

CHESTERFIELD TOWN CENTRE CONSERVATION AREA CHARACTER APPRAISAL



December 2006

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1. INTRODUCTION

1.1 What are conservation areas?

Conservation Areas are “*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. Local authorities have a statutory duty to identify and designate such areas. The aim of designation is not to prevent change but to control and manage it in the interest of the existing character of the area. This means to preserve as well as to enhance the character or appearance of the conservation area.

Designation also imposes a duty on the Council, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, (Planning (Listed Buildings and Conservation Area), Act 1990). In fulfilling this duty, the Council does not seek to stop development, but manage change in a sensitive way, to ensure that those qualities, which warranted designation, are sustained and reinforced rather than eroded. Conservation area designation introduces a general control over the demolition of unlisted buildings and the lopping or felling of trees above a certain size.

1.2 Purpose of conservation area appraisal

The purpose of a Conservation Area Appraisal is, to quote from English Heritage guidance, to ensure that “the special interest justifying designation is clearly identified and analysed in a written appraisal of its character and appearance”. It is now recognised that successful development plan policy, development control decisions, proposals for preservation or enhancement and the management of conservation areas can be best achieved when there is a clear understanding of the special interest of the conservation area.

An appraisal is not a complete audit of every building or feature, but rather aims to give an overall flavour of the area. It provides a benchmark of understanding against which, effects of the proposals for change can be assessed, and the future of the area managed. It also identifies problems that detract from the character of the area and potential threats to this character.

The value of the Town Centre Conservation Area Appraisal will be two-fold:

- First, its publication will improve the understanding of the value of the built heritage within the area. It will provide property owners and potential developers within the Conservation Area with clearer guidance on planning matters and the types of developments which are likely to be encouraged.
- Secondly it will enable the Council to improve its strategies, policies and decisions towards the conservation and development opportunities and priorities within the Conservation Area.

In other words, the appraisal will form a sound basis for establishing effective conservation area policies; support the effective determination of planning and listed building applications; and form relevant evidence in planning appeals.

In order to achieve these objectives, the Council is committed to meaningful public involvement in the character appraisal process. This character appraisal forms part of a comprehensive consultation process whereby the views of the public have been sought and taken into account in developing the Character Appraisal for the Town Centre Conservation Area. Local consultation has helped to bring valuable public understanding and ownership to proposals for the area.

1.3 Town Centre Conservation Area

Although Chesterfield has a history stretching back beyond Roman times, most of the town centre was developed in the 18th and 19th centuries.

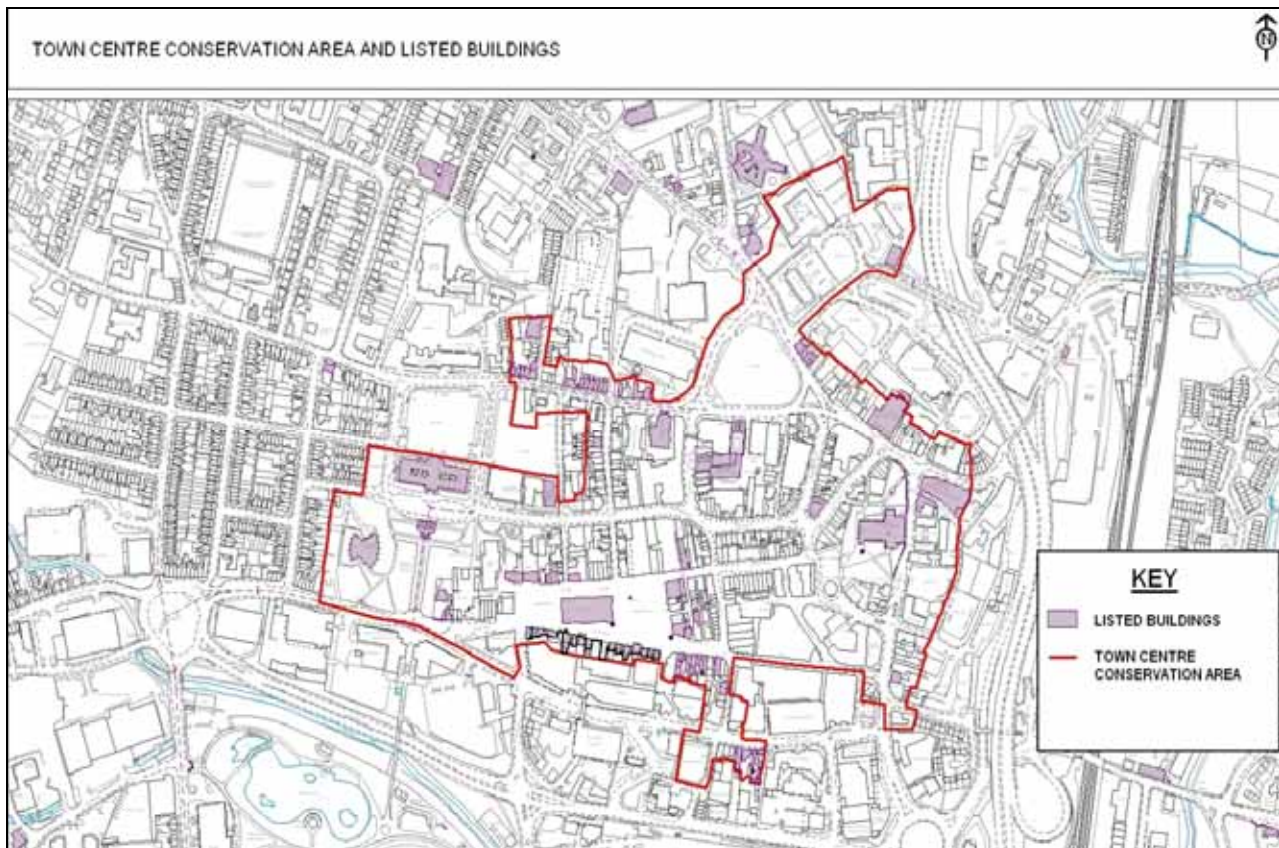
In the 1960s Chesterfield town centre was the subject of major redevelopment proposals. The scheme was designed by Hammerson and proposed new shopping facilities, a new market hall, offices and commercial development together with car parking. It was proposed to demolish the historic central area and build a megastructure covering the market place and surrounding areas. Although some of the buildings dated back to Georgian times and beyond, their value was not generally recognised, and years of neglect, because of planning blight had not improved them.

The scale of the scheme and the destruction of the historic character of the town centre would have been so great that it was almost as if the town had decided to create a new image by severing its links with the past. Fortunately, as a result of a change in financial climate and as a result of the tenacity and strength of local public opinion, which was mounted against it, the scheme, was not implemented. The scheme was prevented by the service of a High Court writ.

Faced with a decaying town centre and bearing in mind the long tradition of the outdoor market, the Borough Council commissioned A Town Centre Study in 1975. The brief for the study for the new scheme required reconciliation of new shopping and commercial needs with the desirability of conserving buildings and features of historic or architectural interest. The new scheme was to adopt a conservation-based approach to the redevelopment of the town centre within the framework of the Market Place.

The new approach to the study carried out by Feilden and Mawson Architects was to conserve the historic town centre and avoid the concept of a complex megastructure. To facilitate this approach, the study came up with the proposal to designate the town centre area as a conservation area.

The Chesterfield Town Centre Conservation Area was first designated as a Conservation Area in November 1976 comprising, the Church Close Conservation Area together with the market place and the surrounding old streets. The Conservation Area was extended in September 1982 to include the site of the former Royal Hospital and Cavendish Street.



1.4 Summary of Special Interest

The special interest of the Town Centre Conservation Area is derived on how its setting, history and architectural qualities have combined to create a unique character worthy of special care and protection. This led to its designation as a Conservation Area in 1976.

The Town Centre Conservation Area special interest is therefore derived from the following factors:

Setting

- Siting and good communication network have meant that the growth of the town has been similar to townships enjoying such facilities;
- Good topography with the town centre standing on high ground guaranteeing good views outwards to the east, south and west.
- Good geology resulting in abundant Derbyshire coal measure sandstone ensuring locally available building materials at least for those structures built in earlier periods

Historic: A historic town evolving from main historic events:

- The Roman road
- One of oldest market towns since the 13th century
- George Stephenson's pioneering steam engine
- Coal mining centre

Architectural

- Evolving from those historical developments, a historical settlement that nucleated from the market place.
- Interesting townscape with buildings of various scales, architectural periods and styles all consisting in a relatively small area.
- Key individual buildings that contributes to the overall setting and functioning of the Conservation Area.
- An urban space with an interesting structure and grain which includes a mixture of buildings and open spaces.
- The prevalent use of traditional building materials notably red bricks and locally available coal measure sand stone for walls, timber for doors and windows, slate for roofs.
- Local features and details all of which give the area its distinctive character and identity.
- Landmark buildings e.g. Town Hall, Crooked Spire, Market Hall

In summary therefore the following considerations have been taken into account in defining the special architectural and historic interest of the Conservation Area:

- The distinctive architectural and historic qualities of the area;
- The age and character of buildings and spaces;
- The number of buildings of townscape merit; and
- The occurrence of features of special interest.

These are the qualities that should be preserved and enhanced for the Town Centre to continue to maintain its character. Any management proposals in terms of planning policies or enhancement and regeneration efforts should be geared towards meeting these key objectives.

2. PLANNING CONTEXT

2.1 National Policies

Individual buildings of “special architectural or historic interest” have enjoyed a means of statutory protection since the 1950s, but the concept of protecting areas of special merit rather than individual buildings was first introduced in the Civic Amenities Act 1967. This was later embodied into the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act requires that every local planning authority shall ‘from time to time determine which parts of their areas are areas of special architectural or historic interest, the character and appearance of which it is desirable to protect or enhance and designate those areas as conservation areas.

The basic difference between Listed Building and Conservation Area legislation is set out in the Planning Policy Guidance Note 15 (Planning and the Historic Environment, commonly referred as PPG15), which sets out the government’s policies on the historic built environment in general. It states that: *“it is the quality and interest of areas rather than that of individual buildings, which should be the prime consideration in identifying conservation areas”*. This document is intended as the framework for such consideration.

2.2 Local Policies

Legislation and guidance emphasises the importance that strong conservation policies are co-ordinated and integrated with other planning policies affecting the historic environment. The Replacement Chesterfield Borough Council Local Plan 2006 contains Policies EV30, EV 31, EV 32, and EV35, concerning the control of development in historic environment including conservation areas. Further policies are contained in the Derby and Derbyshire Joint Structure Plan 2001.

3. LOCATION AND SETTING

3.1 Location and context

Chesterfield lies in the East Midlands, some eleven miles south of Sheffield. It stands on a network of regional routes including the A61 to Sheffield and Derby, the A617 to Mansfield, connecting also with the M1, the A619 to Worksop and Manchester, and the A632 to Bolsover and Matlock. The Midland Mainline railway provides communication links to London.

The town centre occupies a spur of high ground overlooking the confluence of the rivers Rother and Hipper. The majority of the Town Centre Conservation Area development lies on an east-west axis.

3.2 General character and plan form

The Town Centre's physical character derives from its relationship with its planned medieval origins, such as the remains of the burgage plots, alley ways, church path and a market place surrounded by medieval strip fields systems. Most of the streets in the town centre follow the lines of streets and open spaces designed when the town was laid out afresh to the west of the older centre around the parish church, following the grant of a Borough Charter in 1204. This pattern has been fossilised in the plan form by the pattern of the later developments.

3.3 Landscape setting

Chesterfield's historic core stands on an elevated ground between the valleys of the rivers Rother and Hipper. The highest point is near the parish church and the ground falls gradually to the west towards the market place. On the eastern side the ground falls away to the River Rother, while the southern side slopes more gently down towards the River Hipper. To the north of the parish church the land rises gradually to a ridge which runs along the north side of Holywell Street properties.

The underlying topography adds a crucially important element to the character and interest of the townscape. Most of the old streets are set following the sloping terrain. This presents a fine grain directional pattern of the townscape. The sloping terrain also provides excellent vantage points allowing interesting views across the whole townscape and out to the surrounding countryside to the east and west.

The geology of the Chesterfield area consists of productive coal measures, with sandstone, shale and clay. Mudstones with ironstone are exposed immediately to the north and east of the town. The underlying strata are rock lying close to the surface.

4. HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

4.1 Historical Development

Chesterfield has an impressive and important past, reflected in its development history and surviving historic environment. However it is the town's history as a medieval market town that lead to its principal economic function as one of the principal market towns in the country. It is known that markets were held as early as 1156 on a site to the north of the parish church.

Although Chesterfield has a history stretching back beyond the Roman times, most of the town centre buildings are particularly distinguished collections of 18th and 19th century buildings surrounding the market. The common building types seen within the surviving historic fabric demonstrate the town's diverse past as a market centre, an industrial town, a service centre for the wider industrial area and a tourist town.

4.1.1. Early Origins

Evidence of prehistoric activity was recovered in the mid 1970s from various excavations around the town centre indicating possible temporary occupation in the area in the Mesolithic and a more permanent occupation by the Iron Age.

The Iron Age settlement was followed by the Romans who establishment a fortified camp. It protected Rykneld Street, a strategic road that connected the forts at Little Chester and Templeborough. At the time of building, in mid 1st century, Templeborough was on the boundary of the Roman occupied area and an area to the north which was controlled by the Brigantes, an unstable client kingdom.

Archaeological excavation has shown that the fort was located in the area now partly occupied by the Parish Church and its grounds, and it is believed that Rykneld Street followed the course of the present day St Mary's Gate (the medieval 'Soutergate'). The town's Roman origins are also evidenced by its early English name Cestrefield – open land (not wooded) by the fort (Latin castra). The fort seems to have been abandoned around mid 2nd century. A number of archaeologists and historians conjectured that an east- west route through Chesterfield may also have existed at this period but physical evidence is yet to be found.

Place name evidence and what is known as general history suggests that Saxon and Danish settlers both occupied the area by the 9th century. The later history of Chesterfield's parish church suggests that it may have been established as a minister church to serve the Rother valley.

4.1.2. Medieval Period

Chesterfield as a place name was not mentioned in any document until probably in 955 where '*Cestrefeld*' is mentioned in a grant of land to Uhtred Child by King Eadred of the Saxons. It is however not clear whether this mention refers to Chesterfield, Derbyshire since there is one in Staffordshire too. The first known documentary reference to Chesterfield is found in the Domesday Survey of 1086, where it appears as one of the six

'berewicks' (villages) in a large royal manor with its administrative centre at Newbold – a village which is now a suburb of Chesterfield.

During the 12th century Chesterfield grew from a village into a town and by 1165 it had a market. In 1204, King John granted the manor now known as the manor of Chesterfield to William Brewer together with the right to hold two weekly markets and an annual eight-day fair. William Brewer may have laid out the framework of the town we know today.

The town developed on the south-facing slope and was contained within the area bounded by Holywell Street to the north, St. Mary's Gate to the east and Beetwell Street to the south. By the 13th century the familiar pattern of streets leading from the town to outlying areas had been established and during this time the market had moved from its earlier site north of the church to its present position including the area now known as the Shambles.

The medieval Chesterfield was a small town its houses and workshops packed together in the network of streets to the west and south west of the parish church, surrounded by outlying crofts and fieldstrips and with the market on its western edge. Surviving within the town's topography and still forming the basic structure of its urban core and influencing later patterns of development is the carefully laid out medieval street pattern. Buildings along Low Pavement and Beetwell Street represent the street frontages of long, thin burgage strips that extended south from the streets all the way to the River Hipper.

The Shambles with its narrow streets following the natural north-south terrain of the town retains its medieval layout. The very regular plan indicates the streets were deliberately laid out with their names reflecting the trades carried out along them. Trade may first have taken on temporary timber stall and booths set out in parallel rows running down the slope with aisles sufficiently wide for the couple of packhorses or single cart. The name Shambles relates to an area where animals were slaughtered and their meat was sold.

Some elements of the medieval Chesterfield survive today and could be recognised in the town plan including overhanging roofs and drainage channels in streets. The most cherished relic of the medieval age remaining is the parish church of St Mary and All Saints with its famous crooked spire.

4.1.3. 1500-1800 Period

In this period Chesterfield started to prosper with industries including leather working and brewing. At a place where all the Derbyshire trade routes met, it was a natural centre for commerce and pursuit of wealth. In some cases substantial sums were made and the acquisition of wealth enabled a number of merchants to rise. This led to further building on the northern part of the market place. However Chesterfield remained a quiet market town.

