

# Ilkeston Conservation Area Character Appraisal



Adopted  
September 2009

# **EREWASH**



## **Ilkeston Conservation Area Character Appraisal**

**Director for Resources  
Ian Sankey**

Erewash Borough Council  
Planning Policy  
Town Hall, Long Eaton  
Derbyshire NG10 1HU  
Tel: 0845 907 2244  
Fax: 0115 907 2267  
Email: [ldf@erewash.gov.uk](mailto:ldf@erewash.gov.uk)

For further information, please contact

Yvonne Wright  
Planning Policy Manager  
Tel: 0845 907 2244 ext 3151

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## **1. Introduction**

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, from time to time, Local Planning Authorities shall determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
- 1.2 The 1990 Act then requires Local Planning Authorities to designate those areas as conservation areas.
- 1.3 Erewash Borough Council designated a substantial area of Ilkeston town centre as a conservation area in November 1979 and added a further extension to the original designation in January 1995.
- 1.4 As part of this Conservation Area Appraisal, the boundary to the Ilkeston Conservation Area has been reviewed. The 1995 boundary cut through individual building plots and indeed in some cases bisected actual buildings. As part of this character appraisal, the boundary has been redrawn to form a more coherent and cohesive area. Please see the attached boundary map.
- 1.5 Planning Policy Guidance 15: Planning and the Historic Environment paragraph 4.4 states that: “The more clearly the special architectural interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies and development control decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of an area. The definition of an areas special interest should derive from an assessment of the elements that contribute to (and detract from) it.”
- 1.6 This character appraisal for the Ilkeston Conservation Area has been prepared in accordance with the guidance issued by English Heritage and is intended to meet the statutory requirements and best practice guidance placed upon the local authority by the Planning (Listed Buildings and Conservation Areas) Act 1990 and Planning Policy Guidance 15.
- 1.7 The appraisal identifies the elements which positively contribute to and define the character of the Ilkeston Conservation Area. This document also identifies those elements which have a negative contribution to the character and appearance of the area and those areas where there is scope for improvement.

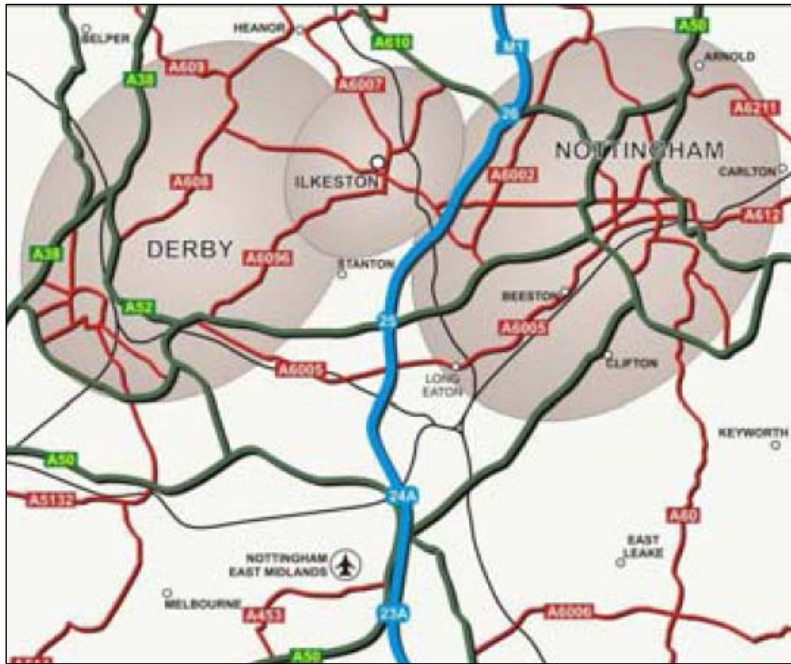
## **Planning Policy**

- 1.8 The main body of national guidance which affects the Ilkeston conservation area is contained in:
  - 1.8.1 Planning Policy Guidance 15 – Planning and the Historic Environment
  - 1.8.2 Planning Policy Guidance 16 – Archaeology and Planning
  - 1.8.3 Planning Policy Guidance 19 – Outdoor Advertisement Control
  
- 1.9 Local Guidance is included within the Erewash Borough Saved Policies Document, July 2008:
  - 1.9.1 Policy EV5 – Conservation Areas – Development Control
  - 1.9.2 Policy EV6 – Listed Buildings
  - 1.9.3 Policy EV7 – Buildings of Local Interest
  - 1.9.4 Policy DC10 Design
  - 1.9.5 Policy S1 – New Shopping Development in Existing Town Centres
  - 1.9.6 Policy S4 – Primary Shopping Frontages, Ilkeston and Long Eaton

## **Erewash**

- 1.10 The Borough of Erewash is located in the East Midlands, in the south-east of the county of Derbyshire, between the major cities of Derby and Nottingham. The area has a population of approximately 110,000 the majority of whom inhabit the three major urban centres, Long Eaton, Sandiacre and Ilkeston which lie along the boroughs eastern boundary. The remainder of the borough remains relatively rural in composition and is interspersed with smaller towns and villages. Within the Borough there are 20 Conservation Areas and 233 Listed Buildings.
  
- 1.11 In the North of the Borough Ilkeston and the surrounding villages and landscape sit on the southern tip of the Derbyshire, Nottinghamshire, Yorkshire Coalfield. The area has become dominated by the residential settlements associated with mining and has in more recent years become largely industrialised. As the mining industry has died out (and improved road and rail travel have allowed improved access to the area), alternative industries have been allowed to expand.
  
- 1.12 By contrast, the south of the Borough is home to the lowland flood plains of the rivers Trent and Erewash and is generally more rural in composition with settlements here being associated with the lace industry the growth of which was accelerated by the excellent transport links provided by the development of the canals and railways.

## Ilkeston



- 1.13 Ilkeston is one of three sub-regional centres in Derbyshire. The town is located in the south of the county in the Erewash Valley, 10 miles to the east of the City of Derby and 8 miles west of the City of Nottingham.
- 1.14 The first known documentary record appears in the Domesday Book (1086) as 'Tilchestune'; the modern form of the name evolved in government and church records over the following 200 years.
- 1.15 Situated on the top of a hill Ilkeston town centre allows glimpses of far reaching views across the surrounding countryside. These open aspect views to the horizon in the north east contribute significantly to the sense of place within the town centre (see Key Views and Vistas). Such glimpses provide a sense of tranquility to the otherwise densely developed urban surroundings.
- 1.16 The centre of the town is dominated by the Market Place at the highest point. The lower Market Place has served as a trading space for the town's people since the Market Charter was granted in 1252. The present Market Place was given to the town by the Duke of Rutland in 1838. The spaces have also provided social entertainment for the town, holding the annual fair now known as the "Charter Fair".
- 1.17 Ilkeston has developed to a linear plan form with the main shopping streets of Bath Street and South Street running on a north/south linear axis from the central Market Place.

