

**EREWASH**



**Ilkeston Conservation Area  
Management Plan**

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## **1 Introduction**

- 1.1 Under Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, a Conservation Area is defined as an area “of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 1.2 Under Section 69(2) of the Act, the Borough Council has a duty to periodically determine which parts of the Borough meet this definition and to designate those areas as Conservation Areas.
- 1.3 Under Section 71(1) of the Act, the Borough Council has a duty to periodically formulate and publish proposals for the preservation and enhancement of its Conservation Areas.
- 1.4 Erewash Borough Council designated a Conservation Area in Ilkeston town centre in November 1979. The designation was extended in January 1995. In September 2009 the Borough Council adopted a Character Appraisal for the area.
- 1.5 This Management Plan describes the proposals that the Borough Council has formulated for the preservation and enhancement of the Ilkeston Conservation Area. It has been produced in accordance with the following guidance:
  - 1.5.1 English Heritage “Guidance on the Management of Conservation Areas” (February 2006)
  - 1.5.2 Heritage Lottery Fund “Townscape Heritage Initiative: Guidance Notes (1.2 Conservation Area Management Plan)” (December 2009)

## **2 The Character Appraisal**

- 2.1 In September 2009 the Borough Council adopted a Character Appraisal for Ilkeston Conservation Area. The document defines and records the special architectural and historic interest of the area. It identifies those elements that make a positive contribution to the character and appearance of the area. It also identifies those elements that detract from the character and appearance of the area, which offer an opportunity for enhancement.

### **Historic Interest**

- 2.2 The character appraisal identifies the historic interest of the town and the evidence of its archaeological potential. It highlights the importance of Ilkeston as a market town and draws particular attention to the lower Market Place, which received its charter in 1252. The document also highlights the importance of the town's more recent industrial history and the contribution that surviving textile factories make to Ilkeston's character.

### **Architectural Interest**

- 2.3 The appraisal highlights the architectural interest of the area. It draws particular attention to the group of listed buildings that bound the upper Market Place and the associated boundary walls and railings. It also draws attention to the quality of unlisted buildings on lower Bath Street and the contribution made by local architect Henry Tatham-Sudbury.
- 2.4 The appraisal highlights the importance of local materials and details to the character of the area. There is a consistent use of local brick. Architectural details are executed to a high standard. Particular attention is drawn to the survival of first floor "feature windows" and the surviving detail on shop fronts.

### **Townscape Quality**

- 2.5 The character appraisal identifies the contribution that townscape makes to the Ilkeston Conservation Area. It highlights the town's striking topography, the strong sense of enclosure and the existence of strong corner buildings. There are key views within the Conservation Area toward the Church of Saint Mary, as well as key views out of the area into open countryside. There are some soft landscape features of note.

### **Negative Elements**

- 2.6 The appraisal identifies those elements that detract from the character of the area. The appraisal map highlights those buildings that are out of character with the area; the text draws particular attention to the Cantelupe Centre and recent developments on middle Bath Street. Derelict properties are also a particular concern.
- 2.7 The document draws attention to the loss of historic street definition (footways, carriageways and kerbs) in the pedestrianised parts of the town. Refuse areas and car parks for shops generally detract from the character of the area.

- 2.8 The appraisal highlights the replacement of architectural details using inappropriate materials, drawing particular attention to the alteration of first floor windows. The document criticises the installation of inappropriate modern shop fronts, security shutters and signage.

### **3 Other Relevant Plans and Strategies**

#### **Ilkeston Town Centre Master Plan**

- 3.1 This document was adopted by Erewash Borough Council in November 2007. It does not form part of the Local Development Framework. The Master Plan constitutes a development strategy for the town centre; it identifies four “demonstrator projects” that are key to the delivery of this strategy:

##### **Albion Centre**

- 3.1.1 The remodelling of the Albion Centre and the redevelopment of its immediate surroundings are considered to be key to the successful regeneration of the town centre. Within the Conservation Area and its immediate vicinity, the project includes:

- Remodelling the Albion Centre including removal of the canopy and potential vertical extension;
- Leisure-led development of land on the north side of East Street;
- The realignment of Station Road and the retail-led redevelopment of land on the south side of the street.

##### **Northern Gateway (Lower Bath Street)**

- 3.1.2 This project involves (a) transforming the “northern gateway” to the town centre and (b) supporting the development of specialist retailing and town centre living. Within the Conservation Area and its immediate vicinity, the project includes:

- A landmark new building on the corner of Bath Street and Chalons Way;
- Residential development of surface car parks and backland sites, including Bonsall Place;
- Selective refurbishment or redevelopment of poor quality buildings on Lower Bath Street;
- Various public realm and soft landscaping improvements.

### **Market Place**

3.1.3 The Master Plan recognises that the Market Place is already a significant part of the town centre offer. Proposals to further enhance its attraction include:

- Resurfacing the Market Place to a high standard;
- Introduction of lightweight market stalls;
- Improved connections between the Market Place and the churchyard;
- Replacement of the Cantelupe Centre.

### **South Street**

3.1.4 The Master Plan foresees that South Street will fulfil a secondary retail role, independent from the rest of the town centre. However, improvements to vehicular access and the public realm are considered necessary to maintain the retail health of the area. The project includes:

- Provision of high quality public realm along the street;
- A landmark new building on the corner of South Street and Derby Road.

### **Ilkeston Archaeological Assessment Report**

3.2 This document was prepared by Derbyshire County Council in 2003, as part of the Extensive Urban Survey programme. It consists of a desk based survey of the town's above and below ground archaeological resource, presented as a series of maps. It was intended to form the foundation for an archaeological management SPD to be adopted by the Local Planning Authority.

## **4 Shop fronts, signage and security**

- 4.1 The character appraisal notes that a substantial number of retail units feature some surviving shop front details, despite the fact that few complete shop fronts survive (6.8).
- 4.2 The appraisal notes that there are many poor quality modern shop fronts, which detract from the character of the area (7.1). There are also many advertisements (fascia and freestanding) that detract from the character of the area in terms of their scale, materials and design (7.3). Inappropriate external security shutters, especially those featuring large shutter boxes, also have a negative impact on the character of the area (7.6).
- 4.3 Material alterations to a shop front require Planning Permission. Surviving shop front details may nevertheless be vulnerable to loss if works are carried out without Planning Permission; they may also be lost as the result of neglect.
- 4.4 The Borough Council adopted the “Shop Front” supplementary planning document (SPD) in April 2006.
- 4.5 To prevent the loss of surviving shop front details and to promote their reinstatement, the Borough Council will:
- Explore opportunities for a grant scheme to reinstate traditional shop front details;
  - Review the existing Shop Front SPD to ensure that it remains fit for purpose;
  - Revise the Shop Front SPD, if the review shows that this is necessary;
  - Produce and distribute a leaflet explaining the Shop Front SPD to retailers in a straightforward manner;
  - Undertake regular visual surveys to determine whether unauthorised works have been carried out;
  - Where appropriate, take action to remedy unauthorised works.

## **5 Derelict properties**

- 5.1 The character appraisal identifies the number of derelict properties in the Conservation Area as a problem causing serious harm to the character of the area (7.7). There is a concentration of vacant property toward the lower end of Bath Street. A “group of fine buildings” in this area that contribute to “some of the strongest built form in the town” (4.6) are thus vulnerable to loss. The neglect of properties may also be a factor in the loss of surviving shop front details and the architectural detail of upper floors.

- 5.2 The concentration of vacant property around lower Bath Street also coincides with the vacant site at Bonsall Place, which restricts service access to the rear of properties on the west side of the street. The development of this site is an aspiration of the Ilkeston Master Plan.
- 5.3 Lower Bath Street is beyond the town's defined primary shopping frontage. The Ilkeston Master Plan recommends that the growth of specialist retailing and food-and-drink (A3 and A4) uses in this area should be supported.
- 5.4 Policy HE5 of PPS5 advises Local Planning Authorities to monitor "the degree to which individual or groups of heritage assets are at risk of loss or decay". This may be published as a Heritage at Risk Register.
- 5.5 The Borough Council has a statutory power to carry out works that appear to them to be urgently necessary for the preservation of an unoccupied building in a Conservation Area. This power is subject to a direction from the Secretary of State. A direction may be given if it appears to the Secretary of State that the preservation of the building is important for maintaining the character of the Conservation Area<sup>1</sup>. The Borough Council may recover the expense of any such works<sup>2</sup>.
- 5.6 To prevent the loss of derelict properties and promote their reuse, the Borough Council will:
- Undertake regular visual surveys to identify derelict properties, in order to inform a Heritage at Risk Register;
  - Consider the use of its statutory powers to carry out urgent works to preserve unoccupied buildings;
  - Explore opportunities for a grant scheme to assist with the repair of derelict properties;
  - Adopt a brief for the development of Bonsall Place;
  - Pursue the development of Bonsall Place in accordance with this brief;
  - Explore ways to support the growth of specialist retailing and food-and-drink (A3 and A4) uses on Lower Bath Street.
- 5.7 In addition, to promote the proper maintenance of historic buildings so that they do not fall into disrepair, the Borough Council will:
- Consider the adoption of standards for the proper maintenance of historic buildings;
  - Consider opportunities for the training of owners and contractors in accordance with these standards.

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<sup>1</sup> Planning (Listed Buildings and Conservation Areas) Act 1990, Section 76.

<sup>2</sup> Planning (Listed Buildings and Conservation Areas) Act 1990, Section 55.



## 6 Architectural detail

- 6.1 Buildings in Ilkeston Conservation Area exhibit high quality architectural detailing. The character appraisal notes high quality details such as window heads, sill bands and eaves details (6.2) and draws particular attention to the decorative quality of window openings at the first floor or *piano nobile* (4.5).
- 6.2 However, the character appraisal notes that traditional timber details such as windows, doors and eaves details (barge boards) are increasingly being replaced with inappropriate modern materials (6.13). The inappropriate alteration of decorative windows at the first floor has a particularly significant impact on the character of the area (7.5).
- 6.3 Within the defined shopping centre, the majority of buildings are in commercial use. Any material alteration to the external appearance of such a building would require Planning Permission. Surviving architectural detail may nevertheless be vulnerable to loss if works are carried out without Planning Permission; they may also be lost as the result of neglect.
- 6.4 The Conservation Area includes some areas that are outside the defined shopping centre, as listed below; these areas are primarily residential.
- Fullwood Street
  - Market Street
  - St Mary Street
  - Stamford Street
  - Wharncliffe Road
- 6.5 Some material alterations may be carried out to a dwelling house under permitted development rights (that is, without the need for Planning Permission). The Borough Council may remove permitted development rights by making an Article 4 Direction<sup>3</sup>.
- 6.6 Wharncliffe Road contains a number of houses designed by the Ilkeston architect Henry Tatham-Sudbury. The character appraisal notes that Tatham-Sudbury's buildings contribute positively to the character of the Conservation Area (4.15). A preliminary investigation has shown that 10 of the 16 houses on the road retain timber windows.

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<sup>3</sup> Town and Country Planning (General Permitted Development) Order 1995, Article 4.

- 6.7 To prevent the loss of high quality architectural details and promote their reinstatement, the Borough Council will:
- Explore opportunities for a grant scheme to reinstate traditional architectural details, focussing on Lower Bath Street;
  - Fully investigate the extent to which architectural details survive in each of the five residential areas listed above;
  - Where high quality architectural details survive in these areas, consider the imposition of an Article 4 Direction, focussing on Wharncliffe Road;
  - Undertake regular visual surveys to determine whether unauthorised works have been carried out;
  - Where appropriate, take action to remedy unauthorised works.

## **7 Archaeological potential**

- 7.1 Ilkeston appears in the Domesday Book (1086) and was granted a Market Charter in 1252. The boundary of the present Conservation Area is comparable to the boundary of the medieval town.
- 7.2 Above ground, there is limited evidence of the town's medieval origins. The "linear plan form" of the surviving historic streets and the surviving medieval fabric of the Church of Saint Mary are noted in the character appraisal (1.17, 2.12).
- 7.3 Below ground, land within the boundary of the medieval town is likely to have some archaeological interest. This has been demonstrated by recent excavations noted in the character appraisal (2.13 to 2.20).
- 7.4 If below ground remains are not properly taken into account during the planning process, then their archaeological interest may be vulnerable to loss. To ensure that this does not occur, the Borough Council will:
- Identify the boundary of the medieval town as a planning constraint (an Archaeological Alert Area);
  - Review Borough Council procedures to ensure that planning applications involving significant ground disturbance within this boundary are determined in accordance with the advice of the County Archaeologist;
  - Review Borough Council procedures to ensure that development briefs prepared by the Borough Council for sites within this boundary take into account the archaeological interest of the site at the earliest stage.

## **8 Buildings with a negative impact**

- 8.1 The character appraisal map identifies a number of buildings that are out of character with their surroundings; in some cases they have a seriously negative impact on the character of the area (5.3.5). The character appraisal identifies the poor architectural quality of the Cantelupe Centre (3.4). It also identifies a number of modern developments around the middle of Bath Street including the Albion Centre (4.9).
- 8.2 Replacing the Cantelupe Centre and remodelling the Albion Centre are “demonstrator projects” of the adopted Ilkeston Master Plan. The remodelling of the Albion Centre and the redevelopment of its immediate surroundings are considered to be key to the successful regeneration of the town centre.
- 8.3 A replacement for the Cantelupe Centre would need to respect the scale of the neighbouring Church of Saint Mary and preserve the landscape value of the church yard. These constraints would result in a building of a similar height and footprint to the existing building. Consequently the replacement of the Cantelupe Centre is not considered to be a priority.
- 8.4 To encourage the appropriate redevelopment of buildings that make a negative impact on the character of the Conservation Area, the Borough Council will:
- Adopt a design brief for the remodelling of the Albion Centre as a priority;
  - Adopt generic design guidance for new development in the Conservation Area (see *Design Guidance* below).

## **9 Setting of the Conservation Area**

- 9.1 The Ilkeston Master Plan aspires to a number of developments that would affect the immediate setting of the Conservation Area:
- Leisure-led development of land on the north side of East Street;
  - The realignment of Station Road and the retail-led redevelopment of land on the south side of the street;
  - A landmark new building on the corner of South Street and Derby Road.
- 9.2 The Master Plan also envisages the development of a new landmark building on the corner of Bath Street and Chalons Way. However, this site is constrained by the presence of six Tree Preservation Orders and is therefore unlikely to proceed.

- 9.3 The character of the Conservation Area may be vulnerable if development in its setting is inappropriate in its design. In order to ensure that the above developments are sensitive to the character of the Conservation Area, the Borough Council will:
- Review the boundary of the Conservation Area to consider whether any of the above development sites should be brought within its boundary;
  - Adopt design briefs for each development.
- 9.4 Glimpses of the open countryside to the east contribute to the setting of the Conservation Area (3.14). The countryside around Cossall is protected as part of the Green Belt and does not appear to be vulnerable.

## **10 Design Guidance**

- 10.1 The character appraisal acknowledges the consistent use of local brick (2.4). The document recognises that the strong sense of enclosure (4.2) and the existence of strong corner buildings (4.4, 6.1).
- 10.2 The appraisal also acknowledges the outstanding view of the Church of Saint Mary from Bath Street (3.12). This view is vulnerable to being harmed by inappropriate development along the west side of Upper Bath Street.
- 10.3 The character appraisal contains guidance on the design of new development within the Conservation Area. Although this guidance has been adopted, it does not form part of the Local Development Framework.
- 10.4 The guidance states that the materials used in new developments must harmonise with the existing palette of traditional materials (8.22). It advises that new development should be designed with a strong street frontage to create a sense of enclosure (8.19). Corner buildings should be designed to clearly address both street frontages (8.21). The guidance does not seek to protect the view of the Church.
- 10.5 To ensure that new development in the Conservation Area makes a positive contribution to the character of the area, the Borough Council will:
- Adopt the design guidance appended to the character appraisal as a supplementary planning document (SPD);
  - Include design guidance within the SPD to protect the outstanding view of the Church of Saint Mary.

## **11 Street Surfaces and Signs**

- 11.1 The character appraisal notes that the pedestrianisation of Bath Street and the Market Place has removed evidence of the original street layout (6.14). Pedestrianisation may have contributed to the reduced sense of enclosure around the middle of Bath Street (4.7).
- 11.2 The lower Market Place is particularly sensitive to changes in the public realm, due to its historic interest as the site of the medieval market (2.1). The removal of the kerb definition through the Market Place has necessitated the use of bollards to delineate the edge of the highway.
- 11.3 The remodelling of the Market Place is an aspiration of the Ilkeston Master Plan. This would offer the opportunity to reintroduce the kerb definition to the highway and reduce the amount of bollards. However, the existing Market Place is considered to be “fit for purpose”; the surface is easy to maintain and there is sufficient space for market stalls. Consequently, proposals to remodel the Market Place are not considered to be a priority in the lifetime of this Management Plan.
- 11.4 Public consultation responses from traders and shoppers have highlighted the need for effective traffic signage. English Heritage<sup>4</sup> has recognised the effect that unnecessary or uncoordinated traffic signage can have on visual amenity. They recommend “systematic audits by local authorities or amenity societies” to identify opportunities to reduce clutter.
- 11.5 To ensure that traffic signage is clear and coordinated, we will:
- Undertake an audit of traffic signage in the town centre;
  - Work with Derbyshire County Council to reduce clutter and ensure that signage is clear.

## **12 Trees and Green Spaces**

- 12.1 The character appraisal recognises that the green and tranquil nature of Saint Mary’s church yard makes a valuable contribution to the setting of the Market Place (3.9). The Conservation Area also contains some good quality, well established street trees (3.11).
- 12.2 The Borough Council currently maintains the trees in the church yard and the street on a two-yearly and four-yearly basis respectively. The trees in the church yard were last maintained in November 2009.

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<sup>4</sup> English Heritage – Streets For All: A guide to the management of London’s streets (2000). Page 16.

- 12.3 To ensure that good quality trees in the Conservation Area are maintained in good health, the Borough Council will:
- Undertake a baseline survey of the quality and health of those trees in its care; maintain the survey on a regular basis for monitoring purposes;
  - Continue to maintain those trees on a regular basis and to a high arboricultural standard.

### 13 Refuse Areas and Car Parks

- 13.1 The character appraisal recognises that refuse areas and car parks are generally detrimental to the appearance of the area (7.9). Car parks in the town centre, such as Club Row, offer poor views of the rear of shops. The alleyways connecting the car parks with the shopping frontage are poorly maintained.
- 13.2 The Borough Council has a “power to require the proper maintenance of land” under Section 215 of the Town & Country Planning Act 1990.
- 13.3 To ensure that refuse areas and car parks are well presented, the Borough Council will:
- Investigate the ownership of alleyways connecting the car parks with the shopping frontage;
  - Consider action under Section 215 to ensure the proper maintenance of these alleyways;
  - Undertake regular visual surveys of the rear elevations of properties visible from car parks, to determine whether unauthorised works have been carried out;
  - Where appropriate, take action to remedy unauthorised works;
  - Consider works to screen the rear elevations of properties from view.

### 14 Programme

- 14.1 The Management Plan is intended to cover a four-year period from 2011 to 2015. The Management Plan Programme below sets out the proposed work tasks during this period with an indication of the timescale for their completion:
- **Immediate:** Within the first six months;
  - **Short:** Within 1-2 years;
  - **Medium:** Within 2-4 years;
  - **Long:** Extending outside the plan period.

## Management Plan Programme

No	Task	Term
<b>Shop Fronts, Signage and Security</b>		
1	Review the existing Shop Front SPD to ensure that it remains fit for purpose.	Immediate
2	Revise the Shop Front SPD, if the review shows that this is necessary.	Short
3	Produce and distribute a leaflet explaining the Shop Front SPD to retailers in a straightforward manner.	Dependent on the results of (2).
<b>Maintenance</b>		
4	Consider the adoption of standards for the proper maintenance of historic buildings.	Short
5	Consider opportunities for the training of owners and contractors in accordance with these standards.	Medium
<b>Heritage at Risk</b>		
6	Undertake regular visual surveys to identify derelict properties, in order to inform a Heritage at Risk Register.	Immediate, then every four years
7	Consider the use of its statutory powers to carry out urgent works to preserve unoccupied buildings.	Ongoing
8	Explore ways to support the growth of specialist retailing and food-and-drink (A3 and A4) uses on Lower Bath Street.	Medium
<b>Regeneration</b>		
9	Explore opportunities for a grant scheme to: <ul style="list-style-type: none"> <li>(a) reinstate traditional architectural details, focussing on Lower Bath Street;</li> <li>(b) reinstate traditional shop front details;</li> <li>(c) assist with the repair of derelict properties.</li> </ul>	Short

<b>Article 4 Direction</b>		
10	Fully investigate the extent to which architectural details survive in each of the five identified residential areas.	Immediate
11	Where high quality architectural details survive in the five residential areas, consider the imposition of an Article 4 Direction, focussing on Wharncliffe Road.	Short
<b>Enforcement</b>		
12	Undertake regular visual surveys to determine whether unauthorised works have been carried out, including to the rear elevations of properties visible from car parks.	Immediate, then a maximum of every four years
13	Where appropriate, take action to remedy unauthorised works.	Ongoing
<b>Archaeological Potential</b>		
14	Identify the boundary of the medieval town as a planning constraint (an Archaeological Alert Area or AAA).	Immediate
15	Review Borough Council procedures to ensure that planning applications involving significant ground disturbance within the AAA are determined in accordance with the advice of the County Archaeologist.	Short
16	Review Borough Council procedures to ensure that development briefs prepared by the Borough Council for sites within the AAA take into account the archaeological interest of the site at the earliest stage.	Immediate
<b>Boundary Review</b>		
17	Review the boundary of the Conservation Area to consider whether any of the following development sites should be brought within its boundary: <ul style="list-style-type: none"> <li>(a) land on the north side of East Street;</li> <li>(b) land on the south side of Station Road;</li> <li>(c) land on the corner of South Street and Derby Road.</li> </ul>	Immediate



<b>Supplementary Planning Document</b>		
18	Produce a supplementary planning document (SPD) to contain the following:	Short
18.1	The generic design guidance appended to the character appraisal.	
18.2	Design guidance to protect the outstanding view of the Church of Saint Mary.	
18.3	A design brief for the remodelling of the Albion Centre.	
18.4	Briefs for the development of the following pieces of land as required: (a) land on the north side of East Street; (b) land on the south side of Station Road; (c) land on the corner of South Street and Derby Road; (d) Bonsall Place.	
<b>Bonsall Place</b>		
19	Pursue the development of Bonsall Place in accordance with the design brief.	Medium
<b>Street Surfaces and Signs</b>		
20	Undertake an audit of traffic signage in the town centre.	Immediate
21	Work with Derbyshire County Council to reduce clutter and ensure that signage is clear.	Short
<b>Trees and Green Spaces</b>		
22	Undertake a baseline survey of the quality and health of those trees in its care; maintain the survey on a regular basis for monitoring purposes.	Immediate, then every four years
23	Continue to maintain trees in our care on a regular basis and to a high arboricultural standard.	Ongoing
<b>Refuse Areas and Car Parks</b>		
24	Investigate the ownership of alleyways connecting the car parks with the shopping frontage.	Immediate
25	Consider action under Section 215 to ensure the proper maintenance of these alleyways.	Short
26	Consider works to screen the rear elevations of properties from view.	Medium