

EREWASH



Long Eaton Conservation Areas Management Plan

April 2008

*A clean, healthy, vibrant, safe and sustainable borough
delivering the best for 'Erewash'*

EREWASH



EREWASH BOROUGH COUNCIL

LONG EATON CONSERVATION AREAS MANAGEMENT PLAN

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Introduction

1 Introduction

- 1.1** This document aims to establish clear guidelines for the long-term management of Long Eaton's rich and diverse heritage within its designated conservation areas and will provide a sound basis to continue the success of the Long Eaton Conservation Areas Townscape Heritage Initiative once the project has ended. This management plan will run for ten years after the end of the Townscape Heritage Initiative but will be reviewed to concur with current conservation practices and government guidance.
- 1.2** The management plan will identify areas for and possible mechanisms and methods for enhancement and preservation within Long Eaton's conservation areas.
- 1.3** This management plan has been developed in consultation with statutory bodies and the public in-line with the requirements of our Statement of Community Involvement, adopted January 2007. It will also be adopted as a Supplementary Planning Document and will be a material consideration in determining planning applications.





The Area

2 The Area

- 2.1** Long Eaton is situated eight miles to the east of Derby, lying to the south of the Borough on low ground close to the confluence of the River Erewash and the River Trent.
- 2.2** Long Eaton began as a small agricultural village and did not experience major growth until the mid-19th century when the arrival of the railway and the later development of the lace making industry kick-started the town's expansion.
- 2.3** The population of Long Eaton grew steadily until 1851 when, over the next four decades, the population exploded; doubling every decade. The population of Long Eaton increased significantly in 1931 and 1951 as a result of the inclusion of north and south Sawley.
- 2.4** The town is an architecturally diverse environment with a mix of historically important structures standing along side large modern developments. The Conservation Area is based around the historic core of the town centre and is predominantly characterised by the fine commercial buildings from the Victorian period and early modern era.

Problems And Threats

Poorly maintained and altered/repaired historic buildings

- 2.5** Insensitive alterations to buildings within the town centre detract from the architectural quality and character of the area. Poor building maintenance, introduction of unsympathetic doors, windows and rainwater goods, has also assisted in weakening the street facades.

Use of inappropriate materials

- 2.6** The predominant traditional building materials in the town centre are brickwork for walls with stone dressing, slate for roofs and timber for doors and windows while the lace factories have cast iron windows. The replacement of original materials such as, timber windows or doors with materials, such as aluminium or UPVC is fairly common throughout the area. This has had a detrimental effect and detracts from the character and appearance of the area.

Loss of architectural features

- 2.7** Around the Conservation Area, various features that were once common place have gradually disappeared and have not been replaced. The most affected features are chimney pots, street cobbles and stone kerbs.



Poorly designed shop fronts, advertisements, signage

- 2.8** Late 19th century shops number a significant proportion of the retail buildings in the town centre but unfortunately surviving shop fronts from this period are few. Many have been replaced with modern substitutes which have no architectural relationship with the buildings. Modern poorly designed shopfronts and signage are prevalent across the Conservation Area.
- 2.9** All outdoor advertisements affect the appearance of the buildings or place where they are displayed. The Conservation Area suffers from the loss of traditional fascia signs. In many places modern unsympathetic box fascia signs have replaced these. This erosion of historic character tends to focus attention downward towards these modern alterations and away from the impressive architecture above. This is combined with overly large fascias with enlarged commercial logos made of inappropriate materials and painted with garish colours creating an overall effect which is detrimental to the character and appearance of the historic centre.

Poorly designed development which is out of context

- 2.10** Sections of Long Eaton's Conservation Area have undergone some redevelopment in the post war period. These developments included the introduction of some street façades that show little respect for their historic context, by being overlarge, poorly situated and having limited visual quality with expanses of poorly proportioned and relatively blank façades.
- 2.11** There are a few buildings within the Conservation Area that do not reflect the established pattern of buildings, both in their use of materials and design. Such poorly designed and lack of grain developments detracts from the qualities that make the town centre an attractive historic core, say nothing about the individuality of the area and ultimately reduces its character and identity.

Vacant upper floors

- 2.12** Throughout the Conservation Area there is a potential to bring floor-space back into beneficial use through the conversions of upper floors. Vacant upper floors create a poor image of the town. The town centre will benefit from bringing upper floors back into use by providing increased, informal surveillance and add to the vibrancy of the area.



