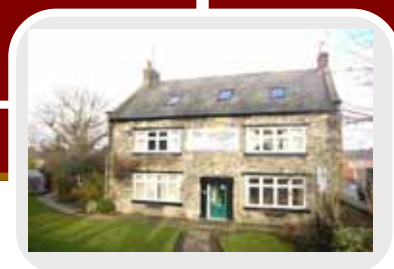


Brimington Conservation Area Appraisal & Management Plan

November 2011



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1 INTRODUCTION

1.1 The definition of a Conservation Area

A Conservation Area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Planning (Listed Buildings and Conservation Areas) Act 1990. Birmingham was recognised as being of special architectural and historic interest and designated as a Conservation Area in July 1997.

Historic areas are now widely recognised for the contribution they make to our cultural heritage, economic well-being and quality of life. Conservation Areas often present a familiar and cherished local scene and their protection ensures that the qualities that make them appealing are enhanced.

Historic areas have always changed, and our expectation should be that they will continue to change and evolve to accommodate new uses and meet new priorities. Change should not be taken as automatically undermining the integrity of a historic place; the challenge is to facilitate and manage change in ways that maintain and if possible reinforce the area’s special qualities.

There is wide range of benefits of Conservation Area status, including:-

- Locally valued buildings, trees and spaces are protected;
- The retention and enhancement of buildings, features and spaces that make the Conservation Area special ensure that residents, workers and visitors alike continue to enjoy a unique area, improving the quality of their lives;
- Property values are generally improved within Conservation Areas, particularly when traditional features and details are retained and enhanced;
- The historic environment can also be a positive force for change. Some of the most successful regeneration schemes have used conservation areas as a key inspiration for the delivery of dramatic physical and economic transformation.

It is the quality and interest of the area, rather than that of individual buildings which is a prime consideration in identifying Conservation Areas. A Conservation Area is a special area where the buildings and other structures and the spaces around it interact to form a distinctly recognisable area of quality and interest. The area is not just dependent on the quality of individual buildings, but on a multitude of townscape factors such as the historic layout, property boundaries, and range of uses, distinctive materials and features, the scaling of buildings, the quality of shop fronts and advertisements, the nature and quality of the streets and spaces and so on. Designation of a Conservation Area is therefore a means of recognising the value of these factors in areas that are considered ‘special’, so that townscape in its broadest sense as well as individual buildings can be afforded a measure of protection.

It is the duty of local authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled positive management of change.

The principal effects of conservation area designation are as follows:

- 1) Conservation Area Consent must be obtained from the Council prior to demolition of any buildings in the area.
- 2) Trees within the Conservation Area are given special protection. Six weeks' notice must be given to the Council before works are carried out to any tree in the area. It is an offence to cut down, lop top or uproot a tree, subject to certain exceptions, within the Conservation Area without giving notice of intent in writing to the local planning authority.
- 3) In carrying out any functions under the planning Acts (and, in particular, the determining applications for planning permission and listed building consent), the Council and the Secretary of State are required to take into account the desirability of preserving or enhancing the character or appearance of the area.
- 4) Planning applications for development which would, in the opinion of the local planning authority, affect the character or appearance of the Conservation Area must be given publicity, and representations received as a result of the publicity must be taken into account in determining the application.
- 5) The Council is under a duty from time to time to draw up and publish proposals for the preservation and enhancement of the area and to consult the local community about these proposals.

1.2 Purpose and status of the appraisal

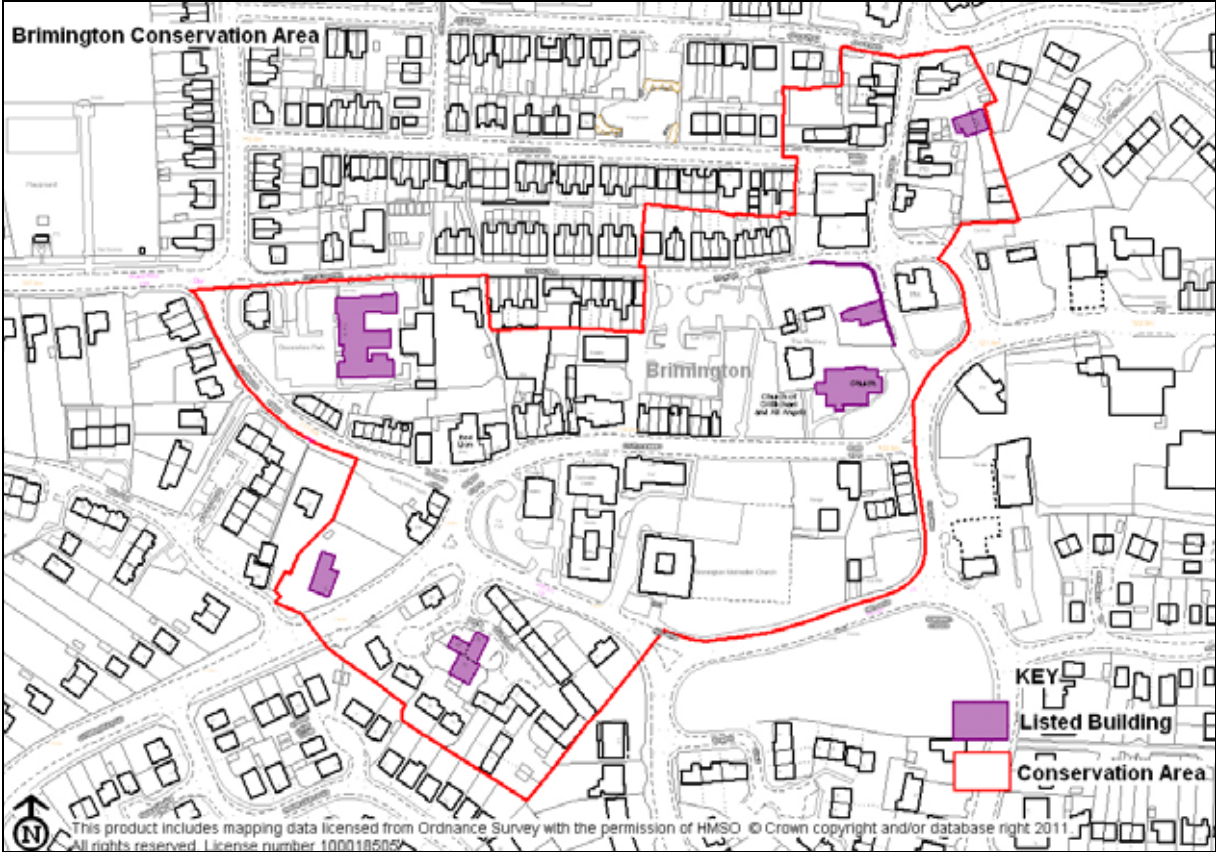
Local Authorities also have a duty under the Act, to review their Conservation Areas from time to time and formulate and publish proposals for the preservation or enhancement of the Conservation Areas. The Council has a comprehensive programme of reviewing its Conservation Areas and producing a character appraisal for each one.

A Conservation Area appraisal is a management tool which helps to identify the special interest and changing needs of an area. It serves as supplementary planning guidance to the Local Plan and contributes to a better understanding of the asset in question and its wider context. Planning Policy Statement 5 – Planning for the Historic Environment stresses the need for local planning authorities to define and record the special characteristics of each Conservation Area in their area. It requires local planning authorities to ensure that they have evidence about the historic environment and heritage assets in their area and that this is publicly documented. It should use the evidence to assess the type, numbers, distribution, significance and condition of heritage assets and the contribution they make to their environment now and in the future. The existence of a clear definition of an area's character helps reduce uncertainty for owners and developers and provides a sound basis, defensible on appeal, for local plan policies and development control decisions.

Appraisals provide the basis for the development of a programme of action that is compatible with the sensitivities of the historic area and can provide local authorities with the core of information needed for plan-making and individual planning decisions. Appraisals also assist development control and management of an area.

They provide the opportunity to inform residents about the special needs and characteristics of the area and help developers identify and formulate development proposals. If a Conservation Area's special interest has been clearly defined and published in an appraisal then this definition will help those considering investment in the area and can be used to guide the form and content of new development.

This draft appraisal offers an opportunity to re-assess the Brimington Conservation Area and evaluate and record its special interest. The Management Plan section assists the Council in preserving and enhancing the built environment, streetscapes and open spaces, through proposals for strengthened policies and potential enhancement projects and other developments. However, this appraisal is not intended to be comprehensive in its scope and content. Whilst important features of the character and appearance have been identified within the Conservation Area, it does not follow that elements excluded may not also be of significance.



Map 1: Brimington Conservation Area

1.3 Need for Community and Stakeholder Involvement

The historic environment is a living and integral part of the local scene which provides a tangible link with our past and contributes to our sense of local and community identity. People care about and want to conserve those elements of the historic environment that hold heritage value for them.

The value that a place holds for some communities may not be obvious from expert advice or research alone and it is therefore important to incorporate the views and information of the local community to add to the understanding of the Brimington Conservation Area. Therefore, an important aspect when preparing a Conservation Area appraisal and accompanying management proposals is to seek the views of the local community and those stakeholders with an interest in the area concerned.

This document has been subject to public consultation for a period of six weeks from 26th July 2011 in accordance with the Council's Statement of Community Involvement.

2. PLANNING POLICY FRAMEWORK

This appraisal should be read in conjunction with the national, regional and the local planning policy framework, particularly:-

- The Planning Policy Statement 5: Planning and the Historic Environment (PPS 5) which sets out Government's national policies on the conservation and enhancement of Conservation Areas and other elements of the historic environment;
- The Replacement Chesterfield Borough Council's Local Plan which sets out the Borough's planning policies.

These policies will influence how development proceeds throughout the Borough including Brimington Conservation Area.

The policies and principles set out in PPS 5 are key to decision-making when determining development and formulating enhancement programmes within Conservation Areas. Conservation Areas are designated heritage assets as defined in PPS 5. Guidance to help the implementation of PPS 5, including the legislative requirements that underpin it, is provided in Planning for the Historic Environment Practice Guide prepared by English Heritage.

There are two development management policies in the current saved Replacement Chesterfield Borough Local Plan that relate to Conservation Areas in general. Further policies about the control of development within the Conservation Area can also be found in the adopted Replacement Local Plan, principally Policy GEN1. The policies are material considerations which must be taken into account in development management decisions within Brimington Conservation Area.

Policy EVR 30 sets out criteria for determining whether a development is appropriate within a Conservation Area.

Policy EVR 30: Conservation Areas.

Within Conservation Areas, planning permission will only be granted for development proposals (including conversions, alterations, extensions and changes of use) which preserve or enhance the special character or appearance of the Conservation Area.

Planning permission for new development (including extensions to existing buildings and new or replacement shop signs) will not be granted unless:-

- (a) the design, scale, massing and siting of the proposal respects the special character or appearance of that part of the Conservation Area in which it is to take place; and*
- (b) due regard has been paid to the relationship of the proposal to adjacent buildings, trees, views (both into and out of the Conservation Area), spaces and historic street pattern or any other component part of the Conservation*

Area or its setting which contributes to its special character or appearance; and

(c) materials and components appropriate to the special character and appearance are used; and

(d) they respect the character and style of the buildings in terms of its architectural detail and materials.

Planning permission will not be granted for development affecting the setting of a Conservation Area which would have a materially detrimental effect on its special character or appearance including views into or out of the area.

Where necessary article 4 directions will be used by the Council to ensure additional controls over development in its Conservation Areas.

Policy EVR 31 seeks to control the demolition of buildings within Conservation Areas.

Policy EVR 31: Demolition of buildings or structures in Conservation Areas

Where a building or other structure makes a positive contribution to the character or appearance of a Conservation Area, planning permission for development involving its demolition or removal will only be granted where :-

(a) it is beyond repair and incapable of beneficial use: or

(b) in exceptional cases the redevelopment or the result of the demolition would produce substantial benefits for the community (including the physical and/or economic revitalisation of the Conservation Area), which would outweigh the loss resulting from the demolition.

Permission for redevelopment involving the demolition of buildings of inappropriate structure or design will be granted where removal or replacement would benefit the character or appearance of the Conservation Area.

Conditions will be imposed on the planning permission to ensure that a contract for redevelopment in accordance with an approved detailed scheme is in existence prior to the start of demolition

Other Policies and Guidance

In determining planning applications for development within Conservation Areas and applications for Conservation Area consent, the Council give considerable weight to the content of Conservation Area character appraisals as supplementary planning guidance. The consideration of proposals in the context of the description contained in this appraisal will be an important factor in deciding whether a proposal preserves or enhances the special character and appearance of the Brimington Conservation Area or has an adverse effect to its significance.

3 SUMMARY OF SPECIAL INTEREST

The special interest of Brimington Conservation Area is derived from a number of positive qualities and characteristics that combine to make it a special area containing both architectural and historic interest. Today the village is surrounded by relatively recently built housing developments with a character of their own. However, within the village centre of Brimington the ancient origins of the village remain clearly evident in its medieval street pattern. At its heart is the meandering nature and narrowness of the streets.

