

# Sandiacre Canal Side & Cloud Side Conservation Areas

## Boundary Review

**Effective from  
3 September 2014**

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M5 Canal Side – Boundary amendments

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## **1. Introduction**

- 1.1. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The Sandiacre ‘Canal Side’ and ‘Cloud Side’ conservation areas were designated in March 1984.
- 1.2. Maps 1 and 4 show the conservation area boundaries as initially designated. A number of amendments to the conservation area boundaries were adopted by the council on 19 June 2014 and became effective on 3 September 2014. These amendments are shown on maps 2 and 5. Maps 3 and 6 show the conservation area boundaries as amended.

## 2. Boundary Review

2.1. A number of amendments to the conservation area boundaries are recommended, as depicted on maps 2 and 5. The boundary amendments, which are described below, are recommended for several reasons:

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

### Area 1: 16 Longmoor Lane and part of the Erewash Canal

2.2. It is proposed to **add** 16 Longmoor Lane and part of the Erewash Canal to the conservation area. A turning head and wharf were provided on the canal, to the south of the bridge on Station Road. 16 Longmoor Lane appears to be a former wharfinger's cottage and it is depicted on the OS 1885 map; hence it has qualities of historic interest that would make a positive contribution to the character of the area. The proposed boundary revision would ensure the consistent treatment of the whole of the turning head and wharf, and would recognise the functional relationship between the canal and its towpath.

### Area 2: White Lion PH

2.3. It is proposed to **add** the White Lion PH to the conservation area. The White Lion is a good example of a “roadhouse” pub of the inter-war period, designed in a “self-consciously traditional” style (English Heritage, 2011). Hence the pub has qualities of architectural interest that would make a positive contribution to the character of the area. The pub closes the view from the crossroads looking west; hence it should be included in the conservation area to ensure the consistent treatment of buildings that address this space.



### **Area 3: 6 and 8 Town Street**

- 2.4. It is proposed to **add** 6 and 8 Town Street to the conservation area. The property is designed in the Regency style and appears on the OS 1885 map. From 1890 until his death, the property was the home of John Hamilton (1859-1932), the chief engineer at Premier Gas Engines. The property appears to have qualities of age and historic interest that would make a positive contribution to the character of the area.



### **Area 4: 69 and 71a Town Street**

- 2.5. It is proposed to **remove** 69 and 71a Town Street from the conservation area. The properties were developed in 1991 and 2007 respectively. The properties make no positive contribution to the character of the area.
- 2.6. It is also proposed to **remove** land to the rear of 16 to 19 Brookfield Mews, in order to reflect the boundaries that appear on the ground since this area was developed in 2004.

### **Area 5: Mill Lane Bridge and part of the Erewash Canal**

- 2.7. It is proposed to **remove** the Mill Lane Bridge and part of the Erewash Canal from the conservation area. This part of the canal does not appear to form part of an area of special interest; hence its inclusion in the conservation area is inconsistent. The bridge is protected separately as a grade II listed building.



- 2.8. It is also proposed to **remove** land to the rear of 14 Brookfield Mews, in order to reflect the boundaries that appear on the ground since the development of this area in 2004.

### **Area 6: Wade Upholstery**

- 2.9. It is proposed to **add** Wade Upholstery to the conservation area. These two factories were built for Buoyant Upholstery in the early twentieth century; Buoyant bought a quarter of Springfield Mill in 1926 and the OS 1938 map shows the three buildings connected by bridges.

- 2.10. The proposed boundary revision would recognise the historic functional relationship between Springfield Mill and these two factories and ensure the proper conservation of the setting of the grade II listed mill. The proposed revision would also recognise the intrinsic value of the two factories, such as the sawtooth roof that can be glimpsed from the canal towpath (pictured right).



#### **Area 7: Canalside Works**

- 2.11. It is proposed to **add** the Canalside Works to the conservation area. The inclusion of this property would ensure the consistent treatment of buildings that address the east side of the canal.

#### **Area 8: Land at the Blue Bell Inn**

- 2.12. It is proposed to **add** land at the Blue Bell Inn to the conservation area, in order to reflect the boundaries that appear on the ground since the development of the land adjoining to the south (Taft Avenue). The proposed boundary revision would also ensure the proper conservation of the Victorian pillar box on the corner of Church Street and Lawrence Street, manufactured by Andrew Handyside & Co of Derby.

