



OLD WHITTINGTON CONSERVATION AREA CHARACTER APPRAISAL

January 2006

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1. INTRODUCTION

1.1 General

Section 69 of the Planning (Listed buildings and Conservation Areas) Act 1990, requires Local Authorities to look from time to time at which parts of its are of special architectural or historic interest. If the authority feel that there is an area whose character or appearance makes it desirable to preserve or enhance it can designate those areas as conservation areas.

Planning Policy Guidance Note 15: Planning and the Historic Environment (commonly referred as PPG 15) published in 1994 provides advice on how and what to designate as a conservation area. It states that:

'The character of areas is a prime consideration as realisation has grown that experience of historic areas depends on much more than individual buildings. The layout of plots and thoroughfares; the mix of uses; the local materials; the scale and detail of modern buildings; the quality of shop fronts and advertisements; the quality of surfaces and street furniture; vistas along streets and between buildings; and the extent of traffic intrusion are all important factors.'

Designation therefore recognises the importance of all these factors and that conservation policies address the protection of the whole area as well as individual buildings. It also provides the basis for policies to preserve or enhance the character or appearance that define an area's special interest.

The protection of an area does not end with conservation area designation; rather it demonstrates a commitment to positive action. Local authorities have a responsibility to review conservation areas from time to time to ensure that their status can be justified and to develop policies for their preservation and enhancement.

Old Whittington Conservation Area was first designated in November 1972. The conservation area was extended in March 1974 and again in January 1979. The defined boundary is illustrated on the attached conservation area map.

The qualities of the Area that make it worthy of conservation status are clearly evident. However, it is also apparent that the designation process in 1972 focused upon only a few elements in the area.

The character appraisal is seen as the best method of defining the key elements, which contribute to the special historic or architectural character of an area. It will guide the local authority in making decisions and, where opportunities arise, assist the identification and preparation of enhancement proposals.

1.2 Summary of effects of conservation area designation

The aim of conservation area designation is not to prevent all changes but to control and manage it. Within a conservation area therefore special controls apply which may include the following:

- demolition of unlisted buildings or structures such as boundary walls may require conservation area consent;
- alterations to the exterior of all buildings may require planning permission. An application may be needed for some 'permitted works' to houses and other buildings affected by an 'Article 4 Direction' for example window replacement;
- where proposals require planning permission they will be assessed for their impact on the character or appearance of the conservation area. New developments proposals will have to pay special attention to preserving or enhancing the character and appearance of the area;
- special provisions apply to trees within conservation areas. A six week written notice of intention of any works to a tree has to be given to the Council during which time a decision will be taken whether or not to make the tree(s) the subject of a Tree Preservation Order;

1.3 Location and Landscape Setting

The twin villages of Whittington, Old and New, form the northern suburbs of Chesterfield. Old Whittington is situated approximately three miles north of the town centre. It is sited to the north of the River Whiting and north west of the River Rother. From the

beginning the rivers would have played an important role in the settlement of the land.

Old Whittington conservation area is roughly triangular in shape and is largely focused upon the historic village built around St Bartholomew Church to the north and the Cock and Pynot alehouse, now Revolution House, to the south. The only distinct boundary is formed by High Street to the east. Elsewhere it merges into the surrounding fabric particularly on its western edge.

The old road to Sheffield passed through the village forming what is now Church Street North. The conservation area itself is centred on the historic core of Old Whittington from which its development has spread along this main route.

To the west of the settlement the conservation area is bounded by and includes buildings on both sides of Church Street North from its junction with High Street for a distance of about 400 yards in a north-westerly direction. The land rises from the river valley and then slopes gently to the south-east of the conservation area.

To the east the road to Eckington, which is the High Street, forms the eastern boundary of the conservation area. On the east side of the road a large-scale 20th century housing development has taken place.

2. HISTORY AND DEVELOPMENT

The earliest documentary reference to Whittington, or '*Witintune*' as it was known, is said to be in 1085-1086 AD, in the Domesday Book. It is named as one of the several hamlets or berewicks in the Manor of Newbold.

There are two theories about the origins of the name Whittington. One is that of the English place-names found in Domesday in Chesterfield area having the common ending -ton or -tune meaning 'farm' or settlement. Alternatively, some historians have attributed the name to the River Whiting in the valley on the southern edge of the village.

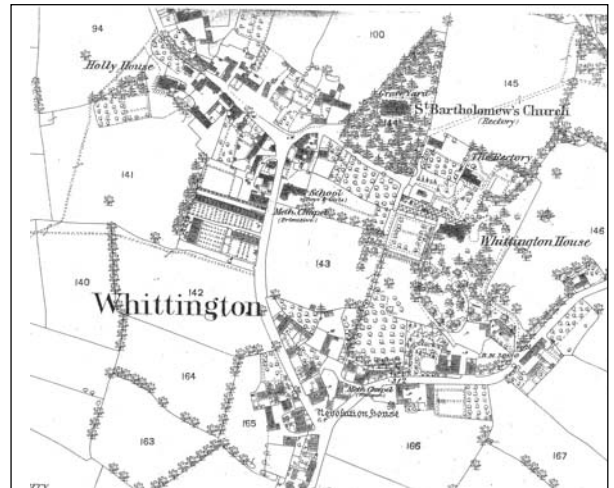
From early medieval times the village was part of the ecclesiastical parish of Chesterfield. Its church being merely a 'chapel of ease' until 1632 when it received a measure of independence. Early maps of the village reveal two built up areas. One was around the manor house and church including the rectory and the slightly to the south on the High Street around junction of the roads now known as the old High Street and Church Street North where the Revolution House is located. Other buildings in the village would be small cottages and farms.

The Pole family, who became the Lords of the Manor and owned Whittington, sold off large pieces of its land to gentry families. These landowners built their houses within a short distance from the parish church.