## 2. Historic Development & Archaeology

### Origins & Historic Development



*Courtesy of Derbyshire Local Studies Library - [www.picturethepast.org.uk](http://www.picturethepast.org.uk)*

2.1 Until the second half of the 18<sup>th</sup> century, Ilkeston was a relatively small, agricultural settlement. In 1252 the Lord of the Manor of 'Elkesdon' was awarded a charter, permitting a weekly market and an annual fair. The fair was originally held in August, but later evolved into a 'statutes' or hiring fair in October. From the mid 19<sup>th</sup> century onwards, the entertainment aspect took over, leading to the popular annual event which continues to this day.

2.2 Ilkeston's later growth was based upon two major industries. The first of these was hosiery. The cheapness of labour in the East Midlands helped encourage the development of stocking frame and lace industry; first as a cottage industry and later based in workshops and factories. By 1850 Ilkeston had five hosiery and six lace 'manufactories' in operation. This included the town's first large factory, Francis Ball's Albion Works of c.1845 which survives to this day in the same family ownership.



*Courtesy of Derbyshire Local Studies Library - [www.picturethepast.org.uk](http://www.picturethepast.org.uk)*

2.3 Ilkeston's other major industry was mining. The exploitation of the surface outcrops of coal in the Ilkeston area has been carried out for centuries. This expanded rapidly in the 18<sup>th</sup> and 19<sup>th</sup> centuries to meet the needs of increasing industrialisation and population growth.

2.4 The exploitation of clay reserves and production of bricks was often carried out alongside coal extraction; examples of this practice were seen at the Ilkeston Colliery, the Carr Close Colliery and the Wash Meadow Brick & Tile Works. The use of local brick accounts for the strong local character of buildings in the Conservation Area.

- 2.5 The export of coal from the Erewash Valley mines required new transport links, including the Nottingham turnpike road and the Nutbrook, Erewash and Derby-Sandiacre canals. This gave access to the major trade routes down the River Trent and, from the early 19<sup>th</sup> century, to London and the south via the Grand Union Canal. The opening of the Erewash Valley Railway in 1847 gave Ilkeston a further transport link with the outside world, followed more recently by the M1 motorway.

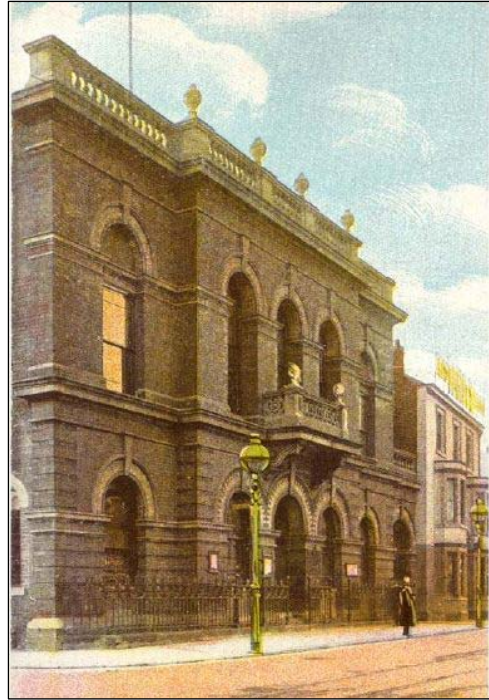


*Peacock Colliery, Ilkeston, c.1887.*

- 2.6 A legacy of the railway is the impressive 1400 feet long Bennerley Viaduct which is one of only two of its kind in Britain. Built in 1877 of wrought iron to carry a twin track across the Erewash Valley for the Great Northern Railway, it was closed to all traffic in 1973 and is now a Grade II\* listed building.
- 2.7 The Ilkeston area's other major natural resource is iron ore. The Stanton Ironworks was established around 1845. This, and other iron furnaces built later at West Hallam, Bennerley and Gallows Inn, provided a growing source of employment.
- 2.8 By the end of the 19<sup>th</sup> century, local collieries and ironworks provided employment for the vast majority of the local male workforce, with the factory-based textile industry a major employer of female labour. This relatively wide diversification of employment helped to offset some of the worst effects of the decline of coal mining that have proved so devastating elsewhere in the region. Industrialisation was accompanied by a rapid growth in the town's population; from under 2,500 in 1801 to over 25,000 by 1901 and over 30,000 by 1911 – around which level it has remained to this day.



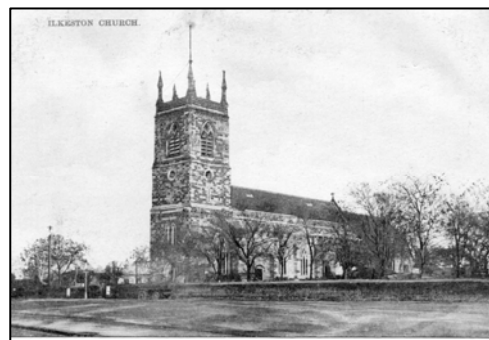
- 2.9 The town developed a progressive approach to the management of its affairs and in 1864 adopted the Local Government Act and set up a Local Government Board for Ilkeston which built a Town Hall in 1866 to an Italian style designed by R.C. Sutton of Nottingham.
- 2.10 On 15 February 1887, the Charter of Incorporation was received by the town. The new Ilkeston Borough Council went on to expand its activities and the first electric tram system in Derbyshire began operating in 1903.
- 2.11 The tram system continued to operate in Ilkeston until 1931 at which time it was completely replaced by trolley buses.



*Courtesy of AP Knighton  
www.picturethepast.org.uk*



- 2.12 Ilkeston's town centre is dominated by the Church of Saint Mary, a grade II\* listed building. Although generally believed to date to c.1150, the earliest fabric in the present building dates to the early 13<sup>th</sup> century. Its external appearance is largely the result of an extensive restoration in 1855 and the enlargement of the west end in 1910.



*Courtesy of AP Knighton  
www.picturethepast.org.uk*

## Archaeology

2.13 There have been a number of small archaeological finds in Ilkeston but there was little of significance until relatively recently.

2.14 In 2001/02 members and friends of the Ilkeston & District Local History Society uncovered the remains of two previously unknown buildings within the grounds of the Vicarage immediately adjacent to St Marys Church in the centre of the town.

2.15 It is believed that foundations uncovered during these excavations, following the discovery of a stone section in the brick boundary wall to the church yard, could be those of an early Barn the siting of which corresponds to the presence of a building shown on the earliest map of the town in 1598.



2.16 Alongside the “barn” further foundations were unearthed. These are believed to be of a mediaeval house which existed on the site.



2.17 In addition to the building foundations the 2001/02 archaeological investigations also unearthed a number of pieces of carved masonry which compared to an illustration of 1814 of what is believed to be the tomb of William de Cantelupe.

2.18 William was Lord of the Manor in the late 13<sup>th</sup> and early 14<sup>th</sup> centuries, he died in 1308 and his tomb originally stood in the chancel of St Marys. However, during the restoration of the church in the 1850s the tomb was broken up, removed from the church and left in the church yard. Eventually the fragments became lost until they were unearthed.



2.19 A number of finds including glass and pottery have been removed from the site. Some of the samples create anomalies in the historical analysis of the finds.

2.20 However, following extensive work by the volunteers and the carbon dating of samples by Oxford University it has been concluded that the finds do provide significant historical evidence of the development of the town.

### 3. Spatial Analysis

- 3.1 The linear form of the town, the strong built frontage to the street and the height of the buildings creates a strong sense of enclosure; they give an almost tunnel-like effect in Bath Street. This is further enhanced by the severe topography which draws people in a clear linear direction either descending from the Market Place towards Lower Bath Street in the north or ascending from Lower Bath Street in a southerly direction to the Market Place.



