

EREWASH



**Stanton-by-Dale Conservation Area
Character Appraisal**

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1 Introduction

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 1.2 Stanton-by-Dale Conservation Area was designated in 1978 and extended in 1983. Further amendments to the Conservation Area boundary have been made as a result of this appraisal.
- 1.3 Under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995, the Local Planning Authority may restrict householders’ rights to carry out certain classes of permitted development.
- 1.4 An Article 4 Direction was confirmed in 1981. It restricts the permitted development right to alter or insert windows or doors at some dwellings in the Conservation Area. Supplementary Directions were confirmed in 1983 and 1988.
- 1.5 The present Conservation Area boundary and the properties subject to the Article 4 Direction are shown on Map 2.

Purpose of the Character Appraisal

- 1.6 This character appraisal evaluates and records the special interest of the Conservation Area. It provides the basis for making informed and sustainable decisions about the future of the area. The character appraisal may inform decisions on applications for development that would affect the Conservation Area. It may also inform the development of a Management Plan for the area.

2 Location and Setting

- 2.1 Stanton-by-Dale is a parish and village in the Borough of Erewash, Derbyshire. The village is sited approximately 9 miles from the centre of Nottingham and 9 miles from the centre of Derby. It is approximately 3 miles south of Ilkeston, which is a sub-regional centre. In 2001 the population of the parish was 479.
- 2.2 Stanton-by-Dale is an area designated for Village Housing Development under saved Policy H3 of the Erewash Borough Local Plan. The village is expected to provide housing “solely to meet local needs” in accordance with the draft Greater Nottingham Aligned Core Strategy. Land surrounding the village is within the Nottingham & Derby Green Belt.

- 2.3 The village is situated on an escarpment that forms the northern edge of a gently undulating plateau of Triassic mudstones and sandstones. The escarpment overlooks the Nutbrook Valley. The village is bounded by agricultural land on all sides, except to the east, where it borders the Erewash Valley Golf Course.
- 2.4 The topography and landscape setting of the Conservation Area is indicated on Map 1.
- 2.5 The former Stanton Ironworks is situated on the valley floor, within 400m of the village. Covering an area of approximately 180ha, the site is the largest development opportunity in the Borough. The site is earmarked in the draft Core Strategy to provide a Sustainable Urban Extension including around 2000 homes, significant new employment development and new retail development at a scale appropriate to serve the new community.
- 2.6 The parish of Stanton-by-Dale forms part of the “Erewash 8A” super output area, which also includes the parishes of Risley and Hopwell. This area is within the 40% least deprived areas in England and Wales¹.

3 Historic Development

- 3.1 The historic development of Stanton-by-Dale is indicated on Map 3. Numbers in square brackets in the following paragraphs refer to the labels on this map.

Sources

- 3.2 There is a brief account of the village in Lyson’s *Magna Britannia* (1817). Accounts of the village also appear in several nineteenth century trade directories; the most detailed appears in Kelly’s *Directory of Derbyshire etc* (1899).
- 3.3 Map evidence includes George Sanderson’s *Twenty Miles Around Mansfield* (1835) and the 1844 Tithe Map (DRO D2360/3/48a).

Manorial History

- 3.4 The manor of Stanton had passed through some of the most important historic families in the region (including the de Cantelupes, the Babingtons and the Willoughby family) before it was purchased by the Stanhope family in the eighteenth century.

¹ 2007 Indices of Multiple Deprivation.

- 3.5 At Domesday the manor was held by Gilbert of Ghent, who gave the land to his seneschal (senior servant), Robert de Muskham. His family, who were considerable benefactors of Dale Abbey, held the manor until the thirteenth century². The manor passed by marriage to the de Cantelupe family and by the fifteenth century it was held by the Mackerells³.
- 3.6
- 3.7 During the reign of Elizabeth I, the manor was purchased by Michael Willoughby of Risley from the Babingtons of Dethick⁴. The manor descended to Sir Henry Willoughby Bt, who died without male issue in 1649. The estate thus passed by marriage to George Purefoy⁵. His son Sir Henry Purefoy Bt died without issue in 1686.
- 3.8 The Stanhope family, later the Earls Stanhope⁶, acquired all of the manorial land between 1716 and 1778⁷.

Medieval and early post-medieval (1066 to 1702)

- 3.9 Stanton-by-Dale appears in the Domesday Book of 1086 as *Stantone*. The Church of Saint Michael may occupy a pre-Conquest site [1]. Fragments of incised grave slabs dating to the twelfth or thirteenth century have been incorporated into the aisle wall⁸. The building was “rebuilt or considerably altered” in the first half of the fourteenth century⁹.