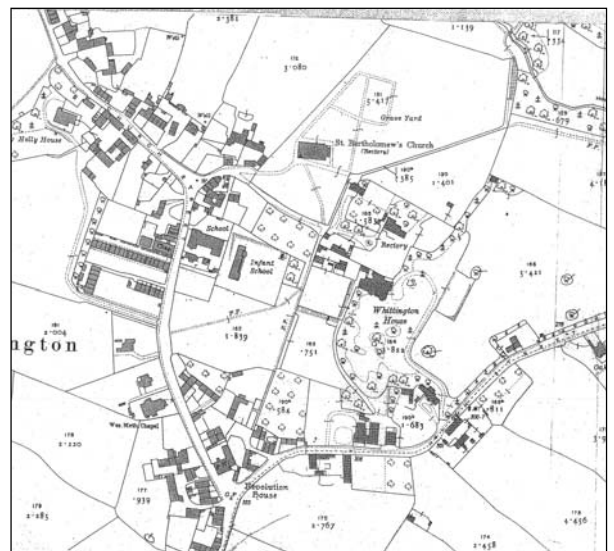
Old Whittington is connected to the revolution of 1688. It was here, at the then Cock and Pynot (local name for magpie) alehouse now known as the Revolution House that the first Duke of Devonshire and other noblemen met to begin planning their part in the plot that led to the overthrow of King James II in favour of William and Mary of Orange and their eventual coronation in 1689.

The present settlement owes its much of its character to development during and after the Industrial Revolution when the village was rapidly expanded. The 20th century saw post war housing estate development to the east of High Street.

Old Whittington has become recognised as an attractive and desirable residential area in Chesterfield.



Old Whittington map extract 1876



Old Whittington map extract 1919

3. THE CHARACTER OF OLD WHITTINGTON CONSERVATION AREA

3.1 General Description

There are a number of factors that contribute to the character of an area, notably the buildings, the spaces around them, the walls, hedges and trees and the views into and out of the area.

The buildings within the conservation area are very mixed in terms of age, architectural style and materials. Many are not distinguished in themselves but together they constitute an area that maintains a feeling of antiquity.

3.2 Activity and Uses

The primary land-use in Old Whittington conservation area is residential. Other uses include the school, the church, the village pub, the hall, medical centre and a few shops. The church remains an integral part of the community life together with the Swanwick Memorial Hall.

The High Street is a busy road especially at peak travel times, serving the northern outskirts of Chesterfield and a number of settlements on the way to Eckington.

3.3 Open spaces and trees

The area surrounding the Swanwick Memorial Hall is the most extensive area of publicly accessible open land within the conservation area and consequently is of fundamental importance to the character and sense of place within the settlement.



Open space surrounding Swanwick Memorial Hall

The area is landscaped with a mixture of juvenile trees and shrubs. Most of the trees were planted in 1973/74.

Another public open space is a small grassed area at the north-west of the conservation area with a wooden sitting bench flanked with a short stone wall.



Grassed area

Most of the open spaces within the conservation area comprise private gardens between dwellings. The gardens in general have low boundary walls to the front. These private gardens are usually well kept and stocked with trees, shrubs and flowering plants. The rear gardens take up a significant proportion of the area but can only be seen from certain points at end of houses. Although they are hidden away glimpsed views of these gardens and in particular of the trees and shrubs within them are also very important to the overall appearance of the area.

The most significant trees are in the churchyard. The trees are varied and include deciduous trees as well as some evergreens.



Churchyard

There is a small copse which is located to the east of Mary Swanwick School bordered by a fence running along the Slack Walk public footpath. Also notable are the trees which can be seen behind houses and are glimpsed through gaps left between the buildings situated on the northern side of the High Street.



Trees north of High Street

To the east of the conservation area trees play a major part providing a shelterbelt to Ashleigh Close and the Lifestyle Village.



Trees on the entrance to Ashleigh Court

3.4 Important views and vistas

Much of the surrounding land to the north of the village adjacent to the conservation area contains fields giving a mixture of pasture and arable farming. These open lands provide the rural setting of the village and the conservation area. It is also designated as a Green Belt area under the Chesterfield Borough Local Plan. To the west of the village is rolling farmland with enclosed fields.

Much of this farmland constitutes a working landscape and is a living reminder of much that

enabled the villages to thrive in the past. These rural areas contribute in a number of ways, both directly and indirectly to the quality of life.



Fields to the north of the village

Important as well are views from the three approaches. These allow glimpses of important buildings and open spaces within the conservation area.



View from the south along High Street



View from north west along High Street

3.5 Architecture and building styles

Throughout the conservation area there are buildings which display fine architecture and which are good examples of the period in which they were built. They vary in their character and quality and, individually and collectively maintain a feeling of antiquity and contribute towards the character and appearance of the area..

A number of them date from the medieval period. However, the present appearance of many of these early buildings dates from the 17th to the 19th centuries. Many alterations date from the industrially prosperous 18th and 19th centuries. With the exception of the majority of these later additions, the traditional vernacular structures and later polite styles are united by use of local materials.

Among the older stock of buildings, features that are or were commonly found are simply proportioned facades, mostly symmetrical in design with gable roofs. Building plans are of single room depth. Chimneys are simply decorated and mostly at gable ends or centrally located. Windows have stone lintels and cills and in some buildings stone door surrounds.

Stonewalls make an important contribution to the character of Old Whittington. The stone wall boundaries create a sense of unity and are attractive in their appearance.



Stone wall along Church Street North

3.5.1 Church Street North

Church Street North retains its origins as part of the medieval route through the village.

Most of Church Street North has a low stone wall on both sides of the road which is an important feature

in itself. It creates a sense of unity through the street making an important contribution to the character of the Area. The wall changes on the west side to brick just after the Seventh Day Adventist Church, for about a hundred metres up to the north boundary wall of No. 27 Church Street North.