- 3.2 Buildings tend to become smaller in scale as one moves from Lower Bath Street to Upper Bath Street. The street also tends to narrow from its lower part (14m) to its upper part (11m). Whilst Lower Bath Street has the strongest linear form, the slight curve at the top of Upper Bath Street helps to heighten the sense of narrowness.
- 3.3 At the peak of the hill Upper Bath Street gives way to the openness of the Market Place providing a large open hard landscaped space. On Market days this space becomes a busy hive of activity in the heart of the town. The lower Market Place has provided for a street market since the 13<sup>th</sup> century. The present Market Place was given to the town by the Duke of Rutland in 1838 and enlarged in 1875.

- 3.4 To the east of the Market Place is the Church of Saint Mary, where the church yard provides the only green space within the Conservation Area. The church yard has been partially developed, firstly through the introduction of hard landscaping surrounding the Second World War garden of remembrance (which is accessed via concrete steps) and secondly through the construction of an architecturally poor extension to the church.



- 3.5 The church yard has a number of mature trees and small grassed areas to either side of the garden of remembrance and is enclosed along its main frontage with a stone wall. The main burial ground associated with St Marys is located to the rear of the building and as such is largely obscured and has little impact on the spatial character of the Conservation Area. The church yard is closed to burials.

*South Street*

- 3.6 The pattern of development in South Street is again predominantly tight to back edge of pavement although buildings are generally smaller in height, scale and mass than those found in Bath Street and the Market Place.

*Wharnccliffe Road*

- 3.7 The grain of development in Wharnccliffe Road is much less tight with wider plots and detached buildings. This area within the Conservation Area is predominantly residential in nature.

## Public Realm & Green Spaces

- 3.8 The public realm throughout the Conservation Area is predominantly hard landscaped streetscape. There are a number of seats in Bath Street and further seating areas in the Market Place. There are a few small scale street trees associated with the seating areas. These trees do not form a dominant feature within the Conservation Area and the overall sense of place within the streets and Market Place remains that of a densely developed, hard, urban townscape.



- 3.9 As previously stated, the only notable substantial green space in the Ilkeston conservation area is St Mary's Churchyard. Although the space does not integrate as a useable space with the surrounding public realm, visually the church yard does provide a green tranquil backdrop to the primary trading space and also makes a valuable contribution to the wider setting of the civic buildings surrounding the Market Place.

- 3.10 The church yard has a number of protected trees within it and provides some measure of ecological balance to the hard tight urban form of the town centre.



- 3.11 Equally there are a number of protected trees in small clusters around the town centre immediately along the Conservation Area boundary.

Although not all are within the boundary it is noted that the presence of good quality, well established street trees makes a significantly positive contribution to the wider character of the Conservation Area and provides a welcome contrast in the spatial environments experienced.

## Key Views and Vistas

3.12 The topography and tight linear form of development in Bath Street creates spectacular vistas up into the Market Place which are closed by the tower of St Marys Church dominating the brow of the hill.



3.13 The linear plan form and tight grain of development in the conservation area generally combine to prevent substantial notable views or vistas being created along streets or between buildings.

3.14 However, there are a few notable exceptions to this characteristic sense of enclosure. From Bath Street, the mouths of a number of side streets (including East Street and Station Road) offer glimpses of the open countryside that lies beyond the town's boundaries to the north and east. The grounds of the Museum offer similar views.



3.15 These glimpses allow for an appreciation of the setting of the town within the Erewash Valley and the wider landscape at the border of Derbyshire and Nottinghamshire.

3.16 There are a limited number of closed vistas to be glimpsed along streets within the conservation area and down the small alleyways leading off Bath Street. Such vistas are generally closed with buildings which have been designed and positioned to make an architectural statement within the towns building form and layout.



## 4. Character Analysis

- 4.1 The conservation area is considered as six small areas within the town centre. The areas are very much linked to one another architecturally, spatially and historically but each has a slightly different sense of place within the overall town centre.

### Bath Street

- 4.2 Bath Street is a tightly developed high street leading from the north of the town centre to the Market Place in the south. The topography is severe with Bath Street rising at a steep gradient, in a southerly direction, towards the Market Place. Locally the street is referred to in three sections from south to north: Upper, Middle and Lower (or Bottom End). The terminology relates to the gradient of the street.



- 4.3 Along its entire length Bath Street is lined with high quality buildings of significant architectural value.



- 4.4 Strong corner developments are a key characteristic of Bath Street with buildings specifically designed to address both frontages and create an architectural statement within the streetscape at junctions associated with both vehicular highway and the pedestrian footway.

- 4.5 Equally substantial first floor feature windows are a key characteristic with numerous fine examples of late Victorian and Edwardian first floor canted bays and numerous individually designed first floor feature windows surviving.



### **Lower Bath Street (Bottom End)**

- 4.6 Architecturally Lower Bath Street has some of the strongest built form in the town. Collectively the buildings in this area of the town form a distinctive group of fine buildings from the late nineteenth and early twentieth centuries. The buildings are three or four storeys in height and create a strong sense of enclosure to the street.

### **Middle Bath Street**

- 4.7 To the middle of Bath Street the height scale and massing of the built form is slightly less dominating than in Lower Bath Street. Although development is still tight to the back edge of pavement and is continuous along the street frontage there is an ever increasing sense of space and openness. This change in spatial aspect and the sense of place may be in part due the introduction of the pedestrianised area in the 1980s.

- 4.8 Middle Bath Street also has a wider range in the age of buildings with a number of fine examples from the 1930's surviving on the east side of the street.

- 4.9 Middle Bath Street has suffered the greatest alteration, intervention and loss of historic fabric in the Conservation Area. There are a substantial number of later developments within this section of the street.



### **Upper Bath Street**

- 4.10 The scale and height of built form continues to diminish in its sense of dominance and enclosure within the streetscape to the southern end of Bath Street. Where the street opens into the Market Place the built form is still tight,



enclosing the space but sweeps back to open up views across the Market Place towards the Library, Town Hall and Co-op buildings.



## Market Place

- 4.11 The Market Place is located at the highest point in the centre of the town and is enclosed by traditional historic and Civic buildings all of which are significantly positive elements of the special historic and architectural interest of the conservation area. Buildings around the Market Place include the Town Hall to the west (grade II listed), the Church of Saint Mary to the east (grade II\* listed) and the library to the south (grade II listed).



*Courtesy of AP Knighton  
www.picturethepast.org.uk*

The library was built with a donation from Andrew Carnegie, the Scottish-American steel manufacturer and philanthropist. In front of the library stands the Cenotaph, a grade II listed building unveiled in 1922 in memory of the First World War.

- 4.12 The north of the Market Place is edged with traditional red brick buildings from the late nineteenth and early twentieth century. The cast iron drinking fountain, which stands in front of these buildings, is a grade II listed building dating to 1889.

- 4.13 Set back to the north western corner of the Market Place is the Scala Cinema, a grade II\* listed building which still operates as a single screen cinema. The building has a distinctive façade and is an iconic building in Ilkeston town centre.