The arrangement of streets interconnect with one another and open into distinctive and important focal points such as Devonshire Street and Church Street. Foljambe Road, Hall Road, Church Street and High Street, with Foljambe Road to the north, High Street to the north and Brimington Road to the east, are defining gateways into the centre of the village.

The visual contiguity of the Conservation Area is maintained by its various other unlisted buildings of townscape merit, many of which derive value from both their individual architectural qualities as well as their contribution to the character of the townscape of which they form a part. Often individual in their style and appearance, common to most is their contribution to the urban grain associated to their scale and form.

The many nineteenth and early twentieth century buildings within the Conservation Area display individual qualities and the range of ornament, styles and variation present is a feature of interest in itself. Even simple houses from this period exhibit a great range of individuality which, although subtle, contributes to the overall visual and architectural richness which can be found.

One element common to many buildings is the use of locally sourced materials including brick and Coal Measures sandstone which contribute positively to the area's character and appearance. These materials have the qualities of age and an appearance of permanence and solidity that root the Conservation Area to its setting. The materials are associated with many of the best buildings as well as lesser known buildings and boundary walls within the area.

The Parish Church of St. Michael and All Angels is the village's greatest landmark of quality. It is set within a beautiful treed churchyard and is an important ecclesiastical enclave at the very heart of the village.

Importantly, the social and industrial history of the area is also represented within the village. Within the Conservation Area there are several buildings associated with the expansion of the coal and iron mining industries. These buildings and related artefacts are an important aspect of the Conservation Area's past and social history.

The area is rich in features of interest including historic boundary walls, and other architectural details that give the area its distinctive local identity.

Large areas of open space including the churchyard, the Hall and the garden of remembrance as well as private open spaces, form an essential characteristic of the area softening the otherwise built environment

Trees contribute to the wider townscape and soften the skyline where they occur. Individual trees, both street trees and those in private gardens that are visible from the streets, make a valuable contribution to the visual qualities of roads such as Hall Road, Devonshire Street. Where they occur collectively, such as in the churchyard, in the car park on Foljambe Road, in the open space between Hall Road and Church Street, they are defining features of these spaces.

There are many attractive and important views within and around the Conservation Area. Views in, out of and within the Conservation Area are an important component of the area and help to define the area's special interest and character.

4 ASSESSING SPECIAL INTEREST

4.1 Location and landscape setting

Brimington lies about two miles north-east of Chesterfield on the A619. It is a civil parish within the borough of Chesterfield. The town of Staveley is to the east, and Hollingwood is nearby. The parish includes Brimington Common along the Calow Road, and New Brimington, a late 19th century extension towards the Staveley Iron Works. The village lies on a sandstone ridge to the south of the River Rother.

4.2 General Character

The Brimington Conservation Area can be characterised by the village's origins as a nucleated farming village situated on a medieval crossroads with the church forming the focal point, and then its subsequent development through the Victorian period and later. It has a distinctive character defined by the built environment which is of high architectural and historic quality and the coherence of the built environment and their contribution to the special interest of the area with reference to prevalent types and periods.

The Conservation Area was originally designated because of the settlement's origins and development, together with its architectural heritage. Along with the attractive architecture of the buildings, the setting out of the streetscape and the retention of medieval street pattern comprising narrow roads between buildings, adds to the character of the Conservation Area. Today the area is one of a few villages which has kept its historic street pattern. This further emphasises its historic importance and justification as a Conservation Area.

The majority of the village centre today is Victorian in date which has had a large degree of influence on the architectural style and character of the area. However, the alignment of the developments has retained and followed the medieval street pattern. Local influence can be seen in the use of local construction materials including the use of local sandstone and bricks. The overwhelming character of the area arises from the individuality of building designs throughout the area. The variety of architectural styles is repeated throughout the area with many of the same design principles, features and details having been employed. These give the area a cohesive character. However, when defining the characteristics of the Conservation Area, the open spaces, landscaping and the spread of mature trees must be considered as these are intertwined across the whole area and provide the character and appearance of the Conservation Area as whole.

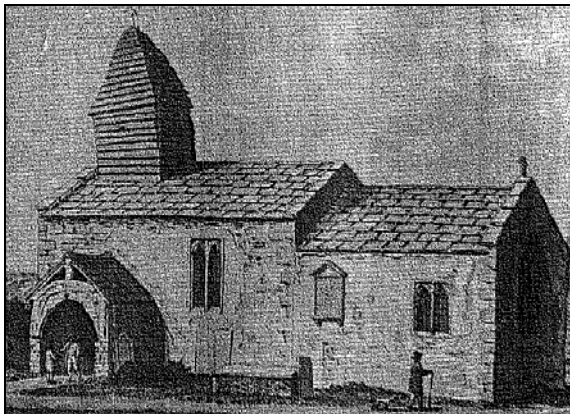
Whilst this summary of the general character is appropriate for an overview of the Conservation Area, on close inspection it is clear that there are additional elements which add to the overall character of the area. Therefore it does not follow that elements excluded or not mentioned may not also be of significance to the area.

5 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

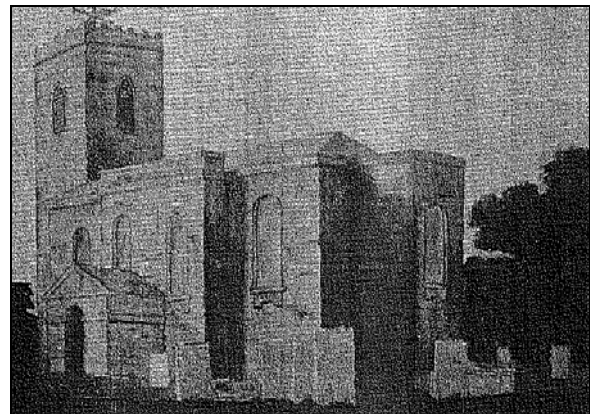
5.1 Historic Development

Brimington is mentioned in the Domesday Book 1086 when it was first recorded as a settlement. It was described as a berewick of Newbold. By 1233 Brimington is described as a Manor in its own right. For generations it was held by the owners of the manor of Chesterfield and then passed successively through the families of Breton, Loudham and Foljambe. In 1800 the Manor was sold to John Dutton Esq. of Newcastle. By this time the estate had already been broken up and sold in small lots to local farmers and businessmen. The Manor was subsequently passed into the possession of John Button and then to the Barrow estate in 1920.

During the medieval period Brimington was chapelry of the Church of St. Mary and All Saints in Chesterfield and the history of the village in the early centuries was closely bound to that of Chesterfield. It was not until the church expanded in the seventeenth century that Brimington became a separate parish. This change in status was marked by the enlargement of the centrally located 1808 Chapel in 1846/47. The church survives today in this form and is one of Brimington's landmark buildings.



The first Brimington Chapel c.1785
(*Derbyshire Library Service*)

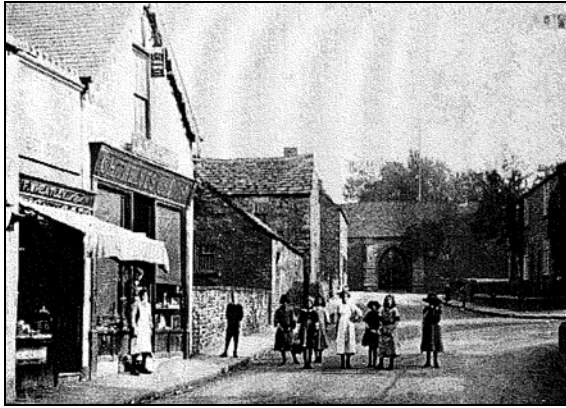


Second Brimington Chapel
(*Blumers's Chesterfield & NE Derbyshire 1895*)

In medieval times, the village was described as a nucleated village with the farmhouses and their yards, barns and cow houses grouped together in the village and not scattered in isolated fields and the village was basically a crossroads with the church forming the focal point. The north/south route was the High Street/Manor Road. However, the system of open fields with large areas divided into strips and farmed by individuals survived into the seventeenth century as still evidenced in the Brimington Tithe map of 1849. By this time the settlement had an agriculture base. Surviving buildings from this period include Grove Farm, Sutton Lodge, 15 High Street and 24/24A High Street. All these properties were connected with agriculture and are all listed buildings. A number of unlisted properties from this period also survive in the centre (16 High Street, 56 Church Street).

The nineteenth century saw a growth in the population of Brimington. This was steady but not spectacular in the early decades with a leap in the middle of the

century. In 1801 census Brimington has a population of 503 made up of 116 families in 107 houses. The houses were clustered around the centre of the village. The only roads were the main turnpike road from Chesterfield to Worksop and the packhorse road along New Brigg (Bridge) Lane to Whittington.



High Street early 1900



Devonshire Street, mid-early 20th century

In the first half of the nineteenth century local businesses and amenities began to emerge and the village was virtually self-sufficient in craftsmen and tradesmen. However, agriculture remained the predominant base. By 1830 there were three boot and shoe makers, one milliner, two brewers, a stonemason and three wheelwrights, all working in the village with a variety of shops and farms.

The present settlement owes its character to development during and after the Industrial Revolution when the village expanded rapidly. Much of the development in the core of the settlement that we know today dates from the late nineteenth century.

The coming of the railway in 1840 opened up the village and brought with it new prosperity and an increase in population. The census figures show that the population had increased to 1,812 in 1861, to 2,403 in 1871, and to 3,457 in 1891. At the time, the coal and iron industry was already well established in the area but most employees that worked on the collieries and ironworks lived in Brimington and travelled to either Staveley or Sheepbridge and it is likely that speculative building predominated. By 1991 the population had risen to 8,560.

At the beginning of the twentieth century, Brimington was a bustling and thriving little community. It was well served by public transport with buses, its own railway station and a daily carrier service to Chesterfield. The village had also become almost totally self-sufficient with shops, grocers, butchers, greengrocers, drapers, tailors, hairdressers. There was also a chemist, hardware shop, newsagent, stationer, fish fryer and a pawnbroker.

The historic farmsteads had almost all been converted to residential use and gaps on the frontages had been filled with new development. In addition, company housing and private to let housing had been built for workers to the north of the old village in compact streets of terraced dwellings down the hillside (Foljambe Road, Heywood Street, John Street). There was also a continuation of the ribbon development along the Manor Road to the south.

In the early twentieth century Brimington saw the disappearance of many of its important old houses including Brimington Hall which was demolished in the 1920's and with it went the evidence of previous buildings on the same site. A grand house dated 1644 was also demolished on High Street to make way for the present day Co-op buildings. The demolition of the Hall started the decline of the village centre, and what was once a nucleated village with its farms, shops, church and hall closely grouped together in its centre. The village became a subject of progressive developments and was beginning to become a suburb of Chesterfield as new housing developments were built both by Chesterfield Rural District Council, which had been the administrative body since 1894, and by private developers. The village was by now spreading out of the centre.

