

# **NEWBOLD (EYRE CHAPEL) CONSERVATION AREA**



## **CHARACTER APPRAISAL AND MANAGEMENT PLAN**

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# **1. INTRODUCTION**

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

Local planning authorities have a duty to designate 'areas of special architectural or historic interest, the character or appearance of which it desirable to preserve or enhance' as conservation areas under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The same Act requires local planning authorities to periodically review conservation areas.

Conservation area designation helps to protect an area's special architectural or historic interest by providing:

- The basis for policies designed to preserve or enhance all aspects of the character or appearance of an area that define its special architectural or historic interest.
- Control over the demolition of unlisted buildings and works to trees within the conservation area.
- Stricter planning controls within conservation areas.
- Introducing a statutory requirement for local planning authority to consider the impact of a proposed development upon the character or appearance of a conservation area.

The emphasis within conservation areas is on ensuring local character is strengthened, not diminished, by change.

## **1.2 The Newbold (Eyre Chapel) Conservation Area**

In June 1980 the Roman Catholic Diocese of Nottingham requested the Council on the possibility of acquiring land at the rear of Nags Head Public House in Newbold village which consisted of a former burial ground and the Eyre Chapel. The request was presented to the Council's Development Committee. The Committee resolved that a further report including a detailed inspection of the Eyre Chapel, and provisional negotiations for the purchase of the site, should be submitted to the Committee for further consideration. In January 1981, another report was submitted to the Committee. The Committee further instructed that the vendors be informed that the Council was unable to accept the costs involved in acquiring the building in its condition at the time. At the same time, the Chief Planning and Estates Officer was asked to find out possible interest of local amenity societies in restoring the building.

In June 1983, a report on the outcome of the negotiations between the Chesterfield Civic Society and the Roman Catholic Bishop of Hallam was submitted to the Committee. The outcome of the negotiations was that the Civic Society would lease the building and grounds and restore the property for use as a meeting room and exhibition hall but with retained facilities to enable its continued use from time to time for ecclesiastical purposes.

The Committee expressed its support for the scheme for the restoration and future management of Eyre Chapel and its grounds. At the same time the Committee requested

the Council to agree to carry out the future maintenance of the grounds on condition that they are open to use by the general public at all reasonable times. It also recommended to the Council, to nominate a representative to serve as a trustee to hold the leasehold interest in the Chapel. As a result, the "Eyre Chapel Trustees" was created in 1987 and were leased the building by the Catholic Church Diocese of Hallam for a 50-year lease.

In addition, the Committee recommended the Council to designate a conservation area, the area including the Eyre Chapel together with its grounds and monuments, the Nags Head Public House and Nos. 39 and 41 Newbold Village. Consequently, the Newbold (Eyre Chapel) Conservation Area was designated in July 1983 as a conservation area.

### **1.3 Purpose and status of the appraisal**

Conservation Area Appraisals aim to define and analyse the special interest that constitutes the character and appearance of a place. It is these qualities, which warrant the designation of a conservation area.

The main function of the Conservation Area Appraisal is therefore, to identify elements that contribute toward the character or appearance of the area and those that detract from it. It will help to understand the impact that development proposals would have on the conservation area and ensure that any works in the conservation area have regard to the special qualities of the area and to devise a strategy to protect these qualities. This will provide a base upon which to develop proposals for preservation and enhancement. This Appraisal is therefore, a material consideration in determining applications for development, considering planning appeals or proposing works for the preservation or enhancement of the conservation area.

Defining the character of an area is not a straightforward exercise and it is impossible to reach a truly objective view. This appraisal is therefore, not intended to be comprehensive in its scope and content. It has to be stressed that 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. THE PLANNING POLICY CONTEXT**

Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities have a duty to designate 'areas of special architectural or historic interest, the character or appearance of which it desirable to preserve or enhance' as conservation areas. The same Act also requires local planning authorities to review periodically conservation areas in their area.

Government policies and guidance on all development affecting Conservation Areas is set out in Planning Policy Guidance: 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.

The Replacement Chesterfield Borough Local Plan 2006 Policy EVR30, EVR31 and EVR35 are the key policy control of development in conservation areas in the Borough. In determining planning applications within conservation areas and applications for conservation area consent, the Council will also give considerable weight to the content of the Conservation Area Appraisal.

### **3. SUMMARY OF SPECIAL INTEREST**

The historic significance of Newbold (Eyre Chapel) Conservation Area derive from its strong link to the historic setting of Newbold Village, primarily as the site of an ancient burial ground set along the southern side of the original settlement. On the burial ground however, the survival of an ancient chapel provides the basis for the Conservation Area designation. The architectural heritage represented by the two other buildings from the 18<sup>th</sup>–19<sup>th</sup> century apart from being a precious remains of the historic settlement layout compliments, and reinforces the area's character.

Trees and hedgerows around the Conservation Area constitute an important part of the rustic character of the area. Set on an expanse of green ground surrounded by a patchwork of historic field patterns defined by hedgerows, the Conservation Area is quintessentially a remnant of an ancient field.

The topography and setting also contributes in defining characteristics of the area's sense of place and character. Set on an elevated ground, within the boundaries, a visitor finds a peaceful, picturesque landscape, isolated from its densely developed surroundings. These factors give a flavour of the key elements that make up the special architectural and historic interest of the area. The appraisal provides a more detailed assessment and helps to identify the positive characteristics which are worthy of preservation or enhancement.