#### **Area 9: Land at Lawrence Street**

- 2.13. It is proposed to **add** land at Lawrence Street to the conservation area, in order to reflect the boundaries that appear on the ground since the development of the land east of Lawrence Street in 2003.

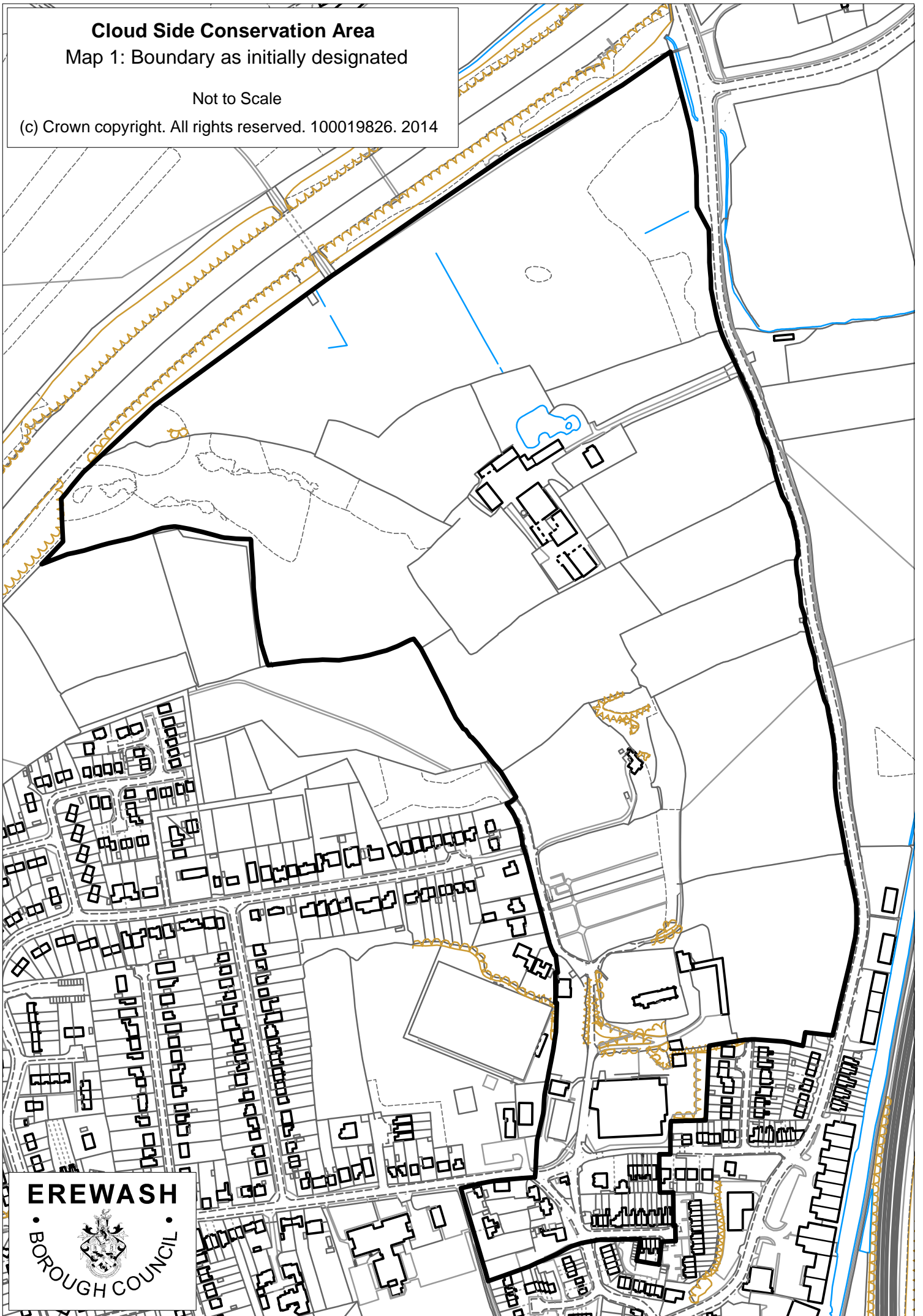
#### **Area 10: Land at Stoney Clouds**

- 2.14. It is proposed to **add** land at Stoney Clouds to the conservation area, to ensure the consistent treatment of the local nature reserve. The conservation area was designated seven years before the nature reserve was established and the boundaries are not contiguous. The addition of this area would ensure the consistent treatment of all of the land between the foot of the escarpment and the ridge line.