After the Second World War the village expanded rapidly due to new housing. The beginning of the Welfare State saw many buildings, including old, inconvenient and unhygienic rows of cottages, being demolished and modern council houses built. By the middle of the 1950s nearly all the old houses in the village centre had disappeared. This included much of the housing on Hall Road and Church Street and the top of High Street where new buildings appeared. The old National School, the first school in Brimington, was demolished in 1975. This which had been a landmark of Church Street'

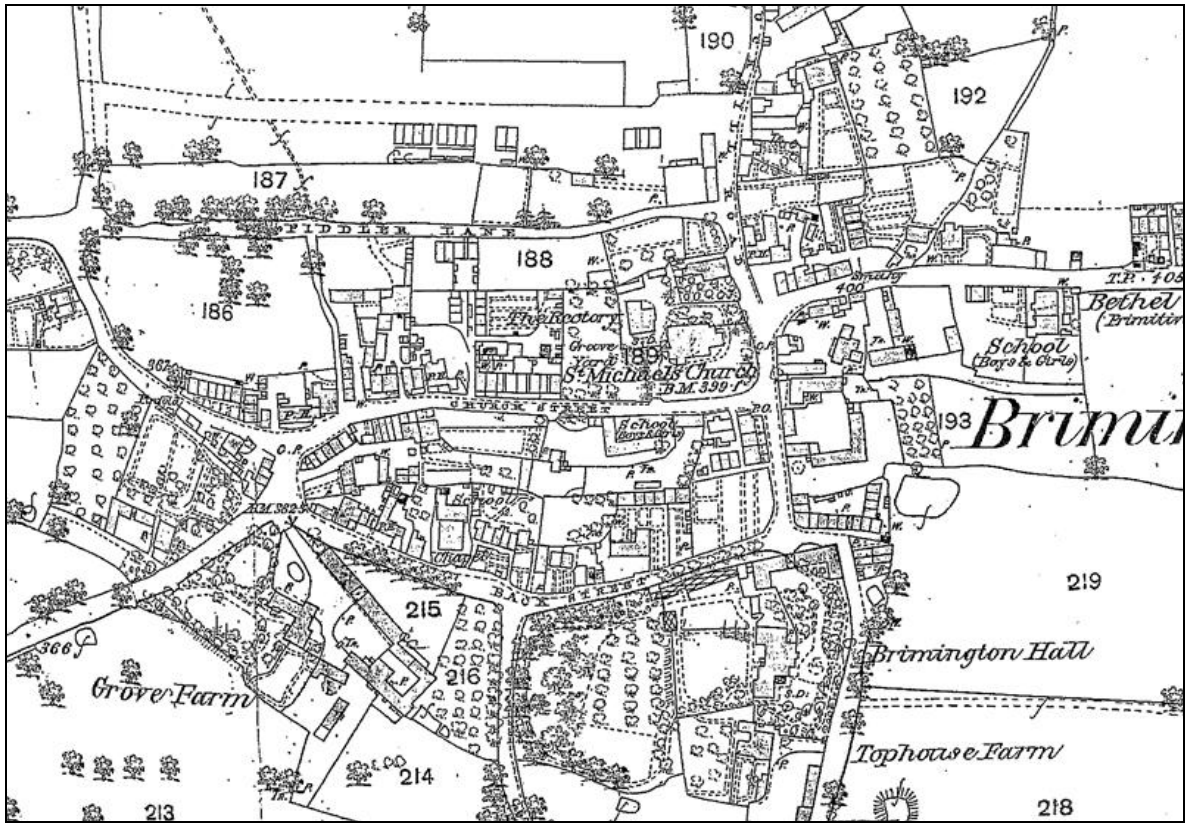
In the latter half of the twentieth century, the central core of Brimington was partially redeveloped with new civic buildings along Church Street and Hall Road frontages. In 1966 a new Methodist Church was built on Hall Road. The County Council built a complex consisting of a library, clinic, doctors' surgery and a community centre. This was on the site of old houses and shops facing Church Street on one side and Hall Road on the other.

Brimington today consists of the central area of older terraced houses surrounded by housing estates of various sizes.

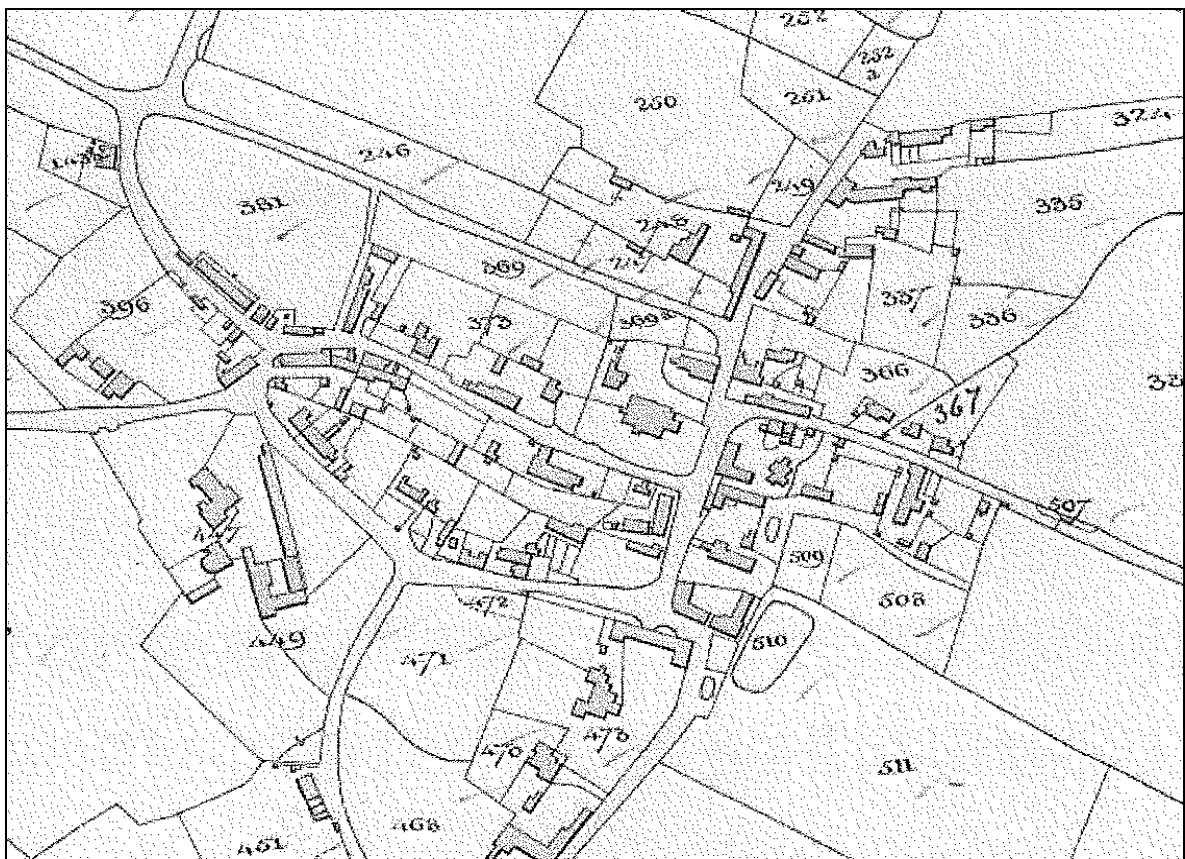
5.2 Archaeology

There are no scheduled monuments in the Conservation Area. However, due to its history, there may be some archaeological potential to the settlement - in particular the historic core south of the church.

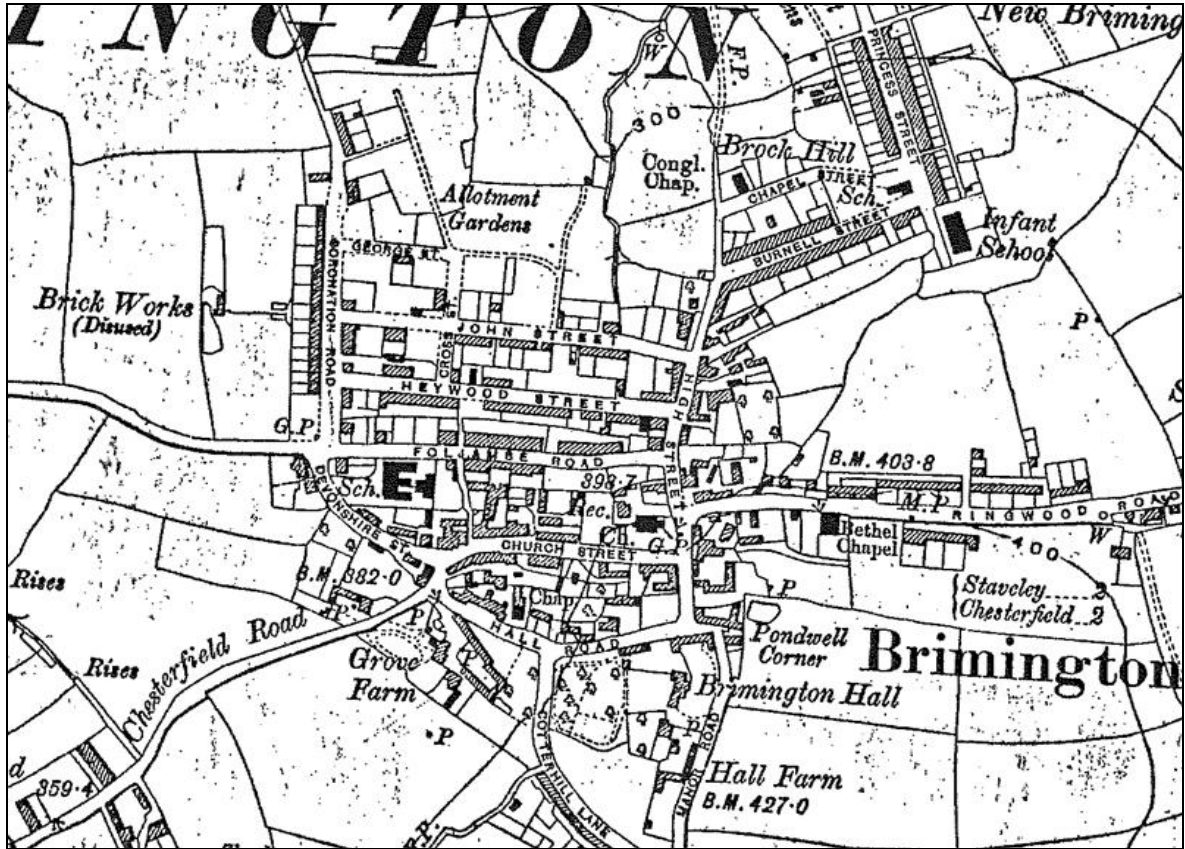
There are a few Historic Environment Record entries within the Conservation Area including the churchyard around the Church of St Michael & All Saints (SMR No. 2516 – MDR11296), the Chesterfield to Worksop turnpike road (SMR No. 99052 – MDR11650), a pinfold site (SMR No. 2508 – MDR6222) and the site of a possible ha-ha (SMR No. 2503 – MDR6219).



Map 2: 1876 Ordnance Survey Map extract (Local History Library)



Map 3: 1849 Brimington Tithe Map extract (Local History library)



Map 4: 1914 Ordnance Survey Map extract

6 SPATIAL ANALYSIS

6.1 Character and Interrelationship of Spaces within the area

The Conservation Area is characterised mainly by its historic core area around the church with its network of historic roads, its buildings and its green space. Originally, the settlement developed in a linear manner along these streets surrounded by open fields. Little has changed to the historic street pattern from the medieval layout within the area.

Overall the Conservation Area is significant in containing recognizable signs of its transition from the medieval streets, through the period of some elegance in the eighteenth and nineteenth centuries, to the twentieth century defined by the pattern of development, building lines and the compact nature of tightly planned terraces and buildings which frame the area. The meandering nature and alignment of the streets and spaces together with their degree of enclosure provide a generally coherent and good quality townscape. Most of the buildings are set at the edge of street pavements without any formal space to their fronts.

Entry into the Conservation Area is fairly well defined. The main approaches into the area remain on the whole the historic ones. The area is accessed from the southwest via Chesterfield Road and the east via Ringwood Road. Both were part of the old turnpike road from Chesterfield to Worksop through the village. From the north the area is accessed via High Street formerly known as Bruckhill Road and via Station Road from the west. The streets run on a west/east axis and all join to High Street.

The car park on Foljambe Road; between Hall Road and Church Street and the churchyard are notable open green spaces the majority of which is covered with trees and are also remnants of the historic core. Apart from these areas of green space the whole area is quite neatly developed.

6.2 Key views and vistas

Views form an important component of any Conservation Area and help to define the special interest of the place. Alterations to individual buildings can cause major changes to views and this can have a detrimental effect on an area. Identifying particular views of importance can highlight those aspects that are important and can help ensure their preservation.

There are many attractive and important views within and around the Conservation Area. Most of them tend to be inward looking and intimate, although there are occasional glimpses towards the wider landscape.

Views into the Conservation Area are generally limited to the entry streets and are interrupted by buildings and trees. These are normally short distance views around the area to key features or buildings. However, the Church tower stands as a beacon and can be seen from a long way off at different points. The main approaches to the Conservation Area are associated with a number of points of entry or gateways. The views into the area through these points include:-

- Views from the south along Cotterhill Lane of the Brimington Methodist Church with its imposing steep pitched south glass gable end, and the open space between Church Street and Hall Road containing mature landscaping. The open space provides glimpses of the parish church through the trees.



Views from south of the area

- Views from south west along Chesterfield Road are contained by Sutton Lodge and its street-side stone walls, hedges and mature trees on the north side, and a high stone wall of Grove Farm on the south side. There are forward views leading towards the Brimington Surgery at the junction of Chesterfield Road and Hall Road.
- Views from the east along Ringwood Road which provide only a silhouette of the church through the mass of landscaping. Again the principal buildings which frame this view are the Three Horseshoes public house and No. 15 High Street.



Views into the area along Chesterfield Road

Views into the area from east

- Views from the west are contained by Nos. 28 and 30 Devonshire Street and their brick boundary walls with stone coping and piers and the mature garden trees. Views of prominent chimneys and the turret of Devonshire Park (former Junior School) can be seen behind these properties.
- From the south east there are views into the area of the stone coursed terrace Nos. 7 to 13 High Street (odd) and glimpses of the parish church tower over its roof top from the south east along Manor Road.



View from west along Station Road



View from south east

- Views into the area from the north along High Street. Forward views are directed to the church tower and mature trees within the churchyard.



Views along High Street

- The Parish Church tower is also an important eye-catcher when seen from a number of viewpoints, in particular from north and north-west of the village.