## **4. ASSESSMENT OF SPECIAL INTEREST**

### **4.1 Location and context**

Newbold village is one of the suburbs of Chesterfield town located about one and half miles to the west. The village stands at the top of a gentle climb up Newbold Road from Chesterfield and falls within Linacre Ward.

The immediate setting to the north and east of Newbold village is mainly suburban and characterised mainly by post war residential development. The housing estates are occasionally interspersed with some earlier isolated buildings. Some of these like Highfield Hall, the Methodist Chapel and some cottages were historically important to the early development of the village.

The Newbold (Eyre Chapel) Conservation Area is located on the south of the B6051 road from Chesterfield to Barlow cutting through the village. It covers a substantial open ground once a former burial ground containing chapel (the Eyre Chapel). It also includes two other buildings, the Nags Head Public House and Nos. 39 and 41 Newbold Village. The chapel at the heart of the ground is an essential component of the special character and appearance of the area as well as for historic reasons. In addition it acts as a landmark to the Conservation Area.

### **4.2. General character and plan form**

The physical character of the Conservation Area is mostly determined by the presence of a large open space with hedgerows to the south. For centuries the layout of the area has stayed largely unchanged and still partially maintains its open field aspects, with hedgerows marking its boundaries.

### **4.3. Landscape setting**

The geological setting of Newbold village is defined by Derbyshire coal measures sandwiched between the Peak District gritstone to the west and Bolsover magnesia limestone to the east, surrounded by a unique undulating landscape.

The Conservation Area covers an area of about an acre located on an elevated site of high land. From here, the land slopes down steeply downwards from north to south. The topography of the area provides stunning views across Holme 'brook' valley toward Brampton and Walton, and the hills beyond. The views from within the area to the wider landscape testify the area's setting in the landscape and make a significant contribution to the overall character.

A public footpath connecting Newbold Road and Newbold Back Lane, a part low stone wall, and two mature trees, forms the boundary to the east. Beyond the footpath are some residential properties, allotment gardens and a small observatory.

Mature hedgerows demarcate the boundaries of the Conservation Area to its east, south and west. A steel paling fencing abuts the hedgerows to the south and west and the ground have been embarked. To the north the area is bound by Newbold Village while to

the northwest the boundary is lined with conifers demarcating the back garden boundaries to Nos. 43-51 Newbold Road.



*Footpath to Newbold Back Lane*



*Hedges on south boundary*

To the north of the Conservation Area, there is a small village green with a memorial and some mature trees. To the west of this village green across Littlemoor Road is the Wheatsheaf Inn. To the west is the former site of Newbold Community School – Lower Site, now demolished.



## **5.0. HISTORIC DEVELOPMENT AND ARCHAEOLOGY**

### **5.1. The Origins and Historic Development of the area**

The Manor of Newbold occupies a prominent place in the Derbyshire section of the Domesday Book of 1086, as the first of the royal manors listed in the County. It is described as having six 'berewicks', or villages namely Whittington, Brimington, Tapton, Chesterfield, Boythorpe and Eckington. It is thought that Newbold is probably a Norman addition to an earlier estate centred on Chesterfield, and that the 'new buildings' were constructed to form a new centre for the administration of the manor. It is likely that these new buildings were located in what is now referred to as Newbold village, given survival of a chapel which has some early medieval masonry ('Eyre Chapel') - and the location of a later building known as 'Manor Farm', the site of which is now occupied by St Hugh's Catholic Church.

In the twelfth century, King John granted the manor (by this date known as the 'manor of Chesterfield'), to William Brewer, whose son, also William, granted his lands at Newbold to William Bassett of Langwith as a manor independent of the larger Chesterfield estate. Subsequently, this manor was granted to Welbeck Abbey who continued to hold it until the Dissolution of the Monasteries in the 1530s.

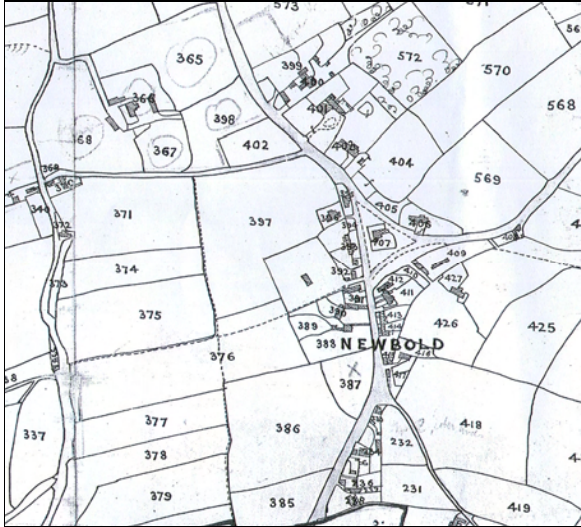
After the Dissolution, the manor of Newbold passed through the hands of several families. The estate was initially granted to the West family, who acquired a number of monastic estates in Derbyshire. They in turn sold Newbold to the family of Eyre who may have built the house called Newbold Hall. This stood on the site later occupied by Manor Farm. The Eyres disposed of the estate in the early seventeenth century to the Earl of Pembroke who at that time was lord of the manor of Chesterfield. Since then the lordship has descended with Chesterfield through the Dukes of Newcastle and Portland to be acquired by exchange by the Duke of Devonshire's family in 1792 who in the 19<sup>th</sup> century owned considerable land holdings in this area.