- 3.10 The medieval village comprised land to either side of Stanhope Street [2-4] as well as land to the north sides of Dale Road [5] and Main Street [6]. In each case, the land was laid out in a series of narrow and regular plots with a common rear boundary. The village cross is medieval, although the cross top is dated 1632.
- 3.11 The surviving ground floor of 29 Stanhope Street is said to date from 1632. It is built of massive gritstone blocks with a tall chamfered plinth; several blocked windows survive.

² Victoria County History of Derbyshire, Volume II.

³ Lyson D – Magna Britannia (1817). Pages 246 to 275.

⁴ White's Directory of Derbyshire (1857). Page 319.

⁵ George Purefoy, Abstract of Title to the Manor of Stanton. DRO D227/10.

⁶ James Stanhope, 1st Earl Stanhope (b.1673, a.1718, d.1721). Philip Stanhope, 2nd Earl Stanhope (b.1714, a.1721, d.1786).

⁷ The Abstracts of Title for the Stanhopes' Derbyshire estates can be found in the Stanhope Papers at the Centre for Kentish Studies, reference U1590/T104.

⁸ Cox J – Notes on the Churches of Derbyshire: Hundreds of Morleston & Litchurch (1879). Page 418.

⁹ Kelly's Directory of Derbyshire etc. (1899). Page 359.

Georgian (1702 to 1837)

- 3.12 During the post-medieval period, the settlement appears to have extended along the north side of Dale Road [7]. This land was laid out in shallow and irregular plots, which may indicate squatter settlement. In 1844, land on the south side of Dale Road [8] was the homestead, orchard and croft of Edward Baguley. This land remained largely undeveloped until the twentieth century; the homestead now forms two rows of cottages.
- 3.13 Three regular farmsteads appear within the village at this date [9-11]. One of these, now known as the Old Estate Yard, was laid out over the rear of medieval plots.
- 3.14 Middlemore's Almshouses were built in 1711. Two almshouses were added in 1735 by George Gregory and a further enlargement was made in 1829.
- 3.15 A club room for the village's Friendly Societies was built in 1789¹⁰. The terrace 16 to 24 Stanhope Street is dated 1790. The Stanhope Arms was "lately built" in 1795¹¹.
- 3.16 Stanton Hall dates to the mid-eighteenth century. It stands within a large formal garden [13] surrounded by wooded parkland [14]. The latter is clearly depicted on Sanderson's map.

Victorian (1837 to 1914)

- 3.17 The houses of John and Robert Grundy [15] first appear on the 1844 Tithe Map. The National School [16] is dated 1853.
- 3.18 A Wesleyan Methodist Chapel was opened in 1860. The Church of Saint Michael was restored in 1861 and again, more thoroughly, in 1872¹².
- 3.19 Houses on the Spinney [17] were developed at some time between 1880 and 1902; a datestone on the Limes reads "1891".
- 3.20 Stanton Hall was enlarged with "medieval-style additions" in the mid nineteenth century¹³. A large conservatory was added at some time between 1880 and 1902, at which time the fish pond was remodelled to give a more informal shape.



¹⁰ White's Directory of Derbyshire (1857). Page 319.

¹¹ Woodward – Valuation of Earl Stanhope's Estate at Stanton-by-Dale (DRO D1725).

¹² Kelly's Directory of Derbyshire etc. (1899). Page 360.

¹³ Pevsner – The Buildings of England: Derbyshire (Second Edition, 1978). Page 325.

Modern (1914 to present)

- 3.21 The seventh Earl Stanhope¹⁴ sold his land in 1912¹⁵ to the Stanton Ironworks Company. Manager's Row on Quarry Hill was built in 1920 [19].
- 3.22 There have been a number of small housing developments in the village during the twentieth century [20-24].

4 Character Zones

- 4.1 Stanton-by-Dale may be perceived as four character zones, as shown on Map 4. The zones are as follows:

Zone 1: Stanhope Street

- 4.2 This is the medieval heart of the village. The area is densely developed; buildings are situated close to the back of the pavement, in narrow and regular plots. The entrances to the area are clearly defined (see Key Views and Vistas). There is a particularly consistent use of plain tile roofs on Stanhope Street. Although a variety of walling materials are used, this is the only area where stone buildings appear.



- 4.3 Of the four character zones, Stanhope Street has the strongest qualities of age, architectural interest and historic interest.

Zone 2: Stanton Hall

- 4.4 Stanton Hall was built in the mid eighteenth century and is now a grade II listed building. The Hall is concealed from view, but its formal garden projects into the heart of the village. The wooded parkland makes an important visual contribution to School Lane.