Views within the Conservation Area tend to be restricted by the introduction of planting and buildings and other developments. Occasional gaps between properties provide glimpses of spaces and other buildings at their rear and through routes between the streets.

- Views of No. 15 High Street, the Three Horse Shoes and the Parish Church including the view of boundary walls and the mature trees in the churchyard. The whole ensemble provides an appropriate closure to the street.
- Views east along Devonshire Street towards the Surgery framed by the buildings on both sides of the street. Views of Nos. 8 to 18 situated close to the street behind small frontage gardens and stone walls with stone copings. Also, views of Nos. 20 to 26 with a brick wall with stone copings from the east side of the street.



View along High Street from south east



View east along Devonshire Street

- Views of buildings along High Street channelling the view of the church tower backed by mature trees within the churchyard to the south.
- Good views of the parish church through the trees from the car park along Foljambe Road.



View of Parish Church tower from High Street



View of church tower from car park

- Verdant view along Hall Road comprising mainly of open space. There are also views into Grove Farm from the road.



Views along Hall Road



Views of Grove Farmhouse from Hall Road

- Views from the west along Church Street are contained by the massing of the buildings on both sides enclosing the street. From the east of Church Street are important views of the Parish Church enclosed by its stone wall together with mature landscaping on the north side and an open space to the south side.



Church Street view from west



View from east Church Street

- There are good views to the west along Church Street which draw the eye to the commercial buildings to the south west of the junction with Devonshire Street.
- Views of the former school between the two terraces on Devonshire Street and also along Foljambe Road.



Views west along Church Street



View of former school

Views out of the Conservation Area are limited. However, apart from the compact development within the area, there are occasional glimpses of the wider landscapes beyond the area. These longer views of open countryside and distant neighbourhoods provide an important contrasting backdrop to this compactly developed area.

- From Chesterfield Road there is an important view towards Chesterfield with the Peak District hills in the distance beyond.
- From the High Street to the north views open out northwards towards distant hills in Yorkshire.



View of distant hills towards Chesterfield



View of distant hills from High Street

- Significant views of the distant hills towards the west along Station Road.

7 CHARACTER ANALYSIS

7.1 General character

The Conservation Area is an area of mixed character with the oldest parts mixed with some of the newest architecture. It has a distinctive sense of place and cohesion provided by generally meandering streets, the intimate domestic scale of predominantly two storey buildings including terraced housing, large community and commercial buildings and recurring use of materials, decorative features and chimneys.

The Conservation Area had its initial main period of development in medieval times. No building survives in the area from this period. However, the arrangement of streets is unlikely to have changed. The progressive redevelopment over the years means that it is now substantially defined by Victorian and Edwardian architecture. These are not the only development phases within the village - development has continued through the mid to late twentieth century.

Elements of the medieval street pattern are apparent in the organic and meandering nature of most of the roads within the area. In the past, these elements would have been more extensive and contiguous around the village centre, but it has become considerably fragmented as a result of demolitions and redevelopment. Where redevelopment has occurred, it has often departed from the more traditional layout, scale and materials of the locality. Some 'improvements' due to demand for parking to serve the village centre have also introduced some significant changes, generally the creation of a large void.

Whilst the Conservation Area possesses a cohesive and unified character, there are architectural and townscape variations between each street. Notwithstanding this, the historic significance of the area has previously been undermined by inappropriate forms of buildings alterations and development.

7.2 Character description

Chesterfield Road

This comprises the main A619 roadway through Brimington. When approaching the Conservation Area, Sutton Lodge can be seen on the north side. This is a very prominent and attractive building set in a large garden enclosed by a stone boundary wall, a hedge and matures trees within its garden. On the south side of the road is a high stone wall to Grove Farm Close. From here the views into the area are framed by the stone walls and hedging, with long views opening out eastwards towards the doctors' surgery building.

Next to Sutton Lodge is the Ark Tavern public house. This is situated on the pavement edge and retains its traditionally pitched slate roof with chimneys and pots. The original window and door voids are retained with stone dressings and the recent extension to the south west displays these characteristics. The extension also has coped gables with kneelers. The building used to be a Methodist Chapel dating from 1808.



Sutton Lodge



Ark Tavern Public House

To the north east of the Ark Tavern are three commercial properties dating from the late nineteenth century. The red brick buildings have prominent projecting gables to the street. The buildings are on the pavement edge and retain their slate roofs and original sash windows. The upper floors are characterised by brick corbelling. The ground floor has shop fronts with elements which are contemporary with the buildings. From here Chesterfield Road leads into Church Street.

There is a significant urban space at the junction of Chesterfield Road, Church Street, Devonshire Street and Hall Road which is framed by a number of important buildings. The space is dominated by traffic and incorporates a public car park at its centre. The north east side of the space is contained by the doctors' surgery building.



Urban space incorporating a car park in front of Doctors' surgery

Church Street

Church Street retains its origins as part of the medieval route through Brimington and its later commercial character as a principal shopping street. On the western end Church Street joins with Devonshire Street and Chesterfield Road, and joins High Street to the east. It is a busy road and this is unsurprising as it is a major route from Chesterfield to other towns to the east through the village.

The street is of a domestic scale of two storey buildings dominated by two blocks of terraces Nos. 4 to 18 and 44 to 52, with the Red Lion and the Butchers Arms public

houses intermediate with the terraces on the north side. On the south side are civic buildings. Most of the buildings on the street are positioned on the pavement edge. The terraces are rendered and their repeated pattern of windows, doors and chimneys create a strong sense of rhythm within the street. However, this rhythm has been compromised by inconsistent alterations to the windows and doors which are in different styles to each other.



Nos. 4 to 18 (even) Church Street



Nos. 44 to 52 (even) Church Street

Some of the buildings display interesting features which contribute to the character of the street. These include stone coped gables and kneelers, stone window lintels and sills, and chimneys with huge brick stacks. Connected to the Red Lion public house is No.56 Church Street which is a late eighteenth century building with stone coped gables and kneelers. It also has a traditional timber shop front.



Coped gables with kneelers, Nos 44 & 46



Traditional timber shop front at No. 56

At the eastern end of the street is the Parish Church of St. Michael and All Angels and its churchyard. The church is positioned at the crossroads of the former medieval routes through Brimington and is characterised by the dominating mature landscape around its enclosed churchyard. This is an attractive space of considerable historic character. It is enclosed at the front with a low stone wall with iron railings. The part of the churchyard to the west of the church is important in creating a sense of openness on this side of the street.

The church and adjacent historic buildings play a vital role in defining the historic context of the village, particularly when so much has been lost elsewhere. The churchyard is a further important feature providing a glimpse of the open space along Church Street. The perimeter walls and railings allow only pedestrian connections to the churchyard. There are a significant number of stone memorials which make an important townscape feature within the churchyard.



The Parish Church of St. Michael and All Angels



Parish Church and churchyard

On the south side of Church Street are the civic buildings which were built by the County Council on what was the former historic heart of the village. These include of a library, the doctors' surgery and a hall. The red brick hall contributes to the enclosure of the street and provides a significant edge to the adjacent open space between the hall and the garage.



The Hall



County Council building

There are a number of important pedestrian routes from Church Street linking with Foljambe Road. The pedestrian route between Nos. 52 and 54 follows what was an old cart route and meanders between high boundary walls and buildings. The path varies in width and provides good urban views both to the south and north. To the east of this footpath there is a significant range of buildings including an old stone barn with a symmetrical arrangement of triangular ventilation holes, now blocked up. There is a further footpath between Nos. 18 and the Butchers Arms public house (No. 40) which gives access to the Foljambe Road car park. From the car park there are good views of the Parish Church through the trees.



Pedestrian route between Nos. 52 and 54



Pedestrian route between Nos. 18 and 40

High Street

High Street forms part of the north/south medieval route through Brimington and retains its meandering course down the hillside, providing good views of distant hills to the north. The layout of the street creates a strong sense of the medieval past despite that no buildings of that period survive and some unfortunate modern interventions. Nonetheless High Street is attractive and generally traditional in character with a strong sense of enclosure. This is provided by the narrow meandering street and buildings set close to the road on both sides, although there is a variation in the building line. The street character contrasts markedly with the later surrounding developments of the Conservation Area.



High Street

The street remains domestic in scale with two storey buildings with gable roofs. Nos. 16a and 21 have their gable ends onto the street. Most of the buildings retain their slate roofs and chimney stacks. Window and door voids and stone dressing remain relatively intact. No. 21 has a traditional shop front with bold cornices. No. 23 retains most of its original features including traditional timber sash windows. Some properties have decorative carved stone lintels including Nos. 20, 22, 26 and 28 and some have brick corbelling at eaves level (Nos. 17 and 21). There are also a few buildings with timber gutters supported on cast iron brackets (No. 16) or timber supporters (Nos. 18, 20 and 22). The Co-operative Food store building (No.17) has

traditional timber sash windows on its upper floor which have been blocked on the inside.



Traditional shop front at No.21



Traditional sash windows at No.23

Buildings represent a variety of architectural forms and detailing ranging from the eighteenth century to the late nineteenth century. Many of the buildings positively contribute to the character of this street by virtue of their group value, use of traditional materials and their historic uses or their prominent locations in the street scene. The street is also characterised by yards which afford glances of the buildings to the rear. Nos. 24 and 24a are visible between Nos. 22 and 26. The yard between Nos. 16 and 16a retains its stone sett dropped kerb and stone edgings.



Buildings on High Street



A yard on High Street

The north part of High Street retains a lively commercial character but remains domestic in scale. Shop fronts vary in quality, with some lacking sensitivity to building façades. To the south of the commercial centre is a group of three important buildings - the Parish Church of St. Michael and All Angels, No 15 and the Three Horse Shoes Public House, contributing positively to the townscape character of the Conservation Area. The Church is the key feature in the townscape, a local landmark and is the architectural centrepiece. The boundary walls and the mature landscaping within the garden of No. 15 and the churchyard largely make up the landscape character of the area. The whole ensemble provides an appropriate closure to the street.



Parish Church, No. 15 and the Horse Shoe PH



Nos. 1-13

To the south of High Street are Nos. 1-13, a stone built two storeys L-shaped terrace. The repeated pattern of windows doors and chimneys creates a strong sense of rhythm within the street. No.13 has a corner door with a prominent jettied cavetto moulded stone lintel above.

Devonshire Street

Devonshire Street is characterised by a curved road reflecting its origin as a lane that meandered towards Whittington. The street is contained by its curved nature and the buildings and mature trees which line it.

The street is historically and architecturally significant and contains some good quality buildings. Its main contribution to the Conservation Area comprises the cottages, Nos. 8 to 18, situated close to the street behind their small frontage gardens and stone walls with stone copings which dominate the street on the north side. The small gardens in front of the properties add to the sense of space and vegetation in this part of the street. The cottages retain their original formal frontages with minimal embellishments. The effect is almost austere, but is relieved by the warmth of the stone and fine proportions, especially the repeated pattern of the windows with stone dressings. A number of chimney stacks and pots also remain.



The cottages



Nos. 20 to 26

Adjacent to the cottages on the east is a mid-nineteenth building Nos. 4 and 6. This was originally the primitive Methodist Chapel, built in 1835 and later the stables for

the Red Lion Public House. It has now been converted into a residential house with much alteration to its original form.

Next to the cottages to the west is the terrace of Nos. 20 to 26 which displays a similar commanding influence on the character of the street and is particularly significant, having regard to its elevated position. The terrace retains its original chimney stacks and pots.

At the end of the street are Nos 28 and 30, a pair of late nineteenth century red brick villa style dwellings which remain largely unaltered. They are former school houses and are of considerable architectural quality, making a positive contribution to the character and appearance of the Conservation Area and are of particular interest locally. They retain their original detailing in so far as the materials of construction, chimneys, windows, dressings, blue brick banding and boundary treatment are concerned. These details add interest to the street scene. The building, the brick boundary walls with stone coping and piers and the mature garden trees are important in the view when approaching the area from Station Road. A significant group of mature trees exist to the south of the road which is dominant in the view.



Nos. 28 and 30



Former Brimington Junior School building

To the rear of the buildings fronting Devonshire Street is Brimington Junior School. The school which dates from 1878 is a Grade II listed building. The red brick building retains its slate roofs and is characterised by blue brick banding, stone dressings and brick corbelling. The school boundary along Foljambe Road is particularly well defined by high red brick stepped walls with blue brick copings. The school has now been converted into residential use. There are important views of the school between the terraces on Devonshire Street and from Foljambe Road.

Foljambe Road

Foljambe Road is an historic route out of Brimington towards Whittington. It is characterised by its narrowness and dominated by late nineteenth century terraces including Nos. 6 to 28 and their glazed brick capped frontage walls containing small gardens and at its eastern end, by substantial landscaping within the garden of 15 High Street and the stone wall around it.