Throughout the 16th century the town underwent a considerable amount of rebuilding that removed most of the medieval houses and workshops and replaced them with new structures. The new buildings went up on the site of the pulled down old structures sticking closely to the same pattern of medieval streets. Like the older buildings they superseded, most of the buildings have since disappeared, wiped out by a fresh wave of rebuilding in the later centuries.

By the 17th century Chesterfield was not only an important market town but also a centre for local industries. In the 18th century towns like Sheffield, Nottingham and Derby were transformed by the industrial revolution, however Chesterfield was largely unaffected. The town continued to quietly grow.

The turnpike roads also improved communications in the 18th century, the first being built to Worksop in 1739. The opening of the Chesterfield to Stockwith canal in 1777 was a pioneering step forward offering the chance of quicker and cheaper supply of goods and as a result was an important factor in increasing the prosperity of the town. However still much of the development was focused on existing town limits.

In the early 18th early century Daniel Defoe described Chesterfield as “a handsome, populous town, well built and inhabited”.

4.1.4. Victorian Period

Spurred on by the industrial revolution and the wealth derived from the surrounding coalfields, the Victorians built or rebuilt much of Chesterfield on the medieval road pattern. The railway reached Chesterfield in the 1840s and became the key to the industrial expansion of the town. New industries sprang up and many of the established ones grew. Large areas of workers houses were built in the river valleys alongside the factories. As a result the town flourished as a busy market town and a major industrial centre.

Most of the development within the town centre took place during this period. The Market Hall was built in 1857 and most of the buildings around Corporation Street, Stephenson Place and Holywell Street were also built during the same period. The higher ground to the northwest and north of the town centre became the fashionable area for the villas of middle classes.

4.1.5. 20th Century period

By the early 20th century Chesterfield was a prosperous, thriving and pleasant town. Apart from the town continuing to expand, further layers of architectural development were added to the town centre. In 1901 the town gained electric street lighting.

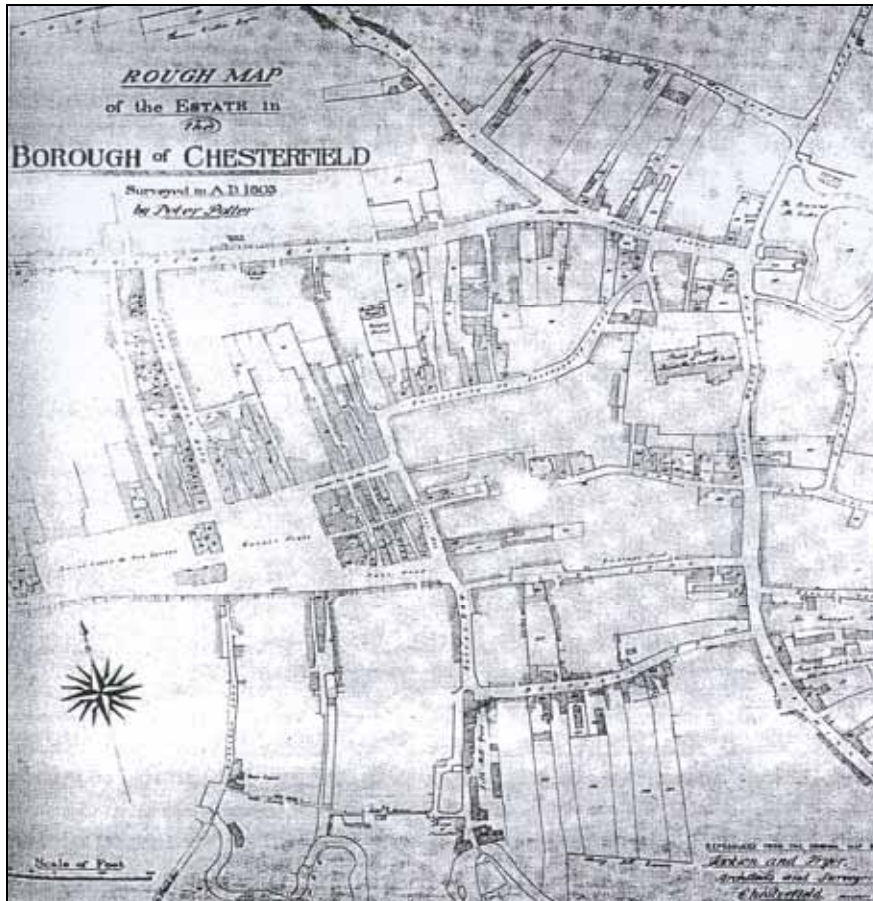
By the late 1920s the central slums had disappeared with a modern town arising from the wreckage. New roads were built in and around the town centre to deal with the increasing traffic.

A large rebuilding took place in the 1920's and 1930's when parts of the centre were modernised by the introduction of a mock-Tudor style of architecture. These areas, Knifemithgate (which was given a face-lift in the 1960s) and Stephenson Place in particular, have given the town centre a certain attraction and character. A new Town Hall was built in 1938 and the Pomegranate Theatre opened in 1949.

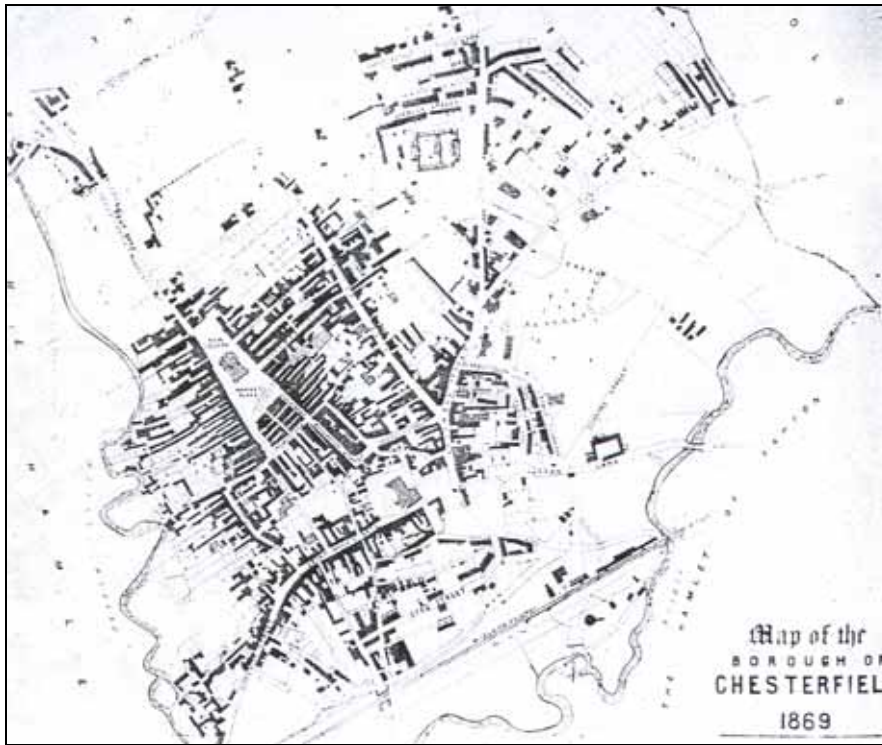
A heavy engineering industry grew up and prospered on the fringes of the town centre. This resulted in improvements to public health and the removal of decaying yards in the town centre.

In the late 20th century manufacturing industry declined in Chesterfield as it did in other towns and service industries such as tourism and retail became more important. The Pavements Shopping Centre opened in 1981 and Vicar Lane Shopping Centre opened in 2000.

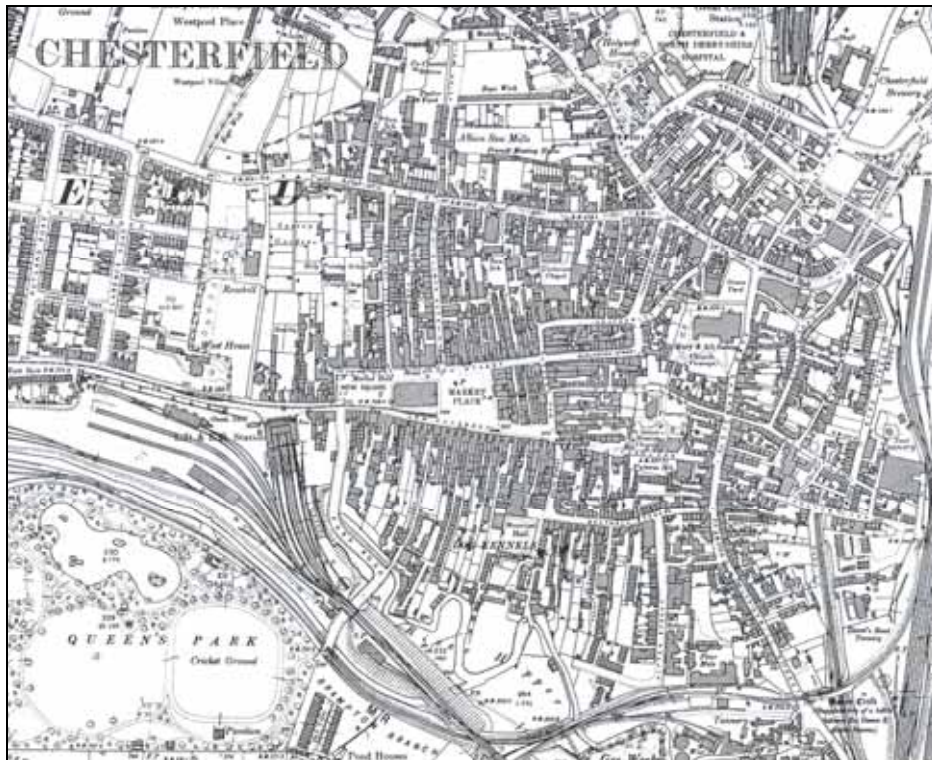
Although many changes have taken place over centuries, the town centre has remained fairly compact and can still be described as lying within the boundaries of the town as defined in the 13th century.



Town Centre map extract 1803



Town Centre map extract 1869



Ordnance Survey Map Extract 1914

4.2 Archaeology

Archaeology is a rich cultural asset for the Chesterfield town centre. Evidence of prehistoric activity has been recovered from various excavations carried out over the course of 30 years. Excavations carried out within the area between mid 1970s and 2001 yielded several Neolithic/Bronze Age, some Mesolithic artefacts and much medieval remains. Evidence of possible Iron Age settlement has also been recovered from the centre of the town and further excavations have provided evidence of Roman existence within the area. Excavations in the 1970s on Church Lane revealed deposits which were interpreted as the fill of an Iron Age ditch sealed below Roman layers. Archaeology has still much to tell us about Chesterfield's origins and earlier history.

There is no Scheduled Ancient Monument in the Conservation Area.

5. SPATIAL ANALYSIS

5.1. The character and interrelationship of spaces within the area

The spatial layout of the Town Centre Conservation Area is an important factor in the townscape. Although the layout of the core of the Town Centre has undergone a certain amount of change, it has to some extent retained its medieval street pattern. The facades contain a series of well-defined streets and alleyways. Of particular note are the remnants of north-south alleyways running downhill. These present a fine grain directional pattern of the townscape with many subtleties.

In simple terms, open spaces within the Town Centre consist of the “hard” space of the market place with two “green areas” at either end of an east-west axis (Parish Church and Shentall gardens).

When considered as a whole, the facades, streets and spaces, views, enclosure and landmarks together with the basic form dictated by the site contours give the Town Centre its unique interest and character. These physical clues to location perceived together with various activities, noises and smells, sunlight and shadow, warmth and coolness, create distinctions which make one part different from another and make it easy to find ones way through the town centre rather than being lost in a concrete jungle.

5.2. Key views and vistas

From its approaches, the town centre displays itself in a tiered development up the sloping terrain which allows impressive views in and out. From surrounding hills Chesterfield has a strong hill town character. Noticeable in these views and throughout the town is the prominent landmark of the crooked spire on St Mary’s Church which has come to stand as a symbol for Chesterfield. As a result some buildings which may have only a localised impact on the immediate street scene become surprisingly important in distant views. This impact is most dramatic when approaching the town from the west or from the north.

There are five main vehicular and one pedestrian entry routes into the Conservation Area. There are two from the west, one from the north, two from the east and one from the south. Each approach provides in different ways the wide-ranging character and glimpses of landmarks of the area. The parish church crooked spire commands the views on the skyline throughout most of the approaches into the Conservation Area.

Entering the town from the south the buildings’ facades along St Mary’s Gate narrow to enclosure at the parish church, the eye is subjected to following the rise in the land up to the culminating and crowning element of the church spire. The view from the north stems from openness to enclosure when the buildings of Holywell Street impose a terminating element.



View from south along Lordsmill Street and St Mary's Gate



View from north along Holywell Street

From the west, the area is entered by two routes one through its south-western corner through West Bars curving gradually up the hill to the New Square and the other to the north-west through Saltergate. On entering the Conservation Area along West Bars, one is subjected to the Shentall Gardens and the picturesque Magistrates Court and the Town Hall to the left. Entering through Saltergate, the streetscape is commanded with red brick Georgian houses.

From the east the Conservation Area is entered through Brewery Road and the pedestrian foot bridge from the railway station over the A61 by-pass into Corporation Street. The imposing Stephenson Memorial Hall and well architecturally detailed buildings to the right command the streetscape to this approach.



Approach from south-west on West Bars



Approach from north-west along Saltergate

From within the town views of near and distant hills occur at almost every turn except from the innermost core. The intermittent views alternate with places of enclosure to create drama and surprising contrasts of inwardness and outwardness not found in similar towns on flat sites.



Approach from the railway station



View of the crooked spire from Brewery Road

From several positions in the town centre two or more of these landmarks are visible and establish orientation and sense of place.

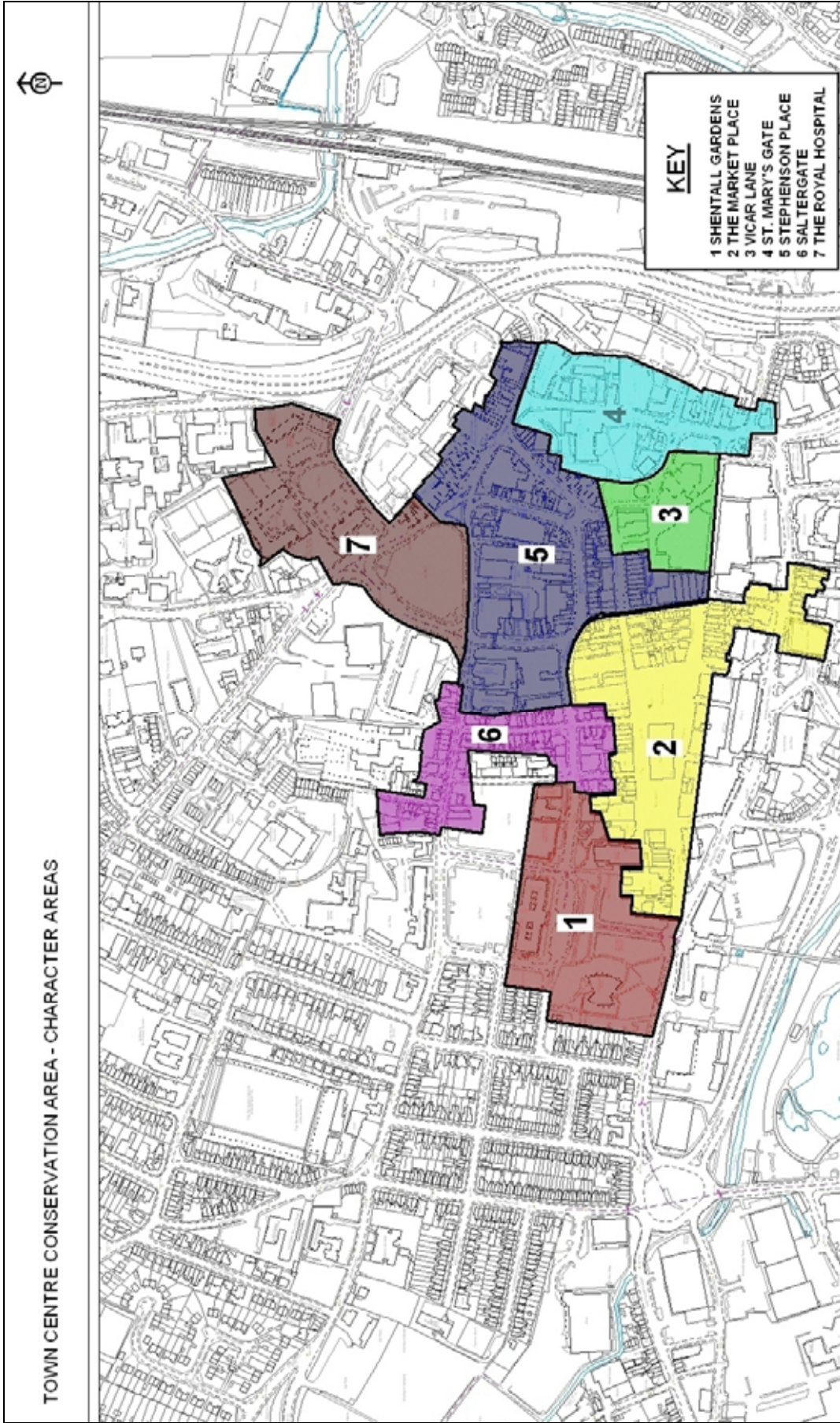


Views of distant hills from the Conservation Area



View of the crooked spire and the Market Hall tower from Town Hall





6. CHARACTER ANALYSIS

6.1 Character Areas and street audit

Seven distinct character areas have been identified in this appraisal. These areas are differentiated by their varied historic origins, functions and resultant urban topography, the processes of change which have affected each subsequently and the extent to which the elements and processes are evident in the current townscape. There is inevitably some overlap between areas and also many common features to each area.

