

Draycott Conservation Area Character Appraisal

**Adopted
July 2013**

Yvonne Wright
Planning Policy Manager
0845 9072244 ext 3151

Contents

- 1 Introduction**
 - 1.3 Purpose of the Character Appraisal
- 2 Location and Setting**
- 3 Historic Development**
 - 3.2 Sources
 - 3.5 Manorial and Parochial History
 - 3.8 Early and medieval Draycott (c.670 to c.1540)
 - 3.12 Post-medieval Draycott (c.1540 to c.1800)
 - 3.17 Early Industrial Development (c.1800 to c.1850)
 - 3.20 Victorian Draycott (c.1850 to 1914)
 - 3.26 Modern Draycott (1914 to present)
 - 3.29 Below Ground Remains
- 4 Character Zones**
 - 4.2 The Village
 - 4.3 Draycott Mills
- 5 Character Analysis: The Village**
 - 5.2 Uses of Buildings
 - 5.4 Character of Development
 - 5.7 Building Materials
 - 5.12 Local Details
 - 5.16 Designated Buildings
- 6 Character Analysis: Draycott Mills**
 - 6.2 Use of Buildings
 - 6.4 Character of Development
 - 6.6 Building Materials
 - 6.8 Local Details
 - 6.12 Designated Buildings
- 7 Key Views and Thresholds**
 - 7.1 South Street
 - 7.3 Victoria Avenue
 - 7.5 Market Street
 - 7.6 Wilne Road
- 8 Open Spaces**
 - 8.1 Market Place
 - 8.3 Hard Landscaping
 - 8.6 The Contribution of Trees

9 Opportunities for Enhancement

9.2 Market Place

9.4 Non-Traditional Materials

9.13 Holly Close

10 Condition of Buildings

Maps

M1 Green Belt and Topography

M2 Historic Development

M3 Boundary

M4 Character Zones

M5 Walling Material

M6 Roofing Material

M7 Window Styles

1 Introduction

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 1.2 The Draycott Conservation Area was designated in November 1978. Amendments to the Conservation Area boundary have been made as a result of this appraisal. The present Conservation Area boundary is shown on Map 3.

Purpose of the Character Appraisal

- 1.3 This character appraisal evaluates and records the special interest of the Conservation Area. It provides the basis for making informed and sustainable decisions about the future of the area. The character appraisal may inform decisions on applications for development that would affect the Conservation Area.
- 1.4 The Character Appraisal identifies those elements that make a positive contribution to the character of the area (which may be vulnerable to harm) and those elements that make a negative contribution (which may offer opportunities for enhancement). This may inform the development of a Management Plan for the area.
- 1.5 The decision to produce a Management Plan will depend upon the nature and extent of the vulnerabilities and opportunities identified and whether it is necessary to address these through a specific (rather than generic) work programme.

2 Location and Setting

- 2.1 Draycott is a village in the Borough of Erewash, Derbyshire. It is in the civil parish of Draycott & Church Wilne and the ecclesiastical parish of Wilne, which includes Hopwell.
- 2.2 The village is sited about 7 miles from the centre of Derby and 11.5 miles from the centre of Nottingham. It is about 3.5 miles west of Long Eaton, which forms part of the Nottingham Principal Urban Area.
- 2.3 For statistical purposes, the parish comprises two Lower Super Output Areas (LSOAs), Erewash 13D to the south-east and Erewash 13C to the north-west. Erewash 13D is within the 40% least deprived areas in England and Wales. Levels of deprivation in Erewash 13C are similar to the national average¹.

¹ 2010 Indices of Multiple Deprivation.
Erewash 13D LSOA ranks 20837 of 34378. Erewash 13C ranks 15707.

