

LONG EATON LACE FACTORIES

Conservation Area Appraisal



EREWASH



October 2005

EREWASH



LONG EATON LACE FACTORIES CONSERVATION AREA APPRAISAL

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Introduction

This Conservation Area Appraisal has been prepared in accordance with the guidance contained in paragraph 4.4 of Planning Policy Guidance Note 15 which states that “the more clearly the special architectural or historic 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.”

In preparing this appraisal document Erewash Borough Council intends to clearly identify the special architectural and historic interest of the Long Eaton Lace Factories Conservation Area. The appraisal is an attempt to give some clarity to the character and appearance of the area in order to establish what is considered significantly important so as to be desirable to preserve or enhance. It is intended that formal adoption of this document will provide support for officers of Erewash Borough Council when decisions are made through the development control process within the Lace Factories Conservation Area.

Furthermore the appraisal identifies the negative elements within the Conservation Area and in doing so provides some indication of individual areas where there may be scope for improvement / enhancement to take place.

It is envisaged that through the identification and recording of the important elements and character of the Lace Factories Conservation Area this document will prove valuable in the later formulation of detailed proposals and guidance for the preservation and enhancement of historic areas throughout the Borough.

1 Location and Setting

The Borough of Erewash is located in the East Midlands in the south-east of the county of Derbyshire sitting in between the major cities of Derby and Nottingham. The area has a population of approximately 110,000 (2001 census) 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.

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 improved road and rail travel have allowed greater access to the area enabling alternative industries to expand.

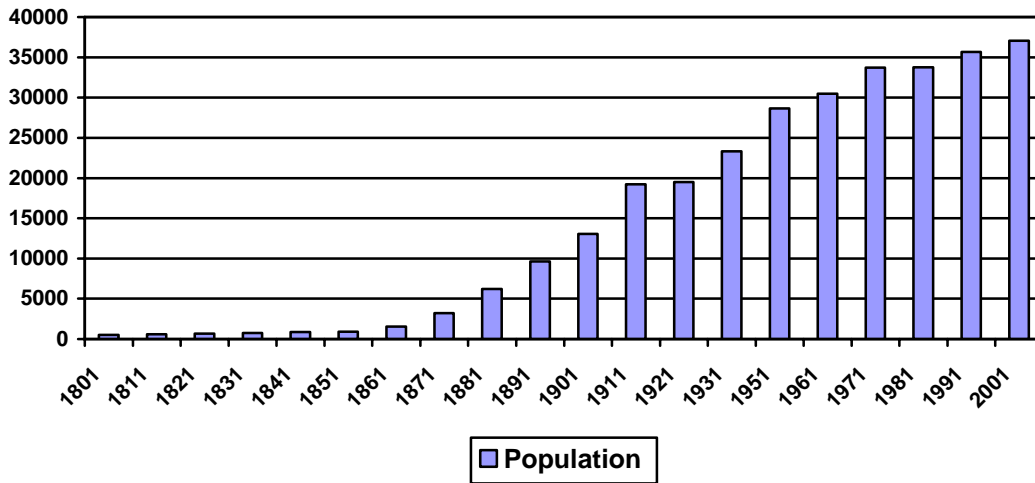
By contrast the south of the Borough is home to the lowland flood plains of the rivers Trent and Erewash and is generally more rural in composition with settlements here being associated with the lace industry the growth of which was accelerated by the excellent transport links provided predominantly by the development of the railways.

Long Eaton is situated eight miles to the east of Derby, lying to the south of the Borough on low ground close to the confluence of the River Erewash and the River Trent.

Long Eaton began as a small agricultural village and did not experience major growth until the mid-19th century when the arrival of the railway and the later development of the lace making industry kick-started the towns expansion.

Table 1 overleaf indicates that at the beginning of the 18th century the population of Long Eaton was only 504, growing steadily until 1851 when, over the next four decades, the population exploded with the population doubling every decade. The population of Long Eaton increased significantly in 1931 and 1951 as a result of the inclusion of north and south Sawley.

Table 1 - Population of Long Eaton 1801 to 1991



Long Eaton as we see it today has developed in an area on the lowland flood plains of the rivers Trent and Erewash, around the southern end of the Erewash canal. The town is located to the east of the Trent Valley Washlands which run through from Burton on Trent in the west to Long Eaton in the east. There are excellent transport links to Long Eaton with the major road networks of the M1 motorway and the A52 dual carriageway both running within approximately 2 kilometres of the conservation area.

