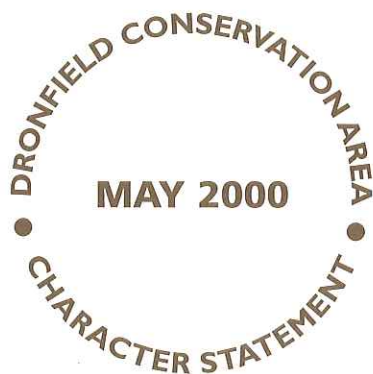




DRONFIELD

CONSERVATION AREA

Character Statement



Department of Development & Leisure
Council House, Saltergate,
Chesterfield, Derbyshire S40 1LF

Tel: 01246 231111

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DRONFIELD CONSERVATION AREA CHARACTER STATEMENT

Introduction

1. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, states that every Local Planning Authority shall from time to time determine which parts of its area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and shall designate those areas as Conservation Areas.
2. Dronfield Conservation Area was first designated in 1971. In 1980 the boundary was extended to its present position. Following a detailed character study of Dronfield Conservation Area undertaken in 1999/2000, North East Derbyshire District Council have amended the Conservation Area boundary to reflect changes in the character and appearance of Dronfield, taking account of current legislation and central Government guidance. These changes are summarised at paragraph 35 on page 8 of this document.
4. The purpose of this statement is to provide an overall view of the future of Dronfield Conservation Area, with particular reference to:
 - (a) Guiding the design of development proposals and their siting and the determination of planning applications for development.
 - (b) Focusing upon the need for enhancement and promoting improvements to take advantage of grants which may become available in the future.
 - (c) Providing guidance to residents and owners in the maintenance, repair and upkeep of their properties.
 - (d) Outlining the economic and social history of Dronfield, defining the built environment of traditional building patterns, their design and architecture and the natural environment of hedgerows, trees and fields
5. This statement will serve to outline the principal economic and social history of Dronfield, providing a perspective on the traditional building patterns, design, materials and features which contribute to the character that typifies the Conservation Area.

Purpose of the Character Statement

3. It is a statutory duty of the Council to consider how to both preserve and enhance its Conservation Areas as areas of architectural and historic interest. The advice given in the Central Government Planning Policy Guidance Note 15, "Planning and the Historic Environment", is that the emphasis will generally need to be on controlled and positive management of change. Conservation is not merely preservation to the exclusion of all change but must concern itself with enhancing areas and ensuring changes are sympathetic to their surroundings.
6. Dronfield Conservation Area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. It is therefore, important that in considering proposals for new development, that developers seek to achieve this and not to harm the character and appearance of the Conservation Area. A summary of the guiding principles for prospective developers are listed below and these should be followed in drawing up plans for new development.
 - * Developers should undertake a thorough assessment of a site they are seeking to develop, to ensure any new buildings will complement the character of the immediate area, including existing buildings, their settings and the spaces between them. It is important not to just look at the site itself, but also to take account of the architecture of buildings and townscape in the immediate vicinity.

Summary Guide For Property Owners And Developers

- * Prospective developers should investigate the history of the site they propose to build on as it may be of archaeological importance. The District Council will consult the Sites and Monuments Record at Derbyshire County Council for their views on proposed plans for building work.
- * New buildings should be of an appropriate size scale, style and design, depending on the context of their location, so that they fit in with the existing townscape of the immediate area. They should be in harmony with, or complementary to their neighbours.
- * Existing buildings of special architectural or historic interest and character and which are redundant, should be retained. The best future for redundant buildings is that they are reused or restored so that they can continue to contribute to the character of the Conservation Area. Proposals for the demolition of important old buildings in the Conservation Area must be justified and will generally be resisted. A list of important buildings within the Conservation Area is at APPENDIX 1 at the back of the Conservation Area report.
- * It is important when designing proposals for development, to ensure that the ratio of buildings to spaces on a site reflects existing Townscape patterns and that over intensification is avoided, as this could harm the existing character of the Conservation Area.
- * Developers should seek to use traditional materials such as Coal measures sandstone for walls, stone or Welsh slates for roofs and softwood for windows and doors. Dronfield Conservation Area is characterised by the clusters of old buildings built from these traditional materials. Many of them are Listed Buildings retaining their original features such as sash windows and panelled doors and they make an important contribution to the character of Dronfield.
- * While it is not expected that new buildings should slavishly follow existing old buildings in their design and architecture, they should complement them in the use of materials and design, unless the existing buildings are in themselves of a poor design and out of character with the Conservation Area.
- * Historic spaces and important views must be preserved. For example, the view looking down the hill from the Peel Monument to the countryside beyond which is in the far distance, is vital to the character of the Conservation Area at this point and should be left unhindered. Green spaces within the Conservation Area should be protected, as should spaces between buildings.
- * Owners of existing old buildings within the Conservation Area should seek to retain the features which make their buildings special. In older buildings for example, the retention of vertical sliding sash windows and panelled doors which are original, or of the same design as the originals give character and historical integrity to the architecture of old buildings. For this reason, UPVC windows and doors should be avoided in old buildings. A well maintained property with proper attention to details and character can enhance its value and contribute to the overall appearance of the Conservation Area.
- * Existing road frontages, building lines and boundaries should be protected as these are often critical elements of the existing Townscape character. In Dronfield there are numerous stone boundary walls which make an important contribution to the appearance of the Conservation Area.
- * Trees make a significant contribution to the character of the Dronfield Conservation Area. Proposals for new development will be expected to retain mature trees and incorporate them within the proposed development unless an acceptable justification can be made for their removal. Six weeks notice in writing to the District Planning Authority must be given before a tree is lopped, topped or felled.
- * When proposals for new signs are put forward for shops, it is important that they are integrated into the design of the shopfront or building as a whole and are sympathetic in form, scale, design and materials to their context.
- * New shopfronts should be sympathetic in their design to the character of the Conservation Area and traditional shop fronts should be retained where appropriate.
- * When considering buying or moving in to a property, prospective purchasers should assess the property to ensure it will meet their needs without making significant alterations or changes which could harm its character and appearance. You should contact the Council's Conservation Officer in the Planning Section of the Council's Development & Leisure Department for advice on what may or may not be acceptable forms of development in a Conservation Area.

Dronfield: Location and Population

7. Dronfield Town centre is situated in the Parish of Dronfield in North East Derbyshire, between the towns of Chesterfield and Sheffield. Essentially urban in character, Dronfield is separated from neighbouring built up areas by open countryside, designated as Green Belt. The population of Dronfield has fluctuated over the last 150 years, in response to changing economic conditions and large scale post-war housing development. Between 1945 and 1983, the town's population almost quadrupled to around 23,500, largely as a result of migration from South Yorkshire. The town's population has since remained fairly stable, though it has shown evidence of decline in recent years. The 1991 National Census showed Dronfield's population at 22,985, subsequent mid year estimates of 22,760 for 1995 and 22,510 for 1996 highlight this trend of population decline.

History

8. Historically, Dronfield developed as two settlements; the principle one being on the hillside around the Parish Church and the secondary, more industrialised township, in the valley below, strung out along the River Drone beside the Chesterfield to Sheffield road. Whilst the riverside had been the site for the occasional mill since medieval times, it did not begin to be intensively developed until the end of the 18th century. The upper town however retains evidence of a much longer time span, possibly dating back to Anglo-Saxon times. In fact the towns name is Anglo-Saxon in origin meaning 'Open land where there are bees'.
9. Although Dronfield was a relatively poor place around Doomsday times, it developed steadily during the 10th and 11th Centuries as the centre of a large district within a Royal Estate. Evidence of the upper towns medieval origins lie in it's surviving Cruck buildings, the Parish Church and historic meandering street pattern. Whilst the precise date of the foundation of the Church is uncertain, it is believed to date from the 12th Century. Most of the building however, is known to date from the 14th Century, most probably built by the Abbey at Beauchief which was given the Church in the late 13th Century.