The name Newbold, as noted above, almost certainly originally referred to the area now known as 'Newbold Village' where the 'new buildings' of the manorial centre were located and probably a few cottages either side of the present day Newbold Road. The name was later applied to the larger surrounding area of hamlets and farmsteads. Although the original settlement was probably only ever a hamlet, rather than a true village, it did have a system of open fields typical of medieval agriculture.

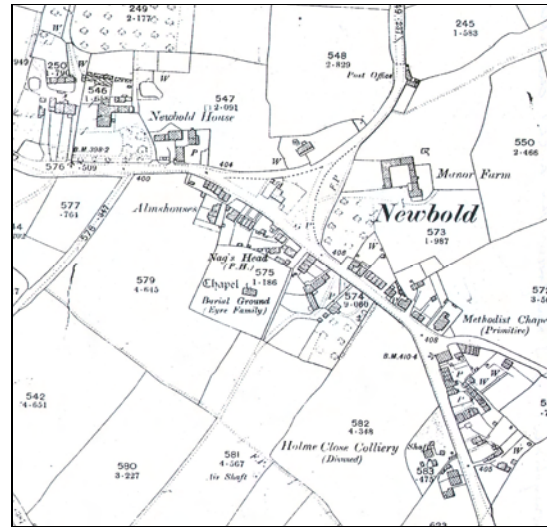
As mentioned earlier, the manor of Newbold remained in the hands of Welbeck Abbey until the dissolution of the monasteries. It is possible that by the middle of the fourteenth century, the abbey would have leased its demesne lands to local men and the canons' hold over their tenants would have weakened. Tenants would then have been able to farm their lands much as they pleased and free to buy and sell land without interference from the manor court. The result was the enclosure of the open fields into closes cultivated in severalty. By the seventeenth century enclosure was complete and with it had emerged class of substantial freeholders who owned large farmsteads with country houses built in some cases on the enclosures.

The Industrial Revolution in the eighteenth and nineteenth centuries brought about major changes in Chesterfield and neighbouring villages but Newbold Village remained as a

small hamlet until well into the nineteenth century. With the growth of coal mining came more industries like iron smelting and with it came the heavy engineering for which Chesterfield became known in the late nineteenth and early twentieth centuries. Coal measures outcropped immediately to the west of the old village and several small mines were worked.



1849 Tithe Map extract (Eyre Chapel shown on field no. 392)



Ordnance Survey Map extract of Newbold 1896

Most of the buildings, which exist today in Newbold area, are residential. The area retains no significant industry of its own but has expanded over the last century to become one of the largest suburbs of Chesterfield. First came Littlemoor Crescent, built by the Sheepbridge Company at the end of the First World War. 1940s retirement bungalows opposite this development were followed in the 1950s and 60s by a wide range of local authority houses and flats including the estate with Lake District road names that extends as far as Dunston. Schools, shops and private housing accompanied this. Changes at this time included the demolition and re-building of the Wheatsheaf in 1961 to allow for re-configuring the road junction.

The area has retained its popularity and both housing associations and speculative house builders have undertaken more recent developments. However, Newbold Village is still a village and a few older houses still stand including number 39 and 41 Newbold Village. These cottages were altered into one cottage some years ago. Others include the Nags Head Public House, Carpenters Mews and the Pinfold Cottage. They all provide valuable evidence of the historic development of the village.

## 5.2 Archaeology

The Newbold (Eyre Chapel) Conservation Area includes the historic core of the settlement of Newbold. As part of the old settlement's historic setting, it makes it of potential archaeological interest as the possible location of an early medieval manorial ensemble. Archaeological deposits dating to this period may survive below ground and need to be protected from destruction by development. Archaeological deposits from later periods – especially most of it being a former burial ground – may also be of value. The area also

has potential for important evidence concerning the origins and development of the village and Chesterfield town as a whole.

No scheduled ancient monuments are recorded within the Conservation Area.

## 6.0. SPATIAL ANALYSIS

### 6.1. The character and interrelationship of spaces within the area.

The layout of the Conservation Area has mainly stayed unchanged over years and consists of a few buildings that evolved along Newbold Road and open ground. The buildings are set back from the road line and they were originally separated from the road by boundary walls. Continuity of the street line is now achieved through building alignment. The buildings are of a single or two-storeys.

The open ground provides attractive views while the hedgerows surrounding it provide a visual reminder of its origins and makes a major contribution to the continuing character. They create a transition feature between spaces, they provide a sense of enclosure and they define the open field patterns and the spatial hierarchy which has long existed.

### 6.2 Key Views and Vistas

Just as important to the character and appearance of the Conservation Area are the views within, into and out of the Conservation Area. These give the area a wider context and often reaffirm its historic associations.

The two buildings, Nags Head pub and Nos. 39 & 41 Newbold Village along Newbold Road dominate views to the Conservation area from north. To the south and west, the Conservation Area's views are screened by the hedgerows which bounds it. However, the chapel could be glimpsed through some gaps within the hedgerows.