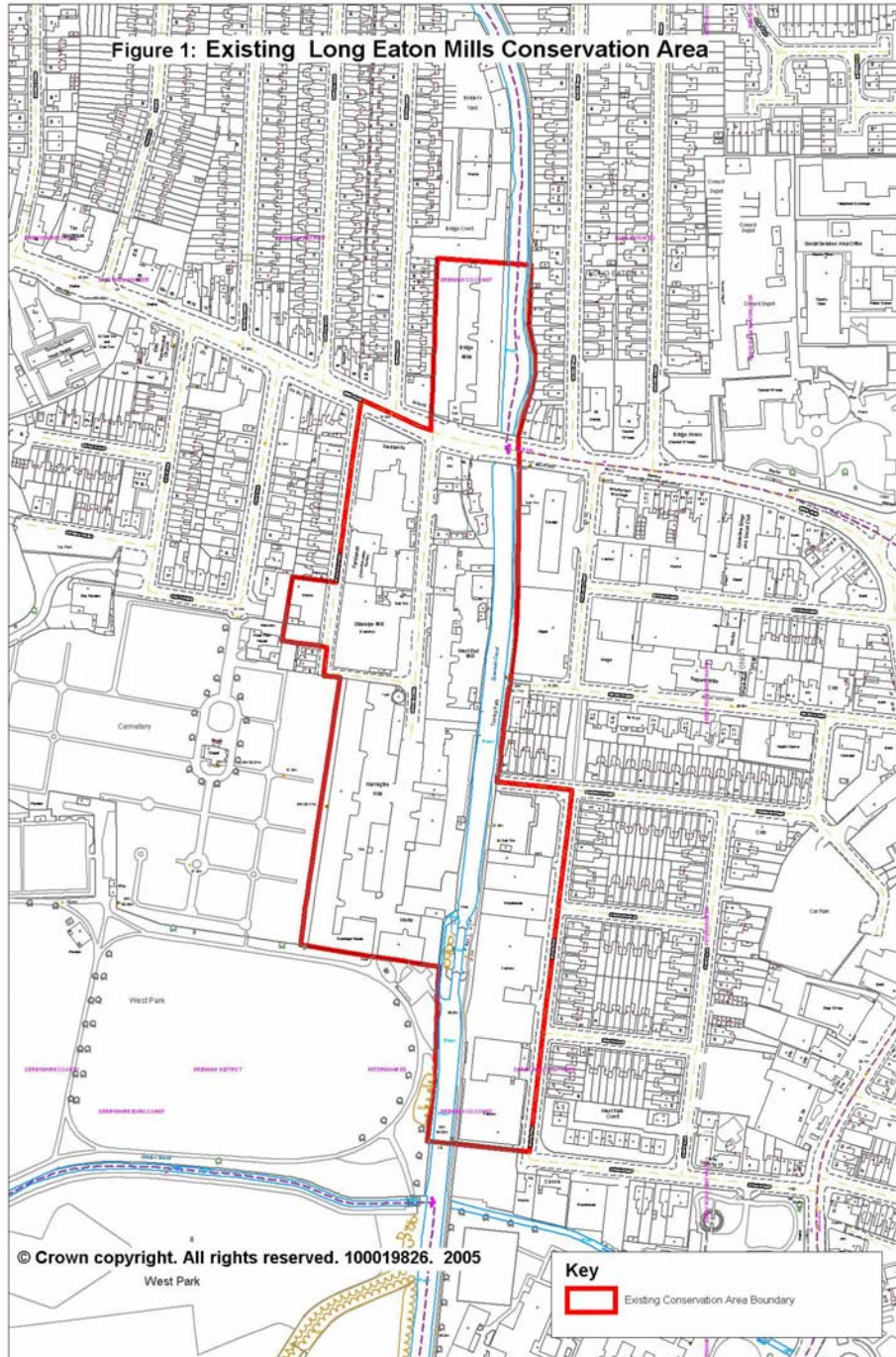
2 The Existing Long Eaton Mills Conservation Area (Figure 1)

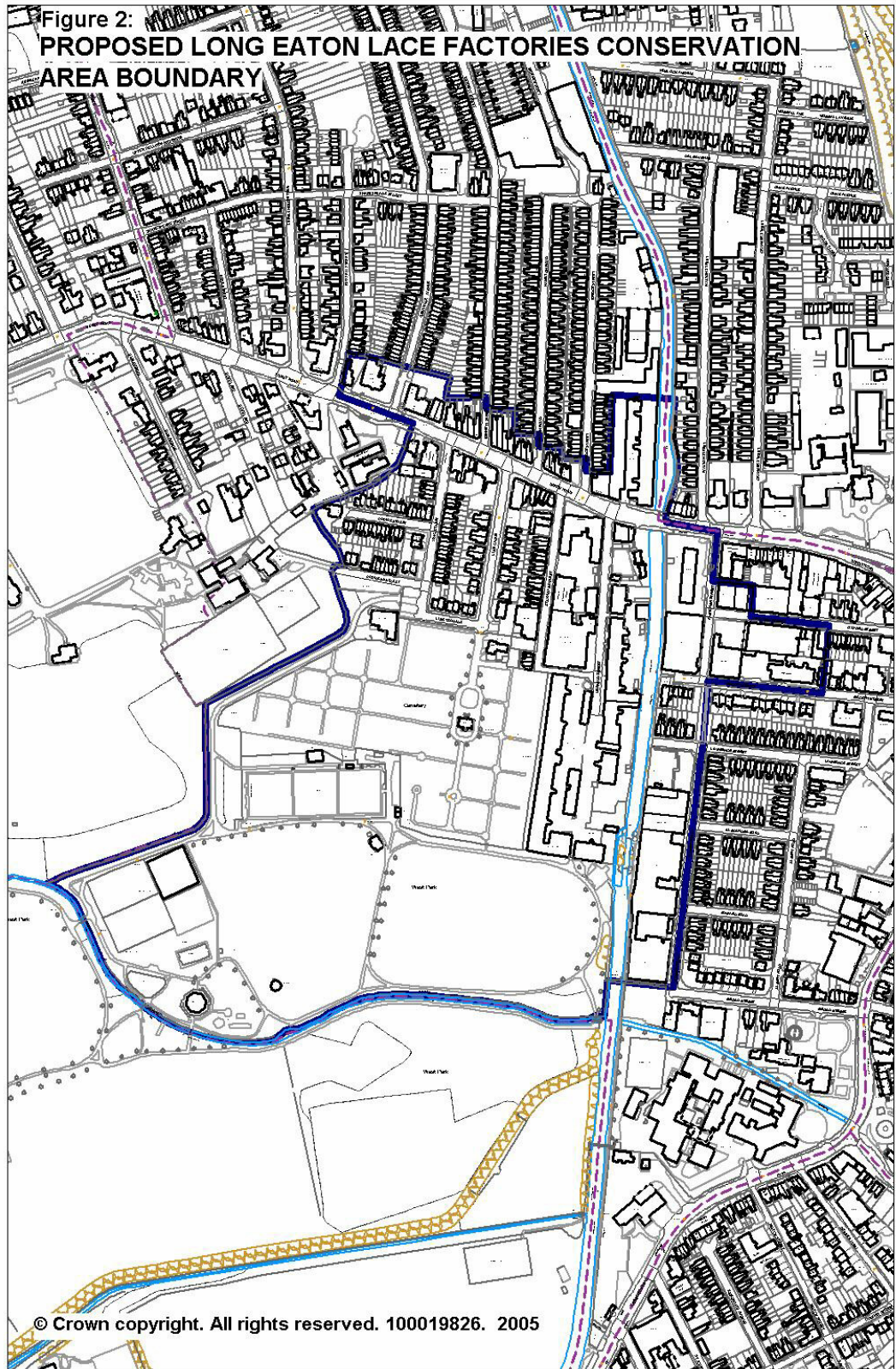
Designated in February 1983 the Long Eaton Mills Conservation Area is dominated by the large imposing industrial buildings which are the legacy of the towns association with the lace industry. There are four large imposing lace factories in the existing Conservation Area which also includes a number of one and two storey industrial buildings which range in date from 1903 to 1906. Though these buildings are much less substantial they still have architectural merit in their design and in most cases they remain largely unaltered.

A further significant feature of the Conservation Area is the Erewash Canal and Long Eaton Lock which is the only listed building within the existing Conservation Area.

