

STAVELEY CONSERVATION AREA APPRAISAL



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1 INTRODUCTION

1.1 The definition of conservation areas

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). 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. Staveley was recognised as being of special architectural and historic interest and was designated as a conservation area in January 1971.

Designation of conservation areas automatically provides control over the demolition of unlisted buildings, strengthens controls over minor development and gives special protection to trees within an area.

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 is implementing a comprehensive programme of reviewing its conservation areas and producing a character appraisal for each conservation area.

1.2 Purpose and status of the appraisal

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. Appraisals provide the basis for the development of a programme of action that is compatible with the sensitivities of the historic area and can enable the local authority to fulfil its statutory duties to protect and enhance that particular area. It is a material consideration in the determination of planning applications, planning appeals or when proposing works for the preservation or enhancement of the conservation area.

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 appraisal provides an audit of the area and highlight what is 'special' about Staveley Conservation Area. The Management Plan section will assist the Council in preserving and enhancing the built environment, streetscapes and open spaces, through proposals for strengthened policies and potential enhancement projects. 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.

1.3 Community and Stakeholder Involvement

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 was subject to public consultation for a period of six weeks between 6th September and 15th October 2010 in accordance with the Council's Statement of Community Involvement.

2. PLANNING POLICY FRAMEWORK

The Planning Policy Statement 5: Planning and the Historic Environment (PPS 5) sets out Government's national policies on the conservation and enhancement of the historic environment. The policies and principles set out in PPS 5 are a 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 the 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 Staveley 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

The Derbyshire County Council landscape character assessment – The Landscape Character of Derbyshire, particularly the Nottinghamshire, Derbyshire and Yorkshire Coalfield Character Area 38 is a relevant policy consideration especially as the elevated northern western edge of Staveley village is a landscape feature.

In determining planning applications for development within conservation areas and applications for conservation area consent, the Council will also 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 conservation area or has an adverse effect to its significance.

3 SUMMARY OF THE SPECIAL INTEREST

The significance of the Staveley conservation area is derived from a number of positive qualities and characteristics that combine to make it a distinctive area containing both architectural and historic interest. This is a summary of the key elements that define the qualities of Staveley conservation area. The aim is to provide a succinct picture of the area as it is today.

- The conservation area forms most of the historic core of the town evident in the remnants of medieval buildings and street pattern which gives the conservation area its intimate historic importance.
- The arrangement of streets interconnect with one another and open into distinctive and important focal points.
- A number of buildings and structures within the conservation area are listed as being of special architectural or historic interest and make a significant contribution to the character and appearance of the area.
- The presence of other buildings of different periods that display individual qualities and a range of ornament, styles and variation.
- Within the conservation area there are several buildings associated with the expansion of the coal and iron mining industries within Staveley. These buildings and related artefacts are an important aspect of the conservation area's past and social history.
- The prevalent use of local materials, notably locally quarried Coal Measures sandstone and red brick is important to the conservation area's character and appearance. These distinctive materials are associated with many of the best buildings as well as lesser known buildings and walls within the area. These materials have the qualities of age and an appearance of permanence and solidity that root the conservation area to its setting.
- Features, especially 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 which 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 on private gardens which are visible from the streets make a valuable contribution to the visual qualities and a defining feature of these spaces of the area.
- Views in, out of and within the conservation area.

4 ASSESSING SPECIAL INTEREST

4.1 Location and Landscape Setting

The town of Staveley is located approximately five miles to the east of Chesterfield town. It comprises a town linked to seven geographically dispersed communities consisting of Barrow Hill, Inkersall, Middlecroft, Lowgates, Mastin Moor, Poolsbrook and Duckmanton. It is the second largest settlement in the Borough of Chesterfield with larger residential areas and a busy town centre that is centred between Hall Lane to the north and Market Street to south. Staveley town itself (excluding the outlying settlements) had a population of 12,174 in the 2007 estimates.

The Staveley conservation area is centred on the historic core of the town with the focal point of which is the medieval Church of St. John the Baptist and Staveley Hall and includes High Street, Church Street, Hall Lane and the Remembrance Gardens along Lowgates and Duke Street, covering an area of approximately 6.51 hectares.

The conservation area is located on a large eminence. The topography falls to the east towards the River Doe Lea, but falls fairly gently to the west toward the River Rother valley and Chesterfield Canal lending itself to views of the valley. It is very evident that this topography may have been a key to consideration in the development pattern of the town and its setting is integral to the character of the conservation area.

The conservation area sits on the eastern edge of the Coal Measures sandstone of the Nottinghamshire/Derbyshire coalfields.

4.2 General Character

The Staveley conservation area can be characterised by the town's medieval origins and its subsequent development through the Victorian period to the present day. It has a distinctive character defined by high quality architecture. The conservation area was originally designated because of its varied styles of buildings. The attractive architecture of buildings, the planned setting out of streetscape with boundary walls and mature planting all of which add character to the area.

The conservation area can be generally characterised in three key stages of development. There is the historic core around the Church of St John the Baptist from the thirteenth century, its development as a coal and mining centre during the Victorian period and the spread of later development in the rest of the town centre. All these phases are fundamental to the development of Staveley and to the character that defines the conservation area today. 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 cohesion between the different character areas and the appearance of the conservation area as a whole.

The majority of the town centre is Victorian and Edwardian in date, which has had a large degree of influence on the architectural style and the character of the area.

Local influence can be seen in the use of local sandstone and locally available red brick.

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 character areas within the whole area. The broad character areas are discussed later in this appraisal.

5 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

5.1 Historic Development

To many people the name Staveley brings up the image from the recent past of an industrial town, famous for producing coal, iron and chemicals. However, people have lived in Staveley since at least Saxon times.

Very little is known about the origins or development of Staveley. However, records suggest that, as a settlement, it can be dated back to the Anglo Saxon period during which the land known as 'Stavelie' belonged to Hacon the Saxon. Evidence of their presence is afforded by the entry in the Domesday Book which speaks of one Hacon the Saxon owning a demesne in Pre-Norman times. The name itself is believed to have Anglo-Saxon origins meaning 'a place of meadows and staves'.

Recent studies have also indicated that the size and location of many medieval parishes and estates may have their origins in pre-Norman times. Therefore, a permanent settlement may have certainly evolved at Staveley by the medieval period and may have been much earlier although it has not been possible to determine the location of the settlement at the time.

The first historical record for Staveley appears in the entry in the Domesday Book survey of 1086. This early inventory notes that the land at Staveley at that time was held by William the Conqueror. Ascut Musard who came over with the Conqueror was given the estates of Staveley, Killamarsh, Brampton, Barlow and Wadshelf. The records also suggest that there was a church, a mill, four farms, and seven strips of land. The Musards extended the church, built a manor where the current Staveley Hall stands and also built the Chantry.

The earliest built fabric found in Staveley is the font in the Parish Church of St. John the Baptist dated about 1175. This feature, along with the historical documents suggests that a Christian place of worship was established in Staveley by the medieval period however, very little is known about the origins or development of the village that was established to the south of the church during the medieval period. There is however, evidence that the settlement grew during this period probably through the extension of agriculture which combined with a diversification of trades and created a growth period in Staveley's economy.

The Musards held Staveley for generations until the death of Nicholas Musard in about 1300. He was a Catholic priest, and so although he did have children, they were illegitimate when he took holy orders and could not inherit his property. His land was shared between his sisters, one of whom was married to Anker De Frecheville. During the post medieval period, Staveley was passed by marriage to the Frecheville family who rebuilt and fortified Staveley Hall in 1604 and extended the church. Following financial problems in the late seventeenth Century, the Frechevilles sold Staveley to the Cavendish family who now own Chatsworth.

In the seventeenth and eighteenth centuries, the area was a major centre of the iron industry. There is evidence that iron was being smelted around Staveley before the seventeenth century. The area offered large reserves of ironstone dug from shallow

open cast workings. A furnace and forge were located about a mile and a half from Staveley. As the lords of the manor with control over natural resources, the Frechevilles may have been involved in establishing the local iron industry.

The opening of the Chesterfield Canal in 1777, which passed through Staveley on its way to the River Trent and the development of the new technique of smelting with coke in the 1780s further expanded the industry and by early nineteenth century mining was thriving in Derbyshire. More houses and cottages were built or possibly reconstructed within the village during this time to house additional workers.

The 1783 map of Staveley may reflect the layout of the village in the late post medieval period and may be the basis of the town's development plan. The map shows a pattern of long narrow plots that face onto main streets. These plots may have originated as mediaeval burgage plots, long thin plots which mediaeval villagers farmed in addition to their share of strips scattered across the open fields. These plots indicate that there was some sort of planned and designed village by that time rather than it having grown organically. The street pattern is still present today and is defined by High Street, Market Street, Duke Street and Church Street and most probably represent plots allocated to each of the houses along the street with some in-fills later built on the plots particularly to the back of the streets. The plots on the west of High Street ran all the way to the River Rother probably allowing for communications and trade as well as allowing the utilization of the water for industrial and craft purposes, making them more attractive to potential settlers in the village.

