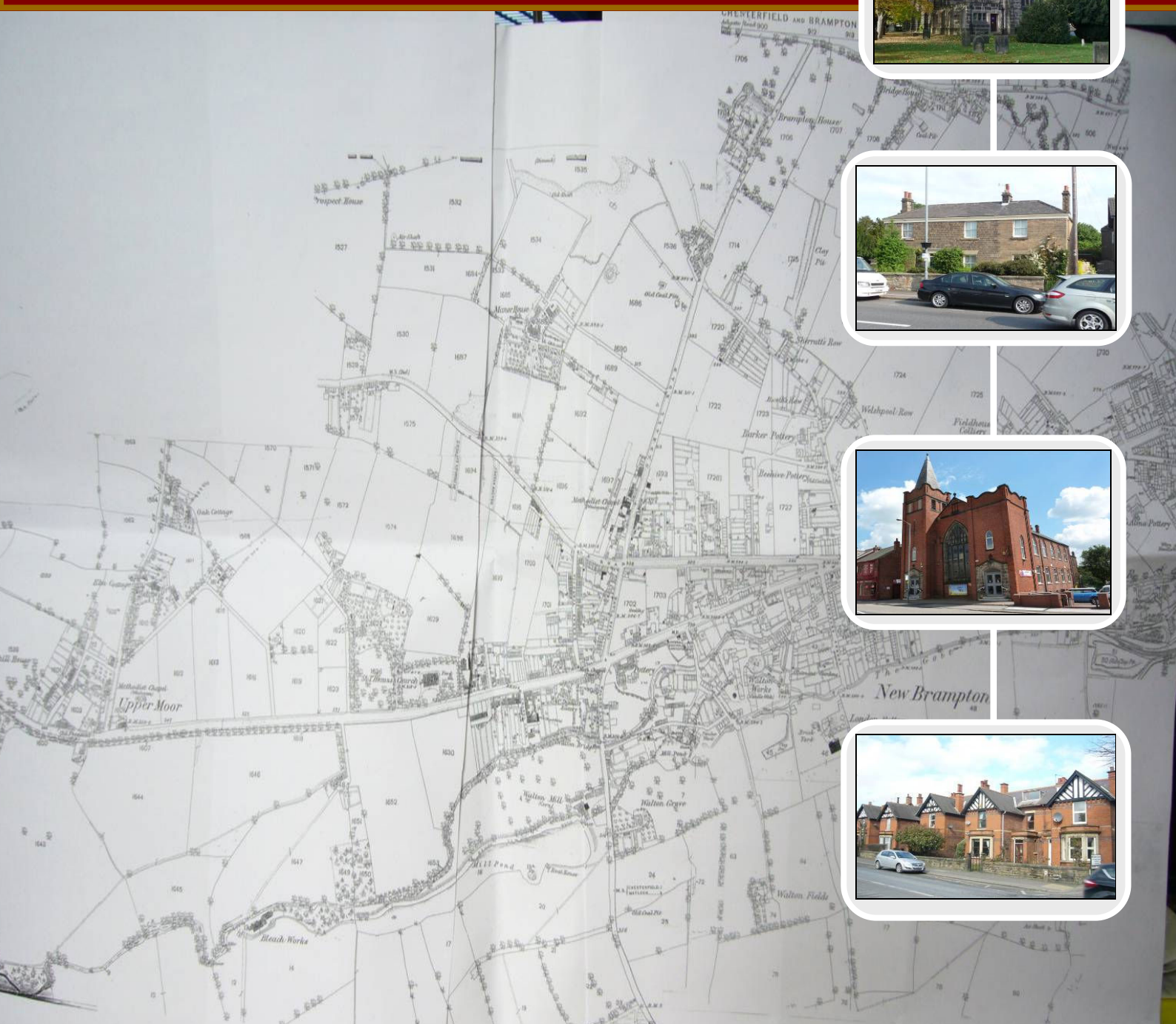
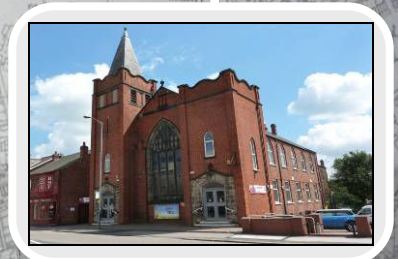
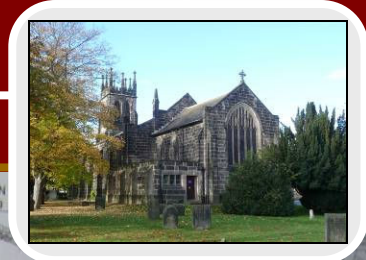


Chatsworth Road Conservation Area

April 2014



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PART I

1 INTRODUCTION

1.1 The definition and designation of conservation areas

Conservation areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The Civic Amenities Act 1967 introduced legislation which for the first time protected areas which were part of the familiar and cherished local scene, referring them to 'conservation areas'.

A conservation area is a special area where the buildings and other structures and the spaces around them interact to form a distinctly recognisable area of quality and interest. The area is not just dependent on the quality of individual buildings, but on a multitude of townscape factors such as the historic layout, property boundaries, and range of uses, distinctive materials and features, the scaling of buildings, and the nature and quality of the streets and spaces. Designation of a conservation area is therefore a means of recognising the value of these factors in areas that are considered 'special', so that townscape in its broadest sense as well as individual buildings can be afforded a measure of protection.

Conservation areas are designated by the local planning authority. It is the duty of local authorities from time to time to review their conservation areas and to determine whether any parts or further parts of their area should be designated as conservation areas, and if they so determine shall designate those parts accordingly.

Historic areas are now widely recognised for the contribution they make to our cultural heritage, economic well-being and quality of life. Conservation areas often present a familiar and cherished local scene and their protection ensures that the qualities that make them appealing are enhanced.

Historic areas have always changed, and the expectation should be that they will continue to change and evolve to accommodate new uses and meet new priorities. Change should not be taken as automatically undermining the integrity of a historic place; the challenge is to facilitate and manage change in ways that maintain and if possible reinforce the area's special qualities.

1.2 Implications of Conservation Area Designation

Conservation area designation introduces controls over the way owners can alter or develop their properties. However, generally these controls are considered beneficial because they also sustain, and/or enhance the value of property within the area. These controls include:

- Conservation areas are designated heritage assets and as such there is a national presumption in favour of their conservation.

- Local Authorities are required in legislation and national planning policies to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when drawing up plans or considering development proposals both within the designated area and outside it if they would affect the setting or views into or out of it.
- The Council has the power and can change, following a public consultation, the types of alterations that need permission by making Article 4 Directions. For example the Council could control the replacement of doors and windows, the insertion of new window openings and the alteration of front gardens. The purpose of these additional controls is to ensure that the special qualities of an area are not slowly diminished by minor but continuous alterations that cumulatively could have the same adverse effect as one large inappropriate development.
- Planning permission is required to demolish a building or structure in a conservation area
- Any one proposing to cut down, top or lop a tree in a conservation area (with the exception of trees under a certain size, or those that are dead, dying or dangerous) is required to give 6 weeks notice to the local planning authority. The purpose of this requirement is to give the authority the opportunity to make a tree preservation order which then brings any works permanently under control.
- Certain categories of advertisement which have 'deemed consent' under the Advertisement Regulations are restricted within conservation areas. These include illuminated advertisements on business premises and advertisements on hoardings around development sites. In addition balloons with advertisements are not exempt from the need for advertisement consent in conservation areas.

1.3 Chatsworth Road Conservation Area

Chesterfield Borough Council has over the past 7 years implemented a comprehensive programme of reviewing its current conservation areas and determining any further parts of the Borough which warrant designating as conservation areas. As a result, a new conservation area is designated centred on Chatsworth Road.

The area is one of the borough's district centres with a mixture of uses including housing, employment, shops, pubs and other community facilities providing for day to day needs of local residents. The area also comprises prominent listed buildings which are of note; the Grade II* listed Mill buildings at Walton Works and the Grade II listed St Thomas Church.

The Chatsworth Road Conservation Area is linear and characterised by assorted late 19th/early 20th century development on either side of Chatsworth Road between the junctions to Storrs Road to the west, and Wheatbridge Road to the east. Originally a development to accommodate industrial workers housing on the west approach of Chesterfield town centre, the area grew as one of the earliest suburban

developments in Chesterfield. This area which on cursory examination may appear to be marginal in its conservation merits, on close examination it is a rich historic place with late nineteenth and early twentieth century properties. The area is therefore, is designated in recognition of this important historic streetscape contribution and the rich architectural qualities displayed along the corridor.

Conservation areas are required to be clearly delineated. Usually there will be obvious features along which a boundary line may be drawn. Elsewhere, there may be a 'grey area'. In deciding the boundary of the Chatsworth Road Conservation Area, this was taken into consideration. However if a particular building or space, or other feature is left out it does not mean that it is not important in itself. It may mean that its surroundings do not have the overall character that justifies inclusion or it is separated from the main body of the area by other areas not of sufficient merit to warrant inclusion. Areas immediately adjacent to the conservation area are also important as they provide the setting for the conservation area. **Observations on the boundary which came from the consultation process of the appraisal have been considered.**

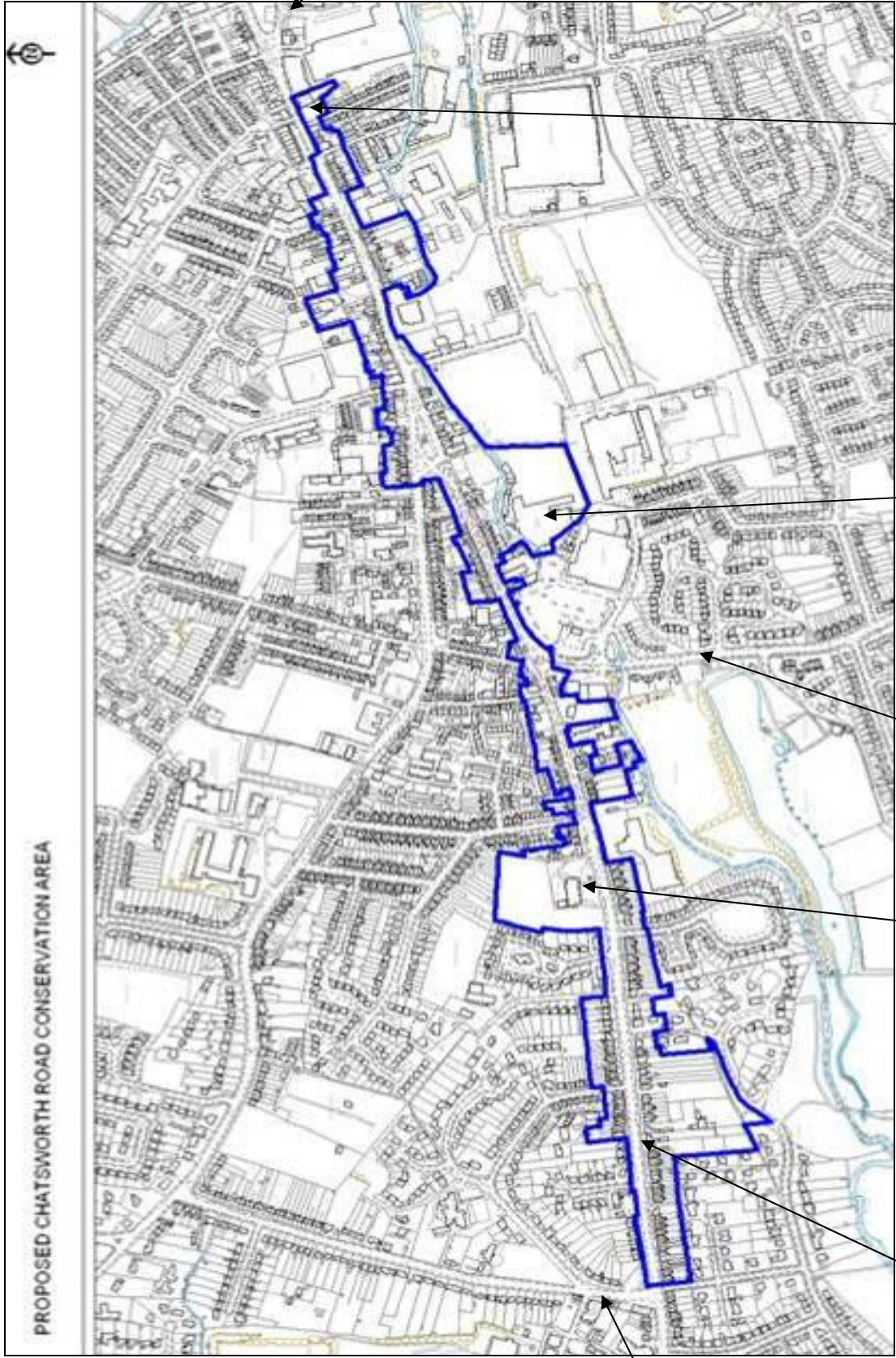
1.4 The purpose of this conservation area designation statement

Designation of new conservation areas should follow an evaluation of the area concerned. A written assessment or appraisal is desirable before any new conservation area is designated. This document presents the conservation area assessment of those features and qualities which give Chatsworth Road its own special character. Key elements in defining the special interest of the area include: the relationship of the conservation area to its setting and the effect of that setting on the area; the still-visible effects/impact of the area's historic development on its plan form; character and architectural style and social/historic associations; how the places within it are experienced by the people who live and work there and visitors to the area (including both diurnal and seasonal variations if possible); architectural quality and built form; open spaces, green areas, parks and gardens, and trees; designated and other heritage assets, their intrinsic importance and the contribution they make to the area; and local distinctiveness and the sense of place which make the area unique.

Effective management of the conservation area relies on thorough understanding of all elements of the historic environment and a conservation area statement is the key to the Council to getting to grips with those elements that make up the special interest of an area. This document therefore seeks to define the elements that contribute to the special interest of Chatsworth Road Conservation Area and also identify the issues which may threaten the special qualities of the area. It further provides guidelines to prevent harm and achieve enhancement in the form of a Management Plan. However, no assessment can ever be entirely comprehensive and the omission of any particular building, feature or space within the conservation area, should not imply that it is of no interest.

This document conforms with English Heritage guidance as set out in Understanding Place: Conservation Area Designation, Appraisal and Management (2011 updated in 2012) and Valuing Places: Good Practice in Conservation Areas (2011). Additional

government guidance regarding the management of historic buildings and conservation areas is set out within the National Planning Policy Framework.