These character areas are a means of understanding the past and the present. In turn, that understanding provides the basis for a positive approach to planning future change which will maintain and reinforce the historic character and individuality of each area.

6.1.1 Area 1 – Town Hall/Shentall Gardens

The area forms a civic group around the Shentall Memorial Gardens, a sloping park dominated by open spaces around large civic buildings extending north to Saltergate. As recently as 1918 the majority of this area was a garden associated with two substantial houses, West House to the south and Rose Hill on the site now occupied by the Town Hall. They were owned by a succession of prominent businessmen of Chesterfield. Historically this may have prevented the town centre expanding westwards.

The gardens were laid out in 1938 at the time the Town Hall was constructed. Around this time, Knifesmithgate and Upper Grove Road were extended to form Rose Hill the road on which the Town Hall now stands. In the 1960s a comprehensive redevelopment scheme for the town centre was also extended to the Shentall Gardens and the Magistrate's Court was built as part of the scheme.

The Shentall Gardens are dominated to the north by the Town Hall, in red brick with Portland stone plinth, portico and cornice. Either side of the Town Hall are surface car parks. West Bars fronted by the Post Office building bounds the south of the Garden. To the east are the sides and rear elevations of small-scale buildings associated with the historic core, partially screened by mature trees and shrubs. The crooked spire of St Mary's church and the tower of the Market Hall form visual reference points further to the east. Behind the Magistrate's Court building to the west are the rear boundary walls and back elevations of the 19th century semi-detached two storey houses.

The gardens themselves combine formal and informal features. A path lined with beech hedges and flanked by an avenue of lime trees runs north to south almost to the centre of the gardens. Here the new Post Office building picks it up creating a direct route to Queens Park on the central axis with the Town Hall.



Town Hall view from West Bars



Shental Gardens

East and west of the axis is less formal planting. Some mature trees exist in the garden and some shrubs mask the irregular east edge of the gardens. West and immediately north of the Court are areas of surface car parking vehicular and pedestrian access routes and paths. The area enjoys good views of hills to the west and south.

Street Audit – Area 1

Rose Hill: Rose Hill was part of the early 20th century street improvements with the extension of Knifesmithgate to the west. At the junction with Soresby Street is the Independent Chapel opened in May 1823. It is a plain rectangular stone building two storeys high with a three bay frontage. The door opening has Doric columns and entablature and a semi-circular fanlight. The stone capped parapet is raised above a stone band-course and plain rectangular windows have dressed stone flat arches and stone sills. The chapel was built with two schoolrooms attached.

To the west is the *Town Hall*, which was built on the site of an 18th century house known as *Rosehill*. On its splendid open site it was designed by Bradshaw, Glass and Hope and was opened in 1938. Externally the architectural treatment is on traditional Georgian lines of austere character with interesting mass and restrained colour as the predominating features. Portland stone has been used for the facing of the lower storeys and for dressings, while the upper storeys are in warm toned brick of pleasing texture. The main south front has 23 windows, with a 5 window projecting central section and widely spaced single windows at either end. Central section has four stone steps between urns and 3 round arched flanked by single windows with grills, above a sexastyle portico with giant Corinthian columns supporting a broad pediment with central oval window. End facades have 7 windows with recessed central sections on the upper two floors with two giant Corinthian columns in antis. The rear facade has 23 windows on each floor with a 5-window central projecting section. The central section has a projecting bow to the council chamber, with 5 taller cross casement windows to the ground floor and above 3 tall sash windows with blind panels spanning two upper floors.



The Independent Chapel



The Town Hall

Moving from the corner to Glumangate the lines of the building facades leads the progression from enclosure to infinity – inducing views out of town over the surrounding hills to the west.

West Bars: West Bars forms the main western link to the town centre. Originally it marked the western end of the town centre and is thought to derive its name from posts or a gateway impeding entrance to the town. The road contains a mixture of historic and modern buildings.

On the north side to the west of the Conservation Area is the Shentall Gardens with the Town Hall building commanding the view. The gardens were laid out in 1938 at the time the Town Hall was constructed and form an important open area allowing views to the Town Hall. The central path is aligned as an axis from the Town Hall through to the Queens Park to the south.



West Bars (north side – east)



Postal Financing building view from the Town Hall

To the west of the Shentall Gardens is the Magistrate’s Court with a striking appearance. It was built in 1964/65 as part of a comprehensive redevelopment scheme for Chesterfield town centre. To the east of the garden set back from the road is No.23. It is an excellent example of a Georgian house. Other buildings include No 21 and 19, which are, listed grade II buildings and the Sun Inn which has a glazed brick façade. At the far end where the road reaches New Square is a block of modern buildings.

On the south side is the former Portland Hotel built in 1904 to cater for rail travellers using the former Lancashire, Derbyshire and East Coast Railway Station now demolished. To its

west is an imposing modern building occupied by the Postal Financing Department building and which replaced a tower block.



The Magistrate's Court



No 23 West Bars

6.1.2 Area 2 – Market Place

The Market Place is an area of intense shopping and pedestrian activity, with a mix of permanent and transitory retailing activity spaces dominated by the Market Hall. The unifying figure of this zone is the market and the variety of building styles and colours. It also forms a transition of pedestrian movement east-west and north-south. There are many listed buildings around the market place, but the large open area of the market square and the Victorian brick built Market Hall dominates this zone.

The market place itself is an irregular cobbled square where a market has been held since the medieval period. It has been a focal point of the town for over 800 years and the basic layout has not substantially changed.

The Market Place retained its position as the centre of town life. It is this space and its use that plays a major role in the town's character. It is the heart of the town, a meeting place for hundreds of years. It is also the hub of pedestrian shopping movement. Pedestrian freedom exists in the enclosure of a highly organised open market stimulating safety with numerous entrances, mostly for pedestrians from all directions. The atmosphere of the market area is best experienced on a market day teeming with people, stall holders shouting their wares, and a walk through the market hall where the senses are accosted by the fish and meat markets. The 'Town Pump' amongst the market stall creates a focal point to the area.

The activities of the stalls contribute to the character of the place itself, but in the main the space is formed by the facades of the surrounding buildings. It is an urban area in the best sense whereby buildings of a human scale are strongly linked to human activity.



Stalls at the Market Place



New Square

The Market Place is surrounded by buildings which, though exhibiting a variety of ages and styles relate to each other in scale, rhythm, height, materials (a fine balance of brick, render and stone), level of detail and storey height creating a high quality enclosure for the Market Place. Some of the buildings exhibit a higher quality, larger scale, level of detailing or prominent materials which creates a subtle hierarchy however, the dominance of the space by the Market Hall is clear and is a key factor contributing to the character of the space. Apart from the character of the ground floors of many of the buildings surrounding the Market Place being impacted by changes in the requirements for retail shop fronts, the first and upper storeys of the buildings remain unaffected by the alterations associated with changes.

Due to the northern side of the Market Place being at a higher level than the southern, the buildings along this frontage appear taller and more dominant within the space than to the south. Along the eastern frontage of the Market Place between the Britannia Building Society and Scrivens Opticians there is a building with larger scale windows to the upper floors. Though this façade still retains the character of the frontage, due to the relatively small scale of the building and the treatment of the windows, it provides an idea of the potential impacts of larger scale contemporary introductions into the area.

The Shambles to the east of the market square is essentially medieval in character with close knit and integrated buildings and street formation. It is the very heart of the town centre containing a well defined pattern of yards, passages and narrow pedestrian streets with openings on all the four sides into major commercial thoroughfares. This area also forms a transition of pedestrian movement east-west and north-south.

There is confinement and shelter atmosphere here with views looking out of enclosure and screened vistas. The crowding together of buildings forms a pressure and an unavoidable nearness of detail which is in contrast to the open market place. The narrow alleys maintain enclosure without forbidding the passage of pedestrians although inducing a sense of constriction and pressure. In its present form it constitutes a precinct free of all vehicular traffic containing shops and cafes. The streets and yards provide easy movement and safe routes for shoppers linking particularly Vicar Lane and the High Street and the market.

The varied range of businesses within the Shambles also contributes to the character of this area. Recent improvement works has made the area more attractive and is a good indicator of the opportunities existing in the Shambles.



The Shambles western passage



The Royal Oak

Street Audit - Area 2

High Street: The Victorian buildings in High Street make a considerable impact on the street scene. On the south side of the street are late 19th century structures with typical picturesque Victorian details. At the corner of Packers Row is the *Bakers Oven* building once an old established grocery business of the Woodhead family. The building date is 1895 and is built in a high-gabled Tudor style. The building is mirrored by a similar tall-gabled building on the opposite side of the street – the *Vodafone* building - with terracotta ornamental band courses.



High Street (north side)



High Street (south side)

No. 10 (*Clinton Cards*) on the north side of High Street is one of the best examples of a late 18th century building. This three-storey building is built in brick, is three bays wide with plain sash windows with stone sills and window heads. The ground floor now with a modern shop window within the original pilasters and fascia has the original carriage arch and the house entrance has a round arched door opening with ornamental fanlight.

The Market Place: The Market Place was laid out in the 13th century. It was originally used for housing livestock as well as a produce market until the last quarter of the 19th century.

The Market Place incorporates the Market Hall and an old water pump, the “*Town Pump*” – a cast iron pump with large bowl set on a tall stone plinth to its north. The market square was used over the years for many public events and the pump was used as a platform for public speakers including John Wesley who preached in the Market Place in 1777. The pump is listed grade II*.

The *Market Hall*, a tall imposing brick structure with a slate roof in the Italianate style was built in 1857 and replaced an 18th century structure. It includes a clock tower and a dome. The Hall was built to accommodate the public on wet market days with separate sectors marked out for corn and butter markets, assembly rooms and a courthouse. The building is one of the key buildings in the town centre as one of Chesterfield's landmarks. Its tall, striking tower, makes an impressive sight to visitors to the town.



Market Place



The "Town Pump"

The *Market Hall* separates the market place area into two main areas, the Market Place to the east and the New Square to its west. Owing to the relationship of its position to the plan shape of the whole area, it forms a parallel with the east side of the Market Place and a sense of enclosure is experienced within the area.

The north side of the Market Place is flanked with commercial buildings. The *Post Office*, one of the most distinguished architecturally, formerly a Georgian dwelling house, was adapted in 1886 to a classical design, five bays wide with a pedimented central three bays brick pilasters and a stone-capped parapet. It is constructed of ashlar stone and brick with a slate roof.



The Market Hall



The Post Office

The *HSBC Bank* building, formerly *Midland Bank* at the east side corner with Glumangate has the detailed ornamentation in stone which is typical of banks built in the late Victorian era. It is more attractive than the modern *Natwest Bank* building opposite it to the west built in the 1960s and the *Primark* (former Littlewoods) building to its east side.

New Square: At the western end of the Market Place is a further open space, the New Square, known until the end of the 19th century as Swine's Green and was the regular herding place for livestock awaiting sale or slaughter. The square contains make shift stalls which could be dismantled to provide space for other activities and provides an extension to the market beyond the Market Hall.

To the north of the square are some attractive buildings including No 89 a red brick building probably dating from mid 18th century. It is three storeys high with bow-fronted bays on either side of the central entrance and a slate roof. The door case and window frames above are both treated decoratively with moulded stone architraves and pediment heads. There are stone bandcourses at first and second floor levels and a modillion cornice beneath the stone capping of the brick parapet. Next door is the *Yorkshire Bank*, 89 New Square which was once known as the *Manor House* now with a Tudor-style stone frontage. This is also grade II listed.



New Square (south side)



New Square (north side)

To the west of New Square is the *Dents* building. It has an imposing and unrelated scale, contrasting with the other buildings around the square. It shows no attempt to unify the expression of texture around the area and has ignored the use of materials.

Low and Central Pavement: The south side of the Market Place and New Square is known as Low Pavement. Originally the properties in Low Pavement were built on long narrow (burgage) plots running southwards to the River Hipper and which were laid out in the middle ages. However these have been lost or compromised owing to slum clearance, road building, and more recently when included in the town centre redevelopment scheme completed in the early 1980s. Only the buildings frontages remain. Their rears now incorporate part of the new shopping centre known as The Pavements. The new centre is linked to the Market Place area by two main entrances through colonnaded buildings one new and the other being the sole survivor of what were originally three such buildings, on the north, east and south sides of the square and the fourth arches on Market Hall.



Low Pavement



The Peacock

The majority of the buildings on Low Pavement are of 18th and 19th centuries. Most of them are listed. The most important building is the *Peacock*, a timber-framed building dating from about the 16th century but extensively restored under the redevelopment scheme. It is listed grade II and now used as a cafe. To the east, Low Pavement continues into Central Pavement. The north side of the street has impressive Victorian buildings.



Central Pavement



Barnsley Building Society building

On the east near the corner with South Street, stands No.13, *Barnsley Building Society* a late 16th century building. It has a plastered façade to a timber framed house. It is three storeys high and has a gabled attic floor jettied out. The first floor is supported on Doric pillars forming an arcade along the pavement beneath with panelled wooden ceiling. The ground floor has an attractive shop front. The building is grade II listed.

The Shambles: To the east of the Market Place is the Shambles. It is a small area containing a well-defined pattern of yards, passages and pedestrian streets running from north to south and east to west, with openings on all four sides into main commercial thoroughfares. The passages have street names which are said to reflect the type of trades on the stalls along the alleyways in medieval times. They include the Shambles associated with the butchery trade and Irongate. All the passages are used by pedestrians and are an example of the unique characteristics of the Town Centre.



Irongate



Lower Shambles

The small size of buildings are thought to be evidence that the Shambles was originally the new market formed in the 13th century. Some of the medieval buildings survived into the 1880s described as having wide overhanging eaves discharging directly into the stone drainage channels which run down the centre of each alleyway.

Subsequently piecemeal development of individual sites from the 18th century has nonetheless been full of character making the Shambles picturesque, but architecturally not particularly edifying. The *Royal Oak* is the only building with some of its fabric incorporating parts of an older timber-framed building when extensively restored in 1898. It is listed grade II*.

South Street: South Street is a continuation of Packers Row leading into Beetwell Street. On the west side, at the northern part of the street are several late 18th century brick cottages, two storeys high and now with shops in the ground floor, but still retaining some traditional windows in the floors above. To the south of Beetwell Street is South Place. On the east side of the street is mainly Victorian built after the cutting of the street in c.1870. The street retains good sett paving. On its west side, at the corner with New Beetwell Street behind a high brick wall is a Bowling Green. It is reputed to be one of the earliest bowling greens in the country and was in existence in 1392. The bowling green is not visible behind the high enclosing brick walls.