*View of the Conservation Area approaching from north*



*View from south west of Conservation Area with glimpses of the chapel through trees*

To the south the conservation area is flanked with playgrounds and fields. The land drops away steeply beyond the conservation area boundary toward Holme brook valley providing views of Loundsley Green and Holme Hall housing estates on the other side of the valley and also allowing long distance views towards Brampton and Walton. The views are panoramic and of a vastly different landscape. Distant hills are visible along the skyline. The views over the brook valley provide an important setting as it puts the area with the surrounding wider area and compounds its rural dimensions and origins.

Distant hills could be glimpsed through Littlemoor Road and over the rooftops of houses out of the Conservation Area to the north while to the west views and vistas beyond the

area tend to be limited to housing development on the other side of Loundsley Green Road and Newbold Road.



*View to the south with distant hills*



*View to the north*

## 7.0. THE CHARACTER OF THE CONSERVATION AREA

The character of the Conservation Area is mainly composed of two characteristics, the former burial grounds including its surroundings and, the buildings which have a positive contribution to the area.

### 7.1 The Former Burial Ground

The Burial Ground occupies the southern part of the Conservation Area. It is a large open area and the only building is the Eyre Chapel in its central area and some mature trees. It is not only the bonding element between the various parts of the Conservation Area, but it is the very core of the identity of the area. On the southern, western and eastern of the ground is of interest due to the presence of hedgerows which contribute to its original aspects as boundaries to ancient open fields. The only building within the ground is the Eyre Chapel. A few metres to its west end is a plain simple stone cross on a pedestal base.



*Former burial grounds and the Eyre Chapel*

### 7.2 Buildings and their contribution to the Conservation Area

**The Eyre Chapel:** The Eyre Chapel is probably the earliest structure in the Conservation Area and stands quite alone on the ground. It has a substantial early core that dates back to medieval times. The date of its erection is unknown, but it is presumed that the present structure generally dates from the 14<sup>th</sup> century as mentioned in Welbeck Abbey deeds relating to land in Newbold. It is possible that Welbeck Abbey built the chapel. It is also surmised that it may have been rebuilt from an older building as evidenced by the Norman style semi-circular tympanum over a small door opening on the south side. It is the sole representative in north eastern Derbyshire of a small manorial chapel.

During the late seventeenth century, the old chapel was sacked and nearly demolished the altar and all the tombstones destroyed or removed. It is also believed that some of the ancient tombstones were carried away by opportunist builders and used in the erection of houses in the vicinity, some of them being used as door jambs, lintels, mantel pieces and steps. From that time the chapel remained derelict for some years and was used as a cow-house or barn.

In the mid-eighteenth century the Eyre family acquired the chapel. Representatives of the Eyre family later restored the chapel. They had the interior thoroughly cleaned, erected an altar on a raised predella at the east end and placed memorial slabs round the walls. The bodies buried there were placed in new coffins in the crypt. The chapel was subjected to a thorough reconstruction whereby windows and second door were inserted, walls heavily rebuilt and raised to their present height and the present roof added. Lettering incised into the stone beside the access hatch confirms that the crypt was drained and restored. The Eyres then used the building as a private chapel and burial ground until the early 20<sup>th</sup> century.

The chapel was given to the Roman Catholic Church in 1949. From that time the local Roman Catholic congregation used it until in mid 1960's when a new church, St Hugh's, was built over the site of Manor Farm. For a while, the building stood empty and became subject to some disrepair and acts of vandalism. The chapel was restored in 1987 by Chesterfield Civic Society in collaboration with the Borough Council and is now hired out as a community meeting room. In 1989 it was included in the statutory list of buildings of special architectural or historic interest as a grade II\* listed building. Access to the chapel is by a shared way to the east of Nags Head Public House and car park to the rear.



*Eyre Chapel*



*Fading carving on priest's door*



*Window*

The Chapel is a simple rectangular structure of coursed stone rubble with face alternate quoins at the four corners. The upper courses of the south wall contain large re-used blocks including voussoirs with traces of round moulding. The corners are ornamented

with pinnacles and a crocheted pinnacle on the western gable. It has two doors on the south side one with Tudor arch and the other (priest's door) with low relief Norman carving in tympanum and jambs bearing traces of moulding much defaced. There are two windows in the south wall and central windows to the west and east walls, all late Perpendicular and rather crude. The roof is of stone slates.

Internally, the Chapel comprises of a single main room about eleven metres by five metres with a raised dais at its east end on which stands the remains of a Victorian marble altar. It has a low pitched kingpost roof having five trusses with tie beams (each with a carved foliate boss) braced by wallposts, a ridge and a pair of side purlins. Around the walls are some 12 alabaster plaques commemorating members of the Eyre family. Below the chapel is a crypt with approximately 1.7 metre headroom under a brick barrel vault supporting the chapel's stone flag floor.



*Internal roof structure*



*Alabaster plaques inside the chapel*

**A plain simple stone cross** stands to the west end of the Chapel. It has its pedestal base carved with the names Vincent Thomas Eyre, Arthur Henry Eyre, and Ferdinand John Eyre, 1887. The stone cross is all that bears witness in that ancient burial ground of the generations of a once famous family of high spirited and loyal Derbyshire men and women.