**Cloud Side Conservation Area**  
Map 1: Boundary as initially designated

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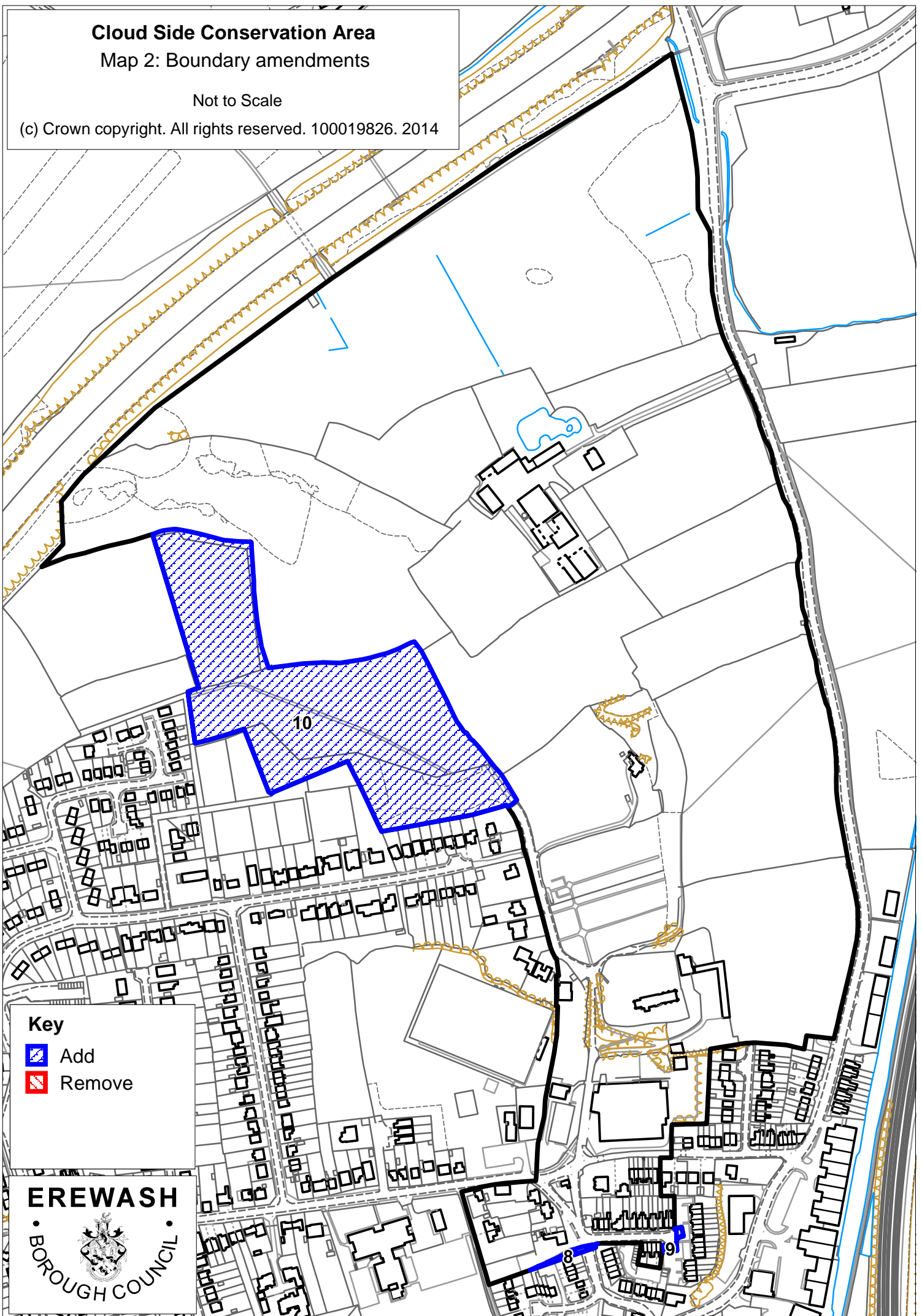
**EREWASH**