It is considered necessary to extensively extend this original Conservation Area Boundary to include all of the historically and architecturally significant area associated with the main Mill Buildings. In addition the existing Conservation Area shall be renamed as the Long Eaton Lace Factories Conservation Area as the main buildings were in fact originally steam powered and not water powered from a mill race therefore they are not lace mills but are in fact lace factories. The newly proposed boundary is shown as

the proposed boundary map (Figure 2) and the content of this appraisal shall take into consideration all elements within this boundary.





3 Historical Development

Archaeological work in the Trent Valley using the evidence of crop marks disclosed by aerial photography indicates that there was significant prehistoric settlement in the low-lying areas in which Long Eaton is located.

There is evidence of Neolithic and subsequent settlement on land between Long Eaton and the River Trent and there are several areas of crop marking around Long Eaton though none of these have been excavated.

On the south bank of the River Trent opposite Long Eaton, Red Hill has an important iron-age site believed to date from 500BC which was inhabited during Roman times.

All of the main settlements surrounding Long Eaton have names of Anglican or Anglo Saxon origin and in particular have –ton endings i.e. Barton, Breaston, Long Eaton, Elvaston, Hemmington, Lockington, Thrumpton and Toton.

A stone axe believed to be some 5000 years old was discovered on the bowling green on West Park this is the earliest recorded evidence of man within what is now Long Eaton. However, the town is located just a short distance from Sawley where there is a Roman road from Derby (Little Chester) to the river Trent.

The original small agricultural settlement was named from the Anglo Saxon 'Aitone'. The name 'Aitone' is the first recorded reference to the town in the Domesday Book of 1086. In 1228 Aitone was given the prefix Long probably in reference to the length of the village.

In 1779 the Erewash canal was completed at a cost of £25,000 thus providing the first major transport links for the towns and villages of the borough. However, the development of the canal system to transport coal from further north in the Borough at Ilkeston down to the River Trent was not a catalyst for major expansion within the town in fact such expansion and growth did not take place until much later with the arrival of the railways.

The railway arrived in Long Eaton in 1839 when the Derby to Nottingham line was opened on 4th June. This major transport link was further boosted by the opening of the Erewash Valley Railway in 1847. Such improvements in transport brought Long Eaton into the throws of the industrial revolution and the town became a centre for lace production. Industrialisation led to rapid growth for the small agricultural village and by 1870 Long Eaton had transformed into a modest town with a population of approximately 3,000.

The expansion of the town was predominantly due to the lace industry with the first reference to a lace factory being recorded in 1831, although the first large scale, four storey, lace factory was not constructed until the early 1850s. This factory was built just off the Market Place in the town centre by Joseph Austin and was demolished in the 1960s. An extension to the factory was

built in 1882 but, unfortunately, burnt down shortly after completion. The extension was rapidly rebuilt and remained until the construction of the retail units on Waverley Street.

By 1837 an embryonic lace industry was well established but the industry was still overshadowed by agriculture and the small village settlement was still controlled by the farming community. There are various explanations as to why the lace industry developed in both the wider East Midlands and Long Eaton. The manufacture of lace is, in some measure, an off shoot of the hosiery industry which was already well established in the area. The East Midlands Geographer stated that the concentration of the lace industry in the area depended on one or more of the following: the market, the availability of capital, labour and materials. The lace market in Nottingham would, at a later stage, become an important factor in the growth of the industry however; at this early stage it is not an important consideration. Likewise the availability of capital is not in itself an important factor. However, the Nottingham area had an abundance of skilled workers who were able to transfer their knowledge acquired in the hosiery industry and adapting this to the developing lace industry. In his book Reedman (1979) stated that Long Eaton prospered at the expense of Nottingham, primarily due to union activity in the city, the availability of cheap land and cheap rates due to a lack of services in the town. However, Sheila Mason (1994) states that between 1875 and 1885, when a large number of firms moved out of Nottingham, the number of machines in the Nottingham area doubled, an increase which the city itself could not accommodate.

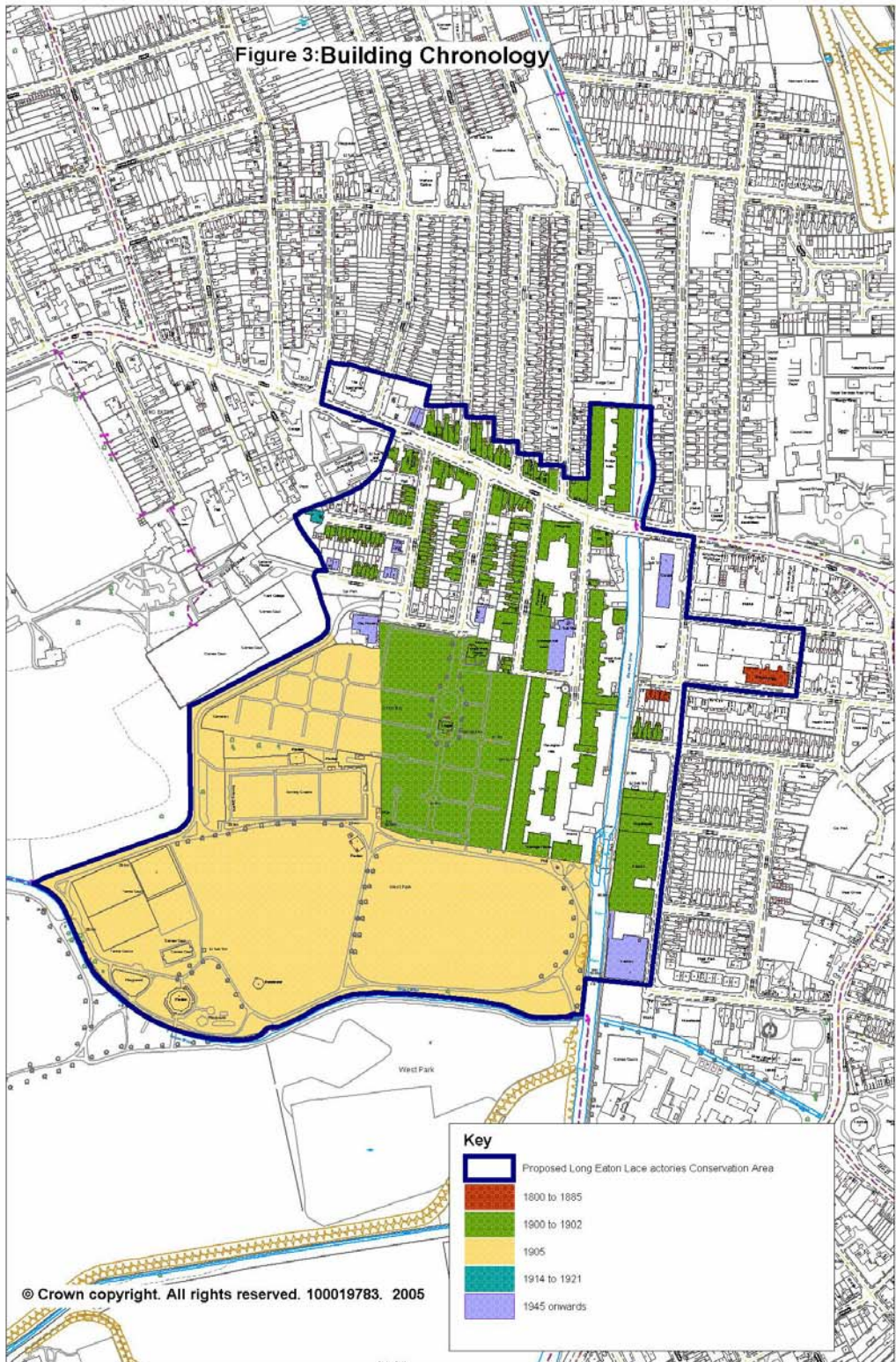
The 'lace factories', though no longer in active production, still dominate the sky line of Long Eaton today and in essence form the Long Eaton Mills Conservation Area which borders the Town Centre Conservation Area.