The Church remained in the hands of the Abbey until the dissolution of the Monasteries in 1537 during the reign of King Henry VIII. The Church endowments were then passed on to Henry Fanshawe, a high official of the Elizabethan Court of the Exchequer, who became Lord of the Manor and lay Rector.

10. Agriculture remained the principal means of employment in the parish up until the 19th century and involved mixed farming methods particularly sheep stock and wheat and barley cash crops. The extent of private piecemeal enclosure was such that it had been virtually complete sometime before the Parliamentary Enclosure Act of 1846. A market was established by Royal Charter in 1662 and was held in the High Street into the 18th century. The Peel Monument erected to commemorate the 1846 repeal of the Corn Laws replaced the old market cross in 1854.
11. It wasn't until the second half of the 17th Century that local industry had any real significance in Dronfield's economy. Prior to this, local iron and coal workings and lead smelting operated on a small scale. Although Dronfield lies outside of the lead producing limestone belt, it was situated between the mining area in the Peak and the Trent Waterway to the east and was well placed for the smelting of lead. Wealthy local lead merchants such as John Rotherham, were responsible for building many fine houses in the Parish during this period. Some remain to this day as a symbol of the Town's late 17th and early 18th Century prosperity. They include Rookery Cottage and parts of the Manor Hotel and Vale House, The Manor House and The Hall centred upon High Street, with Chiverton House and Rose Hill developing in the lower town. Their retention is largely due to the successors of the lead merchants prospering as industrialists and colliery owners.

Rookery Cottage, High Street



12. By the end of the 18th century the banks of the river in the lower town were becoming intensively developed by industry associated with iron and coal. Water powered workshops and mills were built at various points along the river course, at least four dams provided the power for these operations. The Edward Lucas and Son malleable iron foundry was established in 1790 and occupied the uppermost site. Its position is now marked by a plaque in an area of open space off Chesterfield Road, near the railway station. The Lucas family were also colliery owners and during the first half of the 19th century Mr Samuel Lucas was considered the king-pin of the community.
13. The routing of the Chesterfield to Sheffield railway line through the valley in 1870 both stimulated the development of the lower town and emphasised the split between it and the upper town. With only a few exceptions almost all the buildings in the lower town were developed during the 19th century or later, the majority between 1850 and 1880. The absence of typical industrial housing is because by the time such buildings were springing up elsewhere, Dronfield industry was already in decline. In 1881 a major steelworks relocated to Workington taking many of their workers, leaving rows of empty houses. In 1895 the Unstone Main Colliery and a drift mine closed and within ten years very little mining remained.
14. With the exception of an industrial revival this century, resulting in the plant development on Chesterfield Road and Callywhite Lane, the lower town has never recovered from the setbacks of the late 19th century. This sad decay is still evident along Chesterfield Road today, although recent years have seen the welcome restoration of a number of properties, including the Rock Tavern.
15. The upper town was less affected by the boom building time of the mid to late 19th century, it also fared rather better during the era of decline. However it is estimated that during this century between one quarter to one third of the old upper town has been lost. Very little evidence of Wards Yard or Posts Yard survives, yet it was these adjacent courts of cottages, stables, brew-houses and outhouses which made up a considerable part of the town. These were essentially lesser buildings, and although relatively unimportant in themselves, together they made a significant contribution to the town's character.
16. 20th century developments have infilled small gaps in the historic street frontages, some more sensitively designed than others. The development of Dronfield Civic Centre during the early 1970s built to service the growing population, lacks sensitivity of design to the character of the town's historic core. The large scale and intense housing development of the last fifty years has blurred the distinction between the upper and lower towns, but fortunately the historic town core is still largely intact. Today many of the historic buildings along High Street, Church Street and Chesterfield Road serve the public as a mixture of retail outlets, public houses and businesses.
17. Dronfield has evolved a blend of housing types of different time periods and status, which incorporate local building materials and styles. The form of the town has developed over time; the upper town around the church and medieval street pattern, and the lower town along the banks of the River Drone and subsequently the railway and the former trunk road. All these factors have combined to provide a wealth of social and architectural history.

Town Character

18. There are a number of different features that make up the character of an area. Usually, these will involve a number of elements, most importantly buildings, and the spaces around them together with walls, hedges and trees.

Buildings

19. Buildings that are considered to be important in conservation terms will usually, but not always, be old. That is of the 18th and 19th centuries or before. They will include all the buildings Listed as being of Architectural or Historic Interest, (Listed Buildings), in the area. Whatever it's age, a building should exhibit a certain style. It should, even if it has been modernised, still appear to be an example of the style of building of its period.
20. The design of buildings changes with time, with changes in building techniques, materials and fashions. Many old buildings were built right up against the road to maximise the use of land behind them for the production of food. Only the more impressive buildings such as The Manor, The Hall and Chiverton House were set back from the road with ornamental frontages. Inevitably changing trends and requirements have led to the modernisation of old buildings. Many historic buildings have been altered and extended to accommodate different uses. For example, the old Town Hall on High Street has been subdivided into smaller units, whereas the Manor Hotel nearby, incorporates what was formerly three terraced dwellings.
21. Some modernisation has resulted in the loss of certain historic features, most notably traditional doors and windows. Fine Georgian and Victorian sash windows have been replaced by insensitive casement forms. Whilst efforts have been made to mimic traditional designs using modern materials, these are often crude replicas which do not reflect the workmanship of their original counterparts. A sad trend has been the replacement of traditionally proportioned openings with large picture windows, often associated with modern shop fronts. These upset the fine balance of openings and voids in traditional frontages, and destroy distinctive features such as lintels, cills and mullions.
22. Modernisation and conversion of historic buildings can, if done sympathetically, positively improve the building, securing it's future and contributing to the character of the area. The Manor Court conversion of redundant farm buildings to residential units is an example of such a successful scheme. All existing openings have been retained, with a minimum of new insertions. The overall, design, layout, use of materials and appearance respects the traditional character of these historic farm buildings.
23. Materials of construction are also important in determining the character of buildings and areas. Most of the older buildings in Dronfield are constructed of coal measures sandstone with Welsh slate roofs, some older properties have Derbyshire stone slate roofs. The use of red brick is less common. The often inappropriate use of render and masonry paint disguises traditional materials and architectural features, creating an artificial appearance.
24. Later 20th century developments in the town include the civic centre development, comprising shops, sports centre, health clinic and civic hall. Constructed of modern materials including brick, concrete, profile sheeting and large glass windows, these buildings, some with flat roofs, lack sensitivity to the appearance of the Conservation Area, being out of scale and proportion. New development within the Conservation Area should be sympathetic to the established character and appearance of traditional building styles in their design and materials. However new buildings do not necessarily have to slavishly follow building designs which have gone before.