*The cross*



*Cross pedestal*

To the north of the Conservation Area are two of the remaining earlier properties of the original village. Today these properties still possess a high degree of architectural and



historical significance and make a positive contribution to the character of the Conservation Area.

**The Nags Head Public House:** The Nags Head Public House dates back to the early nineteenth century. The walls have a stucco façade grooved to imitate masonry with a stone slate roof. The building is two storeys, three-bay with a rear cross wing slightly higher joining the main block with a hipped gable. The windows are casements with Gothic glazing bars, two of which have engraved lintels. On the front western end there is a door with a flat hood on scrolled brackets and with moulded architrave. Fronting the property is a raised beer garden enclosed by a stone wall with 'half barrel' coping along the boundary. The building is grade II listed.

**Nos. 39 and 41 Newbold Village:** Adjacent to the Nags Head, to the west, is a pair of cottages dating back to the late eighteenth century. These two cottages were altered into one cottage some years ago. The properties are of coursed stone walls with a slate roof, and central chimney stack. They are of two storeys with casement windows having small panes under stone lintels. The road boundary is defined by a small stone wall with 'cow and calf' coping. The building is grade II listed.



*Nags Head Public House*



*Nos. 39 & 41 Newbold Road*

**Buildings within the setting of the Conservation Area:** Adjacent to the Conservation Area to the west along Newbold Village are some buildings. Although these buildings lie outside the Conservation Area they make part of its setting and contribute positively to the character of the streetscape.



*Nos. 43-53 Newbold Village*



*No 49 & 51 Newbold Village*

Among them are the remnants of some early properties, for example No 49 Newbold Road an altered stone cottage. Although their original setting and spatial relationships have been compromised over the years, the spatial layout of the buildings positively contribute to the character of the streetscape on this side of the Conservation Area.

### 7.3 Building Materials

Local Derbyshire Coal Measures sandstone was the principal material used in the earliest buildings and boundary walls. Stucco render, as at the Nags Head, seems to have been applied only in later years.

The oldest surviving roofing materials are stone slates which are found in two of the buildings within the Conservation Area. These are particularly important since they are likely to have been obtained locally and are a distinctive Derbyshire regional material. The other historic roofing material is Welsh slate which became increasingly used within the village during the Victorian period due to the advent of mass production and improved transport links. The survival of these traditional materials positively contributes to the character and appearance of the area.

Although windows may have been replaced from time to time, the properties within the Conservation Area have timber frames of matching style and appearance to the originals. Distinctive lintels highlight most of the window openings. These architectural details contribute positively to the appearance and integrity of the Conservation Area.

### 7.4 Activities and Uses

Apart from the Eyre Chapel, the buildings appear to have been originally built as cottages attached to smallholdings as shown on the Tithe extract map. Whilst these ties with the land have now disappeared, they still retain their residential use apart from the Nags Head, which is now a public house. The Eyre Chapel and its grounds is an integral part of Newbold community as a whole and is currently used for social and educational community activities including religious services.



*Nags Head Pub car park*



*Car park to Eyre Chapel*

To the north of the chapel is a tarmac area bordered by a hedge used as a car park for the Nags Head. This car park is also used for access to the chapel grounds. A further space to the west is used as car park for the chapel.

### 7.5 Open Spaces and Trees

The tranquil, rustic character of the Eyre Chapel owes much to the trees, hedges and greenery both around and within the ground. The trees play an important role, framing views into and out of the area and in summer they provide a leafy shade to the area and lend the grounds a certain dignity. The predominant species include oak, lime and conifers. The trees are protected by virtue of their being in a conservation area and consent is required for any works that are undertaken on them. There are also two tree preservation orders within the Conservation Area.



*Trees in the Conservation Area in summer*



*Hedgerow on the south boundary*

Equally important is the substantial green space and hedging around the Chapel. The hedgerows have historic significance and contain some mature trees. They also act as a screen creating a sense of enclosure to the area. In addition they provide natural habitats for wildlife and help to promote biodiversity.

## 8. PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE

Within the Newbold (Eyre Chapel) Conservation Area there are a number of threats to the character of the conservation area particularly caused by the lack of knowledge of the existence of the Conservation Area and its importance and inappropriate use of the grounds. This has resulted to damage on the grounds, hedgerows and the chapel through unscrupulous acts of vandalism, which leads to deterioration to the chapel, and dilution of the character and appearance of the Conservation Area.



*Poor maintenance Nag's Head car park*



*Footpath to the Chapel destroyed by cars*

Car parking is another problem to the Conservation Area. Due to lack of a proper car park, cars are sometimes driven and parked on the grass leading to erosion of the greenery and damage to the footpath to the chapel. Both car parks, the one to the rear of Nag's Head Public House and the other at the northwest of the area creates a harsh image and lack maintenance. There is a need to provide proper car parking space and more traditional pathways.



*Alterations and extensions to buildings*



Another threat is the development within the setting of the Conservation Area. A number of buildings adjacent to the Conservation Area have undergone some alterations and extensions, which dilutes the character of the area. Any new development within the setting should have regard to harmonising and enhancing the existing buildings and the character of the area.

Although the Conservation Area have only a few buildings within it, there is potential loss of certain features on buildings including loss of original traditional roofing materials and original sash window replacements and render to original stonework.