PROPOSED CHATSWORTH ROAD CONSERVATION AREA

Wheatbridge Road

Mount Zion Church

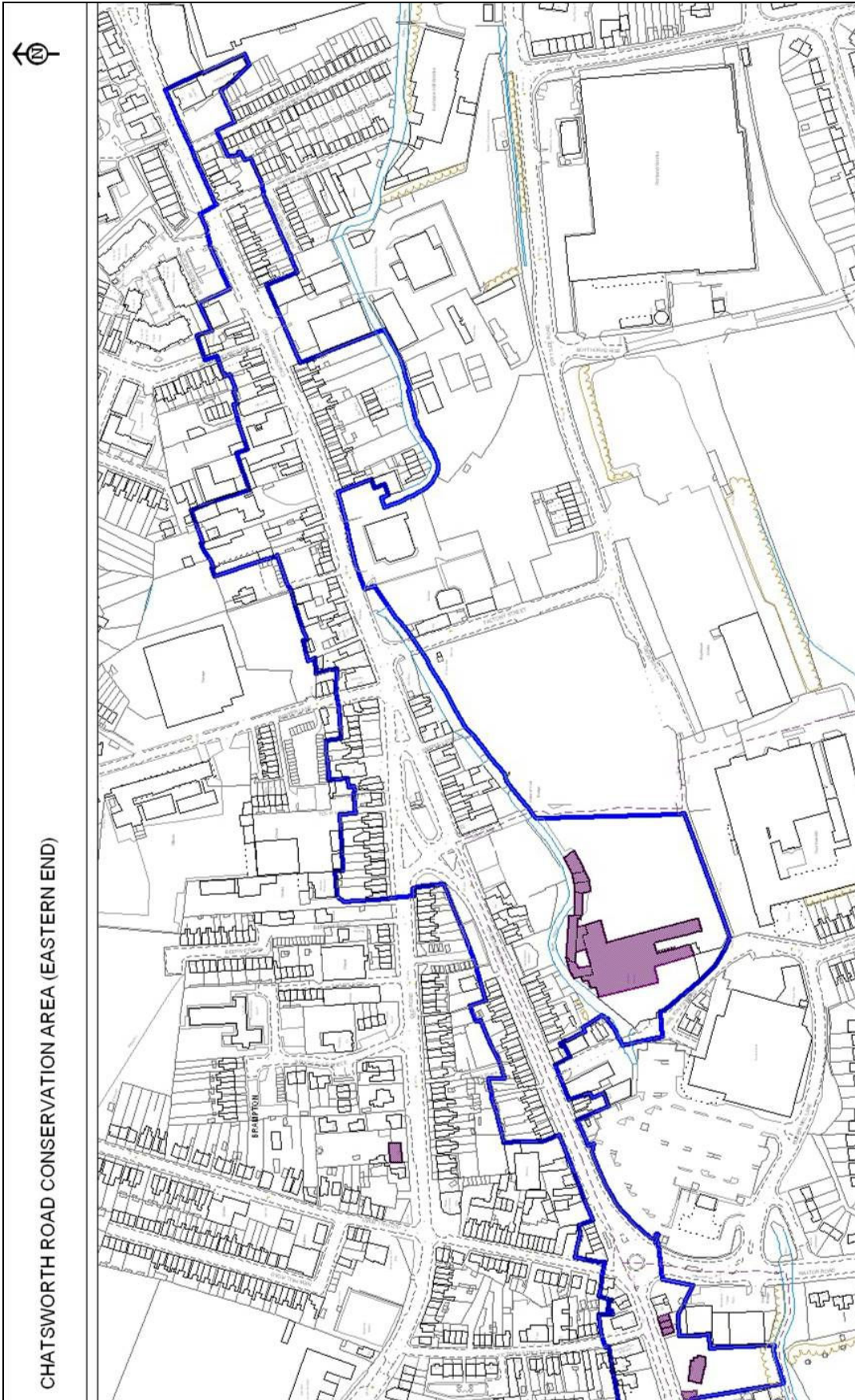
Walton Works

Walton Road

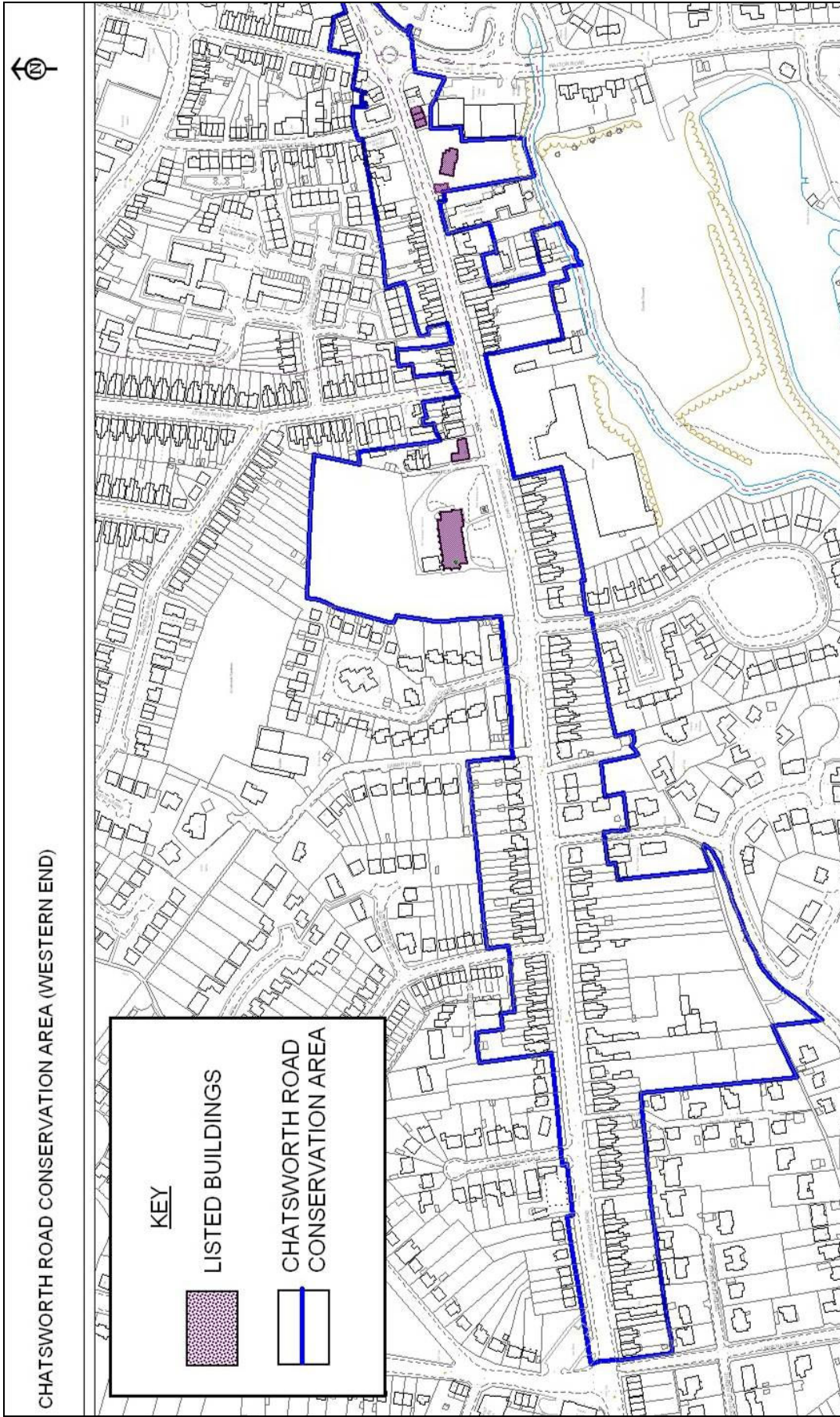
St Thomas Church

Chatsworth Road

Storr's Road





CHATSWORTH ROAD CONSERVATION AREA (EASTERN END)



CHATSWORTH ROAD CONSERVATION AREA (WESTERN END)

KEY

	LISTED BUILDINGS
	CHATSWORTH ROAD CONSERVATION AREA

2 PLANNING POLICY CONTEXT

2.1 National Planning Policy

The current Government policy on conservation areas is set out in the National Planning Policy Framework. Protecting the historic environment is an important component of the National Planning Policy Framework's (the Framework) drive to achieve sustainable development (as defined in paragraphs 6-10). The conservation of heritage assets including conservation areas, in a manner appropriate to their significance is a core principle. Paragraphs 126-141 of the Framework relate specifically to the historic environment.

Historic areas are recognised as an important resource for current and future generations. For this reason, national planning policy identifies conservation areas as designated heritage assets and there is a presumption in favour of their conservation in a manner appropriate to their significance. Chatsworth Road Conservation Area is a designated historic asset and great weight would be given to its conservation.

2.2 Local Planning Policy

The Replacement Chesterfield Borough Local Plan adopted in June 2006 is being replaced with a new Local Development Framework comprising of a Core Strategy and Development Planning Documents and Supplementary Planning Documents. Together, these will provide the new spatial planning strategy for the borough to guide development and decisions on planning applications.

The first document is the Local Plan; Core Strategy which was adopted on 24th July 2013. The policies within the Core Strategy replaced the majority of those contained within the 2006 Replacement Chesterfield Borough Local Plan. The relevant policies include CS 19, CS 18 and PS2.

2.3 Other Policies and Guidance

In determining planning applications for development within conservation areas and applications for conservation area consent, the Council will also give considerable weight to the content of conservation area designation character appraisal as supplementary planning guidance. The consideration of proposals in the context of the description contained in this appraisal will be an important factor in deciding whether a proposal preserves or enhances the special character and appearance of the conservation area or has an adverse effect to its significance.

3 SUMMARY OF SPECIAL INTEREST

The special interest of Chatsworth Road Conservation Area is derived from a number of positive qualities and characteristics that combine to make a distinctive area of architectural and historic interest as well as contributing to the overall character of the conservation area as a whole. In summary, the key elements in defining the special interest of the area are:

- The scale and form of the buildings within the area which in combination make a very significant contribution to the area's interest and character. In particular, the prevalence of traditional materials and the methods of construction create an area of distinctive patterns with visual harmony.
- The harmony created by variation in street frontage and different variety of plot division.
- The buildings at Walton Works which represent the social and industrial history integral to the economy and development of the area. Once an important industrial area, the existence of these buildings, including streets of terraced housing, are an important aspect of the area's more recent past and social history.
- Trees contribute to the wider townscape and soften the skyline where they occur. Individual trees, both along the street and those in private gardens that are visible from the streets, make a valuable contribution to the visual qualities of Chatsworth Road. Where trees occur collectively, such as those in the churchyard, or along the River Hipper, they are defining features of these spaces.
- The consistent use of limited palette materials within the area make an immense contribution towards the interest and character of the area not only in creating its distinctive identity, but also in creating a sense of authenticity that is genuine and meaningful.
- The richness in details and features on the buildings within the area, individually or as a group. The repetition in use of architectural features such as window headers/cills, door surrounds, leaded/coloured glazing and chimney stacks/pots form an essential elements contributing to the character and appearance of the conservation area. In addition, certain buildings within the immediate vicinity are also considered to have a positive impact on the character of the area.
- Different frontage and boundary treatments including gate piers, railings and copings in the area add considerable interest and character.
- Views in, out of and within the conservation area comprise an important component of the area and help to define the area's special interest and character. Significant views, in and out of the area, are those which focus on development along principal historic routes and key historic buildings and features.

- There are a number of listed buildings in the area however, a significant number of buildings in the area have a particularly distinctive character and are seen as heritage assets in their own right or for group value in the street scene.

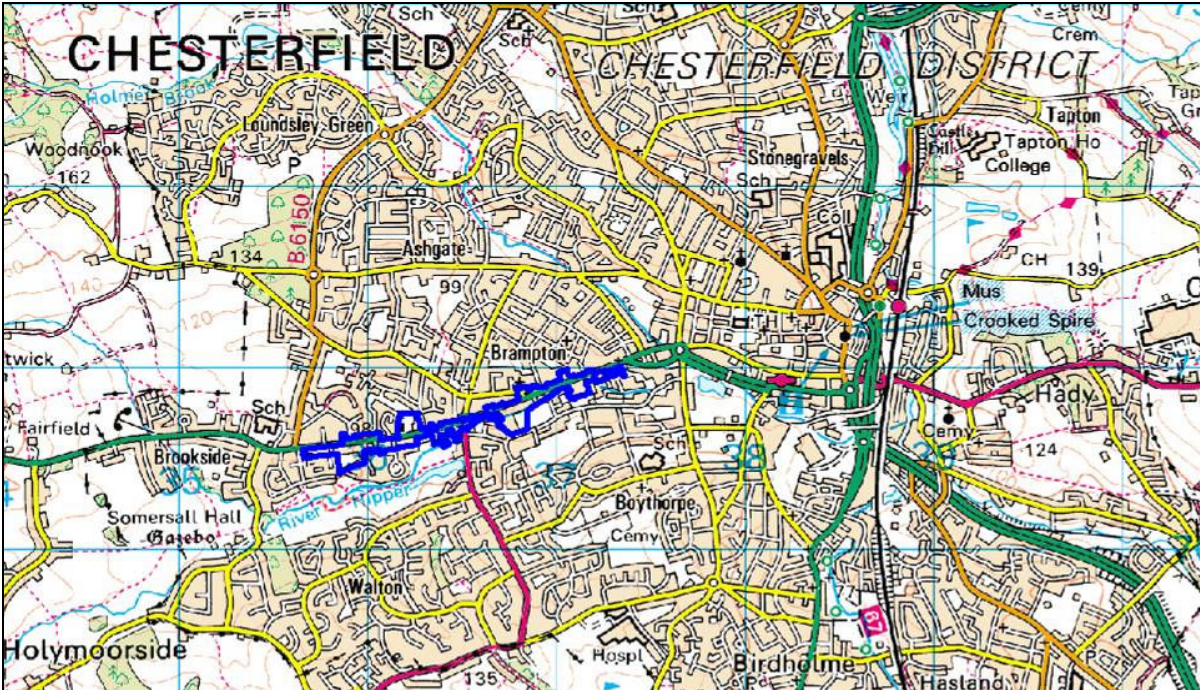
4 ASSESSMENT OF SPECIAL INTEREST

4.1 Location and Landscape setting

Chatsworth Road Conservation Area is located within 0.5 miles of the Chesterfield town centre westwards along Chatsworth Road on the A619 road in an area known as Brampton. Chatsworth Road is the major radial route from Chesterfield to the west and as an approach to the town centre from the direction of the Peak District National Park. Chatsworth Road is also an important gateway to the Peak. The route is commonly used by visitors to the Peak District, linking from the M1 to the east. The area lies on and around Chatsworth Road and stretches westwards from just outside the town centre.

The Chatsworth Road Conservation Area boundary more generally runs along the linear corridor of Chatsworth Road and mostly follows the line of the backs of properties fronting the road from Wheatbridge Road to the east, and Storrs Road to the west. The eastern part of the conservation area is essentially a compact urban development huddled along Chatsworth Road. The area also includes the vacant site of former industrial land and buildings at Walton Works, located on the south banks of the River Hipper to the south of Chatsworth Road.

Chatsworth Road follows the route of the River Hipper flowing in the west to east direction to the south of the road. A section of the river runs through the conservation area between Walton Fields lane and Factory Street, and is a dominant landscape character feature.



Location map

The topography of the area is largely level and lies between the elevated Chesterfield town centre in the east and the high ridge of grit stone moorland known as the East

Moor in the west. The land within the conservation area slightly rises to its west and east sides providing, as it is approached from both sides of Chatsworth Road, long-distance views across the area of Hady to the east and the Peak District hills to the west.



Views of Peak District Hills approaching from east

Views of Hady Hills approaching from west

4.2 Plan Form and Layout

The Chatsworth Road Conservation Area is linear and comprises two- and three-storey developments on either side of Chatsworth Road with the Walton Works industrial buildings and St Thomas Church set back from the main thoroughfare. Development faces the street, rear areas are mostly storage yards. Side streets ensure good connection between Chatsworth Road and its neighbouring residential areas (School Board Lane, Barker Lane, Old Hall Road, Heaton Street and Vincent Crescent) to the north; (Rye Flatt Lane, Haddon Close, Walton Road and Factory Street) to the south.

The layout is typical of streets from this period with the majority of the conservation area being fairly uniform with few exceptions. The street frontage consists of individual terraces and short rows of developments. The majority of the housing in the area is terraced, which presents a formal face to the street.



Typical terraced houses in the area

The physical character of the area is largely dictated by the strong outline of the built form. The characteristic building form is for buildings to have a narrow frontage with deep plan with many of the buildings having yards or outbuildings. Many buildings are positioned on the back of the pavement particularly, on the north side of the road. Others are set slightly back from the footway and small front gardens with their most notable feature being low walls, some complimented by hedges and railings. Commercial and retail frontages tend to sit flush with the footway while residential frontages tend to be set back behind front garden and low wall.



Properties positioned on the back of the pavement



Front gardens

The street has a predominantly continuous built frontage, punctuated in places by carriageway arches and alleyways or gaps between buildings that provide access to the rear of the properties where parking courts and ancillary buildings are accessible.

In general, there is an established building line, which follows the road layout, but the properties have been occasionally staggered reflecting the incremental development of the street. This is complemented by staggered roof lines. The staggering of the building and roof lines is usually subtle and introduces another characteristic of the area, views of the ends of buildings gables staggered at intervals along the street lines.

Despite the variety of the frontages on Chatsworth Road, the area retains a sense of identity and homogeneity due to the materials and modest scale and domestic nature of even its non-residential buildings. Although larger scale buildings are present, they tend to be set back or behind the frontage and not visible in views along the road.



Staggered roof lines



Staggered buildings along the street

The oldest parts of the area are to the east and central part around the church. These two parts contain the shops and other retail businesses, majority of shops being on the north side of Chatsworth Road in the east and south side in the central part. The west side of the conservation area is dominated by residential housing.

The setting of the conservation area is characterised by more suburban housing from the late nineteenth and early twentieth century. In some areas, later twentieth century and early twenty-first century development has filled gap sites created by clearance.

4.3 Key Views and Vistas

The topography of the area and beyond provides unique views across it and makes an important contribution to its townscape character. The street itself creates a largely unbroken sense of enclosure. The spectacular area-wide views enjoyed from Chatsworth Road are also fundamental to its special interest.

The linearity of the conservation area means that while there are some long distance views, local views within the area tend to be shorter and confined to a specific locality. The views are characterised by the curvature of the road and the built frontage along the road. They include views to skylines, local landmarks, open spaces and streets.

Sequential and unfolding views are part of the rich townscape features. There are several viewpoints on the road which highlight distinctive and sometimes unexpected unique views of the area and beyond.

From the junction to Storrs Road in the west to the junction with Wheatbridge Road in the east all along the axis of the road there are views and unfolding vistas of landmark buildings including the following: skyline views of the St Marys and All Saints church crooked spire, Market Hall, Town Hall; occasional views of St Thomas Church tower experienced in various places and the view of the Mount Zion Church

spire. These views together with the west views of the low hills of rural Derbyshire and the Peak District experienced on the horizon when entering the area and driving along Chatsworth Road from the east help provide orientation.



View west from Morrison roundabout



View east from School Board lane junction



View of crooked spire from pavement opposite St Thomas Church (right) and Chatsworth Road Storrs Road junction (left)



View of St Thomas church



View of St Thomas church tower over roof tops



Views of Town Hall, Crooked Spire and Market Hall tower from Wheatbridge Road junction (left) and Old Road/Chatsworth Road junction (right)



Distant view west

Distant view east

There are also important views of attractive or groups of buildings on the street. The differences in the varied designs and the use of materials together with the regularity of their facades in particular, the bay windows on the fronts of properties and arched alleyways leading to rear gardens of properties helps form the most recognisable features in the area. The roofscape, too, punctuated by chimneys is an important characteristic feature when viewed across the area.



Attractive groups of buildings



Attractive buildings

Open spaces, side streets and gaps between buildings allow views out of Chatsworth Road, across the area and beyond to the neighbouring settings. They also provide glimpsed views allowing intriguing glances to intimate routes or spaces, buildings and other features that make an important contribution to local character. The preservation of such views is vital in protecting the area's character and special interest.