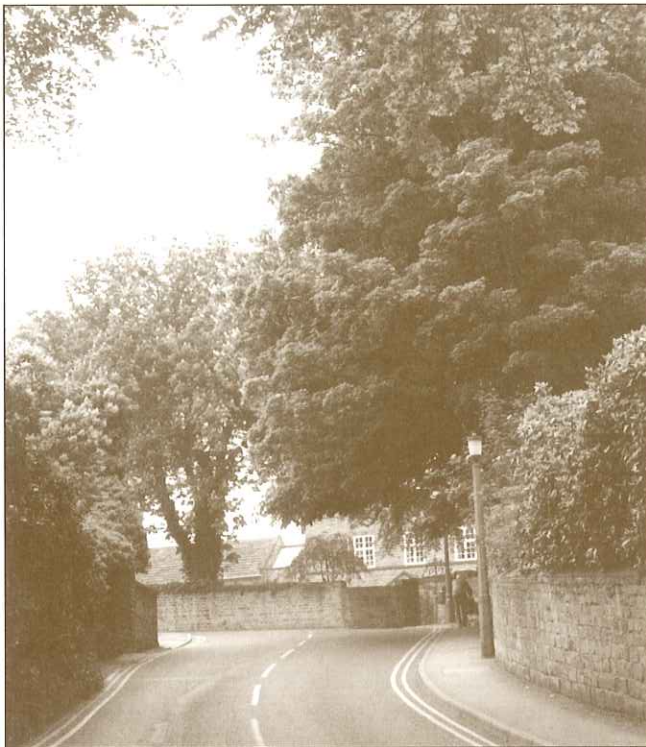
Manor Hotel, High Street



Spaces

25. Spaces, that is the open areas between buildings, are very important in determining the character of an area. Spaces are not only defined by buildings, but also by the shape of the ground and by features such as roads, footpaths, walls, hedges and trees. Trees contribute to an area as individuals, groups and woodlands, and along with hedges and walls help to define spaces.
26. Spaces are prevalent at different levels. For example the impact of hills, slopes and valleys can ultimately determine the location of roads and buildings and provide important views and vistas. Standing on High Street near the Peel Monument and taking a view eastwards across the valley reveals the towns proximity to open countryside. A reminder of the environment which once enveloped the historic town core before the large scale housing developments of this century.
27. Dronfield has developed over the years along different communication routes. The upper town has developed its curvi-linear form along the narrow medieval Church Street, High Street and Soaper Lane. The sloping, curving nature of these, combined with street frontage development, continually restricts views and greatly contributes to the areas character. The lower town originally followed the line of the River Drone, but during the 18th and 19th Centuries developed more intensively along the line of Chesterfield Road, and around the railway station and old sidings. Consequently a more complex combination of spaces exists in this area. On the whole buildings hug the line of the road as it curves through the valley, but the overall effect is more open in nature due to the width of the road. The railway track is another important space, linear in nature as it passes through the town and surrounded by trees, it gently curves away in both directions to give impressive medium distance views, with natural green cut off points.
28. The way streets join and terminate, along with the location and orientation of buildings combine to create different types of spaces, which contribute to the character of an area. Such spaces exist along Chesterfield Road at the junction with Callywhite Lane and Green Lane, and further along with Hallowes Lane and Lea Road. The two spaces are quite different in nature.
- The former is quite open due to the confluence of a number of roads, traffic flows are high and the area is often congested. A small seating area is set aside by the bus stop adjacent to the railway bridge. The overall appearance is spoilt by the excessive amount of street clutter in the locality, which includes street lights, telegraph poles, traffic signs and controls, bus stops, litter bins and advertisements. The latter site is altogether more pleasing and visually attractive with minimum street clutter. Here the historic building frontages abut the road to create a more cohesive and contained locality, benefited by the well maintained flower bed which divides the junction.
29. In the upper town the Churchyard and the area in front of the Manor House are important spaces. They are both defined by buildings, roadways and mature trees. Care should be taken to ensure newly planted trees do not block views of important buildings or spaces. For example the Atlas Cedar planted in the central circle in front of The Manor House is inappropriately placed, blocking an important view of this fine building from the east.
30. Dronfield is also characterised by its areas of public open space, such as the wooded walkway from Lea Road, passing Fanshawe Bank and leading into Farwater Lane. This is a well used and important traffic free pedestrian route which links key areas of the town.
31. Smaller spaces are created inside the Conservation Area within private gardens. In Dronfield these are generally associated with larger properties such as Chiverton House and The Hall.
32. Walls, hedges and trees are all important in creating the character of Dronfield. It is their spatial distribution linking buildings, gardens and open spaces; their visual appearance and their colour, which combine to give the town it's unique character.

Walls, Hedges, Trees and other features



Church Street: view north

33. Walls of coal measures sandstone are a distinctive feature of Dronfield in both the upper and lower town areas. They line the roadways, provide a link between buildings and also give privacy for their occupiers. Along Church Street and Soaper Lane the large retaining walls are a key feature in the street scene. In other areas lower stone walls are coupled with privet hedges, giving a softer edge. Evidence also remains of iron railings which once protruded from some stone walls, such as to the front of 29-31 High Street. The sawn off remains serve as a reminder of the second world war when many such railings were removed and melted down to provide the raw material for weapons and ammunition.

34. The position and number of mature trees in Dronfield are a scenic and dramatic feature throughout most of the village. Trees dominate the valley bottom providing welcome screening to either side of the railway track. The Rookery area of woodland provides a blanket of greenery which acts as a backcloth to the lower town when viewed from the southern side of Chesterfield Road. Trees are especially prevalent in the upper town, placed along the roadside boundaries of larger properties acting as buffers between buildings and traffic. Trees contribute to the idyllic setting of the Parish Church, which is enhanced along Church Street where in places trees overhang the roadside from either side to create an archway effect.

Boundary Review

35. Dronfield Conservation Area and its boundary were reviewed in 1999/2000 and a revised Conservation Area boundary was designated by North East Derbyshire District Council's Planning Committee on 3 May 2000. The principal changes to the boundary are:-

Exclusions from Dronfield Conservation Area

- (1) The Civic Centre Car Park and Shops.
- (2) The Peel Gardens development on Gosforth Lane.
- (3) 39 Chesterfield Road.
- (4) Modern building north west of Dronfield Grammar School.
- (5) Green Lane Nursing Home.
- (6) Land to the rear of the Royal Bank of Scotland on School Lane

Inclusions to Dronfield Conservation Area

- (7) 1 and 3 Stubley Lane.
- (8) Land south of Greyhound Inn on Sheffield Road including a private access road leading to number 39, part of Snape Hill and the grassed slope in front of 28 Sheffield Road.
- (9) Land on the corner of the junction between Snape Hill Lane and Sheffield Road, including steps.
- (10) Narrow area of land running along the bottom of gardens of properties on Holburn Avenue.
- (11) Small area of land abutting the north west corner of Dronfield Grammar School.
- (12) Land south of the railway bridge on Mill Lane including Top Cottage and the footbridge over the River Drone.
- (13) Parts of Hallows Lane and Quoits Green.
- (15) 75, 77, 81, 83 Lea Road.
- (16) Green area east of Fanshaw House, within grounds of Dronfield Infant School.