The Area

Poor quality in general streetscape

- 2.13** The street furniture, within the Town Centre Conservation Area, was installed during the public realm works to the Market Place and the High Street during the late 1980s and mid 1990s. The furniture on the Market Place is looking ‘tired’ and dated and does little to enhance the overall distinctiveness of the area.
- 2.14** Street clutter is a problem in certain areas in the Conservation Area, especially on the Market Place with a prevalence of bollards, bins, light columns, planters and seating. This clutter detracts from the overall appearance of the area and inhibits its use as a central civic space. The public realm works undertaken as part of the Townscape Heritage Initiative will remove the street clutter on the Market Place and bring the area back into viable use.
- 2.15** Inappropriately sized or excessive signs on buildings and A-board adverts located within pavements create visual clutter and impacts on the character of the town centre. We will actively seek to work in partnership with the Derbyshire County Highways Department to reduce the clutter of road signage throughout the town centre.
- 2.16** Throughout the conservation areas there are a variety of railings some of which make a valuable contribution to the character and appearance and others which are of poor quality and detract from the special character and appearance of the conservation areas. There are a number of examples of standard modern railings used as safety barriers between footways and the highway. These are plain grey metal barriers which have no place in the conservation areas and make no contribution to its character. The Borough Council will encourage the use of more appropriately designed safety barriers if and when replacement occurs in the future.
- 2.17** The most prevalent material for floorscape throughout the conservation areas is black tarmac although there is a large expanse of modern brick paviours in the historic market place and the High Street. This current floorscape impacts on the character and appearance of the conservation areas presenting a large expanse of dull drab modern materials. Elsewhere in the Conservation Areas there are remnants of the traditional granite sett drainage channels and blue brick pavements. There are also examples of damaged pavement surfaces and kerbs. It is likely that most are caused by utility companies not restoring the surfaces and kerbs properly. Effective street management would enforce compliance. Through investment of funds from any available grant resources and appropriate section 106 obligations from developments the Council will seek to secure and invest funds to improve the quality of the floorscape and the wider public realm where improvements or works are planned to be undertaken.





Planning Policies

3 Planning Policies

- 3.1** All development proposals in the Long Eaton Conservation Areas THI area will be assessed against the hierarchy of planning legislation which incorporates government guidance, regional, the current local plan and the emerging Local Development Framework.
- 3.2** Planning Policy Guidance Notes and Planning Policy Statements set out the Governments Policy Framework for a number of subjects. These documents are given significant weight when determining planning applications and appeals. The key guidance for conservation issues is set out clearly in the PPG15 *Planning and the Historic Environment* which sets out the government's policies on the historic built environment in general and, PPG 16 *Planning and Archaeology* which sets out policies on archaeological remains and how they should be preserved or recorded.
- 3.3** The Draft East Midlands Regional Plan sets out the strategic, region-wide policies for the protection of the historic environment. Policies include promoting sustainable development, improving design and protecting and enhancing the Region's natural and cultural heritage.
- 3.4** The majority of planning and conservation responsibilities are dealt with at the local level. We have statutory duties for the preservation and enhancement of conservation areas and protection of listed buildings as well as the discretion to undertake other functions. Legislation and guidance emphasises the importance that firm conservation policies which are co-ordinated and integrated with other local planning policies affecting the historic environment.
- 3.5** The Adopted Erewash Borough Local Plan contains policies for controlling development in Conservation Areas and for the conservation of the built heritage. These policies are a material consideration in the determination of planning applications. The policies appertaining to conservation areas and listed buildings are set out below.

Policy LP1 - Sustainable Development

The Borough Council will require all development proposals to reflect the principles of sustainable development, by:

1. Being well-related to existing patterns of development
2. Re-using land and buildings wherever possible in preference to greenfield land
3. Protecting and enhancing the quality of the built and natural environment
4. Minimising the need to travel between home, work and other activities and providing opportunities for journeys other than by car.

Policy EV3 - Conservation Areas - Designation and Amendment



The Borough Council will designate new conservation areas and amend the boundaries of existing conservation areas, as considered appropriate. Conservation Area Appraisals will be carried out for all conservation areas in the plan period. In assessing the case for boundary reviews or new designations, the Borough Council will consider whether or not the area concerned is of special architectural or historic interest in character or appearance and the extent to which it is desirable to preserve or enhance these attributes.

Proposal EV4 - Conservation Areas - Enhancement Schemes

The Council will prepare a timetable of enhancement schemes for the borough's conservation areas in the plan period. Preparation of enhancement schemes will follow the production of conservation area appraisals.

Policy EV5 - Conservation Areas - Development Control

Proposals for new development, including conversions, alterations, extensions and changes of use will only be permitted where the borough council is satisfied that such proposals will preserve or enhance the special character and appearance of the conservation area. Buildings, open spaces, trees, and other features which contribute to the special character and appearance of the conservation area will be conserved and protected from harmful development.

Proposals to alter or extend unlisted buildings of architectural, historical, landscape or townscape value will be considered against the need to ensure the preservation of those elements of buildings which contribute towards the particular character of the conservation area. Alterations to existing shop fronts, including the addition of internal and external illumination will not be permitted where this will have a detrimental effect upon the character or appearance of the buildings or the conservation area. The replacement of historic shop fronts will not be permitted.

Proposals to demolish or substantially destroy an unlisted building in a conservation area will not be permitted, unless it can be demonstrated to the satisfaction of the local planning authority that the building:

- is of an inappropriate design in the context of its location or
- is beyond repair at reasonable cost or
- is incapable of beneficial usage;

And that its removal is subject to the submission of detailed proposals for replacement development of appropriate design, scale and materials which would clearly preserve or enhance the character and appearance of the conservation area. Consent for demolition will only be granted subject to the requirement that such demolition does not take place prior to:

- the granting of detailed consent for the replacement development and
1. the letting of a contract for the approved replacement development.



Planning Policies

Policy EV6 - Listed Buildings

Buildings listed by the Secretary of State for Culture, Media and Sport as being of architectural or historic interest will be protected from inappropriate alteration and unsympathetic development which could harm their character or setting. Listed building consent will not be granted for the demolition or inappropriate alteration or the removal of important internal or external features, of listed buildings. Planning permission will only be permitted for the change of use or conversion of a listed building where full details of design, materials, and impact on its setting of such a use has been submitted, where the change of use is vital to ensure the preservation of the listed building without loss of its character, and where the change of use will not be detrimental to local amenities.