- 2.4 Between 1851 and 1911, the population of Draycott & Church Wilne rose from 1160 to 2300. In 2001 the population of the parish was 2750.
- 2.5 The village is situated within 200m of the River Derwent, a tributary of the River Trent. The village is situated on the “Allenton terrace”, a level terrace of sands and gravels raised above the floodplain.
- 2.6 Geological maps suggest that Market Street follows the line of a water course that has since been culverted. The water course emerges at the rear of Ferry House and discharges into the Derwent.

2.7 The historic village is bounded on its north and west sides by nineteenth and twentieth century development that has not been identified as having any special architectural or historic interest. The north side of Derby Road contains a “ribbon development” of mainly mid nineteenth century properties.



2.8 The historic village is bounded on its east side by the grade II listed Victoria Mill (pictured) and contemporary speculative housing. This area has been identified informally as having some special architectural or historic interest. The Council may pursue the formal designation of this area as a separate exercise.

2.9 The village is bounded on its south side by agricultural land that forms part of the Nottingham & Derby Green Belt (pictured). This land contributes positively to the setting of the Conservation Area for several reasons:

- It contributes to an understanding of the settlement’s historic form and role, i.e. an agricultural village in a countryside setting;
- It has a terraced landform that contributes to an understanding of the situation of the village;



- It is an area of countryside with good visual amenity in its own right.

- 2.10 The topography and landscape setting of the Conservation Area is indicated on Map 1.

3 Historic Development

- 3.1 The historic development of Draycott is indicated on Map 2. Numbers in square brackets in the following paragraphs refer to the labels on this map.

Sources

- 3.2 Several nineteenth century trade directories contain limited accounts of the village; more detailed accounts appear in Wright's *Directory of South Derbyshire* (1874) and Kelly's *Directory of Derbyshire etc* (1912). Written histories include Guise's *Neddytown: A History of Draycott and Church Wilne* (2001).
- 3.3 A copy of the fragile *Draycott & Church Wilne Parish Map* (1842) is held at the Derbyshire Records Office (DRO D1812). Although Guise refers to a mid-eighteenth century map of the parish, it is likely that he meant to refer to this one². The village is also depicted on Sanderson's map, *Twenty Miles around Mansfield* (1835).

Manorial and Parochial History

- 3.4 Anciently, Draycott was part of the Episcopal Manor of Sawley³. At Domesday the manor was held by the Bishop of Chester. After 1102 it was held by the Bishop of Lichfield and Coventry.
- 3.5 After the Dissolution, the manor was held on lease by Michael Stanhope. His descendant William Stanhope (1683 to 1756) was created Earl of Harrington in 1742. His descendant Charles Stanhope (1844 to 1917), the eighth Earl of Harrington, held the manor in 1912⁴.
- 3.6 Anciently, Draycott was part of the parochial chapelry of Wilne, which in turn was part of the parish of Sawley. Wilne became a separate parish in the early nineteenth century⁵.

Early and medieval Draycott (c.670 to c.1540)

- 3.7 There was probably a settlement at Wilne in the seventh century. Chad, Bishop of Lichfield, preached at Wilne in 670. He died in 672 and was venerated immediately as a saint.

² The enclosure award (1763) is held at the Derbyshire Record Office (DRO D5336/1/4/3). It is unlikely that a map accompanied the award.

³ There were two manors in Sawley – the Episcopal Manor and the Prebendal Manor. Lyson (1817) does not indicate whether the Prebendal Manor held land at Draycott.

⁴ Kelly's *Directory of Derbyshire etc* (1912). Page 436.

⁵ Lyson (1817) refers to Wilne as a parochial chapelry, but it is indicated as a separate parish on Sanderson's map (1835).

3.8 The medieval settlement abutted the Roman road between Little Chester (Derwentio) and Sawley. It appears in the Domesday Book (1086) as *Draicott*.

3.9 Guise (2001) asserts the general belief that regular floods at Wilne gradually drove its inhabitants to abandon the settlement in favour of Draycott. However, as Draycott appears in the Domesday Book and Wilne does not, it is likely that Draycott was always the more populated settlement.