Foljambe Road

Although Foljambe Road is not remarkable in character, it has some buildings of townscape merit with typical Edwardian details. These include proportioned windows, although some of the original sashes have been replaced with uPVC windows which undermine the proportion and detailing of façades.

Hall Road/Grove Farm Close

Hall Road is also one of the historic routes connecting to the routes south of the village. Most of the buildings along the road were demolished in the twentieth century and it is now dominated by open space on both sides.



Hall Road

To the west end of the road on the south side is Grove Farm Close, originally the site of Grove Farm buildings. The farm was the last farm in Brimington to use horses. Up until the mid twentieth century the farm was at the edge of the settlement. To the south west was a field which displayed ridge of furrow pattern dating from the medieval period. This was lost however when the field was developed in the 1990's as part of Brimington's expanding housing stock.

In the 1980's as part of a comprehensive development scheme, the site of the farmhouse was redeveloped and it is now known as Grove Farm Close. The development retains the enclosed, introverted character of the former farm site. The farmhouse is maintained as the centrepiece of the site and the scheme adopted a

layout based on the footprint of the former agricultural buildings. This has produced an intricate courtyard character where the main elements of the composition are the buildings, walls and hard surfaced spaces. The high stone walls and gate piers on the street boundaries were retained.



Grove Farmhouse

The stone farm house was sympathetically refurbished. The associated range of barns were demolished and reconstructed in the same plan and architectural form as residential units and six new houses were built in the grounds enclosing the farmhouse. Whilst the rebuilt brick barns tend to reflect their residential use rather than a former agricultural use, original detailing has been followed as far as possible. The details are restrained and significant features such as door and window openings have been kept as doors and windows. The simple form and utilitarian appearance has been maintained.



Building at Grove Farm Close

The new dwellings on the site adopt the vernacular detail of the original farm buildings and were purpose-designed for the site. They include the use of traditional materials, coped gables with kneelers, stone dressing to voids, small windows with stained joinery and their plain uncluttered appearance. Their front gardens remain open such that the dwellings contribute to the courtyard character.

Materials used are diverse but there is an adherence to vernacular details. Windows are stained timber casements, not painted sliding sashes like the farmhouse. Door

and window dressings are stone. Roofs are traditionally pitched and covered in red clay pantiles with Derbyshire Stone slates at eaves level and stone coped gables with kneelers, all reflecting the former agricultural origins of the site.

The complete group of buildings and spaces makes a significant architectural contribution to the character of the area. Conditions of the planning approval for the development took away permitted development rights for extensions to any of the properties on the site. This safeguards the simple utilitarian character on the site. This has been successfully defended on appeal.

7.3 Activities and Uses

Brimington is a thriving and integrated village. The range of activities within the Conservation Area comprises a mixture of land uses commonly associated with a village centre area. Retail businesses, residential and civic uses are particularly prominent. Residential use becomes more prevalent toward the edges of the Conservation Area. This variety contributes to the overall vitality of the Conservation Area, acting as attractions to bring people into the centre of the village at different times and days and also bring enjoyment for those who live and work in the area.

The Conservation Area operates as the main local retail and service centre for the surrounding neighbourhoods and provides a mix of shops although its shopping focus has moved to Chesterfield. High Street and Church Street are busy streets with High Street acting as the main retail street. The retail shops and pubs contribute to the vitality and busy atmosphere area. This vibrancy and movement is an important element of character of the Conservation Area.



Mixed uses along Church Street



Mixed uses along High Street

Apart from the shops, the Conservation Area has three pubs, two churches, offices, a taxi rank and car showroom, two doctors' surgeries, a chemist, Nursery School, a library and Derbyshire Sure Start Children centre and two community halls.

7.4 The qualities of buildings and their contribution to the area

Most of the buildings in the Conservation Area are of a domestic scale, generally two storeys high, mostly of stone and red brick, some with render, slate roofs and brick stacks. (Most of slate roofs have now been replaced with modern artificial slates).

Buildings are mainly aligned with main frontages to the pavement edge and parallel to the street. Although the older buildings do much to define the character of the Conservation Area, there is also a wide range of other building types which contribute to the vitality of the area. These generally maintain the traditional grain and scale of the street-scene and, apart from some being of a lesser architectural and historic merit, it should be noted that they are of real importance in providing the context and setting of the other buildings, including listed buildings.

7.4.1 Heritage Assets within the Conservation Area

The Conservation Area comprises of other heritage assets. These include Listed Buildings, which are protected by legislation by virtue of their historic or architectural interest, and some assets included in the Historic Environment Register (HER). Although the Conservation Area contains a few Listed Buildings and structures, it is remarkable that these buildings are of high architectural quality and largely contribute positively to the overall character of the settlement. Together they depict the quality of the place and they create a lasting impression of importance.

Listed Buildings

The Parish Church of St. Michael: The Church is constructed of ashlar sandstone beneath a slate roof. It is a building of stone consisting of chancel, clerestories nave, aisles and a western tower, considerably raised in 1847 and containing a clock and 3 bells. It is a Grade II listed building.

The Church is a key building in the townscape, built in 1847 on the site of two earlier chapels of which only the tower of 1796 survives. An earlier church stood on the site however few particulars of the old chapel are known nor are there any remains of the building. It was pulled down in 1808 and a second chapel built on the same site and opened in 1809. The church became too small for the population and was taken down and the present church built. That is with the exception of the tower which had been rebuilt in 1796 by Joshua Jebb. It was raised considerably and strengthened and four pinnacles and a clock added.

The churchyard is a late post-medieval graveyard, in use by the mid eighteenth century and mostly containing nineteenth century gravestones.



Parish Church of St. Michael and All Angels

No. 15 High Street just adjacent to the church is a two storey early eighteenth century house constructed of coursed stone with quoins. It has coped gable ends with kneelers and a natural slate roof with three roof lights to front and end red brick chimneys and two casement windows with painted mullions and transom with four lights. It is a Grade II listed building.

Garden Wall at No. 15 High Street is of various dates from the eighteenth century to probably early twentieth century. It is of coursed stone in courses of thin stone slabs with coping. The height of the wall varies from about 2.5m near the house to 1.2m due to slope in ground level. The wall is Grade II listed structure.



No 15 High Street



Garden Wall at No.15

Sutton Lodge, No.2 Chesterfield Road is a Grade II listed building dating from the eighteenth century. It is a coal measures sandstone building with a slate roof, stone coped gables and kneelers with stone banding. The principle elevation of the building to the east retains traditional door and window details.



Sutton Lodge

Grove Farmhouse is a two storey house dating from the eighteenth and early nineteenth centuries, built of ashlar stone with quoins, eaves cornice and blocking course. It has a natural slate roof with end brick chimneys. The Farmhouse has a symmetrical façade comprising of sashes with glazing bars and engraved lintels. The centre door has a stone porch, two pillars and flat hood with cornice and blocking course. The door is six panelled with round arched tracery fanlight. Northern lower part contains at least one full height cruck truss. The rear centre door has pulvinated

frieze and architrave. The farm was the last farm in Brimington to use horses and until the mid twentieth century was at the edge of the settlement. The farmhouse is a Grade II listed building.

Street Boundary Walls and Gate piers to Grove Farmhouse which also date from the eighteenth century are also Grade II listed. The wall is about 2m high built of stone with coping.



Grove Farmhouse

Brimington County Junior School is a Grade II listed building originally built in 1878. The building has an irregular façade and is built of red brick with blue bands and stone dressings and a slate roof with cresting. The buildings were converted into studio apartments in 1999.



Former Brimington Junior School, Foljambe Street

24 and 24a High Street is a Grade II listed building dating from the eighteenth century and, like other former agricultural buildings in Brimington, is characterised by its stone coped gables, kneelers, slate roofs, chimneys and sash and casement windows.



Nos 24 and 24a High Street

7.4.2 Buildings of Townscape Merit (potential local list)

There are buildings and structures which are of undoubtedly local interest, but do not satisfy the national criteria to qualify for listed status. These 'local heritage assets' need to be recognised and protected as they positively contribute to the character and appearance of the Conservation Area in addition to being of special interest in themselves. This draft appraisal has made a start by suggesting some 14 properties (and groups of properties) of townscape merit that might be included in future local list of buildings of local interest.

Whilst the Buildings of Local List does not provide statutory protection in the manner of nationally listed buildings, it will indicate that these buildings are of special local interest and should be given protection from unsympathetic alterations and extensions. The national policy guidance on the historic environment is contained in Planning Policy Statement 5: Planning and the Historic Environment and provides 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". The Council will seek to include some of these buildings in the emerging local list.

Of particular note are: the Red Lion Public House, No 56 and the Butchers Arms Public House on Church Street; the Three Horseshoes Public House on Ringwood Road; Nos 7-13, Nos. 16, 21 and 23 and Community Centre on High Street; the Ark Tavern Public House and the Patrick Hinds House on Chesterfield Road; Nos 28 and 30 Devonshire Street; the Builders Yard on Heywood Street and the Rectory.



27 Foljambe Road



7-13 High Street



The Rectory



Three Horseshoe PH



Butchers Arms PH



8-18 Devonshire Street



Community Centre



Nos. 28 and 30 Devonshire Street



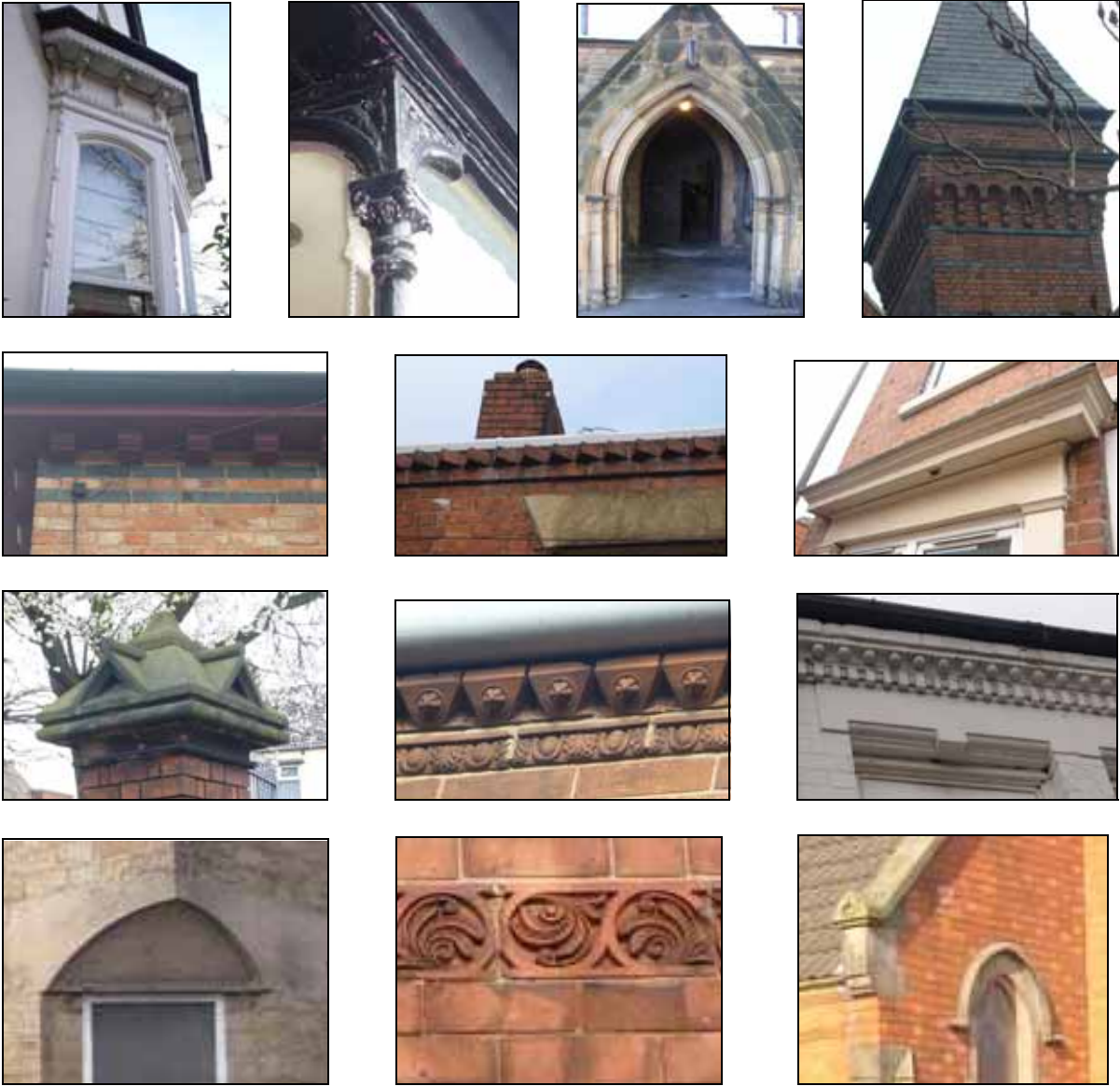
Builders Yard Heywood Street



Ark Tavern and Patrick Hinds House

7.5 Prevalent and traditional materials/details

The historic buildings display a wealth of architectural details which are significant to their individual character as well as the Conservation Area as a whole. The preservation of so many traditional architectural details using natural materials contributes to the special interest of the area. Some interest is found in minor details for instance, eaves decoration with dentil brickwork, stone coped gable ends and kneelers and a variety of doors and window openings patterns. Details are generally typical to those associated with the period of the properties. Although often rather homogeneous in overall form, the details are varied and generally particular to individual buildings.