Nos. 1 to 7 Church Street North stands at the junction to High Street on the west side of the road. This two-storey building is built of coursed coal measures sandstone with a slate roof and a central chimney. On its east-facing gable end to the left is a late Victorian shopfront on the ground floor. The most interesting feature to the building is its decorated barge boards on the gable ends. Nos. 1 and 3 have retained most of the original features. Of particular note are the sash windows on the upper floor and a bay window with timber mullioned sash window on the ground floor of No. 3. The windows at Nos. 5 and 7 have been altered. The building adds to the richness variety and quality of the conservation area. However a dormer window in the northern roof detracts from its character.

The Croft, which was formerly a bakery, stands behind this building and is accessed through an



Nos. 1-7 (odd) Church Street North

entrance between 57 High Street and 1 Church Street North. It is built of stone coursed masonry with rusticated stone quoins to the east gable end. The building has undergone some alterations and additions.

In front of Nos. 1-7 (east side) Church Street North there is a Memorial to the dead of both World Wars. It is a square stone shaft with a wreath rising from vermiculated rustication plinth on a stepped base surmounted by a cap and finial with plain stone cross on each face. A low stone wall added in 1979

surrounds the memorial. The Memorial was designed by the Old Whittington born artist Joseph Syddall.

Next to the War Memorial is the Cock and Magpie Inn. The inn succeeded the old Cock & Pynot 'alehouse' now the Revolution House in 1790. The inn is impressive with its heavy stone window surrounds. The building retains its stone slate roof which have been partly 'turnerised' (covered in tarred cloth) on the north side and on the stone chimneys.



The Cock and Magpie and The War Memorial on the foreground

Opposite the Cock and Magpie to the west side is a small two-storey house set back from the road. It has rendered walls with ashlar stone quoins on its front corners. The ground floor has bowed windows with gauged brick lintels. The doorway has a leaded canopy with brick pilaster effect to its sides.

Next to it is No 15 Church Street North known as the Mansion House. This is a grade II listed 17th century attractive two story house with 18th and 19th century alterations. The building is one of the oldest buildings in the conservation area. The building housed a private school at some point of its history. It was later used as a surgery and at present it is a residential house.

The building is set back from the road with a front garden and a stone boundary wall which contribute to the character of the conservation area. The building is of coursed stone with coped plinth. The east façade has late 19th century sashes with stuccoed voisoirs added over plain stone lintels.

The building is now divided into three dwellings to include No 9 and 11. Apart from these alterations the building retains its original features.



The Mansion House

Continuing to the north there stands a modern building No 15a. Although pleasantly built it is a good example of inappropriate design and detailing for the conservation area. The design and proportions are typical of modern design with windows with narrow cills and no visible lintels over windows or doors giving a horizontal emphasis to the building. The wall is a form of reconstituted stone and plastic claddings which is not a characteristic material of the Conservation Area.

Adjacent to No 15a is a mid 20th century semi-detached house built of brick. The walls have been part rendered with a brick plinth feature, which is not common within the conservation area. Although this building was built prior to the designation of the conservation area its design and detailing detracts from the character of the conservation area. However a front garden and an old stone boundary wall lessen this effect.



Seventh Day Adventist Church

Next to the semi-detached house is the Seventh Day Adventist Church which was formerly the Primitive Methodist Chapel. It was built in 1856 and replaced an earlier chapel now a cottage on High Street. It is built in a Gothic style and is an imposing building. The boundary wall to the church has nicely decorated iron railings.

To the north of the church is a two-storey gable end brick building with elaborate flat arch stone lintels to the upper storey windows. The building has been divided into two dwellings. The left side probably has its original Victorian hipped roof and wooden bay window with sashes. The doorway has a porch enriched with painted timber shafts resting on a short plinth wall on the sides. The building is well set back from the road with a front garden. The building has retained its slate and has a brick chimney on its south end.

Opposite the Seventh Day Adventist Church is an L-shape terrace of cottages built in late 18th/early 19th centuries. Built of coursed squared coal measure sandstone with some stone slate roofs this terrace is typical of the period. Nos. 16 and 18 are at right angles to the road and positioned on the pavement edge along its western side with stone end chimneys. Although much altered, this terrace is of significant importance, being an example of an extended terrace of the 19th century workers cottage. So far the alterations have been restricted to new windows and some roof material replacements. On its front there is a well maintained garden which includes an old well. The terraces are listed grade II.



Nos. 8-18 (even) Church Street North

From here the buildings along Church Street North are not within the conservation area. On the west of the road is West Garth House. It is a very interesting

brick built building with stone mullion windows. The roof consists of clay Rosemary tiles.

Although not included in the statutory list of buildings of architectural or historic interest, West Garth House has unique architecture in relation to the surrounding area. Part this uniqueness is the size, detailing and space of its grounds surrounded by mature planting. It is bounded to the road with a red brick wall with elegant timber panelled gate to its entrance. It is an example of one of the gentry houses built in the area during the 19th century.



West Garth House

A public footpath separates the walls of West Garth to well maintained gardens and two stone built terraces built at right angle to each other. One row of terraces, Nos. 45 – 55 are built at right angle and abutting the side of the road. The terrace does emulate the traditional buildings within the area.

Next to these terrace is a new housing development of flats of apartments. To the east of this new



Row of terraces

development stands the Mary Swanwick Primary School. The school was first built in 1848. As the number of children grew more buildings have been

added. The main buildings to the school still retain much of its Victorian School character.

Whilst not being exceptional local buildings the inclusion of the school; West Garth House and the terraces within the conservation area could contribute to its character.

From the south boundary wall of West Garth House the conservation area boundary continues eastwards along the southern boundary of the playing fields of Mary Swanwick Primary School. It then follows the east boundary of the school along the Slack Walk.



48 –66 Church Street North

The Conservation Area then includes a group of buildings comprising properties numbered 48-66 (even) Church Street North, to the north west of the school. The buildings include the 18th and 19th century's cottages (Nos. 54 and 56, which are listed, grade II). To the west of these cottages is a grassed island with wooden sitting bench and an old well. Wells were once commonplace throughout the village, before the advent of a piped water supply.