- 4.14 To the north east of the Market Place, Anchor Row is given a sense of enclosure by the boundary wall of the vicarage. At the end of Anchor Row, Ilkeston Masonic Hall was built as a Unitarian Chapel in 1869 (it replaced an earlier chapel on the same site). The building makes a potentially positive contribution to the character of the area, but has been subject to inappropriate alterations.

### **South Street**

- 4.15 Buildings here are generally smaller in height, scale and mass than those found in Bath Street and the Market Place. Most traditional buildings in this part of the Conservation Area are two storeys in height; the exception is the grade II listed Ritz Cinema, which has a prominent corner tower. With smaller frontages to the street, this part of the town is predominantly better suited to smaller local retail outlets.



### **Wharncliffe Road**

- 4.16 A number of the large detached dwellings in this part of the conservation area were designed and built by Harry Tatham Sudbury, a local architect of some distinction. His legacy of early arts-and-crafts style dwellings are a key characteristic of the built form of Ilkeston.
- 4.17 Tatham-Sudbury designed the Red House, Croft House and the Manse but, perhaps his most recognisable contribution to the town was the nearby United Reformed Church which was built of local red brick in an Arts and Crafts Gothic style with a green copper needle spire.



- 4.18 The former Police Station on Wharncliffe Road was designed by H. J. Kilford (Ilkeston Borough Surveyor) and completed in 1906. It makes a positive contribution to the character of the Conservation Area.

### **Quality & contribution of buildings**

- 4.19 Ilkeston is architecturally rich with numerous high quality buildings. The built form is distinctive with the tightly developed linear pattern of the town and the large number of surviving late Victorian, Edwardian and arts & crafts style buildings.
- 4.20 Ilkeston town centre is rare for the collective number of high quality buildings which survive within the town. The group value of the towns' architecture creates a distinctive townscape which sets Ilkeston apart from other comparable settlements.

## Unlisted buildings

- 4.21 There are a substantial number of unlisted buildings within the Ilkeston Conservation Area which are of significant architectural and historic value both as individual buildings and in terms of their contribution to the wider character and appearance of the conservation area.



- 4.22 A substantial number of buildings along Bath Street and the buildings designed by Harry Tatham-Sudbury in the Wharncliffe Road area are held on the Councils established Local List of buildings which are considered to be of architectural or historic merit locally.

- 4.23 102 Bath Street (right) is of particular note. The building stands intact as almost entirely original. Erected in the early 1930s the building was designed and built specifically for the relocation of the Ilkeston Woolworths store from upper Bath Street and continued in this use until the closure of the Woolworths store due to national liquidation of the company in 2008.



## 5. Buildings Survey

5.1 The areas have been individually assessed as part of this character appraisal and each building within the area has been considered for its contribution to the character and appearance of the Ilkeston Conservation Area.

5.2 The plans contained in the following pages illustrate the detail of the assessments carried out. The evaluation process is presented with buildings being colour coded according to the significance of their contribution to the character and appearance of the Conservation Area based on their architectural merit, current condition and level of alteration or intervention to their historic fabric.

5.3 The majority of buildings in the Conservation Area are not listed, but they possess architectural merit and make a positive contribution to the special interest of the Conservation Area. However, they have generally suffered some level of inappropriate alteration resulting in some loss of original fabric and/or historic detail. These buildings are not shaded on the map. Buildings are otherwise coded as follows:

5.3.1 **Lilac:** statutory listed buildings which inevitably make a positive contribution to the special historic and architectural interest of the Conservation Area.

5.3.2 **Blue:** unlisted buildings of architectural merit which survive largely in their original form and make a positive contribution to the special architectural or historic interest of the Conservation Area.

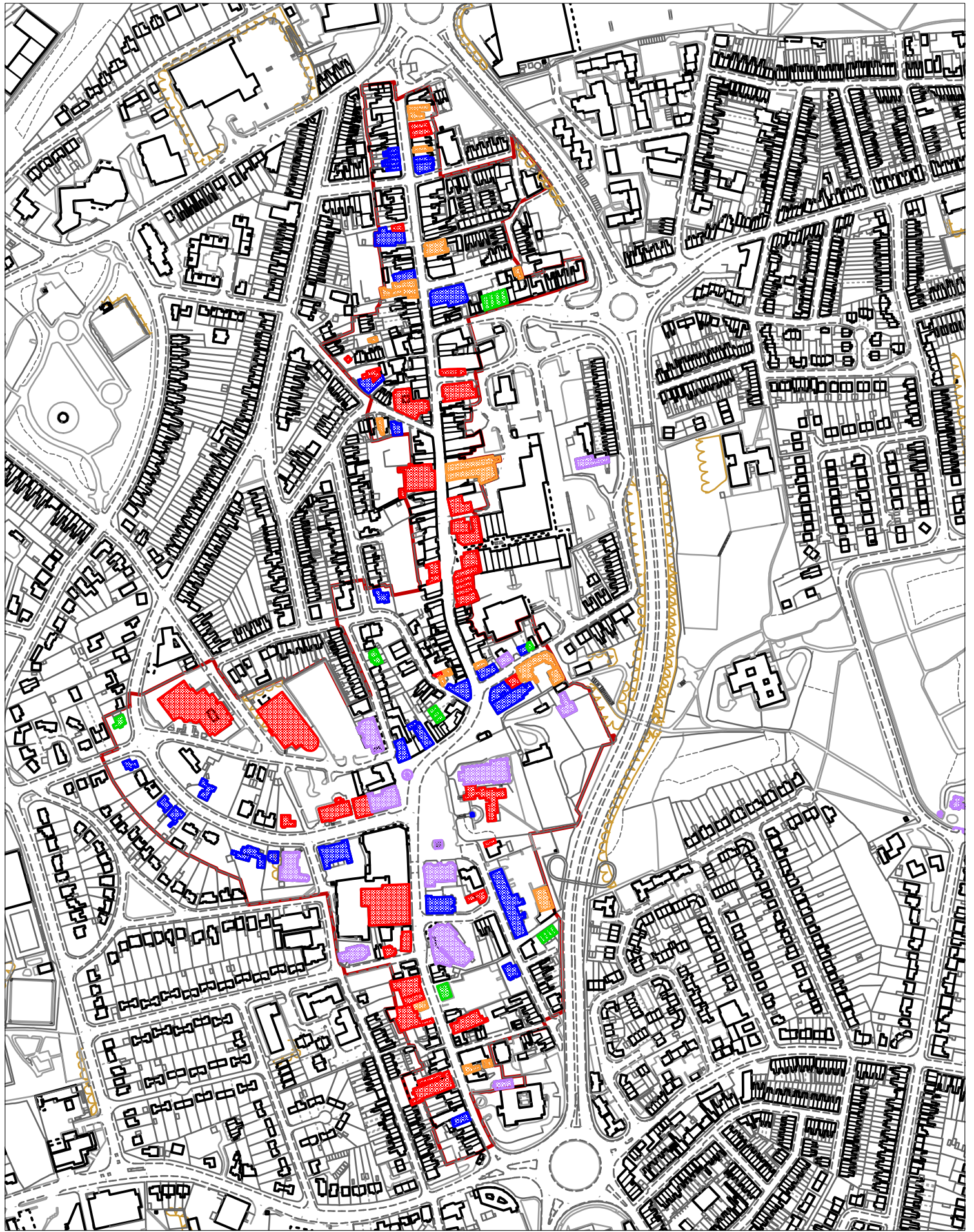
5.3.3 **Green:** unlisted buildings which have been assessed as being neutral in terms of their contribution to the character and appearance of the Conservation Area. These buildings have little architectural merit, but do not have any serious negative impact to the wider character and appearance of the Conservation Area.