By the early 1900s the population of Long Eaton and neighbouring Sawley had risen to nearly 20,000 and the lace trade was at its height. In 1905 the town had some 800 lace machines with 1,200 Twisthands operating them.

In 1905 some 17 Acres of land was purchased for the sum of £2,650 this land became the first major public open space open to and for the enjoyment of the people of Long Eaton. In 1912 a further 8 acres of land was acquired from the Earl of Harrington and the park boundary was extended to the East to border with the Erewash Canal. In 1913 the park was renamed West Park and a footbridge was opened to provide access from Broad Street. Further extensions to the park came again in 1928 with 37 acres bringing the western boundary out to Wilsthorpe Road and again in 1949 with an additional 65 acres of land to the south to bring what is now known as the Fox Covert Nature Reserve within the boundary of West Park which increased the park to todays total land area of 127 acres.

The building chronology map (Figure 3) clearly shows that the majority of growth and development in the Conservation Area took place over a very short five year period between 1900 and 1905.

Figure 3: Building Chronology



Spatial Analysis

As shown by the Land Use Map (Figure 4) the Conservation Area is a mixture of residential, commercial, industrial and retail areas and all are interdependent but all have their own unique character.

Derby Road, one of the main traffic routes through Long Eaton, is located to the north of the conservation area. On busy days the volume of traffic can be daunting to pedestrians; the provision of numerous crossing points does aid the pedestrian when crossing Derby Road but during certain times of the day does cause a build-up of traffic. In contrast to the busy Derby Road, both Leopold Street and King Street are quiet roads servicing the residential areas to the south of Derby Road.

Both Lime Grove and King Street display contrasting housing styles and living environments. Lime Grove, a thoroughfare lined with mature trees, is made up of Victorian semi-detached houses with the cemetery chapel providing a focal point. King Street, Prince Street and Princess Street are, in contrast, made primarily up of high density Victorian terraced housing with later infill developments.

In stark contrast to the residential area, Leopold Street provides a glimpse into Long Eaton's historic industrial past. Access to the area is via a poorly located junction leading onto a narrow, often congested street. In contrast to its neighbours Leopold Street feels quite oppressive as it is lined by the imposing lace factories and other associated buildings producing, in places, a canyon effect.

Leopold Street occasionally offers the pedestrian startling and unexpected views; from glimpses into the factory complexes to rows of workers housing and, at the very end, the vast openness of West Park; the change from industrial area to civic park is accentuated by a narrow confined path located between two buildings. West Park and the neighbouring cemetery provide an area of tranquillity within easy reach of the town centre. The park is a large expanse of quiet open green space which is surrounded by tree lined walkways and offers a variety of leisure activities for visitors.



Access to West Park is via numerous entrances. A path leading from King Street is, although well kept, uninviting due to its isolation and lack of adequate lighting, the entrance from Leopold Street can create conflict between pedestrians and vehicles primarily due to the lack of a footpath while access via the cemetery is also uninviting primarily due to the lack of lighting, the poor state of the footpath and the perceived isolation of the area.