Architectural details on buildings in the Conservation Area

The distinctiveness and local identity of any place is closely related to its local materials, which influence the appearance and sense of place of the settlement. Brimington is no exception and its distinctive architectural and visual qualities are derived largely from the use of local sandstone and brick in the construction of its

historic and period buildings. Stone was clearly an early form of construction followed by brick. These materials have the qualities of age and an appearance of permanence and solidity that root the Conservation Area to its setting. The materials are associated with the best buildings as well as lesser known buildings and boundary walls within the area.

Coal Measures sandstone is the distinctive material present in many of the Conservation Area’s surviving historic buildings including boundary walls. The use of this material historically is closely related to the geology underlying the settlement or that which can be found nearby. Sandstone is used primarily as a walling stone generally as rubble stone and was sourced locally.

The other prominent material commonly associated with the village is red brick. Brick has been used widely, especially for the eighteenth and nineteenth century buildings and much of this would have been sourced locally. Red brick is the principal building material but with variations in hue and texture. Other materials include painted render with usually a rough cast or smooth painted finish.

Clay pantiles are likely to have been the common roofing material prior to the introduction of slates and a number of buildings retain their clay pantiles. The arrival of the railways enabled the transportation of materials from further afield and slates were extensively used on Victorian buildings. Some have survived although many roofs have been replaced with concrete interlocking tiles. These generally have an unsatisfactory appearance.



Stone around windows



Red Brick wall



Timber gutters



Pantiles with stone slates at eaves



Slate roof with terracotta decorative ridge tiles



Stone wall with quoins

Materials within the Conservation Area

Windows are generally classically proportioned, although original sashes and casements are now widely replaced with uPVC which undermines the overall architectural and townscape quality. Doors have been similarly replaced.

Buildings recently constructed have not always been in accord with the character and appearance of the traditional buildings in the area. New development within the Conservation Area should be sympathetic to the established character and appearance of the traditional buildings and styles in their design and materials.

7.6 The contribution made to the character of the area green spaces and its biodiversity value.

Trees and landscaping are important to the character and add to the biodiversity value of the Conservation Area. Formal landscape and publicly accessible spaces in the Conservation Area are limited to the east.

Public open spaces within the Conservation Area include the churchyard and the grassed open space between Church Street and Hall Road. This site was covered with buildings until they were demolished in the mid twentieth century. The grassed open space provides glimpses of the Parish Church from Hall Road. The open space and vegetation in the churchyard are historically and visually important to the character of this part of the Conservation Area. These open areas are a significant green interlude in the Conservation Area.



Open space between Church Street and Hall Road



Churchyard

Another open space is the car park along Foljambe Road. This is characterised by the new landscaping together with the significant mature landscaping. The space is framed by buildings to the north, west and south and stone boundary walls to No. 15 High Street and the churchyard to the east. The mature trees and shrubbery within the car park soften the hard surfaced areas. The green open space and the trees between Church Street and Hall Road also act as an attractive setting for the civic buildings to the west but which are interrupted by the garage to its east side. This open space is supplemented by an open space south of Hall Road immediately outside the conservation area.

The closeness of most of the properties to the road generally gives little space for front gardens, though where they do exist the enclosed shallow front gardens are themselves an important feature of the character of the area. Where properties are set back from the tight building lines of the streets, the gardens and vegetation adds to the character of the area with the opportunity of some planting and trees.



Car Park on Foljambe Road



Green open space providing setting to the civic buildings

Mature trees make a particularly significant contribution to the landscape framework and provide a backdrop or setting to buildings. They are important as individuals and groups, and along with walls and hedges they help to define spaces. Trees situated within the churchyard and the open space between Church Street and Hall Road and those within the car park are a vital townscape characteristic of the area – they soften the otherwise mostly built environment. Trees in the old graveyard to the west of the Parish Church help enclose the space and provide a contrast to the built up character. Other isolated mature trees in front and rear of private gardens are key landscape features of the Conservation Area.



Mature trees in the churchyard



Mature trees along Devonshire Street

Retaining mature trees, hedges and open spaces is fundamental to preserving the character and appearance of the area.

7.7 Boundary Treatment and Public Realm

As with all Conservation Areas, boundary treatments can make a considerable impact on the character and appearance of the area. The treatment of the property boundaries is critical in defining the street scene within the area. The boundary treatment often conceals or partially conceals buildings which give the boundary an elevated importance, of defining the character of the area. They add interest and a variety of scale to the street scene and provide a sense of enclosure. They also dominate views along the streets and help provide cohesion to the whole character of the area. Without these boundaries the character of the area would be compromised. This is especially true for those areas where the houses are set back on their plots and the boundary walls are a dominant element of the street scene.

Sandstone and brick boundary walls with stone copings are prominent and a recurring features in the Conservation Area. The walls vary in height throughout the area - in some parts they are a metre or so in height and in other parts they are close to two metres. All these attributes create the sense of a narrow space and, to an extent, increase the sense of seclusion.



Stone walls with stone copings

Some of the walls have pillars and gateposts serving as entrance points to properties. These have usually been designed to match the architecture of the corresponding properties so are very much in keeping with the character of the buildings. Such surviving features of boundary treatment should be retained to help provide cohesion to the whole character of the area.

Railings are added to the top of some boundary walls with some supplemented by hedge planting. These railings tend to be decorative railings.



Stone gate piers

Most of the hard surface in the area has been replaced by modern materials. All road and foot-way surfaces are tarmac and all the roads have concrete kerbs.



Brick wall with stone copings and railings



A stone wall supplemented by a hedge

7.8 The extent of intrusion or damage

There are no derelict buildings, though many require improvement, maintenance or repair. The area generally retains details and materials which are relatively unaltered for there to be a strong authentic character to still exist, resulting in a rich townscape context, notwithstanding the different periods of the development of the village. The maintenance of the original detailing and materials is of great importance to Brimington Conservation Area historic buildings. Lack of understanding of this architectural, historic and space composition may result in loss of detail and threaten the integrity of the area.

Although the Conservation Area retains much of its character and appearance there are some intrusions that have compromised its special interest. The main problems are those associated with the care and management of historic buildings and spaces in relation to modern pressures on land and adaptation on building to modern living standards and uses. Another general problem is the lack of awareness amongst residents of what it means to live or work in a Conservation Area and the planning controls that apply. These problems and pressures are considered in more detail below, followed by recommendations for the future management of the Conservation Area in the Management Plan included in this appraisal.

Inappropriate development and extensions

New developments not only erode the historic townscape of an area, but also the local distinctiveness of the area as a whole. It is important to ensure that any future development proposals are more sympathetic to the historic townscape character and do not overpower the intimate qualities of the Conservation Area. Development in the mid-twentieth century has not treated Brimington kindly and much of it detracts from the character and appearance of the Conservation Area.



Inappropriate extension



Development not in-keeping with the character of the area

Recent new developments and extensions ignore the predominant design, scale, local architectural features, use of materials and the historic alignment of buildings. In particular is the inappropriate extension at No 44 Church Street which has a shop front. This now extends forward from the original building line to the back of the pavement. It is extremely prominent and has a very damaging visual effect in the street. The intrusive grey steel-panelled car showroom/garage to the south of the Parish Church detracts from the character and appearance of the area. With the poor design and details of the fence railings and wall materials, it impacts on the setting of the Parish Church and the character of the area as a whole.



Inappropriate boundary treatments

The use of timber panel fencing on top of stone garden walls is remarkably unsympathetic to the character and appearance of the Conservation Area. This includes the timber panel fencing at No 1 Grove Farm Close and along the wall west of the Rectory in the old graveyard.

Repairs and Alterations to buildings

Historic buildings are susceptible to change from the use of inappropriate materials and techniques when repairs and alterations are undertaken. It is clear that a number of buildings have been greatly altered by the removal of original architectural features

and details. Some alterations to buildings in the area have not been sympathetic to the character of the area. Unsympathetic alterations have resulted in the loss of certain architectural and historic features, diluting the character and special interest of the area and had a detrimental visual impact on the integrity of a group of buildings and the appearance of the street as a whole.

Inappropriate painting and rendering of brickwork and stonework, inappropriate use of cement mortars for repairs and pointing and intrusive and inappropriate shop fronts and entrances to buildings, are common across the Conservation Area.

Timber in old windows is usually of higher quality than modern timber and therefore less likely to need wholesale replacement. They can be patch repaired, which requires much less material than wholesale replacement, and the amount of timber needed for repair is a renewable resource with low embodied energy. Repairs will ensure the original character is retained and a properly maintained timber window can last for hundreds of years.

The future preservation of the architectural quality of the buildings that give the area its special character is in the hands of individual owners. Awareness and understanding are obviously a key issue in this respect.



Now



Before

The effect of alterations to buildings

Inappropriate replacement of traditional materials

Loss of original windows and doors and replacement with modern materials, exacerbated by a large difference in the price between traditional materials and modern U-PVC has led to the erosion of the quality of the Conservation Area and the integrity of buildings. Most of the properties within the Conservation Area have been fitted with uPVC windows and doors. Added to this, the disparity in designs has a damaging effect on the overall appearance and weakens the character of the Conservation Area.



Now



Before

Replacement of timber windows and doors to U-PVC

Concrete tiles replacing slate and clay tiles are evident, and this also has resulted in deterioration of the quality of the Conservation Area.

Alterations to boundary walls or inappropriate repair techniques by the use of inappropriate materials or unsuitable pointing have occurred in some areas. This jars with the quality of the stone walls and traditional repairs using lime mortar should be encouraged wherever possible.

Small-scale accretions

Changing trends and requirements have led to the modernisation of traditional properties, with many of these having been altered to accommodate the needs of modern users. Such changes have a significant cumulative impact on the character of individual buildings. Satellite dishes, alarm boxes and other minor additions can detract from the appearance of an historic property and may also have an adverse impact on the character of the area as a whole. Careful siting and choice of materials and colours can significantly reduce the impact of these elements and where redundant wires exist, these should be removed.



Satellite dishes on front elevation



Air condition unit visible from the street

Public Realm and Traffic Issues

Public realm and traffic issues within the Conservation Area include poor quality of street furniture such as metal steel lamps, loss of historic street surfaces which have

been replaced by tarmac and concrete resulting in some diminution of character and appearance. Throughout the area, posts and wires from utility companies are distracting from their positions and conditions and all the streets and footpaths are of tarmac.

Church Street has been a major route from Chesterfield to Worksop through Brimington throughout the history of the village. Heavy traffic is predominant and, exacerbated by the narrowness of the street and pavements, undermines the qualities of the street. Nonetheless, the street has a lively and active character with some businesses and social facilities within the village located on this street.

Road markings and traffic signs are used to help vehicle users by giving a variety of messages. However, the streetscape within the Conservation Area has suffered from use of white and yellow lines which have a detrimental effect on the character of the area.

Parking has become a problem within the Conservation Area, particularly on Church Street and High Street. The presence of cars parked in the streets is the most obvious negative visual aspect that is at odds with the street scene. The volume of parking creates significant pressures on the street. However, given the limited availability of land it is unlikely that the situation will change in the foreseeable future.



Over-use of road markings

Shop fronts

Certain types of uses have negative association with the Conservation Area in their character and appearance. When not properly designed, shop fronts and signs can appear cheap and tacky, and often have little regard to the context of the building within which they are located or their wider surroundings.

It is evident that there are a number of commercial shop front treatments that are out of keeping with the historic character of the Conservation Area. These include use of solid colours which are visually dominant in the streetscape and the replacement of traditional timber shop fronts with new materials and roller shutters which create a dead frontage. Whilst the impact is not of major concern, their replacement with more traditional shop fronts would be encouraged.



Shutters creating a dead frontage



Use of solid colours



Overly large fascia sign boxes



8 Conservation Area Boundary

When the Brimington Conservation Area was designated, boundaries were often drawn very tightly. It is now recognised that Conservation Area boundaries need to be seen within the wider context of an area's development. Designated areas should provide protection to buildings and townscapes that are considered to contribute positively to local character and sense of place. It is important that designated areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest. There are no variations to the existing boundaries.

CONSERVATION AREA MANAGEMENT PLAN

1 MANAGEMENT STRATEGY

The management plan is intended to establish a mid-to long term strategy for addressing the issues and recommendations for action arising from the appraisal. The Council consider it is essential to involve the local community in the early development of management proposals if these are to succeed.