**Cloud Side Conservation Area**  
Map 2: Boundary amendments

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**Key**

-  Add
-  Remove

**EREWASH**



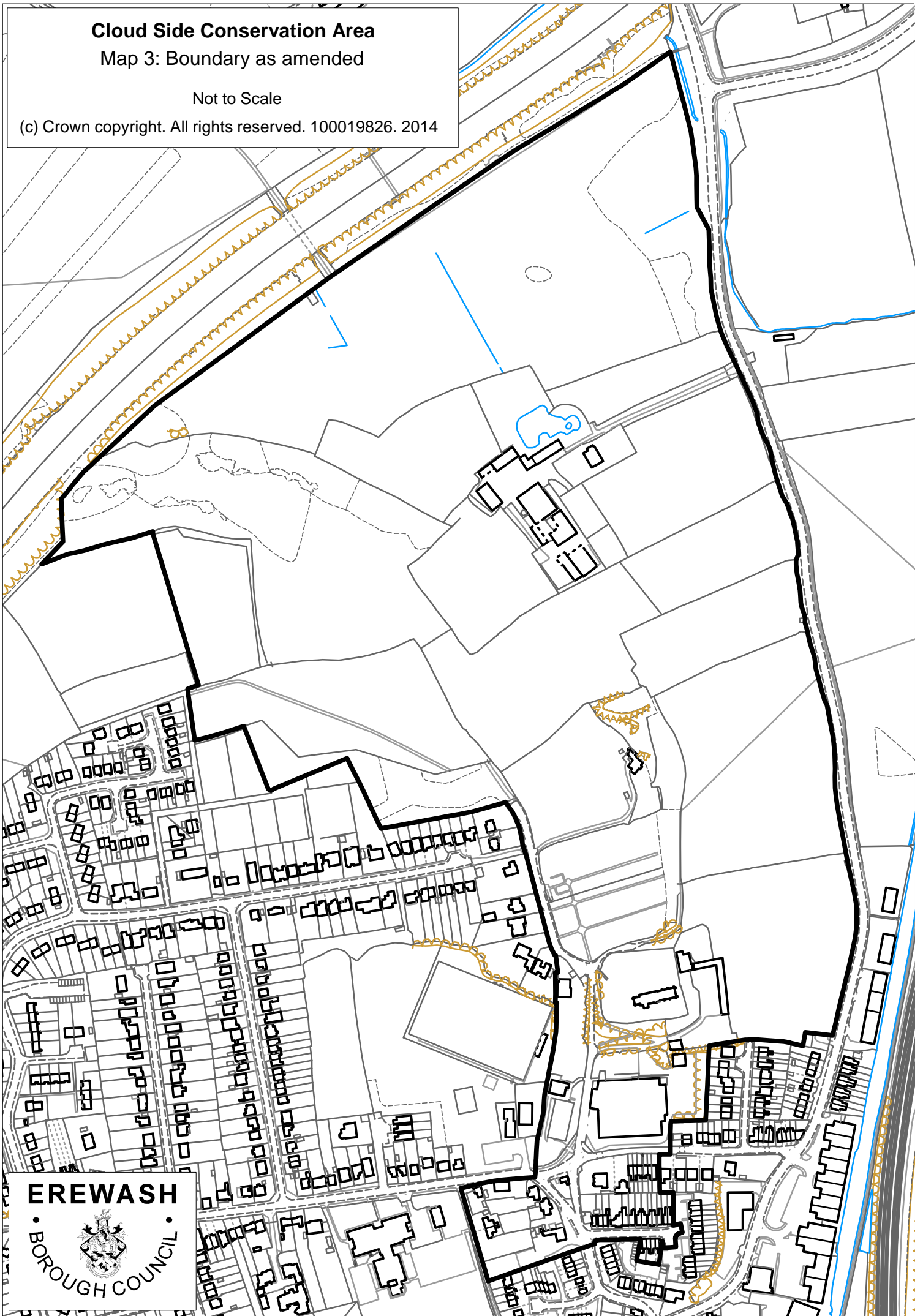


**Cloud Side Conservation Area**

**Map 3: Boundary as amended**

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**Canal Side Conservation Area**