South Street



The Bowling Green (South Place)

Beetwell Street: Beetwell Street originally ran between St. Mary's Gate and South Street. The street was extended through to Park Road in the 1920s as New Beetwell Street and a further extension made in the late 1960s continues through to West Bars.

On the south side a few old buildings still survive, although for the most part the street has been rebuilt and buildings are either Victorian or modern. The block of buildings on the corner with South Place is dated 1887 and is built in brick with Flemish style gables. The next group eastward, however, contains some older buildings of two storeys on the street front with yards and buildings behind still containing old workshops.

The Spread Eagle Inn has a carriage entrance to the rear as does No. 9 to the east of it. The latter is a two storey brick building, plaster rendered and dates from the 18th century though parts of it may be much older. No. 9 is listed Grade II*.



Beetwell Street



6.1.3 Area 3 - Vicar Lane

This is a modern shopping area on spacious streets which is a contrast to the Market Place and the Shambles. Most of this area was part of the Roman settlement and has had subsequent layers of occupation. There are no listed buildings within this area and many of the buildings date from the 60's and 70's. The dominant feature of this area is its link with the market place from the eastern side of the town centre. Here one glimpses good views of the distant hills to the east along Church Lane and south along South Street.

Street Audit - Area 3

Vicar Lane and Steeplegate: Vicar lane and Steeplegate are recently developed shopping streets. The shops in this area are generally busy and add life and atmosphere to the Town Centre and the link between the east and west is particularly important. The Vicar Lane redevelopment completed the shoppers circuit running from Low Pavement through to Burlington Street via Vicar Lane and Steeplegate.



Vicar Lane looking west



Vicar Lane looking east

Church Lane and Church Way: Church Lane was originally the main medieval route from St Mary's Gate to the market. The street still continues on its ancient alignment to the market place but has been almost entirely rebuilt at its western end to provide service access to shops. At its eastern end the street has been widened to form Church Way.



Church Lane



Church Way

6.1.4 Area 4: St Mary's Gate

This area is an edge of centre area, mainly away from the main shopping area. The area is enhanced by the openness of the churchyard although spoiled by the stream of traffic on St Mary's Gate. This was the main route through Chesterfield, and probably dates from the Roman times. The Market Place was on this road just to the north of the church until about the 13th century. The road is no longer an important area of trade or shopping, but it is still a main route around the town for traffic.

This area has some of Chesterfield's best buildings including:

- The Parish Church of St Mary and All Saints, dedicated in 1234 with its famous 'crooked spire' listed grade I.
- No 2 St Mary's Gate built from about 1600 with timber panelling and plaster ceiling, listed grade II*.
- No 42 St Mary's Gate, a fine Georgian building with original panelling, listed grade II*.
- Stephenson Memorial Hall a magnificent red brick Victorian Gothic fantasy of a building, built as a memorial to George Stephenson in 1879, listed grade II.

These superb buildings are the fabric of the Town Centre Conservation Area and also illustrate how important this area once was.



St Mary's Gate



Street Audit - Area 4

St Mary's Gate: St Mary's Gate is one of the oldest routes in and out of Chesterfield. The street has been widened and improved in the last century and is now the main route connecting traffic from south to the north of the town centre.

St Mary's Gate is one street that typifies the buildings of Chesterfield as it has buildings from the 13th century up to the present day development of St Mary's Court. This mixture of styles and materials from over 700 years illustrates the development of the town as whole.

To the north of the street on the east side at the junction with Corporation street is the Stephenson Memorial Hall. Next to it is No. 2 St. Mary's Gate, an early 17th century building. It is two storeys high with a roughcast render. The door is dated 1898 in a moulded architrave with a wide Tudor arch panel above with plaster decoration of fruit leaves. Scrolls flank the panel with a broken pediment above. The building has a stone slate roof. The building is currently a public house and has undergone some alteration to the interior and an extension. It is also listed grade II*.



Stephenson Memorial Hall



No.2

On the west side almost opposite to No 2 is the magnificent Grade I parish church, dedicated to St. Mary and All Saints. The church appears to have been rebuilt in the 13th

century presumably on the site of an earlier church. It has a nave and aisles of six bays, south and north transepts and a complex east end. The earliest architectural feature is an Early English piscina. The oldest major parts are the crossing tower supports dedicated in 1234 and some transepts with piers separating them from the east aisle dated to the late 13th century. The crossing tower is surmounted by the nationally famous 228 feet high warped spire of timber clad with herringbone lead plates. The timberwork of which the spire is constructed dates from the 13th century. The nave and the chancel with its two chancel chapels were both enlarged in the early 14th century and the south main door is also of that date. Typical of the period, the simple carved decoration of the interior is complemented by rich, flowing lines of the window tracery. Views of the crooked spire up St Mary's Gate are particularly important.

Further down the street to the east side, there is an exceptionally good 18th century house, No. 42, facing Vicar Lane and which was formally the offices of the Scarsdale Brewery Company. It is three storeys high and five bays wide with a central door with architrave frieze and cornice. Flat arched window openings with raised keystones retain their old wooden sash windows. The house has also stone quoins and an eaves cornice. The building is listed grade II*.



St Mary and All Saints church



No. 43

Other buildings on the street are either plain brick ashlar stone or have ornamental half-timber work with bricks or stone in line with other buildings from Chesterfield in the 1920s and 30s.

One of the side streets, Spa Lane, retains its original sett paving. As the gradient increases, metal wedges can be seen built into the kerbs to assist in the control of the speed of carts going down the hill.

6.1.5 Area 5: Holywell Street/Stephenson Place

The area has a very wide mix of uses including a concentration of leisure buildings (nightclubs, theatres and pubs) mixed with hospitality industry buildings, retailing and a few offices. Historically this was the outskirts of the town centre and was partly made up of burgage plots. The area was transformed in the inter war period when Knivesmithgate was extended from Packer's Row to Rose Hill, and Elder Way was built. This facilitated a large slum clearance and many of the buildings were built in a mock Tudor style.



Corporation Street north side



Holywell Street

When the area was redeveloped two cinemas were incorporated, they are now a night club and the Winding Wheel centre. In the evening the place is alive and on weekend nights, thousands of people visit the pubs and night clubs. During the day most of the zone is a secondary shopping area with a concentration of charity shops.



Knifesmithgate



Elder Way

A few buildings remain from an earlier period, notably Elder Yard Unitarian Chapel built in 1694 and listed grade II*, Elder Court and the Central Methodist Church along Saltergate which are both listed grade II.

Street Audit - Area 5

Burlington Street: Burlington Street along with High Street follows the lines of medieval streets and open spaces designed when the town was laid out afresh to the west of the older centre around the parish church. Burlington Street survived only as a footway in the early 19th century and was cleared and laid out in the 1830s to form the present street. The street is now one of the main shopping streets. The street is also used for make-shift stalls on market days.



Burlington Street



Although much to the south of the street has been rebuilt in recent years, some of the early 19th century buildings survive at its eastern end including numbers 38 to 43. These are three storeys high, built in brick. Modern shops now occupy the ground floors. A noteworthy building on the north side of the street is *Burton Buildings*, designed in the 'house style' of Burtons and fronted in fine concrete blocks cast to resemble stone. It is dated 1931. Looking to the east along the street, one experience the views of the church spire.

Corporation Street: Together with Stephenson Place, Corporation Street forms one of the key gateways to the town centre. The street was made in the 1870s to give a new and more impressive approach to Chesterfield town centre for railway travellers.



Corporation Street (east)



George Stephenson Memorial Hall

The buildings on the north side of the street are three to four storeys high and built in brick in a style reminiscent of the Italian Renaissance 'palazzo'. On the south side, at the top of the street at the junction with St. Mary's Gate is the *Stephenson Memorial Hall* dated 1879. The building was built as a memorial to George Stephenson, the railway pioneer who lived and is buried in the town. The building like so many other public buildings of the time was influenced both by the fashion for Gothic facades as well as the new fashion for the 15th century Italian town halls with their tall, picturesque battlement towers. The building combines these elements in an extraordinarily impressive design fitted to an awkward corner site.

Many buildings at the lower end of the street were demolished in 1983 to give way the building of the inner relief road which crosses under Corporation Street dividing it into two parts connected by a pedestrian footbridge.

Stephenson Place: Stephenson Place was once a continuation of Knifesmith Gate. It was renamed when in 1901 the Chesterfield Improvement Act allowed for alterations for widening of the stretch from Holywell Street past the churchyard and a straight road was laid. The road was named after George Stephenson. All the buildings along Stephenson Place except the *Rutland Arms* public house date from the turn of the 20th century.

On the east side towards the south are Nos. 9-21, a four storey, six bays wide building built in brick with ornate classical details and Flemish gables. The building was one of the first blocks to be built on the new building line. On the corner with Holywell Street to the north, is Nos. 25-35, a block of buildings with plain Dutch gables masking dormer windows, it has also brick and stone decorative banding. Nos. 29-33 of the building have some original Victorian ornate cast shop fronts. Other buildings on the east side of Stephenson Place include the *Rutland Arms*, built in the late 18th century. It is two storeys with decorative bargeboards.



Stephenson Place (south)



Stephenson Place (north)

On the west side at the junction with Cavendish Street is the *Royal Bank of Scotland* building built in 1906. It is a distinguished corner building on a triangular site, two storeys high and designed in monumental classical style with an attached giant Ionic order turning the rounded corner over a decorative classical main door, flanked by plain rectangular sash windows. The building is surmounted by a stone balustrade. Next to the Royal Bank of Scotland is a brick built building with plain rectangular window openings and a first floor band-course. The shop fronts are modern but an entrance with a round arched head with flanking vermiculated columns and a raised keystone block survives as a display window.

Other buildings on the west side include *Eyres* which occupies the northern corner with its frontage on Holywell Street and returns into Cavendish Street. It is a Victorian brick building with flat arched windows on the first floor and round headed windows on the second. The windows are grouped in pairs separated by twisted cast iron columns. Another notable building is the *Twisted Pinnacle* public house in timber framed building imitation.



Rutland Public House



The Royal Bank of Scotland

Knifesmithgate: Knifesmithgate originally ran from Holywell Cross to the northern end of Packers Row and only the eastern end of the present street is of any antiquity. On the south of the street a few late 18th century buildings survive, built in brick, two or three storeys high and three to four bays wide. The whole of the north side of the street, and the south side between Packers Row and Glumangate was rebuilt or newly built in the 1920s and 30s with some frontages been rebuilt in later years.



Knifesmithgate (west)



Knifesmithgate (east)

The street is specially noted for its mock Tudor effect of imitation timber framed buildings, perhaps inspired by the architecture of Chester. Extensive use of colonnades to building fronts extends primarily to the whole length of Knifesmithgate from Glumangate to Cavendish Street. These colonnades provide for the safety and shelter of pedestrians and create functional space for congregation of people. Carved faces can be noted on the edge of the canopy over the footpath on the north side.

From the junction to Packers Row, looking to the east reveals the closest vista with the central dominating element of the church spire and the terminating element in front of the church being deflected of the axis arousing anticipation of a further space to the left. The contrast in the facades of the street are expressed by the intricacy and detail of recession and projection on the north side compared with the simple plain and flatness of the south side.

Cavendish Street: Cavendish Street was originally laid in the early 19th century but little survives with most of the street having been rebuilt in the 1930s. On both ends of the west side of the street are very fine architecturally designed buildings, Cavendish House to the

south end and the Blue Bell public house to the northern corner. However, between the two buildings is an unattractive building which detracts from the street's appearance. The properties on the east side has badly altered facades and poor shop fronts.



Cavendish Street (south)



Cavendish Street (north)

Holywell Street: Holywell Street runs from the junction with St Mary's Gate and Corporation Street and forms the northern gateway to the north of the Conservation Area where it joins with Sheffield Road and Newbold Road. The street was almost rebuilt in the first half of the 1900s. The street narrows between Stephenson Place and Cavendish Street creating an enclosed view of the street with buildings on both sides inducing a sense of constriction and then opens up again to the east and west.

The north side of the street has a number of interesting buildings including a few mock half-timber construction buildings commanding the streetscape. The most impressive of them is the *Winding Wheel* also known as the "*Picture House*" which is listed grade II. Most of these buildings were built or redeveloped during the expansion of the street in the 1930s.



Holywell Street (east)



Holywell Street (west)

Further west along the street on the north side, at the junction with Durrant Road, is No 1 Durrant Road. The building is a 17th century cottage formerly used as the Holywell Cross post office. It is two storeys, plastered with brick eaves cornice and a stone slate roof and probably timber framed. It has three light casement windows, an early 19th century shopfront to the front and the gable end. Joined to it to its south are Nos. 39, 39a, 41 and 43, a late 18th/19th century terraced corner block building with red brick façade and slate roof. The buildings are listed grade II.



The Winding Wheel



Nos. 1 Durrant Road and 39 – 43 Holywell Street

6.1.6 Area 6: Saltergate/Glumangate

The area is dominated by some character buildings mostly distinguishable by the rather hard, bright quality of their brickwork with plain sash windows and some cut brick terracotta ornament. Most of the buildings in this character area are predominantly red brick of the Georgian and Victorian period. They represent one of the most striking groups of buildings in the town and give the area a feeling of prosperity.



Glumangate



Saltergate

The Georgian buildings along Saltergate are Chesterfield's oldest examples of commuter living. They were built for prosperous business men who wanted to live away from their business in the town centre, but within walking distance and also to avoid the squalid conditions of the central area. There are however some infill buildings and areas which detract from the general quality of the streetscape. These include the multi-storey car park and the Holywell Cross car park to the east, and the effect of the Angel Yard car park to the west of the Conservation Area boundary. The most detracting to the Saltergate streetscape character are the box temporary structures housing the Unemployed Workers' Centre, which are out of scale, materials and without consideration to the urban grain.

Street Audit – Area 6

Saltergate: Saltergate is one of the main thoroughfares through the town and forms part of the northern part of the Conservation Area. The street follows the line of one of the most ancient routeways into Chesterfield from the west. As the name suggests it was probably

the route used by salt merchants from Cheshire and it led to the earliest known market site in the town at Holywell Cross.



Nos. 69-79



Nos. 91-97

The north side was once lined with substantial family houses which have now been converted into offices. Many of them were built in the early nineteenth century in Regency style and constructed in brick with decorative stone stucco details. Of the terraces, Nos. 69-79 is one of the most distinguished. This is in fact one of the most striking groups of buildings in the town. Three storeys, and built in locally made red brick, it consists of six houses each two bays wide. Each house has a round headed door opening, with half-arched recessed Doric columns, and semi-circular fanlights with narrow glazing bars. The window openings have flat, rubbed brick arched heads. The central four bays are pedimented and project with a central plaque originally recording the date. The whole terrace is fronted by original cast iron railings which project the lower basement area. The terrace is listed grade II. Further west and east of this building are further pleasant early 19th century buildings.

On the south side, to the west of the Conservation Area is the *Masonic Hall* built in 1877 in brick with a semi-circular headed windows set in rectangular frames with decorative keystones with band courses at the first and second floor levels. Moving eastwards there is a mixture of buildings including some modern buildings the largest being the *Telephone Exchange* building. Next to the Telephone Exchange building is the *Methodist Chapel*, built in 1870 replacing an earlier late 18th century building on the same site. It is a very impressive building designed in the monumental classic style and has a giant Ionic portico fronting onto the street.



The Methodist Chapel



The Masonic Hall

Continuing eastwards from Elder Way is *Elder Court*, an early 19th century stone faced facade building with a narrow archway leading to the *Elder Yard Unitarian Chapel* and a burial ground. The chapel is accessed from Elder Way and was built in 1694 after the Act of Toleration of 1689 permitted the building of dissenting meeting houses and is the earliest non-conforming chapel in Chesterfield. It is single storey, roughcast, with stone details and quions with a slight projection to a wide bay under a pediment. There are stone mullion and transom leaded windows and a central segmental pediment door with a panel in frieze and a panel in a rusticated surround over. The pediment has a round window. However part of the building has been altered in later centuries. The Chapel is listed grade II*.



Unitarian Chapel



Elder Court

Glumangate: Glumangate is a medieval street linking the northwest of the Market Place with Saltergate. How the name 'street of gleemen' (old word for minstrel) arose is unknown, but perhaps such minstrels were accustomed to entertaining the public there on market days in medieval times.

The street was probably first laid in the latter part of the 12th century, as a means of linking Saltergate with the new market place which had just been transferred from its previous location by the parish church. The narrow frontages, most of them with two or three storey buildings help retain the old character of the street.