The raised pavement

To the south of Nos. 80-84 Church Street North is a grade II listed raised pavement with a coursed stone embankment wall and stone copings. The pavement has a centrally placed flight of stone steps and railings.

3.5.2 High Street

Old Whittington Conservation Area is approached from the south by High Street. The historic alignment of the old High Street defines the southern edge of the historic settlement within the Conservation Area. This was later bypassed by a new road alignment of the modern High Street to accommodate modern traffic conditions. The modern High Street forms the south and east boundary of the conservation area.

The first buildings encountered on High Street are two coursed stone buildings with slate roofs on the west side. A stone wall to the south flanks the buildings. Nos. 53 to 57 High Street stands behind a little grass verge and are tight to the footpath. Both buildings have stone lintels on windows on ground floor. The lintels to Nos. 55 and 57 have a large span than the existing openings probably shopfront windows which were blocked at a later period.

At the junction of Church Street North and High Street is the Revolution House, which is connected with the revolution of 1688. The cottage has a display of 17th century country furniture and artefacts, many of which are of historical importance. Also on show is a video film which tells the story of the revolution. The house is built of stone rubble. The roof is thatched with a patterned ridge. It has stone coped gable ends with kneelers.



The Revolution House

To the north east of the Revolution House is the Chapel Cottage. The building is built of coursed stone. The upper wall of this building bear a stone commemorating its consecration as a former Methodist Chapel dated 1828. The chapel in Church Street North later superseded it.

To the north west of this building at the bottom of the Slack Walk is number 65 High Street known as 'The Barn'. It is of stone rubble with a slate roof and stone coped north gable end. A barn with higher pantiled roof adjoins to the south. It has largely been rebuilt after the original building built in the 17th century collapsed due to neglect. The building is a good example of an old traditional farmhouse once common to the locality. It is grade II listed.

Next to the Chapel Cottage is a 18th century or earlier two-storey cottage known as Long Cottage, built of coursed stone. It is grade II listed. The cottage has coped gable ends with kneelers and pantiled roof. The roof has off centre and end chimneys. The windows and door has stone lintels. This cottage is typical of the period and is of significant importance within the conservation area.



Long Cottage

Continuing eastwards on High Street No. 87 is an impressive three storey red brick house with a carefully proportioned Georgian façade. Windows are sash and have flat arch stuccoed lintels over them and stone sills. The door has a round arch with stuccoed archivolt and impost bands. The top of the door has a cobweb fanlight. A red brick gable end front with arch headed windows and door. The roof is of Derbyshire stone slate which had been 'turnerised' and shows signs of dilapidation. The building is grade II listed. However its condition leaves much to be desired.



87 High Street

Beside this building stands a 20c dwelling number 97. The house was constructed in coursed coal measures sandstone and incorporates a number of architectural details present in the building which it replaced. Whilst it does not fit into the area as comfortably as it might it could not be described as having a detrimental impact upon the quality and character of the conservation area.

3.5.3 Church Lane North

Church Lane North is a short internment lane to the north of the conservation area starting from the entrance to the Parish Church of St Bartholomew. This lane is unlike the main as it does not share their domination by cars and moving traffic. It is lined by a stone wall and forms the southern boundary of the churchyard



Parish Church of St Bartholomew

St Bartholomew church was built in 1869. This is the fourth church to occupy the site, the original being a Norman church built circa 1140 AD. The church is a grade II listed building built of coursed stone with ashlar dressings. It has a tower with short broach spire in south-west corner. The entrance is under the tower, which has triple belfry windows.

Surrounding the churchyard is a low wall that forms the curtilage to the west, south and east sides of the church. The walls have very fine iron grill gates to the east and south. Behind these walls are mature trees and shrubs which give a feeling of enclosure.



Churchyard east gate

To the west of the church outside the walls, just outside the conservation area boundary, occupies the site of a 17th century farm house known as Manor farm which was presumably the 17th century manor house and on the site of the original manorial centre. There are a number of dilapidated old outbuildings almost adjacent to the church which presumably were part of the old farm. The farm house was demolished in the 1960s and was one of the greatest losses to the character of the village.

At the end of the lane, are a pair of large entrance gate piers marking the entrance to the Old Rectory now renamed as 'the Close'. This very attractive house may have 16th/17th century origins. The building has been subjected to successive alterations since the 18th century. It is built of stone rubble and a slate roof with off centre and end chimneys. There is a large well-kept garden to the front, which provide an excellent setting for the building. A high wall marks the boundary of the gardens to the south.

Next to the Old Rectory is the old Tithe Barn. The building has been altered and converted to a house.

Following the south side of the lane eastwards is a modern development, which is outside the conservation area.

3.5.4 Slack Walk

This is a straight sloping footpath between No 65 High Street and Church Lane North forming the western boundary of the conservation area. The footpath is bounded on its east by a coursed rubble stone/brick wall of about 2.5 metres high. The wall once formed the boundary walls of the demolished Swanwick Hall. It is grade II listed and contributes much to the character of the conservation area.



Wall along Slack Walk

3.6 Building materials

In considering the individual character of the area, the local geography and geology give rise to the formation of the local 'vernacular' building forms limited by the availability of construction materials. Buildings and the materials, from which they are made, make an important contribution to the sense of place.

The character of the buildings is further enhanced and made more distinctive by the local tradition in building craftsmanship. Yet pressures for development pose an increasing threat to local distinctiveness.

Old Whittington lies within the soft, sandy, brown Coal Measures sandstone of the Derbyshire

coalfields. The local sandstone was generally used for construction in varying qualities as coursed rubble, rubblestone walling and for drystone walls. For prestigious work, ashlar facings on the church for example, Wingerworth stone and some imported stones were used. Improvements in transport in the 18th and 19th centuries saw the use of bricks, for example on House No. 87 High Street, and more types of stone being used.