View of Walton Works water tower through a gap



View of St Thomas Church through churchyard



View of Mount Zion Church through car park



Intriguing views through School Board Lane

5 HISTORIC DEVELOPMENT

5.1 Historic Development Background

The Survey of Domesday describes three manors in Brampton (Brantune); two of which belonged to Ascoit Musard, the third to Walter Deincourt. The two former appear to have been united at an early period. This manor of Brampton was given by King Henry II to Peter de Bramp ton, whom it is supposed to have been the second son of Matilda de Cauz, or Caus, heiress of the barony of Caus, by her second husband, Adam de Birkin. The grandson of this Peter assumed the name of De Caus. This family became extinct, in the male line, about the year 1460: two of the coheireses married Ash and Baguley, or Balguy. The whole of the manor of Brampton, otherwise Caus-hall, became eventually, by purchase, the property of the Earls of Shrewsbury. It was purchased of the Shrewsbury family by the Earl of Newcastle. Having passed with other estates to the late Duke of Portland, it was included in an exchange with the late Duke of Devonshire.

Up to the mid-eighteenth century, the area to the west of Chesterfield town centre comprised basically of a rural community of scattered farms, open fields and hamlets with no large concentration of people, centred on the church of St Peter and St Paul, in existence since 1253, situated outside the Chesterfield Borough to the north east.

During the second half of the eighteenth century, industries began to develop on the banks of the River Hipper just outside Chesterfield town centre. An abundance of local raw materials including coal, iron and clay and a good supply of water provided favourable conditions for such development. Another favourable circumstance was the improvement in transport. Chesterfield Canal was opened in 1777, greatly facilitating the transport of industrial products, and the roads were steadily improved by various turnpike trusts.

The development of the industries resulted into the community living along the banks of the River Hipper to the west of the borough of Chesterfield in the chapelrys of Walton and Brampton to grow. As this industrial area grew in size and importance, it turned this part of the parish from a quiet rural area into a hive of busy industrial activity. The community gradually expanded as a shift of focus from agricultural labours to new industrial activities translated into substantial new housing for people attracted to the area by the prospect of regular employment.

By the end of the eighteenth century, the population had increased almost four-fold, settling nearly exclusively at the eastern end of Brampton and meriting the establishment of another parish church, St Thomas' authorised by an order in Council 1832. This new area was subsequently known as New Brampton and eventually it was referred to simply Brampton, while the area around the original church became known as Old Brampton. New roads were instituted to meet this change with the turnpike road to Matlock and the westward links to Cheshire and Lancashire now directed through 'New Brampton'.

By the end of the eighteenth century four potteries has been started: William Robinson built the Wheatbridge Pottery in about 1750, John Wright and Richard and William Blake opened two potteries in Upper Moor and in 1790 William Briddon was

making pots on the Walton side of the Hipper near what is now Shepley Street. Perhaps the most significant of the early industries was the iron foundry started by John Smith of Sheffield in 1775 in leased premises just south of Wheatbridge. Smith's business prospered and a new building, the Griffin Works was erected between 1788 and 1791 on the bank of the Hipper. Army supply contracts during the Napoleonic wars ensured that the foundry continued to flourish into the early nineteenth century.

At about the same time that the Griffin Works was finished, the candlewick and tape factory of Hewitt and Bunting, which later became known as Bump Mill was started in premises at Brampton Moor.

Industrial expansion continued during the nineteenth century. Although the Smith's foundry business did not survive the post Napoleonic War slump and was sold-up in the 1830s, the smaller Union Foundry was set by the Sneaths in 1827. The Bump Mill expanded rapidly, several new potteries were opened and as many as twelve potteries were operating at one time in the nineteenth century. Other new industrial concerns included tobacco manufacture and production of woollen cloth, bobbin making, brewing pill box making and lint manufacture, the last two were done by the Robinson family, who steadily expanded their business on the Wheatbridge site adjacent to the former Griffin Works and eventually absorbed the Bump Mill site and business.

Unlike the pottery industry, the cotton mill has left a built legacy in the area, largely in the form of old factories and associated buildings. Most of the industrial buildings were situated in the area south of Chatsworth Road the remaining include Walton Works buildings. Redevelopment pressure in the area has undoubtedly resulted in the loss of most of the buildings associated with the industries.

The Brampton Branch railway line, which was opened in 1873, also served the industries in the area. In 1904 a line of the tramway system in the town centre was extended to Brampton running along Chatsworth Road. A tram depot was also built nearly opposite School Board Lane.

The general pattern of this development can clearly be seen on the mid and later nineteenth century Ordnance Survey maps which show the various works and factories interspersed with small collieries and allotment gardens with rows of small workers cottages fronting the New Road (now Chatsworth Road) and in small streets opening off it. The development south of the road was almost contained in the area between the road and the Goyt, a subsidiary channel feeding a waterwheel at Canon Mill from the Hipper River which ran from the dam and lake still surviving to the west of Walton Road.

The 1876 Ordnance Survey map also shows the linear nature of Chatsworth Road indicating frontage development with occasional back land buildings. By the 1870's good quality terraced housing had struck out along Chatsworth Road. Alma Street, Factory Street and Shepley Street had begun to be lined with terraces.

Also during the nineteenth century land around the Church of St. Thomas was also developed mostly for housing and by the beginning of the twentieth century,

development along Chatsworth Road had expanded up to the west of St Thomas Church eradicating most of the medieval land boundaries that existed here.

The area's gradual expansion during the eighteenth and nineteenth centuries saw the linear corridor of Chatsworth Road develop adjoining streets of housing, interspersed with the industrial enterprises. The mixed residential and commercial nature of the main street became increasingly commercial, with an eclectic range of public houses, manufacturing and retailers. The proximity to the town centre will have stimulated this growth.

The conservation area is characterised predominantly by this late nineteenth and early twentieth century development dating from 1870s -1900s. Early development of the area appears to have been restricted to the east, near to the town centre, and tailed off towards the south up to Goyte Side Road.

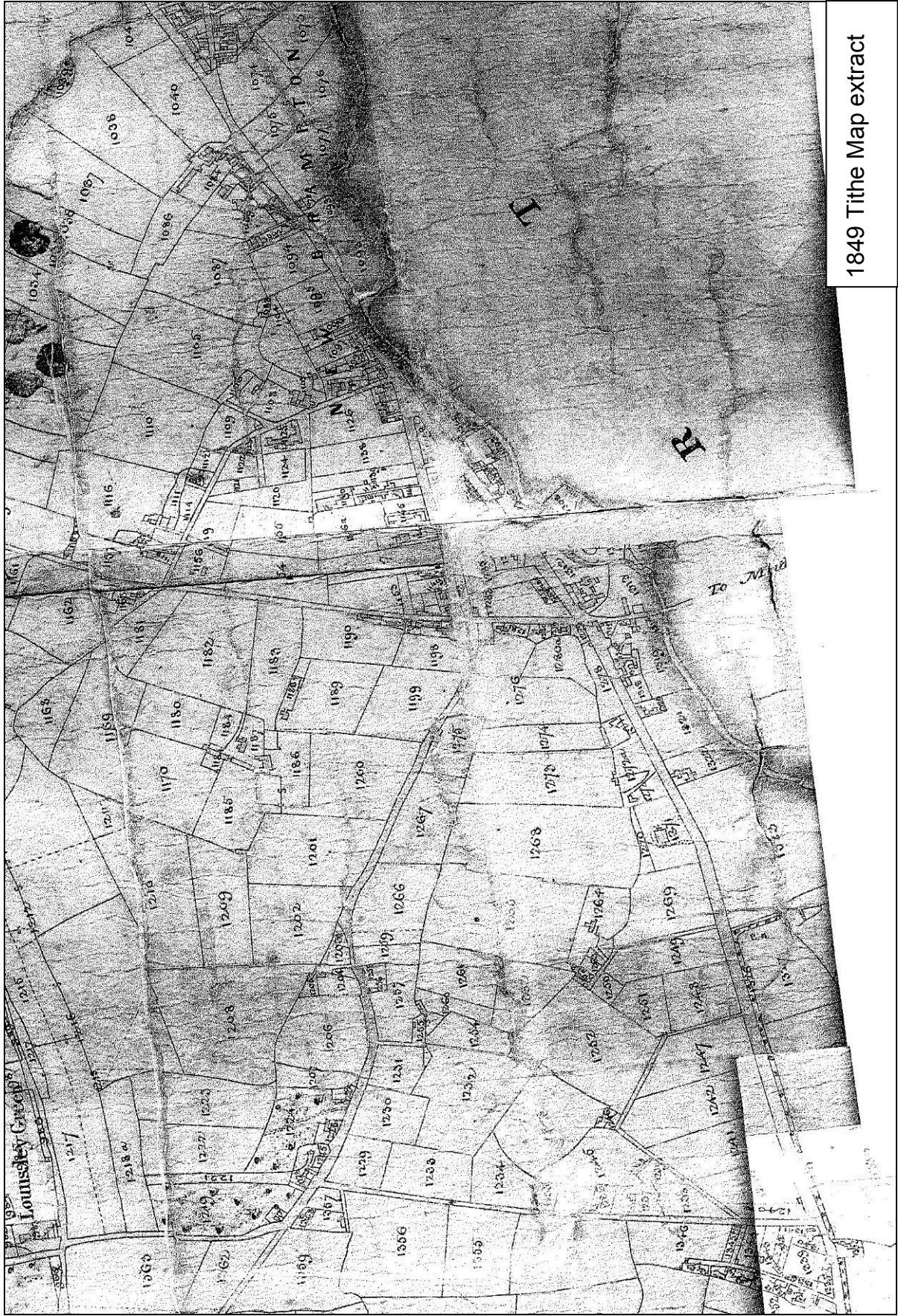
From the 1950s, development along Chatsworth Road has expanded significantly to the west primarily in the form of terraces and semi-detached houses. Improvements in road transport in the late 1950s/early 1960s, particularly between Chesterfield to the towns of Buxton and Bakewell, saw an influx of residents taking advantage of the availability of housing, especially since the mid-1970s.

5.2 Archaeology

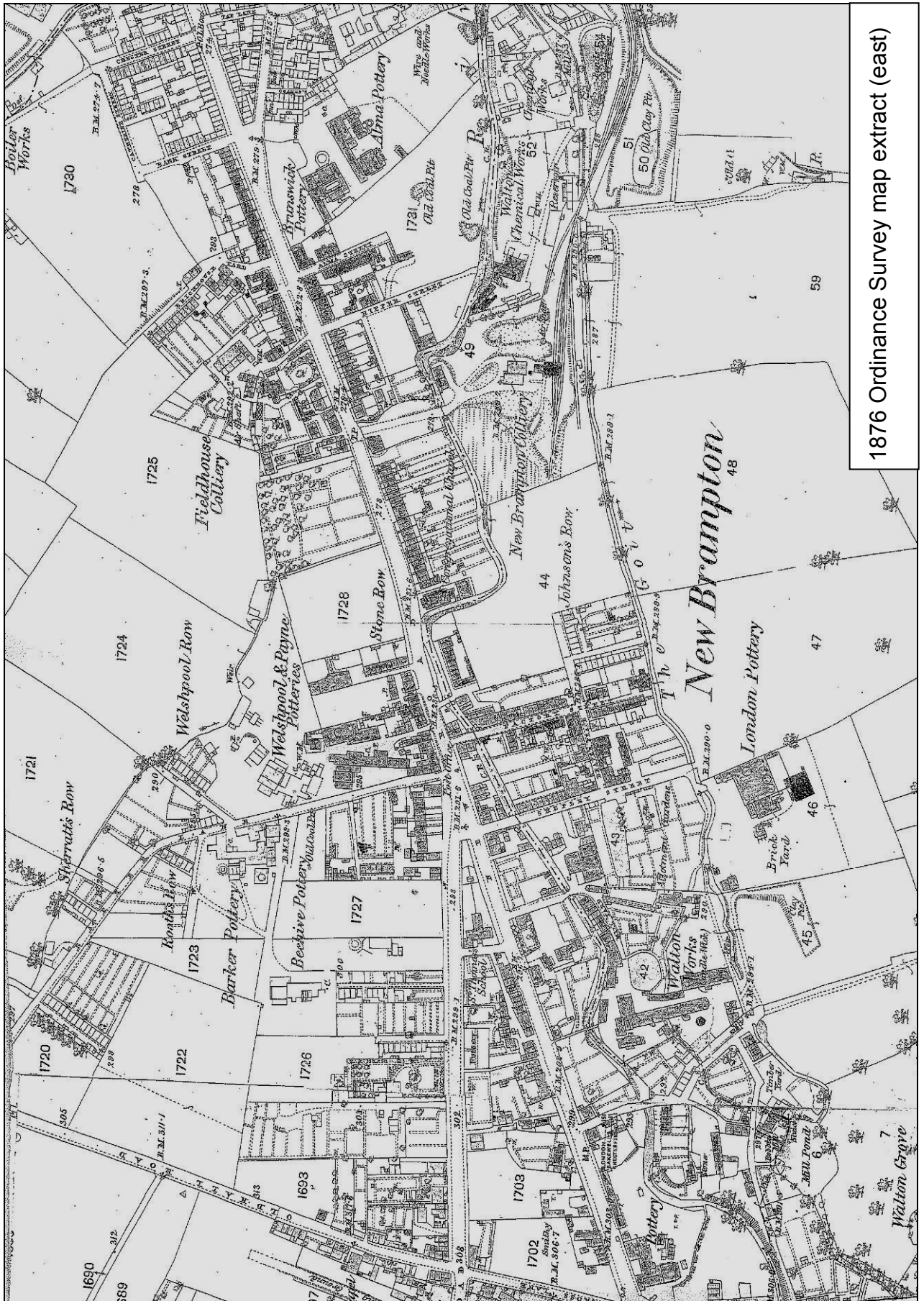
The Historic Environment Record (HER) for Chesterfield identifies sites of archaeological significance within the conservation area. Inclusion of a site on the HER gives it formal recognition in the planning system. The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled. The conservation area therefore has archaeological potential both above and below ground which will require further consideration to be given to the effect of applications for any significant development in those areas



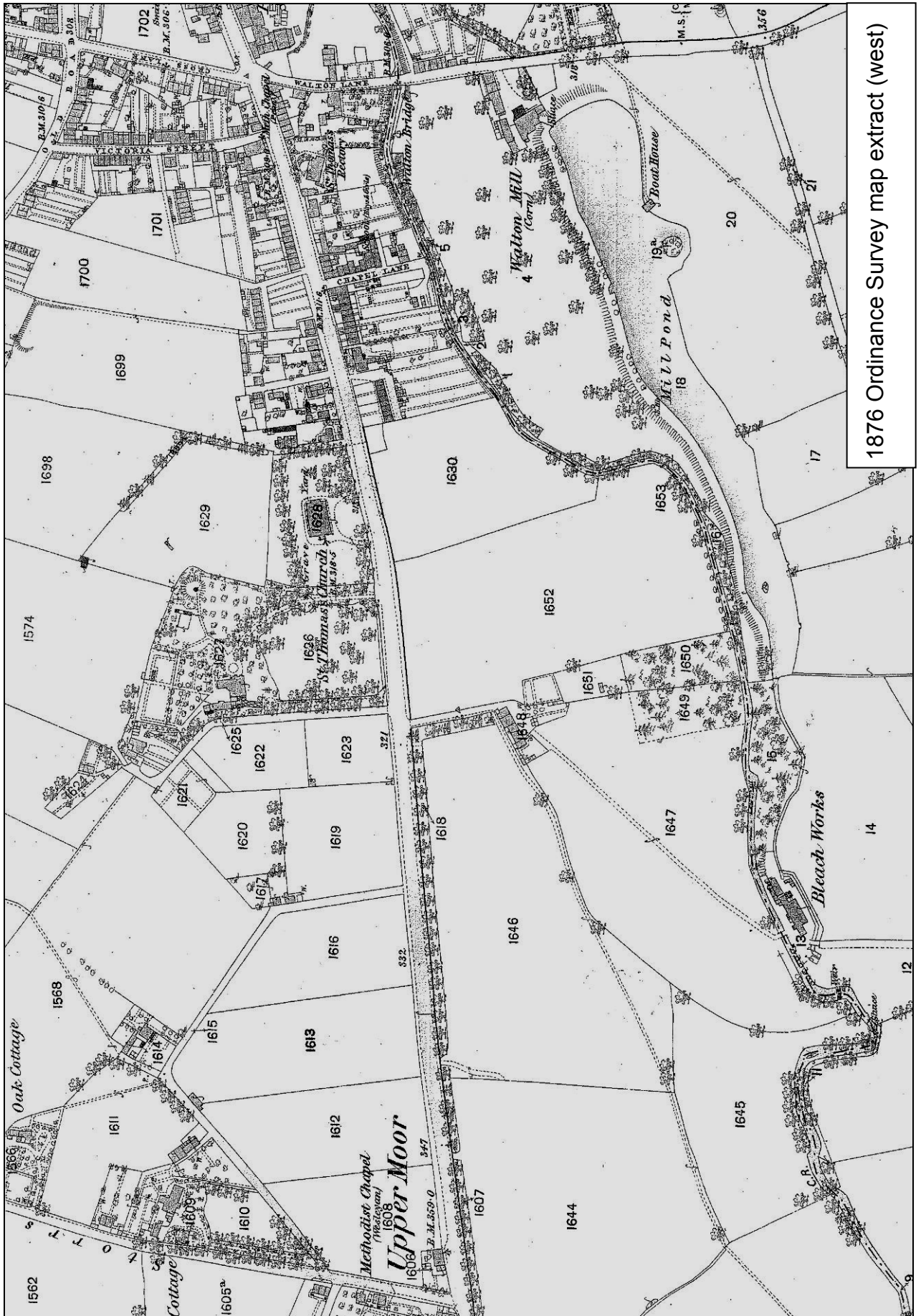
Enclosure Map extract (Source: Derbyshire Records Office)