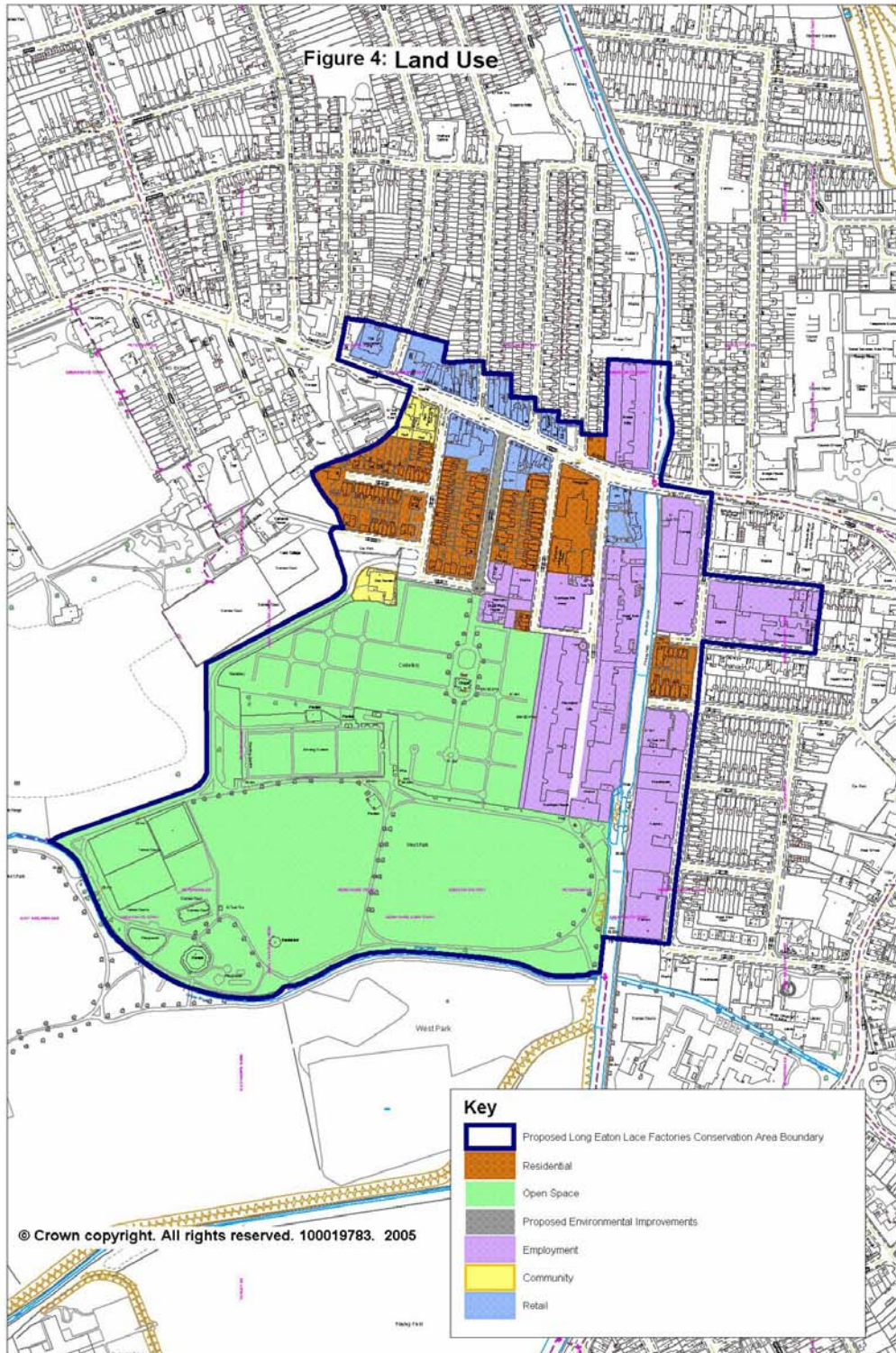
Although located close to the town centre and a busy thoroughfare, Leopold Street feels extremely isolated which can affect people's perceptions of the

area. By day the area is busy with the usual day-to-day business activities however, at night the area suffers from its isolation providing a haven for vandals making the area feel inaccessible.

The conservation area is tarnished by the poor state of repair of the roads, footpaths and many of the buildings. The footpaths leading through the cemetery to West Park are uneven, deteriorating and made up of various materials. Many of the factories are in need of some maintenance as are some of the residential properties.

Attention needs to be given to the holly trees located within the cemetery; at the present time they obscure the eastern elevation of Harrington Mill, detracting from the monumental buildings which originally would have provided a stark backdrop to the civic park.

Figure 4: Land Use



Character Analysis

Architecturally the area is very diverse with a combination of historically and architecturally significant industrial buildings, associated housing and later retail development. In addition the Conservation Area includes some of the town park which has provided a green open space for the residents of Long Eaton since it was established in 1905 and the town cemetery and chapels. Historically the area is vitally significant to the development of the town locally as it was the seat of the majority of industrial development which created the growth of the small agricultural settlement into the substantial town which we see today. Indeed it has been said that Long Eaton was built on steam and lace a quote which is largely proven when the historical development of the modern day town is considered. Additionally the town is historically significant for the contribution it made to the internationally famed Nottingham Lace industry the architectural legacy of which characterises the Long Eaton Lace Factories Conservation Area.

The legacy of Long Eatons industrial past has left the town architecturally rich in terms of its industrial heritage. The most significant buildings within the Conservation Area are the imposing red brick lace factories which stand along the Western edge of the Erewash Canal. Architecturally the buildings are imposing purpose built industrial factories that were constructed around the 1880s for the mass production of lace which later became famed on an international scale as 'Nottingham' lace. Each of the main factory buildings, of which there are five in the Conservation Area, is built to a set pattern which appears to have been the standard for lace factories nationally. Each factory is four storeys in height and has large multi paned cast iron framed windows designed to bring in the maximum amount of light to the factory floor, as previously mentioned each factory has a number of turnpike stair cases which are housed in turrets thus allowing the main internal floor space to be uninterrupted and so be utilised for the housing of the large machinery required for the production of lace.

The most distinctive gateway into the Conservation Area is the approach along Derby Road from the West where the boundary begins at the junction of where Derby Road is joined by Russel Street. This is the most significant approach to the area and indeed to the whole town as it is the first impression visitors travelling in from the major road links of the M1 motorway and the A52 dual carriageway have of Long Eaton. This approach brings visitors clearly along Derby Road providing open views of Bridge Mills to the left and allowing glimpses along Lime Grove into the cemetery and onto the associated Chapels.

Derby Road canal bridge is the first main gateway into the Conservation Area when approached from Long Eaton Town Centre, at this point the vista is more or less closed by the road gradient as the visitor approaches the bridge. Once on the bridge the views open up to provide a clear view of Derby Road and spectacular views of the Erewash Canal. The approach to the bridge provides visitors with their first experience of the imposing lace factory buildings which make this Conservation Area so distinctive.

BRIDGE MILLS

This collection of buildings is the most complete as a group as the various sheds survive on this site alongside the main factory building. Built in 1902 by Francis Perks to the designs of a local builder, John Sheldon



Bridge Mills was the last multi storey, steam powered tenement lace

factory to be built in Long Eaton and was in fact constructed after the town already had its first electrically powered lace factory building. Bridge Mills also had a north light shed to the west of the site which took its power by line shafting across the yard between the two buildings.



HARRINGTON MILL

This is the largest single building in the Conservation Area, the first phase by Poxon and Rice was completed and opened in 1887 with the remainder of the building being completed shortly afterwards by Wheatley and Maule, this factory was at the time of building reputed to be the largest lace factory in



England.

The traditional roof slate to this building has been replaced with

concrete tiles and the building has in recent years been extensively cleaned.



WHITELEYS MILL

Built in 1883 this factory is quite distinctive decorative façades with two substantial gables which appear to have a somewhat Dutch influence in their style. This building is also characteristically different in its windows which are more prominently arched than those on the other lace factories in the town.