Roofs were traditionally covered with Derbyshire stone slate though few now remain having been replaced largely with Welsh slate. Some of later buildings have concrete tiles.



Traditional stone roof

3.7 Immediate setting of the conservation area

Apart from the north, the conservation area wraps around 19th century and later housing much of it modest or poor in quality. An exception however is part of the Mary Swanwick School buildings, West Garth and the two stone terraces of houses to its north.

A modern estate called the 'Lifestyle Village' built in late the 20th century encroaches on the centre of the conservation area to the east where the Whittington House building was demolished.

The large-scale 20th century residential developments outside the conservation area to the east and north west exert a marked effect on the character of the village. Their style and layout are significantly different to earlier development of the village both in terms of the use of non-local materials and the early 20th century inspiration.



Housing estate to the east of the Conservation Area

3.8 Buildings at risk

The partly collapsed listed wall alongside Slack Walk may be the only structure that could be regarded as at risk. But a scheme to rebuild the fallen part is underway. However during the preparation of the appraisal it was noticed that some of the buildings lack proper maintenance which could put them into risk.

4. PROBLEMS AND PRESSURES

4.1 General Introduction

The main threats to the character of Old Whittington are the cumulative effects of alterations to historic property and the impact of new development.

Inevitably changing trends and requirements have led to the modernisation of historic buildings, with many having been altered or extended to accommodate the requirements of modern life. This modernisation has resulted in the loss of certain features, most notably traditional doors and windows, gutters and drainage pipes and roofing materials. Fine examples of original sliding sash or casement windows do remain but many original windows have been replaced with modern forms and materials that have not only adversely affected the integrity of the buildings but also strike a discordant note with its surrounding environment. Modernisation and conversion of historic buildings can be achieved without significant loss of character if done sympathetically and may improve a building, securing its future and positively contributing to the character of the area.

Further issues include the repair and maintenance of older buildings and the use of the materials and techniques chosen to do so.

4.2 Buildings that have a negative impact on the conservation area

The simpler, modern houses built during the 20th century have affected the visual integrity of the conservation area. Their varied designs and materials are not well co-ordinated with the original development.



Additionally, other buildings that make a 'neutral' contribution to the character of the conservation area have been identified and are also marked on the Townscape Analysis Map. There are older buildings which have been altered or modern buildings whose design is considered to be reasonably in keeping with the surrounding area.

4.3 Buildings that have a neutral impact on the conservation area

A few buildings have a neutral impact on the character of the conservation area like Stonecroft, No.97 High Street.



4.4 Alterations to existing buildings

Within the conservation area a number of both listed and unlisted properties have suffered from erosion of character and loss of original detailing and materials. The insertion of modern windows, the loss of the original stone tiles and the insertion of unsympathetic/ill fitting 'home improvements' appear quite at odds with the strong architectural detail of the original building design.



There are growing pressures on houses as a result of incremental demands to improve housing standards for comfort and safety and to reduce energy consumption.

The main problem faced today in Old Whittington is the maintenance of its character with the removal of historical fabric and the introduction of non-traditional materials and detailing. The removal of more traditional wooden windows and their replacement with double-glazed PVCu and loss of natural roof materials together with the appearance of burglar alarms and satellite antennae are a particular problem.

4.5 New development within the conservation area

Later developments have tended to be set back from the road rather than reinforcing the traditional building line. An example is the buildings on Church Street North with the exception of the Mansion House.



The scope for new development is limited. Indeed the opportunities within the conservation area boundary are almost restricted to the possible replacement of buildings that do not make a positive contribution to the character of the conservation area and these are very few.

Equally important to the preservation and enhancement of the conservation area are the developments on the periphery of the area. Some of the developments just outside the conservation area do adversely affect its setting. The community hall and new buildings at Mary Swanwick School being examples.

In encouraging good design in the conservation area and its setting, the site, mass, scale and proportion together with the historic pattern of design and

traditional use of materials for the area should be given considerable weight and merit in planning decisions.

4.6 Loss of landscape

The character of the conservation area to a certain extent derives from the landscaping. Whilst there has been no obvious loss of trees or shrubs in most parts of the conservation area, that is not to say that there is no threat to the landscape in the future. In some properties the level of garden planting have been reduced to provide parking spaces .



4.7 Street furniture and traffic management

Tarmacadam and slabs are the modern successors to rammed earth and stone of yesteryear. In some parts traditional kerbstones and slabs have been removed or replaced with concrete versions. the use of traditional sets and cobbles would enhance the area.

In places, garden and boundary walls have been insensitively altered or incorrectly repaired. Careful repair and/or reinstatement using appropriate materials and details could materially enhance the character and appearance of the conservation area.

In several parts of the conservation area overhead electrical and telephone wiring are visually disruptive in the street scene.

Road signs are not carefully sited in some places creating unsightly clutter and obstructions. In addition, road markings are used in some streets are visually unattractive.

5. RECOMMENDATIONS

5.1 General

This section contains a number of recommendations which will be the subject of public consultation. As part of this exercise. Further recommendations may be added or existing ones deleted before they are formerly adopted by Chesterfield Borough Council in the form of supplementary planning guidance.

5.2 Development control including Article 4 Directions

5.2.1 New Development

The scope for new development in Old Whittington is very limited. opportunities are most likely to be restricted to the replacement of buildings that do not make a positive contribution to the character of the conservation area. Even then the particular spatial characteristics that do exist must be safeguarded. New development should not necessarily aim to slavishly copy details of adjacent buildings. However skill and imagination is necessary to design buildings that do not resort to pastiche but are nevertheless sympathetic to the character of the area.

There is therefore a need for a design guidance to address the problems of siting, detailing and choice of materials for new buildings.

5.2.2 Existing buildings

In most cases it is relatively easy to identify the elements which make up the character of a conservation area. The listed buildings, large trees, village greens are all obvious contributors. However details of buildings, whether listed or not, make a subtle but important contribution to the character of an area. The survival of original doors, windows, walls, railings, chimneys and chimney pots collectively reinforce the historic character of an area.