Policy DC10 - Design

1. The development respects or enhances the character or appearance of the building, group of buildings or surrounding area, particularly in scale, massing, and materials;
2. The development retains, enhances or creates urban spaces, views, landmarks and other townscape features which make a material contribution to the character of an area;
3. The development does not harm the appearance of areas of public or private open space, or important landscape or topographic features.

We are committed to the implementation of policies as set out in the Local Plan within the Townscape Heritage Initiative area.

3.6 New policies will be developed through the production of the Local Development Framework. These policies will reflect the guidance set out in the relevant Planning Policy Guidance Notes/Planning Policy Statements and the East Midlands Regional Plan. Public consultation will be carried out in-line with the requirements of our adopted Statement of Community Involvement to ensure the documents are founded on a robust evidence base.

3.7 It is vital important that public investments made through regeneration initiatives, such as Townscape Heritage Initiative, are not undermined by subsequent actions. The local authority is, therefore, committed to making full use of its policies to support and protect public investment.





Planning Measures

4 Planning Measures

- 4.1** The long-term future of the Conservation Areas will be shaped through a consistent decision-making process. The following will be the key to development control:
- We will encourage pre-application enquiry for development in the THI area. This is to achieve a consistent approach to development proposals within the Conservation Areas
 - Applications for new shopfronts and signage should be in accordance with the Council's adopted Shopfront Supplementary Planning Document
 - We will require the use of traditional building materials within the Townscape Heritage Area
 - We will actively pursue, subject to resources, unauthorised alterations to buildings, including new signage and shopfronts and the removal of architectural details.
- 4.2** The use of planning enforcement is essential in both the delivering of the Townscape Heritage Initiative and maintaining the fundamental heritage value of the conservation areas. We are committed to making use of the statutory powers available under the Planning Acts.
- 4.3** An active enforcement strategy will be undertaken in respect of any breaches in planning, listed buildings and conservation area control. The authority has two experienced enforcement officers with capacity to deal with the issues raised.
- 4.4** Re-active enforcement will also be combined with pro-active work such as enforcement of planning, advertisement and listed building conditions together with raising people's appreciation of the historic built environment and the multiple benefits of protection and enhancement.
- 4.5** We will actively pursue unauthorised development in the Borough. There have been no recent instances in either of the Conservation Areas where enforcement action has been taken against non-compliant works to a listed building. However, we have maintained vigilance over breaches of planning conditions and over the last two years and these have been successfully dealt with.
- 4.6** A photographic survey will be undertaken annually to ensure that a continuous record of each building is available as a way of monitoring inappropriate change. Letters will be sent to all building owners and tenants informing them of what can and cannot be undertaken in the conservation area and on a listed building. This letter will be sent out on an annual basis to ensure that every building owner is aware of their development rights and Council policy.



- 4.7** The Planning (Listed Buildings and Conservation Area) Act 1990 provides specific protection for buildings and areas of special architectural and historic interest. The Act gives Local Planning Authority powers to take action in the following circumstances:

Urgent Works

Where an historic building has deteriorated to the extent that preservation may be at risk, the Act enables us to carry out urgent works for the preservation of listed buildings after giving notice to the owner. These powers can only be used in respect of an unoccupied building. The powers are confined to urgent works; on other works such as emergency repairs, for example, to keep the building wind and water tight and safe from collapse.

Repairs Notices

If we consider that listed building is not being properly preserved it may serve a 'repairs notice' on owner. The notice specifies the works that the authority considers reasonably necessary for the proper preservation of the building.

Article 4 Directions

This removes permitted development rights on all properties within the Conservation Area.

Section 215 Notices

Circular 2/98 – prevention of dereliction through the planning system – promotes the use of Section 215 notices to require owners to maintain their land and buildings properly, if they affect the amenity of the surrounding area. Such notices can be used to deal with a wide range of problems including:

- Tidying up land awaiting redevelopment
- Removing graffiti and fly-posting, where they adversely affect amenity
- Refurbishing important features which have been left to deteriorate to the point where they harm rather than enhance a building or the street scene
- Restoring damaged paint work
- Removing remains of derelict/fire damaged buildings

Where land and buildings are considered to adversely affect the amenity of the Conservation Area, we will consider the serving of a Section 215 notice. If the work is not done within the specified period in the notice, the Council can follow it up with prosecution or enter the land and take direct action to carry out works in default of action by the owner. The Council can recover its costs if direct action is taken in default, if necessary.

Clean Neighbourhoods and Environment Act 2005



Planning Measures

The Council may also use the Clean Neighbourhoods and Environment Act 2005 wherever thought to be appropriate especially with regard to removing graffiti and fly-posting offences.

4.8 Supplementary Planning Documents contain detailed guidance on various planning matters and expand on the policies in the Local Plan. Whilst Supplementary Planning Documents do not have the same status as adopted Local Plan policies, they are a material consideration in determining planning applications.

4.9 We have adopted the following Supplementary Planning Documents:

- Affordable Housing
- Biodiversity
- Design
- Designing out Crime
- Flood Risk and Development
- Landscape
- Parking
- Planning Obligations
- Shopfronts





A Framework for Design Standards and Maintenance

5 A Framework for Design Standards and Maintenance

- 5.1** The success of the THI must be maintained following the end of the project to ensure the sustainable future of the town. The aim of this section of the management plan is to support the fundamental practical objectives of the Long Eaton Conservation Areas Townscape Heritage Initiative in maintaining and restoring the historic built environment.