Whilst the townscape within the conservation area may have been weakened over previous decades through inappropriate forms of development, loss of historic fabric, loss of architectural details or neglect much of value remains and is sufficiently cohesive to form a varied, rich and a significant heritage asset to Brimington. It is a dynamic place and any development must be accommodated sensitively and with care. Proposed changes within the area should also represent opportunities to enhance areas of poor townscape and public realm to the benefit of the village as a whole.

Implementation of the Conservation Area Management Plan will sustain and enhance the environmental quality of historic Brimington. Undoubtedly implementation along with other regeneration strategies should help both improve civic pride in the village and make it more attractive to inward investment. These wider area development and regeneration initiatives will build on this Conservation Area Management Plan to deliver far reaching improvements.

1.1 The Management Strategy Framework

The Management Strategy for Brimington Conservation Area works within existing policies to provide detailed design and development guidance on planning applications for new development, repairs, alterations and extensions to and demolitions of historic buildings. It also seeks to control untidy areas and the condition of historic buildings within the Conservation Area.

It seeks to effectively monitor change, draw up enforcement strategies to address unauthorised development and secure the repair and full use of buildings at risk in the Conservation Area. Furthermore, it builds on the Conservation Area appraisal by examining potential enhancement schemes and the management and improvement of public infrastructure. It also includes protection of important trees and green spaces within the Conservation Area and its landscape setting.

The management of the Conservation Area has to be an on-going process, based on existing or proposed policies and guidance and monitored to ensure its effectiveness. The following management framework shall be used:

- The Planning Policy Statement 5 (PPS 5): Planning for the Historic Environment set out the Government's national policies on the conservation of the historic environment. The policies in the PPS 5 are a material consideration which must be taken into account in development management decisions.

- The Replacement Chesterfield Borough Local Plan 2006 establishes the land use position against which all planning, listed building and conservation area applications will be assessed.
- The Borough Council will build on the statutory development plan process by utilising and establishing additional Supplementary Planning Documents (SPDs), such as the Shop front SPD and the emerging Historic Environment SPD.
- The Borough Council will evaluate the planning decisions it makes within the Brimington Conservation Area. It will examine the use and effectiveness of existing local plan policies and their success at appeal.
- The Borough Council will ensure that effective community consultation on all future policy documents, planning, listed building, conservation area consent and tree applications relating to the Conservation Area takes place in accordance with the standards it has established in the Statement of Community Involvement. This will involve the use of a variety of consultation techniques including community meetings, planning for real exercises and the use of all appropriate forms of media.
- The Borough Council will undertake to provide all appropriate organisations with a copy of the appraisal and management plan with the aim of influencing the preparation and production of other relevant plans and strategies which relate to the Conservation Area
- The Borough Council will undertake a review of the appraisal in due course. This will enable a full re-evaluation of the effectiveness of established policies and procedures. Photographic dated surveys (including aerial photographs) of the Conservation Area will be maintained as a basis for monitoring and recording change of the Conservation Area and its setting.
- The Borough Council will ensure reported incidents of unauthorised development within the Conservation Area are investigated and actioned in accordance with the Enforcement Policy.
- Whilst no heritage assets have been identified as being 'buildings at risk'. The Borough Council will continue to monitor the physical condition of all heritage assets within the Conservation Area.
- The Borough Council will examine the contribution made by non designated heritage assets of merit within the Conservation Area. Such assets will be incorporated into a future Local List for Chesterfield Borough Council.
- The appraisal has established the importance of the natural environment within the Conservation Area. The protection and enhancement of the trees, open spaces and hedges identified in the document will be carried out.

- The appraisal has identified several areas that have a negative impact on the appearance and character of the Conservation Area. The Council will seek to improve the appearance of those areas.

2 THE CONSERVATION AREA MANAGEMENT

2.1 New development

It is not necessary to prevent all forms of development in a conservation area. Some development can be beneficial and necessary for the future viability of the Conservation Area. The Council recognises that there is a need in certain instances for controlled and positive management of change.

New development in conservation areas should aspire to the quality of design and execution, related to its context. This will normally involve respecting values established through assessment of the significance of the area. In general, design should reflect the distinctive local architectural styles both in terms of overall form and detailed designs as appropriate to the context. It is not anticipated that there will be significant change in the Conservation Area. However, when proposals come forward, the scale, massing, height, form, alignment, density and layout of any new development should respect the character of the area within which it is proposed as described in this Appraisal.

Due to the architectural qualities of the buildings in Brimington Conservation Area, schemes for redevelopment are generally likely to be resisted and if accepted the emphasis in any proposed development or replacement building must always be on the need to provide a high quality of design and materials. Whilst the Council will expect new development within the Conservation Area to display sensitivity to its visual and historic context, in terms of massing, materials and detail, there may be scope for innovative modern design. New development should not necessarily aim to slavishly copy details of earlier styles, but that they should be designed with respect for their context, as part of a larger whole, which has a well-established character and appearance. Careful consideration should be given to ensuring that good quality traditional detailing on buildings is retained eg brick detailing such as string courses, quoins and chimneys. Where removed, efforts should be made to restore them.

The Conservation Area has a distinct “grain” or built form, of historic development, this gives the Conservation Area great individuality, characterised by well-designed and detailed buildings. This “grain” is an important part of the character of the Conservation Area and has to be protected. Proposals for development must include a detailed analysis of the area and demonstrate that there is a full appreciation of the landscape and how it developed including prevailing building forms, materials and spaces.

Views within, into and out from the Conservation Area make an important contribution to the character of the area. Key vistas and views assist in defining the pattern and rhythm of development within the area. These should be respected and protected from inappropriate forms of development.

Some of the older properties are located within substantial plots and these are often viewed as having development potential. Where such development is proposed within the Conservation Area, the impact of the proposal on the pattern of development in the vicinity will need to be carefully considered. The Council is likely to refuse planning permission for such development where it is considered that it would erode the character and/or undermine the pattern of development in the Conservation Area.

2.2 Demolition, extensions and alterations

Conservation Area Consent is required for demolition of a building within a conservation area. Demolition of unlisted buildings that make a positive contribution to area's special architectural or historic interest will be resisted unless it can be shown that they are wholly beyond repair, incapable of beneficial use or their removal or replacement would enhance the character or appearance of the Conservation Area. The Council will ensure that buildings within the Conservation Area are protected from inappropriate alterations, extensions or unjustified demolition.

There is a limited scope for extensions in the Conservation Area. Where acceptable, extensions must respect the form and character of the original building in its location and use of high quality material and detailing. Almost all the original houses in the Conservation Area are finely detailed. Similar standards of detailing and quality of building materials will be expected on any proposed extension. Any extension should not lead to an unacceptable loss of the garden space.

Good quality design relies, amongst other things, on the choice and combination of materials. This is crucial to the success of a scheme. A richness of design and texture can be achieved through careful detailing and use of materials, and through a fine balance between variety and uniformity in a building or development. The number of different materials used should generally be kept to a minimum. Any new buildings should consist of materials which respect the character of the area within which they are proposed. Materials used in extending a property should generally reflect those used to construct the original structure, though there are circumstances when it is more appropriate to use contrasting materials to enable the extension to be clearly 'read' as an addition.

Some inappropriate alterations are visible throughout the area. However, it can be said that the changes that have been made are in fairly localised locations and that on the whole the Conservation Area has been well maintained. Alterations to the buildings in the area have to be sympathetic to the character of the Conservation Area. Applications for development of this type will be carefully assessed and inappropriate proposals will be refused. In determining planning applications the Council will oppose alterations which pose a threat to the special character of the Conservation Area. In addition as an aid to protecting the character of the area the Council will ensure that unauthorised development is subject to effective enforcement action. This is to protect the special qualities of the area generally and to ensure that detrimental unauthorised alterations throughout the area are rectified where legal powers permit.

Replacement doors and windows should closely match the design and materials of the original features of the building. It should be emphasised that the presence of windows of traditional design which are in-keeping with the building they belong to and which respect the historic character of the area, make a very important contribution to the character and appearance of the conservation area. Fenestration on the buildings within the area should be in traditional materials. Plastic windows and doors to the buildings are unsustainable and would detract from the special interest of the buildings and character of the area. Consideration should be given to alternative ways of complying with Building Regulations. In all cases, joinery details should be submitted with Listed Building Consent and planning applications. All windows and doors that are of historic interest must be retained.

2.3 Repairs

Repairs to existing historic buildings and structures must be made sensitively to ensure that the appearance and condition of their fabric is not harmed. 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 buildings are kept weather-tight to prevent further deterioration and for this reason, it is necessary to keep roofs and rainwater goods in particular in a good state of repair. Attempts should be made to repair traditional windows where possible in order to conserve the historic character of the Conservation Area, and many cases to prevent the loss of historic fabric.

2.4 Boundary treatments

The boundary walls within the Conservation Area contribute positively to its character. They add interest and variety of scale in the landscape and provide a sense of enclosure. Where they remain, traditional boundary walls, gates, gate piers, and hedges must be preserved, sympathetically restored or reinstated as and when the opportunity arises.

Alterations to the stone boundary walls or inappropriate repair techniques such as use of cement bricks and mortars or unsuitable pointing has occurred in some cases. Protection of boundary walls is a high priority and they should not be neglected. Traditional repairs with lime mortar should be encouraged. For new or replacement boundaries in the Conservation Area it is important that local materials and detailing are used. Modern alternatives such as timber-panelled fencing are not acceptable.

Hedgerow boundaries and planting should be maintained including the planting of native field boundary trees such as oak, ash and field maple.

2.5 Trees and Landscaping

The appraisal has highlighted the importance of trees and landscaping within the Conservation Area. Some trees are protected by Tree Preservation Orders (TPOs) and other trees are also afforded some protection by virtue of their location within the Conservation Area. Six weeks' notice must be given to the local planning authority before works are carried out to any tree in the area. It is an offence to cut down, lop

top or uproot a tree, subject to certain exceptions, within the Conservation Area without giving notice of intent in writing to the local planning authority.

The trees and other soft landscaping within the gardens and grounds of buildings are valuable and attractive components of the Conservation Area. The mature trees, well landscaped gardens and shrubbery provide a significant contribution to the special character and appearance of the area. The main concern is the erosion of character concerning trees and landscaping in front gardens and, boundary trees and hedges to properties. Any proposals which harm these areas will not be acceptable and appropriate landscaping schemes will be expected to be submitted and approved to ensure the future retention of green frontages and appropriate boundary planting.

The open green spaces within the Conservation Area are fundamental to the character and nature of the Conservation Area and their development or loss would completely alter the character of the area. The need to ensure the maintenance of these areas, for the continued enjoyment of the area and appreciation of the original setting and laying out of the town must be recognised.

2.6 Satellite dishes, antennae and security fittings

Additions such as satellite dishes, flues, extractor fans and alarm boxes should preferably be located where they are not visible from public vantage points. At present there is relatively little encroachment of satellite dishes, solar panels or other such intrusive forms of development within the Conservation Area. Any such development should be sited to minimise the visual impact on the street scene and views between properties, and where possible, to be concealed from view from public highways. The Council is likely to refuse applications for the siting of satellite dishes in prominent locations, and in particular on the front elevations of buildings within the Conservation Area.

Development that would be detrimental to the character of the Conservation Area will not be permitted. The installation of antennas including satellite dishes on listed buildings needs 'listed building consent'. Advice should be sought from the local planning authority where additional developments are proposed within the Conservation Area to ensure that they are in keeping with the character of the area and are not sited in sensitive locations.

2.7 Setting and Views

The setting of both buildings and the Conservation Area is very important. Elements of a setting may make a positive or negative contribution to the significance of the Conservation Area, may affect the ability to appreciate that significance, or may be neutral. The extent and importance of setting is often expressed by reference to visual considerations. The Council will seek to ensure that all development serves to respect important views and the appearance of both, buildings and the area as a whole.

2.8 Public realm and enhancement

Overall, the state of the public realm within the conservation area is of poor quality.

Highway clutter including signage and road markings detract from the character of the area. Some of the design and appearance of street furniture and signage in the Conservation Area needs improvement in order to visually enhance the character and appearance of the area. The Council will seek to work together with the Highways Authority to minimise clutter of signage and street furniture and any future highway works will bring a positive improvement to the character or appearance of the Conservation Area.

The condition of the existing footpath network in the area is not in good condition and needs some improvement. Ways of improving the footpath network around the area and improving linkages across the landscape should be examined. Where it is necessary to break a road link in order to discourage through traffic, it is recommended that connectivity for pedestrians is maintained.

The use of thick and garish yellow lines for road markings in Conservation Area does not correspond with best conservation practice. Yellow lines contribute to street clutter which can reduce the quality of the Conservation Area's character. The removal of such lines where they exist is a goal for the Conservation Area.

