

3 Pair of gatepiers near front door of Somersall Hall

Somersall Lane (West Side)
LBS No: 83474
SK 3570 9/51 13.3.68; Listing NGR: SK3529570003
Date Listed: 13/03/1968

II GV

C18. Rusticated ashlar gatepiers with square moulded caps and ball finials.

4 Somersall Farmhouse

Somersall Lane (West Side)
LBS No: 83472
SK 3570 9/50; Listing NGR: SK3526970010
Date Listed: 13/03/1968

II GV

Late C18. Formerly the coachhouse to the Hall. Ashlar with quoins. Centre projects under pediment. 2 storeys. Centre round blank panel in tympanum with 2 sets of 3 arched pigeon holes below. 2-1-2 windows, Gothic casements with Gothic glazing (part removed and 1 upper left window now blank). Centre has a 3 light sash in former segmental coach arch with square headed sash under dripstone mould above. Outer doors have plain stone surrounds, southern one blocked. Additional entrance built in south side of centre bay.

5 The Stables at Somersall Farm

Somersall Lane (West Side)
LBS No: 83471
SK 3570 9/48; Listing NGR: SK3533070026
Date Listed: 13/03/1968

II GV

Mid C17. Stone rubble With stone slate roof. 2 storeys. 2 stone mullioned 3 light windows with dripmoulds. Central door with rusticated surround, cambered head and dripmould. Top floor has 1 window of 3 lights. Gable end has 1 window and pigeon holes in gable top. Outside stair at the other end. The old dwelling part for labourers on the upper floor has a number of inscriptions in red chalk and soot from a candle on the walls and tie beams. The inscriptions date from the C17 and are particularly numerous for the early C19. The word weight constantly recurs in the later ones. 2 small openings with stone frames under external staircase.

6 2 barns at Somersall Farm (including 1 storey extension to western barn)

Somersall Lane (West Side)
LBS Number: 83470
SK 3570 9/49Aand B; Listing NGR: SK3531070042
Date Listed: 13/03/1968

II GV

C17/early C18 barns. Eastern Barn Coursed stone with quoins and stone slate roof. 7 vertical slit vents and 4 doors. Door and 2 windows with dripstone moulds in road facade. Western Barn Coursed stone rubble with gable end in brick. Stone slate roof. 5 bays with 3 rows of 10 triangular ventilators, 5 each side of centre door. Single storey hipped roof extension against road side with braced kingpost truss - either former wheelshouse or cart shed. At front, timber framed wagon entrance with brick

infill and stone slab roof.

7 No 1

Somersall Lane (West Side)
LBS Number: 83469
SK 3570 9/45; Listing NGR: SK3541670561
Date Listed: 13/03/1968

II GV

Early C19, 1 of pair of lodges (see also No 2) at entrance to former drive to Somersall Hall (qv). Stucco with wide eaves. Hipped stone slate roofs shaped to canted corners. Centre stack with diagonal shafts, 1 storey with 2 pointed windows each side, cast iron casements in minted stone architraves. 4 centred arched doors. Picturesque. A single storey flat-roofed modern extension to the west.

8 No 2

Somersall Lane (East Side)
LBS No: 83476 2
SK 3570 9/45 Listing NGR: SK3544070552
Date Listed: 13/03/1968

II GV

Early C19. 1 of a pair of lodges (see also No 1) at entrance to former drive to Somersall Hall (qv). Stucco with wide eaves. Hipped stone slate roofs shaped to canted corners. Centre stack with diagonal shafts. I storey with 2 pointed windows each side, cast iron casements in painted stone architraves. 4 centred arched door. Picturesque.