Until the eighteenth century most of the land around Staveley was farmed using the open field system and by the early nineteenth century much of the development was focused only on the historic settlement limits. The 1841 Tithe map shows that by the first half of the nineteenth century, the built up area at Staveley still remained as it was during the eighteenth century.

The coming of the railway in the early 1840s and the general effects of the industrial revolution transformed the town resulting in substantial economic and population growth in Staveley. The railway together with the Chesterfield Canal provided improved communication routes and further promised new business to the existing coal and ironworks. Entrepreneurs were interested in investing in the industry and brought in more business, new management and iron merchants as well as colliery workers who moved into the area. This expansion in the mining industry saw collieries constantly opening, increasing in size and number in the area.

During the nineteenth century the two industries, coal and iron, dominated Staveley creating a prosperous town. This development of the industry led to the redevelopment of Staveley with specially commissioned buildings of good quality design. This had a large degree of influence on the architectural style and character of the area. This development, which continues to dominate the character of the area, included large houses, workers' cottages, and institutional buildings. The wealth associated with this period is evident within the area with larger properties on streets such Nos. 34 to 44 (even) along High Street, built in 1845 by Richard Barrow who became very successful in business founding the Staveley Coal and Ironworks Company Ltd in 1840; the School on Church Street designed by Paxton and founded by the Duke of Devonshire in 1844 and; Ebenezer Row on Porter Street built in 1860.

Despite their architectural complexity, these buildings were constructed on the original medieval street pattern giving the conservation area its significant character and taken together they are a tangible reminder of Staveley's coal and ironwork industry heyday.

During the twentieth century the town continued to grow, although it is in the post-war period that the town expanded greatly. This period has also seen significant change on the periphery of the town centre while development within the conservation area is limited to a few modern infill developments or extensions.

5.2 Archaeology

Staveley's inclusion in the Domesday Book indicates that there was a Saxon settlement here, and archaeological deposits relating to this settlement may survive beneath ground. The recent Secret Garden Dig found undisturbed Saxon remains at the front of the Hall. These are presumed to be rare, particularly in the area of Sheffield. Also in the rear garden the remains of seventeenth century garden steps and terracing has been uncovered.

The historic core of the town is therefore of high archaeological potential for medieval and post-medieval settlement deposits. Any development involving ground disturbance within this area, for the creation of new buildings, service runs, etc, has the potential for the exposure of previously unrecorded archaeological sites or artefacts associated with the Saxon, medieval and later settlement.

There are no scheduled monuments in the conservation area but seven sites are identified on the Derbyshire County's Historic Environment Records. These are:

- Staveley Hall (SMR No. 13009 - MDR6209),
- St John the Baptist Church (SMR No. 13013 – MDR6211),
- Medieval Cross, churchyard of St John the Baptist (SMR No. 13012 – MDR6214), The Chantry (SMR No. 13025 – MDR6218),
- Church Street, Coach House (SMR No. 13010 – MDR6228),
- Unstratified Roman and Early Medieval artefacts, Staveley Hall (SMR No. 13064 – MDR12350)
- Medieval ditch, Staveley Hall (SMR No. 13065 – MDR12356).

In addition some community archaeology digging is being undertaken at Staveley Hall and its gardens. The artefacts and material found in the digs clearly demonstrates the archaeological potential of the area. Archaeology has therefore, much to reveal about Staveley's earlier history.

6 SPATIAL ANALYSIS

6.1 The character and interrelationship of spaces within the area

Overall the conservation area contains legible signs of its transition from medieval times, through the eighteenth and the nineteenth centuries to its heyday era as a coal and iron mining centre in the late nineteenth and early twentieth centuries. There is a clear definition between the relationship of the historic buildings and open spaces along the northern side compared to southern part of the area.

Little has also changed to the historic street pattern from the medieval layout in the south of the area. Originally, the settlement developed in a linear manner along these streets and had little back land development. This was in the pattern of long narrow burgage plots that faced onto the main streets and have now been redeveloped.

Entry into the conservation area and its spaces is fairly well defined. The main approaches into the conservation area remain on the whole historic ones. The area can be accessed from the south via High Street, from the east via Church Street, from the west via Hall Lane and via Lowgates from the north east. Access is also via Eckington Road approaching through the residential area to the north and through a public footpath from the Chesterfield canal to the west.



Approach from the east



Footpath from the Chesterfield canal

6.2 Key views and vistas

Views form an important component of any conservation area, and help to define the area's significance and character. Identifying particular views of importance can highlight what aspects of an area are important and help ensure these views are preserved. Staveley conservation area has innumerable views and vistas during its various phases of development, few of which survive. More general views and glimpses into the conservation area are important and should be protected and where possible enhanced. The location of the historic core of the town was the centre of the landscape to which most of the major views and vistas are related. Consequently many of the important views within the Conservation area are situated in this area.



Views toward the Church along High Street



Glimpsed views of Church and Hall

The views within the conservation area tend to be shorter, drawing the eye to buildings and architectural features and confined to a specific locality or street and are to some extent restricted by the introduction of planting and buildings and other development. They include views of attractive groups of buildings such as the Church and Old School, open spaces and streets. In addition there are several views within the area that are created by the stone boundary walls with trees and hedges behind.

Views into the conservation area are relatively limited due to the local topography and are interrupted by mature trees and buildings. These are normally long distance views across the area to key features, landmark buildings and beyond. The Church tower stands as a beacon from long way off – coming from Eckington or Poolsbrook.



View of Church tower from west along Hall Lane



View from north along Eckington Road

Long views out of the conservation area are mostly limited to the west. The sloping terrain provides excellent vantage points allowing interesting views along the River Rother, the canal basin and beyond where the views open up widely to the surrounding countryside with close views of the Chemical plant. However, mature trees reduce the magnitude of views from within to the edge of the area. Some limited long views can be glimpsed through gaps along Duke Street across the River Doe Lea to the east.



Views out to west of the area



View out to north of the area

7 CHARACTER ANALYSIS

7.1 General Character

The conservation area has changed little since it was designated in 1972 and still mostly contains a grouping of medieval through to nineteenth century buildings with much of their original character and surrounding context. The most notable change in the streetscape can be seen on the edge of the conservation area to the south, along High Street and south of Porter Street, where the integrity of the historic street has been disrupted by twentieth century redevelopment and the public realm.

The Church and adjacent historic buildings play a vital role in defining the historic context of the area as well as the town particularly where so much has been lost elsewhere. The historic alignment of Church Street and High Street are an important element of the wider street pattern in the conservation area.

7.2 Character Areas

Despite its limited size the conservation area contains sub-areas of diverse character. These can be divided into four distinct elements, they are not discrete, and there are no clear divisions between them. Instead they form recognisable, but interlocking, elements in the makeup of the conservation area.

Character Area 1

This character area comprises the historic heart of the conservation area comprising the Church of St. John the Baptist which dates back to the thirteenth century, the churchyard and immediately adjacent Staveley Hall built in early seventeenth century. The Church is the most important focal point of the conservation area and is set back within the churchyard.



Aerial photo showing Character Area 1

The character of this area is defined by large buildings set in large open spaces with mature trees. The buildings within this character area are mainly of grand scale. The presence of substantial trees within the Hall gardens allows the area to benefit from a

particularly leafy character formed by mature trees and well defined garden enclosed by garden walls. The massed foliage enhances the quiet atmosphere within the area.



Staveley Hall and grounds



The Church and churchyard

The churchyard is an attractive open space and is of historic importance. A plinth where stood a plain medieval cross stands within the churchyard. The spaces also provide views to the buildings so they can be appreciated within their setting. The large green spaces within the Hall and the churchyard are important to the character of the area. To the south west of the churchyard is a lychgate which is an interesting feature built in 1938 to commemorate the life of a well known and well respected doctor, Sir Josiah Court.



The churchyard



Lychgate

The use of Derbyshire coal measures sandstone and the scale the buildings combine to give this area its distinctive character.

Character Area 2

This area incorporates High Street and Church Street which forms part of the medieval street pattern of Staveley. It is located to the south of the Church. Although the layout of both streets is historic, only a few buildings built before eighteenth century survives including some of the oldest buildings in the town. The most important buildings in this area are the Chantry dating back to the fourteenth century located on High Street and the Rectory built in the early eighteenth century located

on Church Street. Another key historic building is the Old School, now the Parish Rooms and Staveley Children’s Centre, located where the two streets adjoin to the south west of the Church. Its fine architectural qualities can be readily appreciated when viewed from both streets.



High Street



Church Street



Porter Street

There are also other interesting buildings in the area, several of which are listed including Nos. 34 to 44 (even) High Street and Ebenezer Row on Porter Street, but it is important to note that they are situated, for the most part, in the context of other traditional buildings which although of lesser quality are important in providing an

appropriate setting and context for them. Some of these are constructed of local coal measures sandstone and are generally attractive in character with consistent frontages and, use of materials, with a combination and diversity of building styles that harmonise well together. A number of other buildings contribute positively to the character of the street scene, number 33/35 High Street, with Dutch gables, details which are unusual for the area and the Council Office building are of particular merit. They present a traditional appearance that is generally in character with the old buildings. Otherwise many of the buildings along the streets are relatively recent and include many Victorian and Edwardian with some post war additions.