Glumangate (north)



Glumangate (south)

There are number of late eighteenth or early nineteenth century buildings in the street all at which may at one time have been houses. Nos. 23 and 25 on the east side and Nos. 22, 24 and 26 on the west side are typical. The Victorian buildings in this street are not

obtrusive, with plain sash windows and some cut brick terracotta ornament. They are distinguishable by the rather hard, bright quality of their brickwork e.g. No 21. Glumangate retains its cobbled street surface.

No 15, Shentall's, is probably the oldest building on Glumangate dating from the early 18th century. It is a low two-storey structure of rendered brick with a slate steep pitched roof. The ground floor has a modern shop front. It is on the east side of the street adjoining the former Queen's Head public house. On the west side of the street is No. 38. It has a stuccoed plaque dated 1887 under the centre first floor window. It is built of red brick and has a good symmetrical façade with moulded dentil eaves cornice. The building is the only listed building in the street, listed grade II.

Apart from the gaps between buildings opening into yards, Glumangate was unbroken between the Market Place and Saltergate until early in the 20th century. This period saw a lot of street improvements within the town centre that resulted in the extension of Knifesmithgate from the head of Packers Row and, a further extension becoming part of Rose Hill forming a cross-roads which now divides Glumangate into two.



No 15 (Shentalls)



No 38

These improvements brought up changes to the status of Glumangate from the largely residential character to a commercial street. The majority of businesses carried out before the mid 20th century has also changed with the most predominant shopkeeper and retail trades being replaced to large extent by legal, financial, property and other services and has lost most of its importance as a shopping street.

Glumangate is now mostly dominated by legal, financial and property services businesses.



Estate Agents at Glumangate



6.1.7 Area 7: Former Royal Hospital Site

This area adjoins the Abercrombie Street Conservation Area to the north-west.

The area is the site of the former Royal Hospital. Originally in the 17th and 18th century the site was the family home of the Durrants with a manor house and land. This large area remained predominantly vacant until the hospital was built in 1859. As the hospital expanded, the site became densely built to a point that any further expansion for the hospital to provide modern facilities was inappropriate and the hospital site was subsequently closed in 1984. Most of the buildings have been demolished and new buildings built including the Royal Court.

The main character of the area is the historical importance to the townscape of the area of the Royal Hospital site with its remaining buildings including the former Physiotherapy Department building, Durrant House and The Alexandra Private Hospital building.

Street Audit – Area 7

Holywell Street: On the east side of the road is the Durrant House which formed part of the former Royal Hospital. Behind Durrant House is a new building, the Royal Court which is accessed through Basil Close off Brewery Street. The road is lined up with an ornate wrought iron railing perimeter fence.

On the west side of the road is the Holywell Street car park. The area was previously intensively developed but was cleared in the 1950s and 1960s to create better traffic flow. However the car park itself detracts from the streetscape. It is envisaged that the Northern Gateway development proposals would benefit the enhancement of the area when implemented.



Durrant House



Holywell Street car park

Durrant Road and Brewery Street: Durrant Road and its extension Brewery Street run eastwards from Holywell Street. The streets form the main access road to the railway station from the town centre. It is lined on its north side with buildings which were incorporated into the former Royal Hospital. The *Physiotherapy Department* building was originally a Baptist Chapel built in 1862 and is now a listed grade II building. A tall three bay brick façade with stone dressing has a convex centre bay with cornice and pediment above. Behind the building is the Alexandra Private Hospital which contributes positively to the character of this part of the Conservation Area.



Former Physiotherapy Dept. building



Alexandra Hospital

6.2 Activities and Uses

The land use within the Town Centre Conservation Area is predominantly commercial with a good concentration of retail business supported by a busy market held on Mondays, Fridays and Saturdays with a flea market on Thursdays and public holidays.

Chesterfield is famous for its historic market which brings visitors flocking to the town centre from across the county, country and further afield. But as well as tradition and architecture, the town centre boasts a wealth of traditional shops and services.

As well as the big High Street names, the town centre also offers plenty of choice for discerning shoppers, from cutting-edge designer fashion and hair and beauty salons, to restaurants, bars and cafes. It is a place where you can buy many things from holidays or household furnishings to buying a property – all within the town centre.



Market Place on a market day



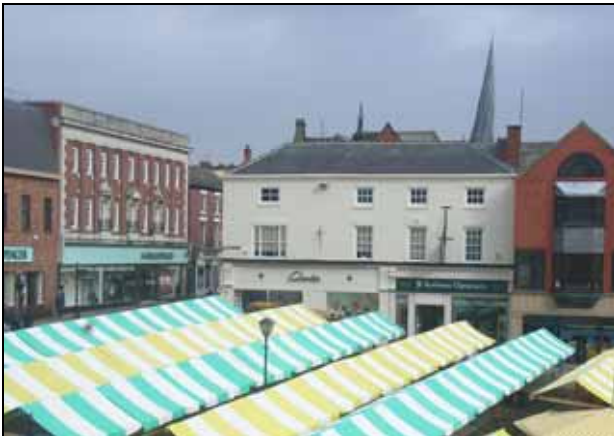
To the west of the Conservation Area are two civic buildings the Town Hall and the former Magistrate Court. There are also many public houses and ecclesiastical buildings within the Conservation Area.

6.3 The qualities of buildings and their contribution to the area.

Chesterfield's Town Centre Conservation Area's built heritage stands comparison for quality of design, picturesque townscape value and historic interest not only locally with

other Derbyshire towns, but nationally as well. Buildings dating from the 18th to the 20th century dominate the area. Although many of them are not distinguished in themselves, together they constitute an area that maintains a feeling of antiquity.

Throughout the Conservation Area the buildings display fine architecture coupled with the free use of materials with good examples of the period in which they were built. They vary in their quality and character individually while collectively contribute to the character and appearance of the area. There are many well-detailed buildings some of high quality and ornate architectural enrichment. This quality, diversity and rich architectural detail of buildings create an outstanding and vibrant streetscape which peppered with notable landmark buildings and including the most obvious, the church spire.



Building design has been successfully used to articulate streetscape. Most significant is the mock Tudor design and extensive use of colonnades to building fronts. These are evident along the whole length of Knifesmithgate from Glumangate to Cavendish Street and in other isolated buildings throughout the town centre area. They not only provide for the safety and shelter of pedestrians, but also influence the character of the street and the area as a whole. The use of arched arcades on buildings flanking the Market Place gives emphasis to these buildings within the façade pattern. Corner plots are emphasised with angled and curving elevations.



Another building group of special importance within the area is that of institutional structures associated with 18th to 19th century industrial developments. The group is characterised by its wide range of materials and high level of architectural enrichment, but above all by its high quality in terms of material choice and use, architectural design and ornamentation. Together with some chapels that accompanied them, their range, quality

and impact is unrivalled – the Stephenson Memorial Hall and Central Methodist Church are examples

6.3.1 Listed Buildings

There are approximately eighty buildings or structures included in the statutory list of buildings of architectural or historic interest within the Conservation Area, of which one – Parish Church of St Mary and All Saints - is listed grade I and seven listed grade II* including Nos.2 and 42 - St Mary's Gate, The Royal Oak – The Shambles, Unitarian Chapel on Elder Way and 69-79 (odd) – Saltergate, 9 Beetwell Street and the "Town Pump" – Market Place. The listed buildings can be found in small groups or as individual buildings with the highest concentrations along Low Pavement and Saltergate.

6.3.2 Landmark Buildings

The Town Centre's built environment also contains several landmark structures including the Parish Church St. Mary's Gate, The Market Hall in Market Place, the Town Hall on Rose Hill, Stephenson Memorial Hall on Corporation Street and the Royal Bank of Scotland on Stephenson Place/Cavendish Street. The Royal Oak in the Shambles, The Winding Wheel on Holywell Street, the Methodist Chapel on Saltergate and the Magistrate Court in Shentall Gardens are also key buildings.

6.3.3 Buildings of Townscape Merit

A number of unlisted buildings make a positive contribution to the character and appearance of the Conservation Area, and have been identified as '*Buildings of Townscape Merit*'. Together these buildings provide the cohesive and interesting historic townscape which is necessary to justify designation as a Conservation Area. Any proposals to alter or demolish such buildings will be strongly resisted by the Council.

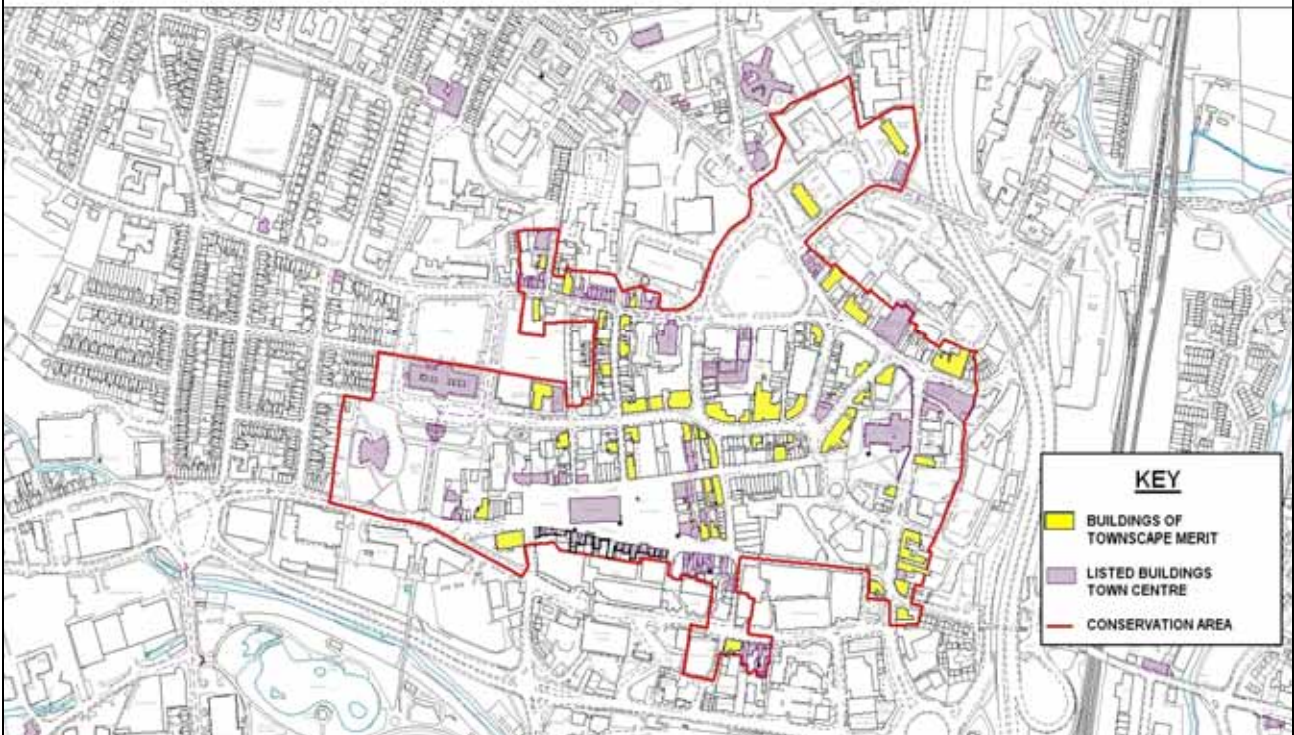
Of special merit are the many examples of good quality highly stylised revival half timbered Tudor style buildings within the Conservation Area, particularly along Knifessmithgate, Holywell Street and St Mary's Gate. Other groups are much more diverse in their ages and detailing although still of merit.



Portland building



HSBC Bank building



6.4 Building Materials

The local use of materials, the effect of weathering and the way in which tradition has developed their use contribute strongly to the visual character of an area. Some towns have traditionally derived a powerful consistent character from the universal use of the same wall and roof materials.

The buildings in the Conservation Area demonstrate the range of materials prevalent throughout all periods of its development. The town centre shows a number of successive phases of architectural style, coupled with a free use of materials. Coal measures sandstone and red brick are both used extensively, and patterned brickwork, ceramic tiling and faience also feature strongly. Stone has been used in a variety of ways including rubble, coursed and as ashlar for quoins and lintels and dressings. The predominant roof materials is blue/black slate but there are a number of Derbyshire stone slate roofs of the older buildings.

There are also buildings with impressive mock Tudor half timber black/white stud construction and ashlar stone in the area. A high concentration of these buildings are found along Knifemithgate, Holywell Street and St Mary's Gate.

Windows throughout the Conservation Area are predominantly, either in the form of casements or more commonly sliding sashes. Most of the windows have stone lintels and/or cills.



Stone slate roof



Half-timber stud construction

The richness of detailing which encompasses traditional materials is an important feature in defining the architectural character and appearance of the area. This provides streets of distinguished character. The use of building materials sympathetic to the area for any new development or alterations is an important way in which the character and appearance of the area can be preserved. New buildings can benefit from the use of these traditional materials but where new materials – which of course exist in the town already - are considered appropriate they must be handled with special care.



Architectural detailing



6.5 Contribution of open spaces, landscape and trees

Despite having few public open spaces, greenery and soft landscaping plays an important role within the town. Mature trees to the east within the grounds of the parish church providing an important amenity as a 'green wedge', provides a visual and physical break and contrasts to the hard streetscape of the town centre.



Trees at Parish Church grounds



Shentall Gardens

The Shentall Gardens to the west of the town centre provides a formal civic recreation facility for the town although its impact is limited due to its secluded setting from the main thoroughfares. The Town Hall to the north of the gardens dominates the area and to its south west is the Magistrates Court building. The gardens combine formal and informal features and also incorporates a War Memorial. A path lined with beech hedges and flanked by a planted avenue runs from north to south. Shrubs mask the irregular east edge of the gardens.



Rykneld Square



The Sensory Garden

Other public open spaces include the Sensory Gardens sympathetically designed with a fountain and fragrance planting, for those with sensory impairment and the Rykneld Square, a hard surfaced area in front of the Tourist Information Centre adjacent to the parish church grounds. Part of the New Square is also used as a makeshift open space for certain public occasions. Important trees exist in New Square and Central Pavement.

6.6 Public realm

The town centre benefits from large pedestrian areas with core areas on either side of the Market Place creating an attractive east west pedestrian area. However within the pedestrian areas and elsewhere the quality of the public realm is mixed with lack of co-ordination in the palette of materials and signage used.



Street furniture at New Square



The majority of the Conservation Area's street furniture dates to the recent redevelopment schemes of the town centre. Within and around the Market Place and New Square, most of the street furniture is reflective of the 'Victoriana' theme of black and gold painted metal work. The street furniture includes public seating, litter bins, advert boards and flower boxes. It is of no special merit to the character of the area and it adds clutter and undermines Chesterfield's local distinctiveness.



Historic lamp post



Stone setts and kerb stones, Glumangate

There are a variety of street lights in the Conservation Area, almost all are modern with an exception of four historic lamp posts, one in the grounds of the parish church and three within the market place area. The lights were formerly gas lights now converted to electrical. They are all listed grade II.

There are very few historic boundary features within the Conservation Area. It is however noted that surviving original railings could be used as a reference for future works and make a significant contribution to the area. Examples of original cast iron railings are present to the front of the Georgian terrace on Saltergate and the parish church on St Mary's Gate.

There are some modern cast iron bollards around the market area, along Central Pavement and several locations around the town centre set in concrete paviors and intended to prevent vehicles parking on pavement or getting into the pedestrianized zones.



Railings at the Prish Church



Railings at Saltergate

7. PROBLEMS AND PRESSURES

In order to appraise the character and appearance of the Conservation Area we need not only to assess what are the 'special qualities' of the area, but also establish what are the visual detractors and threats to the area. Part of the town centre's historic townscape visually detract from its special character and appearance. The visual detractors can be attributable to a definable set of circumstances, and these may be summarised as:

7.1 Poorly designed development which is out of context

Sections of Chesterfield's Town Centre have undergone some redevelopment in the post war period. These developments included the introduction of some street facades that show little respect for their historic context, by being overlarge and poorly situated and having limited visual quality with expanses of poorly proportioned and relatively blank façades.