2.9 Shop Fronts

A number of properties within the Conservation Area are in commercial use, the principal shopping streets are Church Street and High Street. The quality of shop frontages within the streets vary with some traditional frontages having been retained. The replacement frontages vary with some attempt to retain the traditional proportions and others having completely modern designs. Of importance are the proportions of shop fronts including glazing, use of mullions and transoms as well as the size and particularly the height of the fascia.

2.10 Article 4 Direction

Some inappropriate alterations are visible throughout the area. Whilst the alterations have so far been relatively localised there is evidence of more and more inappropriate alterations and additions within the conservation area. Such small-scale changes can erode the special character of the area and the most efficient way of appropriately managing change is to designate Article 4 Direction.

The main forms of development and alterations that have some effect on the character of the area are:

- The replacement of windows and doors in inappropriate materials or poor quality design.
- The replacement or demolition of whole or any part of boundary walls, copings, posts or original railings.
- The demolition or replacement of chimneys.

At the moment an Article 4 Direction is not considered necessary. Any proposal to remove Permitted Development rights and carry forward a decision to proceed with an Article 4 Direction will result in further public consultation and assessment. The

Council will take these forward in due course if a strong justification and public support following further monitoring and recording change of the conservation area show to be necessary.

2.11 Climate Change

The consequences of climate change brought about by carbon dioxide emissions are a major concern worldwide. The buildings that we live and work in produce almost half of all carbon dioxide produced in Britain. Making buildings more energy efficient could drastically reduce this.

Many of the buildings in Brimington Conservation Area were built before the twentieth century. They are built from traditional materials: brick, timber, clay and lime plaster. They have solid walls, and had timber single glazed windows. Making these houses more energy efficient is desirable both from the point of view of occupiers/owners and to benefit the environment, but there are several issues to be looked at when measuring the sustainability of a building. The amount of energy required to make a product (the 'embodied energy') is important, as is the pollution caused by the transportation of products and the energy used in waste disposal.

Products which have long manufacturing processes, such as plastics, have high-embodied energy because they use up fuel and other resources. Timber, which in some cases just needs sawing before it is ready for use, has low embodied energy. The historic buildings in the Conservation Area were built using traditional materials which tend to have less embodied energy as little energy was usually spent in their production. These materials also tend to be longer lasting than their modern counterparts, meaning that whatever energy was used in their production is further reduced as it is spread out over the longer life of the materials.

The replacement of traditional timber windows with double glazed U-PVC involves the long manufacturing process to produce the PVC (and the consequent production of toxic by-products) and the use of other chemicals to improve its stability and other qualities. PVC is difficult to recycle, it does not biodegrade when it becomes waste and additives are susceptible to leaching in landfill sites. It is difficult to repair (usually the whole unit needs replacing) and produces toxic gases when it burns.

Importantly for the Conservation Area, U-PVC window replacements change the character and appearance of an old building and replacement windows can gradually erode the character of the Conservation Area. Repairing an existing window is more sustainable than throwing it away and making a new one. Timber in old windows is usually of higher quality than modern timber and therefore less likely to need wholesale replacement. They can be patch repaired, which requires much less material than wholesale replacement, and the amount of timber needed for repair is a renewable resource with low embodied energy. Repairs will ensure the original character is retained and a properly maintained timber window can last for hundreds of years.

Insulating our houses is an important way to save energy. Often, introducing secondary glazing, or shutters, or thick insulated curtains to the existing window would be a more sustainable option than a U-PVC replacement, and would conserve

the character of the building. Mineral wools and oil-based products (e.g. polystyrene), used by most insulation installers, are non-renewable, have high embodied energy and are difficult to dispose of. They are also unpleasant to use. Organic insulation (wool, flax, cellulose, wood fibre, hemp) does not have these problems. It may also last longer than other types because it can absorb and release water without damage. This 'breathability' also makes organic products more suitable for old buildings.

Sustainability requires us to make the best use of what we already have. Reusing old buildings conserves embodied energy and is likely to be a more sustainable option than demolition and new build. All the traditional materials used in old buildings are either recyclable or are a renewable resource.

2.12 Community engagement

The character of the Conservation Area derives not only from its physical layout and appearance, but also from its land uses and the people who live or work in it. Local residents and the Council can, working together in partnership achieve the preservation or enhancement of the character or appearance of the Conservation Area.

While the Council has certain statutory duties and obligations, property owners are also responsible for the continuing maintenance of their properties and gardens. Regular maintenance and repair using appropriate traditional materials and details will help sustain the quality, character and special interest of the area. Local residents' value and take pride in their area and all those who work, shop and socialize can help preserve and enhance the special character and appearance of the Conservation Area.

2.13 Monitoring Change

It is important to bear in mind that conservation area designation in itself will not protect an area from incremental change which can erode its character. The character and appearance of the conservation area can change through incremental stages or quite suddenly and regular appraisals help identify the threats and opportunities which can be developed into the management plan.

Also, our understanding of the historic environment is continually evolving. Thus, this document should be reviewed every five years from the date of its formal adoption by Chesterfield Borough Council Council. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally. A review should include the following:

- Carry out a heritage area assessment through a survey of the Conservation Area including a full photographic survey to note positive and negative changes and to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;

- The identification of any new issues that need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action; and
- Publicity and advertising of the Conservation Area Appraisal and Management Plan and associated guidance leaflets, etc.

It is possible that reviews could be carried out by an amenity, community group or the Parish Council. The Community Forum could include representatives of community groups, retailers, young people, parish, borough and county council (officers and members) as necessary. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the opportunities for promotion of good work and the problems associated with enforcement.

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Appendix

Listed Buildings

1. Parish Church of St Michael and All Angels

CHURCH STREET BRIMINGTON (North side)
Grade II, Date Listed: 26 September 1977
UID: 83321, SK 4073 10/204,

Parish church with tower of 1796, remainder rebuilt 1847 by J. Mitchell, chancel refurbished 1891 by Naylor & Sale.

MATERIALS: Ashlar gritstone chancel and south side, coursed squared gritstone to the north aisle and north wall of nave, slate roofs.

PLAN: Aisled nave with lower and narrower chancel, west tower, south porch and north-east vestry.

EXTERIOR: The church is in Decorated style. The 5-bay nave has 2-light square-headed clerestorey windows with trefoil-headed lights, and larger 3-light windows to the buttressed lean-to aisles. The porch has a double-chamfered arch on shafts, and south doorway with strap hinges. The 3-stage unbuttressed tower has an embattled parapet with big corner pinnacles. It has 2-light windows in the lower stage, south clock face and small west window in the middle stage, and 2-light belfry openings. The chancel has a 3-light east window and 2 single-light south windows. Lean-to north vestry. **INTERIOR:** The lofty interior has nave arcades with tall octagonal piers to chamfered arches. The triple-chamfered tower and chancel arches are on responds with clustered shafts. The roof has arched-braced trusses on tall wall posts on foliage corbels. There is diagonal boarding behind the rafters. The chancel roof is similar. Aisles have roofs with beams and diagonal struts. In the tower base masonry is exposed, showing the blocked C18 windows. Other walls are plastered, and the floor is stone-paved, with raised wood floors below pews.

PRINCIPAL FIXTURES: The font is octagonal in Perpendicular style. It has a tall 4-tier conical font canopy added in 1899 and painted in the C20. The nave has simple benches with moulded square-headed ends, and choir stalls with pierced quatrefoils in the backs. The tower arch is infilled with a screen erected in 1927, with glazing in Perpendicular tracery within the arch. There are several brass wall plaques, the earliest of which commemorates Henry Audsley (d 1723). In the south aisle the white-marble war memorial is by Charles Sargeant Jagger (1885-1934), the renowned sculptor of war memorials, showing an allegorical figure of Victory and inscription panels; it is in an austere Neoclassical idiom which was unusual for the sculptor. The figure has been moved from its original

position (after its plinth was stolen) and is now set on a marble corbel on the south side of the east window. Stained glass windows include one signed by Abbot & Co of Leicester (1932).

HISTORY: A small late-medieval church at Brimington is shown in an engraving of 1785. It was replaced by a new church in 1796 at the expense of Joseph Jebb, of which only the tower has survived. The church was rebuilt, and the tower heightened, in 1847 by Joseph Mitchell (fl 1841-66), architect of Sheffield. In 1891 the chancel was refurbished by the partnership of John Naylor (1854-1923) and George Sale (1857-1945), architects of Derby

REASONS FOR DESIGNATION: The church of St Michael and All Angels, Brimington, is designated at Grade II for the following principal reasons: * It is a well-designed and well-proportioned 1840s church that has retained a unity of design, and is a good example of the relatively plain architectural style that was popular for Anglican churches before the ecclesiological revival of the mid C19. * It retains a tower that is a rare example of C18 Gothic. * The war memorial is an innovative sculpture by Charles Sargeant Jagger, one of the foremost of all war-memorial sculptors.

National Grid Reference: SK 40506 73537

2. No 15

HIGH STREET Brimington (West Side)

Grade II GV; Date Listed: 26 September 1977

UID: 83362; SK 4073 10/289

Early C18 altered. Coursed stone with quoins. Coped gable ends with kneelers, slates, end red brick chimneys. 2 storeys. 2 windows, casements with painted mullions and transom, 4 lights. Centre door in stone architrave. Windows earlier C20.

Listing NGR: SK4051273568

3. Grove Farmhouse

CHESTERFIELD ROAD (South East Side) Brimington

Grade II GV; Date Listed: 26 September 1977

UID: 83319; SK 4073 100197

C18/early C19. Ashlar with quoins, eaves cornice and blocking course. Slate roof with end brick chimneys. Symmetrical facade. 2 storeys. 3 windows, sashes with glazing bars and engraved lintels. Centre door with

stone porch, 2 pillars and flat hood with cornice and blocking course. 6 panelled door with round arched traceried fanlight. To north west, section with crenellated facade. Northern lower part contains at least 1 full height cruck truss. Rear centre door of house has pulvinated frieze and architrave.

Listing NGR: SK4033673419

4. Nos 24 and 24A

HIGH STREET (East Side) Brimington
Grade II; Date Listed: 15 May 1975
UID: 83364; SK 4073 10/206 15.5.75.

Dated 1763. 1 building. Red brick with coped gable ends. Slate roof and end chimneys. 2 storeys, generally 2 windows, sashes or casements. Centre 6 panelled door, top 2 panels now glazed, flat hood on brackets.

Listing NGR: SK4055773650

5. Garden wall at No 15

HIGH STREET (West Side) Brimington
Grade II GV; Date Listed 26 September 1977
UID 83363; SK 4073 10/290

Of various dates from C18 to probably early C20. Coursed stone garden wall, courses of thin stone slabs. Coping. Height varies from circa 8 ft near house to 4 ft (some slope in ground level).

Listing NGR: SK4050973587

6. No 2 (Sutton Lodge)

CHESTERFIELD ROAD (North West Side) Brimington
Grade II GV; Date Listed 19 December 1975
UID 83318; SK 4073 10/195

C18 facade. Coursed stone with moulded eaves cornice, slate roof with coped gable ends and kneelers. End brick chimneys. Stone string course links 1st floor sills. 2 storeys. 3 windows in painted architraves,

sashes with glazing bars (some damaged). Ground floor has C19 stone bay windows with cornices flanking centre door with cornice and pilasters. Door has architrave and blocked rectangular fanlight. North end, lower 1 bay, 2 storey section with painted brick facade. Rear facade of red brick. Casement windows set in plain stone architraves. Painted stone bands also connect 1st floor windows with original ground floor windows below - which are partly bricked up. Original door with massive stone Jambs and lintel has initials and date 1787 engraved on the latter. Later centre door.

Listing NGR: SK4027173453

7. Street boundary walls and gatepiers at Grove Farmhouse

CHESTERFIELD ROAD (South East Side) Brimington
Grade II GV; Date Listed: 26 September 1977
UID: 83320; SK 4073 10/201

Probably mainly C18. Rusticated gatepiers at farmyard entrance, south drive to house has 3 square piers with pyramidal caps. Circa 7 ft high coped stone wall ramped down to entrances.

Listing NGR: SK4036573422

8. Large centre block to Brimington County Junior Mixed School

DEVONSHIRE STREET (North-East Side) Brimington
Grade II; Date Listed: 26 September 1977
UID: 83337; SK 4073 10/196

1878. Stone lettered band on facade reads "Brimington Tapton District Central Board Schools. Red brick with blue brick bands and stone dressings. Brick eaves cornice. Slates with cresting. Irregular facade. Gable with Gothic arch containing flat arched windows below, short tower with heavy corbelled cornice and blocking course, 2 lancet windows. Hipped gable with 3 light stone bay window then advanced gable with 2 Gothic arched windows with plate tracery and dripstone moulds. Single storey Gothic arched entrance with half hipped gabled dormer above and small 3 light window at each side. End advanced gabled section. Gothic arch containing flat arched later casements and doors. School enlarged 1888.

Listing NGR: SK4028473558