5.3.4 **Orange:** unlisted buildings which are of architectural merit and have the potential to make a positive contribution to the special architectural or historic interest of the Conservation Area but which currently have a severely negative impact due to dereliction or severe inappropriate alteration and extensive loss of historic detail and fabric.

5.3.5 **Red:** poor quality buildings which fail to integrate with the surrounding high quality built form of the Conservation Area. These buildings are considered to be out of character and in some cases have a seriously negative impact on the character and appearance of the Conservation Area.

NOTE:

- 5.4 All building assessments have been undertaken by a visual, external inspection from the public realm and have only been considered in terms of the architectural or historic contribution of the given building to the wider character and appearance of the Ilkeston Conservation Area. The information contained in this appraisal is not intended to be an assessment of the structural condition of any building.



**EREWASH**



**Ilkeston Conservation Area**

Not to Scale

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**Contribution of Buildings**

- Positive
- Neutral
- Potentially Positive
- Negative



**EREWASH**



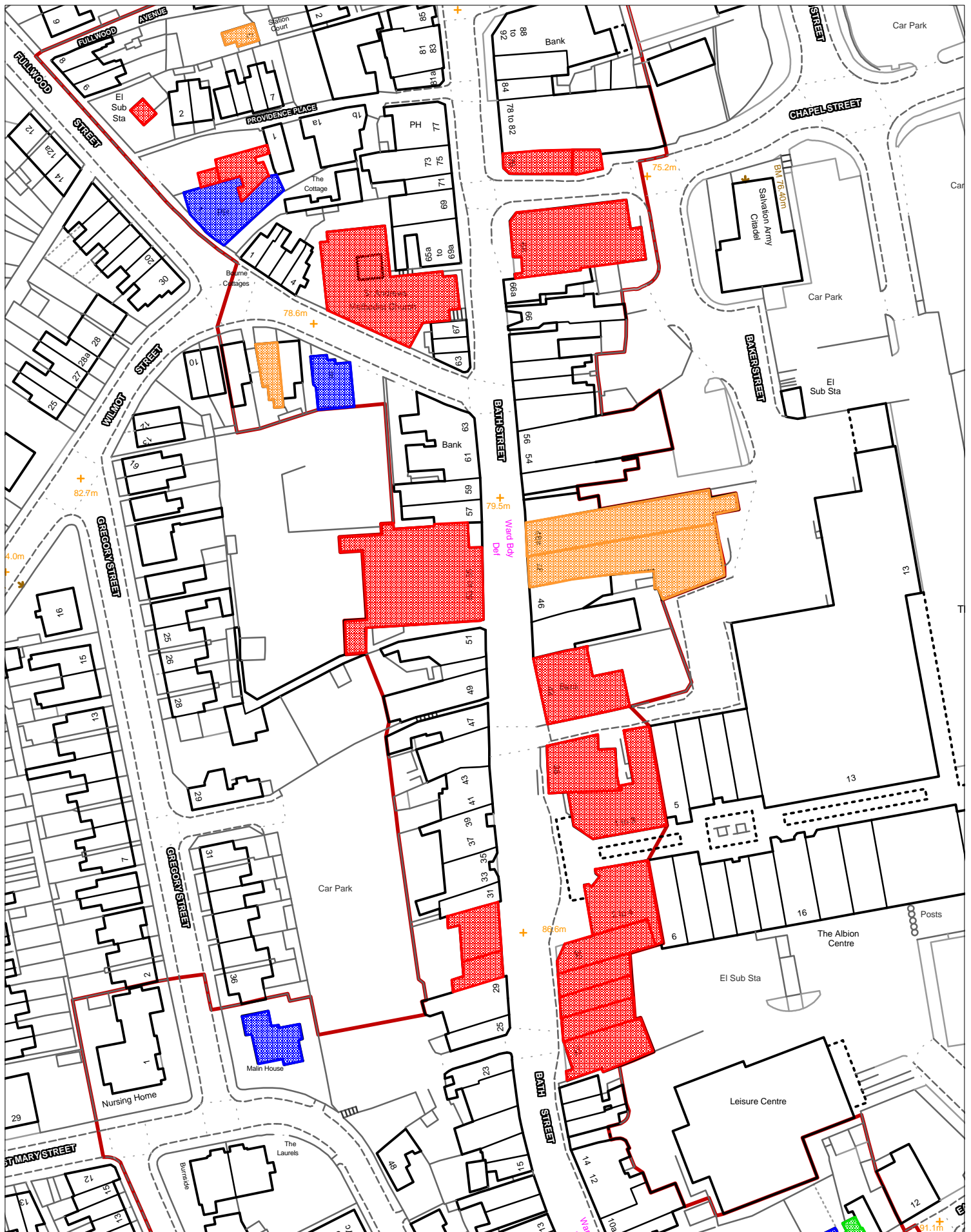
**Lower Bath Street**

Not to Scale

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**Contribution of Buildings**

- Positive
- Neutral
- Potentially Positive
- Negative



**EREWASH**



**Middle Bath Street**

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**Contribution of Buildings**