WEST END MILL



Built in 1882 this is the earliest of the lace factories in the Conservation Area. An imposing square building which stands on the edge of the Erewash canal this factory appears to have the least architectural embellishment of all of the factories in the Conservation Area. West End Mill was built with structural ties in place as part of the original design as it was anticipated that the

vibration and weight of the heavy lace machinery would cause the external structural walls to shift outwards therefore the buildings long term integrity was secured in the method of design.

WILLATTS MILL

Partially demolished Willatts Mill has undergone the most alteration of any of the Long Eaton Lace Factories, many of the original windows have been lost to later inappropriate replacements. This is also the only large lace factory included in the Conservation Area which is on the eastern side of the Erewash Canal. The structural ties on this building contain the letter 'H' which stands for Hooley, the original owner of the factory.



In addition to the main factory buildings noted there are number of smaller factories in the area which were also associated with the lace industry and are considered to be buildings of interest in the Conservation Area (Figure 4).



These smaller buildings add to the industrial character of the area and make a valuable contribution in terms of the architectural detail incorporated in their construction, they also give a distinctive shape and character to the skyline of the area.

A key feature of the lace factories Conservation Area are the chimneys associated with the factory buildings, there are three tall imposing brick built chimneys associated with Willatts, Harrington and Bridge Mills. Unfortunately the chimney at Willatts Mill was reduced in height in recent years and as a result lost the distinctive top section which is made up of a number of hollow cast metal sections bolted together. The chimneys at Bridge Mills and Harrington Mills have both been fairly recently repaired and are at present in fairly sound condition.

The fourth chimney is much smaller and was erected with the Co-op bakery in Fletcher Street, the majority of the bakery has since been demolished. A small amount of the bakery complex survives to the South and this includes the small chimney which although currently in a poor state of repair adds a significant amount of character to the area along the canal side.

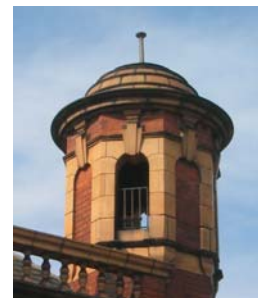


Historically the canal is one of the most significant features of the Conservation Area. Constructed in 1779 at a cost of £25,000, the canal was primarily used to transport coal from the coalfields in the north of the Borough down to the River Trent in the south of the Borough to be transported further a field. The canal also provides the area with one of its few listed buildings, the Grade II Listed Long Eaton Lock by the engineer John Varley. At present this section of canal is a 'dead end' however there is a canal preservation trust locally who are working hard to re-open the Derby to Sandiacre Canal. If successful this will provide a circular waterway which will be navigable in a weekend and thus will greatly improve the leisure



potential for the Lace Factories Conservation Area whilst re-establishing historical transport links with the neighbouring city of Derby.

Along Derby Road the architecture changes significantly, here the buildings are now largely retail premises, although most were originally built as residential dwellings and were later converted for retail use. It is unfortunate that there are few elements of traditional joinery remaining on these buildings with the majority of traditional windows and joinery details having been lost through insensitive alterations carried out throughout the years. A key building in this part of the area is 115 – 117 Derby Road a prominent corner commercial building constructed of glazed red brick and embellished with terracotta adornments and crowned with a cupola.



A variety of good traditional detailing has survived on shop fronts along Derby Road however much of this is masked by the number bright garish modern shop fronts and unsuitable prominent adverts which provide the public face for many of the commercial premises.

The conservation area also has a survival from World War II in the form of an air raid shelter which stands largely intact on the western bank of the canal.

BUILDING MATERIALS

The predominant building material throughout the Conservation Area is red brick with many buildings having stone dressings and decorative adornments. There is a substantial amount of decorative embellishment to the commercial properties along Derby Road with decorative terracotta tiles to the facades of buildings. The majority of the terraced housing in the Conservation Area has decorative brick work to the front façades.



The Grade II Listed chapels in West Park cemetery are constructed of a local red sand stone with yellow sandstone dressings, similarly the Grade II Listed Gate Piers to the cemetery are also of stone construction. The only other example of the major use of stone in the Conservation Area is on the Erewash Canal where the chamber of the Grade II Listed Long Eaton Lock is constructed of stone.

ROOFING MATERIALS

The traditional roofing material in the Conservation Area is Welsh slate, however many buildings have been re-roofed using alternative materials. As a result there are now a number of examples of concrete tiles and in more recent times Spanish slate has been utilised as a more economical alternative to traditional welsh slate.

Many roofs are capped with large decorative red brick chimney stacks, in turn a good many of the chimney stacks retain traditional chimney pots with a large number of examples of crown pots surviving intact in the area. A substantial number of roofs have decorative terracotta ridge tiles which add significantly to the character of the roofscape particularly along Derby Road.

DOORS



Very few traditional doors have survived in the Conservation Area with only a limited number of examples having been retained on some residential properties. Of those that do remain the majority are fairly heavy timber panelled doors with glazed lights to the upper panels.

Additionally a number of timber plank doors survive to the industrial buildings, these are generally plain double doors for the function of loading and unloading goods into and out of the factories. This type of door is particularly prominent to the upper storeys where a substantial number of traditional hoist type goods lifts



are still in use, although there are still some surviving examples on the canalside.

WINDOWS

As a result of the diverse nature of the buildings in the area there is an immense variety of traditional windows:



Industrial Buildings – there are a wide range of traditional window types in the industrial buildings in the Conservation Area. These range from the large arched multi paned metal framed windows of the main lace factory buildings through to small rounded bulls eye windows in some of the small single storey factories.



Commercial and Residential buildings – a small number of traditional sash windows have survived in the upper floors of commercial properties and in the residential properties in the area. There are examples of canted bay windows at first floor level in the commercial buildings along Derby Road.



Throughout the Conservation Area there is a vast array of materials both traditional and non traditional which have been utilised to provide a means of enclosure to the various curtilages. Larger terraced residential dwellings which are set back from the pavement edge generally have red brick walls capped with blue copings. The cemetery is enclosed by a low stone wall with railings above, although some of the traditional railings have now been lost. Along Lime Grove there are a limited number of examples of traditional ironmongery which have survived. Sadly the majority of these and the walls on which they stood have been either entirely removed or altered in some way.



Both the cemetery and the Pentecostal Church, located on the junction of Derby Road and King Street, have iron railings which, surprisingly, survived the Country's requirement for scrap metal during the Second World War.