Windows and Doors

- 5.2** Windows and doors are an essential part of the character and appearance of any building. They demonstrate changing architectural tastes and styles, but also social hierarchy, building economics, craft ingenuity and technical advances. Often they are the key element which most serves to establish the character of a building.
- 5.3** A wide variety of original traditional window types exist in the conservation areas therefore it is not possible to suggest a certain type that maybe acceptable throughout the conservation areas and it will be necessary for the requirements of individual buildings to be assessed as repair or replacement becomes necessary. Equally, there are a variety of door types throughout the conservation areas as such the same principle of individual assessment will be adopted. Although it should be noted that whilst there are a large number of traditional windows surviving there are actually very few traditional doors on buildings throughout the conservation areas.
- 5.4** New windows and doors to premises throughout the conservation areas will be expected to be appropriate in design and materials to the age and appearance of the building on which they are to be installed. The local planning authority will not approve applications for UPVC replacements or modern timber or metal designs in place of traditional surviving windows. Equally where modern inappropriate replacements already exist the local planning authority will seek to encourage the reinstatement of traditional appropriate windows and doors when replacement occurs in the future.
- 5.5** The following repair principles will apply for windows:
- Repair is preferable and complete replacement is seldom necessary and may be counterproductive. Old timber is much better quality than modern softwood and will last longer.
 - Re-use original windows whenever possible
 - Pay special attention to mouldings on the frames, glazing bars and meeting rails
 - Copy the traditional depth of reveal
 - Traditional windows should always be painted and not stained and as a general rule with light colours such as white or cream – avoid modern garish colours.
 - Care should be taken when repairing windows not to damage old glass and should be protected when using chemical paint stripper or removed and replaced later.



5

A Framework for Design Standards and Maintenance

5.6 The following repair principles will apply for doors:

- Repair and redecorate original timber doors rather than replace them.
- If door has to be replaced, use a purpose made, matching timber door, which should be painted not stained.
- Avoid off-the-shelf modern doors with such features with features such as false fanlights, stained wood, course mouldings and decorative glazing.
- Avoid UPVC and other modern materials which are inappropriate

Chimneys

5.7 One of the most distinctive and unique characteristics of the Long Eaton Conservation Areas are the chimneys. These range in variety from the tall free standing, imposing chimneys associated with the lace factories to a wide variety of smaller ornate, decorative chimney stacks to a large number of buildings.

5.8 The Local Planning Authority will resist any application for Conservation Area Consent for the demolition of any free standing chimney in the conservation areas and will through planning obligations or conditions to actively seek to secure appropriate management and maintenance plans for surviving chimneys where new developments are proposed on sites containing such chimneys.

Shopfronts

5.9 Although a substantial amount of traditional detailing can be found in the conservation areas there are almost no complete intact original frontages to be found. A substantial number of buildings have lost some or all of their traditional detailing and many frontages have been replaced with inappropriate, timber, aluminium or UPVC frontages. The result is a large number of poor quality shop fronts which are badly designed and fail to harmonise with the building on which they have been placed and the surrounding architectural character of the conservation area.

5.10 New shop fronts to retail premises throughout the conservation areas must be designed and developed in accordance with our adopted Shopfront Supplementary Planning Document. The local planning authority will not approve applications which involve the removal of existing surviving traditional shop frontages or traditional elements. The local planning authority will not approve of applications for UPVC, aluminium, modern timber or metal designs in place of traditional surviving frontages. Equally where modern inappropriate replacements already exist the local planning authority will seek to secure the reinstatement of traditional appropriate shopfronts in accordance with the adopted Shopfront Supplementary Planning Document when replacement occurs in the future.

5.11 Where original or traditional shop front detailing survives intact, repair should always be considered rather than complete replacement of such traditional elements.



A Framework for Design Standards and Maintenance

- 5.12** Where complete replacement is deemed necessary to replace inappropriate modern installations or where erosion and decay dictate that no original detail has survived then new installations should be undertaken in accordance with our adopted Shop Front Supplementary Planning Document.

Signage

- 5.13** Similar to shop fronts there are very few traditional signs in the conservation areas. The majority of signage within the conservation area has been replaced with modern, brightly coloured signs of inappropriate design which is damaging to the character and appearance of the conservation areas. Within the conservation areas there are major highway routes into the town which converge at a major road junction this has led to a plethora of signage associated with the highway.
- 5.14** New signage to retail and commercial premises throughout the conservation areas must be designed to integrate with both the shop frontage and overall building frontage on which they are to be displayed and shall comply with the adopted Shop Front Supplementary Planning Document.
- 5.15** We will actively seek to work in partnership with the Derbyshire County Highways Department to reduce the clutter of road signage through the town centre.
- 5.16** The Borough Council will also aim to ensure, both through partnership working with Derbyshire County Council and through financial investment as and when funds become available, that all streets have appropriate street name plaques that are clearly visible.

Materials

- 5.17** Traditional materials within the conservation areas include red brick, stone dressing, Welsh slate roofs, terracotta detailing to elevations, ridges and finials, glazed or decorative tiles, leadwork and timber bargeboards.
- 5.18** The objective of the management plan is to retain traditional materials throughout the conservation areas where they survive intact and to promote and actively reinstate traditional materials where they have been lost to modern inappropriate replacements.
- 5.19** New development should be constructed of materials which are either traditional, as existing, or materials which complement and harmonise with the existing buildings. The local planning authority will not accept poor quality materials or materials which aim to imitate the traditional.