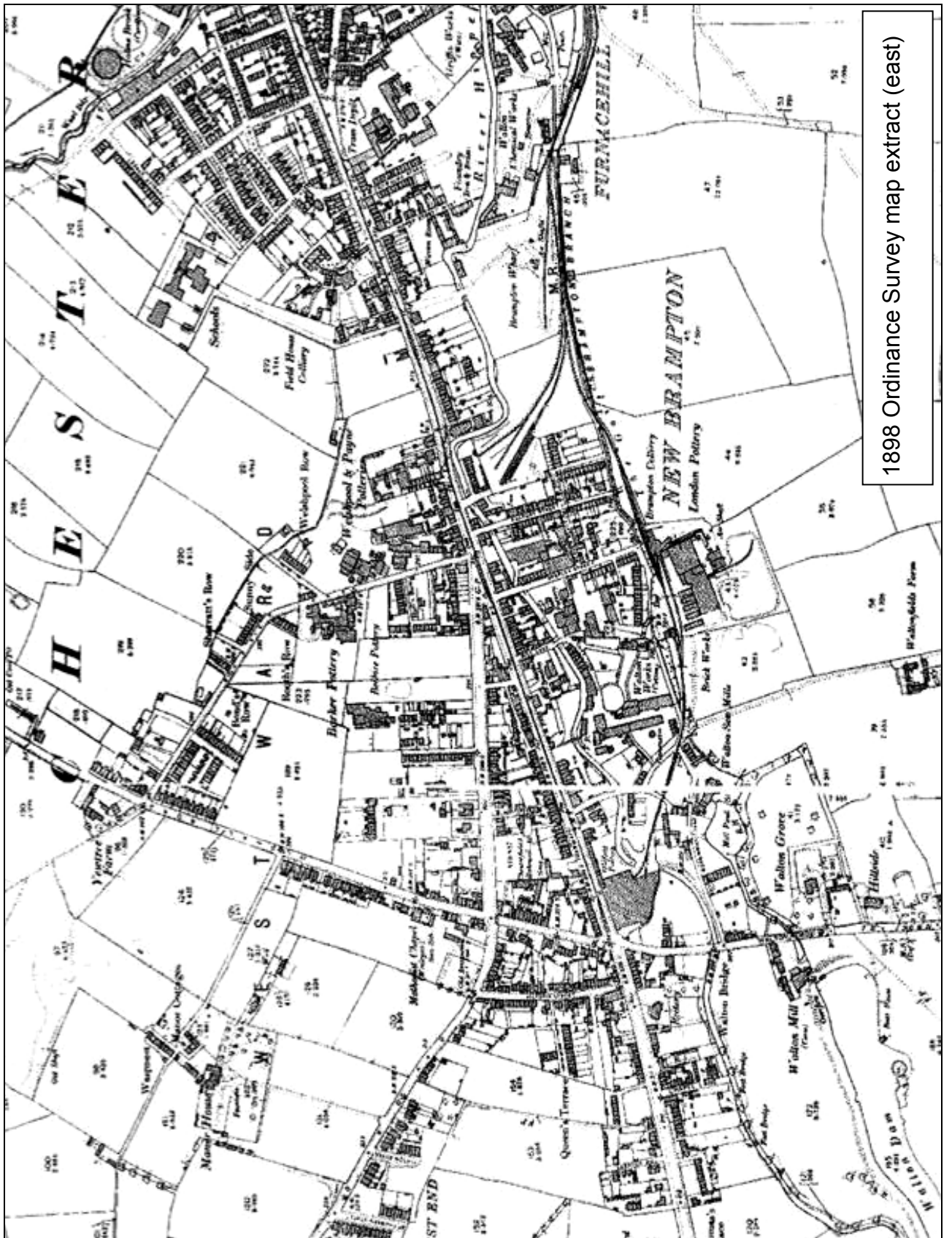
1849 Tithe Map extract



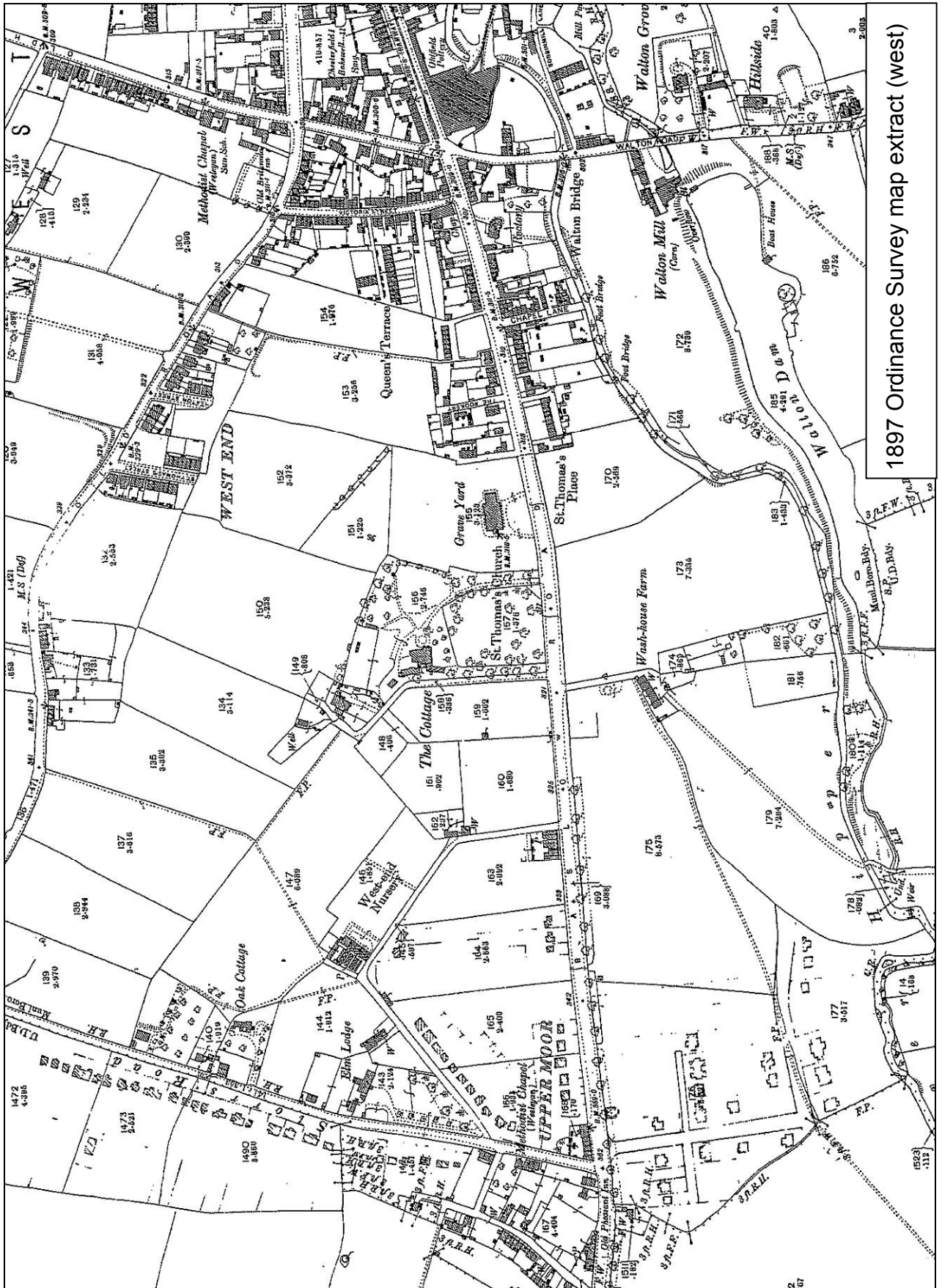
1876 Ordnance Survey map extract (east)



1876 Ordnance Survey map extract (west)



1898 Ordnance Survey map extract (east)



1897 Ordnance Survey map extract (west)

6 CHARACTER ANALYSIS

6.1 General Character

A key characteristic of Chatsworth Road derives from its rich townscape character as well as the intrinsic architectural and historic value of its individual or groups of buildings. The past development along Chatsworth Road, in terms of its historic development, has had the most profound effect on forming the townscape that we see today (townscape being the appearance and character of buildings and all other features of an urban area taken together as a whole). It is not simply the nineteenth and early twentieth century buildings that demonstrate this influence, but also includes the street patterns, the streetscape, arrangement of buildings, views within and at the edges of the conservation area and the fabric and architectural style of the buildings themselves as well as the industrial history legacy expressed by surviving industrial buildings.

All of these elements reflect to varying degrees on Chatsworth Road's historic urban form and combine to produce an area with a distinctive and unique character whose greatest historical influence, is without doubt the industrial development of the mid-late nineteenth and early twentieth century.

A key characteristic of Chatsworth Road is its variety. There is a distinguishable variation between parts of the area, the character of which relates to its streetscape, developmental history and land use. Consequently there is a noticeable difference in character between the east and west of the area. Many buildings contribute to the character of this area by virtue of their group value, use of traditional materials and boundaries, their uses or their prominent locations in the street scene.

6.2 Architectural Quality and Built Form

Architecturally, the character of the Chatsworth Road Conservation Area has evolved through the gradual piece-meal development and redevelopment of individual sites, and an important interest of the area is its variety of buildings. The buildings in the area comprise a broad mixture of styles, ages and materials reflecting the area's architectural history. It is the juxtaposition of styles and materials that is the major component in the townscape character of the area.

The buildings display fine architecture and are good examples of the period in which they were built. The styles and architecture in the conservation area can be found in various locations across Chesterfield, and they illustrate high quality residential architecture. The majority of the conservation area was developed by 1910s, with dominant styles being from the late Georgian and Victorian period and later Arts & Crafts elements in their design. Such architecture is seen in pockets across Chesterfield and represents some of the best early suburban housing in the area. Unfortunately, there are also examples of buildings that have been compromised through later developments and additions, which do not make such a positive contribution to the townscape.

The style of the late Georgian architecture is simple, usually symmetrical and based on Classic style and proportions, while the Victorian architecture is very varied with

many sub-categories, but much is based on showy, confident themes designed to demonstrate wealth and power of the building owner. The individual detail from each style and period adds character and personality to the conservation area and has provided the area with a wealth and variety of surviving architectural details that make a positive contribution to the character and appearance of the conservation area as a whole.

Generally, the area consists of an assortment of individual buildings or short rows of development that existed up to the early 20th century, before lower density developments of suburban character began to appear. Typical of their period, the building method divided streets into plots which were long-leased to various builders. Over time the builders would develop their land but were bound by conditions which specified that whatever was developed would ensure a degree of unity in design and layout quality finish. It is apparent that in this way the area has a much stronger uniformity to its appearance with details on each property differing. There is a balance therefore in architectural styles within the conservation area between the uniformity and individuality of other properties.

The majority of the buildings within the area are terraced, semi-detached or detached properties. Buildings are predominantly of two-storey with fairly constant eaves and ridge lines and some with decorative cornices. Some have attics lit by roof lights and/or gabled dormers and roofs are additionally punctuated by chimney stacks often tall and carrying rows of clay pots. A number of buildings have outward facing gables.

The scale of development is primarily two storeys but there are some three to four storey elements with fourth storeys being accommodated within the roof. This gives the area an undulating roofscape (i.e. 'upping' and 'downing' of the skyline). The irregularity of the roofscape is also associated with subtle changes in the building line, plot widths and varied building forms.



Typical two-storey buildings with accommodation within the roof on left

An interesting characteristic is the series of arched passageways and carriage arches through the buildings as well as small gaps between buildings used to access the rear courtyards or outbuildings.



Carriageway arches



Alleyways and gaps between buildings

The development within the area can be classified as the traditionally tight grain of a Victorian suburban centre with well-defined and contained street pattern. The traditions of tight development close to the road go back to medieval times, and although no buildings survive of that period, the tight frontage along the street survives in large part in particular in the east and central parts of the area. This is important because it is the irregular and tightly defined nature of streets that contribute much to local distinctiveness. Nonetheless there are some weak and poorly defined frontages as a result of subsequent redevelopment to infill plots.



Tight development close to the road

Future development, re-established new frontages will be expected to be in keeping with the traditional scale and character of the area. The buildings enclose and define space via the use of a common built line, allowing different architectural styles to be 'read' together as a coherent whole while individually and collectively they contribute towards the character and appearance of the conservation area.

The area also has high homogeneity of colour with the reds of brick and greys of slate roofs dominating. Highlights are provided by small areas of light coloured render, stone cills and detailing, shop fronts, occasional stone on 'one-off' buildings or revealed on side elevations of exposed gables.



Rendered buildings



Red brick buildings

There are some mid 20th century and later industrial and retail buildings which generally do not contribute positively to the character of the road, but these (as detailed above) are generally set back and do not dominate in longer views along Chatsworth Road (although close up they are unsightly).

6.3 Uses and activities

The range of activities within the conservation area comprises a complex of land uses commonly associated with a district centre area. There is a mixture of housing, employment, shops, pubs and other community facilities providing for day to day needs of local residents. In addition the area has evolved as an area of local and specialist shops, restaurants and cafes.

The area meets the day to day need of its catchment area and of many people outside the local catchment. The area also serves as a primary local, convenience function for the surrounding residential areas. It has a reasonable range of local shopping facilities including a major food store. They also include a number of service uses which compliment the retail uses. In addition to residential uses, the conservation area contains other uses including retail, pubs (including the Brampton Mile), car showrooms, places of worship, small businesses, industrial buildings and a car park.



Restaurants and shops within the area

This area is generally associated with the gateways into the town centre marked by a transition in character from primarily residential to the west to mixed uses as one approaches the town centre to the east, which contributes to the sense of approach to the town centre itself. However, these uses contribute to the overall vitality of the area acting as attractions to bring people into the area at different times and days. The vibrancy and movement is an important element of the character of the area and is closely associated with the range of uses and services available.

6.4 Open spaces, Gardens and Trees

The conservation area's character is not only based on the built fabric of the locality, but is also based upon the atmosphere created. The buildings and spaces in the conservation area generate various uses which create the mood and rhythm of the place. The open spaces in the conservation area are important to its history and development pattern, and add considerably to its character. The few pockets of green and open spaces should be valued for their amenity and potential ecological value.



The largest open space is the churchyard, which is surrounded by housing development. The majority of the site contains graves and mature trees. The only other significant areas of open space is the Coronation Gardens; the island surrounded by Chatsworth Road, Mill Lane and Old Road which contain a public convenience and two small areas on both sides of Factory Lane fronting on Chatsworth Road (the west side space used as a car park) and the open space

between Nos 197 and 205 (odd) Chatsworth Road which is also used as a car park. The car park is bounded by a low brick wall with stone copping and metal railings.



Coronation Gardens



St Thomas Church churchyard

Mature trees add to amenity value of the conservation area which is dominated mostly by buildings. Mature trees are a distinctive feature, particularly within and adjacent the highway and along the River Hipper. However, due to the suburban nature of the conservation area, there are relatively few areas of open space other than private gardens.

The churchyard of St. Thomas Church with its many mature trees makes a fine setting for the church. This area contrasts markedly with the rest of the area landscape wise. The Coronation Garden also makes a marked contrast with the largely treeless Chatsworth Road. The lines of mature trees along Chatsworth Road at Morrison’s supermarket car park frontage and within the grounds of Welbeck Court and Chatsworth Court at the west of the churchyard are important elements of the local townscape that substantially define the character of the road.



Trees at Coronation Garden



Trees at St Thomas Church churchyard

The length of the River Hipper between Walton Fields Road and Factory Street contain mature trees which create a wildlife corridor and a public amenity space. However, the river itself is currently dominated by adjoining industrial and residential back land uses. Elsewhere isolated trees are found on private rear gardens of buildings, along the River Hipper course, and on road frontages. Another area with

mature trees is the Old Rectory grounds. The River Hipper also provides a green corridor and public amenity as well as biodiversity.



Part of River Hipper corridor

A strip of mature trees are also found at the land to the rear of Chatsworth Road gardens adjoining Oakfield Avenue. These mature trees and its associated shrubs reflect the rural history and contribute greatly to the character and appearance of the area. An historic right of way footpath (Footpath 79) which provides an attractive historic route for pedestrians and echoes the area’s rural heritage runs along the border with rear gardens along Chatsworth Road on one side and the this strip of mature tress on the other side.



Strip of mature trees and shrubs along Oakfield Avenue



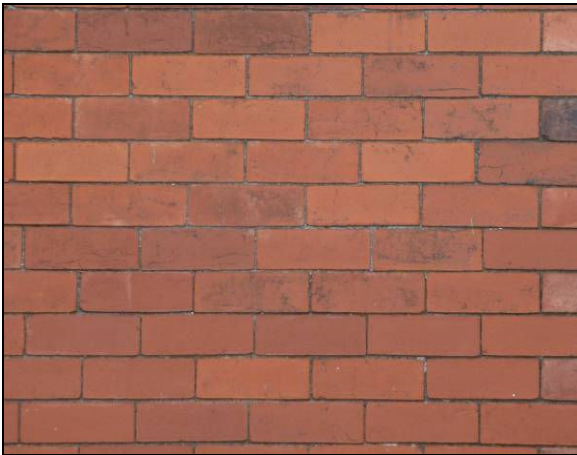
Footpath 79

6.5 Materials, Detailing and Features

Building materials in the Chatsworth Conservation Area are drawn from a relatively small palette. This results in a pleasing, consistent appearance within the conservation area and contributes to the sense of place.