The Telephone Exchange building



2-6 Burlington Street

There are a few buildings within the Conservation Area that do not reflect the established pattern of buildings, both in their use of materials and design. The Dents building at New Square, Burlington House at Burlington Street, 2-6 Burlington Street, the Telephone Exchange House at Saltergate and Escape at Cavendish Street provide some examples. Such poorly designed developments detract from the qualities that make the Town Centre an attractive historic core, it says nothing about the individuality of the area and ultimately reduces its character and identity.

Equally there are sites in the Conservation Area which have a negative impact. The Angel Yard car park behind the Unemployed Workers centre, the portacabins housing the centre, 70 Saltergate and the electricity sub-station along Saltergate detract from the character and appearance of the streetscape and the conservation area as a whole. Such open spaces are always vulnerable to inappropriate development. Sympathetic redevelopment of this area and re-location of the electricity sub-station would be beneficial to enhancement of the area.



Unemployed Workers centre



Angel Yard car park

7.2 Poorly maintained and altered/repared historic buildings

Insensitive alterations to unlisted buildings within the Conservation Area (for example the insertion of modern windows, the loss of original roof slates, and the insertion of unsympathetic shop fronts) detract from the architectural quality and character of the area. Poor building maintenance, introduction of unsympathetic doors, windows and rainwater goods, has also assisted in diluting the character of the street facades.



Inappropriate altered building disfiguring the rhythm of the street frontage



Poorly maintained roof

7.3 Loss of architectural features

Around the Conservation Area various features that were once common place have gradually disappeared and have not been replaced. The most affected features are chimney pots, street cobbles and stone kerbs, boundary railings which used to retain the line of the street as well as creating interest and cast iron rainwater goods.

The Council has recently been able to reinstate and introduce high quality paving materials in the Shambles where, the undertaking of a similar and complementary exercise elsewhere in the Conservation Area would be highly beneficial.

7.4 Use of inappropriate materials

The predominant (traditional) building materials in the Conservation Area, as already noted, are brick and coal measures sandstone for walls, slate or stone for roofs and timber for doors and windows. The replacement of original features, such as timber windows or

doors, with materials, such as aluminium or uPVC is fairly common throughout the Conservation Area and this has had a detrimental effect and detracts from the character and appearance of the Conservation Area.

7.5 Poorly designed shop fronts, advertisements, signage

Shop fronts can be positive elements, adding interest and vitality to the street scene and promoting enhanced retail activity as well as contributing to visual interest. However poor ones have a negative effect, destroying local architectural quality and character and detracting from the overall shopping environment. Many of the shops in the Conservation Area have poor quality fascias and shop fronts in insensitive modern materials and colours.

Advertisements and shop signs can contribute significantly to the character of an area if designed properly. Shopkeepers need to advertise their presence, but a proliferation of poorly designed incongruous signs which shout at you can spoil an area.

All outdoor advertisements affect the appearance of the buildings or place where they are displayed. The Conservation Area suffers from the loss of traditional fascia signs which were hand-painted or consisted of individually applied letters which were designed to suit the building to modern unsympathetic signs. This erosion of historic character tends to focus downward towards these modern alterations and away from the impressive architecture above. This is combined with overly large fascias with enlarged commercial logos made of inappropriate materials and painted with garish colours creating an overall effect which is detrimental to the character and appearance of the historic centre.



Over large fascia signage



Shop front retaining its original detailing spoilt by contemporary signage

Rising above the shop frontages is an abundance of beautiful old buildings of differing styles and materials which have sufficient architectural merit to provide a backdrop to the conservation area. However, there is a noticeable change at ground floor level of buildings with the influx of modern shop fronts and signs. Frequently these reflect the corporate image of the company rather than complementing the style of the building. Gradually this has resulted in the ground floor of buildings appearing visually divorced from the upper storeys, in character, design and proportions.

Frontages to shops are an integral part of the façade of a building. Whilst they serve a variety of functions, e.g. allowing light into the ground floor and providing an area for the

display of goods, they also provide visual and physical support for the upper floors of the building. It is vital therefore that shop front design is contextual, reflecting the details, proportions, emphasis, scale and design of the whole building. Shop fronts must respect/relate to their neighbours also.

The increased demand for security measures has led to an increase in the number of solid roller shutters over shop fronts which present a blank and featureless frontage to the street. They display no visual interest or variation and consequently create a break in the variety and attractiveness of the street scene. These are most obvious at night when their appearance often creates an undesirable impression of fortification.



A solid roller shutter



A solid roller shutter with a bulky external housing

The scale and dominance of such solid shutters is exacerbated when the shutter housing is not successfully incorporated into the existing shop frontage. The resulting impression is of a poorly designed and inappropriate frontage. The blank frontages have an adverse effect to the character and appearance of the Conservation Area, giving an area a 'dead' appearance and contributing towards the creation of a hostile atmosphere. They are also vulnerable to graffiti. This not only gives out signals about the area's vulnerability to crime but can also deter the public from using such locations.

7.6 Poor quality in general streetscape

Some of the streets in the Conservation Area are obstructed with a significant amount of street clutter in the form of insensitively designed or located street furniture. This is in the form of railings, bins, light columns, bollards, seating, advertisements and signage. Inappropriately sized or excessive signs on buildings and A-board adverts adds to the visual clutter and impacts on the character and appearance of the Conservation Area.

Another problem is the use of railings and bollards in the streets. Unnecessary railings give a confined view to the street scene. They herd and channel people and do little for their protection. Use of 'heritage' style bollards does not overcome the poor effect. Raised kerbs would be a better solution to provision of pedestrian safety.

Traffic signs are well located in the area however visual clutter seems to be a major problem. Whilst some of these could be said to give some vitality to the area, without structure they give the appearance of the pavement being rather crowded. Well designed and appropriately sized and co-ordinated signage would significantly enhance the

character of the Conservation Area. Parking meters also restrict the pavement width and are a danger to the partially sighted.



Examples Street clutter

There are also examples of damaged pavement surfaces and kerbs. It is likely that most are caused by utility undertakings not restoring the surfaces and kerbs properly and damage caused by goods vehicles parking on pavements. Effective street management would enforce compliance.

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There are also examples of damaged pavement surfaces and kerbs. It is likely that most are caused by utility undertakings not restoring the surfaces and kerbs properly and damage caused by goods vehicles parking on pavements. Effective street management would enforce compliance.

7.7 Vacant upper floors

Throughout the Conservation Area there is a substantial potential to bring floor-space back into beneficial use, for example through conversion of void properties and upper floors for appropriate use. Vacant upper floors create a poor image of the town. Discrete whole areas of townscape within the Town Centre that would benefit from investment are High Street, Stephenson Place, Holywell Street, Packer's Row and Corporation Street.



Vacant upper floor spaces at 11 and 17 High Street respectively

8. RECOMMENDATIONS

In order to preserve and enhance the character of the Town Centre Conservation Area the following recommendations are being proposed. This is just a summary of the recommendations. Further recommendations and actions are included in the management plan to be read in conjunction with this appraisal document.

8.1 Conservation Area Boundary Change

The area adjacent to the Conservation Area affects its setting, character, appearance or views into or out of it. The boundary is therefore one of the important considerations in the efforts towards preserving and enhancing the Conservation Area. As part of this appraisal, therefore the boundary has been examined.

The main issue to consider in undertaking a review of the amendments to the boundary is whether development of the areas under consideration would affect the setting, character, appearance or views into and out. Therefore, such action will mean that the Council will be able to protect the special architectural and historic interest of the whole area. It will also ensure that no development takes place adjacent to the existing Conservation Area in any way that would undermine its setting or character.

For a proper control and management of the Town Centre Conservation Area it has been recommended that changes be made to the conservation area boundary as detailed below and shown on the boundary review map on page 70.

i) The east end of Corporation Street

The boundary of the Conservation Area to the east cuts through buildings along Corporation Street leaving some properties to its eastern end outside the area. These include properties between Theatre Lane and Station Road. Apart from the car sale showrooms to the north of Corporation Street, the scale and massing of

these buildings relate to those elsewhere in the street and to some extent contribute to character and architectural quality of this part of the Conservation Area. It also forms one of the main entry routes into the area for pedestrians entering into the Conservation Area from the railway station. These buildings have now been included in the Conservation Area.

ii) Vicar Lane (south side)

Vicar Lane, a retail street built in the late 1990s, did not exist as it is when the Conservation Area was designated, although it retains the same street alignment as before the boundary is now inappropriate. The boundary has been changed to include the south of Vicar Lane in the Conservation Area.

iii) Extend the boundary of the Conservation Area to the north west to include the northern end of Soresby Street and Rose Hill East and West car parks

The informal Angel Yard car park behind the Unemployed Workers Centre along Soresby Street creates an open space which detracts from the character and appearance of the Conservation Area. The area is also vulnerable to inappropriate future development. The inclusion of the car park and the terrace of houses to the north of Soresby Street would benefit their control on future development of the site.

The Rose Hill car parks historically were part of the civic gardens on the land acquired to build the Town Hall and were a feature of the important civic development. The area survived as a lawn for over thirty years after the Town Hall was built, when it was taken into use as a car park. Rose Hill West car park was landscaped by a scheme of formal tree planting in the 1990s which furnished the civic space and reduced the impact of the car parking. The inclusion of the car parks and further extension of the tree planting to Rose Hill East car park would extend this beneficial effect to the Town Hall's setting and contribute to the character and appearance of the Conservation Area.

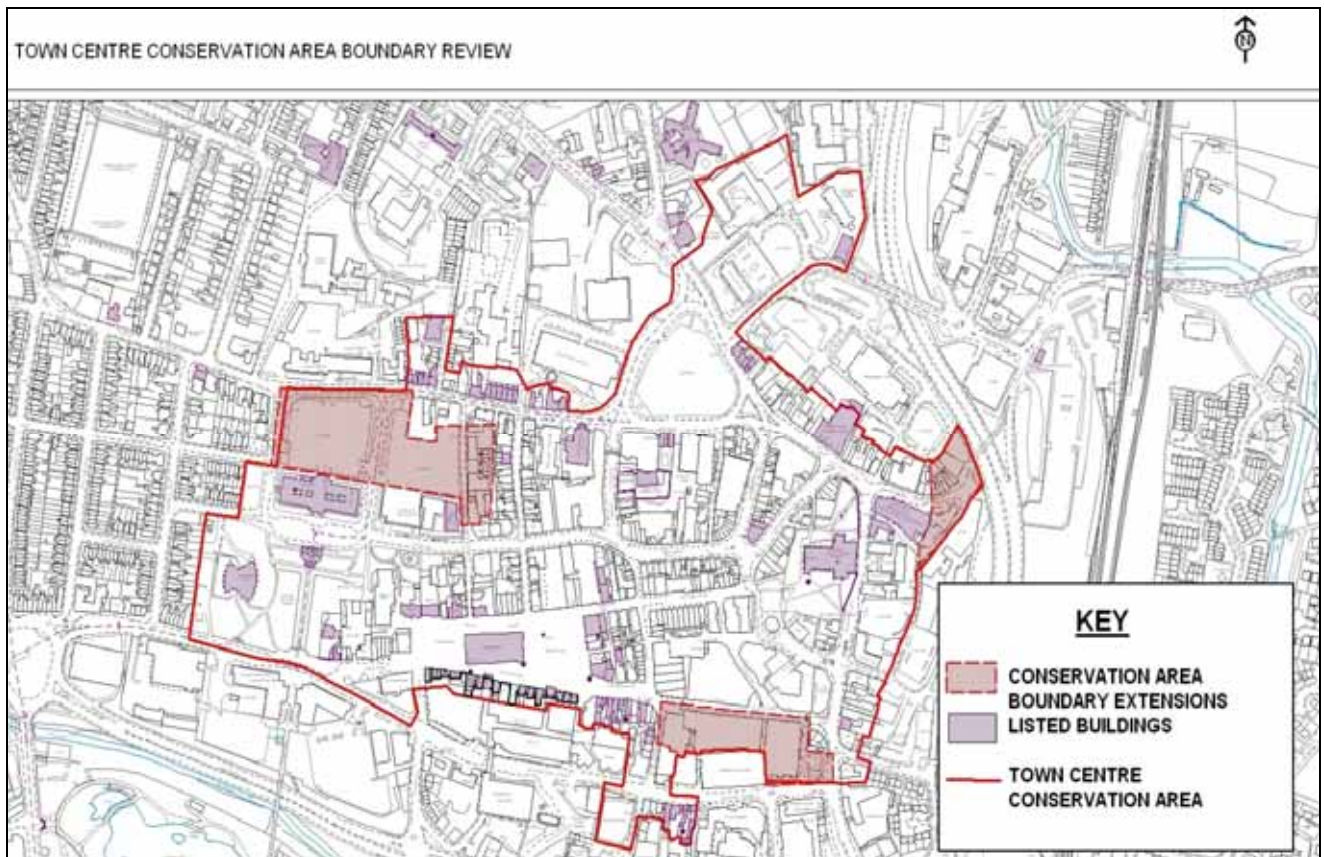
8.2 Article 4 Direction

The special character of the Town Centre, as already pointed out, is mainly derived from its setting, history and the architectural quality of its buildings and details and features like coal measure sandstone walls, slate roofs as well as timber doors and sash windows. Widespread replacement or loss of these features would do great harm to the appearance of this unique area.

There are various planning control measures in place which could be used with regard to the built fabric in the Conservation Area including, Conservation Area Consent for demolition, Listed Building Consent for works to listed buildings, Planning Permission and Tree Preservation Orders for trees. There are other works though which are not subject to any planning control which may affect the character and appearance of the area.

It is recommended that an Article 4 Direction should be sought within the Conservation Area for painting of external wall surfaces. Planning Permission would then be required for works to paint the front external walls of buildings. Where a facade has already been painted, planning permission would not be required for repainting, or a change of colour, unless it materially alters the appearance.

Despite pressure from property owners and developers, experience has shown that Article 4 Directions have been successful in safeguarding the appearance and character of a Conservation Area. There is always the possibility of enforcement action against any breaches of this planning control policy.



9. COMMUNITY INVOLVEMENT

In accordance with English Heritage guidance, the Council has involved key stakeholders during the appraisal process. Public support and involvement is essential to the successful management of the Conservation Area. Following the production of a first draft by the Council, the appraisal underwent a public consultation. A copy was posted onto the Council's website and press release sent to the local paper. Six weeks was allowed for comments to be submitted after which the final draft was completed. The Council's Cabinet approved the Appraisal on 12th December 2006.