The erosion of the conservation area's character through a large number of small changes resulting in the loss of traditional building details can be clearly seen. Such alterations include the replacement of traditional windows and doors, removal of chimneystacks, removing boundary walls, replacement of original roof tiles. Although minor

changes, cumulatively these alterations significantly detract from the quality of the conservation area.

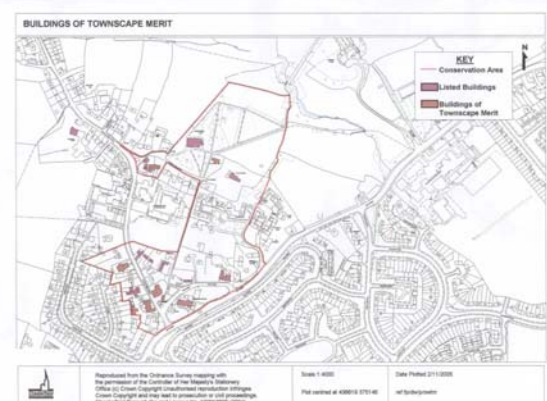
Most of these changes are alterations to single dwellings, which are normally, permitted development not requiring planning permission. Therefore normal conservation area rules make it impossible currently for this to be adequately controlled. The Planning (Listed Buildings and Conservation Areas) Act 1990 gives the Council powers to introduce an 'Article 4 Direction'. This ensures that traditional details, such as sash windows, timber doors, chimneys etc, which contribute towards the character of the conservation area, are not removed or altered without prior reference to the Council (i.e. planning permission is required).

It is recommended that an Article 4 Direction is served on Old Whittington Conservation Area to cover the removal or alterations of visually important features and other aspects such as alterations or replacement of doors and windows, roof materials and removal of boundary walls.

5.3 Buildings of Townscape merit

This appraisal has identified a number of buildings of townscape merit, which are noted in the Townscape Analysis Map. These buildings although not listed, are considered to contribute positively to the character of Old Whittington Conservation Area. Most of these buildings could, with some restoration, be easily reinstated to their original appearance.

Their age and architectural interest is considered sufficient justification for them to be given special protection and the council should resist their demolition.



5.4 Boundary review

The designation of Old Whittington was originally centred on the historic buildings in the area. However this led to omissions of some important buildings and areas that contribute to its character. It is therefore recommended that alterations be made to the existing conservation area boundary to make it more logical and easily readable on the ground.

It is recommended that amendment be made to the Old Whittington Conservation Area boundary (as shown on the attached map) to include:

- part of Lifestyle Village which is outside the Conservation Area boundary and the wooded area to its north,
- Mary Swanwick School, properties south of Church Lane North, West Garth House, walls along the public footpath and the two adjacent terraces north of West Garth House.
- and Manor Farm and its associated buildings to the west of St. Bartholomew Church.

5.5 Landscape management

Trees and soft landscaping within the gardens of buildings and open spaces make a significant contribution to the character of Old Whittington Conservation Area. It is recommended that care should be taken to retain this rich landscape setting within the conservation area.

5.6 Street Improvements

There is a general concern over the visual and physical impact of traffic and on-street parking in the conservation area for example along Church Street North and High Street. It will be important to work in partnership with the County Council Highway Authority to ensure that parking within the conservation area does not visually harm the character of the area.

There is need to carry out an audit of materials used in public works including surfacing and street furniture. This will help to agree a palette of materials which are acceptable to the Highway Authority as

well as being appropriate for use in conservation areas.

Careful siting and choice of highway signage and public utilities such as BT and cable TV boxes in order to protect focal points and important views and vistas.

An environmental traffic management scheme needs to be prepared in conjunction with the Highway Authority. This scheme should promote pedestrian safety as well as address the issues of on street parking.

6. POLICIES

6.1 General information

The following section contains a number of proposals for preserving or enhancing the Old Whittington Conservation Area. The Council's planning policies as set out in the Replacement Chesterfield Borough Council Local Plan will be taken into account when considering development proposals in the area. Further detailed information can be obtained from the organisations and sources at the end of this appraisal, particularly Planning Policy Guidance Note 15 (PPG15) which sets out government's policies in relation to listed buildings and conservation areas, and the staff of the planning section at Chesterfield Borough Council.

6.2 Listed buildings

It is the consistency of the older buildings rather than their quality in a wider context that is significant to the character of Old Whittington. It is not surprising therefore that only a few buildings stand out sufficiently to be listed.

The most important listed building is the Revolution House, which is connected with the revolution of 1688. It is a Grade II*. The rest of the listed buildings are grade II including the Parish Church of St. Bartholomew, the Old Rectory and the Mansion House, one of the oldest buildings in the conservation area.

Just outside of the conservation area to the west, is Holly House Farm, which is listed grade II and was part of the original settlement. The house is now largely hidden by later development.

'Listing' covers both the interior and exterior of a listed building, and all the structures within the curtilage which predate 1947. Listed building consent is needed to alter or extend a listed building, and sometimes with extensions over a certain size, planning permission will be needed as well. Alterations to listed building which may need consent include relatively minor changes like inserting new window; removing internal wall or fireplace, and inserting new bathroom where new drainage is required.

'Like-for-like' repairs usually do not require listed building consent although they must be carried out using traditional materials, form and detailing. The importance of historic detailing must be recognised when dealing with listed buildings.

6.3 Buildings of Townscape Merit and demolition in conservation area

Conservation area consent is required for the full or substantial demolition of buildings within a conservation area. In accordance with the Government guidance in PPG15 there will be a presumption in favour of retaining those buildings which make a positive contribution to the character and appearance of the conservation area.

The Council will resist the loss of buildings that make a positive contribution to the character of the Conservation Area and will not grant consent for the demolition of other buildings where approval has already been given for satisfactory redevelopment of the site.