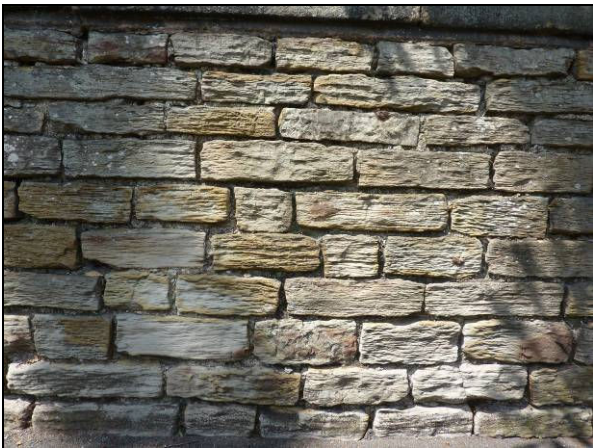
The majority of the buildings are in brick or stone, the later seen in older buildings. Brick is predominantly used within the conservation area. The bricks seen are red-brown tones with darker appearance, a brighter red brick, and a smoother buff-

coloured brick. Brickwork is generally plain and without decorative detail. The brick is typically laid in Flemish bond, often with contrasting headers, as is particularly evident within the earlier houses. Shaped bricks and terracotta are also used to provide decorative detailing, particularly to window sills, string courses and dentil courses. The uniform look in brickwork is essential to terraces.



Brick walls in the area

Stone is widely used as a decorative rather than principal building material although a number of buildings are built with natural stone, including St Thomas Church. Coal Measures Sandstone is used as a facing material and Gritstone is mostly used for some architectural detailing throughout the conservation area, in particular used as decorative detailing and for mullions in the construction of the bay windows, and for sills and lintels. Tooled or decorative carved finishes were used on important buildings or details such as on St Thomas Church.



Tooled stone wall



Stone quoins on brick wall

Timber has been used to provide decorative bargeboards to prominent gables, and some of the buildings have prominent decorative black and white timber framing within their gables. Use of timber as cladding is not a common material / treatment, although it has been used with 'restraint' for construction of the Community Hall at St Thomas Church.



Black & white timber framing gables



Decorative timber badgeboard

Painted render finish is also common, particularly in association with 'black and white' mock-Tudor style. However, in some places, the character of the area is at risk where rough cast render has been applied to the brickwork and disguises original materials and features. Recently, there are notable street art within Chatsworth Road Conservation Area with some buildings being decorated with artistic murals that reference the history of the area and advertise the small business inside.



Decorative artistic murals on buildings

Original roof coverings were Welsh slate, a traditional material of rough texture, uneven edges and subtle variations in shade and tone which, in many places can still be seen on the properties. However, not all roofs are covered in slate and plain clay tiles were also widely used. A notable exception is the use of stone slate on 402 to 406 Chatsworth Road. In places, gradual replacement of these materials for a substitute – usually artificial slate or concrete tiles has been used which has eroded the originality and character of the area.

Many properties in the conservation area originally had timber doors and the surviving ones contribute to the character of the area. Doors are of two, four or more panels, sometimes with brick flat arches or stone lintels, but more frequently set in Classical style of the building.



Doorways



Doors

Window openings are strong vertical features within the conservation area. Most of the properties have vertical windows with stone lintels (mostly square or angled) and cills often displaying mouldings. Some display classically proportioned elevations with shorter window to the first floor and taller ground floor openings. In most of the properties first floors windows tend to sit directly beneath the eaves. This provides individuality to the properties whilst retaining the uniformity. Timber was traditionally used for windows in the conservation area and there are some surviving timber windows. The majority of original timber windows have now been replaced but where they remain they should be protected. The rarity is crucial to the area's character and appearance.

Many properties in the conservation area originally had sash windows and the surviving ones display a range of types. There are multi pane sashes, split pane sashes and single pane sashes. Whilst not the predominant window type, there are some examples of good quality casement windows. The proportions of these windows, sash windows having a distinctly vertical emphasis and casement windows having a horizontal emphasis, are an important factor in the overall design and appearance of the properties.



Sash-windows with margin lights



Sash-window with horns

Bay windows are particularly a prominent feature in the conservation area. Most of them take the frequently featured single and two-storey bay windows which are canted, square/rectangular, and flat-roofed, a number with embattled parapets and some under a continuous porch. The bay windows display a whole range of designs and details and individuality can be seen on the variety of styles. The bays can be either flat roofed or have a pitched roof and rise through to the second floor. Some properties have bay windows under continuous canopies.



Bay windows under continuous porches





Typical bay window types within the conservation area

Dormer windows are also a common feature in the conservation area, most of which are original or early additions and in some cases contribute to the uniformity of the properties. The dormers are generally well designed and detailed and in proportion to the building. They are mostly gabled dormers with decorative barge boards.



Dormer windows

Chimneys are recurring features in the conservation area and add considerably to the roof scape, in some cases contributing to the uniformity of the terraces and the character of the areas as a whole. The chimneys are usually at the ridge but sometimes sited down the slope of the roof. They are stout and sturdy with sizeable proportions and varying levels of detail. All are in brick mostly with decorative tops

with the exception of St Thomas Rectory and No. 481 Chatsworth Road where chimneys are sandstone. In addition many of the properties have chimney pots. The pots on chimneys show a great variety of styles with crown pots, fluted pots, round tapered pots and square pots.



Chimneys

Rainwater goods, such as downpipes and gutters can provide regular vertical features which add to the visual appearance of buildings. In general, the majority of original cast iron downpipes or timber gutters have now been removed but where these do still exist they should be retained to protect the rarity of these features.

The properties within the conservation area have a wealth and variety of design, architectural details and features which are the result of incremental development of the area over many years. These details often display the individuality of the builder or developer. Details to note are shaped and decorative stone lintels; a variety of porches, door-hoods and pediments, arches over recessed doors some with terracotta decorations to the recess; Venetian, flat and gabled dormer windows; brick and ashlar arched window headers; brick dentil coursing and both stone and brick banding on several levels; and a variety of brick chimney stacks and clay pots. The architecture and detailing of the properties reflect their original quality and status, much of which was made possible by availability of mass production in building materials.





Architectural details

There are notable differences between some properties in the area and there have been many changes. But despite this, the area has special architectural and historic interest, which as a whole is worthy of protection. All of these individual features go to make up the historic architecture of the conservation area and collectively illustrate its special interest. Individual details have merit but it is the combined impact of these features together which creates the area's character.

6.6 Boundary Treatments

Boundary treatments are strong townscape features that help to define the boundaries between the street and semi-private front gardens. Different frontage and boundary treatments in the area add considerable interest and character. The boundary treatments usually characterise the periods in the development of the area and indeed the buildings they serve. They also create a whole range of positive interest, like enclosure and identity. Changes to them would be as undesirable as changes to the buildings themselves because they not only erode the historic interest of the area but its character too.

Boundary features include brick and stone walls. The walls have a mixture of coping of various styles, with stone or brick copings and stone piers the most common. The coping and shaped gate piers exist at several locations throughout the area. Some stone copings have been tooled and some gate piers have name inscriptions.



Tooled stone coping and gate piers with name inscriptions

Most of the walls also show remnants of iron railings which were cut possibly feed the demand for iron during the Second World War.



Stone wall with stone copings and gate piers

Remnants of iron railings on wall with tooled coping

Some of the walls are complemented by hedges behind them and iron railings on their copings. It is also significant to note that privet hedges complimenting the boundary walls also appear at various sites throughout area. They are being used at several properties on the road. They form a green line delineating the street frontage and provide all year round greenery in a predominantly deciduous area.



Typical front garden boundary walls brick wall (left) and stone wall (right)

Within the conservation area, most of the front boundary walls are missing through demolition where they have enough space to provide car parking spaces. However, a number of historic boundary walls are present within the area mostly constructed of red brick with stone coping. The front boundary wall at St Thomas Rectory is perhaps the most complete. A section of 19th century stone wall (including gate piers) exists in front of Chatsworth Court building, a remnant of the landscaping around a house which was known as The Cottage demolished years ago.



Brick wall at St Thomas Rectory



Stone wall in front of Chatsworth Court

Original and traditional boundary walls should be retained as they make a significant contribution to the character of the conservation area.

6.7 Shop fronts

Shop fronts within the conservation area vary considerably and there are good designs for shop fronts within the area. Many of the shop fronts have been incorporated into the ground floor fronts of buildings with accommodation on upper floors. However, some original and more sensitive examples are to be found in the street.

Despite the very varied signage, it does contribute to the sense of vitality and individuality to the street that compliments the irregular, varied and individual nature of the buildings along it.



Traditional shop fronts

6.8 Public Realm

There is little of historic interest in the ground surface treatments and street furniture within the Chatsworth Road Conservation Area. Streets and roads in the area are engineered to modern standards and resurfaced using concrete and tarmac. Street

signage in the area is of modern design and construction and lighting is provided by contemporary fittings on galvanised steel posts and have little in common with the historic character of the conservation area. It is important to give recognition to the impact of floorscape and street furniture on the street-scene and to ensure that this does not further detract from the character and appearance of the area. Street clutter is visually intrusive at the Chatsworth Road/Old Road junction, comprising illuminated traffic signs, traffic lights, safety barriers, illuminated bollards and lighting galvanised steel posts on tarmac-surfaced pedestrian refuges.

Historic street furniture survives in the form of roadside stone kerbs. A stretch of flagstone paving also survives abutting the front walls of Nos. 335 -347 (odd) Chatsworth Road.



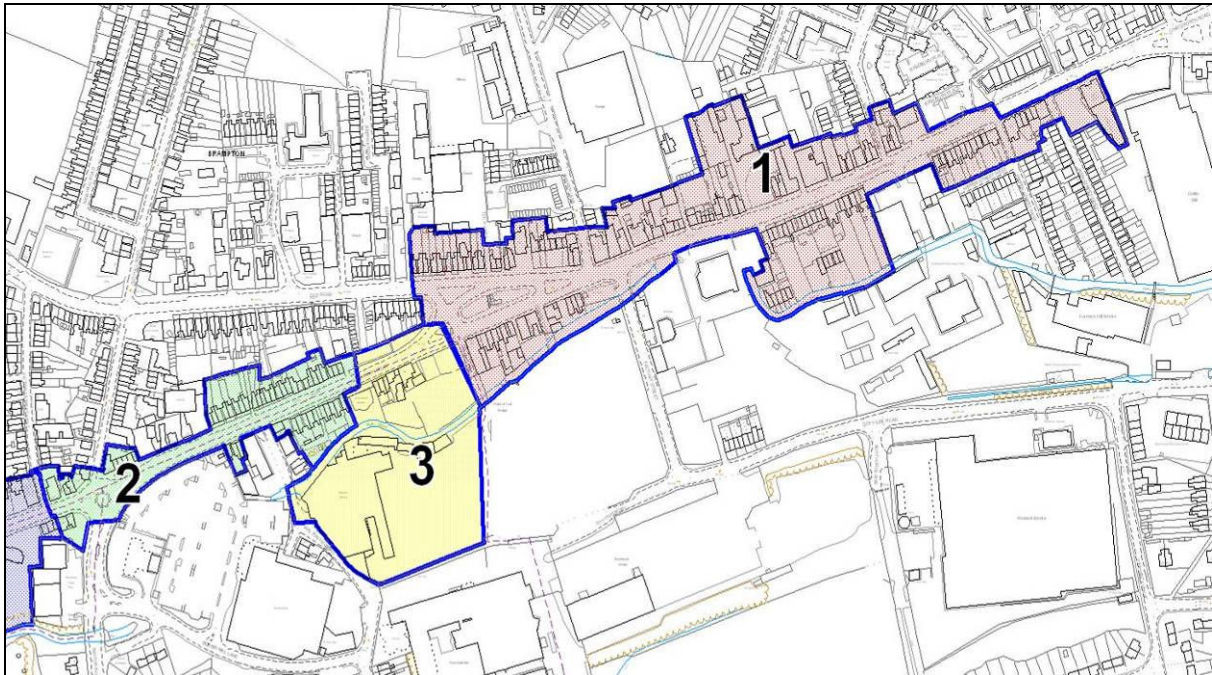
Historic stone kerb



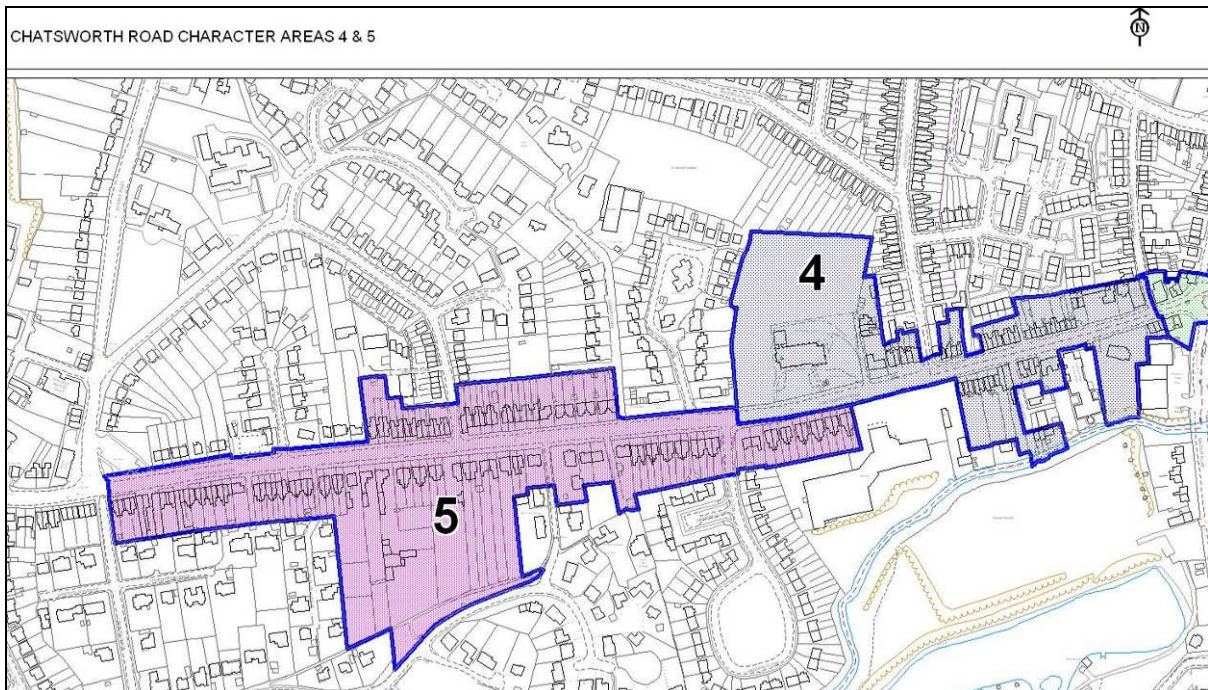
Street furniture clutter

7 CHARACTER ZONES

Although the conservation area is a quite coherent character throughout, there are some noticeable differences to the different periods and type of development. The differences are not enough to define definitive sub-areas but five general character zones can nonetheless be identified.



Character Areas 1 - 3



Character Areas 4 and 5

7.1 Zone 1: The District Central Area (East)

With the rapid growth and progressive industrialisation of Chesterfield and the wealth brought (especially) by local coal exploitation, together with road improvement, there was need for space outside the centre in which to create a living environment for people who worked in the industries. This led to the development of this character area linking the settlement with the area built around the town centre. While some of the buildings were built within the industrial age when a variety of materials were readily available, local materials were consistently used, with a frequent use of local stone and brick, with slate or plain tile roof covering.

From the late nineteenth century onwards, this length of the Chatsworth Road developed as a shopping and service area for the larger areas of housing built in the immediate vicinity. Some of the buildings were built or converted as shops with accommodation in upper floors. Whilst these commercial/residential buildings do not have the special architectural to merit listing they are typical of the expansion of many towns and collectively form a lively group of two- and three-storey Victorian developments.

This area is mostly characterised by a tight development close to the road defining the street with some opening spaces in various points. The area comprises of residential and commercial activities with a variety of ground floor retail premises which dominate the entire frontage.



Zone 1 buildings

The building line on the street is almost without exception hard-up to the back of the pavement. This reflects the intensity of the commercial uses here that dictated that each plot and building should work as hard as possible to make its presence known. The narrow plot widths and frequency of doorways onto the street helps to generate vitality.

7.2 Zone 2: Central Area

The area to the centre of the Chatsworth Road Conservation Area is made up of primarily residential dwellings interspersed with occasional commercial use. The area is transitional and linear in character and has a well-defined frontage that is punctuated at each end by road islands and nearby trees at Coronation Garden and Morrison’s supermarket car park. The built frontage of this area is almost continuous the road islands closing forward views and increasing the sense of enclosure.

The street is mostly framed by simple two storey narrow terraced houses on each side. Although there has been some alterations, the street retains much of its coherent character with some interesting examples of arched tunnelled access to the rear courtyards. The repeated pattern of fenestration and chimneys creates a strong sense of rhythm within the street.



Character Area 2

7.3 Zone 3: Walton Works Industrial area

This character area mainly comprises land and buildings for the former Walton Works to the south of Chatsworth Road containing a complex of buildings previously in use by Robinsons engaged in the production of a wide range of cotton products. The original buildings date from the early nineteenth century and two of them are early and unusual examples of fireproof construction. The buildings are Grade II* listed. Currently the buildings are empty and the majority of the former industrial buildings on this part of the site have now been demolished. New uses are being sought for the buildings.

The industrial architecture of the area is generally plain, but a range of decoration and details is notable on these working buildings. Windows tend to be prominent elements of the elevation and were mostly originally made of cast iron with painted finish.