Untidy back gardens to the north of the Conservation Area create a negative and untidy image that detracts from the character and appearance of the area.

## 9. RECOMMENDATIONS

### Boundary Review

This appraisal recommended variations to the boundary of the existing Conservation Area. to facilitate the application of further control to the preservation and enhancement of areas that form an integral part of the historic and natural setting of the present conservation area. The boundary has been extended to include:

- Nos. 41a to 51(odd) Newbold Village to the west of the Conservation Area.
- The Village Green east side of Littlemoor at the junction with Newbold Village to the north of the Conservation Area.



*The Village Green*



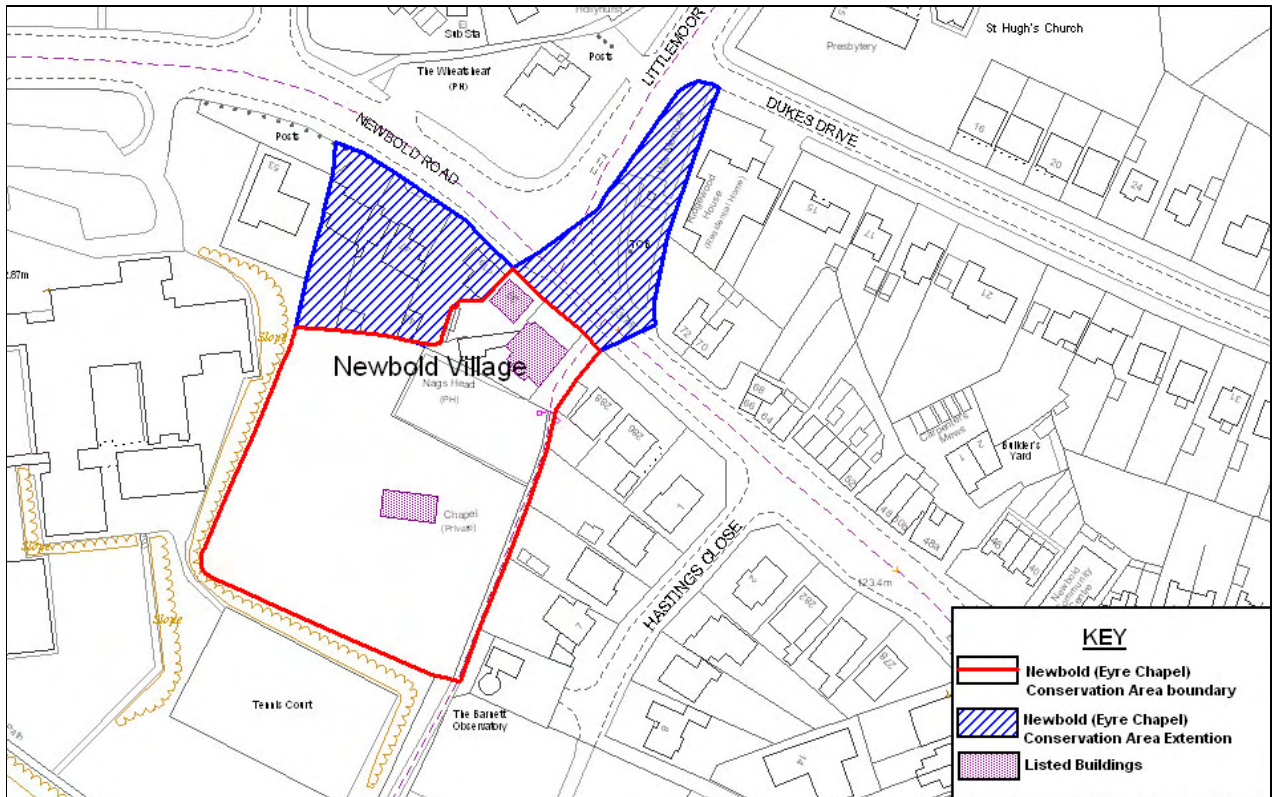
*Nos.41a to 51 Newbold Village*

## **10. COMMUNITY INVOLVEMENT**

The Council is committed to a meaningful community involvement in its conservation areas character appraisal process. It is in the interest of the respective communities as well as all interested parties to be involved in the appraisal process as it deals with the area in which they leave or use to socialise and the immediate surroundings of their homes.

Involving the community and raising public awareness to the conservation area has been an integral part of this appraisal process. Public consultation exercise on the appraisal took place between 30<sup>th</sup> July 2007 and 7<sup>th</sup> September 2007. The views and comments from the community were evaluated and have been taken into account in defining the special interest of and recommendations for the management of the area.

The Appraisal will be a material consideration in planning decisions affecting the conservation area and will carry considerable weight in decision making, having subject to scrutiny and amendment through public consultation.



**Newbold (Eyre Chapel) Conservation Area**



## ***References and further reading***

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**NEWBOLD (EYRE CHAPEL)**  
**CONSERVATION AREA MANAGEMENT PLAN**

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## 1. INTRODUCTION

This Plan sets out the local authority's approach to managing the future of Newbold (Eyre Chapel) Conservation Area. It is based on the Character Appraisal of the Conservation Area, the statutory planning policies affecting the area, the role of other local authority services in the area, and will later include the requirements and aspirations of local people brought forward through the consultation process of the Appraisal.