3.10 The development of the medieval settlement is unclear. The earliest phase probably comprised four blocks of development facing South Street, Market Street and Derwent Street [1-4]. These blocks are divided into deep linear plots with common rear boundaries.

3.11 The later phase (or phases) of medieval development can be identified by their shallower depth [5-6] or lack of a common rear boundary [7].

Post-medieval Draycott (c.1540 to c.1800)

3.12 The post-medieval development of Draycott was contained largely within the generous plots of the medieval settlement. Limited expansion took place on marginal sites to the south of the village [8-9].

3.13 The density of the settlement certainly increased during this period. On the south side of Victoria Road, buildings were constructed at the rear of medieval plots. The linear medieval plot on the north side of Derwent Street was subdivided for development.

3.14 Terraces and courts of dwellings were built throughout the village. Survivals include Forge Cottage (once a terrace of five dwellings) and Gilliver Gardens.



3.15 Two surviving seventeenth century buildings have been identified – a former barn (now the Beetroot Tree Gallery, pictured) and the so-called Manor House. They are characterised by their steeply pitched roofs with gable parapets.

- 3.16 Draycott's open fields were enclosed by Act of Parliament in 1764. Cedars Farmhouse was built in the late eighteenth century and Draycott Lodge has been dated to 1800⁶.

Early Industrial Development (c.1800 to c.1850)

- 3.17 Draycott was an early industrial centre. The first buildings at Draycott Mill were begun in 1814. Lyson's *Magna Britannia* (1817) noted that the village was "chiefly inhabited by stocking-makers".

- 3.18 The rise of stocking manufacture was accompanied by the rise of Methodist worship. The first chapel was built on Lodge Street in 1800 (pictured). A larger chapel was built on Victoria Road in 1830, at which time the earlier chapel became a Sunday school.



- 3.19 The present buildings at Draycott Mill were built in the 1840's. White (1857) describes a lace factory erected in 1842 "in which about 40 machines are worked" and a doubling shed built since that time, which increased employment on the site threefold. The complex was largely complete by 1850; the chimney at the rear of the site bears that date.

Victorian Draycott (c.1850 to 1914)

- 3.20 The Midland Counties Railway passed the village in 1839 and a station was provided in 1852. From this date, Draycott began to expand beyond its medieval extent. This expansion is not indicated on Map 2.
- 3.21 To the immediate west of the historic village, Clay Street and New Street were laid out with small terraced houses; they have since been demolished. Further west, the north side of Derby Road was laid out in a "ribbon development" of larger houses.
- 3.22 A Primitive Methodist Chapel was constructed in Market Street in 1869. It is now an annex of the larger Antliff Memorial Chapel, built in 1897.

⁶ Hutton B (1999) – Derby Buildings Record. DBR 242.

- 3.23 A terrace of shops on the corner of Market Street and Derby Road, addressing the “market place”, was built in 1891 (pictured). There is an “H” in the corner gable of the terrace, which suggests that it was built for the Earl of Harrington.



- 3.24 To the immediate east of the historic village, the first (north) phase of the massive Victoria Mill was built 1888-1899. It was accompanied by a speculative development of densely spaced semi detached houses, mostly on and between Sawley Road and Station Road. The development is illustrated on the 1902 OS map.
- 3.25 Little speculative development took place within the medieval extent of the village. On the east side of Market Street, densely spaced semi detached houses were built in the late nineteenth century. Houses on Victoria Avenue were built in the early twentieth century.

Modern Draycott (1914 to present)

- 3.26 In the twentieth century, Draycott continued to expand to the west and east. The railway line provides a constraint to the northward expansion of the village.
- 3.27 In the latter half of the twentieth century, substantial infill development took place within the medieval extent of the village. This tended to take place to the west and north of the historic village. It included residential development at Milner Avenue [3] and at Meadow Close and Wallis Close [9a], as well as a mixture of residential and industrial development between Victoria Road and Town End Road [9a].
- 3.28 Areas to the south and east of the historic village [2, 4, 5, 6 and 7] have not been substantially affected by infill development.