The area also includes the Coronation Gardens, an overgrown memorial garden with mature trees, and a row of buildings nos. 318 – 328 (even), fronting Chatsworth Road. Nos. 324-328 is dilapidated and vacant. The River hipper runs east-west almost through the middle of the area. It is crossed by existing bridge links over Mill Lane and Walton Fields Road. The bridge over Mill Lane has parapet walls of rendered brick pier and panel construction with pyramidal concrete coping to the piers. The inner face of the central coping is embossed with '1933 Duke of York 1933'. The river itself is dominated by adjoining industrial buildings on its south and residential back land uses on its north banks.

The frontage to Chatsworth Road is a well defined street frontage interrupted by open spaces including the Coronation Gardens and land adjacent Mill Lane. These gaps allow glimpses of through to the Walton Works buildings.



Walton Works buildings



River Hipper

Bridge over Mill Lane

7.4 Zone 4: St Thomas Church and surrounding area

This character area comprises of the parish church of St Thomas, the churchyard and immediately adjacent development to its east and south-east. The church is the most important focal point of the area and is a fine stone building dating principally from 1830-31. It is complimented by several other historic buildings including St

Thomas Rectory, Nos. 204-206 and No. 481 Chatsworth Road which are all listed. These old buildings are enclosed by the good degree of survival of boundary walls. The churchyard contains many fine mature trees that enhance the area. Apart from the church's focal location in the area, the church does not make a very significant impact on other areas because it is rather screened by trees, it is set back within the churchyard and it is partly screened by walls.

The church itself and its adjacent historic buildings play a vital role in defining the historic context of the conservation area, particularly where so much has been lost elsewhere. Subsequently, the quality of the historic buildings in this area has been recognised by having four significant buildings being designated as listed buildings including St. Thomas Church, The Old Vicarage, Nos 204 -206 and No. 481 Chatsworth Road.

The Old Vicarage, to the south of Chatsworth Road, sits within spacious grounds with mature trees and is also elevated from the road. Although no precise date for the building has been found, the building was originally the vicarage to St Johns Church (constructed in 1868) and is therefore likely to date to shortly after the completion of that building.

The building line along the area is strongly defined. Buildings tend to sit right on the edge of the pavement or are slightly set back but still parallel to the road. Where buildings are set back the front boundary is still maintained by a brick or stone boundary wall. The church and the Old rectory are the only exceptions to this.



Character Area 4

7.5 Zone 5: West

This character of Chatsworth Road Conservation Area is of particular interest because it represents an almost complete example of a late Victorian development. A variety of semi-detached and terraced workers houses in red brick and a few infill detached houses. Predominantly two storeys with a number of variations, such as arches gable end fronts and dormer windows. Some stone detailing including lintels and string courses. Original sash windows mostly now replaced with uPVC and roofs often replaced with concrete tiles. Low brick walls along back of pavement generally survive.

Most of this part of the conservation area was built in early 1900s. Until the end of the nineteenth century, this area was primarily undeveloped. There was only one building, a terrace of six houses nos. 523-533 at the corner of Vincent Crescent and Chatsworth Road which was of an earlier date. The buildings were built on land that was originally open fields.

The buildings in the area were designed to be impressive and show a good degree of detail. They may have been influenced or adopted features from the Arts and Crafts style of architecture which had its origins in an admiration for traditional art and craftsmanship and in particular, looked back to medieval craft-guilds.

At first glance the properties in this area read as uniform buildings but there are many small variations in their appearance, detailing and roof lines, which demonstrate that the land was developed by different builders each having their own parcel of land. Further evidence can be seen in the use of a variety of decorative features. Details to note are the variety of door and window lintels, chimneys, roof finials, dormer windows, bay windows and brick detailing.

Many properties have bay windows with the frequently featured single and two-storey bay windows which are canted, square/rectangular, flat-roofed, some with embattled parapets and some under a continuous porch. Other windows have segmental heads or flat lintels.

Buildings within this character area are predominantly residential with some localised retail uses mixed in, a type that is common to peripheral areas around district centres.

The buildings are set back from the road with shallow front gardens forming a strong building line and substantial brick and stone walls enclose the front gardens. Many of the walls have pillars and gateposts with decorative mouldings and some with names. The walls are interspersed with pillars and posts very much in-keeping with the character of the buildings and they help provide cohesion to the whole character area. Some of the boundary walls have been demolished to create hard surfaces on which to park vehicles. These boundary walls are an important unifying feature of this part of the conservation area as they are in other parts of the road. They are therefore worthy of retention and protection in order to preserve the character and appearance of the area.

Larger gardens to the rear most of these gardens accessed through archways and carriage ways under upper floors and gaps between buildings.



Zone 5 Buildings

8 AN AUDIT OF HERITAGE ASSETS

The Chatsworth Road Conservation Area contains a range of heritage assets that comprise mainly buildings positively identified as having a degree of significance meriting consideration as a valued component of this historic environment. These assets are a mix of statutorily listed buildings and structures, buildings of local interest which are buildings for inclusion on a local list as well as buildings of townscape merit which positively contribute to the character and appearance of the area. The presence of buildings of architectural or historic interest elsewhere within the periphery demonstrates that valuable townscape exists beyond the bounds of the current area.

8.1 Statutory Listed buildings

Listed buildings are protected heritage assets by legislation and are designated by virtue of their historic or architectural interest, technological innovation, historic or association, a good example of their type or group value. They represent the most historic and architecturally important buildings in the Borough and all listed building regardless of their grade are subject to special controls requiring permission to be sought for works or alterations that would affect their significance.

Chatsworth Road Conservation Area contains a limited number of listed buildings. Nevertheless, it has several outstanding historic buildings that contribute significantly to its character and appearance. Walton Works (a complex of former mill buildings) classified as Grade II* listed buildings in recognition of their national significance. The St Thomas Church surround contains a group of listed buildings, albeit a little scattered, including St Thomas Rectory, Nos. 402-406 and No. 481 Chatsworth Road, all Grade II listed. These heritage assets contribute significantly to the character and appearance of the conservation area as a whole.

St Thomas Church: The church was built in 1830-31 by John Woodhead (d 1838) & William Hurst (1787-1844), architects of Doncaster, at a cost of £3013, with a grant of £2063 from the Church Commissioners. A new, larger, chancel was added in 1888 (date on foundation tablet) by the architects J.R. Naylor (1854-1923) and G.H. Sale (1857-1945). They also added the organ chamber. The church was restored in 1903 by Cole Adams. The south vestry was built in 1963.



St. Thomas Church

The Church is constructed of hammer-dressed gritstone in regular courses, freestone dressings, snecked rubble to organ chamber and north chancel wall, graded-slate roof. The exterior retains the simple Gothic character that is typical of the early C19, which has not been unduly compromised by the later chancel and vestry. Interior details of interest include the unusual richly painted nave roof. The building well represents the churches built with parliamentary grants to serve expanding urban populations in the early C19. It is Grade II listed.

Walton Works: Walton Works is a complex of buildings, originally a cotton wick mill which from the 1890 formed part of the premises of Messrs Robinsons, engaged in the production of a wider range of cotton products. The original buildings date from the early nineteenth century.

This mill complex is of outstanding interest because of the probably unique and very significant form of construction of two core buildings but also because of the survival of so much of a large complex which has evolved over a long period. The 1st and 2nd floors of building one of the buildings have fire-resistant construction as that first employed in Jedediah Strutt's Milford Warehouse of 1792/3 (demolished), one of the first factories with fireproof construction in the world. They are survivals of a proto-fireproofing technique which by 1796 had been further improved by the substitution of cast-iron for the vulnerable timber beams. This is likely to be the only surviving example of such construction. Smiths Foundry, 1/2 mile downstream of the Walton Works, were major suppliers of cast-iron components to the Strutts and it is highly likely that the use here arises from that relationship. Another building employs a form of 'slow burning construction' which became the usual form of construction in American textile mills from about 1820 until their replacement by steel-framed buildings and only 2 such other mills in England are known to employ this form of construction. The 2 buildings are of outstanding significance for their employment of these early fireproofing techniques and the whole, with its long evolution which also contains elements of great interest, shares in this overall importance.

This mill complex buildings are particularly important buildings of more than special interest as a result are Grade II* listed.



Walton Works

St Thomas Rectory: St Thomas Rectory was built in early/mid C19 by the Rev. J. B. Jebb who was the incumbent of St. Thomas. The building is constructed of brick with stone dressings and has a slate roof. It has two storeys and three bays, the central one gabled and with a canted bay window on the ground floor. First floor windows have mullions while those of the ground floor are with transoms. To the left of the building there is a single bay addition in a similar style and with a canted bay window on the ground floor. Octagonal paired chimneys are present at the ends of the composition.

The Rectory is set within mature landscaped grounds. This greenery and planting adds an important green backdrop and is part of the special character of the conservation area.



St Thomas Rectory



Gable end with date inscription

Nos. 402-406 Chatsworth Road: This is a terrace of three houses built in the late C18/early C19. They are built in red brick with plinth and with a stone slate roof. The rear facade is of stone. The terrace is two storeys each with one window of sashes with boxed frames and glazing bars, those on the ground floor with painted stone lintels. It has six panelled doors three on both front and rear, with raised and fielded panels, architraves and stone lintels above. There are modern casements at the west end.



Nos. 402-406



Footscarpers besides doors

No. 481 Rose cottage: Built in early C19 is constructed of Ashlar stone with eaves cornice and hipped slate roof. It is two storeys with three windows (eastern bay added later), sashes with late C19 glazing and plain stone lintels. There is a centre door to original building with cornice, panelled pilasters, plain rectangular fanlight and 6 panelled doors.



Rose Cottage

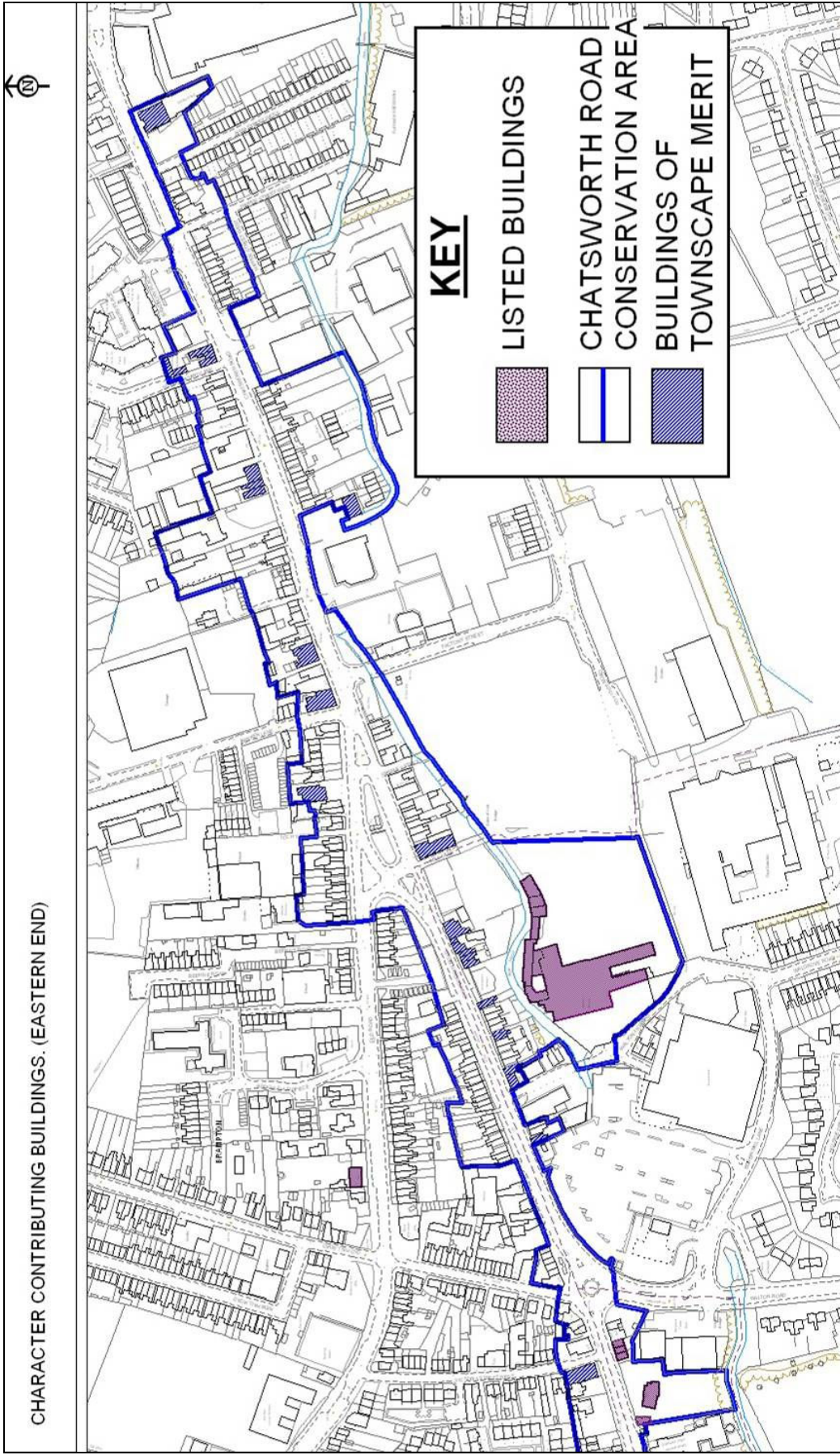
8.2 Buildings of Townscape Merit

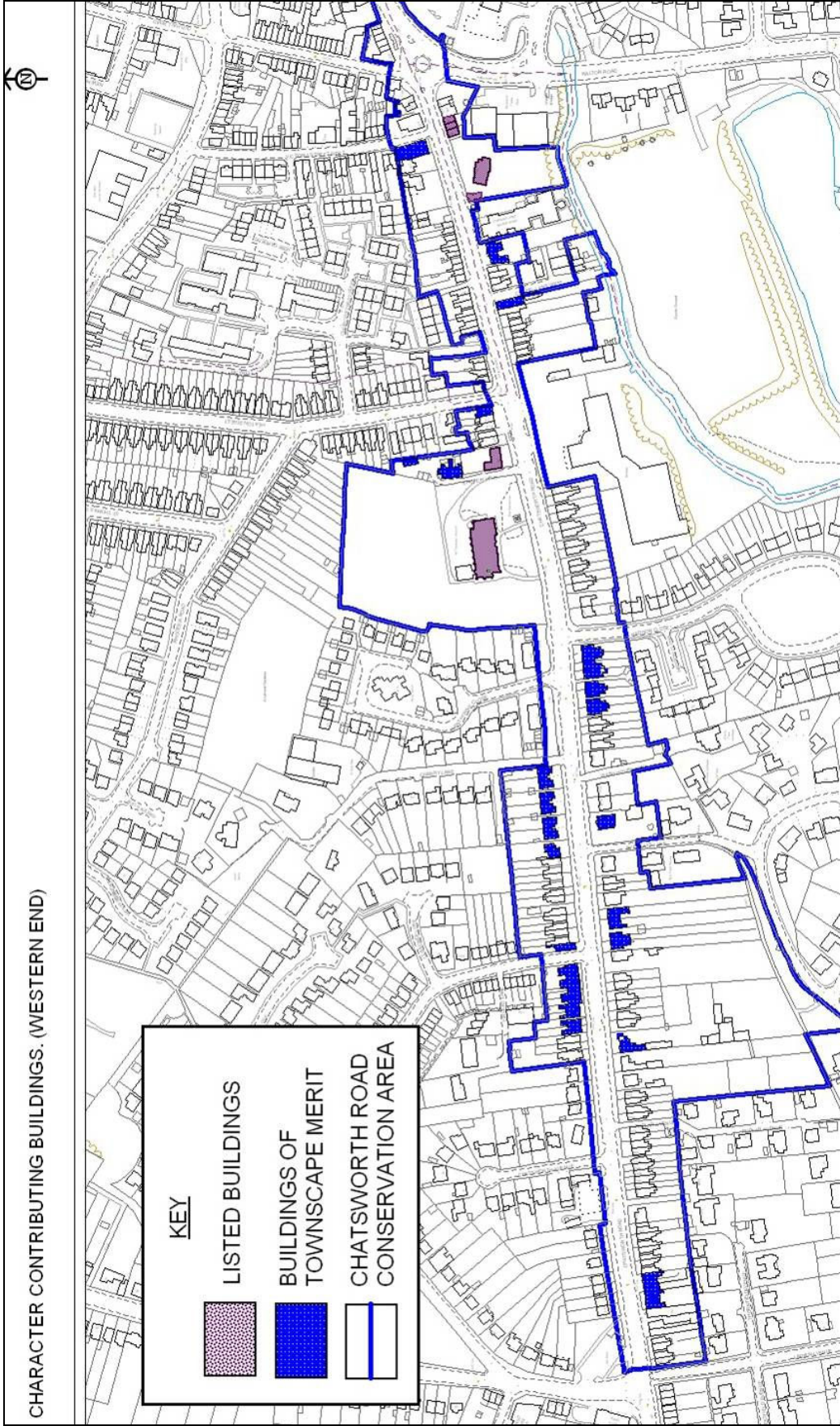
Although there are only a few listed buildings, there are many buildings and structures in the conservation area which are of undoubtedly of locally important and contribute in shaping its character. These are regarded as Buildings of Townscape Merit.

The contribution to the character of these buildings is not just on their street elevations, but also on their integrity as historic structures and the impact they have on the overall character of the area. Some of these buildings would be included in the 'local list' of locally important buildings which is being developed by the Borough Council.