Historic buildings on Church Street



Quality buildings on High Street

The scale of buildings along High Street is generally consistent and the overall quality of the architecture of the area contributes positively to the conservation area with individually designed properties being a particular feature of the area. The majority of the buildings in the area are set back with small front gardens which add to the quality of the views, as do the presence of garden shrubs. The narrowing of the High Street channels views along its bends while the buildings on its either side provide a sense of enclosure and frame the views along the street. The gradient of the street also contributes to the quality of these views.



High Street looking northwards



Church Street looking westwards

High Street is emphasised by irregular bends in the road that limit forward views, this together with the narrowness of the street creates a strong sense of the medieval period. Church Street is built on one side and the buildings are seen within the

setting of the open space created by the churchyard to the north side. The historical built frontage along the streets is dominated by a combination of two and three storey stone and red brick built properties. Many of these include shop frontages as well as office and residential use.



Street furniture on Church Street



Pattern brick paviers on High Street

Most of the residential properties within the street have managed to retain the majority of their original nineteenth century form, with their original boundary walls. However, there has been a gradual loss of original boundary treatments, architectural details and the addition of non-traditional replacement fittings which have diminished the historic integrity of the street.

Character Area 3

This character area comprises of the Garden of Remembrance a large formal public garden situated where Lowgates and Duke Street meet. The garden was formerly the orchard to Staveley Hall and was later used as a cemetery until 1884 and was converted into the Remembrance Garden after the World War I. Within the garden is a memorial where each year Staveley Town Council in partnership with the Staveley Royal British Legion arrange a parade to remember those who gave their lives for the community.

The garden is of a traditional style of urban town garden with mown grass, formal ornamental flower and shrub beds. It is enclosed by a low stone boundary wall that would once have carried iron railings which may have probably been removed during the Second World War. The stone boundary walls with their gated entrances provide a good setting to the garden.

Bordered by mature trees, the garden is a valuable open space and is a secluded oasis of calm beside the busy main roads. It is an attractive landscaped area surrounded by buildings to the east, south and north. The green space dominates the layout of the area and it plays an important role in defining public space within the conservation area. From within the garden, however, the sense of space is emphasized by the invisibility of the built form, hidden by the trees and shrubbery



The Garden of Remembrance



War Memorial in the garden

Character Area 4

This character area comprises Hall Lane and north side of Lowgates. Located to the north of the conservation area, the area has almost a similar character to the rest of the area but was built slightly later than the main nineteenth century area to the south of the Church. It includes the Library, Hall Green and the Rectory on Hall Lane and the Day Nursery on Lowgates. The buildings are set back behind stone walls.



Hall Lane



Stone wall along Hall Lane

7.3 Activities and Uses

Staveley town centre provides a busy mix of shops and community, educational and residential buildings, which also operates as the main retail and service centre for the surrounding local areas. Church Street and High Street located within the conservation area are important streets within the town centre both because of their quality of space and high levels of activity. The range of activities comprises a mixture of land uses commonly associated with a town centre as well as residential. Retail businesses and residential uses are particularly prominent with some of the properties having residential use accommodated above the retail businesses. Retail shops, pubs and commercial premises such as banks and other professional

services intermingle with residential and other land uses resulting in a complex patchwork of uses that contribute to the vitality and busy atmosphere of this part of the conservation area. This vibrancy and movement is an important element of character and is closely associated with the range of uses and services available. Residential use becomes more prevalent toward the edges of the conservation area.



Shops and public houses on High Street



Shops on Church Street

Other prominent uses include non-residential institutional uses such as the churches, the old school, the hall and the library. These are generally large sites or buildings. These uses contribute to the overall vitality of the conservation area acting as attractions to bring people into the town at different times and days.

7.4 Contribution of Buildings and Structures

The quality of the buildings in the conservation area is higher than that normally found in historic rural towns due to the abundant wealth of builders in Staveley's heyday. The majority of buildings were constructed in local style with some outside influences which have resulted in a characterful hybrid of styles. Many original buildings were altered or demolished during the coal and iron mining boom with wealthy owners importing materials not common to the locality.

7.4.1 An audit of heritage assets

Staveley town centre's predominant heritage assets are its buildings of historic and architectural interest. A number of these buildings are nationally identified as designated heritage assets. These buildings represent the most important buildings of historic and architectural interest in the area and regardless of their grade are subject to special controls requiring consent to be sought for works or alterations which could affect their features of interest.

The existing conservation area is drawn around High Street and the historic core of the town which include the Church and the Hall. However, the presence of buildings of architectural or historic interest elsewhere within the town centre demonstrates that valuable townscape exists beyond the bounds of the conservation area.

The Church of St. John the Baptist: The Church, dedicated to St John the Baptist is a medieval building and dates back from the thirteenth century with later additions.

The earliest structural elements of the building that survive today are the lower part of the tower. The Church consists of the nave with aisles, chancel, chapels and a west square tower which stands as a landmark and is the architectural centrepiece of the area. It represents an important historical and architectural record of building from the thirteenth century through the seventeenth and eighteenth centuries.



St John the Baptist Church



Stone font in the Church

The Church has been altered over the years, the most important dating to the fourteenth century and the 1860s. There are a number of features within the Church that may date from an earlier period and possibly related to an earlier building including fragments of incised slabs worked into the sills of two windows in the south aisle, a stone font, a curved stone head fixed on the wall of the south aisle and a carved stone grave-marker. The east window exhibits some stained glass, presented by Lord Frecheville in 1676. It also contains several memorials to the Frecheville family but others have been removed during restorations.

Medieval Cross: In the churchyard near the south porch stood a medieval cross surrounded by a paving of flat eighteenth/nineteenth century head-stones. It includes a modern square base of two steps in worked stone. The cross was originally a market cross and was presumably moved to this site when the church was restored in 1865. The cross is listed grade II. At the time of preparing this appraisal the cross was vandalised and only the base remains in the churchyard, the cross is kept inside the church.

Staveley Hall: Staveley Hall, a grade II listed building, dates back to medieval times but the current hall was built in 1604 by Sir Peter Frecheville. An earlier manor house was constructed on the site in around 1086 by Ascut Musard but no remains are visible. Only the west front and cellars of the 1604 house survives after major improvements in the 1660s by Sir John Frecheville and later in 1710 by Lord James Cavendish whose father had acquired the Hall from the Frechevilles in 1682. Further alterations were made in the eighteenth and later in the nineteenth centuries by Sir Gilbert Scott.



Staveley Hall (front)



Staveley Hall (rear)

The building forms an important part of the historical heritage of the town of Staveley. The Hall was much altered in later dates with major alterations in the late nineteenth century when much of the front was wholly changed only retaining a carved stone Court of Arms over the door dated 1604 and the wing to north roofed with stone slates.

The Hall was originally the home to the Frechville family and later the Cavendish family. It later became rectory for St John the Baptist's Church until in 1974 when Staveley Urban District Council purchased the Hall and stables from the Church. It was subsequently transferred to Chesterfield Borough Council in 1976 as part of local government reorganisation. Staveley Town Council bought the Hall in 1982. The Town Council's offices now occupy the Hall with some of the rooms rented.

The Stables: The stables have been converted to form a community facility around a courtyard which includes a multi use hall, a small meeting room for hire and a kitchen and bar. The complex also includes a flat, workshops and store.



Stables at Staveley Hall

The Walled garden: The walled garden was created in the late seventeenth century/early eighteenth century and is likely to be an early English Formal Garden. The walls at the garden are Grade II listed.



Part of wall at Walled Garden



A tree avenue within the Walled Garden

The Chantry: The Chantry is a grade II listed building and presumably the oldest house in Staveley. It is believed to date back to the thirteenth century when a chapel was built by the Musard family. The building has been added to probably in the fifteenth and sixteenth centuries and an extension for a billiard room was added in the nineteenth century. It is built of stone rubble, two storeys with gabled end to road.

It was built as a place or chapel set aside for the chanting of masses and the reciting of prayers for the dead. The house was also used as a Mechanics Institute in the mid nineteenth century and has served as a local youth club and later used as a temporary school until early 1970s. It is now a private house.



The Chantry



The Chantry Schoolroom

The School: The school was founded by the Duke of Devonshire in 1844 and probably designed by Paxton. It is built of ashlar stone with a central two storey octagonal block which is flanked by single-storey wings extending at right angles.

The Duke of Devonshire handed over the deeds to the local rector in 1842. It opened as an all boys' school in 1844 and became an infants and juniors school in 1927 and later as a controlled school in 1944 until in the 1970s when the school moved to a new school at Norbriggs and Speedwell Infants' school.

The building was designed as a prominent building and is a key building in the townscape. It is a grade II listed building.



The Old School (central block)



The Old School (right wing)

The Old Rectory: Situated to the south of the Church is an interesting gabled brick building dated 1719. The front of the house has been stuccoed and “Gothicised” and is now divided into two dwellings. The year 1719 is inscribed on a hopper to the front of the building.