The purpose of this Plan is to present proposals which seek to achieve the preservation and enhancement of the special character of the Conservation Area, informed by the Appraisal, for consultation. It is very much a partnership document which will be owned by all parties involved in producing it.

## 2. LEGISLATION AND POLICY

The designation of a conservation area and production of an appraisal document is not an end in itself. The appraisal provides the basis for developing management proposals for the conservation area that fulfil the general duty placed on local authority under the *Planning (Listed Buildings and Conservation Areas) Act 1990*, now formalised in BV219c, to draw up and publish such proposals.

The management plan is not a planning policy document. It indicates how policies along with other matters, will figure in the on-going management of the Conservation Area. The following documents will have a bearing on the Management Plan:

- The Government guidance set out in *Planning Policy Guidance 15: Planning and the Historic Environment*, and English Heritage guidance set out in '*Guidance on the Management of Conservation Areas*'.
- The '*Replacement Chesterfield Borough Local Plan*' contains the statutory policies for development in the conservation area and elsewhere in the borough. Specific policies for conservation areas include Policy EV30, EV31, EV32, EV33 and EV35.
- The series of supplementary planning guidance and supplementary planning documents being produced by the Council provide more detailed guidance on how the statutory policies should be applied.

### Conservation Area designation

Newbold (Eyre Chapel) Conservation Area is one of the ten of Chesterfield Borough's conservation areas and it is managed, like others by the legal regulations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. The Council operates its responsibilities under the Act to have "the desirability to preserve and enhance" the character of the Conservation Area. The Council also has a duty to undertake regular reviews of the conservation areas to monitor the quality of development and the effectiveness of its policies and guidance.

## 3. SUGGESTED BOUNDARY REVIEW

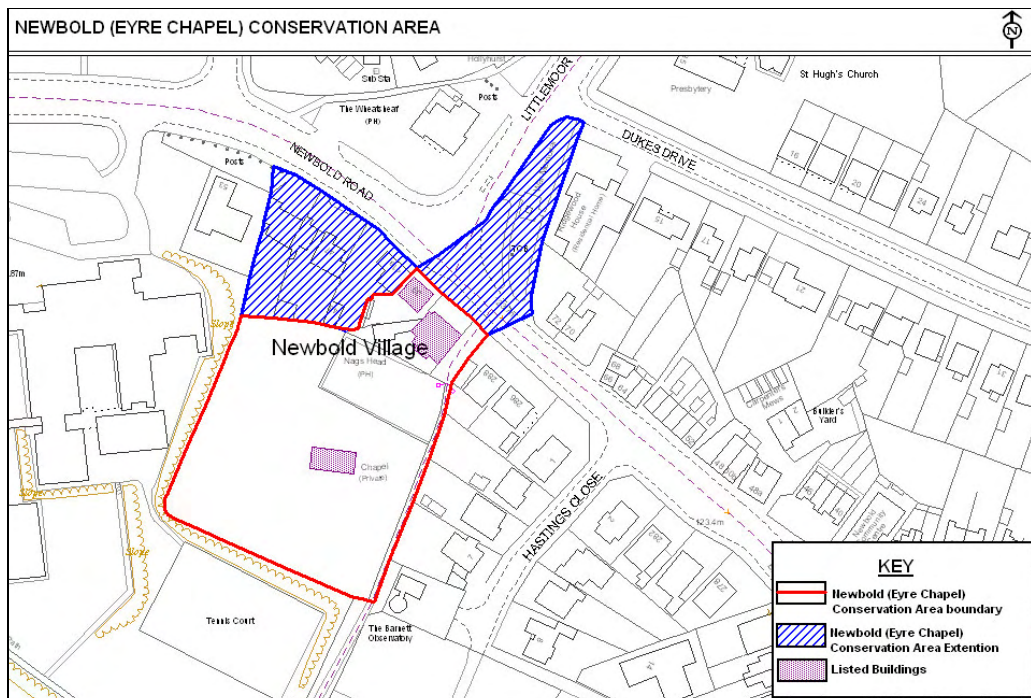
The setting of the Conservation Area invariably affect its setting, character, appearance or views into or out of it. The boundary is therefore one of the important considerations in the

efforts towards preserving and enhancing the Conservation Area.

The main issue to consider in undertaking a review of the boundary is whether development to the areas under consideration would directly affect the setting, character, appearance or views into and out. Therefore, such action will mean that the Council will be able to protect the special architectural and historic interest of the whole area. It will also ensure that no development takes place adjacent to the existing Conservation Area in a way that would undermine its setting or character.

For a proper control and management of the Newbold (Eyre Chapel) Conservation Area variations has been made to extend the conservation area boundary to include:

- To include Nos. 41a-51 Newbold Village to the west of the Conservation Area.
- To include the Village Green east side of Littlemoor at the junction with Newbold Village to the north of the Conservation Area.



**Conservation Area boundary extension**

#### 4. DEVELOPMENT CONTROL

There is very limited scope for new development within the Newbold (Eyre Chapel) Conservation Area. However, the area has not been spared from development pressure particularly on its immediate surroundings. Sensitive and responsive management is therefore required in order to cope with this pressure and make sure that its impact does not harm the character or appearance of the area.