Negative Elements

A large number of the grave stones in West Park cemetery have collapsed and are damaged. This gives the indication of a lack of care and has an adverse effect on the appearance of this important social aspect of the Conservation Area.



There is a skate park in the corner of West Park adjacent to the Harrington Mill complex which provides a haven for youths and appears to contribute to anti- social behaviour in the area. In this part of the Conservation Area there is a large amount of graffiti which detracts from the quality of the buildings and surroundings.

Large volumes of traffic in Derby Road create an environment which is heavily polluted with exhaust fumes and the general noise and chaos associated with busy road routes at busy times of the day which gives a poor impression of the Lace Factories Conservation Area. The appearance of the Conservation Area is further deteriorated by poor quality signage, freestanding pavement advertising and a plethora of pavement displays. Modern shop fronts in garish colours and inappropriate materials detract from the intrinsic character and quality of the buildings along the street frontage of Derby Road.

Poor quality street furniture and surface finishes also create a drab appearance throughout most of the Conservation Area. Road surfaces and footways are predominantly surfaced in black tarmac with modern concrete kerbs which do little to enhance or preserve the appearance of the area.

In between Regent Street and Oxford Street there are a number of partially demolished buildings, a vacant vandalised building and a number of open



space sites occupied by small industries which have a conglomerate of displays which present a very unattractive appearance for the area.

A fairly large electricity sub station stands along side the Erewash Canal enclosed by metal rail fencing which detracts from the quality of the built and natural heritage of the area.

Neutral Elements

There are few neutral elements in the Long Eaton Lace Factories Conservation Area, as the majority of structures and spaces contribute either very positively or in a few cases negatively leaving very little to consider as being neutral. There are a small number of later housing developments which neither contribute nor detract from the character and appearance of the area. Equally there are a number of boundary treatments to residential dwellings which make little or no contribution to the area.

Legislation and Planning Policy

Please note the policy and legislation extracts hereby quoted have been used as the most relevant to conservation area designation. Therefore interested parties are advised to consult the individual documents in full in order to gain a thorough understanding of the implications of conservation area status.

Planning (Listed Buildings and Conservation Areas) Act 1990

PART II

Conservation Areas

Designation

69. – (1) Every local planning authority –

- a. shall from time to time 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, and
- b. shall designate those areas as conservation areas

(2) It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly.

(3) The Secretary of state may from time to time determine that any part of a local planning authority's area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance; and if he so determines, he may designate that part as a conservation area

(4) The designation of any area as a conservation area shall be a local land charge.

70. – (5) A local planning authority shall give notice of the designation of any part of their area as a conservation area under section 69 (1) or (2) and of any variation or cancellation of any such designation –

- a. to the Secretary of State; and
- b. if it affects an area in England and the designation or, as the case may be, the variation or cancellation was not made by the Commission, to the Commission.

National Policy and Guidance

Planning Policy Guidance Note 15

4 Conservation Areas

Para 4.2

“It is the quality of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings – on the historic layout of property boundaries and thoroughfares; on a particular mix of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shop fronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as a means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings.”

Para 4.3

Local planning authorities also have under section 69 a duty to review their areas from time to time to consider whether further designation of conservation areas is called for. In some districts, areas suitable for designation may have been fully identified already; and in considering further designations authorities should bear in mind that it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest. Authorities should seek to establish consistent local standards for their designations and should periodically review existing conservation areas and their boundaries against those standards: cancellation of designation should be considered where an area or part of an area is no longer considered to possess the special interest which led to its original designation.

Para 4.4

The more clearly the special architectural or historic 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 area's special interest should derive from an assessment of the elements that contribute to (and detract from) it. Conservation areas vary greatly, but certain aspects will almost always form the basis for a coherent assessment: the topography- for example thoroughfares and property boundaries – and its historical development; the archaeological significance and potential; the prevalent building materials; the character and hierarchy of spaces; the quality and

relationship of buildings in the area and also of trees and other green feature. The assessment should always note those unlisted buildings which make a positive contribution to the special interest of the area.

Para 4.5

The principal concern of a local planning authority in considering the designation of a conservation area should be to form a judgement on whether the area is of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance. In deciding whether it is desirable to designate, an authority may take into account the resources likely to be required, not only for the administration of conservation area controls, but also for consultation with local residents and formulation of policies for a new area: without follow up designation is unlikely to be effective in itself. An authority's justification for designation, as reflected in its assessment of an area's special interest and its character and appearance, is a factor which the secretary of state will take into account in considering appeals against refusals of conservation area consent for demolition, and appeals against refusals of planning permission. (See also paragraph 2.9)

Local Policy

Erewash Borough Local Plan – Written Statement – July 2005

POLICY EV3 - CONSERVATION AREAS - DESIGNATION AND AMENDMENT

THE BOROUGH COUNCIL WILL DESIGNATE NEW CONSERVATION AREAS AND AMEND THE BOUNDARIES OF EXISTING CONSERVATION AREAS, AS CONSIDERED APPROPRIATE. CONSERVATION AREA APPRAISALS WILL BE CARRIED OUT FOR ALL CONSERVATION AREAS IN THE PLAN PERIOD. IN ASSESSING THE CASE FOR BOUNDARY REVIEWS OR NEW DESIGNATIONS, THE BOROUGH COUNCIL WILL CONSIDER WHETHER OR NOT THE AREA CONCERNED IS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST IN CHARACTER OR APPEARANCE AND THE EXTENT TO WHICH IT IS DESIRABLE TO PRESERVE OR ENHANCE THESE ATTRIBUTES.

POLICY EV5 - CONSERVATION AREAS - DEVELOPMENT CONTROL

1. PROPOSALS FOR NEW DEVELOPMENT, INCLUDING CONVERSIONS, ALTERATIONS, EXTENSIONS AND CHANGES OF USE WILL ONLY BE PERMITTED WHERE THE BOROUGH COUNCIL IS SATISFIED THAT SUCH PROPOSALS WILL PRESERVE OR ENHANCE THE SPECIAL CHARACTER AND APPEARANCE OF THE CONSERVATION AREA. BUILDINGS, OPEN SPACES, TREES, AND OTHER FEATURES WHICH CONTRIBUTE TO THE SPECIAL CHARACTER AND APPEARANCE OF THE CONSERVATION AREA WILL BE CONSERVED AND PROTECTED FROM HARMFUL DEVELOPMENT.