Map 4: Boundary as initially designated

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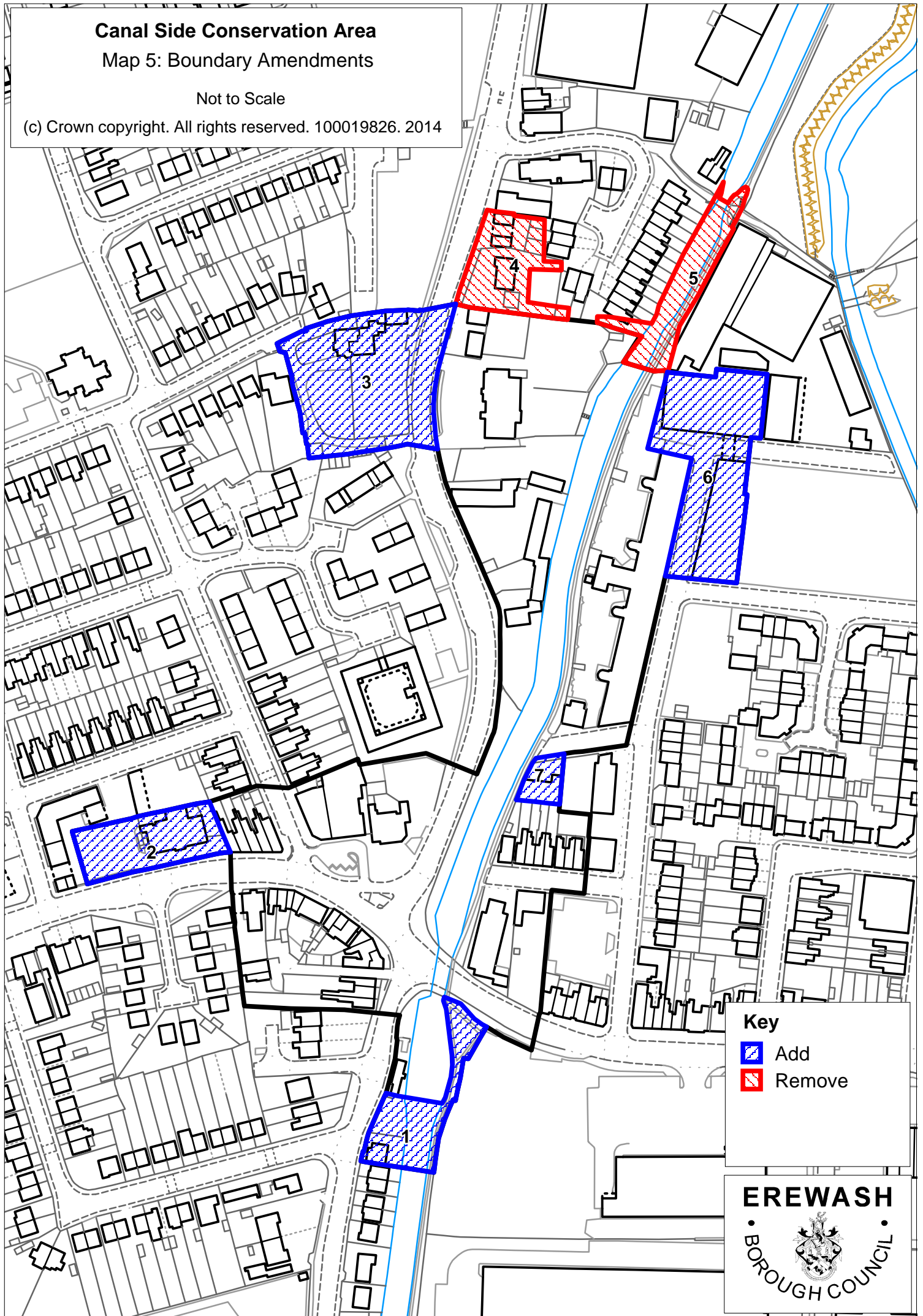
**BOROUGH COUNCIL**