APPENDIX

LISTED BUILDINGS WITHIN THE TOWN CENTRE CONSERVATION AREA

Address	Grade	Date listed
Beetwell Street		
No. 7 Spreadeagle Inn	II	09/08/1976
No. 9	II*	09/08/1976
Boiler house Behind No. 9	II	09/08/1976
No. 11	II	09/08/1976
Well To Rear Of No 11	II	09/08/1976
Outbuildings at No 11	II	09/08/1976
Nos. 13-15	II	09/08/1976
Range of buildings to rear of No 13	II	09/08/1976
Brewery Street		
1492 Authentic Carribean Cuisine	II	09/08/1976
Cavendish Street		
Nos. 1 - 3 The Royal Bank Of Scotland	II	09/08/1976
Central Pavement		
No. 2	II	09/08/1976
No. 4	II	09/08/1976
Lamp Standard Outside No 2	II	09/08/1976
Corporation Street		
Stephenson Memorial Hall	II	09/08/1976
Durrant Street		
No. 1	II	06/10/1976
Garden wall to north east of No.1	II	06/10/1976
Elder Way		
Elder Unitarian Chapel	II*	15/07/1971
Glumangate		
No. 38	II	09/08/1976
High Street		
No. 10	II	15/07/1971
Holywell Street		
No. 39A	II	09/08/1976
No. 43	II	09/08/1976
Nos. 39 and 41	II	09/08/1976
Winding Wheel Holywell Street	II	05/10/2000
Low Pavement		
No. 1 and 1a	II	09/08/1976
No. 3	II	09/08/1976
No. 5 and 7	II	09/08/1976
No. 9	II	09/08/1976

No. 13 Barnsley Building Society	II	15/07/1971
No. 35	II	09/08/1976
No. 37	II	09/08/1976
No. 39	II	26/09/1977
No. 41	II	04/09/1972
No. 43	II	04/09/1972
No. 45	II	04/09/1972
No. 47 and 47A	II	09/08/1976
No. 57	II	09/08/1976
No. 59	II	09/08/1976
Nos. 61, 61A, 61B, 63 and 63C	II	09/08/1976
Lamp standard outside No. 63	II	09/08/1976
No. 67 Peacock Inn	II	12/08/1974
Nos. 69 and 71	II	09/08/1976
No. 73 and 75	II	09/08/1976
No. 77	II	09/08/1976
Market Place		
Lamp standard at south east corner of Market Hall	II	09/08/1976
The Town Pump	II*	09/08/1976
No. 1 Post Office Counters	II	09/08/1976
Market Hall	II	09/08/1976
No. 21 Scrivens Opticians	II	09/08/1976
New Square		
No. 87	II	26/09/1977
No. 89 Yorkshire Bank	II	09/08/1976
No. 95	II	09/08/1976
Rose Hill		
Rose Hill United Reformed Church	II	26/09/1977
Town Hall	II	30/03/1999
War Memorial	II	30/03/1999
Saltergate		
Central Methodist Church	II	15/07/1976
Elder Court	II	09/08/1976
No. 63	II	09/08/1976
No. 81	II	09/08/1976
No. 123	II	26/09/1977
Nos. 57 - 59	II	09/08/1976
Nos. 69 – 79	II*	26/09/1977
Nos. 91 – 97	II	
South Street		
Nos. 5 - 7	II	09/08/1976
St Mary's Gate		
No. 2	II*	13/03/1968
Parish Church of St Mary and All Saints	I	15/07/1971
War Memorial In Graveyard	II	09/08/1976
Churchyard walls and piers to Church of St Mary and All Saints	II	09/08/1976
Lamp post near south porch of St Mary's Church	II	09/08/1976
No. 42	II*	04/09/1972

The Shambles

No. 1 Royal Oak	II*	15/07/1971
Nos. 6 and 8	II	09/08/1976

West Bars

No. 21	II	09/08/1976
No. 23	II	26/10/1971
Gate piers at No. 23	II	09/08/1976
Magistrates Court	II	10/08/1998

TOWN CENTRE CONSERVATION AREA



MANAGEMENT PLAN

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1.0 CONTEXT

1.1 Introduction

The Council is required to prepare Management Plans for conservation areas in conjunction with the preparation of character appraisals. The Town and Country Planning (Listed Buildings and Conservation Area) Act 1990 sets a statutory duty upon Local Authorities to periodically review conservation areas and to undertake proposals for their management and enhancement.

In addition, under Best Value, Local Authorities are required to report to the Government (the Audit Commission) on an annual basis to advise upon what proportion of designated conservation areas have up-to-date character appraisals and management plans.

Notwithstanding the above, there is a strong 'stewardship' argument for the preparation of character appraisals and management plans. After all, these are our valued places, which are an intrinsic part of our cultural heritage and therefore we all have a responsibility toward their upkeep.

1.2 Aims of the Management Plan

The designation of a conservation area is a means to safeguard and enhance the sense of place, character and appearance of our most valued historic places. Conservation areas are living environments that despite their history will continue to adapt and develop.

Designating a conservation area does not mean a prohibition on development. It does mean carefully managing change to ensure that the character and appearance of these areas are safeguarded and enhanced for the enjoyment and benefit of future generations.

The aim of this Management Plan is to complement existing national and local policies by providing further advice on the management of the Town Centre Conservation Area. It sets out a possible management plan for the conservation area. The actions contained within the Management Plan are intended to preserve or enhance the character and appearance of the Conservation Area and assist in managing change without compromising the historic environment. It will also form the basis for rectifying inappropriate alterations and additions. The Management Plan has been developed from the Town Centre Conservation Area Character Appraisal. It should therefore be considered in conjunction with the Character Appraisal.

The key objectives arising from the Town Centre Character Appraisal can be summarised as:

- To develop awareness of the importance of the local heritage of the town centre and to celebrate it for the benefit of the people, who live, work, visit and spend time there.
- To provide a robust framework that will be a powerful agent in the consideration and implementation of changes within the Town Centre Conservation Area.
- To help provide clear guidance as to how to preserve and enhance the special character and appearance of the area as identified in the character appraisal.
- To provide guidance for the enhancement of the area.

1.3 Issues

1.3.1 Conservation Area Boundary review

A thorough survey of the existing Town Centre Conservation Area boundaries was undertaken as part of the appraisal.

The area adjacent to the Conservation Area would invariably affect its setting, character, appearance or views into or out of it. The boundary is therefore an important consideration in the efforts towards preserving and enhancing the Conservation Area.

The main issue considered in undertaking a review of the boundary was whether development to the areas under consideration would directly affect the setting, character, appearance or views into and out. Therefore, such action will mean that the Council is able to protect the special architectural and historic interest of the whole area. It will also ensure that no development takes place adjacent to the existing Conservation Area in a way that would undermine its setting or character.

To ensure proper control and management of the Town Centre Conservation, changes have been made to the conservation area boundary as identified below:

- a) The boundary of the Conservation Area to the east cuts through buildings along Corporation Street leaving some properties to its eastern end outside of the area.

Action:

The boundary has been extended to include Nos. 14-28 and No. 3 Corporation Street.

- b) Vicar Lane, a retail street built in the late 1990s, did not exist in its current form when the Conservation Area was designated and at this time due to the street character, property to the south of the street were not considered worthy of inclusion. However it still retains the same street alignment as before with the new development to the south side. This has made the current boundary to be inappropriate in relation to the streetscape.

Action:

The boundary has been extended to include buildings between Vicar Lane and Beetwell Street.

- c) The informal car park between Angel Yard and Soresby Street, behind the Unemployed Workers Centre along Saltergate, creates an open space, which detracts from the character and appearance of the Conservation Area. The area is also vulnerable to inappropriate future development.

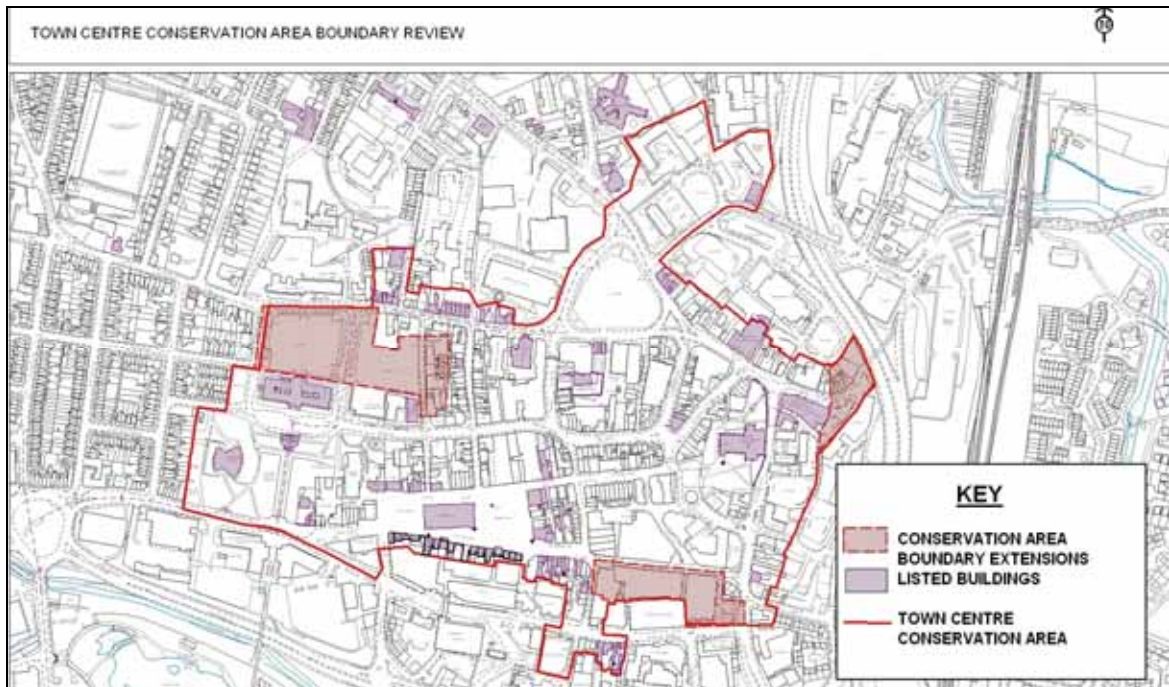
The Rose Hill car parks historically were part of the civic gardens on the land acquired to build the Town Hall and were a feature of the important civic development. The area survived as a lawn for over thirty years after the Town Hall was built, when it was taken into use as a car park. Rose Hill West car park was landscaped by a scheme of formal tree planting in the 1990s which

furnished the civic space and reduced the impact of car parking.

The inclusion of the two above mentioned areas to the Conservation Area and a further extension of the tree planting to Rose Hill East car park would benefit the enhancement opportunities of the area as well as impose control on future development of this part of the Conservation Area.

Action:

The boundary has been extended to the northwest to include the northern end of Soresby Street and Rose Hill car parks.



1.3.2 Negative features – sites, buildings and spaces

Chesterfield's town centre is a well cared for area. The high number of listed buildings has created an attractive environment and clearly, property owners have an interest in ensuring that their buildings are regularly repaired and redecorated. Additionally, the Borough Council has undertaken initiatives to enhance the public realm, including improvements to the Market Place and the Shambles, providing the town centre with an attractive focal point for both visitors and business owners.

a) The greatest threat to the Conservation Area comes from the pressure for redevelopment sites and alterations where these affect the historic form of development and the setting of listed buildings.

The poorest examples of changes to streetscape are particularly evident where modern development has resulted in demolition of buildings and the construction of modern buildings of little merit.

The most negative examples are:

- Burlington House at Burlington Street
- Dents building at New Square
- Unemployed Workers Centre, Saltergate
- Telephone Exchange House, Saltergate
- 2-6 Burlington Street

Action:

Opportunities will be taken to improve the streetscape as and when redevelopment proposals arise.

- b) The Holywell Cross car park also has a negative impact on the appearance of the Conservation Area and could benefit with redevelopment and/or a tree planting scheme to reduce its impact.

Action:

The area is subject to proposals for redevelopment in the local plan. This opportunity should consider enhancing the appearance of the Conservation Area in this area.

- c) Another area of concern is the derelict 'nissen hut' (corrugated iron sheets warehouse) site behind No. 91 New Square.

Action:

Proper maintenance of the building and site would enhance the appearance of the conservation area as a whole.

2.0 FUTURE MANAGEMENT OF THE CONSERVATION AREA

The management plan is divided into two sections. The first section sets out policies for the preservation of the special interest of the area, while the second relates to general proposals for enhancement.

2.1 Preservation

The Planning (Listed Buildings and Conservation Areas) Act 1990 and other planning legislation contain various powers that assist local planning authorities with their responsibility to preserve the character and appearance of conservation areas.

Conservation area designation and management is made effective when the Council is prepared to support designation and enhancement initiatives by establishing strong planning controls to generally protect the special character and appearance of the area.

The positive use of planning controls alongside the use of incentive measures like grant schemes could be a very effective tool in preventing and reversing inappropriate change in conservation areas.

2.1.1 Demolition of buildings

Section 74 of the Act provides for control over the demolition of buildings in conservation areas, (subject to various exceptions). Paragraph 4.27 of PPG 15 – Planning and the Historic Environment indicates that, “The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area”. It goes on to indicate that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. (paragraph 3.16 –3.19 of PPG15).

The appraisal has identified some of the buildings as being Buildings of Townscape Merit that make a positive contribution within the Conservation Area. Conservation Area consent for demolition will not be granted if it affects a building or other structure which makes a positive contribution to the character of the Conservation Area.

Action:

Where a building or other structure makes a positive contribution to the character or appearance of the Conservation Area, permission for development involving its demolition or removal will only be granted where it is beyond repair and incapable of beneficial use. In exceptional cases permission will be granted if the redevelopment or the result of the demolition would produce substantial benefits for that community (including the physical revitalisation of the Conservation Area) which would outweigh the loss resulting from demolition.

In addition, the Conservation Area includes listed buildings, the demolition and alteration of which is controlled by the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.1.2 Local List

The appraisal identified that there are unlisted buildings in the Conservation Area which are of particular distinction or are landmarks in the area and should be considered for inclusion on a local list of buildings of significance.

It is recommended that the Council carry out a survey of the buildings that make a positive contribution to the Conservation Area to identify those for inclusion on a local list of buildings of significance.

Action:

The Council will carry out a survey of buildings in the Conservation Area and draw up a local list of buildings of local significance.

2.1.3 Buildings of Townscape Merit

As recommended by government advice contained within PPG 15, Buildings of Townscape Merit, which have been judged to make a positive contribution to the character and appearance of the Conservation Area, have been identified as part of the appraisal process. Any application to demolish such buildings will need to be accompanied by a reasoned justification similar to that required for a listed building. Permission will only be given for demolition if applicants can provide proof that the building is beyond economic repair. Similarly, all applications for alterations and extensions will be very carefully controlled.

Action:

The Council will ensure that any building of townscape merit which has a positive contribution to the character or appearance of the conservation area is not demolished unless it is beyond repair and incapable of beneficial use.

2.1.4 Minor Works

Any work that materially affects the external appearance of a building requires planning permission although certain works are classified as “permitted development” and do not require planning permission. However within conservation areas some developments (that in other areas would be “permitted development”) are not classified as “permitted development”. Also within conservation areas the size of extensions that may be erected without specific planning permission is also more restricted.

Work that affects the external appearance of a building can include the replacement of doors and windows or shop fronts, particularly if it involves a change in the design or the use of modern materials such as plastic (PVC-u). The cumulative effect of the replacement would damage the architectural qualities of the buildings and reduce the special interest of the Conservation Area, which are the reasons for its designation in the first place.

The sensitive repair of the existing features of the building should always be the starting point in considering work to properties. If repair is not appropriate then

sympathetic replacement should be undertaken seeking to reflect the original detail in terms of style, materials and finished appearance.

Action:

The Council will resist the replacement of doors, windows, rainwater goods, shopfronts and other external features, which would affect the appearance of the building, where the proposal would be detrimental to the character of the building or the character of the Town Centre Conservation Area.

Any alteration to a listed building must respect its established character and not diminish the special historic or architectural qualities which make it worthy of inclusion on the statutory list.

The traditional materials used for the external walls of the buildings are significant in establishing the appearance of the Conservation Area. These are primarily stone and red brick.

Action:

The Council will resist all proposals to clad buildings with materials that are not appropriate to the appearance of the Conservation Area or which will adversely affect the appearance of any pair or group of buildings in the Conservation Area.

The widespread erection of satellite dishes, air conditioning units, CCTV cameras and radio equipment on buildings would have a detrimental impact on the appearance of the Conservation Area.

Action:

The Council will generally resist all proposals that involve the erection of satellite dishes, air conditioning units, CCTV cameras and radio equipment in prominent locations, such as roadside frontages within the Conservation Area.

2.1.5 Poorly designed shop fronts, advertisements and signage

Late 19th century Victorian shops number a significant proportion of the retail buildings in the town centre but unfortunately surviving shop fronts from this period are few and only a small number of traditional shop fronts survive. Many have been replaced with modern substitutes which have no architectural relationship with the buildings. Modern, poor designed shop fronts and signage is prevalent all across the town centre.

Advertising is a significant issue for the Town Centre Conservation Area. The Council has granted advertisement consent to some of these problematic signage in the past. As part of the proper management of advertising within the Conservation Area an audit of signage will be carried out. This will be a joint conservation and enforcement project to identify unauthorised and inappropriate signage and then develop a strategy to address future proposals and existing inappropriate signs.

All outdoor advertisements affect the appearance of the buildings or place where they are displayed. The town centre suffers from the loss of traditional fascia signs

which were hand-painted or consisted of individually applied letters designed to suit the building. In many places modern unsympathetic fascia signs have replaced these. This erosion of historic character tends to focus attention downward towards these modern alterations and away from the impressive architecture above. This is combined with overly large fascias with enlarged commercial logos made of inappropriate materials and painted with garish colours creating an overall effect which is detrimental to the character and appearance of the historic centre.

Action:

The Council is in the process of producing a Shopfront, Advertisement and Signage Design Supplementary Guidance

Whilst the Council recognises the needs of business to advertise, it will not permit the display of signs on listed building or in the Conservation Area which are harmful to the character and appearance of the building or area as well as its setting by reason of its scale, detail or design.

The increased demand for security measures has led to an increase in the number of solid roller shutters over shop fronts which present a blank and featureless frontage to the street. They display no visual interest or variation and consequently create a break in the variety and attractiveness of the street scene. These are most obvious at night when their appearance often creates an undesirable impression of fortification.