The Old Rectory



Hopper inscribed with year “1719”

Ebenezer Row: Built in 1860 as a tenement range of workers’ cottages with a central passage-way bearing the legend ‘Ebenezer Row 1860’.



Ebenezer Row

Nos. 34 to 40 (even) High Street: This is a group of three two storeys semi-detached stone built houses which make an important contribution to the character of the street scene. The houses were built in 1845. Whilst the buildings are generally uniform in terms of their symmetrical form, proportions, design and siting, they are individually designed and have their individual features. Nos. 34/36 and Nos. 38/40 are identical blocks with a gabled projection at the centre.



Nos. 34/36 High Street



Nos. 38/40 High Street

Nos. 42 and 44 is of different design with attractive gable ends with pilasters, arcaded porches open at front and sides and round headed windows.



No. 44 High Street



No. 42 High Street

7.4.2 Buildings of townscape merit

A large number of unlisted buildings have been noted as being buildings of townscape merit. Buildings identified as having “townscape merit” will vary, but commonly they will be good examples of relatively unaltered nineteenth century buildings or earlier where their style, detailing and building materials provides the streetscape with interest and variety. Most importantly, they make a positive contribution to the townscape and special interest of a conservation area.

Buildings of townscape merit help create a conservation area's distinctive and interesting historic townscape and are of heritage significance. Planning Policy Statement 5: Planning and the Historic Environment, states 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 these buildings in the emerging local list.

Of particular note are: the Library, Hall Green, The Lychgate, Nos. 31 and 33 High Street, No. 77 Duke Street, Day Nursery Lowgates, 25 Porter Street and Council offices at High Street.



No 31 and 33 High Street



Library, Hall Lane



Hall Green, Hall Lane



No. 77 Duke Street



Council Offices at High Street



No. 25 Porter Street



Nos. 5 and 5a Church Street



Day Nursery, Lowgates



Nos. 27 to 31 Porter Street/1 Rectory Road



The Lychgate

7.5 Prevalent and traditional materials/details

There is a variety of building materials and styles used throughout the conservation area. However, there are still cohesive material types and design codes visible because of the locally sourced materials and local building techniques. This has created a unity of extensive yet varied use of stone and red brick for most of the structures, including garden walls.

The vast majority of buildings in the conservation area are predominantly constructed of stone, which reflect the influence on the local geology on vernacular architecture. This influence lessened as improvements in transport enabled materials to be imported from further afield and cheaper alternatives of stone were introduced as a result Welsh slate was used as roofing material. The principal building stone is coal measures sandstone which is relatively soft stone and susceptible to erosion. Variable patterns of erosion and consequent repair can be seen quite clearly on all of the stone buildings in the conservation area. The courses tend to be variable in thickness reflecting the nature of the stone.



Stone Roof



'Welsh' slate roofs



Coal Measure sandstone wall



Eroded stone wall

The historic buildings display a wealth of architectural details which is 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. The variety of windows, doors, roofs, chimneys and gables enliven the area and give variety and interest to the street scene. The large scale buildings have grandeur in their design with open spaces used in conjunction with the buildings. The Church and the Hall have shallow hipped roofs and parapets.





Architectural details

7.6 Contribution made to the character of the area by green spaces

The landscaping, trees and green open space are defining characteristics of the conservation area and are visible throughout. The varied planting, trees, shrubs, hedges and flowers, within the gardens also contribute significantly to the character of the area. 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. There are a number of particularly important trees and wooded groups within the area and because of their location at key points they contribute to its ambience.

The retention of trees and landscaped gardens will be encouraged in the conservation area. If it is felt appropriate an Article 4 Direction could be used to protect frontages from being paved over. The landscaping to the front of plots is particularly important in defining the street scene and should be preserved.



Trees within Staveley Hall grounds



Trees and flower planters along High Street

When the conservation area is viewed from the west the most imposing features are trees interspersed with the built landscape. This is also evidence when walking around the conservation area that trees are visible on green and open spaces, in front of properties or glimpsed through to rear gardens. The clear presence of mature trees and grassed areas surrounding Staveley Hall and St John the Baptist Church creates a main landscape features of the area.



Trees and green grass in Remembrance Garden

A further concentration of mature trees and grassed area is around the Gardens of Remembrance which provide a different sort of open space with well maintained grassed areas. The presence of trees assists the setting of the conservation area and help the buildings recede into the landscape. The trees and shrubs are also an important part of the diversity of wildlife habitats they encourage wildlife, provide shelter and serve as barriers to noise and pollution. In general the built form relates very well to its rich landscape setting. The churchyard is a further important feature providing green space along Church Street. The churchyard is on raised ground with an approximately a metre high retaining wall to Church Street. The view of the churchyard is enclosed by the south façade of the imposing Church of St. John the Baptist and a high stone wall to the north. Much of the churchyard and many gravestones were removed in 1930 for the purpose of widening the adjoining Church Street a number were resited along the church wall.



Churchyard



Churchyard retaining wall to Church Street

7.7 Boundary Treatments

The treatment of the property boundaries is critical in defining the street scene within an area. They add to a sense of enclosure and form strong visual ties within the street scene throughout the area as they dominate views along the streets. Without these boundaries the character of the area would be compromised, this is especially true for those areas where the houses are set back in their plots and the boundary walls are a dominant element of the street scene.

Sandstone boundary walls with stone copings are prominent and reoccurring feature throughout the conservation area. Some of the walls are supplemented by mature hedges planting behind them. The walls vary in height throughout the area. All these attributes creates the sense of a narrow space and to an extent increases the sense of seclusion particularly along the High Street. They also contribute to the character and appearance of the conservation area.



Stone wall along Staveley Hall walled garden



Churchyard retaining wall along Church Street



A stone wall with coping



A brick wall with stone coping



A stone wall supplemented by a hedge



A 'pinfold' stone with an inscription '1741'

Some of the walls have pillars and gateposts that have been designed to match the architecture of the corresponding property. The walls and posts are, therefore, very much in keeping with the character of the buildings. Without them the character of the area would be significantly altered. Such surviving features of boundary treatment should be retained to help provide cohesion to the whole character of the area.



Churchyard gate and gate piers



Gate piers at the Old School

7.8 The extent of intrusion or damage

The consistency and survival of most of the historic buildings in the conservation area has resulted in a rich urban context. Lack of understanding of this architectural and spatial composition would result in the loss of detail and threaten the integrity of the buildings and the area as a whole. The main problems of the conservation area are those associated with the care and management of historic buildings and spaces in relation to modern pressures on land and building uses. These problems and pressures are considered in more detail below, followed by recommendations for the future management of the conservation area.

7.8.1 Inappropriate development and extensions

Some of the fundamental townscape characteristics of the historic centre of Staveley have been seriously damaged by clearance of traditional buildings and the introduction of new developments of an inappropriate scale and form. It is important to highlight these developments to ensure that any future proposals within the conservation area are more sympathetic to the historic townscape, and do not overpower the intimate qualities of the conservation area. Redevelopment of larger buildings and sites within the area can affect the character of the Conservation Area. The Regal Cinema building along Church Street is the greatest post-war intrusion to this area. Despite an attempt to set it back from the main building line it remains a very large imposing structure intrusive within this particularly sensitive historic area. However, it is greatly appreciated by many local people and has recently reopened as a Cinema.

Another problem threatening the character of the area is due to poor back land development and sub divisions of plots with some of the development having no regard to the original town planning of the area.



The Regal Bingo building



inappropriate extension, High Street

7.8.2 Repairs and alterations to buildings

Unsympathetic alterations and loss of traditional architectural features is a threat to the conservation area. Historic buildings are susceptible to change from the use of inappropriate materials and techniques when repairs and alterations are undertaken. The future preservation of the architectural quality of the buildings that give the area its special character is in hands of individual owners. Awareness and understanding are obviously a key issue in this respect.



Unsympathetic window replacement (original on left)

Alterations have resulted in the loss of certain architectural and historic features therefore diluting the character and special interest of the area. Poor quality replacement doors and windows have been inserted in properties. These have had a significant and detrimental impact on the architectural integrity of individual buildings.

7.8.3 Use of inappropriate materials

The use of inappropriate materials is a threat to the character and appearance of the conservation area. Traditional windows, doors and rainwater goods have been replaced with uPVC, inappropriate stonework repairs on boundary walls and buildings by using cement and replacement of original slate roofs has resulted in the

considerable deterioration of the quality of the conservation area. The use of timber panel fencing on top of stone garden walls is remarkably unsympathetic to the character and appearance of the conservation area. Where unsympathetic materials have been used, these have had a significant and detrimental impact on the architectural integrity of individual buildings.



Window alterations (original on left and replacement UPVc on right)



Turnerised stone slate roof (bitumen poured)

Timber gutters left and UPVc gutters right

7.8.4 Shop fronts

Certain types of uses have negative association with the conservation area in their character and appearance. 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 few retail and commercial shop frontages and signs that are out of keeping with the historic character of the conservation area. Whilst the impact is not of major concern, their replacement with more traditional shop fronts would be encouraged.