The Conservation Area

36. Conservation Areas are required to be clearly delineated. Usually there will be obvious physical features along which a boundary line may be drawn. Elsewhere, there may be a 'grey area', but the general rule of thumb is to include land, buildings, walls, trees, hedges and spaces if they enhance or could be made to enhance the character of the area, otherwise they are not included. By using these criteria the revised boundary of the Conservation Area has been drawn.
37. If a particular building or space, tree, wall or other feature is left out of the Conservation Area it does not mean that it is not important in itself. It means that its surroundings do not have the overall character which justifies inclusion in the Conservation Area, or it is separated from the main body of the Conservation Area by other areas not of sufficient merit to warrant inclusion.
38. The revised Conservation Area boundary has been drawn as indicated on the map at the rear of this document. The inner side of the pecked line on the map indicates the actual boundary of the revised Conservation Area. The boundary follows fixed points on the ground or a straight line between fixed points to avoid any conflict over the exact extent of the Area.
39. The following description of the Conservation Area is done on a street by street basis. Where individual buildings are identified as being important, because they are either Listed Buildings or they display some other special feature or historical significance, they are highlighted and numbered on the map. Appendix 1 cross references with the numbered buildings identified on the map to provide a more detailed description.



Traditional buildings on Sheffield/Chesterfield Road

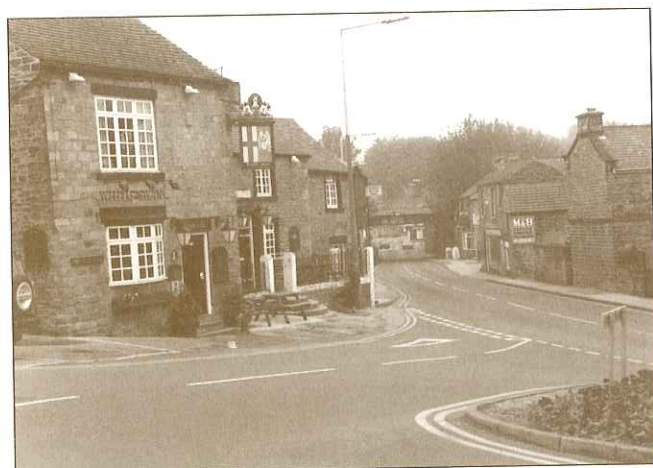
Sheffield/Chesterfield Road

40. This is the main road through the lower town, which up until the construction of the Dronfield by-pass in the early 1980's served as part of the A61 trunk road between Chesterfield and Sheffield. Entering the Conservation Area from the Sheffield direction, the road curves to the left, where a coal measures sandstone wall encloses a private access track and a number of mature trees. Looking across Sheffield Road, beyond the railway track, the Rookery woodland rises up the hillside.
41. Approaching the cross roads where Snape Hill Lane and Soaper Lane join Sheffield Road, the view opens out. To the right between the stone constructed Soaper Lane and Lea Road bridges lies an area of landscaped public open space. This occupies the site of the old Lucas Foundry (1790 - 1971), the old entrance archway of which stands today as a monument to the town's industrial heritage. On the opposite side of the road, beside 10 Chesterfield Road, steps lead up away from the road. These provide important views both into and out of the Conservation Area. Towards the top of the steps there is an impressive view of parts of the upper town, with the church spire visible above the tree line. The contribution of trees to the towns character and appearance can be appreciated from this point.
42. Most of the properties along Sheffield Road, where it merges and becomes Chesterfield Road, date from the mid 19th century. The combination of these two and three storey buildings along one side of the road frontage, the large stone retaining wall and bridge of Lea Road on the other, together with the varied use of materials and design features, creates an interesting streetscape.

43. 4 Sheffield Road (1) is one of the few buildings in this area to retain a full set of traditional 6 over 6 pane softwood sliding sash windows. Many traditional windows have been replaced by 20th Century casements and some openings have been enlarged and replaced by modern shopfronts.
44. The Rock Tavern (2), with a date stone of 1677, is the oldest building in this row. Despite having undergone a number of alterations, it retains some original mullioned windows to the front gable.
45. As Chesterfield Road curves to the left, a view of the railway station and adjacent woodland opens out. The character of the built up road frontage becomes more varied, with a mixture of 2-3 storey terraced properties adjacent to the road, and larger detached dwellings set back from the road in private grounds, enclosed by stone walls.
46. The Grade II* Listed Chiverton House (3), which has its origins in the 17th Century, lies opposite the railway station and is set back from the road in private walled grounds, including two Grade II Listed 18th Century barns (4)(5). Chiverton House makes a significant contribution to the character of the Conservation Area and is an important survivor of early 18th century Dronfield.
47. The Princess Buildings (6), 49-55 Chesterfield Road, are a row of three-storey buildings which display a date of 1873. Constructed of stone with a red brick frontage, it is one of the few 19th century brick buildings in Dronfield. Although greatly altered, particularly at ground floor level by inappropriate 20th century shopfronts, closer inspection reveals some interesting and original features. 51 and 53 are well preserved, retaining their original Victorian sash windows, stone carved mullions and some traditional shopfront features. On the corner elevation of 55, where Princess Road joins Chesterfield road, a flat painted panel exists at first and second floor level which could possibly have housed a painted sign or advertisement. These buildings are an important feature in the locality.
48. Between the junctions of Chesterfield Road with Princess Road and Green Lane, the street scene changes. The north of the road is characterised by substantial stone buildings set back from the road in landscaped grounds, the south of the road by more humble single and 2 storey buildings built up to the road frontage.
49. Rose Hill (7), a Grade II Listed Building of 1719, is set above and back from the road in private grounds. Surrounded by substantial stone walls and partially obscured by hedging and mature trees, it is an important building in its own right, as well as contributing to the character of the Conservation Area.
50. Close by is the Henry Fanshawe School (8), the original building constructed in 1867 as the new Grammar School. Built in the Elizabethan style it incorporates Dutch gables and a bell tower over the entrance porch. To the west of the main school is a Classically designed 19th century house (9), formerly a private dwelling, but now incorporated into the school buildings. Both buildings are set back from the road, within stone boundary walls, their setting enhanced by a variety of mature trees. Although neither of these buildings are listed, they make an important contribution to the street scene and to the character of the Conservation Area.
51. At the busy Chesterfield Road, Green Lane and Callywhite Lane junction, the street scene opens out. High stone walls flank Green Lane and a retaining wall of approximately 5 metres rises up on the northern side of Callywhite Lane, creating a distinctive feature. The modern Green Nursing Home commands the elevated position above the junction, where the late 19th century building Cliffe House once stood.
52. 73-79 Chesterfield Road terminate the view from the West. These 19th century stone buildings have been rendered and altered at ground floor level to incorporate 20th century shop fronts. To the north of 73 is an open and poorly surfaced car park, whilst to the front is a bus pull in and modern shelter.
53. 36 - 42 Chesterfield Road, a mid 19th century terrace on the other side of the road, retain more of their original character but again have inappropriate shopfronts. Adjacent to 42 is an open area where another row of cottages once stood. The site now accommodates a modern bus shelter, a grassed seating area and flower beds, contained to the rear by a stone wall with a backcloth of trees. A large advertisement hoarding at the side detracts from this otherwise pleasant niche.
54. The view narrows under the iron railway bridge, before opening out to reveal a mixture of traditional 19th century stone buildings, which combine to create a townscape of some quality, some

of the buildings being individually important, in terms of their detail, history or contribution to the street scene.

55. 60 - 68 Chesterfield Road (10) are a row of 2 storey cottages, just through the railway bridge on the right hand side. Occupying an elevated position above the road, with pedestrian only access, these cottages are good examples of 19th century workers dwellings, surviving virtually intact. They have good townscape quality and make a positive contribution to the character of the Conservation Area.
56. 70 Chesterfield Road appears to be an older building, using traditional materials and retaining some original features, but alterations, particularly at the southern end of the building, has meant a loss of some of its original character.
57. Close by is a pleasant grassed area where a row of 19th century cottages once stood, beyond which a narrow unnamed access road leads the eye up to where it joins Lea Road. It is framed by a neglected 19th century cottage on the right and the rear elevations of the White Swan Public House and adjacent building to the left.