The appraisal identified a number of buildings of townscape merit. In general, the buildings retain their original appearance but for alterations, such as doors and windows, which could be restored relatively easily.

6.4 New Development

Within the Old Whittington Conservation Area, promoting best practice and quality control rather than prevention is the key to planning policy, the aim being to ensure new development preserves or enhances the special character of the area. Policies for new development in conservation areas are included in the Local Plan.

The space between buildings is an important part of the historic character. While these spaces have in the past provided opportunities for development this has not generally reinforced the character. In future when new development opportunities do arise the following criteria will apply to the new scheme.

6.4.1 Siting

- Historically the buildings in the village have been built at the front of the plots giving a distinct building line at the edge

of the pavement or set back slightly behind small front gardens. The simple rules tend not to have been observed in the 20th century when houses have generally been built in the centre of their plots.

- New development should have special regard to the siting of new buildings so as to ensure continuity of the character of the village. New buildings will not be permitted where it will detract from the character of significant open spaces in the conservation area.

6.4.2 Design

The principal aim of new development should be to assimilate into its surroundings rather than making a complete contrast. This is because the attractiveness of the area relies on the visual cohesiveness of the streetscape. It does not mean that new buildings have to replicate old ones, but rather that their forms should be determined by traditional building depths, spans and roof pitches. In this way continuity can be maintained as history evolves. Further details of fenestration, eaves, verges or chimneystacks can also be borrowed from local examples to good advantage.

- The form of new development should reflect the dimensions and rhythms of neighbouring property.
- Uncharacteristic detailing should be resisted

6.4.3 Materials

Old Whittington's traditional character relies strongly on a restricted palette of materials. Walls are of coal measure sandstone. Roofs are Derbyshire stone slates or Welsh slate. Joinery is timber. Departure from this norm, particularly the use of renders and imitations, is a primary cause of discordance in the conservation area.

- Modern machine-made clay tiles will rarely be acceptable, neither will concrete, artificial slate or plastic doors and windows. Windows should be traditionally detailed with vertical or horizontally sliding sashes, or casements fitted

flush with their frames. Top-hung false sashes are not suitable.

6.4.4 Use

The buildings in Old Whittington are almost entirely in residential use but the Council accepts the case for alternative uses where they can be shown to meet definite local needs.

6.5 Protection of views and focal points

The Council will protect the existing views within the Conservation Area. Unimpeded views across the fields into and out of the conservation area to the north are particularly important. They demonstrate the relationship between the built form of the settlement and its agricultural origins.

6.6 Trees

Trees are very important to the character of the conservation area and designation gives the Council powers to control what happens to them.

Lopping, topping or felling a tree in the conservation area not already covered by a Tree Preservation Order (TPO) requires six weeks written notice to the Council. During that period trees have legal protection equivalent to a TPO and the Council may make an order if it is considered appropriate. Proposals to prune a tree should clarify what is envisaged and the extent of the work. The removal of dead wood with secateurs or hand shears does not require consent. However, five days written notice should be given.

Healthy trees which have reached a stage in their development where the crown spread begins to get smaller are now generally regarded as 'veteran'. The Council will seek to promote the dissemination and use of best practice techniques for the proper management of trees particularly those regarded as 'veteran'.

6.7 Environment and street improvements

The Council is committed to retaining the simple character of the conservation area by keeping street furniture to a minimum.

6.8 Public Participation

It is in the interest of the local population to be involved in conservation as it protects the area in which they live and work and the immediate surroundings of their homes. Although the Borough Council has some powers of control, the success of

conservation will depend to a large extent on the willingness of the general public to participate with the planning authority in their aim to conserve and enhance the Old Whittington Conservation Area. To this end, the planning authority are always willing to offer help or advice to any member of the public on conservation areas.

8. Useful names and addresses

For specific information about the Old Whittington Conservation Area please contact:

Jacob Amuli
Conservation Officer
Planning Services
Chesterfield Borough Council
Town Hall
Rose Hill
Chesterfield
Derbyshire, S40 1LP
(tel: 01246 345957)

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

English Heritage
23 Savile Row
London, W1S 2ET
General telephone inquiries: 020 7973 3000
Customer Services: 020 7973 4916

For detailed advice on repairing and restoring Georgian houses, contact:

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

For 'Care for Victorian Houses' leaflet, contact:

The Victorian Society
1 Priory Gardens
Bedford Park
London, W4 1TT
Telephone: 0870 774 3698

For an excellent range of technical advice leaflets, contact:

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

Appendix

LISTED BUILDINGS DESCRIPTIONS

CHURCH STREET NORTH

(Whittington)

1.

5169

9, 11 and 15

SK 3874 6/174

II

2.

C17 or earlier with C18 and C19 additions and alterations. 1 building, now divided into three houses. Probably main facade of house once faced south. Eastern part now forms No. 15 with main C19 facade to east. A classroom, formerly housing a Dame School, was added onto the south facade in the late C18/early C19. Building of coursed stone with coped plinth. East facade has slate roof with small centre gable. 2 storeys. 3 windows, late C19 sashes with stuccoed voissiors added over plain stone lintles. Centre door in plain stone architrave. South facade has fine C17 stone doorcase. Stringcourses 2 windows (1 blocked) with dripstone moulds. Rear wing contains C17 staircase and a former external wall with blocked window. Interior of No 15 also has a C17 door and C18/early C19, 6 panelled doors. A stone fireplace with buried floor of stone flags exposed in front of hearth. Chamfered beam continues through Nos 11 and 9 to west. Said to be formerly servants quarters. 2 storeys. 2 windows each, modern casements on south side. No 11 has a low rear wing with stone slab roof, coped gable end and end chimney. C17 windows with dripstone moulds. Very low ground floor now used as cellar.

Listing NGR: SK3832974967

CHURCH STREET NORTH

1.

5169 (East Side)

Whittington

Nos 8 to 14 (even)

SK 3875 7/176

II GV

2.