Inappropriate signage



Unsympathetic shop fronts to the building

7.8.5 Small-scale accretions

Changing trends and requirements have led to the modernisation of traditional properties, with many of the properties having been altered to accommodate the requirements of modern users. These changes have significant cumulative impact on the character of individual buildings. Satellite dishes, telephone wires and poles, alarm boxes and other minor additions may also have an adverse impact on the character of the area. Careful siting and choice of materials and colours can significantly reduce the impact of these elements redundant wires should also be removed.



Satellite dish



Air-condition units on a wall

7.8.6 Public Realm and Traffic Issues

The quality of the public provision makes an important contribution to the character of the conservation area especially to its open spaces. The design and maintenance of the public realm by Utilities and Highways should therefore be sympathetic to this.

Church Street and High Street form the main thoroughfares and are busy and lively and most of the businesses within the town centre are located on these streets. These two streets have been subject to past townscape improvements in the form of red tarmac and repaving in brick and stone paviers, flower beds and planted trees which make attractive features along the streets. Some street furniture including seating benches and decorative street lighting was also included as part of the

improvements. This later development has undoubtedly made a significant improvement to the appearance of the streets however some of the materials used in such an historic setting remain questionable and undermine the special historic qualities of the conservation area.

Parking has become a problem to the conservation area particularly on Church Street. The presence of cars parked in the streets is the most obvious negative visual aspect that is at odds with the historic 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. The current Staveley Master Plan does express a long term need for a larger area of parking to the east of Duke Street. This will be useful to relieve the parking pressure on the streets within the conservation area.

Another threat within the conservation area is the surfacing to provide for car parking or lowering of stone boundary walls, whilst there are still relatively few examples of this, it is a trend which may spread. If this continues or if poor boundary treatments are used to replace existing walls and hedges, Article 4 Directions may be considered for added protection of boundaries and landscape details.



Car parking Church Street



Removal of front gardens for parking

8 BOUNDARY CHANGES

As part of the appraisal, the boundaries of the Conservation Area have been critically reviewed. It was concluded that, for the most part, the current boundary still adequately reflects the area of special architectural and historic interest.

One minor change has been made to the boundary in the east of the Conservation Area to include the west side of Rectory Road. The current boundary line follows the back gardens to Rectory Road and is illogical when viewed from plan. The extension establishes a more logical line along Rectory Road with attractive buildings and some retain their original features. Unfortunately several buildings and where they still retain their original features are of sufficient group value to merit inclusion in the conservation area.