- Positive
- Neutral
- Potentially Positive
- Negative





ILKESTON

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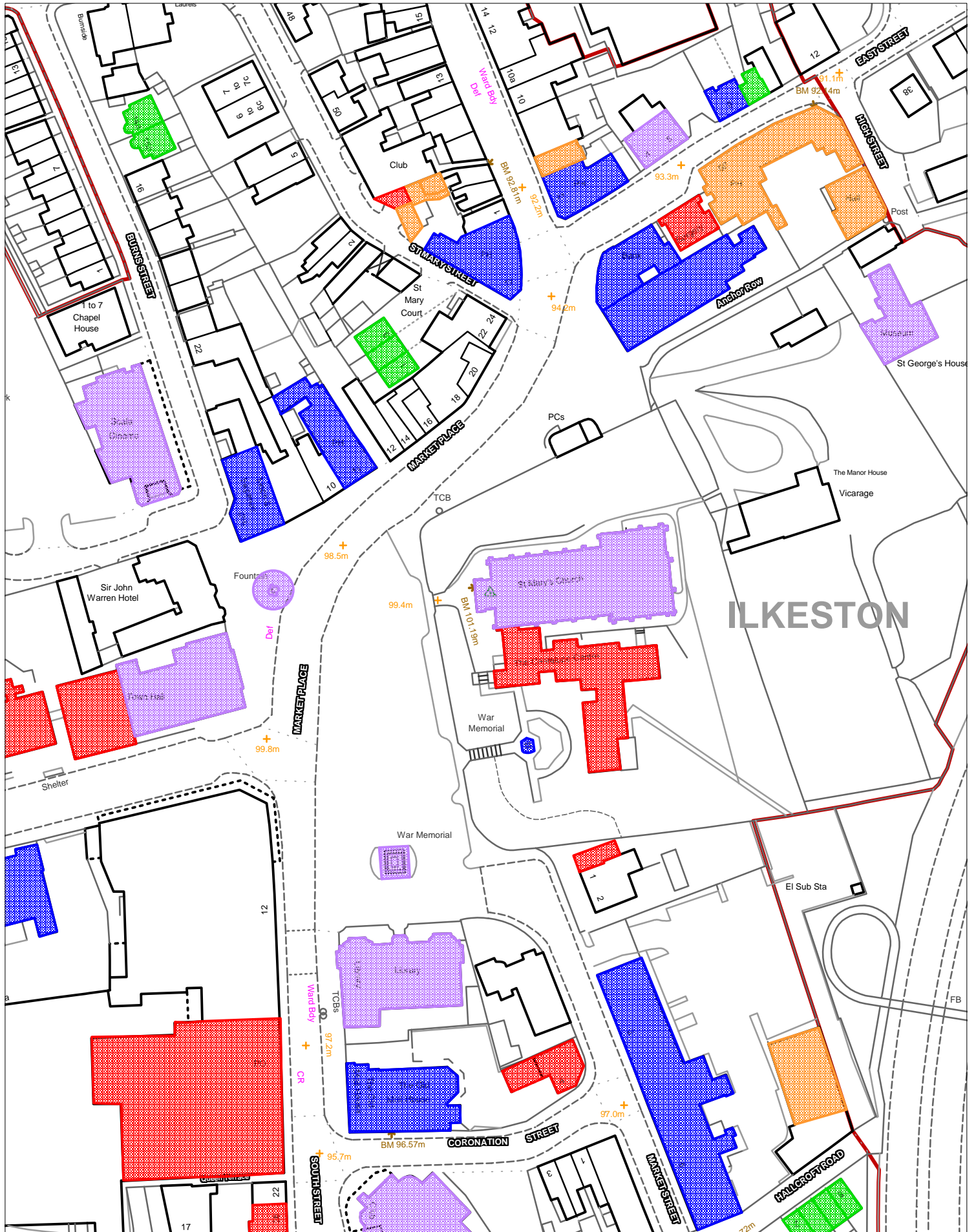
**Upper Bath Street**

Not to Scale

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**Contribution of Buildings**

- Positive
- Neutral
- Potentially Positive
- Negative



ILKESTON

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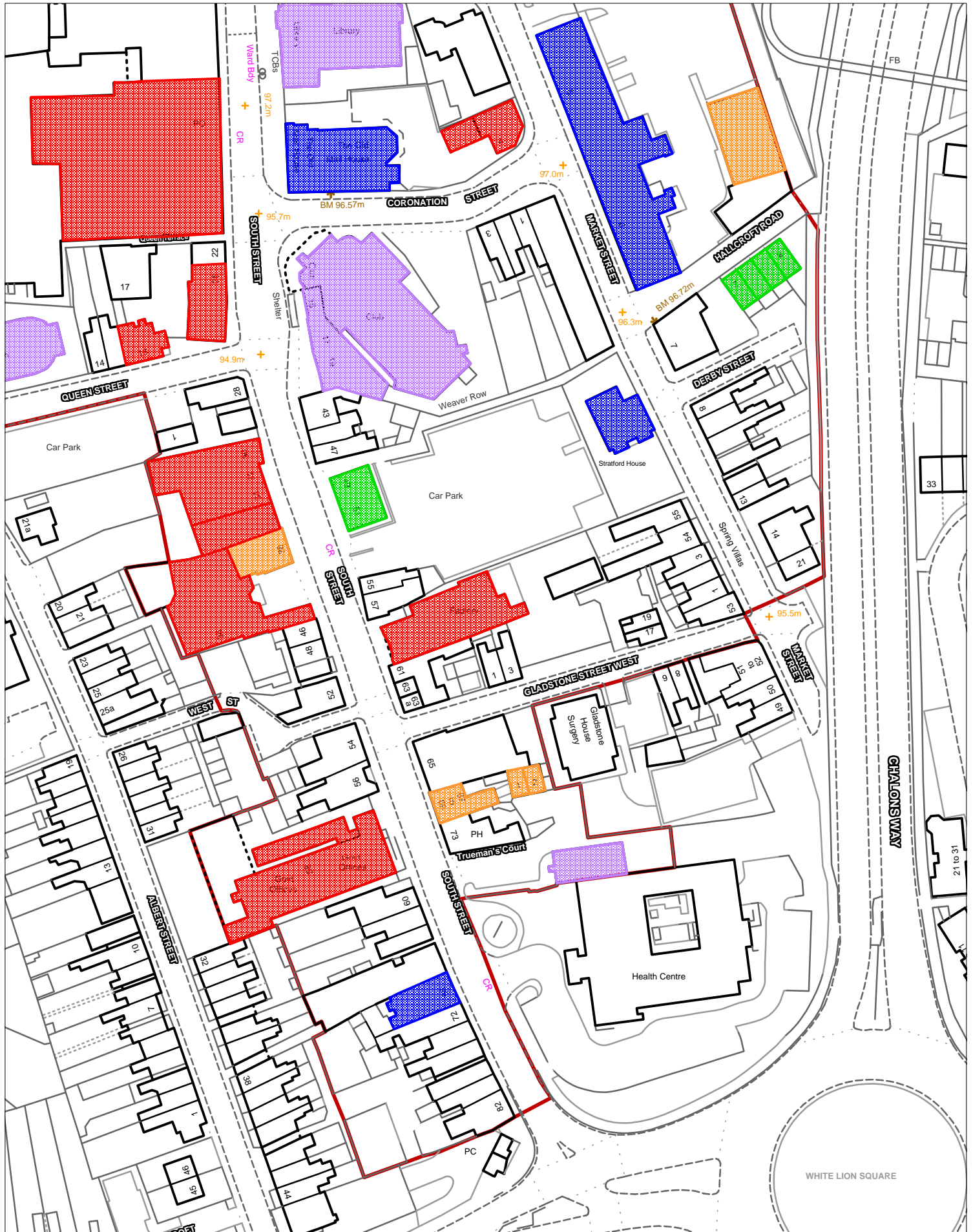
**Market Place**

Not to Scale

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**Contribution of Buildings**