Whilst the Buildings of Townscape Merit do not merit statutory protection in the manner of nationally listed buildings, these buildings contribute positively to the special interest of the conservation area. Their position within the conservation area affords them material consideration in deciding the outcome of planning decisions and there should be a presumption against their demolition or unsympathetic alterations.

A number of buildings within the conservation area have been identified as contributing positively to the character and appearance of the area. They include; the Barrel and Red Lion Public Houses, Former Chapel at G K Group Motors, Brampton Moor Methodist Church, Mount Zion Church, No 195 and 197, Nos. 169 to 171 (odd), No 296 and 298 Johnsons, No. 322 and No. 324 and 326, nos. 1-3 and no. 4 Church View, St Thomas Centre, nos. 193-197, nos. 485-497 and no. 193 Chatsworth Road. However this identification buildings which contribute positively to the character of the area is no means exhaustive.





CHARACTER CONTRIBUTING BUILDINGS. (WESTERN END)

KEY

- LISTED BUILDINGS
- BUILDINGS OF TOWNSCAPE MERIT
- CHATSWORTH ROAD CONSERVATION AREA



Brampton Moor Methodist Church



Mount Zion Church



Nos. 169 & 171 Chatsworth Road



Former Congregational Chapel



The Barrel PH



Red Lion PH



No. 12 Chapel Lane West



Nos. 322-328



Nos. 1-3 Church View



St Thomas Centre



Nos. 193-197 Chatsworth Road



Nos. 485-497 Chatsworth Road

9 AN ASSESSMENT OF CONDITION

9.1 General Condition

Apart from the derelict industrial buildings at Walton Works, the area does not suffer from considerable amount of decay or dereliction apart from a few cases, but neglecting the appearance of buildings can lead to an untidy streetscape which could detract from the character of the area. Building maintenance is essential in protecting the building's fabric and preventing repairs that would otherwise have been unnecessary.



Neglected buildings

9.2 Extent of intrusion or damage

The consistency and survival of most of the historic buildings in the conservation area has resulted in a rich suburban context. However, it is undeniable that the conservation area has suffered significant damage and erosion to its character and appearance. Lack of understanding of this architectural and spatial composition has resulted in the loss of detail and threatens the integrity of the area as a whole.

Permitted development rights, in some cases, have been the cause of changes in the area i.e. works that do not require planning permission. However, other changes may have been granted planning consent in less conservation-minded decisions.

The main problems in the conservation area are those associated with the care and management of historic buildings and spaces in relation to modern pressures on land and building uses. Gradual changes have occurred over many years which slowly weaken the areas character and appearance in some places. There is not one particular instance which has damaged the character, but, for example, original windows – a key architectural feature – are probably now outnumbered by replacements.

It is important to curtail these harmful changes and, in future, to prevent continuing damage where existing changes could be reversed to reinstate original features and architectural designs.

9.2.1 *Negative buildings and the quality of new developments*

The historic character of Chatsworth Road frontages has been disrupted by late 20th century buildings constructed in alien materials, which do not always respect the grain of the townscape or the scale and massing of adjacent facades. There are two buildings that, because of their scale, design or materials, have a negative impact on the character and appearance of the conservation area.



Out of character new developments along Chatsworth Road

9.2.2 Loss of original architectural details and insensitive alterations to historic buildings;

Many of the properties have lost authentic, characteristic features such as windows and doors particularly by installation of new windows that make little attempt to reflect the original designs. Some properties have been re-roofed with concrete tiles, which are a particularly discordant visual feature. Later unsympathetic alterations and additions, such as altered and enlarged window openings, poorly designed extensions and over-large dormer windows, not only detract from the character of individual buildings but also spoil the look of the entire area.



Inappropriate alterations

Most of the properties within the conservation area were decorated with stone or brick detailing around windows, doors together with general decorations including decorative chimney stacks, iron railings etc. There have been instances where decorative detailing has been lost, either through the actual removal and non-replacement e.g. removal of chimney stacks or replaced by a plain style. Decoration

often characterises a house and creates individuality and also add character to a roof. Chimney stacks for example, were often ornate, reflecting the period in which they were constructed. Where detailing has been retained, it should be maintained and preserved.

9.2.3 Shop Fronts and advertising

Alterations to commercial premises within the conservation area such as the insertion of inappropriate shop frontages, unsympathetic signage and advertisement boards are an area of concern which are harmful to the special character and appearance of the area.

There are cases of the loss of historic shop front detailing which detracts from the character of the conservation area. The individuality of shop front detailing significantly adds to the character of a shopping street and the inappropriate replacement fascias, addition of external roller shutters and signage all contribute to the loss of original architectural detailing which is essential in a conservation area.

Some inappropriate addition of shop fronts has substantially altered properties. Together with oversized and otherwise inappropriate signs, they undermine the quality of building facades and the streetscape at large.



Unsympathetic shop front alterations and additions

Elsewhere, certain types of uses have a negative association with the district centre. Hot food takeaways are often garish and brash in their appearance and advertising style. Shop fronts and signs can appear cheap and tacky and often have little regard to the context of the building within which they are located or their wider surroundings. Some premises are noted for these characteristics. These types of uses also affect perceptions of an area creating the impression of a cheap and low-grade retail offer where they occur.

Over intensive advertising can also affect the character and appearance of the area. Too many signs on buildings bring confusion and clutter to a street and downgrade the image of the building and the area as a whole.



Excessive and obtrusive take-away shop signs



Over-intensive and over-large advertising

9.2.4 Public Realm and Traffic

Paving and surface materials throughout the area are generally modern, uncoordinated and poor quality. In almost all cases they fail to enhance or reinforce the historic identity of the conservation area. Chatsworth Road has managed to retain most of its historic kerbstones however, in most places they are obscured by the heavy double yellow-line road markings.



Traditional paving slabs



Kerb stones

The quality of the character and interest of Chatsworth Road is diminished by sustained heavy traffic. As a major arterial A-road, it carries a heavy burden of through and local traffic making the area to suffer from high levels of traffic and associated air quality issues. The high level of traffic and its noise, along with the large number of road signs, has a significant impact on the appearance and amenity of the area.



Demolition of front garden walls to provide on-site car parking

Boundary walls play an important role in both the character and appearance of the area. However, on-site parking demands have led to loss of front and rear gardens. As the use and ownership of the buildings has changed and car ownership has substantially increased, most front gardens have been lost and gradually given way to hard standing to create on-site parking. This uncoordinated demolition of boundary walls adversely impact on the appearance of the area and diminish the interest of the historic boundary walls.

9.2.5 Lack of routine maintenance and repair causing some buildings to be at risk of serious deterioration

Neglected maintenance is also a problem, for example to fix leaking gutters or clear debris can lead to expensive structural problems, hastening decay and causing potentially costly damage.

10 References

- Down Memory Lane, Advertiser, September 1994.
- British History online: 'Parishes: Calke - Chesterfield', *Magna Britannia: volume 5: Derbyshire* (1817)
- Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage (2011)
- Brampton Trail, Chesterfield Civic Society
- T. F. Wright, History of Chesterfield, Vol. IV, Development of the Morden Town 1851-1939 (1992)

11 Appendix

LISTED BUILDINGS DESCRIPTIONS

1. MILL BUILDINGS AT WALTON WORKS

Off Walton Fields Road

Grade: II*

Date first listed: 27-Sep-2004

List entry Number: 1391084; Listing NGR: SK 36771 70735; UID: 490985

Former cotton wick mill and associated buildings. Late C18 with later extensions and alterations. Coursed squared stone and red brick with slate, pantile and stone-slate roofs. Irregular L plan adjacent to the river Goyt and then extending considerably southwards with a long range. Mainly three storeys but with 2- and 4-storey elements. Amongst the earliest elements on the site is Building 7. 3 storeys. Stone ground floor, brick above with a slate roof. 6 bays, one bay being obscured by Building 11 and therefore a 5-window range visible of cross casements with small panes at first and second floors under brick lintels. 1st floor opening to centre right is a taking-in door. Ground floor has renewed casements and a double taking-in door. INTERIOR. 1st and 2nd floor have the very significant fire resistant construction (see below) of (later)(cast-iron) columns supporting plaster-protected timber beams carrying plated timber skewbacks and brick jack arches with longitudinal tie rods. Timber roof of queen-post trusses. Original south end fireproof door on the 2nd floor. To right angles of Building 7 is Building 11. c.1820-30. 3 storeys and attic. 4 bays with loading bay and staircase combined at join with building 7. A 4-window range of small-paned windows to 1st and 2nd floor and C20 windows to ground floor. Stone lintels. Similar small-paned windows to rear and gable end. INTERIOR. Construction is of a significant form of 'slow burning construction' (see below) of massive timber beams with very unusual c.3" thick wide boards laid directly on the beams. Behind Building 7 is a building constructed of massive masonry blocks to the ground floor with brick above. 4 storeys with water tower above. Early/mid C19. Windows have segmental or round arched heads and the massive of construction suggests this was originally an engine house. There is a C20 link to a mid C19 building perhaps extended eastwards later. This is sited along the river Hipper and has windows overlooking it. Linked to this building is another building probably C19 in origin which has been altered to the south in the C20 perhaps during the interwar period. To the east is linked a single-storey building in red brick with a roof of heavy grey slates. This links eastwards to Building 2 of L plan and of ashlar to ground floor and brick above. The ground floor is early/mid C19 and the upper 1920 (datestone). To east is sited a probably late C18 2-storey building of coursed dressed stone to ground floor and brick above. Southwards from the southern end of Building 7 is Building 8. Pre 1831. Red brick with pantile roof. 3 storeys. This was built as an extension to Building 7 and stands over the waterway know as the Goyt and possibly replaced a water-wheel house. To the south is Building 9. Pre 1831. Red brick with slate/tile roof. Small-paned windows. INTERIOR. Roof of 13 king post trusses with pegged purlins. Timber beams supported by cast-iron columns.

This mill complex is of outstanding interest because of the probably unique and very significant form of construction of two core buildings but also because of the survival of so much of a large complex which has evolved over a long period. The 1st and 2nd floors of building 7 have the same fire-resistant construction as that first employed in Jedediah Strutt's Milford Warehouse of 1792/3 (demolished), one of the first factories with fireproof construction in the world. They are survivals of a proto-fireproofing technique which by 1796 had been further improved by the substitution of cast-iron for the vulnerable timber beams. This is likely to be the only surviving example of such construction. Smiths Foundry, 1/2 mile downstream of the Walton Works, were major suppliers of cast-iron components to the Strutts and it is highly likely that the use here arises from that relationship. Building 10 employs a form of 'slow burning construction' which became the usual form of construction in American textile mills from about 1820 until their replacement by steel-framed buildings and only 2 such other mills in England are known to employ this form of construction. The 2 buildings are of outstanding significance for their employment of these early fireproofing techniques and the whole, with its long evolution which also contains elements of great interest, shares in this overall importance.

2. NO 408 (ST THOMAS'S RECTORY)

Chatsworth Road (South Side) Brampton

Grade: II

Date first listed: 26-Sep-1977

List entry Number: 1088301; Listing NGR: SK3646270656; UID: 83317

II GV

Early/mid C19. Brick with stone dressings. Slate roof. 2 storeys; 3 bays, the central one gabled and with a canted bay window on the ground floor. 1st floor windows with mullions, those of the ground floor with transoms also. To the left, a single bay addition in a similar style and with a canted bay window on the ground floor. Octagonal paired chimneys at the ends of the composition.

3. CHURCH OF ST THOMAS

Chatsworth Road (North side) Brampton

Grade: II

Date first listed: 13-Mar-1968

List entry Number: 1088299; SK 37 SE 13/24I; Listing NGR: SK 36206 70656; UID: 83315

Parish church of 1830-31 by Woodhead & Hurst, with chancel 1888 by Naylor and Sale, restored 1903 by Adams.

MATERIALS: Hammer-dressed gritstone in regular courses, freestone dressings, snecked rubble to organ chamber and north chancel wall, graded-slate roof.

PLAN: Nave, lower and narrower chancel, south vestry, north organ chamber, west tower.

EXTERIOR: Mainly in the plain Gothic style as favoured in the early C19. It has a narrow 3-stage west tower with angle buttresses and crowned by an embattled parapet with pinnacles. The tall west doorway has a broad chamfer and modern door, above which is a single-light window. The second stage has a south clock face, and roundel for a clock face on the west side. Pairs of 2-light bell openings have a transom formed by a broad quatrefoil frieze. The north-west vestry and south-west porch, flanking the tower, each has a 2-light window with intersecting cusped tracery. The north doorway is partly blocked and has an attached link to a modern church hall. The south door is modern but the tympanum is made up of blind Gothic tracery in wood. The 5-bay nave is buttressed, with big pinnacles rising from angle buttresses, and has a frieze of shields below the eaves. Three-light windows have intersecting cusped tracery. The chancel is Perpendicular style. It has a 5-light east window and two high-set 2-light south windows above the vestry. The vestry is dated 1963 on rainwater heads, but re-uses older masonry from nave and chancel walls.

INTERIOR: The wide nave was designed to accommodate a 3-sided gallery, but any such structure has been removed. The 9-bay roof has boxed beams, and a bold stencilled scheme of Christian symbols and inscriptions added in the late C19. An oriel window in the west wall of the nave was built in commemoration of George V (1910-36). The porch has a painted and embossed roof in the same spirit as the nave. Chancel details are late C19. The chancel arch has an inner order on corbels, and has a 3-bay collar-beam roof on corbelled brackets. Corbels are painted with symbols of the Evangelists. Walls are plastered. The original nave floor is concealed beneath a raised modern floor. The chancel has a mosaic floor and floorboards below choir stalls.

PRINCIPAL FIXTURES: Font, benches and pulpit have been removed from the nave. Choir stalls have shaped ends, open-arcaded frontals and panelled backs. One tier incorporates poppy heads to the ends, and the back row has a high-panelled back and canopy. The communion rail is probably C20, with wooden angel balusters. The sanctuary is panelled, and the war-memorial reredos has empty niches and wide central panel under an ogee head. The east window of c1891 shows the crucifixion. Other glass is late C19 or early C20, including SS Thomas, Cecilia and King David by Morris & Co (c1915).

HISTORY: The church was built in 1830-31 by John Woodhead (d 1838) & William Hurst (1787-1844), architects of Doncaster, at a cost of £3013, with a grant of £2063 from the Church Commissioners. A new, larger, chancel was added in 1888 (date on foundation tablet) by the architects J.R. Naylor (1854-1923) and G.H. Sale (1857-1945). They also added the organ chamber. The church was restored in 1903 by Cole Adams. The south vestry was built in 1963.

SOURCES: Pevsner, N., (revised E. Williamson), *The Buildings of England: Derbyshire* (1978), 150. Port, M H., *Six Hundred New Churches* (1961), 142-43.

REASONS FOR DESIGNATION: The church of St Thomas, Brampton, Chesterfield, is

designated at Grade II for the following principal reasons: * The exterior retains the simple Gothic character that is typical of the early C19, which has not been unduly compromised by the later chancel and vestry. * Interior details of interest include the unusual richly painted nave roof. * The building well represents the churches built with parliamentary grants to serve expanding urban populations in the early C19.

4. Nos. 402 to 406 (even)

Chatsworth Road (South Side) Brampton

Grade: II

Date first listed: 26-Sep-1977

List entry Number: 1088300; SK 37 SE 13/242, Listing NGR: SK3648970673;

UID: 83316

II GV

Late C18/early C19. Terrace of 3 houses. Red brick with plinth. Stone slate roof. 2 storeys. 1 window each, sashes with boxed frames and glazing bars, ground floor with painted stone lintels. 6 panelled doors with raised and fielded panels, architraves and stone lintels above. Modern casements at west end. Rear facades of stone.

5. No. 481 (ROSE COTTAGE)

Chatsworth Road (North Side) Brampton

Grade: II

Date first listed: 26-Sep-1977

List entry Number: 1088298; SK 37 SE 13/240; Listing NGR: SK3626570648;

UID: 83314

II GV

Early C19. Ashlar with eaves cornice and hipped slate roof. 2 storeys. 3 windows (eastern bay added later), sashes with late C19 glazing and plain stone lintels. Centre door to original building with cornice, panelled pilasters, plain rectangular fanlight and 6 panelled door.

PART 2

**CHATSWORTH ROAD CONSERVATION
AREA**

MANAGEMENT PLAN

CHATSWORTH ROAD CONSERVATION AREA MANAGEMENT PLAN

1 INTRODUCTION

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas.

Conservation management planning should be based on an understanding of the significance of a place and the values attached to it. The Chatsworth Road Conservation Area statement outlines the special architectural and historic interest of the area and provides an assessment of its character and appearance. This Management Plan outlines the Council's approach to managing future change in the area.

Historic areas have always changed, and our expectation should be that they will continue to change and evolve, to house new uses and meet new priorities. Change should not be taken as automatically undermining the integrity of a historic place; the challenge is to facilitate and manage change in ways that maintain and if possible reinforce the area's special qualities.

The character of the conservation area is rarely static and is susceptible to incremental change (such as the replacement of windows and doors) as well as dramatic change (such as the wholesale redevelopment of a building block). Along Chatsworth Road, incremental change has already occurred with the erection of twentieth century buildings, but the pressure for redevelopment persists. Positive management is essential if such pressure for change, which has altered the very character that makes the area attractive, is to be limited.

2 MANAGEMENT ACTIONS

2.1 New Development

The character of the Chatsworth Road Conservation Area is derived from its layout lined by large terraced and semi-detached houses, of high quality design and consistent use of building materials which create a unified character throughout the area. It is important that any new development in the conservation area is in keeping with its special character and appearance.