5 A Framework for Design Standards and Maintenance

- 5.20** Where traditional materials survive, they should always be repaired rather than replaced where possible. An excellent source of guidance on methods of repair can be found on the Society for the Protection of Ancient Buildings website (www.spab.org.uk) and the English Heritage website (www.english-heritage.org.uk). The Borough Council's Conservation and Design Officer will also give advice, contact details can be found at www.erewash.gov.uk.
- 5.21** Where traditional materials are to be replaced, the local planning authority would encourage developers to use materials to match the existing, obtained from certified sources.
- 5.22** Where new developments wish to experiment with alternative materials the Borough Council would seek to ensure that such alternatives are appropriate in colour, texture, durability and properties for the conservation setting.
- 5.23** The local planning authority will request a full materials palette be submitted with each application for built development in the conservation areas.

Railings and Gates

- 5.24** Throughout the conservation areas there are a variety of railings some of which make a valuable contribution to the character and appearance and others which are clearly poor quality and detract from the special character and appearance of the conservation areas.
- 5.25** Lime Grove – historically the houses fronting Lime Grove would have had decorative railings and associated gates along their front boundaries. Indeed a small number of examples survive. We will seek to secure funds to provide financial assistance for the reinstatement of traditional ironwork to these frontages.
- 5.26** WestParkCemetery (Grade II Listed) – The gates and railings to the cemetery will be repaired, restored and subsequently maintained by the Borough Council. Repair works to these railings and gates are scheduled to commence 2008/09.
- 5.27** Highways – there are a number of examples of standard modern railings as safety barriers between footways and the highway. These are plain grey metal barriers which have no significance in the conservation areas and make no contribution. The Borough Council will encourage the use of more appropriately designed safety barriers if and when replacement occurs in the future.



A Framework for Design Standards and Maintenance

- 5.28** St Laurence's Church – there are railings along the footpath to the side of the church yard. These railings are fairly plain in design and are not considered to be of any historic or architectural value. However, the Borough Council considers that they are an important element as they present a means of enclosure to the churchyard which is visually permeable, allowing the openness of the green space to integrate with the surrounding conservation area.
- 5.29** Erewash Canal – the Council will work in partnership with British Waterways and other landowners to improve the quality of railings fronting onto the canal. Where traditional railings survive the Borough Council will seek to ensure that appropriate repair is undertaken followed by a suitable programme of future maintenance.
- 5.30** Where railings are traditional and valuable to the character and appearance they should always be retained and repaired. Where replacement of traditional railings is unavoidable they should be an exact 'like for like' replacement of the existing traditionally constructed and should not be replaced with modern alternatives.
- 5.31** Where new railings are proposed in the conservation areas they should be of a high quality design appropriate to the setting and should be traditionally cast. Mass produced railings will lack any distinctive character and are unlikely to respond to the surrounding details of the area.
- 5.32** Planning permission may be required for the erection of new or the alteration of existing railings within the conservation areas.

Market Place

- 5.33** Long Eaton is traditionally a market town and recently the majority of the market moved back to the Market Place. However, there are still some stalls which are located in an isolated plot to the rear of buildings which front onto the High Street.
- 5.34** The Borough Council will seek to secure the necessary funds to reinstate the traditional market place, supporting and promoting the towns market and providing the town with a central space to hold events and restoring part of the historic grain of the town centre.
- 5.35** Reinstatement of the historic heart of the town in the form of its traditional market place can, and should only, be considered following thorough research of the historic records of the appearance, layout and function of the space throughout the towns history. Reinstatement rather than redesign should be priority whilst ensuring that the space can effectively meet the needs of the twenty first century.



5 A Framework for Design Standards and Maintenance

Public Square Nottingham Road/Market Place

- 5.36** Long Eaton is traditionally a market town and recently the majority of the market moved back to the Market Place. However, there are still some stalls which are located in an isolated plot to the rear of buildings which front onto the High Street.
- 5.37** The Borough Council will seek to secure the necessary funds to reinstate the traditional market place, supporting and promoting the towns market and providing the town with a central space to hold events and restoring part of the historic grain of the town centre.
- 5.38** Reinstatement of the historic heart of the town in the form of its traditional market place can, and should only, be considered following thorough research of the historic records of the appearance, layout and function of the space throughout the towns history. Reinstatement rather than redesign should be priority whilst ensuring that the space can effectively meet the needs of the twenty first century.

West Park

- 5.39** The original establishment of a major open space for the enjoyment of the people of Long Eaton began in 1905 when 17 acres of land was bought for the sum of £2,650. The land was drained and laid out under the supervision of the surveyor, thus providing the nucleus of what we now know as WestPark. In 1912 a further 8 acres of land was purchased from the Earl of Harrington taking the eastern boundary of the park up to the Erewash Canal, a footbridge was opened in 1913 giving access from Broad Street to the park. By 1915 an agreement had been reached which provided a new entrance into the park from Leopold Street.
- 5.40** A further extension to the park was considered in the 1920s which, on reaching maturity in 1928 added an extra 37 acres and placed the western boundary on Wilsthorpe Road.
- 5.41** WestPark has substantial numbers of mature trees of a wide variety of species which currently form a tree trail through the park. we will ensure a timetabled programme of maintenance of the tree stock within WestPark, ensuring that species are healthy and in so far as is possible are maintained in optimum health.
- 5.42** WestPark leads into the conservation area through four linkages;
- 5.43** WestParkCemetery – this link leads the pedestrian into the cemetery providing views of Harrington Mill. The entrance to the cemetery is narrow and uneven with poor surfacing.