- Positive
- Neutral
- Potentially Positive
- Negative



**EREWASH**



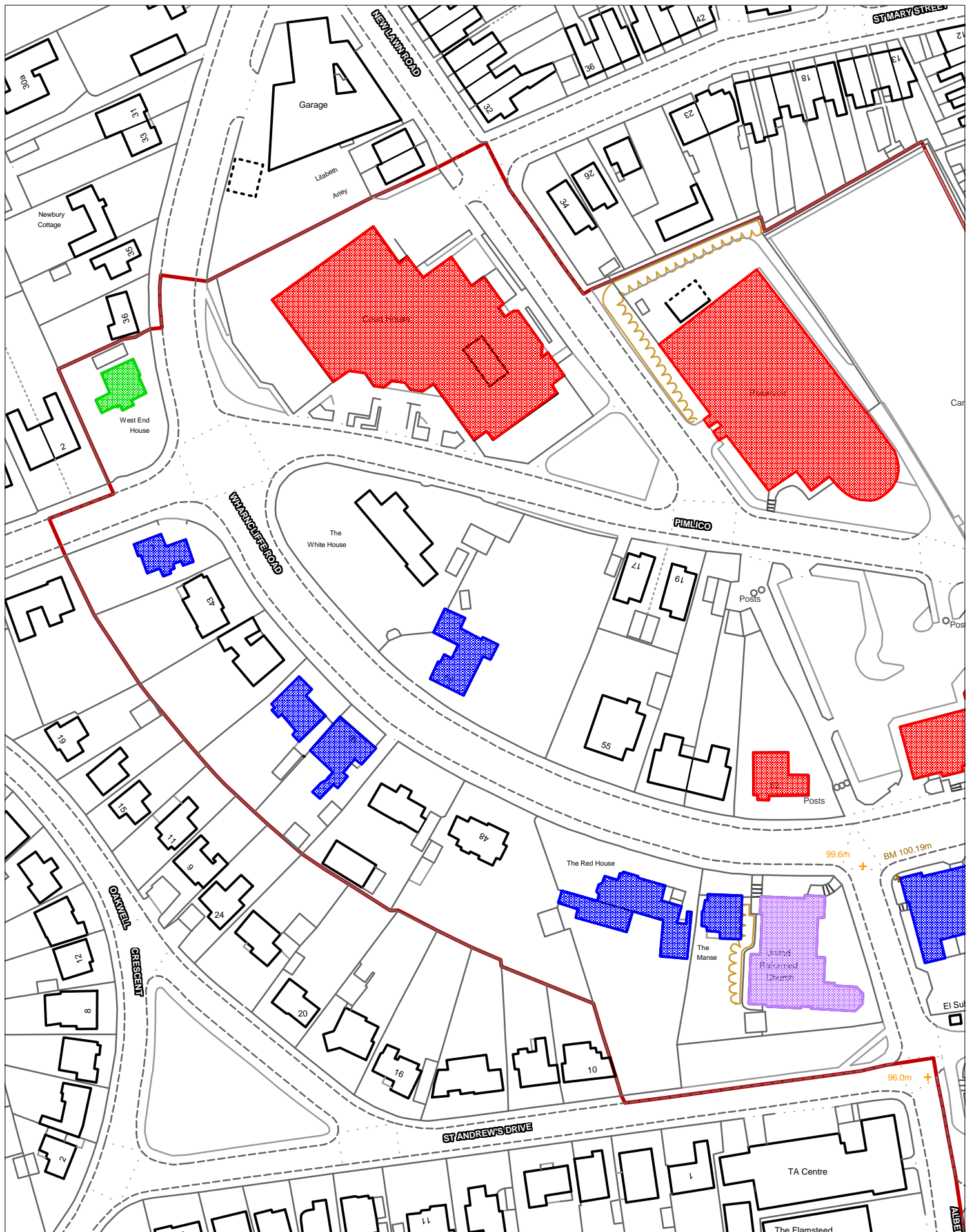
**South Street**

Not to Scale

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**Contribution of Buildings**

- Positive
- Neutral
- Potentially Positive
- Negative



**EREWASH**



**Wharncliffe Road**

Not to Scale

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**Contribution of Buildings**

- Positive
- Neutral
- Potentially Positive
- Negative

## 6. Materials & Details

### Local Details

- 6.1 As previously stated a key characteristic of the built form within the conservation area are the corner buildings throughout. Almost all junctions to both carriageways and footways are addressed by buildings specifically designed to form an architectural presence and active frontage at street level.



- 6.2 As would be expected of late nineteenth and early twentieth century buildings in the region many buildings are adorned with decorative terracotta embellishments & detailing. Detailing is noted particularly at the eaves of buildings, string coursing and window heads.



- 6.3 Large first floor windows to the traditional dwellings over the retail groundfloors are typical with a substantial number of decorative and feature canted bay windows.

- 6.4 The majority of windows to upper floors were historically traditional timber sash which appear from the examples surviving to have been predominantly glazed to a one-over-one or two-over-two pattern.



- 6.5 Barge boards, often plain but with a small number of decorative examples, feature on a number of buildings in the conservation area and are a typical traditional element of architecture from this period.

- 6.6 There are a limited number of examples of large brick chimneys which make a valuable contribution to the roofscape of the conservation area. Equally there are several dormers to roofs; although these are not a prevalent local detail these elements are valuable details of the individual buildings and add to the variety and interest of the collective built form within the conservation area.



- 6.7 Amongst the smaller residential terraces included within the conservation area decorative entrances and window detailing are a consistent feature of the built form.
- 6.8 There appear to be no complete traditional frontages surviving within the conservation area. However, there are a substantial number of ground floor retail units which have some detail surviving in situ.
- 6.9 Due to the tight grain of development in the conservation area there are few areas within the main town centre where there are notable boundary treatments. However, the Market Place contains a number of buildings fronted by attractive railings including the Town Hall, the Library and the adjoining Church Institute. Equally there are a number of substantial brick boundary walls which are significant in terms of their contribution to the character of the Conservation Area. Of particular note is the boundary walling to the churchyard, the vicarage and Dalby House (now Erewash Museum). This boundary creates enclosure to the eastern edge of the Market Place and along Anchor Row.

### **Materials**

- 6.10 The predominant building material throughout the conservation area is red/orange brick with stone dressings.
- 6.11 Decorative detailing to buildings is predominantly terracotta or decorative brickwork.
- 6.12 Roofs are traditionally Welsh slate with red brick chimney stacks and clay or terracotta chimney pots in a variety of styles.
- 6.13 Traditionally timber windows, shop fronts, barge boards and entrance doors were all prevalent features of the Conservation Area and whilst numerous fine examples survive intact there is an increasing amount of modern replacement in inappropriate materials.

- 6.14 The Market Place and Bath Street are surfaced in concrete blocks which were laid at the time of pedestrianisation in the 1980s. To these areas there is little evidence surviving of the original historic street layout, although some characteristic street furniture survives including gully grates on Market Street and the 'tram box' on the lower Market Place.
- 6.15 South Street, Wharnccliffe Road and the numerous streets included in the Conservation Area are predominantly surfaced with black tarmac to both carriage and footways. Footways are edged with concrete kerbs.

## 7. Negative and Neutral Areas

### The Extent of Intrusion & Change

7.1 A large number of inappropriate poor quality modern shop fronts seriously detract from the inherent quality of the Conservation Area.



7.2 Such inappropriate interventions have replaced the traditional timber frontages with modern replacements either in timber, aluminium or UPVC. The resultant impact of such replacement is the complete loss of traditional detailing and craftsmanship in the frontages. The collective impact of such losses is erosion of the intrinsic character, quality, historic, architectural and special interest of the Conservation Area.

7.3 Equally frontages are adorned with a plethora of signage and advertising of an inappropriate scale, design, quality and materials for the historic frontages on which they have been placed. In addition there is a conglomerate of free standing signage adding a substantial amount of clutter to the streetscape.



7.4 The collective impact of inappropriate signage and associated illumination is a serious issue in the Ilkeston Conservation Area and is having a significant negative impact on the character and appearance of the Conservation Area.



- 7.5 Detailed and decorative first floor windows are a key characteristic of Ilkeston Conservation Area. However, there are several examples of inappropriate alteration to these elements creating an uncomfortable architectural imbalance in the front elevations, which results in a significant detrimental impact on the wider character and appearance of the Conservation Area.