Below Ground Remains

- 3.29 Despite the infill development that took place in the twentieth century, the medieval components of the village are likely to retain some archaeological potential. Development within these components may uncover the remains of buildings and evidence of activity dating to the medieval period.
- 3.30 Saved policy EV9 of the Erewash Borough Local Plan concerns “sites of known or possible archaeological interest”. Map 2 depicts an Archaeological Alert Area (AAA) within which this policy may apply. The AAA excludes the rear part of component 7. This is a later medieval component and it is unclear to what extent the rear part of the component was occupied prior to the twentieth century.

4 Character Zones

- 4.1 The conservation area may be considered as two character zones, as shown on Map 4. The character zones are as follows:

The Village

- 4.2 Buildings in the surviving part of the medieval village are vernacular in character and diverse in their layout, appearance and use. The character of this zone is described fully in Section 5.

Draycott Mills

- 4.3 Buildings on this textile manufacturing site and in its immediate environs are polite in character and uniform in their layout, appearance and use. The character of this zone is described fully in Section 6.

5 Character Analysis: The Village

- 5.1 The land to either side of South Street (including Walk Close) is the best surviving part of the medieval village. Its special character is supplemented by adjoining land on Wilne Road and Lodge Street.

Use of Buildings

- 5.2 The majority of buildings in the character zone were built as dwellings. They range in status from terraces and courts of cottages to a small country house (Draycott Lodge). There appears to be no physical evidence of the stocking-makers' houses noted by Lyson.
- 5.3 Other buildings in the character zone demonstrate the range of uses that one would expect to find in a historic village. They include the remnants of three farmsteads (Cedars Farm, the Manor House and the Beetroot Tree Gallery), a blacksmith's shop, two non-conformist chapels and an inn.

Characteristics of Development

- 5.4 The character zone is less densely developed. Within a small area, there is a great variation in the way in which buildings are aligned. Some are aligned with the back of the pavement, some set back behind a shallow forecourt and others are set within more substantial grounds. Some buildings are arranged with their eaves addressing the street and some with their gables addressing the street.

- 5.5 Because of the lesser density of this character zone and the way in which many buildings are set back from the street, boundary walls and soft landscaping make an important contribution to the character of the area. The most distinctive boundary walls are built of red brick on a substantial rubble stone plinth.



Examples can be seen in front of Bower House (pictured) and to the side of 46 South Street.

- 5.6 Buildings in the character zone are domestic in scale. They range in height in the same way that they range in status, from low two-storey cottages to more substantial two-and-a-half storey houses. Individual buildings are generally simple and linear in their massing, but the overall arrangement of the street scene is picturesque.

Building Materials

- 5.7 About half of the properties in this character zone are faced in red brick. Georgian brick is a subdued reddish brown and the bricks tend to be narrow and quite irregular. Victorian brick is generally a bold dark red and the bricks are larger and more regular.
- 5.8 About a quarter of the properties in the character zone have been painted or rendered. Most of these properties have been faced in dashed render, which is a vernacular technique that offers protection to inferior brickwork. A few have been faced in smooth render, which is a polite technique intended to mimic ashlar stonework.
- 5.9 About three-fifths of the properties in the character zone are roofed using traditional materials – either natural slate or plain tile. A few outbuildings retain clay pantile roofs. About two-fifths of the properties are roofed in concrete tile; this figure includes both traditional and modern buildings. The prevalence of this roofing material harms the special character of the area.
- 5.10 The group of semi-detached houses on the east side of Walk Close and the nearby group of three detached houses on the south side of South Street have buff brick walls and concrete tile roofs. The concentrated use of non-traditional building materials in this location harms the special character of the area.
- 5.11 The roofing and walling materials used across the Conservation Area are shown on Maps 5 and 6.