Zone 3: Dale Road

- 4.5 This is a post-medieval extension to the village. The area is less densely developed than Stanhope Street. Buildings are set back from the street, in shallow and irregular plots. Soft landscaping makes a significant contribution to this area.

¹⁴ James Richard Stanhope, 7th Earl Stanhope (b.1880, a.1905, d.1967).

¹⁵ Sale Catalogue of the Freehold Estate of the Rt Hon Earl Stanhope (1912). DRO D331/25/9.

Zone 4: Quarry Hill and School Lane

- 4.6 This is an area composed of large, late nineteenth and early twentieth century houses. The area is even less densely developed than Dale Road; buildings are set within large garden plots. There is a particularly consistent use of red brick in this area. Unlike other parts of the Conservation Area, the majority of buildings are roofed in Welsh slate.
- 4.7 Of the four character zones, Quarry Hill and School Lane have the weakest qualities of age, architectural interest and historic interest.

5 The Qualities of Buildings

- 5.1 The vast majority of buildings in the village are domestic. The village contains three post-medieval farmsteads as well as a range of civic buildings that include the church and the former chapel and school. 25 Stanhope Street is the former blacksmith's shop. The wheelwrighting hearth can still be seen in front of the property.
- 5.2 Development throughout the village is domestic in scale; the majority of buildings are either 1½ or 2 storeys tall. Eaves heights are often kept low by constructing first floor rooms within the roof space; the rooms are lit with through-eaves dormers (lucarnes).
- 5.3 Properties on Stanhope Street are generally constructed to the back of the pavement, arranged with their eaves to the street. Properties on Dale Road, Quarry Hill and School Lane are generally set back from the street.

Listed Buildings

- 5.4 There are seven listed buildings in Stanton-by-Dale, as follows. The Church of Saint Michael is listed at grade II*, the remaining buildings at grade II.

- Church of Saint Michael
- Middlemore's Almshouses
- 16 to 24 Stanhope Street
- 29 Stanhope Street
- Village Pump
- Village Cross
- Stanton Hall

Unlisted Buildings

- 5.5 The significance of the village derives more from the ensemble qualities of groups of buildings than it does from the especial quality of individual properties.

- 5.6 The Village Hall was built in 1789 as a club room for Stanton's friendly societies. It is contemporary with 16 to 24 Stanhope Street, which is grade II listed. The buildings are both made of stone and have similar lintels. The Village Hall is therefore considered to make a particularly positive contribution to the character of the area.



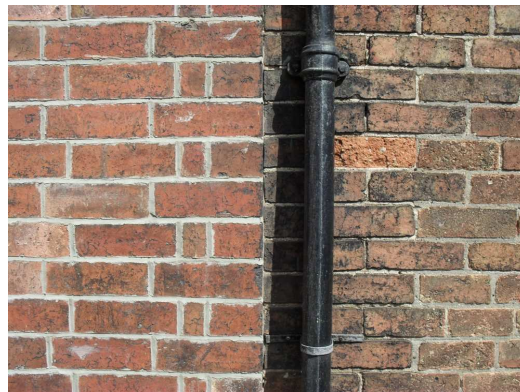
- 5.7 The pinfold on Quarry Lane was built to hold animals that had strayed from the common meadows. It is an important reminder of Stanton's agricultural history.

6 Building Materials

Walling Materials

- 6.1 The walling materials used for buildings across the village are shown on Map 5.

- 6.2 The predominant walling material in the village is red brick, which was used at Middlemore's Almshouses as early as 1711¹⁶. The 1855 Post Office Directory notes a brick maker in the parish, Thomas Gillott. The OS 1885 Map depicts a brick yard at Stanton Gate.



- 6.3 Early brickwork in the village is a subdued reddish-brown; the bricks tend to be narrow and quite irregular. Victorian brickwork is generally a bold dark red; the bricks are larger and more regular in shape. Across the village there are a few brick buildings that have been painted or rendered.
- 6.4 In and around Stanhope Street, a significant minority of buildings are built of gritstone. The OS 1885 Map depicts an "old quarry" in the village (behind 19 Stanhope Street) and a working site on Quarry Hill.

¹⁶ That is, about ten years before it was used at Risley Grammar School.

- 6.5 The stone in the village is generally squared and dressed to a high standard (sometimes as good as ashlar) and laid in courses. Modern pointing is generally inappropriate in the choice of aggregate, binder and finish.
- 6.6 A few buildings use imported or non-traditional facing materials such as buff brick or stone cladding. A stone-clad building on Stanhope Street appears particularly out of character because of its proximity to the village cross.