Late C18/early C19. A terrace of cottages forming an L-shape with Nos 16 and 18 (qv). Of coursed stone with stone slate roof. 2 storeys. 8 windows, all sashes with glazing bars except No 10 which has modern glazing in sash spaces. Doors generally replacements. No 12 has modern glazed porch. All doors and windows under plain stone lintels.

Listing NGR: SK3836475028

CHURCH STREET NORTH

1.
5169 (East Side)
Whittington
Nos 16 and 18
SK 3875 7/177

II GV

2.
Late C18/early C19. At right angles to road and forms an L-shape with Nos 8 to 14 (qv). Coursed stone with stone slate roof and end chimneys. 3 storeys. 3 windows, sashes with glazing bars and plain stone architraves. Round arched doors with stone archivolt keystones and impost bands. Fanlights. No 16 has small projecting window set in door frame. No 18 has single storey outshut with 1 window.

Listing NGR: SK3834275046

CHURCH STREET NORTH

1.5169
(East Side)
Whittington
Parish Church of
St Bartholomew
SK 3875 7/185

C GV

2.
1896. Architect C R Rollinson. On site of earlier church. Coursed stone with ashlar dressings. Buttressed west front. Tower, with short broach spire, in south-west corner. Entrance under tower which has triple belfry windows. Decorated style. Nave, aisles and 4 clerestory windows above. Chancel and transepts.

Listing NGR: SK3845375261

CHURCH STREET NORTH

1.
5169 (East Side)
Whittington
Raised pavement to
south of Nos 82 and 84
SK 3875 7/181

II GV

2.
C18 or C19. Raised pavement along north side of junction between Church Street

and Church approach. Coursed stone embankment wall with stone coping. Flight of stone steps placed centrally. Later railing.

Listing NGR: SK3833275236

CHURCH STREET NORTH

1.

5169 (East Side)

Whittington

Nos 48 and 50

SK 3875 7/184

II GV

2.

C18. Ashlar. Slate roof, south end and rear pitches retain stone coping and kneelers. End brick chimneys. 2 storeys. 2 windows, sashes with boxed frames and vertical glazing bars only. Stone lintels. Doors paired in centre of building under a later wooden canopy.

Listing NGR: SK3835575209

CHURCH STREET NORTH

1.

5169 (East Side)

Whittington

Nos 54 and 56

SK 3875 7/182 11.8.76.

II GV

2.

Late C18. Of coursed stone with stone slate roof. End chimneys. 2 storeys. 2 windows, sliding casements with glazing bars. Doors in centre of building. All doors and windows have stone lintels. At rear of cottage, No 56 advanced, chimney in centre of building breaks through eaves. Windows of No 56 retain glazing bars.

Listing NGR: SK3835875225

CHURCH STREET NORTH

1.

5169 (East Side)

Whittington

The Close

SK 3875 7/57

II GV

2.

C16/C17 origin with C18 and later additions and alterations. Stone rubble, slates with off centre and end chimney. 2 storeys. 4 sashes with glazing bars. Stone mullioned 3 light window with original iron latches. Projecting 2 storey porch to west. Door in stone frame with dripstone mould above door and window in porch. Modern bay windows ground floor. Arched cellar with brick vaults.

Listing NGR: SK3852375194

HIGH STREET

1.

5169 (North West Side)
Whittington

No 65
SK 3875 7/175

II GV

2.

Probably C17. Coursed stone, east facade now clad in roughcast. Slate roof with stone coped north gable end. Barn, with higher pantiled roof, adjoins to south. Segmental arched doors at low ground level. 1 window above, gable end has round arched opening. House has off centre chimney. 2 storeys. 2 windows, 3 light late C18/early C19 casements with glazing bars. Door. North end has 1 storey eastern cross wing.

Listing NGR: SK3838475020

HIGH STREET

1. 5169 (North West Side)
Whittington

Boundary wall extending along eastern boundary of footpath between No 65 and the churchyard of St Bartholemew's Church

SK 3875 7/187

II GV

2. C18/C19. 8 ft high coped stone wall.

Listing NGR: SK3844475136

HIGH STREET

1.
5169 (North West Side)
Whittington
War Memorial
SK 3874 6/173

II GV

2.
Post 1918. Mediaeval to the dead of both World Wars. Square stone shaft with wreath rises from vermiculated plinth on stepped base. Surmounted by cap and finial with plain stone cross on each face.

Listing NGR: SK3838174942

HIGH STREET

1.
5169 (North West Side)
Whittington
Revolution House
(Formerly listed as
No 61)
SK 3874 6/51A 13.3.68.

II* GV

2.
Probably C17. Formerly the Old Cock and Pynot Inn - this part only remains. Stone rubble. Thatched roof, stone coped gable ends with kneelers. 1½ storeys, 1 dormer. 2 modern stone mullioned windows with leaded lights. Plaque on end wall bears the following inscription: "AD 1688. In a roan which formerly existed at the end of this cottage ... The Earl of Danby, the Early of Devonshire and Mr John Apey, eldest son of the Earl of Holderness met sometime in 1688 to concert measures which resulted in the Revolution of that year". Qualified for Grade II* for historical interest.

Listing NGR: SK3838774957

HIGH STREET

1.
5169 (North West Side)
Whittington
No 79
(Long Cottage)
SK 3874 6/52

II GV

2.

C18 or earlier. Of coursed stone. Coped gable ends with kneelers and pantiled roof. Off centre and end chimneys. 2 storeys. 4 windows, sliding casements with glazing bars. Off centre door. All windows and door with stone lintels.

Listing NGR: SK3843974988

HIGH STREET

1.

5169 (North West Side)

Whittington

No 87

SK 3874 6/53

SK 3875 7/53

II GV

2.

Late C18/early C19. Red brick facade. 3 storeys. 3 windows, sashes with glazing bars and stuccoed lintels. Round arched door with stuccoed archivolt and impost bands. Cobweb fanlight.

Listing NGR: SK3850474995