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- 5.44** Leopold Street – this link is actually in the ownership of the factory owners and is not a formal public right of way. However, through agreement and goodwill the link is open for use by members of the public during the day. However, at night due to vandalism and antisocial behaviour the owners have concluded that there is no option but to lock the gate and close this link.
- 5.45** CanalBridge – this link brings the pedestrian directly over the Erewash Canal providing excellent views up and down the waterway and towards Bridge Mill. Access to the link is via a number of steps which are flanked by a poorly maintained modern wall or via black tarmac pathway.
- 5.46** Lime Terrace Entrance – a footpath which runs between the cemetery and Trent College providing the only vehicular access into the park from the conservation area. The footway is isolated, has poor lighting and a poor quality surface.
- 5.47** Through improved lighting, surfacing and consistent maintenance we will aim to enhance and promote existing links between the conservation areas and West Park.
- 5.48** There are a number of well established mature holly trees against the wall of Harrington Mill which are substantially overgrown and almost entirely mask the architecturally significant side elevation of the lace factory. This elevation and the spatial and architectural relationship between the mill and the openness of the cemetery are essential elements of the character of the lace factories conservation area. Therefore to enhance and preserve the character and appearance of the conservation area, the thinning and crown reduction of the holly trees is essential to allow the mill to emerge and for its full architectural splendour to be appreciated. We will also ensure a timetabled programme of maintenance of the tree stock within West Park ensuring that species are healthy and in so far as is possible are maintained in optimum health.

Cemetery Chapel

- 5.49** West Park Cemetery Chapel is a Grade II listed building in the ownership of Erewash Borough Council. Substantial repairs have been undertaken to the stone work in recent years however the roof of the listed chapel is currently in a poor condition with many tiles having been dislodged and areas of significant failing in the roof have been identified. The Borough Council has undertaken temporary repairs to the chapel to ensure that the building is weather tight.



5 A Framework for Design Standards and Maintenance

Cemetery Railings

New Design

- 5.50** Long Eaton is a town with a rich industrial history which has dictated much of the towns morphology and architectural form to date. However in the twenty first century Long Eaton is a town sandwiched between two major cities and therefore it must prove itself to be adaptable and diverse and must grasp the opportunities presented by its enviable location. As such we will seek to secure new design in the town which is innovative whilst sensitive. All new design must be developed in the context of the historic setting but must also be robust and adaptable to the needs of today allowing Long Eaton to perform effectively as a significant market town in the wider regional context.
- 5.51** Sustainability must be at the centre of all development proposals as it is our primary aim that new developments must contribute to the long term social, economic and environmental sustainability of the wider town. The choice of materials and construction methods in new developments must be appropriate to their sensitive setting but must also aim to be low in their environmental impact and high in the energy performance of the resultant buildings. In accordance with Planning Policy Statement 3: Housing and Planning Policy Statement 22: Renewable Energy we would encourage the use of renewable energy resources to ensure that the carbon footprint of new developments is minimal. However it will be necessary to take early pre application advice to ensure that any proposed micro-renewable installations do not impact negatively on the character and appearance of the conservation areas.
- 5.52** Any new developments within the conservation areas will be deemed to be in a sustainable location in accordance with the guidance contained in PPS 13 Transport and our adopted Parking Supplementary Planning Document. As such, we would look to the use of minimum parking provision to encourage the use of the public transport network. Where parking is to be included within a development proposal, this should be well integrated, supporting the street scene.
- 5.53** Domination of the public realm by motor vehicles will be resisted and the layout of both built form and parking areas should aim to enhance the public realm and create streets which are friendly to pedestrians, cyclists and vehicles. New developments should integrate with and support the surrounding routes including both roads and footpaths.
- 5.54** New buildings should exhibit architectural quality and should positively contribute to the legibility and distinctive character of the local area. Through appropriate exploitation of existing built form, landscape and topography new developments should positively enhance the character and appearance of the conservation areas.



A Framework for Design Standards and Maintenance

- 5.55** The scale, massing and bulk of new developments should be appropriate to the context and should relate directly to the grain of the surrounding built form for any given location in the conservation areas.
- 5.56** Existing important views and vistas particularly to key buildings or features in the conservation areas should be protected and enhanced by new developments. Where possible new development will be expected to create new views or vistas to key features; encouraging capitalisation and promotion of the towns historic architectural and natural environmental value.
- 5.57** Any new developments proposed in the conservation areas should be appropriate in their proposed end use and should integrate with the surrounding development and use types. We will aim to secure developments and uses which compliment and enhance the existing mix of uses within the town. Promoting and protecting the future economic vitality and viability of the town centre.
- 5.58** New developments should directly address associated and surrounding routeways including streets, footpaths and the Erewash Canal. It is essential that good design allows for the inclusion of groundfloor uses which provide an active and attractive frontage to the surrounding public realm, creating an environment which has high levels of natural surveillance and the fear of crime is reduced through good design.
- 5.59** The risk of flooding will be a major consideration for new developments in Long Eaton within the flood plain. As such it is essential that all applications where flooding may be an issue include a flood risk assessment in accordance with Environment Agency Guidance and the guidance contained in our Flood Risk - Supplementary Planning Document.
- 5.60** All applications for development where a design and access statement is required will be expected to include a statement prepared in accordance with our Development Control Guidance Note, Design & Access Statements. Please note that applications where a Design & Access Statement is required will not be registered without one.