# Canal Side Conservation Area

## Map 5: Boundary Amendments

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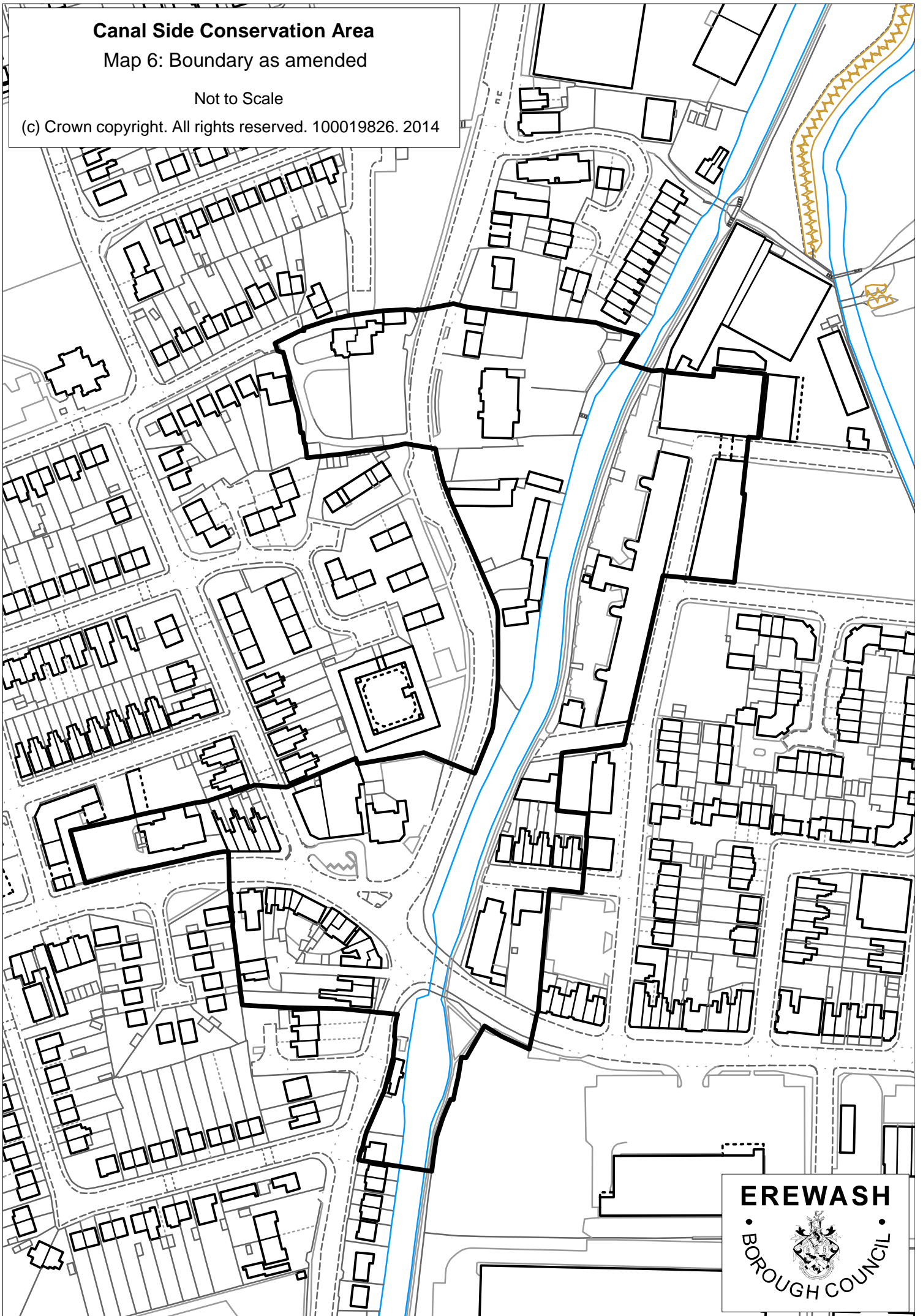


**Canal Side Conservation Area**

**Map 6: Boundary as amended**

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