New development which pays minimal respect to local building traditions and which detracts from the special character and appearance of the conservation area, results in the loss of the special qualities that the designation is intended to protect. It is therefore critical that any development which occurs within the conservation area complements the qualities of its context defined within the Chatsworth Road Conservation Area Character Appraisal.

New development within the conservation area and its setting should aspire to the quality of design and execution related to its context. This neither implies nor precludes working in traditional or new ways, but will involve respecting values

established through the assessment of the form and significance of the area. Developers and/or their designers will be required to demonstrate a thorough understanding of the urban context of the area and the way it has evolved.

The main consideration must be on the built and natural environment, key strategic views and approaches, the conservation area and setting of key historic buildings. Development proposals should be accompanied by a comprehensive urban design analysis of surrounding areas that details the positive and negative contributions that the proposed development makes to the visual quality of the area.

The scale, massing, architectural detailing and pattern of development of any new development within the conservation area or affecting the setting of the conservation area will be expected to respect that of the existing built environment of the conservation area.

Appropriate external materials and finishes will be expected on all new development. Traditional materials typical of the conservation area, identified within the appraisal, will be encouraged to complement the local built heritage. Where modern materials are proposed these should be in harmony with traditional materials.

Extensions and alterations to buildings will be expected to follow scale, proportions, features, detailing and materials of existing buildings.

Surviving elements of historic landscape interest, such as historic street patterns, pedestrian routes, plot outlines and the fabric of surviving early boundaries, make an important contribution to historic distinctiveness and so should be retained.

- The Council will ensure that new development within the conservation area or affecting the setting of the conservation area preserves or enhances the special character or appearance of the area.
- The Council will encourage pre-application discussion with the Council's Conservation Officer and Development Management Officers in relation to all development proposals affecting the special character and appearance of the conservation area.
- The Council will encourage new development that complements the established urban grain and settlement pattern of the area whilst representing the time in which it is built.
- The Council will expect any proposal for a development within the conservation area to show how the proposal relates to its context.
- The Council will resist developments which have a detrimental effect on the character or appearance of the conservation area.
- The Council will continue production of design briefs and guidance in relation to any specific development sites in the area.
- Applicants with development proposals within the conservation area should provide accurate elevations of surrounding buildings showing how the new development will relate to the surrounding buildings.

2.2 Minor Alterations

A significant aspect of the special character of Chatsworth Road Conservation Area, as highlighted within the character appraisal, is derived from the architectural quality of its buildings and survival of original details and building materials.

An attractive street scene which enhances the character of the environment and its setting is an important objective of the Council. The cumulative impact of minor alterations to buildings including fixtures and fittings and the removal or replacement of original materials and architectural details has had a negative impact on the character and appearance of many buildings in the conservation area. All minor alterations should therefore be sympathetic to the architectural styles of the building and the character and appearance of the conservation area. Opportunities for the reinstatement of original architectural features shall be encouraged.

While some minor alterations may be carried out without the need to apply for planning permission under 'permitted development rights' or under advertisement regulations, permitted development rights are more restricted in conservation area. Multi-occupancy, commercial and industrial buildings, educational buildings and properties in mixed use enjoy only limited permitted development rights and planning permission will therefore be required for most development, including minor alterations to the exterior of buildings, the construction of hard surfaces etc.

Repairs to existing buildings must be undertaken sensitively to ensure that the appearance and condition of the fabric is not harmed. The regular maintenance of properties can help to avoid the costly repair work required to rescue a property from dereliction. It is especially important to ensure that buildings are kept weather and water tight to prevent further deterioration and for this reason it is necessary to keep roofs, in particular, in a good state of repair. It is therefore the responsibility of the owners and tenants of buildings in the conservation area or those likely to affect its setting, to ensure minor alterations are sympathetic to the architectural style of the building and the character and appearance of the area.

- The Council will ensure that alterations to buildings within the conservation area preserve or enhance the special character or appearance of the building and wider conservation area through the implementation.
- The Council will work with owners and tenants of buildings in the area to encourage such sympathetic works and to provide guidance and advice.

2.3 Demolition of Buildings and Subdivision of Plots

The special character and appearance of the conservation area is largely derived from the development of the area with high quality late nineteenth and early twentieth century properties. Continued development pressure has occasionally resulted in the loss of some properties in the area and its setting and or the subdivision of original garden plots to enable redevelopment at higher densities. Demolition of any buildings which contribute positively to the character and/or appearance of the conservation area will be resisted.

- The Council will encourage pre-application discussion with the Council's Officers in relation to all development proposals affecting the special character and appearance of the conservation area.

- The Council will expect any proposal for demolition within the conservation area to be supported by a new development scheme which shows how the proposal relates to its context.

2.4 Locally Listed Buildings

At present there are a number of buildings of townscape merit within the Chatsworth Road Conservation Area which are of particular architectural or historic distinction in the area and having a degree of significance meriting consideration in planning decisions. The buildings of townscape merit can both singularly and collectively make an important contribution to the environment, and the desirability of conserving them and the contribution their setting may make will be a material consideration.

In accordance with the NPPF the Council will take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and the effect of applications on the significance of non-designated heritage assets will be taken into account when determining applications. In weighing applications that directly or indirectly affect non-designated heritage assets regard will be paid to the scale of any harm or loss and the significance of the heritage asset.

Where buildings are identified as being of particular local interest and are included on the Borough Council's emerging 'Heritage Assets Local List' their retention, repair and renovation will be sought as far as possible and applications for works to such buildings will be subject to particular scrutiny in accordance with CS19 and other relevant Core Strategy Policies and Government policy contained within the NPPF and supporting guidance documents. The Council will continue to provide up to date, accurate information and guidance with regard to buildings of local interest

In addition, as highlighted within the character appraisal for the area, the Chatsworth Road Conservation Area contains a number of unlisted buildings which contribute much to the special character and appearance of the area.

2.5 Boundary Treatments

The Chatsworth Road Conservation Area appraisal highlights that boundary treatments makes a significant contribution the character and appearance of the area. Boundary treatments in a conservation area are a key means of maintaining continuity of building line, in demarcating public and private space, and in creating strong visual continuity in the streetscape. Additionally these design elements provide a formal relationship between front facades and the street, and between one house and its adjacent and opposite neighbours. They provide a sense of enclosure and privacy.

Largely, the boundaries in the conservation area take the form of low brick or stone walls in some places in conjunction with mature hedges while in some parts high walls emphasise a strong sense of enclosure. Carved stone gate piers (sometimes bearing the name of the property) and metal gates also make an important contribution to the character and appearance of the conservation area.

The demolition, unsympathetic alteration and lack of maintenance of these important elements has a detrimental impact on the special character and appearance of the area and alter the important demarcation of spaces. The removal of walls disrupts the rhythm of features that are important within the street scene and can significantly alter the sense of enclosure of the street. Such changes, combined with the loss of vegetation and front gardens and creation of hard surfaces on which to park cars can be harmful both visually and environmentally. They are therefore worthy of retention and protection in order to preserve the character and appearance of the area.

- The Council will resist proposals involving the inappropriate removal or alteration of positive boundary treatments / features in the area.
- The Council will encourage where appropriate the renovation or replacement of existing unsympathetic boundary walls or reinstatement of demolished walls, with boundary treatments of appropriate design which could enhance the street scene.

2.6 Shop fronts and Signage

Well-loved shopping areas often have a unique identity which marks the character of the community they serve. An area's character, or "sense of place", can strongly influence consumer's decisions about when, why and how often they visit an area. The historic environment plays a crucial role in the creation of this unique sense of place, and as such the distinctiveness of the conservation area must be seen as an asset. New development can be complementary to existing features rather than seeking to homogenise surroundings.

Alterations to commercial premises involving the insertion of new and replacement shop frontages, unsympathetic signage and advertisement boards are a concern in the area and are very harmful to the special character and appearance of conservation areas. It is essential therefore to ensure that these elements do not detract from the character and appearance of the conservation area.

Attractive frontages on commercial and retail premises enhance the appearance and appeal of an area and are important factors in attracting customers and new business to the area. Consequently the type and design of security measures on such premises play a crucial role in how the area is perceived, especially outside normal trading hours. The use of external solid shutters creates unwelcoming and hostile environments as a result of their fortress like appearance. This restricts natural surveillance, discourages pedestrians and as a result may assist in criminal and anti-social behaviour. Solutions should be found which make premises secure but which do not damage the safe, inviting and attractive atmosphere desired for the area.

All surviving features of traditional shop fronts in the area shall be protected as far as possible and opportunities to reinstate original designs should be encouraged whenever alterations are proposed. New or replacement shop fronts should be of a high quality, sympathetic to the building and local architectural traditions, avoiding detracting from the character or appearance of the area as a whole.

There will be a presumption against box signs, oversized fascia's and internally illuminated signs. Formal policies contained within the Council's Core Strategy and Advertisement Guidance should be adhered to in order to preserve or enhance the character of buildings and that of the conservation area. Opportunities to replace inappropriate signage and will be taken as they arise.

- The Council will give special regard to applications to alter or develop commercial frontages within the conservation area and ensure proposals are of overall high quality and make a positive contribution to the conservation area.
- The Council will ensure high standards in the design of new shop fronts and in the design of alterations to existing shop fronts through the implementation of relevant policies and guidance in the determination of applications for development.
- The Council will consider carefully applications for Advertisement Consent in the conservation area.

2.7 Public Realm

The Chatsworth Road Conservation Area Appraisal has indicated that there is little of historic interest in the ground surface treatments and street furniture within the Area. Streets and roads in the area are engineered to modern standards and resurfaced using concrete and tarmac. Street signage in the area is of modern design and construction and lighting is provided by contemporary fittings on galvanised steel posts and have little in common with the historic character of the conservation area.

Street furniture should be introduced only where necessary and in a coordinated manner which is sympathetic to the area and is high quality design. The sensitive repair and reinstatement of traditional paving materials and the introduction of high quality street lighting, street furniture and signage of a sympathetic design would do much to enhance the character and appearance of the area and reinforce its special identity.

- The Council will seek to ensure the retention of any surviving historic streetscape features. Any future highway works should bring a positive improvement to the character and appearance of the conservation area in accordance with the English Heritage *Streets for All* campaign guidance.
- The Council will seek to procure a co-ordinated approach to public realm works via consultation between all relevant Council Departments/stakeholders etc. including Highways, Streetscene, Planning, Conservation/Regeneration and Utility companies.
- The Council will seek to procure funding for the implementation of sympathetic environmental enhancement schemes within the conservation area.
- Liaison between Planning, Conservation/Regeneration and Highways should be further developed, with an agreed approach to new surfacing within public areas or those likely to be adopted.
- Street furniture should be co-ordinated as part of new highway and development schemes, and the addition of new poles and features should be avoided where possible in order to reduce visual clutter and obstacle to pedestrians

2.8 Satellite Dishes

In a conservation area, installing any antennae or dish must be sited in such a way that minimises its impact on the external appearance of the building. Inappropriately sited satellite dishes have a negative impact on the special character and appearance of conservation areas as a result of being fixed in locations which are visible in the street scene. In many circumstances, planning permission will be required for the installation of a satellite dish or antennae.

Satellite dishes will therefore only be acceptable where they cannot be easily seen from public vantage points. Property owners are advised to ensure that a suitable and unobtrusive location is sought when erection of a satellite dish or antennae is sought.

2.9 Trees and Open Space

There is a wide variety of trees and mature shrubs that make a considerable contribution to the special character and appearance of the Chatsworth Road Conservation Area and its setting. The appraisal has highlighted the importance of these trees and landscaping within the conservation area. Some trees are protected by Tree Preservation Orders (TPOs) and other trees are also afforded some protection by virtue of their location within the conservation area.

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 main concern regarding the erosion of trees and landscaping is front gardens, boundary trees and hedges to properties or their development. Any proposals which would harm these areas will not be acceptable and appropriate landscaping schemes will be expected to be submitted and approved to ensure the future retention of green frontages and appropriate boundary planting.

The open green spaces within the Chatsworth Road Conservation Area are fundamental to the character and nature of the conservation area and their development or loss would completely alter the character of the area. The need to ensure the maintenance of these areas, for the continued enjoyment of the area and appreciation of the original setting and laying out of the street must be recognised.

2.10 Setting and Views

Important views and vistas are identified in the character appraisal. Key views are to be protected from inappropriate forms of development.

- The Council will seek to ensure that all new development respects these views.
- The Council will seek to ensure all development respects the setting of the Chatsworth Road Conservation Area and important views within, into and out of the area as identified in the Appraisal.

- All proposals for development in the conservation area must be accompanied by a thorough analysis of the potential impact on views through the area and how key strategic views will be protected

2.11 Archaeology

The Historic Environment Record (HER) for Chesterfield identifies sites of archaeological significance within the Chatsworth Road Conservation Area. Inclusion of a site on the HER gives it formal recognition in the planning system. The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled. The conservation area therefore has archaeological potential both above and below ground which will require further consideration to be given to the effect of applications for any significant development in those areas identified by HER.

- An archaeological assessment or field evaluation may be required where archaeology is known or thought likely to exist or where the indications are that remains are likely to prove important, prior to a decision on the planning application being made.
- Detailed recording will be required where substantial alteration/demolition of key historic buildings is proposed.

2.12 Adapting to the Impacts of Climate Change

Climate change is one of the most important and urgent problems facing us today. Without action to reduce greenhouse gas emissions, the direct impacts of a changing climate will have major adverse effects on society, the economy and the environment, including our cultural heritage. The wide-ranging actions required to limit further damaging emissions, combined with the need to adapt historic assets to make them more resilient to a changing climate, will also have significant implications for the historic environment.

Properties and structures in Chatsworth Road Conservation Area have already experienced and survived significant climatic changes in the past and may demonstrate considerable resilience in the face of future climate change. However, many historic assets are potentially at risk from the direct impacts of future climate change. Without action to adapt to a changing climate and limit further changes it is likely that these will be irreparably damaged and the cultural, social and economic benefits they provide will also be lost.

Many of the buildings in Chatsworth Road Conservation Area were built before the First World War. They are built from traditional materials: brick, timber, clay and lime plaster. They have solid walls, and timber single glazed windows. Making these houses more energy efficient is desirable both from the point of view of occupiers/owners and to benefit the environment, but there are several issues to be looked at when measuring the sustainability of a building. The amount of energy required to make a product (the 'embodied energy') is important, as is the pollution caused by the transportation of products and the energy used in waste disposal.

The historic buildings in conservation area were built using traditional materials which tend to have less embodied energy as little energy was usually spent in their production. These materials also tend to be longer lasting than their modern counterparts, meaning that whatever energy was used in their production is further reduced as it is spread out over the longer life of the materials.

Equally, the significance and integrity of important historic assets can be threatened by poorly designed adaptation and mitigation responses. The non-renewable character of historic features and the potential for their damage and loss should, therefore, always be taken into account when adaptation and mitigation responses are being planned and executed. Guidance on the adaptation of heritage assets to ensure their safeguarding against the impacts of climate change is available from English Heritage

2.13 Article 4 Direction

Some inappropriate alterations are visible throughout the conservation area. At the moment, however, the changes that have been made are in fairly localised locations and that on the whole the area has been fairly maintained. Whilst alterations have so far been relatively localised there is also evidence of more and more inappropriate alterations and additions within the area. In order to restrict the rights of landowners from carrying out inappropriate development an Article 4 Direction can be placed on specific buildings or areas. This enables the local planning authority to require permission for what is otherwise allowed without consent. This does not mean that permission would be refused but allows the authority to assess any potential impact to the buildings, the street scene and the conservation area.

Any proposal to consider removal of Permitted Development rights and carry forward a decision to proceed with an Article 4 Direction will result in further public consultation and assessment. The Council will take these forward in due course if a strong justification and public support following further monitoring and recording change of the conservation area show to be necessary.

2.14 Community engagement

The character of the Chatsworth Road 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 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 take pride in their area and all those who work, shop and socialize can help preserve and enhance the special character and appearance of the conservation area.

2.15 Monitoring Change

Conservation areas are expected to encounter some changes in appearance and condition. Changes in the appearance of conservation areas resulting from both the implementation of approved schemes and permitted or unauthorised alterations, as well as the condition of the areas' physical fabric, should be monitored regularly, the effects reviewed and policies modified, or specific action proposed as necessary, to deal with current issues. A review of the Chatsworth Road Conservation Area as a whole will also need to be undertaken on a regular basis in order for the character appraisal to be kept up to date in line with recommendations within the English Heritage publication *Understanding Place: Conservation Area Designation, Appraisal and Management* (March 2011). Existing appraisals should ideally be reviewed at least on a five yearly basis. Where there is a comprehensive and up to date appraisal in place and in areas where little significant change has occurred a review is likely to result in a supplement to the existing appraisal which records any changes, confirming or redefining the special interest that warrants designation, setting out any new recommendations and revising the management strategy.

Detailed change can be monitored using initial audits and photographic records as a bench mark. The creation of a comprehensive photographic record of the conservation area will provide an invaluable aid to any later enforcement action. It will also provide an important baseline for measuring change in the appearance of the area and monitoring the physical condition of the buildings. Once established, such a record should be kept up to date to maintain its usefulness (enforcement action cannot be taken unless the unauthorised alteration can be shown to have been carried out within the previous four years). Where appropriate, the local community might be encouraged to help with creating a photographic record of the area and monitoring change.

- The Council will carry out general monitoring of the area to inform updates to appraisal and management and enhancement proposals