#### **4.1 Principles for Development Control**

The following principles will be adopted to guide the Council in its control of development:

- The Council will apply the principles, guidance and regulations outlined in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the broader guidance of Planning Policy Guidance Note 15: Planning and the Historic Environment, (PPG15) and any subsequent revisions or additions.
- The Council will apply the policies in its Replacement Chesterfield Borough Local Plan adopted in June 2006.
- The Council will require all planning applications to be supported by a Design and Access Statement. This should be a brief thorough guide to the reason for development and how the design fulfils these, together with a statement concerning any access issues that exist.
- A major requirement for any development proposal in the Conservation Area and its setting is quality covering the design, materials, workmanship and execution.
- Applications for works in the Conservation Area must be accompanied by clear indications of the materials to be used in producing the external finish and architectural details of the proposed buildings as well as landscape materials.
- Where possible the Council recommends pre-application consultation. Planning Services and applicants may thus work jointly to produce schemes that are successful and high in quality.

### **5. PRESERVATION AND ENHANCEMENT**

The Planning (Listed Buildings and Conservation Areas) Act 1990 and other planning legislation contain various powers that assist the local authority with its responsibility to preserve the character of the Conservation Area.

#### **5.1. Listed Buildings**

All the three buildings within the Conservation Area are listed buildings. The provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 control their demolition and alteration.

#### **5.2. Demolition of Buildings**

Section 74 of the Act provides control over the demolition of buildings in the conservation area (subject to various exceptions). The Appraisal includes a review of the Conservation Area boundary which includes unlisted buildings. PPG15 indicates that "the general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area".

### 5.3. Trees and Hedgerows

Trees and hedgerows make an important contribution to the character and appearance of the Conservation Area and to its setting. The Council will generally resist the cutting down of trees (except in special circumstances) within the Conservation Area or which affects its setting. Anyone proposing to cut down, top or lop a tree in a conservation area is required to give six weeks notice to the local planning authority. The purpose of this requirement is to give the authority an opportunity to assess the tree if it makes a positive contribution to the character or appearance of the Conservation Area, in which case a Tree Preservation Order may be served.

The Character Appraisal identifies that hedgerows make a significant contribution to the character of the Newbold (Eyre Chapel) Conservation Area. The Council will therefore resist any proposal for the removal of the hedgerows. The Appraisal also identifies that this green boundary treatment is gappy in some places. The reinstatement of the hedgerows will be a key to restoring the character of the area, therefore where hedges have already been lost replanting should be considered. The hedgerows should also be maintained regularly.

***Recommended action:***

- 1) ***The Council will consider the use of Tree Preservation Orders in appropriate cases where a tree of high amenity value is considered to be under threat. This will include trees within and outside the area where they contribute to the setting of the Conservation Area or views identified in the Appraisal.***
- 2) ***Although the hedgerows within the Conservation Area do not qualify for the Hedgerows Protection Regulations 1997, the Council have the desirability to retaining and maintaining the hedgerows.***

### 5.4. Open spaces

Much of the Conservation Area and its setting is open space the character of which is protected by the Council's planning policies relating to Conservation Areas.

***Recommended action:***

***The Council will resist development on the existing open ground and will look for means of enhancing the area for public enjoyment.***

### 5.5. Setting and Views

The larger context of the Conservation Area, its 'setting' is very important, and any development which would not preserve or enhance the character or appearance of the area or its setting, or which would impact detrimentally on views into and out of the area must be resisted.

It is understood that the former school site to the west of the Conservation Area is earmarked for residential development and proposals may come forward for its re-

development. Such development is likely to affect the character and appearance of the of the Conservation Area. One of the aspects, which may have impact on the Conservation Area, is the density of development which could have an overbearing effect to the heritage assets within the area.

The important views are identified in the Appraisal. Any development should avoid construction of new buildings in close proximity to the boundary of the Conservation Area which would have an adverse effect on its setting.

***Recommended action:***

***The desirability of preserving or enhancing the area will, in the Council's view, be a material consideration in handling of development proposals which are outside the conservation area but which would affect its setting or views into or out of the area.***

## **5.6. Public realm**

The Appraisal has identified threat from car parking on the grounds and pathway within the Conservation Area as an issue which detracts from its character and appearance. The improvement of the pathway with a bonded gravel dressing and measure to restrict vehicles into the grounds would protect and enhance the character and appearance of the area and reinforce its special identity.

***Recommended action:***

***The Council will seek to ensure that future works will bring a positive improvement to the character and appearance of the Conservation Area.***

## **6. MONITORING AND REVIEW**

The following actions were taken to ensure that this appraisal and management plan are accepted and acted upon:

- **Community Involvement:** the Appraisal and this Management Plan was a subject to a six weeks public consultation and the Council has considered views expressed as part of that process when preparing the Character Appraisal for its adoption as a guidance when dealing with applications for proposals within the area.
- **Boundary Review:** The Council has reviewed and will maintain the boundary of the Conservation Area and continue to review it over time in accordance with Best Practice and guidance on the management of the historic environment produced by English Heritage.
- **Document review:** The Council will review its conservation areas as part of a programme of regular review and monitoring compliance with the policy and reflecting the obligations imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990.