Trees and Landscaping

- 5.61** There are throughout the conservation areas several areas of mature trees which make a valuable contribution to the character and appearance of the conservation areas. We will maintain all trees in Council ownership in accordance with a maintenance schedule to be established and will closely monitor and control works to trees in the conservation areas through the planning process. Equally, where there are shrubberies, and soft landscaped areas in its ownership the Borough Council will



5 A Framework for Design Standards and Maintenance

ensure that regular maintenance and where necessary further planting allows these areas to continue to enhance the character and appearance of the wider conservation area. We have a Tree Officer in post to help maintain our tree stock.

Ecology/Biodiversity

5.62 The Long Eaton Lace Factories Conservation Area incorporates a length of the Erewash Canal, a substantial portion of West Park and is immediately adjacent to a local nature reserve. As such there is high percentage of the designated area which is likely to incorporate a substantial amount and wide variety of flora and fauna. This is further supported by the landscaped gardens associated with The Hall on Derby Road and the well maintained church yard of St Laurences, Market Place. Together these provide, along with West Park, a network of open spaces in the Conservation Areas.

5.63 We will, throughout the life of this Management Plan, seek to maintain a high standard of open space in our ownership in-line with the requirements of our Green Space Strategy.

5.64 We will work with partners to ensure that spaces outside of our ownership are also maintained to standards set out in our Green Space Strategy.

5.65 Through the Planning process the Council will insist on the protection of existing wildlife habitats and will promote the creation of new habitats where appropriate to further increase the biodiversity of the area and ensure that existing habitats are properly recognised and supported in the long term.

5.66 The substantial numbers of mature trees in the conservation areas contribute not only to the character and quality of the area but also provide a vital habitat for bird and insect life. We will not normally permit the felling of any trees in the conservation areas unless we are entirely satisfied that the specimen is dead, dangerous or dying and a proposal for suitable replanting of the species and the creation of replacement or alternative habitat is presented.

5.67 We will consistently seek to protect the canalside from harmful developments which may impact upon the associated wildlife.

5.68 We will work in partnership with British Waterways and the Derbyshire Wildlife Trust to ensure that proper maintenance of the canal and towpaths is undertaken to improve, support and maintain existing habitats.



A Framework for Design Standards and Maintenance

- 5.69** The presence of protected species and their habitats is a material consideration in the planning process and will be a priority for us when considering applications for new development or for the conversion, alteration or extension of existing buildings.
- 5.70** Further guidance on protected species and biodiversity issues can be found in our Biodiversity Supplementary Planning Document and Planning Policy Statement 9, Biodiversity and Geological Conservation (PPS9).

Craft Skills

- 5.71** Traditional methods of construction often provide much of the unique architectural character of historic buildings and areas. Very often it is the skill of working a material which gives either a whole building or an individual element of a building an air of quality and distinctiveness which is so often lacking in mass produced, 'off the shelf' materials and detailing.
- 5.72** We will actively encourage the use of traditional methods of construction and repair for the repair, reinstatement and installation of traditionally designed replacement work within the conservation areas. The Council will encourage the use of traditional craft skills wherever possible and insisting through planning conditions that detailing is designed and prepared specific to the unique character, age and style of any given building. In promoting traditional craft skills we will also promote training in traditional skills amongst local contractors and operatives to increase the local skills base and encourage stability and growth in the local economy.
- 5.73**
- 5.74** Specialist contractors for most types of conservation work can be found through the Building Conservation Crafts Register at [Web Link to Derbyshire Historic Buildings](#) or through the Building Conservation Directory, Cathedral Communications.

Public Realm Maintenance

- 5.75** Over the last 20 years the Borough Council has undertaken public realm improvement projects in Ilkeston, Long Eaton and Sandiacre including large scale pedestrianisation schemes to the two major towns within the Borough.
- 5.76** The Borough Council is not the highway authority and as such has had to work in close consultation and receive approval from Derbyshire County Council for any public realm improvement works affecting highways maintainable at public expense.



5 A Framework for Design Standards and Maintenance

5.77 The County Council's stance on public realm improvements has always been supportive in terms of accepting bespoke design proposals in highway areas. However, the County Council's Officers insist that the use of any 'non-standard' paving materials, lighting provision, street furniture and drainage outlets are maintained by the Borough Council, as these generally incur additional costs over and above the general repair and maintenance that the County Council would normally expect to incur.

Accepting this and recognising the need to maintain these areas to a good standard, budget provision for the maintenance of the paved surface, street furniture, surface water drainage outlets and street lighting has been provided by the Borough Council since the completion of the first scheme in the late 1980's. This budget has increased as further public realm schemes were completed throughout the Borough.

Current Maintenance Regime

5.78 The paved surface and street furniture installations are maintained via a 'Term Contract' which is tendered for annually. This deals with the repair of any defects to the paved surface and street furniture that may occur through 'wear and tear', accidental damage and vandalism.

5.79 Derbyshire County Council as part of their highway inspection regime undertake routine inspections of the public realm improvement areas and there is a system in place for the County Council to report paving defects to the Borough Council so that any necessary repairs can be undertaken quickly.