Junction of Hallows Lane/Chesterfield Road

58. At the junction with Hallows Lane and Lea Road, these narrow roads converge into a larger space where the road opens out. There is a well maintained flower bed creating a pleasant focal point here. The front elevation of the White Swan and adjacent building, reputedly the former smithy, face Chesterfield Road and are stepped as they follow the bend of the road, creating a dynamic townscape. Entering the Conservation Area from the west along Chesterfield Road, there is a particularly good view of these buildings.

59. 105 Chesterfield Road (11) lies opposite the White Swan and is set at right angles to the road, with a stone boundary wall. This is a well preserved example of a mid 19th century Victorian house, which makes a significant contribution to the character of the Conservation Area.
60. 107 Chesterfield Road, a small rendered 19th century building, was reputedly built as the slaughter house for the butchers shop opposite, on the corner of Hallows Lane, and remained in use as such until the 1930's. Close by, 113 Chesterfield Road (12) retains original features and materials, with the exception of the 20th century door replacement.

Mill Lane

61. The lane once housed a thriving community, including a post office, a police station and various works sites and mills. Today all that remain are a couple of 19th century works buildings, a public house and a pair of cottages. The overall character of the lane is of a quiet, pleasant backwater, offering a welcome retreat from the noise of traffic on the busy Chesterfield Road. It is a narrow, gently meandering lane, with the natural rock face of the railway embankment to the east, topped by trees, bushes and climbing plants. This combined with the 19th century stone buildings and walls, and the sound and vibration of regular passing trains, creates the areas unique character.
62. A collection of 19th century works buildings front the junction of Mill Lane with Chesterfield Road. The Conservation Area boundary follows the line of the stone wall as it curves to the right and under the railway bridge. The River Drone passes along a narrow channel between the road side wall and bridge supports before opening out and passing under ground for several metres, and then under a small bridge. To the right is the rear elevation of The Old Sidings public house and other buildings fronting onto Chesterfield Road, with a visually interesting mixture of materials, styles and roof heights. The 19th century public house's close proximity to the railway can be appreciated here, particularly when a train is passing overhead.



Bridge over the River Drone, Mill Lane

63. The road bends to the left restricting the view. Vacant land which has been fenced off and land now used for the siting of temporary buildings, was previously occupied by 19th century workers cottages in this part of Mill Lane. Top Cottage (13) was a local inn and farmhouse. A high stone wall abuts the road as it curves to the left again, connecting to a stone outbuilding, which marks the extent of the Conservation Area along Mill Lane.

Hallowes Lane

64. 1 Hallowes Lane (14) occupies the prominent corner site at the junction with Chesterfield Road. Built as a butchers shop, this fine 3 storey Victorian building has survived the 20th century virtually intact, retaining both its original use and period shop front, and makes an important contribution to the character of the Conservation Area.
65. From its junction with Chesterfield Road, Hallowes Lane climbs steeply up the hillside to the south, fronted by a combination of stone walls, properties and garage plots. Quoit Green House is said to have been an inn, with an interesting interior.

66. Beyond 19 Hallowes Lane, the road curves to the left, a high stone wall accentuating the bend. This is the boundary for 25 and 27 Hallowes Lane (15), a pair of back to back Victorian houses with a date stone of 1872, set at right angles to the road. These make an important contribution to the character of the locality, terminating the view when approached from the north-west.
67. The other side of the lane has a more open character, with large houses set back from the road. 26 Hallowes Lane, at the southern boundary of the Conservation Area, has a date stone inscribed TEC 1613, but is much altered with later additions and modern windows and doors.

Quoit Green

68. The western side of Quoit Green is included in the Conservation Area. 18 Quoit Green, orientated such that it fronts Hallowes Lane, has a date stone of 1899 and retains its original moulded terracotta ridge tiles, finials and barge boards. Spring Terrace is a row of 6 properties displaying a date of 1868, all having 20th century door and window replacements.
69. Opposite, there is a pleasant open area with willow trees and seating, surrounded by a low stone wall, once accommodating a Methodist chapel. At the junction with Cross Lane is a building that housed the old Victorian police station, the small barred windows on the right an indication of its previous function, which marks the extent of the Conservation Area at this point.

Lea Road

70. The Conservation Area boundary is at the junction with School Lane. 24 Lea Road (16), now the Royal Bank of Scotland, is situated on the corner, the stone wall and mature trees of Vale House (19) across the road and the spire of the Parish Church (47) visible beyond. The Bank is an elegant Georgian building retaining many original features, including a Classically styled doorcase.

71. Beyond the Royal Bank of Scotland are 2 groups of cottages set in a courtyard. These have lost some of their character through 20th century replacement windows and doors but their situation creates a feeling of space and adds interest to the area.
72. Close by and similar in style to the Bank is The Manse (17), a listed building of c1800 formerly known as Knott House. Altered in the 20th century, with replacement windows and doors, it retains its impressive moulded doorcase and contributes to the character of this part of the Conservation Area.
73. Next door is the Oakes Christian Centre (18), built in 1861 as the Congregational Church, on the site of an earlier chapel. Built in the Gothic Revival style, this large and impressive building is approached by steps leading to an arched doorway with a circular window above.
74. On the corner, at the junction with Church Street, is a building with a date stone marked EF 1693, now incorporated into the foundry complex beyond. On the east side of the road is the gable end of Vale House (19), a listed, late 17th century house with later additions, set in extensive private grounds behind a high stone wall.
75. The former WH Butler & Sons foundry buildings are now derelict but were once an important part of Dronfield upper town, providing work and prosperity for the local population. First impressions of this range of structures of differing ages, materials and state of dereliction are not good, but closer study reveals some early 19th century buildings which mark the line of the original Lea Road (called Shaw Street), prior to the construction of the railway, and later incorporated into the foundry. The different roof heights create an interesting contrast to the Parish Church behind. With sympathetic restoration or redevelopment, these buildings could become an important part of the Conservation Area.
76. The view follows the wall of Vale House as it curves towards the road bridge over the railway. From here the importance of the enclosed space created by the railway can be seen, with views north-west and south-east along the line towards distant hills, framed by an avenue of mature trees.

Gosforth Brook Valley

77. At the entrance to the footpath alongside the Christian Centre, the view is impressive, with the church spire dominating the background and in the foreground various attractive stone buildings and a small grassed area of landscaped garden. The footpath leads to Gosforth Brook Valley, an important green space within the Conservation Area. Following this path gives views of the rear of a range of single-storey buildings which front Church Street, whilst to the left are open views through trees to the south. The path follows the brook past the visually prominent mid 19th century Fanshawe House (20), one of the few brick built buildings within the Conservation Area. The sound of running water is very noticeable at this point and makes a pleasant contrast with the traffic noise heard from Church Street.
78. The path continues past mature ash trees, with South View Cottage (21) situated at a higher level on the right. This early 19th century building has retained its original margin light sliding sash windows and does indeed face south across the valley. At this point the brook disappears underground as the path narrows, between a high stone wall and a white painted, rough rendered building to the right which is bordered by a galvanised steel fence. The path continues along the valley bottom with an embankment to the left and stone wall to the right.
79. A timber footbridge crosses the re-emerged brook where a path branches off to the left up the slope, towards Fanshawe Bank Farm (22), a 19th century farmhouse with earlier 18th century outbuildings, the barn having been converted to a dwelling in 1989. An inscribed stone in the front wall indicates that this was probably a glebe farm (belonging to the church), recording the date 1858 and the initials of four trustees and the vicar of the Parish Church, seen from here across the valley to the north-east.