Rectory Road view from south



Rectory Road view from north

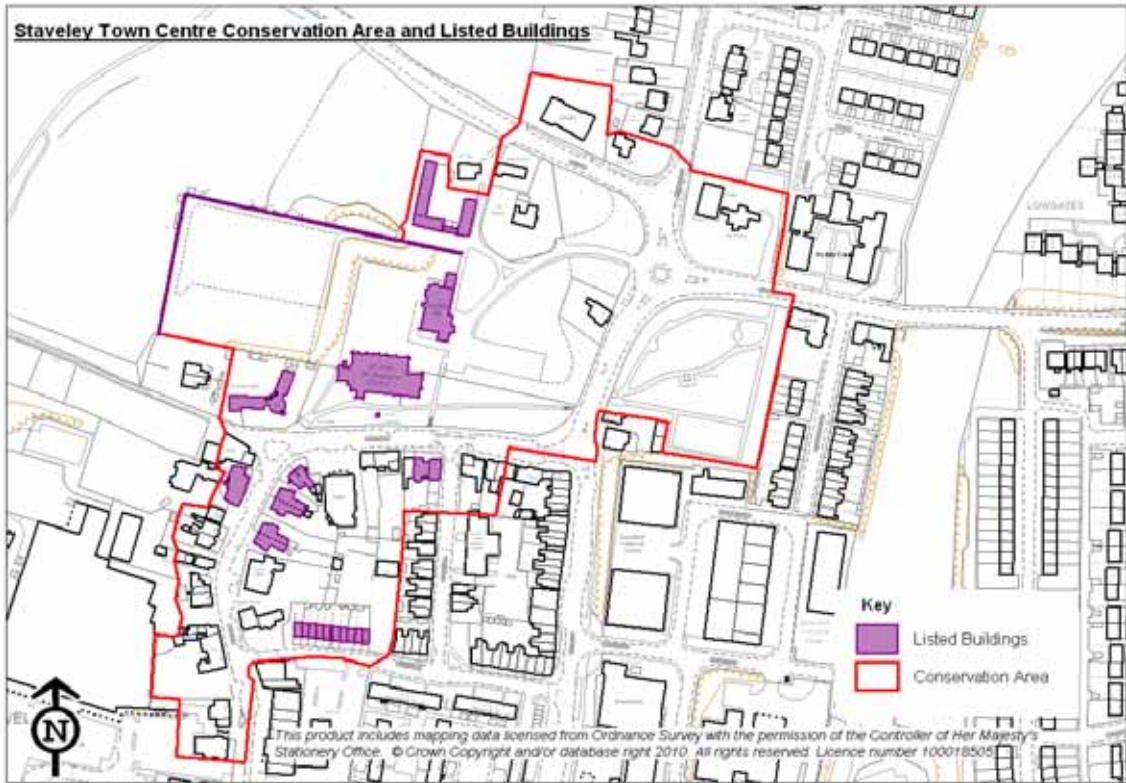


View along Porter Street

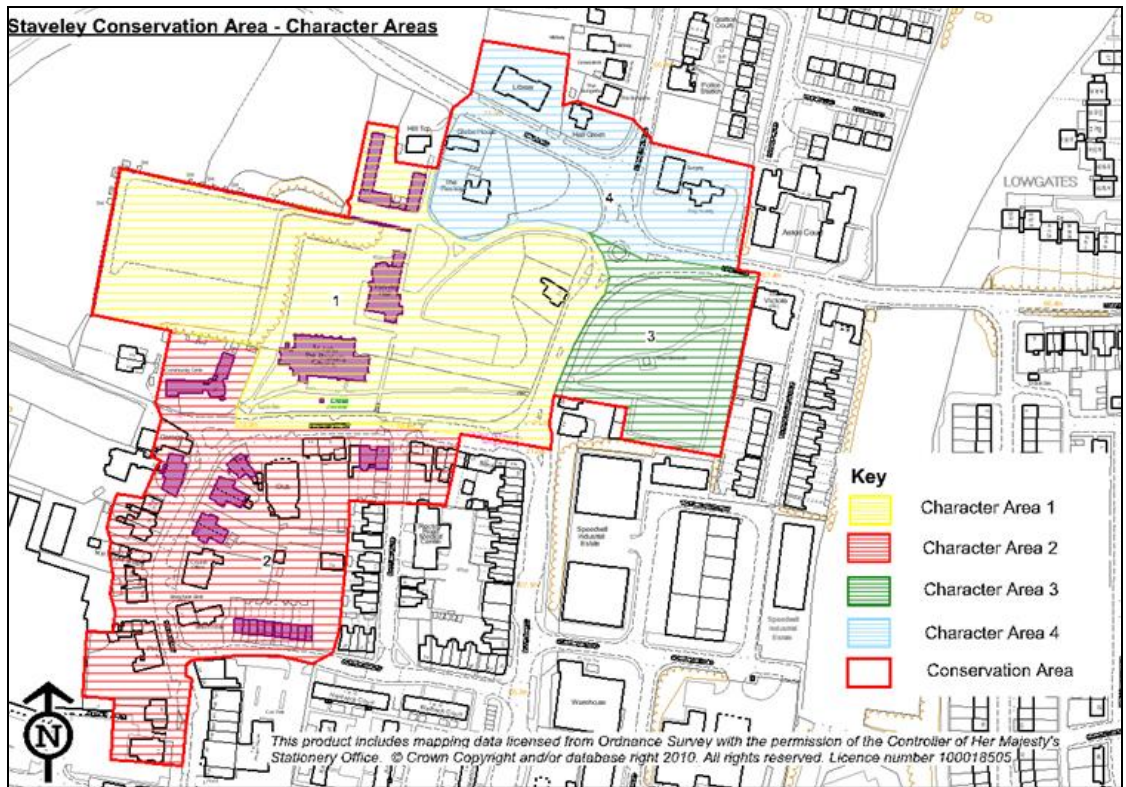


Nos. 27 to 31 Porter Street/1 Rectory Road

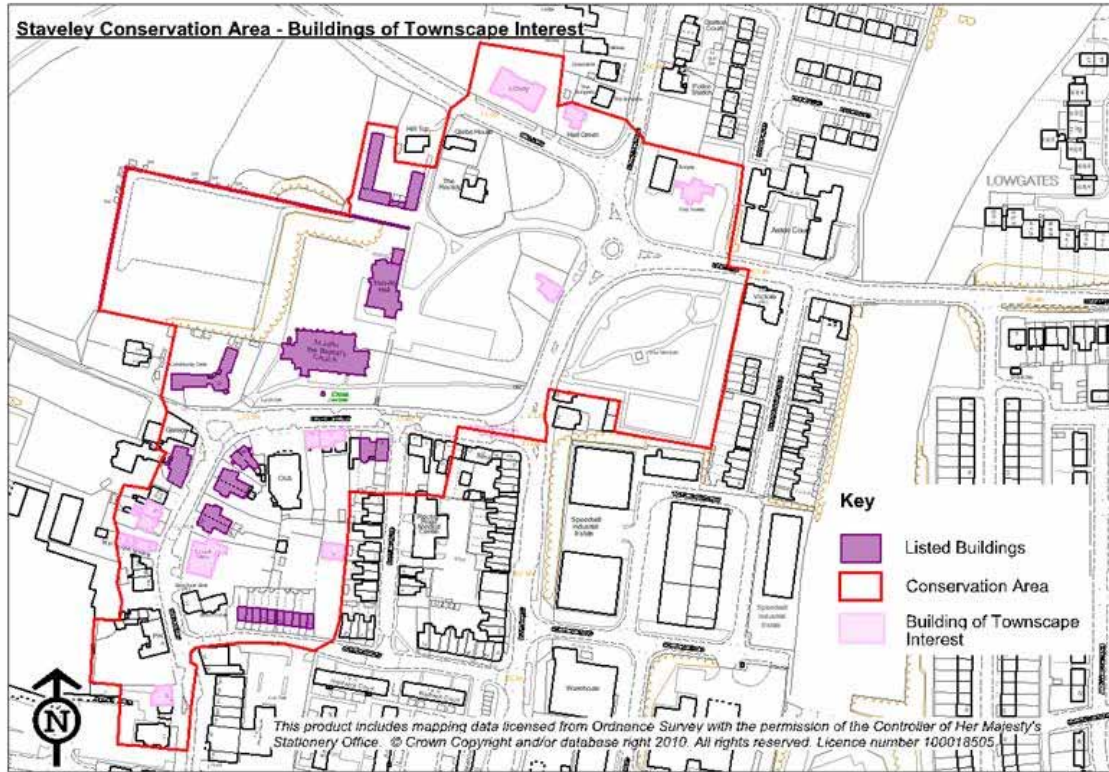
9 MAPS



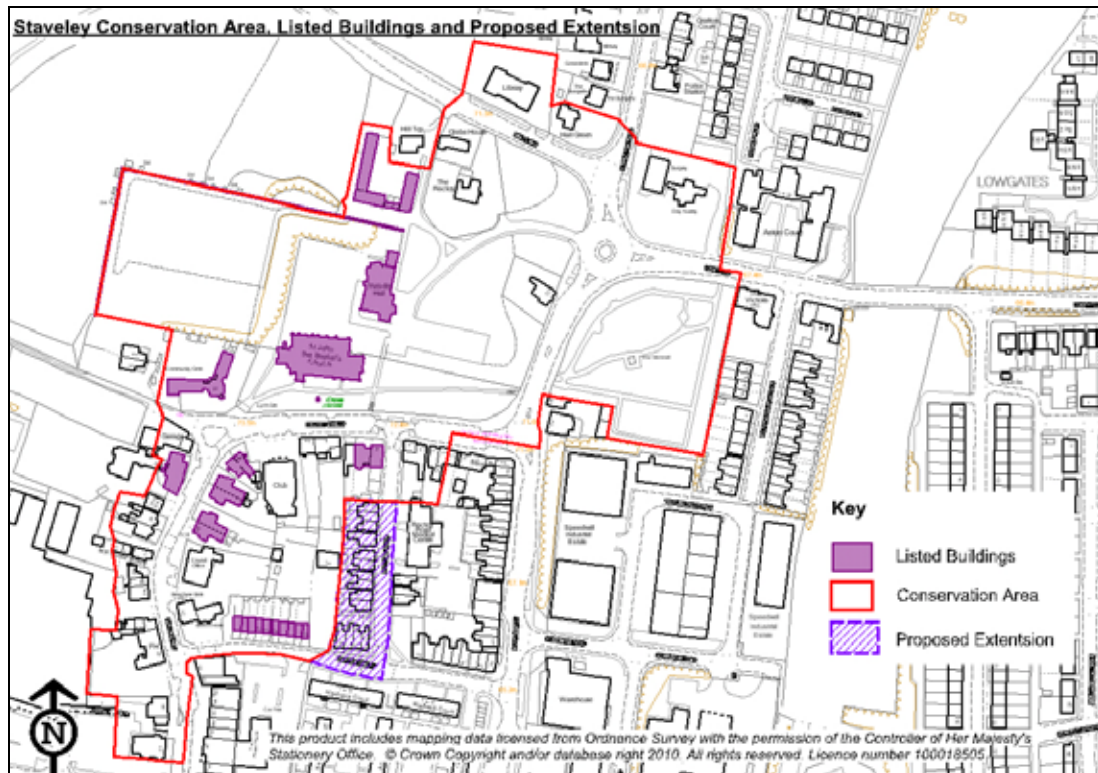
Map 1: Staveley Conservation Area



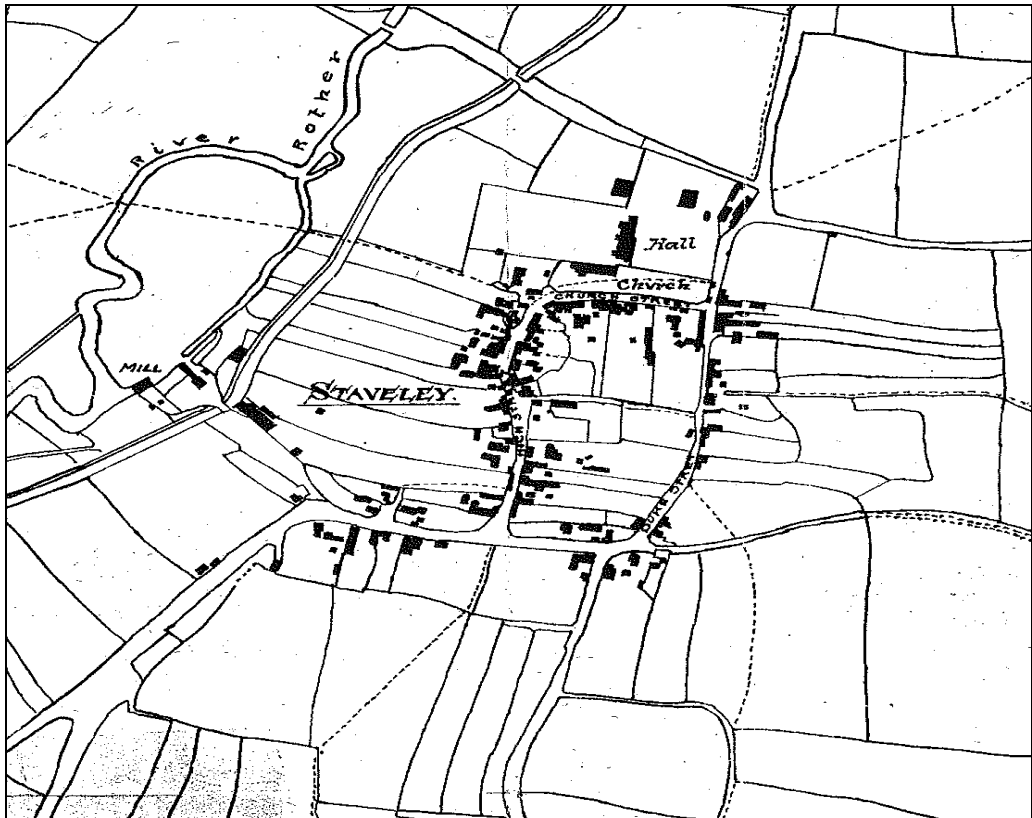
Map 2: Character Areas



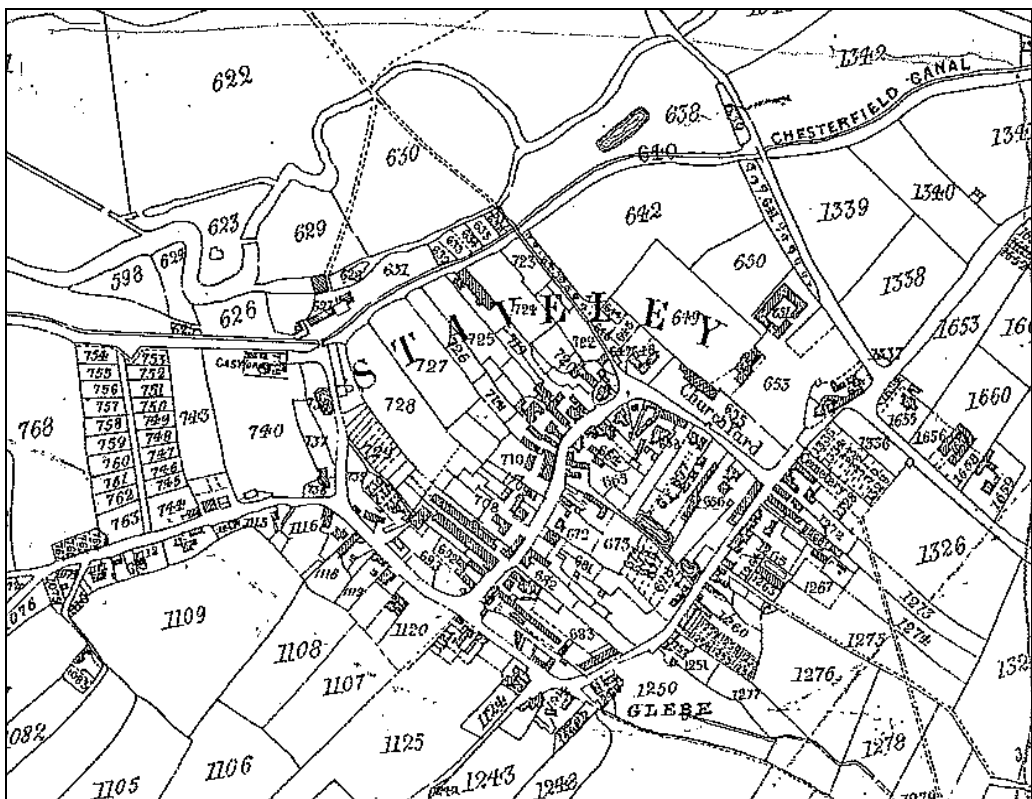
Map 3: Buildings of Townscape Merit



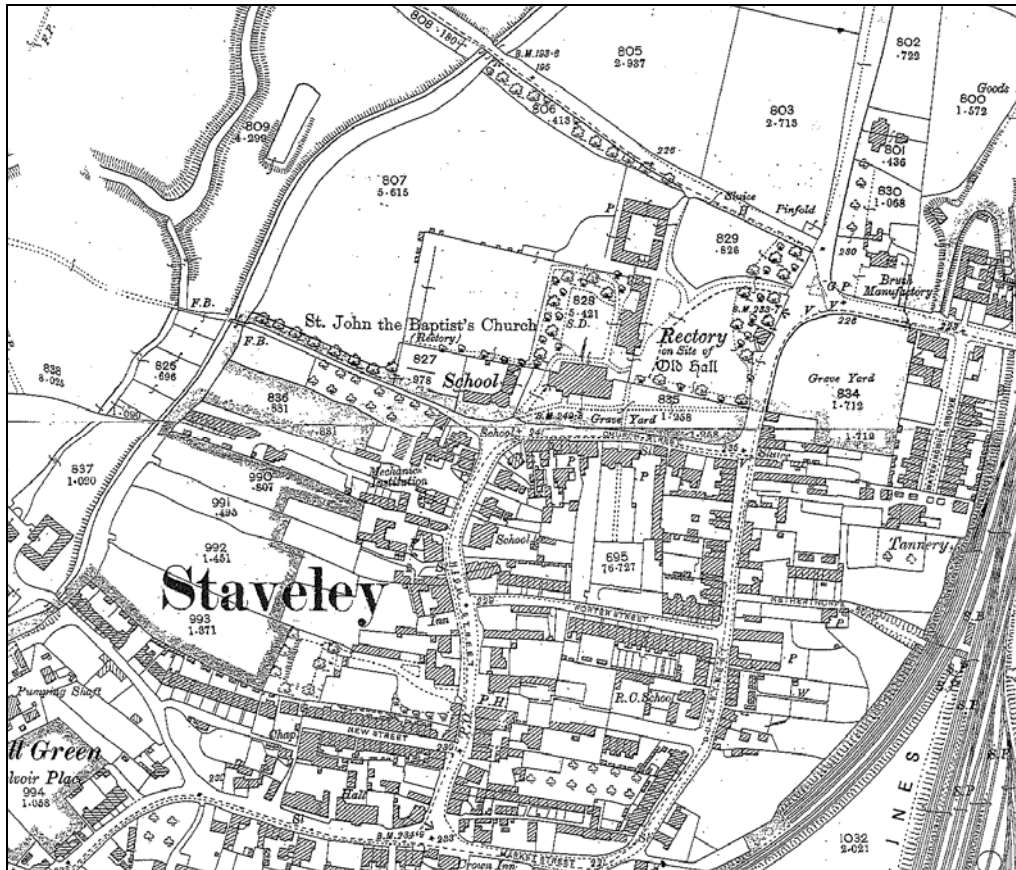
Map 4: Boundary Changes



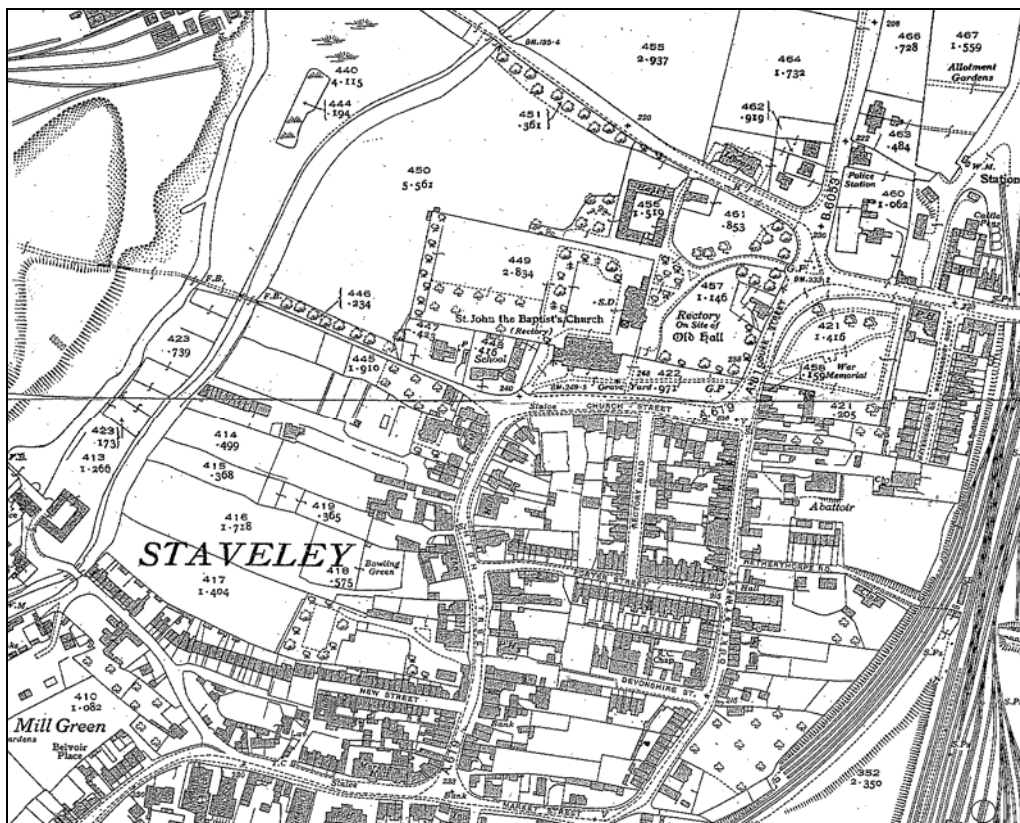
Map 5: 1783 Map of Staveley extract



Map 6: 1858 Map extract



Map 7: 1898 Ordnance Survey Map extract



Map 8: 1938 Ordnance Survey Map extract

10 CONSERVATION AREA MANAGEMENT PLAN

10.1 MANAGEMENT STRATEGY

The management plan will 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, or neglect much of value remains and is sufficiently cohesive to form a varied, rich and a significant heritage asset to Staveley. 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 town centre as a whole.

Implementation of the Conservation Area Management Plan will sustain and enhance the environmental quality of historic Staveley. Undoubtedly implementation along with other regeneration strategies should help both improve civic pride in the town and make it more attractive to inward investment. Of particular interest to the conservation area is the Staveley Masterplan, the Heart of Staveley Project and the Community Archaeology project. The wider area development and regeneration initiatives will build on this Conservation Area Management Plan to deliver far reaching improvements.

10.2 THE MANAGEMENT STRATEGY FRAMEWORK

The Management Strategy for Staveley 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 Staveley 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 listed buildings have been identified as being 'buildings at risk'. The Borough Council will continue to monitor the physical condition of all listed buildings 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.
- Other wider regeneration initiatives, such as the Staveley Master plan and a forthcoming Heart of Staveley Project will complement and link up with the aims and suggestions of this Conservation Area Conservation Area Appraisal and Management Plan.

10.3 THE CONSERVATION AREA MANAGEMENT

10.3.1 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 the 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.

Due to the architectural qualities of the buildings in Staveley 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. Good contemporary design can be used to create positive change in historic areas and may be appropriate in listed buildings provided it respects their scale, form and historic development.

The 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. These should be respected and protected from inappropriate forms of development.

10.3.2 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.

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.

Listed Building Consent is always required to alter the form of fenestration in listed buildings. 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.

10.3.3 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.

10.3.4 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.

10.3.5 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.

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 regarding the erosion of trees and landscaping is front gardens, boundary trees and hedges to properties or their development. Any proposals which would 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.