Roofing Materials

- 6.7 The roofing materials used for buildings across the village are shown on Map 6.
- 6.8 The predominant roofing material in the village is Staffordshire blue plain tile. A small number of outbuildings are roofed with clay pantiles.
- 6.9 A significant minority of buildings in the village are roofed with Welsh slate. On School Lane and Quarry Hill, the majority of buildings have Welsh slate roofs.

Street Surfaces

- 6.10 Traditional gritstone kerbs survive along Stanhope Street. Dropped kerbs and a bus platform have been constructed in concrete.
- 6.11 There are red brick drainage gullies on either side of Flake Lane. Similar gully details survive on the west side of Stanhope Street, including a length outside the almshouses.
- 6.12 There are standard concrete kerbs in the rest of the village. Roads and footways throughout the village are finished with tarmac.



7 Local Details

Windows

- 7.1 The window styles used for buildings across the village are shown on Map 7.
- 7.2 The majority of windows in the Conservation Area are painted timber casements with glazing bars. They usually have a mullion and often have a transom forming a cross shape. There are various side hung and top hung opening styles. The variety of window designs would justify closer examination as part of a review of the Article 4 Direction.
- 7.3 A significant minority of buildings – usually large Victorian properties – have traditional painted timber sash windows.
- 7.4 Windows in a range of non-traditional materials and finishes have been introduced, including stained timber and uPVC. These are out of character with the traditional nature of the village.

Doors

- 7.5 The door styles used for buildings in the village are shown on Map 8.
- 7.6 Almost all of the buildings in the village have painted timber doors and the majority of these are traditional in design. Traditional **batten** and **panelled** doors can be found in roughly equal proportion.
- 7.7 Batten doors are clad with vertical boards (battens). These doors are simple to construct and they are usually found on the more simple cottages in the village. Although most are plain in appearance, a few have moulded cover strips along the edges of the battens.
- 7.8 The construction of panelled doors requires more skill and they are generally found on the higher status houses in the village. A wide variety of designs can be found within the village, but a general distinction can be made between solid doors and those that have glazed upper panels.
- 7.9 There are a few timber doors that adopt non-traditional designs, as well as a very few uPVC or aluminium doors. These are out of character with the traditional nature of the village.



Construction Details

- 7.10 Many houses in the village have low eaves, the first floor rooms being lit by through-eaves dormers (lucarnes). These are a distinctive feature of the village.
- 7.11 The majority of houses are plain in their decorative treatment, window and door openings generally having plain stone lintels or soldier arches. 16 to 24 Stanhope Street and the Village Hall are exceptional, having flat arches with keystones and voussoirs.

Street Furniture

- 7.12 The village retains some traditional cast iron street furniture, including:
- The kissing gates on Dale Road and Littlewell Lane;
 - The gates and lamp column at Church Lane;
 - The village pump on Stanhope Street.
- 7.13 Although they are mass produced items, the K6 telephone booth and wall letter box on Stanhope Street contribute to the fine grain of the character of the village.

8 Key Views

Entrances and Exits

- 8.1 The character of Stanhope Street is enhanced by its clearly defined entrances. The entrances are created by the pinch-points of buildings and walls; they contribute to the sensation of entering a more densely developed area. The entrances are:
- **Dale Road**, at the pinch point between the Chequers Inn and the former Manor Farm;
 - **Main Street**, at the pinch point between 27-29 Main Street and the former Hall Farm;
 - **Littlewell Lane** (right), where the road climbs and narrows between the stone walls of the Rectory and the Manor House.



- 8.2 Leaving Stanhope Street and turning onto Dale Road, the view is closed by 23 Dale Road. Leaving Stanhope Street and turning onto Main Street, the view out of the area is unresolved (a space leak). The field on the right of this view is within the Green Belt.

Views into and out of the area

- 8.3 When the village is approached from Littlewell Lane, one is afforded a dramatic glimpse across open fields toward the parish church at the top of the slope.
- 8.4 The footpath that provides access to the cricket ground and No Man's Lane also offers a panoramic view of properties to the south side of Dale Road and glimpses of properties on Pepper Lane.



- 8.5 Stanhope Street is densely developed and Dale Road occupies a sunken position. As a result, there are few opportunities for views out of the village. Conversely, Quarry Hill is sparsely developed and occupies an elevated position. This affords glimpses of the open countryside.
- 8.6 Despite its acreage, the former Stanton Ironworks is not visible from within the village. A panoramic view of the site can be afforded from the field adjacent to the churchyard.