Gosforth Brook Valley



80. Where the bridge crosses the brook, the view of the wooded valley bottom opens out, the tarmaced path continuing alongside the brook. There is a crushed limestone footpath leading towards The Old Grammar School (43), alongside a very attractive ivy covered stone wall, with views to the church beyond. The tarmaced path leads through a copse of mature sycamore, ash, beech and holly trees with marshy low lying open ground to the left, where the pleasant sound of birdsong and running water can be heard.

81. The modern civic centre buildings are to the right, with a mixture of young and mature trees along the valley sides. As the path joins Farwater Lane, down an avenue of mature ash trees, the brook again disappears beneath ground before reappearing some 10 metres beyond the entrance to the sports centre car park.

82. The walk now continues alongside the brook, beneath some magnificent mature beech trees, with a well maintained grass area to the left and a wooded area to the right. The sound of water is again a particularly noticeable feature. The path and the Conservation Area terminate at Gosforth Lane, with the A61 Dronfield Bypass fly-over immediately ahead.

Gosforth Lane

83. Approached from the west, the Conservation Area starts just beyond the recent Peel Gardens buildings. Immediately on the right is the listed Manor Court (23), an excellent redevelopment of c1700 farm buildings retaining many original features. These farm buildings have been converted for residential use in a sympathetic manner, which retains much of their original character. There is a view through the courtyard towards the attractive old Manor House (27) on High Street, which is now Dronfield Library.

84. Dronfield Baptist Church, which stands at the junction of Gosforth Lane and High Street, has a date stone of 1871. It is set behind iron railings and a copper beech hedge. At the junction with High Street, opposite the church, is an area of rough and uneven tarmac between the footpath and the rear of the Manor Farm buildings. This could benefit from some landscaping.



View west up High Street

High Street

85. The High Street is the main thoroughfare in the upper town and has a pleasing mixture of large detached houses, more humble terraced properties and commercial buildings of differing ages and styles, some directly fronting onto the street and others set back from it. These buildings, together with the open spaces, trees, walls and other boundaries, help create the special character of the Conservation Area.

86. Opposite the junction with Gosforth Lane is a pleasant green space with mature trees, set behind a sandstone wall, giving an open feel to the area and providing the north-west boundary of the Conservation Area. Next to this space are 29-31 High Street (24), three early 20th century houses of character, retaining many original features. Directly opposite is Manor Farm, a late 19th century replacement for an earlier farmhouse, now in commercial use with a splendid 18th century arched gateway leading into the garden. The road narrows and bends sharply to the left downhill, with fine views towards the Peel Monument (29).

87. Immediately behind 29 High Street is Rookery Cottage (25), the remaining wing of a 17th century house, formerly known as The Armoury. Partially demolished at the beginning of this century and renovated in 1972, the lintel of the original door can be seen incorporated into the south wall. The fine stone mullioned windows are a particular feature of this interesting Grade II Listed Building. In front of the cottage is a small walled landscaped garden containing the remains of a stone building.

88. To the right is the impressive Manor House (27), built c1700 for Ralph Burton Esq. Lord of the Manor and converted into a library in 1967. There are fine views from the front door towards the Peel Monument and down High Street, with fields in the distance. In front of the library are attractive mature beech trees surrounding a garden. The war memorial stands to one side of the garden with the Health Centre closing the view behind.
89. 22-26 High Street (28) is a row of Grade II Listed terrace cottages of mid 19th century origin, hugging the road, and now having both commercial and residential use.
90. The Grade II Listed Peel Monument (29) stands at the junction of High Street and the road to the Civic Centre. The monument commemorates the repeal of the Corn Laws in 1846 and reputedly housed the first public water pump in the town. The view south from the monument is towards the newly built Town Hall and beyond is the 20th century shopping centre which is outside the revised Conservation Area boundary.
91. The large impressive building adjacent to the monument is the Grade II Listed Peel Centre (30), built in 1863 as the Methodist Church, and now used as a community centre.
92. The junction of the roads forms a wide space which narrows again down the hill along High Street. The Blue Stoops (33), the Peel Centre (30) and the 19th century cottages (28), together with the Peel Monument (29), form a group of attractive stone buildings at this point, of which the monument is the focal point. The mixture of spaces, views, buildings, walls and trees is quite special in its appearance and makes an important contribution to the character of the Conservation Area.
93. Adjacent to 22-26 High Street is 21 High Street, known as The Cottage (31), but which is in fact a substantial early 17th century Grade II Listed house with additional Victorian bay windows. This property is best viewed from the steps of the Peel Centre, over the attractive high stone walls and shrubbery.
94. The Hall (32), 19 High Street, is an early 18th century Grade II Listed house with a pleasing Queen Anne facade. Set within its own grounds, but easily visible from the road, the building retains its gracious proportions, despite alterations and modernisation.
95. Opposite The Hall is the Grade II Listed Blue Stoops Inn (33), with a date stone of 1596 but with many later additions and alterations. From the car park beyond, there is a view towards a modern office block, built in sympathy with the Conservation Area, and the Old Grammar School next door. The car park is on the site of Post Yard and Wards' Yard, where cottages, workshops and stables once stood. The view, back up High Street, towards the library and Peel Monument, is impressive and highlights the quality of the townscape.
96. High stone walls and iron railings surround an attractive, well maintained grassed area, an important space within the Conservation Area. The grassed area lies in front of a Grade II* Listed barn (34), restored in 1975. Although plain in appearance, this building contains a late medieval king post roof and was most probably not built as a barn but as a house of some importance. A variety of mature trees here and in private gardens along High Street make a significant contribution to the character of the Conservation Area.
97. A narrow path runs to Chapel Yard. Number 13 High Street (35) is a double fronted mid 19th century house, now used as a restaurant, with a double gable roof. To the rear, there is a neglected early stone building to the right, used previously as a slaughter house (36). Adjacent to the Listed barn and behind the old slaughter house, are 3 and 4 Chapel Yard (37), the former Friends Meeting House, dating from the late 18th century.



The Old Barn, High Street

98. Across from here stands the collection of listed buildings known as the Manor Hotel (38). The small building at the upper end is probably a remnant of the houses that existed on Post Yard and Wards' Yard and dates from the mid 17th century. The rest of the hotel is derived from a row of 3 three-storey Georgian houses and although the original doors and windows have been lost, their stone moulded doorcases have survived. Also worth noting is the extension at the back, which has been styled in sympathy with its surroundings and does not detract from these important buildings.
99. The tall, three storey Town Hall Buildings (39), constructed in 1877, abutt the road. These are an example of the prosperity in Dronfield following the arrival of the railway in 1870. Previously used as a magistrates court, for public meetings and as a Mechanics Institute, the ground floor is now a range of local shops with modern frontages.
100. The open area on the left of the High Street, beyond number 13, is the site of a range of buildings demolished some time after 1919. Remains of a gable end can be seen on the left and a gate pier survives on the right, presumably one of a pair. The area has been partly landscaped, leaving an open space between buildings and is a contrast to the long row of tall buildings on the other side of the street.
101. Situated between two rows of 19th century two storey buildings, now in commercial use, is a much altered single-storey building, which has reputedly been a butchers shop for over 200 years. At the junction of High Street with Soaper Lane, where the road bends into Church Street, the restricted view opens to the west and extends out of the Conservation Area to the hills beyond.