Local Details

- 5.12 The construction details found in this character zone are vernacular rather than polite. Traditional buildings are generally plain, with decoration concentrated at the junction of the walls and roof. Georgian buildings have shallow pitched roofs with sawtooth or cogged eaves and plain close verges. Earlier buildings (such as the Manor House) have steeply pitched roofs with plain close eaves and gable parapets.
- 5.13 In this character zone, the predominant window types are white uPVC casements and timber casements with a dark painted or stained finish. These window types make little positive contribution to the character of the area. The few buildings that retain their traditional vertically sliding sash windows are as follows:
- Cedars Farmhouse
 - Draycott Lodge
 - Plum Tree House
 - Croft Cottage
 - 12 Wilne Road
- 5.14 The later (1897) part of the Antliff Memorial Chapel retains its traditional painted timber “fixed light” windows.
- 5.15 The window styles used for buildings across the conservation area are indicated on Map 7.

Designated Buildings

- 5.16 Cedars Farmhouse (81 Market Street) is a grade II listed building. In 2003 the associated farm buildings were converted into dwellings and these dwellings do not form part of the curtilage of the listed building. Some permitted development rights have been removed from these dwellings to ensure that their special character is sustained (see picture).



5.17 The Council's List of Buildings of Local Interest (Local List) was adopted in October 2012. It includes ten buildings in this character area that have been recognised for their special qualities of age:

- 1 to 3 (cons) Gilliver Gardens;
- Draycott Lodge, Lodge Street;
- The Old Forge, 1 Lodge Street;
- Chapel House, 3 Lodge Street;
- Manor House, 4 South Street;
- Beetroot Tree Gallery, 34 South Street;
- Forge Cottage, 35 South Street;
- Bower House, 45 South Street;
- Plum Tree House, Walk Close;
- Yew Tree House, Walk Close.

6 Character Analysis: Draycott Mills

6.1 This character zone comprises the Draycott Mills textile manufacturing site, the speculative houses on the east side of Market Street and the shops surrounding the "market place". The houses were built in the late nineteenth century; the shops were built in 1891.

Uses of Buildings

6.2 The buildings at Draycott Mills were constructed for the manufacture and storage of cotton and lace. The greater part of the site remains in industrial and commercial use and this contributes to the site's special interest. In 2001 the front range of Draycott Mills was altered to form 13 dwellings (our reference ERE/1101/0085).

6.3 The majority of buildings addressing the "market place" were built as shops and remain in use as such. The houses on the east side of Market Street were built speculatively (that is, they were not workers' cottages).

Characteristics of Development

6.4 This character zone is very densely developed. Buildings are aligned with the back of the pavement or set back behind a boundary wall and shallow forecourt. Market Street has a uniform building line and a strong sense of street definition. Soft landscaping makes little contribution to this character zone.

6.5 Buildings in this character zone are built on an urban scale. Market Street is lined by tall two-storey buildings. The front range of Draycott Mills has a simple sublime massing and this is reflected in the closely spaced houses opposite. Buildings addressing the "market place" offer a more picturesque massing.

Building Materials

6.6 The majority of buildings in this character zone are built of red brick with natural slate roofs. Some of the slate roofs at Draycott Mills have been “turnerised”⁷ (see picture) or replaced with corrugated sheets. Both of these interventions harm the special character of the area.



6.7 The roofing and walling materials used across the Conservation Area are shown on Maps 5 and 6.

Local Details

6.8 The construction details found in this character zone are polite rather than vernacular. Buildings on the Draycott Mills site are characterised by tall windows with round or segmentally-arched heads, cast iron casements and the use of parapets to conceal pitched and flat roofs. The surrounding houses and shops are of typical late nineteenth century design.