10.3.6 Satellite dishes, antennae and security fittings

At present there is relatively little encroachment of satellite dishes, solar panels or other such intrusive forms of development within the conservation area. 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 of public highways.

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.

10.3.7 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.

10.3.8 The public realm and enhancement

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.

10.3.9 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 varies with some traditional frontages having been retained. The replacement frontages vary with some attempting 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.

10.3.10 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.

10.3.11 Article 4 Direction

Some inappropriate alterations are visible throughout the area. At the moment, however, there is sufficient evidence that the changes that have been made are in fairly localised locations and that on the whole the conservation area has been well maintained. Whilst alterations have so far been relatively localised there is evidence of more and more inappropriate alterations and additions within the conservation area. Small-scale changes can erode the special character of the area. The most efficient way of appropriately managing change is to designate Article 4 Direction.

The designation of Article 4 Direction over the whole conservation area would provide greater protection of the areas significance. It should be emphasised that this type of control would only be exercised in cases where the character of the area was under threat. The increased control is to monitor and manage change rather than to prevent it and would be there only to preserve features that contribute to the character of the conservation area.

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

- The replacement of windows and doors 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.

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.

References

Arthur Court: *Staveley, my native town some historical notes of the parish, 1948*

BDP: *Staveley Town Centre Master Plan, 2009.*

Chesterfield Borough Council: *Replacement Chesterfield Borough Local Plan, 2006*

Chesterfield Civic Society: *Staveley Town Trail, 1992*

David Mathews: *'Down Memory Lane' Staveley Past and Present*

Departments for Communities & Local Government and Transport: *Manual for Street, 2007.*

Department for Communities & Local Government: *Planning Policy Statement 5: Planning and the Historic Environment, 2010.*

Derbyshire County Council: *The landscape Character of Derbyshire*

English Heritage: *Guidance on Conservation Area Appraisals, 2005*

English Heritage: *Guidance on the Management of Conservation Areas, 2006*

Fred Wood: *Staveley Town*

Parkin Heritage and Tourism: *Heart of Staveley Project, 2009.*

Sarah Scott: *Heritage Management, MA in Planning, 2007.*

Staveley Town Council: *Official Staveley Town Guide, 2005-2006*

Appendix

Staveley Conservation Area: Listed Buildings descriptions

1. Church of St John the Baptist

Church Street (north side)

LBS No. 83257

SK 4374 1/1 25.2.66; Listing NGR: SK4335474871

Grade B GV; Date Listed: 25/02/1966

Medieval church consisting of nave with aisles, chancel, chapels and west tower. C13 and later. Fine window of armorial glass by Henry Giles 1676. Several good monuments including 2 memorials to Peter Frecheville 1502, one with brass effigy on tomb chest, another with brass of kneeling figures; also monument to Christian Frecheville 1653.

St John's Church, Churchyard Cross, The School, Staveley Hall. Former stables and coach house of Staveley Hall and Garden Walls of Staveley Hall form a group.

2. Churchyard Cross

Church Street (north side)

LBS No. 83258

SK 4374 1/2 25.2.66; Listing NGR: SK4335274847

Grade II GV; Date Listed: 25/02/1966

A plain medieval cross on steps. Restored.

3. Staveley Hall (UDC Offices)

Church Street (north side)

LBS No. 83260

SK 4374 1/4; Listing NGR: SK4338474904

Grade II GV; Date Listed: 26/03/1974

1604. The former manor house. Much altered, the front almost wholly late C19 but retaining carved stone Coat of Arms over door dated 1604 and the wing to north roofed with old stone slates. Rear elevation is of 2 storeys, 5 windows wide and late C17; wood mullioned transomed windows in rusticated architraves with alternating segmental and pointed pediments, C19 glazing; C19 canted bay window, tiered over 2 storeys with stone mullions and double transomes; parapets. 2 rooms (now the Council Chamber and Ante-room) retain good late C17 or early C18 panelling. C19 work said to be by Sir G G Scott. Originally the home of the Frecheville family, later The Rectory.

St John's Church. Churchyard Cross, the School, Staveley Hall, Former stables and coach house of Staveley Hall and Garden Walls of Staveley Hall form a group.

4. Former stables and coach house of Staveley Hall

Church Street (north side)

LBS No. 83261

SK 4374 1/5; Listing NGR: SK4339974951

Grade II GV, Date listed: 26/03/1974

C17. Stone. 2 storey coach house with 1 storey stable wings to left and right extending to rear; quoins at sides. Coach house has doorway to left with stone segmental head (bricked-up) and keyblock; various openings in stone surrounds; stone stack; old stone slates.

St John's Church. Churchyard Cross. The School, Staveley Hall, Former stables and coach house of Staveley Hall and Garden Walls of Staveley Hall form a group.

5. Garden Walls at Staveley Hall

Church Street (north side)

LBS No. 83262

Listing NGR: SK4323874920

Grade II; Date listed: 25/02/1966

Massive old stone garden walls with buttresses.

St John's Church, Churchyard Cross, The School, Staveley Hall, Former stables and coach house of Staveley Hall and Garden Walls of Staveley Hall form a group.

6. The School (Community Centre)

High Street

LBS No. 83259

SK 4374 1/3; Listing NGR: SK4329774854

Grade II GV; Date listed: 26/03/1974

1844. Founded by the Duke of Devonshire and probably by Paxton. Ashlar. Central 2-storeyed octagonal block; 1 sash window on each face in plain surround with arched head; quoins to angles; plain doorway with 6-panelled door, the tipper panels glazed, and pedimented porch with arched openings at front and sides. Single-storeyed wings extend at right-angles, linked to central block by porchways; overhanging lined eaves with brackets; slates.

St John's Church, Churchyard Cross, The School, Staveley Hall. Former stables and coach house of Staveley Hall and Garden Walls of Staveley Hall form a group.

7. Nos 7 & 8

Church Street (south side)

LBS No. 83263

SK 4374 1/7; Listing NGR: SK4337674818
Grade II; Date of listing: 26/03/1974

Early C18 with early C19 alterations. Roughcast; 2 storeys plus attic; centre and two projecting gabled wings; 2+1+2 early C19 Gothick 2-light sashes with pointed glazing bars, and drip moulds; central doorway with square fanlight and 6-fielded-panelled door; coped gables; parapet; lead rainwater head with initials IG and date 1719. Good contemporary staircase with open strings and turned spiral balusters. A former rectory and home of the Rev. Francis Gisborne, 1732-1821, founder of many Derbyshire charities.

8. Nos 34 & 36

High Street (east side)
LBS No. 83264
SK 4374 1/9; Listing NGR: SK4329374778
Grade II GV; Date listed: 26/03/1974

Circa 1845. Stone; 2 storeys; gabled projection at centre; 2+2+2 casement windows with plain lintels; plain recessed doorways; modern display window on right-hand side in place of original windows; projecting eaves; stone stacks; hipped slate roof.

Nos 34 to 44 (even) form a group.

9. Nos 38 & 40

High Street (east side)
LBS No. 83265
SK 4374 1/10; Listing NGR: SK4330474800
Grade II GV; Date listed: 26/03/1974

Circa 1845. Stone; 2 storeys; gabled projection at centre; 2+2+2 casement windows with plain lintels; plain recessed doorway; projecting eaves; stone stacks; hipped slate roof.

Nos 34 to 44 (even) form a group.

10. Nos 42 & 44

High Street (east side)
LBS No. 83266
SK 4374 1/11; Listing NGR: SK4331074810
Grade II GV; Date listed: 26/03/1974

Circa 1845. Stone; 2 storeys; 2 casement windows with plain lintels; gabled ends, that on right-hand side with 1 casement window in plain arched surround, plain doorway and gabled porch with arched openings at front and sides; projecting eaves; stone stacks; slates.

Nos 34 to 44 (even) form a group.

11. No 39 (The Chantry)

High Street (west side)

LBS No. 83267

SK 4374 1/12 25.2.66; Listing NGR: SK4327674813

Grade II; Date listed: 25/02/1966

Medieval. It is said to have been a chantry founded by the Frecheville family or, alternatively, a chapel founded by the Musard family in the C13, but this has been disputed. Stone rubble; 2 storeys, with gabled end to road; 1 storey plus attic to right with 1 stone dormer; plain sashes, irregularly spaced; old stone slab roof. The interior has indications of massive timbering, particularly in the roof, where the timbers are oddly spaced out. A correct interpretation of the building architecturally would only be possible during a process of partial stripping out of later work. A number of skeletons were unearthed here in 1904. Unoccupied and much in need of repair at time of survey. Reference: Arthur Court, 'Staveley, my Native Town' 1948, with photograph.

12. Nos 5 to 11 (odd), No IIA, Nos 15 to 23 (odd), (Ebenezer Row)

Porter Street

LBS No. 83275

SK 4374 1/13; Listing NGR: SK4333074730

Grade II; Date listed: 26/03/1974

1860. A tenement range of workers' cottages. Red brick; 2 storeys plus attics; 11 sash windows. Attics each have 1 gabled dormer with semi-circular sash window; 10 simple fanlights and generally with simple ledges doors; slates. Central passage-way with stone arch inscribed Ebenezer Row 1860.