The scale and dominance of such solid shutters is exacerbated when the shutter housing is not successfully incorporated into the existing shop frontage. The resulting impression is of a poorly designed and inappropriate frontage. The blank frontages have an adverse effect on the character and appearance of the town centre, giving an area a 'dead' appearance and contributing towards the creation of a hostile atmosphere. They are also vulnerable to graffiti. This not only gives out signals about the area's vulnerability to crime but can also deter the public from using such locations.

2.1.6 Article 4 Direction

The special character of the Town Centre Conservation Area, as referred to in the character appraisal, is mainly derived from its setting, history and the architectural quality of its buildings and survival of original detailing which make a significant contribution to the individual character of buildings in the area.

Powers exist for the Council to seek withdrawal of some permitted development rights in the interest of preserving and enhancing the character and appearance of the conservation area by the introduction of an Article 4 Direction. This means that certain developments that previously did not require a planning application to be submitted could be brought under the control of the Council and would require planning permission.

It is recommended that an Article 4 Direction should be sought within the Conservation Area for the painting of external wall surfaces. Planning Permission would then be required for works to paint the front external walls of buildings.

Where a facade has already been painted, planning permission would not be required for repainting, or a change of colour, unless it materially alters the appearance.

Action:

The council is preparing an Article 4 Direction for painting of external walls on properties within the Conservation Area.

2.1.7 Land Use

The character of the Conservation Area is partly determined by the existing pattern of land use. Any major changes to land uses will affect this character. The existing land use of the area is predominantly commercial with some institutional uses. In order to retain the character of the area it is recommended that any original land use of the area should be retained.

Action:

The Council will generally resist proposals for change of use of existing land or buildings within the Conservation Area which will detract from the character or appearance of the Conservation Area.

2.1.8 Archaeology

The appraisal indicates the potential for urban archaeological remains within the Town Centre Conservation Area. An understanding of the potential is broadly derived from the historic extent of the settlement itself. In simple terms, any location within the Conservation Area developed to c1900 may be regarded as having potential for standing or buried archaeological features; the earlier settlement core may have more complex and deeply stratified deposits.

It should be noted that there is also proven potential within the area of the town, particularly prehistoric and/or earlier medieval sites.

Action:

Applications for development proposals that would involve ground disturbance should include an assessment of the archaeological potential of a site to allow the potential of the site to be taken into consideration.

2.1.9 Trees

Landscape features such as trees and hedges make an important contribution to the character and appearance of the Conservation Area and to its setting. The interaction between built and natural elements is a strong factor in defining character and creating a distinctive sense of place.

The law automatically protects all trees in the Conservation Area over a certain size. Additionally, some may already be specifically covered by Tree Preservation Orders (TPO), which means that formal permission is required from the Council to fell or lop them.

Persons wishing to prune or fell trees in the Conservation Area must give "written" notice of their intentions to the Council and the Council has six weeks in which to decide whether or not to make a Tree Preservation Order. The decision will be based on amenity considerations such as the contribution the tree(s) makes to the character or appearance of the Conservation Area, type of species and health of the tree.

Action:

The Council will resist proposals to cut down, top or lop a tree (except in special circumstances) within the Conservation Area or which affects the setting of the Conservation Area.

Where the loss of a tree is unavoidable, the Council will seek the replanting of a new tree with a species which is native or traditional to the area.

2.2 Enhancement

In addition to their responsibilities for the preservation of the conservation areas, local planning authorities are also required to propose policies and actions that will lead to enhancement. This can be achieved through both the development management process and by proposing specific actions. The Council will ensure that proposals for development within the Conservation Area are aimed at reinforcing those qualities and/or characteristics which provide the special interest that warranted its designation. This will include the management of repair of historic buildings and features and reinstatement of distinctive architectural features or surfaces, traditional shop fronts and the rationalisation of signage. Also the sympathetic redevelopment of sites defined in the detailed appraisal of the Conservation Area as detracting from the character or appearance of the area.

2.2.1 Development Opportunities

When effectively managed, conservation areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life. To realise this potential conservation areas need to continue to adapt and develop in response to the modern day needs and aspirations of living and working communities. This means accommodating physical, social and economic change for the better.

The established character of the Town Centre Conservation Area must be protected in order to maintain its special architectural and historic interest. Any physical change does not necessarily need to replicate or mimic its surroundings. The challenge is to ensure that all new development respects, enhances and has a positive impact on the area. Physical and land use change should always be founded on a detailed understanding of the historic and urban design context of the area.

Whilst the scope of new development within Town Centre Conservation Area is limited, there will always be some opportunities for enhancement. These may include some improvement or enlargement of existing buildings subject to very rigorous controls and there may occasionally be sites where completely new development is acceptable. However, in the Conservation Area, where the quality of

the general environment is already acknowledged by designation, the community expects the Council to insist on good quality schemes which respond positively to their historic setting.

The following are general guidance which should be adopted for all development in all parts of the Conservation Area. It is based on central government advice, contained in PPS 1 and PPG 15, the Replacement Chesterfield Borough Council Local Plan 2006 and ChesterfieldTEN (Chesterfield Town Centre: Vision & Masterplan).

2.2.2 The need for contextual design

All development, particularly in the Town Centre Conservation Area, should aspire to the quality of design and execution related to its context. This neither implies nor precludes working in traditional or new ways, but will involve respecting values established through the assessment of the significance of the area.

Developers and/or their designers need to understand the urban context and the way it has evolved. The imposition of imitative or 'in keeping with existing styles runs counter to the way in which the area has traditionally evolved. The aim should therefore be to encourage new development that complements the established urban grain and settlement pattern whilst representing the time in which it is built.

The main consideration must be on the built and natural environment, key strategic views and approaches, the conservation area and listed buildings' settings. A detailed urban design analysis of surrounding areas that details the positive and negative contributions that the proposed development makes to the visual quality of the area must be provided.

Action:

Applications for planning permission for development within the Conservation Area and those, which are within the setting of the Conservation Area, should include full details of the proposal and ensure high standard in the design.

The Council will expect any proposal for a development within the Conservation Area to be supported by a Design Statement and Access to justify the design decisions that have been made as the scheme was developed and to show how proposed alterations relate to their context.



Market Place 2006 showing how it has retained its context

2.2.3 Urban grain

Chesterfield town centre, still retains a distinct “urban grain” or built form, of historic development which is particularly important and is based on the medieval town pattern including elements of burgage plots and alleyways which has remained mainly unaltered. These give Chesterfield town centre great individuality characterised by a mixture of narrow and wide streets and by the compact nature of the medieval market town. This “urban grain” is an important part of the character of the conservation area and should be protected.

Action:

Proposals for development must demonstrate by means of a townscape/landscape impact assessment, how the proposal sits within the existing townscape and landform and describe the extent to which the proposal contributes to the creation of an attractive cluster of buildings or individually.

2.2.4 Appearance, materials and detailing

The emphasis in any proposed alteration, new or replacement building must always be on the need to provide a high quality of design. There may be scope for innovative, modern design, however a dramatic contemporary statement would probably be unlikely to be appropriate in this conservation area and a more traditional design is likely to be more suitable. Good contemporary design can be used to create positive change in historic areas and may be appropriate in listed buildings provided it respects their scale, form and historic development. The materials that characterise the Conservation Area can be used to help alterations to respect its established character.

Action:

The Council will ensure that traditional materials are used whenever this is appropriate to the character of the area. The Council will resist the replacement of timber doors, windows and shopfronts which would affect the appearance of the building, where the proposal would be detrimental to the character and appearance of the building or to the wider Conservation Area.

2.2.5 Scale and density

The scale of any development should respect surrounding development. However, some modest changes in scale may actually be advantageous as it reflects the variety of form in the town centre where buildings have developed individually for a variety of functions over a large period of time.

Density is the amount of development (measured in terms of floor space or number of housing units) related to the area it occupies. In practice it is the combination of density with layout, landscaping and other factors, which determines the quality and “feel” of new development.

Within the Conservation Area a careful balance must be sought between the sensitivity of the environment and the requirements of the developer. In taking account of the existing densities within the area, care must be taken to ensure sites are not overdeveloped. It is especially important to consider how the area has

developed over time and to recognise the differences in building form which can be attributed to different periods.

Action:

The Council will resist developments which have a detrimental effect on the character or appearance of the Conservation Area. Applicants with development proposals within the Conservation Area should provide accurate elevations of surrounding buildings showing how the new development will relate to the surrounding buildings.



Unsympathetic development

2.2.6 Height and massing

Within the Conservation Area a number of buildings are already prominent because of their height – the spire on the parish church, the Market Hall and the Town Hall for instance. Other buildings are historically of less importance within the townscape and new development should reflect this hierarchy. Generally, the height of any new development should match the adjoining buildings, although allowing for the inevitable variations in height and bulk which are natural to historic towns. For the Town Centre, this generally means two to three storeys, with lower heights in backland sites.

Action:

The Council will resist developments which have a detrimental effect on the character or appearance of the Conservation Area. When considering proposals for development, the Council will require the applicant to provide accurate elevations of surrounding buildings showing how the new development will relate to the surrounding buildings.

2.2.7 Reinstatement of features

Many of the buildings within the Conservation Area have lost their original doors, windows and other features. As a result their character has been eroded, together with that of the wider area. As proposals come forward for alterations and extensions to these buildings there may be an opportunity to encourage the reinstatement of such features.

In order to encourage the reinstatement or repair of original features, the Council is

taking initiatives to secure grant funding and has secured financial support for The Shambles improvement scheme and will continue to look for further support for works to reinstate or repair original features.

Action:

The Council will encourage the reinstatement of doors, windows and other features to reflect their original pattern and materials in the determination of applications for alterations and replacement of features

2.2.8 Minor alterations

The cumulative impact of minor alterations to buildings including fixtures and fittings has a negative impact on the character and appearance of the area. All minor alterations should be sympathetic to the architectural styles of the building and the character and appearance of the Conservation Area.

Some minor alterations can usually be carried out without the need to apply for planning permission under 'permitted development rights' or under advertisement regulations. Repairs to existing historic structures must be undertaken sensitively to ensure that the appearance and condition of the fabric is not harmed. The regular maintenance of historic buildings can help to avoid the costly repair work required to rescue a building from dereliction. It is especially important to ensure that historic buildings are kept weather and water tight to prevent further deterioration and for this reason it is necessary to keep roofs, in particular, in a good state of repair.

It is therefore the responsibility of the owners and tenants of buildings in the Conservation Area or those likely to affect its setting, to ensure minor alterations are sympathetic to the architectural style of the building and the character and appearance of the area. The Council will work with owners and tenants of buildings in the area to encourage such sympathetic works and to provide guidance and advice.

Action:

The Council will provide informal guidance and advice to owners and tenants of land and buildings within the Conservation Area and those affecting the setting of the area, as requested, in relation to sympathetic minor alterations.

The Council will prepare an advisory note/leaflet for the owners and tenants of land and buildings within the Conservation Area and those affecting the setting of the area, of their role in preserving or enhancing the character and appearance of the Conservation Area.

2.2.9 Street Clutter

The cumulative impact of street furniture including road signs, directional signs, traffic barriers, safety railings, phone boxes, service installations, litter bins, bus shelters, advertisements and road markings create a cluttered appearance in some parts of the Conservation Area. This has significant detrimental impact on the character and appearance of the area. It is important to understand the impact of street furniture on the street-scene and to ensure that this does not further detract

from the character and appearance of the area. Street furniture should be introduced only where necessary and in a co-ordinated manner which is sympathetic to the area and is of high quality design.

Action:

The Council intends to carry out a comprehensive audit of 'street furniture' in the Conservation Area and within the setting of the Conservation Area. The Council will work with the Town Centre Partnership and the County Council's Highways Department to progress the rationalisation of street furniture in the Conservation Area and within the setting of the Conservation Area.

2.2.10 Shopfronts

Modern shopfronts detract from the special character and appearance of the Conservation Area. Some existing shopfronts within the Conservation Area would benefit from enhancement. It is essential therefore, to ensure that new and replacement shopfronts and alterations to existing shopfronts do not detract further from the character and appearance of the Conservation Area. Traditional shopfronts in the area should be protected as far as possible and new shopfronts should be high quality, sympathetic to the building and not detract from the character or appearance of the street as a whole.

Action:

Ensure high standards in the design of new shopfronts and in the design of alterations to existing shopfronts through the implementation of Adopted Local Plan policies EV24 (formerly EV25), EV25 (EV26), EV 26 (EV27, EV 30 (EV31) and EV32 in the determination of applications for development.

The emerging Supplementary Planning Document on 'Shop Front Design' would provide guidance to applicants on the design of new or replacement shopfronts.

2.2.11 Site specific recommendations

Northern Gateway

These proposed development sites partly lie within and partly outside the Town Centre Conservation Area. It includes the car park north of Saltergate to the east. It is currently used for a part-time street market and for car parking. Along Saltergate and Holywell Street to its east are a number of listed buildings (Elder Court, and Nos. 39, 39a, 41 and 43 Holywell Street).

Any development on this site should comply with the local plan policy GS 11B of the Chesterfield Borough Council Local Plan 2006 and the scale, density and detailing of the new buildings should be in accord with the guidance contained within the appraisal and management plan.

Any development must:

- Be of high quality.
- Not result in loss of or overshadow the existing listed buildings
- Fit in within the historic form of development.
- Provide a pleasant pedestrian link through the Market Place.
- Protect the setting of the listed buildings.

- Be of an appropriate density

Action:

Proposed development within the area will be required to pay special attention to the desirability of preserving or enhancing the character of the surrounding conservation areas and the settings of listed buildings

3. COMMUNITY INVOLVEMENT

3.1 Community 'ownership'

The character of the Town Centre has been dramatically affected by past decisions and activities and current activities are still adversely impinging upon the historic built environment. For the Conservation Area to thrive and its character to be protected and enhanced in the longer term it is important that all sectors of the community are engaged in the management proposals and agree with the objectives and outcomes. This management plan is about redressing some of that impact so as to enhance the area's special character and make it a more conducive and pleasurable place for businesses, residents and visitors alike.

In order to achieve these objectives, a number of tough decisions need to be made and some will disadvantage people as a consequence. This will therefore necessitate commitment and determination, meaningful resource and the establishment of positive relationships between the community, the Council and other stakeholders to try to mitigate these impacts.

3.2 Consultation and involvement

The Council was committed to a meaningful involvement in the character appraisal proposals for the Town Centre Conservation Area. This management plan and the character appraisal formed part of a comprehensive consultation process which was carried out from 28th August to 6th October 2006. The views of the public have been taken into account in developing the Management Plan for the Town Centre Conservation Area. The Council's Cabinet approved both on 12th January 2007.

Whilst the Council can initiate improvements and control new development, the co-operation and enthusiasm of the community and business owners provides a vital constituent for the future successful management of the Conservation Area. This means those local residents, tenants, other property owners and interested parties need to work with the Council and agree on, and implement the proposals.

The Council also aims to form a strong partnership with local civic, heritage and community groups who will all be an additional outlet for keeping the community informed of progress and involving them in decision making. Hopefully this appraisal will provide a framework for positive partnership for mutual future benefit.

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FURTHER INFORMATION

For more information about the Town Centre Conservation Area, please contact:

Conservation Officer
Planning Services
Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
Derbyshire, S40 1LP
Tel: 01246 345957

For further information relating to listed buildings and conservation areas, contact:

English Heritage
1 Waterhouse Square
London EC1N 2ST
General enquiries tel: 020 7973 3000
Customer Services: 020 7973 4916

For an excellent range of technical advice leaflets, contact:

The Society for the Preservation of Ancient Buildings (SPAB)
37 Spital Square
London E1 6DY
Tel: 020 7377 1644

For the "Care for Victorian Houses" leaflets, contact:

The Victorian Society,
1 Priory Gardens
Bedford Park
London W4 1TT
Tel: 020 8994 1019

For the "Care for Georgian Houses" contact:

The Georgian Group
6 Fitzroy Square
London W1T 5DX
Tel: 020 7529 8920

For the "Care for Twentieth Century Houses" contact:

Twentieth Century Society
70 Cowcross Street
London EC1M 6BP
Tel: 020 7250 3857

For further guidance on conservation areas

The English Historic Towns Forum

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Bristol

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