6.9 Buildings on the Draycott Mills site retain their historic cast iron casement windows, which contribute to their industrial character. Elsewhere in the character zone, the majority of windows have been replaced in white uPVC.



6.10 The terrace of shops addressing the west side of the “market place” has a remarkable ground floor elevation that retains an unbroken series of original painted timber shop fronts (pictured).

6.11 The window styles used for buildings across the conservation area are indicated on Map 7.

⁷ This involves covering the surface of a roof with hessian matting before coating it with liquid bitumen.

Designated Buildings

6.12 The majority of buildings within the Draycott Mills site are grade II listed buildings. Working from the front of the site to the rear, they are as follows:

- Front range;
- Cartshed and stable;
- Cotton doubling mill;
- Cotton processing and storage buildings;
- Leavers machine shed;
- Cotton spinning mill, office block and remains of engine house;
- Cotton warehouse, attached chimney and outbuilding.

7 Key Views and Thresholds

South Street

7.1 Walking east along South Street, the curve of the road reveals a view of Draycott Lodge. It is an intimate view, framed by the gables of 18 South Street and 1 Gillivers Gardens. It encompasses the large beech tree outside 6 South Street and the garden elevation of Croft Cottage. It is terminated by the garden elevation of Draycott Lodge, which is seen obliquely, and the mature trees beyond.



7.2 Walking west along South Street, the view is terminated by the front elevation of Forge Cottage, which is seen obliquely. Continuing west along South Street, the road widens and the long view toward Holly Close does not benefit from a terminating feature (a “space leak”).

Victoria Avenue

7.3 The houses on Victoria Avenue were built in the early twentieth century. However, the view south along the avenue is terminated by the rear elevations of much earlier houses (Plum Tree House and Holly Cottage). This surprising view is enhanced by the soft landscaped forecourt of 18 Victoria Avenue. It provides the sense of an “entrance” into an area with a special character.



- 7.4 The view north along the avenue is terminated by the Victoria PH, an interesting rendered building that may also have early origins.

Market Street

- 7.5 Walking south along Market Street, the road curves and widens to reveal a view into the old village. There is a sharp juxtaposition at the “threshold” of the two character zones. This juxtaposition is formed by changes in the density and scale of development, a change in facing materials and a change in the contribution made by soft landscaping. The view is terminated by a modern brick house (49 South Street) and mature trees in the grounds of Cedars Farmhouse beyond.

Wilne Road

- 7.6 Continuing south along Market Street, the road curves again at the Rose & Crown PH to reveal a view out of the village. The view is dominated by mature trees⁸ and is terminated by the front elevation of 12 Wilne Road, which is seen obliquely.

- 7.7 Continuing south along Wilne Road, the road passes Cedars Farm to reveal glimpses into the open countryside. The view along Wilne Road is terminated by mature trees. The sense of a “threshold” between the old village and the open countryside is enhanced by the presence of grass verges.



8 Open Spaces

Market Place

- 8.1 Draycott’s “market place” is bounded by good quality commercial buildings and features a highly decorative lamp column at its centre. The “market place” is used as a car park serving Draycott’s commercial centre.
- 8.2 The car parking does not contribute to Draycott’s special character and pedestrian enjoyment of the space is limited; however, the car park contributes to the commercial success of the village.

⁸ They include a group of three silver birches in the front garden of 2 Wilne Road. The property is not in the Conservation Area but the trees are subject to Tree Preservation Orders (TPOs).

Hard Landscaping

- 8.3 Highways and footways throughout the Conservation Area are finished in tarmac with concrete kerbs. The exception is on Wilne Road, where grass verges contribute to the sense of a “threshold” between the old village and the open countryside.
- 8.4 The general absence of road markings in the Conservation Area contributes to its special character.
- 8.5 Standard modern road signs, street name signs and lamp columns are provided throughout the Conservation Area⁹. There are two items of traditional street furniture worth noting:

- The highly decorative lamp column on the “market place” (pictured);
- The late nineteenth century ventilation shaft by Walter MacFarlane & Co, adjacent to 1 Lodge Street.