9 Green Spaces

Saint Michael's Church Yard

- 9.1 The churchyard is a secluded green space, set back from Stanhope Street and open to the countryside on two sides. The churchyard contains a number of specimen pine trees that are unusual in this setting, complimented by holly and yew that are more typical of Victorian churchyard planting.



- 9.2 The churchyard is accessed via Church Lane, a narrow lane shaded beneath an avenue of lime trees. The entrance to Church Lane from Stanhope Street is signaled by a single large sycamore tree.

Stanton Hall

- 9.3 Stanton Hall dates to the mid-eighteenth century. It stands within a large formal garden surrounded by wooded parkland. The parkland makes an important visual contribution to School Lane.
- 9.4 The formal garden projects into the village at the junction of Stanhope Street, Dale Road and Main Street. The mature trees that bound the formal garden terminate important views along Stanhope Street and Dale Road. Their visual contribution is enhanced by the trees on the island at this junction.

Dale Road

- 9.5 Whilst properties on Stanhope Street are generally built to the back of the pavement, properties on Dale Road are usually set back from the street. This allows soft landscaping to make a significant contribution to the character of this area.

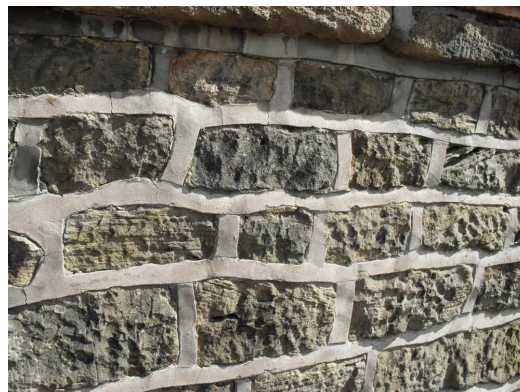
10 Opportunities for Enhancement

- 10.1 Opportunities for enhancement are provided by **negative elements** (those elements that detract from the special character of the area and which offer the potential for beneficial change) and **neutral elements** (those elements that neither enhance nor detract from the character of the area).

Building Materials

- 10.2 The use of imported or non-traditional facing materials such as stone cladding is out of character with the traditional nature of the village. The cladding on 9 Stanhope Street is particularly incongruous because of its proximity to the village cross.

- 10.3 Stone in the village is generally squared and dressed to a high standard. Various inappropriate modern pointing treatments have been applied. The use of soft aggregates, cement binders and trowel or “ribbon” finishes are out of character with the traditional nature of the village. The use of lime mortar with a sharp aggregate and a brush finish should be encouraged.



- 10.4 Across the village there are a few brick buildings that have been painted or rendered. This currently makes a neutral contribution to the character of the Conservation Area, but its further use should be discouraged.

Windows

- 10.5 Traditional windows in the village are of painted timber. Windows in a range of non-traditional materials and finishes have been introduced, including stained timber and uPVC. These are out of character with the traditional nature of the village.

Street Surfaces

- 10.6 Traditional gritstone kerbs survive along Stanhope Street. Dropped kerbs and a bus platform have been constructed in concrete. Parts of the surviving brick drainage gullies on Flake Lane have been washed over with tarmac. These works have detracted from the special character of the village.
- 10.7 Roads and footways throughout the rest of the village are finished with tarmac and have standard concrete kerbs. They make a neutral contribution to the character of the village.

Street Furniture

- 10.8 The village retains some traditional cast iron street furniture. The introduction of standard street furniture such as bus stops and light columns make a neutral contribution to the area and represent a missed opportunity to enhance the character of the village.

11 Problems, Pressures and Capacity for Change

- 11.1 A survey in June 2010 found that 78% of buildings in the village were in good condition and 21% in fair condition. This reflects the village's position within the 40% least deprived areas in England and Wales.
- 11.2 A traffic regulation order prohibits vehicles of more than 7.5 tonnes from entering Stanton-by-Dale, except for access. There is a perception of excessive traffic flow through the village, including heavy commercial vehicles. There is evidence of recent damage by such vehicles to walls adjoining the highway.

Stanton Ironworks

- 11.3 Covering an area of approximately 180ha, the former Stanton Ironworks site is the largest development opportunity in the Borough. The site is earmarked in the draft Core Strategy to provide a Sustainable Urban Extension including around 2000 homes, significant new employment development and new retail development at a scale appropriate to serve the new community.
- 11.4 The planning of the new development will need to ensure that there is no unacceptably adverse impact on traffic flow through the historic village, both in the short term (i.e. construction traffic) and in the long term.