- 7.6 Many buildings have been fitted with security shutters, these are a modern element which inevitably detracts from the architectural quality and interest of the building on which they are placed. There are examples of large shutter boxes fitted to frontages which severely impact on the aesthetic appearance of the individual building. Again collectively the installation of inappropriate external shutters to retail frontages in the Conservation Area is eroding character and having a negative impact on the wider aesthetic appearance. Equally when retail units are closed and shutters are down; this results in a loss of human scale and active frontage to the streetscape enhancing a negative sense of place within the public realm.

- 7.7 Empty and derelict properties are causing serious harm to the appearance of the Conservation Area. There are several empty buildings which are currently in a serious state of dilapidation within the Conservation Area. The impact of these buildings is damaging not only aesthetically but also to the sense of place within the town centre.



### **Neutral Areas**

- 7.8 There are very few areas of undeveloped land within the Conservation Area boundary which would be determined as neutral areas.
- 7.9 Generally areas either have a positive sense of place within the Conservation Area such as the Market Place or St Marys churchyard as discussed or alternatively, areas are detrimental and damaging to the conservation area such as refuse areas for retail outlets, car parks etc.

- 7.10 A number of individual buildings have been assessed as being neutral in terms of their historic or special architectural interest and their contribution to the wider character and appearance of the Ilkeston conservation area. Whilst these buildings have been assessed as providing little positive contribution towards the character and appearance of the conservation area it is considered that they do not harm the character and appearance either.
- 7.11 If such sites were to be proposed for redevelopment in the future it may be appropriate to allow proposals for replacement of such buildings if the replacement would enhance the character or appearance of the Conservation Area.

## **8. Guidance**

### **Demolition**

- 8.1 A full building analysis has been undertaken for each of the six areas identified within the conservation area. Where buildings are identified as poor buildings having a negative impact (brown in colour) Erewash Borough Council would support the replacement of these buildings with new developments of appropriate design and quality for the conservation area.
- 8.2 Where buildings are identified as positive buildings regardless of contribution to the conservation area or current condition Erewash Borough Council will seek to retain such buildings and where necessary seek to secure appropriate restoration and repair. In line with national guidance Erewash Borough Council would only consider the demolition of a positive building where there is a proven case that the building is beyond repair and incapable of re-use. Erewash Borough Council would expect such an application to be fully supported with documentary evidence including evidence that the building has been offered for sale in the open market at a reasonable price to reflect its current condition for a minimum period of six months prior to any application for demolition being made to the local planning authority.
- 8.3 Erewash Borough Council will not support the demolition of listed or locally listed buildings.

### **Extension of Existing Buildings**

- 8.4 It is from time to time necessary to consider the extension of existing buildings to ensure that they remain in functional use.
- 8.5 Any proposed extension to established buildings within the conservation area should be of high quality design and materials.
- 8.6 The scale and massing of extensions should be appropriate to the scale and mass of the building on which the extension is to be placed and should also be harmonious with the surrounding built form. It is generally expected that extensions will be subservient to the existing established building with lower ridge heights and less mass in the footprint of the proposal.

## **Alteration of Existing Buildings**

- 8.7 The external alteration of historic buildings within conservation areas can seriously diminish the character of the built environment. Collectively alterations to buildings can result in substantial loss of historic detail, architectural character and special interest.
- 8.8 As such it is essential that alteration and change in the Conservation Area is carefully managed and controlled to ensure that the character and appearance of buildings and the special historic and architectural interest of the area is maintained and protected.
- 8.9 Erewash Borough Council will seek to retain all historic fabric and detail to traditional buildings in the Conservation Area.
- 8.10 Applications for planning permission which will result in the removal of original detail or loss of historic fabric, including windows and joinery, will not be granted permission.
- 8.11 Where original detailing has already been lost to inappropriate alteration and there is sufficient evidence surviving either on the individual building, in photographic evidence or in other examples within the local area, for accurate reinstatement the Local Planning Authority will seek to secure such reinstatement through the planning system when planning applications are submitted.
- 8.12 Inevitably there will always be a requirement within a town centre area for the alteration and replacement of shop fronts. Applications for new replacement frontages should be made in accordance with the Erewash Borough Council shop Front Design Supplementary Planning Document.
- 8.13 Several positive buildings are identified as being negative in impact within the Conservation Area. Many of these buildings are high quality historic buildings which have suffered severely inappropriate alteration to the groundfloor frontage. Through the planning system Erewash Borough Council will seek to reinstate traditional frontages of appropriate design and scale as when applications for replacement are submitted.
- 8.14 Signage and associated illumination to retail units throughout the conservation area is again seriously eroding the inherent character and quality of the overall built environment. Erewash Borough Council will expect that all new signage, including fascia boards, is appropriate in design, scale and materials for the building frontage on which it is to be placed. Signage should also be designed in accordance with the detail contained in the Councils adopted Shop Front Design Supplementary Planning Document.

## **New Development**

- 8.15 New development opportunities within the Conservation Area boundary are likely to be limited as there is very little potentially developable space available.
- 8.16 However, there are a number of key sites immediately adjacent to the Conservation Area that do, in part, overlap the boundary. The redevelopment of these sites will inevitably significantly impact on the character, appearance and wider setting of the Conservation Area and indeed the wider town centre as a whole.
- 8.17 Equally a number of buildings within the conservation area have been identified as significantly poor and detrimental to character and appearance. The replacement of these buildings with higher quality new developments would be desirable should the opportunity arise in the future.
- 8.18 New developments will be expected to respect and respond to the historic established grain of development within the town.
- 8.19 In the main retail core of Bath Street, South Street and the Market Place it is essential to maintain the character and appearance of the streetscape and therefore new buildings should be designed to have a strong street frontage. Strong street frontages create enclosure to the street and provide a continuous active frontage to the pedestrian areas. Such development would not only go some way towards achieving a harmonious architectural balance within the historic townscape, but would also create a safe, secure, desirable environment within the public realm and subsequently support the economic vitality of the town.
- 8.20 The rhythm and form of buildings should be maintained. Although some historic buildings are large they are effectively divided in elevational design to create a rhythm within the streetscape that is comfortable with the historic narrow building plots of the town centre. The larger building blocks within the established development of the town where continuous facades are deliberately designed to make an architectural statement are those buildings which were originally designed to serve as civic or public buildings. This established hierarchy in rhythm form and design should be respected and continued in any new development proposals.

- 8.21 Historically buildings throughout the conservation area have been well designed to clearly address both street frontages where a building is located at a junction. Equally buildings are historically well designed and of sufficiently high quality to present a strong architectural presence at junctions throughout the town. This methodology in plan form and architectural design is considered good practice and should be continued in any new development proposals.
- 8.22 A wide ranging palette of materials exists within the conservation area. Traditional natural materials are the predominant building materials to historic buildings although there are also examples of more contemporary materials such as concrete, glass and coated aluminium. It is not considered appropriate to dictate materials for newly proposed developments within the conservation area. It is however, vital that materials for new developments harmonise with the established traditional materials and are of sufficiently high quality to create high quality buildings to compliment the high standards of the established historic buildings.
- 8.23 It is not the intention of Erewash Borough Council to be prescriptive regarding the style of new buildings. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own.