The Contribution of Trees

- 8.6 Trees make a significant contribution to the view of Draycott Lodge from South Street. The grounds of Draycott lodge contain mature planting including sycamore and cedar trees, the latter being indicative of a later Victorian planting scheme. The large beech tree outside 6 South Street also contributes to the foreground of this view.
- 8.7 The view into the old village from Market Street is enhanced by mature planting in the grounds of Cedars Farmhouse, including sycamore and pine trees. Further south, mature trees including a pair of turkey oaks contribute to the sense of a “threshold” between the old village and the open countryside.
- 8.8 A group of four yew trees (pictured) contributes to the setting of historic buildings at the north end of Walk Close.



⁹ A traditional lamp column was removed from the footway outside 33 South Street recently; the footway was not in the conservation area at the time.

9 Opportunities for Enhancement

- 9.1 Opportunities for enhancement are provided by **negative elements** (those elements that detract from the special character of the area and which offer the potential for beneficial change) and **neutral elements** (those elements that neither enhance nor detract from the character of the area).

Market Place

- 9.2 Car parking on the “market place” contributes to the commercial success of the village, but it does not contribute to Draycott’s special character and pedestrian enjoyment of the space is limited.



- 9.3 Consideration should be given toward ways of increasing pedestrian enjoyment of the “market place”. Any alteration to the layout and landscaping of the “market place” ought to enhance the setting of the commercial buildings that bound it and the lamp column at its centre.

Non-Traditional Materials

- 9.4 About two-fifths of the properties are roofed in concrete tile; this figure includes both traditional and modern buildings. The prevalence of this roofing material harms the special character of the area.
- 9.5 Traditional roof coverings of slate and tile contribute to the special character of the area and every effort should be made to retain them. Where opportunities arise, consideration should be given to the reinstatement of traditional roof coverings.

- 9.6 The group of semi-detached houses on the east side of Walk Close and the nearby group of three detached houses on the south side of South Street have buff brick walls and concrete tile roofs. The concentrated use of non-traditional building materials in this location harms the special character of the area.



- 9.7 The contribution that these modern buildings make to the character of the conservation area would be enhanced through a more consistent and sympathetic treatment of the following elements, as opportunities arise:
- Boundary treatments;
 - Window and door openings;
 - Cladding materials (e.g. for flat-roofed dormers).
- 9.8 The elimination of clutter such as soil ventilation pipes would also enhance the contribution that these buildings make.
- 9.9 Some of the slate roofs at Draycott Mills have been “turnerised” or replaced with corrugated sheets. Both of these interventions harm the special character of the area. Where opportunities arise, consideration should be given to the reinstatement of traditional slate roof coverings.
- 9.10 In the old village, the predominant window types are white uPVC casements and timber casements with a dark painted or stained finish. These window types make little positive contribution to the character of the area. Only five buildings in the old village retain their traditional vertically sliding sash windows, whilst the later (1897) part of the Antliff Memorial Chapel retains its traditional “fixed light” windows.
- 9.11 Traditional painted timber windows contribute to the special character of the area and every effort should be made to retain them. This ought to apply especially to Draycott Lodge and Plum Tree House, which are on the adopted Local List. Where opportunities arise, consideration should be given to the reinstatement of traditional windows.
- 9.12 The use of a dark painted or stained finish is not traditional and consideration should be given to the reinstatement of traditional white or cream paint finishes.

Holly Close

- 9.13 The view west along South Street toward Holly Close does not benefit from a terminating feature (there is a “space leak”). Planting trees at the entrance to Holly Close would help to lessen this effect; the use of a small ornamental species may be appropriate.

10 Condition of Buildings

- 10.1 A survey in March 2010 found that 74% of buildings in the conservation area were in good condition and 26% in fair condition.