2. PROPOSALS TO ALTER OR EXTEND UNLISTED BUILDINGS OF ARCHITECTURAL, HISTORICAL, LANDSCAPE OR TOWNSCAPE VALUE WILL BE CONSIDERED AGAINST THE NEED TO ENSURE THE PRESERVATION OF THOSE ELEMENTS OF BUILDINGS WHICH CONTRIBUTE TOWARDS THE PARTICULAR CHARACTER OF THE CONSERVATION AREA. ALTERATIONS TO EXISTING SHOP FRONTS, INCLUDING THE ADDITION OF INTERNAL AND EXTERNAL ILLUMINATION WILL NOT BE PERMITTED WHERE THIS WILL HAVE A DETRIMENTAL EFFECT UPON THE CHARACTER OR APPEARANCE OF THE BUILDINGS OR THE CONSERVATION AREA. THE REPLACEMENT OF HISTORIC SHOP FRONTS WILL NOT BE PERMITTED.

3. PROPOSALS TO DEMOLISH OR SUBSTANTIALLY DESTROY AN UNLISTED BUILDING IN A CONSERVATION AREA WILL NOT BE PERMITTED, UNLESS IT CAN BE DEMONSTRATED TO THE SATISFACTION OF THE LOCAL PLANNING AUTHORITY THAT THE BUILDING:
 - a) IS OF AN INAPPROPRIATE DESIGN IN THE CONTEXT OF ITS LOCATION OR
 - b) IS BEYOND REPAIR AT REASONABLE COST OR
 - c) IS INCAPABLE OF BENEFICIAL USAGE;

AND THAT ITS REMOVAL IS SUBJECT TO THE SUBMISSION OF DETAILED PROPOSALS FOR REPLACEMENT DEVELOPMENT OF APPROPRIATE DESIGN, SCALE AND MATERIALS WHICH WOULD CLEARLY PRESERVE OR ENHANCE THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA. CONSENT FOR DEMOLITION WILL ONLY BE GRANTED SUBJECT TO THE REQUIREMENT THAT SUCH DEMOLITION DOES NOT TAKE PLACE PRIOR TO:

- a) THE GRANTING OF DETAILED CONSENT FOR THE REPLACEMENT DEVELOPMENT AND
- b) THE LETTING OF A CONTRACT FOR THE APPROVED REPLACEMENT DEVELOPMENT.

Lace Factories Conservation Area
Listed Buildings – Entries on the Statutory List

LONG EATON
LEOPOLD STREET
8/27 (East Side)
Long Eaton Lock
GVII

Lock chamber, gates and leat. 1779, by engineer John Varley, with later repairs. Ashlar, partly rebuilt in engineering brick, with metal and wood gates. Chamber has been very little rebuilt but has concrete copings. There are iron steps on either side and stone and metal bollards along the side of the chamber. Wooden gates to either end have metal reinforced balance beams with metal hand rails to top and rack and pinion paddle mechanisms. To the side of each gate is a concrete semi-circle with stepping stones. A much rebuilt leat runs to the west of the chamber and returns to the canal below the gates. Built as part of the Erewash Canal.

PARISH OF LONG EATON LIME GROVE
SK 43 SE
4/28 (South Side)
West Park Cemetery
Chapels
GV II

Cemetery chapels. 1889 by Knight of Nottingham. Red rock faced stone with yellow sandstone dressings, moulded plinth copings and continuous sill bands. Steeply pitched red plain tile roofs with lapped stone copings to gables and crested ridge tiles, also cruciform roof with leaded timber cupola to north side. Single storey and three bays, with small chapels to either side of a central lobby. North elevation has a porte cochere with roll moulded pointed arches on attached shafts with foliage capitals to three sides. In the spandrels of each arch there are two roundels with recessed trefoils within and above a corbelled frieze with three stepped blind lancets above. Northern piers have stepped angle buttresses rising into tall steeple pinnacles with panelled sides, similar pinnacles to southern corners. Above is the octagonal timber cupola with fancy open timberwork to sides and a thin bell canted leaded spire above with timber lucarnes on four sides. Behind the porte cochere is a pointed ovolo moulded arch with Caernarvon arched lintel and blind tracery to tympanum. To either side there are triple cusped headed lancets with leaded lights and iron grills. Above in the roof there are small louvred timber dormers with iron finials. West elevation has stepped buttresses to either side of a pointed 3-light plate tracery window and a small trefoil headed lancet in the gable above with stringcourse below. East elevation has a central canted bay with trefoil

headed lancets to each angled side and blank east wall, flanked by angle buttresses, also with stringcourse above in the gable. South elevation has advanced central gabled bay with three stepped trefoil headed lancets to front and plain chamfered doorcase to west. To either side there are similar triple lancets, as those to north elevation.

PARISH OF LONG EATON LIME GROVE

SK 43 SE

4/29 (South Side)

Gate piers and

Railings to West

Park Cemetery

GV II

Gate piers and railings. Gates, 1889, by Knight of Nottingham, and early C20 railings. Stone and cast iron, with brick plinth to railings. Four similar stone gate piers, each about 12 feet high with plain square bases, chamfered square piers over and elaborate octagonal finials to top with fleur-de-lys topped panels to base of each and pointed tops. Between the centre two piers hang a pair of ornate ironwork gates with decorative scroll and leaves. Similar gates to either side. Attached to either side of outer piers there are early C20 railings. These are set on a high brick plinth and have plain rails with decorative panels at regular intervals. Included for group value only.

LONG EATON

WILSTHORPE ROAD

SK 43 SE

(East Side)

4/19A Gates to West Park

II

Gatepiers and gates. Early C18, probably by Robert Bakewell, with early C19 gatepiers, moved to West Park in early C20. Ashlar, wrought iron and timber. Pair of tall square ashlar piers to centre with moulded bases, raised and fielded panelled sides and full entablature with fluted frieze plus central paterae and moulded cornice. To either side there are lower plain piers with moulded bases and cornices. Side entrances, have four panelled timber doors with top two panels of each door filled with bobbin balusters. Central gates of wrought iron with segmental head. Gates have arrow head dograil with further rail over with fleur-de-lys finials. Standards and top rail are of openwork with linking squares and scrolls. Elaborate overthrow has bifurcated scrollwork and a central onion shaped panel with initials 'RB' in circle and a swan finial. History: purchased from Aston Hall, Aston on Trent, Derbyshire and erected in 1928 at West Park.

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