Soaper Lane

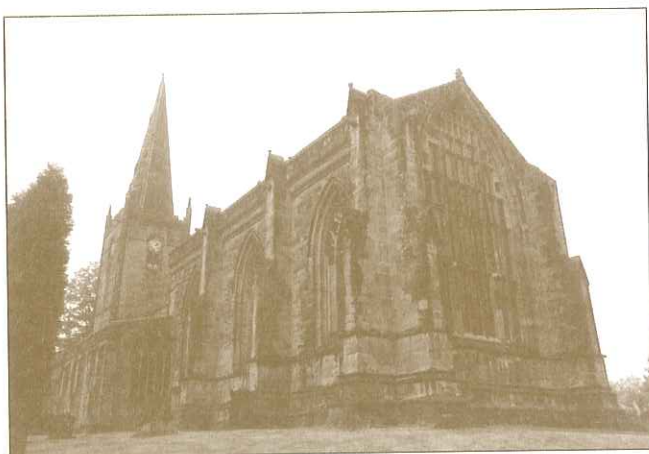
102. The view east back along High Street, framed by stone buildings either side of the road, is terminated by the Peel Monument and library behind. To the left of Soaper Lane is Machins' Court, a modern housing development built in sympathy with the Conservation Area. Incorporating an open archway and circular windows, it is a good example of how new buildings can contribute to the character of the area.

103. Soaper Lane slopes steeply downhill towards the road bridge over the railway, with a tall dry-stone wall on the right hugging the curving road, and open views down to Sheffield Road on the left. Number 2 Soaper Lane, known as East View, a double fronted early 19th century house, has a commanding view across the river valley bottom with a pleasant terraced garden sloping down to the railway.
104. On the right are the rear aspects of both the New and Old Rectories, set back and up from the road, with the spire of the Parish Church in the background.

Church Street

105. The character of Church Street, that of a narrow twisting lane meandering its way down the hill between stone walls and buildings and overlooked by trees, dominated by the impressive Parish Church, has probably not changed much since medieval times. Looking along Church Street from its junction with Soaper Lane, the road bends away to the left, the stone wall and trees of the Old and New Rectories on one side, a line of stone or brick buildings on the other, with The Grange (44), terminating the view.
106. The Taylor's Buildings (40), at the corner of Church and High Streets, are attractive Victorian buildings retaining many of their original features, including margin light sash windows. A datestone of 1877 can be seen at eaves level.
107. The Grade II Listed Old Vicarage (41), a red brick building abutting the road, which is now used as the Parish Office, is of the mid 18th century. To the rear are the remnants of an earlier building with a mullioned window, reputedly on the site of the original Tithe barn.
108. Adjacent is the elegantly proportioned Grade II Listed building, the Red House (42), with a plaque inscribed 1731. This and the Old Vicarage next door, were reputedly the first brick houses built in the town. Constructed from small handmade bricks, the buildings have similar doorways.

109. Beyond The Red House is a narrow public footpath which leads to 18 Church Street (43), the Grade II Listed Old Grammar School. This building has Tudor origins, the school charter being granted in 1579. The footpath runs between the garden walls of the Old Grammar School and The Grange. The path leads to Gosforth Brook and affords views east towards the Parish Church and hills beyond.
110. The road bends and dips past The Grange (44), a Grade II Listed building of 1804. Adjacent are two Grade II Listed arched pedestrian gateways (45) either side of the driveway, allowing a view of the trees in the grounds.
111. Across the road there is a view of The Old Rectory, set behind an ivy topped stone wall and mature trees. Built in 1809 on the site of the previous rectory, the house has been much altered, with new windows to the front elevation. Adjoining it to the west is a fine early 18th century stone barn, possibly an outbuilding of the previous house. The tall stone wall hugs the footpath and leads down the hill towards the Parish Church, its tower and spire dominating the townscape.
112. There are views to the right over the varied roof lines of The Green Dragon Inn and Chantry Hotel. The Green Dragon (46) is a Grade II Listed building, mostly of the 17th century but with possible medieval origins. It has been suggested that it was originally a 13th century Chantry house. The building has been partly rendered and painted, which can be helpful in providing a more uniform appearance, but does require regular maintenance.



St John the Baptist Parish Church

113. The Grade I Listed medieval Parish Church of St. John the Baptist (47), standing on an elevated site above the Drone Valley, is the focal point of the Conservation Area, being visible from most places within it. The grounds slope north-east down to the valley bottom with many mature ash and beech trees, holly and laurel bushes and a fine specimen weeping ash. There are also a number of rhododendron bushes in the grounds which need careful control. The seating area by the Garden of Remembrance, backed by an ivy covered stone wall, is a quiet and pleasant place to be, with views of the church and across the valley. At the front of the church stands the remains of the Grade II Listed old preaching cross (48), which is possibly of medieval origin.
114. The road curves to the left, a mature beech tree overhanging the road on the bend, with stone walls on either side, and a view ahead of the stone building known as Owls Loft.
115. Fanshawe Bank, a narrow path, leads down towards Fanshawe House and the Gosforth Brook Valley. A car park now occupies the site of a former 19th century terrace and a 17th century farmhouse, which were demolished in 1971. Remains of the farmhouse adjoin the row of buildings at the eastern end of the car park.
116. The space closes as Church Street narrows down to its junction with Lea Road. The churchyard wall lines the road on the left, with a row of predominantly single storey buildings to the right. The gable end of Vale House (19) terminates the view. The row of early 17th century single-storey buildings on the right, known as the Cruck Buildings (49) are Grade II Listed. They contain five pairs of cruck timbers and were originally farm buildings to the demolished farmhouse. Now used as shops, they are roofed with a mixture of materials. At the end of the row is a later three-storey building, also a Grade II Listed building.
117. On the left at the junction with Lea Road, is a row of C19 buildings which are part of a former foundry. Other former foundry buildings (51)(52) can be seen from Lea Road. On the right is an open landscaped area with the Oakes Christian Centre (18) beyond. This landscaped area is the site of the former Victorian Red Lion public house, demolished in 1970.

Planning Policies and Conservation

118. Within the Dronfield 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. The Council will consider proposals for development within a Conservation Area and works involving Listed Buildings or archaeological features under policies EN9 - EN15 of the North East Derbyshire Local Plan
119. Describing planning legislation in full is not the aim of this document and would perhaps confuse the conservation issues with others. The following paragraphs are those which relate to the Conservation Area and the additional controls this status imposes. More detailed information on particular aspects of relevant legislation can be obtained by contacting the District Council's Planning Section.

Planning Applications

120. In a Conservation Area, planning applications are required for extensions to dwellings that will exceed the cubic content of the original by more than 50 cubic metres or 10%, whichever is greater. It should be noted, that any building within a Conservation Area with a cubic content greater than 10 cubic metres, erected within the curtilage of a dwelling, shall be treated as an enlargement of the dwelling when calculating cubic content. Other general controls on extensions, additions and alterations to dwelling houses and development within their curtilage, also apply in Conservation Areas.
121. Planning permission must also be sought for :-
- (a) the cladding of any part of the exterior of a dwelling with stone, artificial stone, timber, plastic or tiles;
 - (b) the enlargement of a dwelling consisting of an addition or alteration to its roof;
 - (c) the provision within the curtilage of a dwelling, of any building or enclosure, swimming or other pool required for the private use of the occupier, with a cubic content greater than 10 cubic metres;
- (d) installation of a satellite antenna on a chimney, on a building which exceeds 15 metres in height or on a wall or roof slope fronting onto a highway.
122. Standards of advertising control are generally more exacting within a Conservation Area and applications for advertisement consent should be sympathetic in their use of colour and materials and not detract from the visual impact of the area.
123. The District Council may refuse to consider outline planning applications within the Conservation Area because of the lack of detailed information. Acceptability or otherwise of any proposed new buildings within the Conservation Area will, in many cases, depend on details of the siting, design, appearance and materials to be used in construction.
124. Any application that, in the opinion of the Council, is likely to affect the character of the Conservation Area, will be advertised for public comment in the local press (the Derbyshire Times) and by means of a site notice. There will be a 21 day period within which people can respond and any comments made will be taken account of when reaching a decision. This applies not only to development within the Conservation Area, but also outside, on the fringes of the area, where such development is likely to adversely affect the character or setting of the Conservation Area.
125. Applications for changes of use will only be granted permission where it is considered that the proposed use will not detract from the appearance and character of the Conservation Area.
126. The Town and Country Planning General Permitted Development Order 1995 sets out several cases of development which may be carried out without the need to seek planning permission. These works are usually called "permitted development"; they include such matters as external and internal painting of buildings, the installation of new windows and doors, the placing of shutters alongside windows, the rendering of walls and other minor works. These rights do not apply to Listed Buildings, which are covered by separate legislation. However, it is possible to rescind certain specified types of "permitted development", such as those outlined above, if the local authority are prepared to make a Direction under Article 4 (1) or Article 4 (2) of

the above order. An Article 4 (2) Direction, which is confirmed by the local authority, applies within Conservation Areas. Article 4 (1) Directions apply outside Conservation Areas and have to be confirmed by the Secretary of State for Environment, Transport and the Regions, the Media and Sport, and there has to be a large measure of local support for the additional controls. The District Council may consider it necessary to implement further controls under Article 4 (2) at some time in the future, if it appears that permitted development works are adversely affecting the character of the Conservation Area.

Siting, Design and Materials

127. The building lines, up to which existing buildings front, are often an important contributor to the character of an area. Unless there is a sound aesthetic reason for not doing so, any new development or modification to existing development may be required to conform to these building lines.

128. The vast majority of buildings within the Dronfield Conservation Area are constructed with coal measures sandstone walls and stone or Welsh slate roofs. New buildings, or extensions to existing buildings, should be in sympathy with these traditional buildings. Their design and materials should be in harmony with the scale, form, colour and texture of existing buildings.

129. An important factor in determining the quality and character of buildings is the proportions and sizes of door and window openings in the elevation. Where replacements are contemplated, the original shape and size should be retained, using traditional designs reflecting the age and style of the building wherever possible. Replacement with modern UPVC double glazed units often presents aesthetic problems, due to the different proportions of glass to glazing bars when compared to traditional windows and can harm the historic integrity of old buildings. In sensitive locations such as Conservation Areas, it is often a better alternative to use secondary double glazing. Before replacing traditional windows and doors in older properties, it is recommended that owners consider repair as a first option. This is often a cheaper solution and preserves the character of old buildings at the same time. Advice on the repair or replacement of traditional windows and doors can be obtained by contacting the Council's Conservation Officer.

130. A major contributor to the character of Dronfield Conservation Area is the use of exposed stone in its buildings and boundary walls. The external rendering and painting of walls having been generally avoided. If externally painted walls are not regularly maintained, buildings can soon become unkempt in appearance, to the detriment of the surrounding area. It is more in keeping with the character of the Conservation Area to clean, repair and re-point walls without rendering or painting than introducing new finishes except where they are traditional and compatible. Old walls should be maintained using traditional re-pointing techniques using soft compatible lime based mortars.

131. The use of new handmade materials for building is supported by the District Council. The use of reclaimed materials such as Derbyshire Stone for walls and roof slates is acceptable only if the appropriate planning permission has been obtained and the source building is beyond repair or its life span.

The Demolition or Alteration of Buildings

132. It should be noted that in addition to the provision made for controlling the demolition of Listed Buildings, the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that within a Conservation Area, consent is obtained from the District Council before certain buildings are demolished. Permission from the District Council, called Conservation Area Consent, will be required for demolition of any non-listed building with a cubic content exceeding 115 cubic metres, or any part of such a building, within the Conservation Area. Consent will also be required for the demolition of any gate, wall, fence or railing which exceeds 1 metre in height adjoining a highway, waterway or public open space, or 2 metres in height in any other case.

133. Buildings and structures within the Conservation Area not only contribute to the character and appearance themselves, but their loss could also affect the setting of others. Planning consent for the demolition of a building or structure will only be likely to be granted if, in the opinion of the Council, it is beyond repair or falling into disrepair, with no acceptable alternative for its use.

As enhancement of the Conservation Area is one of the goals of the District Council, redevelopment of the site of any demolished building should result in an improvement to the appearance and character of the area.

134. If, in the opinion of the District Council, any proposed alteration to a building not Listed, is likely to detract from its appearance or the appearance of the area, the Council will consider making a Building Preservation Notice. Such a notice applies, for a six month period, the same control to the building as if it were Listed. This allows time for the Secretary of State to decide whether the building should be placed on the Statutory List of Buildings of Architectural or Historic Interest.



The Blue Stoops: A Grade II Listed building

Listed Buildings

135. The fact that a building is Listed does not mean that it will be preserved intact in all circumstances, but it does ensure that the case for its preservation is fully considered, through the procedure for obtaining Listed Building Consent.
136. Anyone who wants to alter or extend a Listed Building in any way that affects its character or appearance, must obtain Listed Building Consent from the District Council. This is required for both internal and external alterations and can include external painting. The procedure is similar to that for obtaining planning permission except that there is no fee. Listed Building Consent is unlikely to be granted where proposed alterations or additions, in the Councils opinion, would adversely affect the character of the Listed Building or its architectural or historic features.

137. It is an offence to demolish all or part of a Listed Building without having first obtained Listed Building Consent. The demolition of a Listed Building is only likely to be granted consent where such a building is considered structurally dangerous, cannot be made safe, repair is not possible and, if appropriate, a suitable scheme for redevelopment is proposed. All means of saving a Listed Building will be fully explored prior to a consent for demolition being granted. The District Council have a statutory duty to protect Listed Buildings in order to safeguard the national and local heritage.
138. Anyone wishing to redevelop a site on which a Listed Building stands, will need both Listed Building Consent for the demolition and planning permission for the new building. Planning permission alone is not sufficient to authorise the demolition. Similarly, anyone wishing to alter a Listed Building, in any way which would affect its character, and whose proposed alterations amounts to development for which specific planning permission is required, will also need to apply for Listed Building Consent. This can include external painting.
139. The owner of a Listed Building for which Listed Building Consent, involving a measure of demolition, has been granted, is required to give one month notice of his intention to carry out the work to English Heritage, so that they may be able to make such records of the building as may be necessary.
140. If an application for Listed Building Consent is refused by the District Council, or granted subject to conditions, the applicant has a right of appeal to the Secretary of State.