5.80 Street furniture is manufactured to a robust standard and repairs are undertaken as and when they are required.

5.81 Again, street lighting is inspected by Derbyshire County Council, at night on a monthly basis to note any defective lighting. Basic repairs and maintenance that the County Council would normally expect to carry out i.e. replacement of defective lamps; wash and a clean of the lantern for instance are undertaken by the County Council. Any works necessary over and above this have to be funded by the Borough Council if the column is anything other than one of the County Council's standard lighting units.

5.82 New 'non standard' surface water drainage outlets, proprietary linear drainage channels with gratings for instance, are designed to be self cleansing by being laid to an appropriate gradient. It is therefore usually only necessary to carry out drain flushing on an annual basis and a Contract is tendered for and drain flushing is usually carried out following the autumn to ensure that fallen leaves are cleared and do not cause blockages.



A Framework for Design Standards and Maintenance

- 5.83** Painting of street furniture which includes bollards, lamp columns, litter bins decorative railings etc is the responsibility of the Borough Council and a programme is maintained to keep the street furniture in good order in this respect.





Education and Training

6 Education and Training

- 6.1** The involvement of local children in history, geography and drama projects is a priority and will be achieved through promoting and improving links with local schools and the organisation of events aimed at whole families in order to reach members of the community within all age groups. Our Museum Service has an excellent track record with this method of community engagement and it is envisaged that all existing skills and experience within this department will assist the THI Project Officer to coordinate events within the area.

- 6.2** The THI Project Officer will also encourage the use of 'Conserving the Built Environment, Key Stage 2 Geography Module' produced by the IHBC and Nottinghamshire County Council with the THI area as the primary study area.

- 6.3** It is also proposed to undertake themed events as part of the THI which will include both children and their parents or guardians.

- 6.4** The Townscape Heritage Initiative offers an ideal opportunity to link up with various higher education providers in the area. The THI Project Officer will ascertain if the project, buildings and the setting of the Conservation Area could be utilised in certain courses. Currently students from Derby University studying Architectural Conservation use the Long Eaton Lace factory Conservation Area as part of their end of term project. The project allows the students to theoretically determine the future of the area and learn about the repair, adaptation and enhancement of historic places and understand sensitive and intelligent design. They will also explore the close relationship between conservation and regeneration and look at the contribution conservation makes to sustaining the historical and economic environment. It is hoped that this partnership will continue throughout the lifetime of the Townscape Heritage Initiative.

- 6.5** Presentations will also be given to local interest groups, Community Forums and local schools. The aim of these presentations will be to give a brief overview of the THI and the history of Long Eaton.

- 6.6** The THI will also be promoted at a number of annual events including the Chestnut Fair, Long Eaton Carnival, the Continental Market and the Steam Fair.

- 6.7** An annual THI Information Leaflet will be produced by the THI Project Officer and printed in-house by the Borough Council's Reprographics Section. The leaflet will be sent to every property within the THI Boundary, building owners and be made freely available to the public at local libraries, the Town Hall, Shopmobility and to download from the Townscape Heritage Initiative webpage.



Education and Training

- 6.8** During the scheme a series of exhibitions will be held. These exhibitions will serve a dual purpose. They will provide information on the history of Long Eaton, the progress of the Townscape Heritage Initiative and used as part of the proposed public consultation exercises. Exhibitions will also be held at the end of the THI to inform the public of the scheme's achievements. All of the exhibitions will be held at the Town Hall, Long Eaton Library or the Market Place annually.
- 6.9** The THI Project Officer will utilise the Public Notice Boards on the Market Place and at the Town Hall to publicise the THI. Over the lifespan of the THI new, permanent information boards will be situated at three strategic locations in the THI area.
- 6.10** The continued maintenance of the buildings, and especially those that receive grant funding, is of paramount importance for the long-term success of the THI. With this in mind, a series of information leaflets will be produced by the THI Project Officer covering basic building repair and maintenance. These leaflets will be included in the grant application pack and made available on the THI webpage. Guidance such as 'A Stitch in Time' published by the Institute of Historic Building Conservation (www.ihbc.org.uk) offers additional guidance for building owners. Through the monitoring of Local Searches it is possible to determine when a building changes ownership. If this happens, or if a new tenant moves into a building, an information pack will be dispatched.
- 6.11** It is assumed that the majority of the training will use Council Officers including the THI Project Officer, the Conservation and Design Officer and staff from the Erewash Museum.
- 6.12** Primarily, workshops and training events will be undertaken in the Council Offices, schools, community centres and libraries. Outdoor events will principally be held on the Market Place as well as West Park, school playing fields and the curtilage of the lace factories. All outdoor events will only take place once a risk assessment has been undertaken.

Councillor, Steering Group and Officer Training

- 6.13** Elected Members are responsible for shaping the future of our environment through the democratic process. This can have an irreversible impact on a physical heritage. The historic environment can also, in itself, have an important impact on the economic and social development of the local area. This is not least because people value living in an interesting and attractive environment.



Education and Training

6.14 It is essential that an audit of skills and knowledge is undertaken by the THI Project Officer to ascertain the type and amount of training required before the Townscape Heritage Initiative begins. Once the audit is complete a comprehensive training schedule can be devised. However, it is assumed that members of the Steering Group, which is made up of a cross-section of the local community, will have limited knowledge of managing a heritage project.

6.15 Initially a heritage library will be set up containing the following:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Guidance on the management of conservation areas (English Heritage, 2005)
- Planning Policy Statement 1: Delivering Sustainable Development
- Planning Policy Guidance Note 15: Planning and the Historic Environment
- