

---

# Draycott Conservation Area Boundary Review

**Effective from  
30 October 2013**

**Yvonne Wright**  
Planning Policy Manager  
0845 9072244 ext 3151

## **Contents**

**1 Introduction**

**2 Boundary Review**

2.2 3 Sawley Road

2.4 4 The Pines

2.5 Land at Draycott Lodge

2.6 Land to the south of South Street

2.7 27-33 South Street and 2-12 Walk Close

2.8 10 Wilne Road

2.9 Antliff Memorial Chapel

2.12 Draycott Mills

2.15 Land at the corner of Hopwell Road and Victoria Road

2.18 18 Victoria Avenue

**Maps**

M1 Boundary as initially designated

M2 Boundary amendments

M3 Boundary as amended

## Appendix 2

### **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”. The Draycott conservation area was designated in November 1978.
- 1.2 Map 1 shows the conservation area boundary as initially designated. A number of amendments to the conservation area boundary were adopted by the council on 24 July 2013 and became effective on 30 October 2013. These amendments are shown on map 2. Map 3 shows the conservation area boundary as amended.

## 2 Boundary Review

2.1 A number of amendments to the conservation area boundary are recommended, as depicted on map 2. The boundary amendments, which are described below, are recommended for several reasons:

- In places, the current boundary does not reflect the boundaries that appear on the ground, such as property boundaries. This may undermine clarity and consistency in decision making;
- In some places, the current boundary passes through individual buildings. This may seriously undermine clarity and consistency in decision making;
- The current boundary includes some buildings that make no positive contribution to the character of the area, some of which have been built since the original designation;
- The current boundary excludes some buildings that make a positive contribution to the character of the area, which were overlooked by the original designation;
- In places, the current boundary creates inconsistencies in the way that areas are treated – that is, some buildings facing a street or open space form part of the Conservation Area, but others do not.

### Area 1: 3 Sawley Road

2.2 It is proposed to **remove** 3 Sawley Road from the Conservation Area. This is a modern dwelling that makes no positive contribution to the character of the area.



2.3 It is also proposed to vary the Conservation Area boundary at the junction of Lodge Street and Sawley Road. This will reflect the boundaries that appear on the ground and help to ensure consistency in decision making.

### Area 2: 4 The Pines

2.4 The current boundary passes through 4 The Pines and it is proposed to **remove** this building wholly from the Conservation Area. This is a modern dwelling that makes no positive contribution to the character of the area.

## Appendix 2

### **Area 3: Land at Draycott Lodge**

- 2.5 It is proposed to **add** land to the south of Draycott Lodge to the Conservation Area. This will reflect the boundaries that appear on the ground and help to ensure clarity and consistency in decision making.

### **Area 4: Land to the south of South Street**

- 2.6 It is proposed to vary the Conservation Area boundary as it passes across the land to the south of South Street. This will reflect the boundaries that appear on the ground and help to ensure clarity and consistency in decision making.

### **Area 5: 27-33 South Street and 2-12 Walk Close**

- 2.7 It is proposed to **add** these dwellings to the Conservation Area. Although these properties make no particular contribution to the character of the area, it is felt that their inclusion would allow for the consistent treatment of the whole of South Street and Walk Close.



### **Area 6: 10 Wilne Road**

- 2.8 It is proposed to **add** 10 Wilne Road to the Conservation Area. The dwelling makes a positive contribution to the character of the area. It is a small rendered cottage of some age that contributes to the quality of a group of buildings including 12 Wilne Road and the outbuilding to the south.

### **Area 7: Antliff Memorial Chapel**

- 2.9 It is proposed to **add** the Antliff Memorial Chapel to the Conservation Area. The chapel makes a positive contribution to the character of the area.

- 2.10 This is an attractive historic building that contributes to our understanding of the non-conformist tradition in the village. It also contributes positively to the sense of a



“threshold” between the old village and the open countryside.

- 2.11 It is also proposed to **add** the land to the north of the chapel to the Conservation Area, as it contributes to the setting of the chapel.

## Appendix 2

### **Area 8: Draycott Mills**

- 2.12 The current boundary passes across the centre of the Draycott Mills site without reference to the boundaries that appear on the ground. The boundary passes through the cotton spinning mill and the range of garages in the north-east corner of the site.
- 2.13 It is proposed to **add** land and buildings at Draycott Mill to the Conservation Area. The cotton spinning mill, cotton warehouse and chimney are all listed buildings that make a positive contribution to the character of the area. The late nineteenth century “north light” range to the north of the chimney makes a similarly positive contribution.
- 2.14 The modern building in the north-west corner of the site and the range of garages in the north-east corner make no positive contribution to the character of the area. However, it is felt that the inclusion of these buildings would allow for the consistent treatment of the whole of the Draycott Mills site.

### **Area 9: Land at the corner of Hopwell Road and Victoria Road**

- 2.15 The current boundary passes through 50-54 Victoria Road. It is proposed to **add** land and buildings at the corner of Hopwell Road and Victoria Road to the Conservation Area.
- 2.16 The properties 48 to 54 Victoria Road are good quality shop properties of the late nineteenth and early twentieth centuries that contribute positively to the character of the “market place” and the wider Draycott Mills character zone.
- 2.17 46 Victoria Road and its associated barn and the dwellings 4 and 8 Hopwell Road (pictured) make a positive contribution to the character of the area. They are attractive vernacular buildings that are similar in character to buildings in the core of the medieval village. The inclusion of 58a Victoria Road would allow for the consistent treatment of the whole of this area.



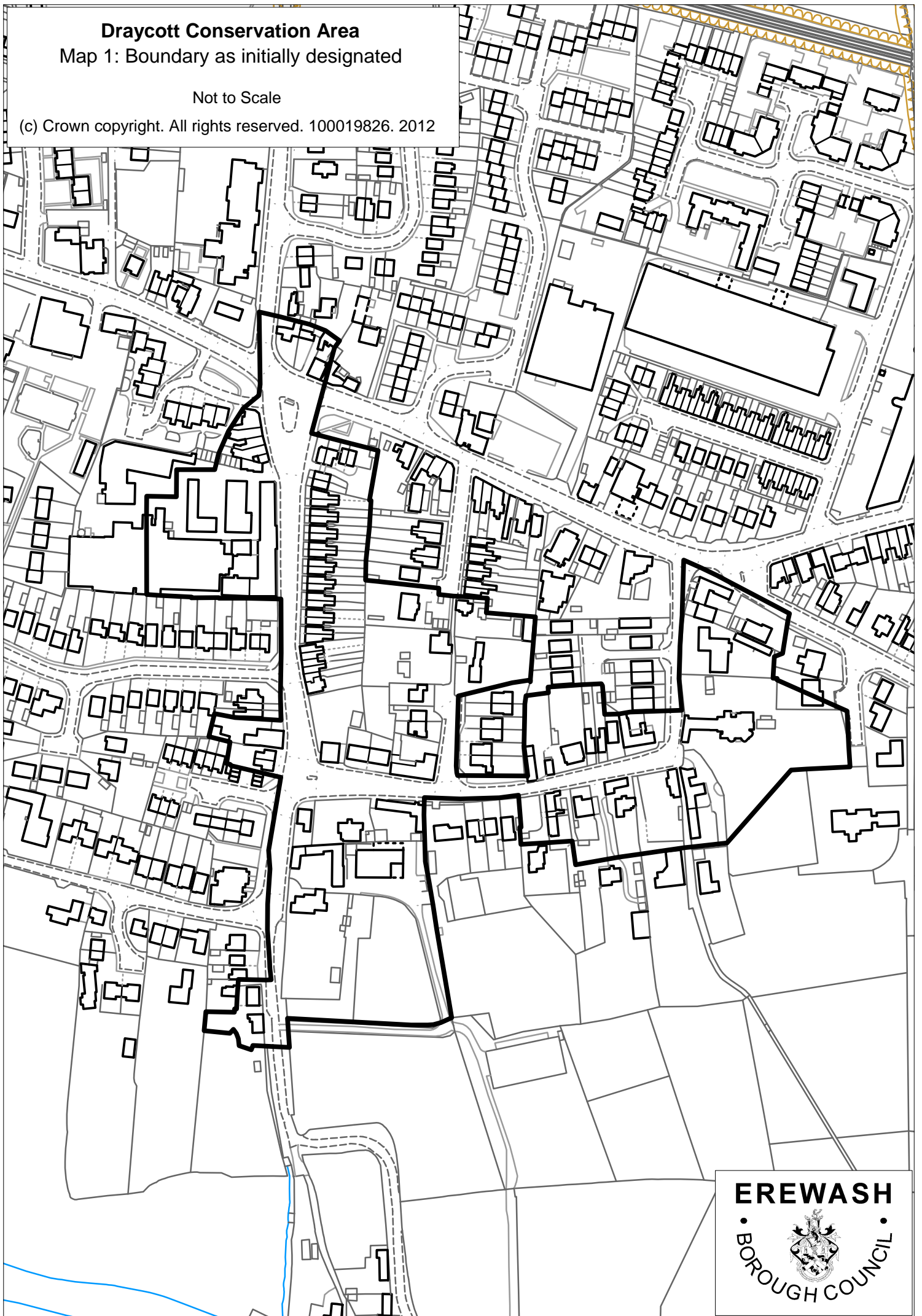
### **Area 10: 18 Victoria Avenue**

- 2.18 It is proposed to **remove** 18 Victoria Avenue from the Conservation Area. This is a modern dwelling that makes no positive contribution to the character of the area.

**Draycott Conservation Area**  
Map 1: Boundary as initially designated

Not to Scale

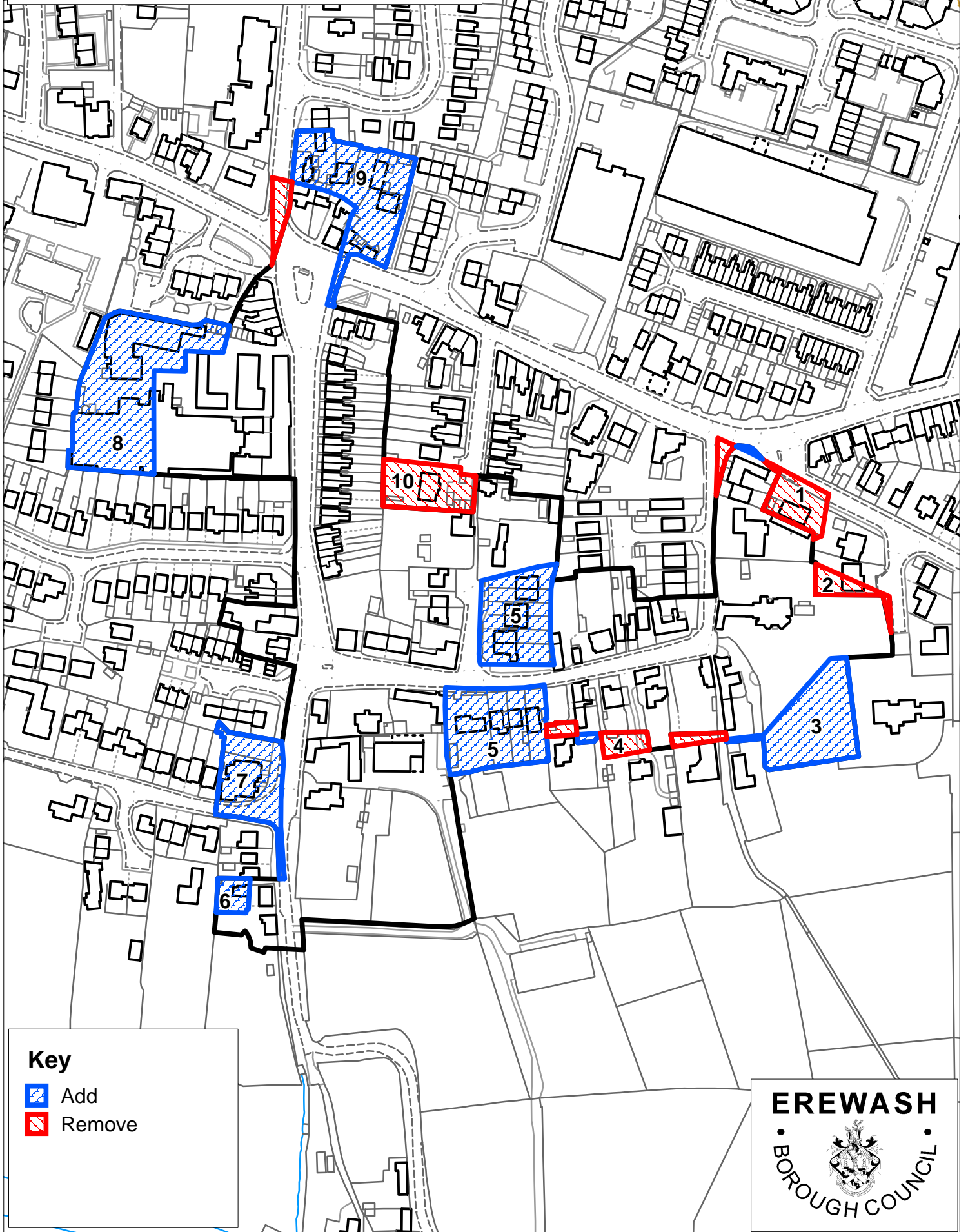
(c) Crown copyright. All rights reserved. 100019826. 2012





**Draycott Conservation Area**  
Map 2: Boundary amendments

Not to Scale

(c) Crown copyright. All rights reserved. 100019826. 2012



**Key**

-  Add
-  Remove





**Draycott Conservation Area**  
Map 3: Boundary as amended

Not to Scale

(c) Crown copyright. All rights reserved. 100019826. 2012

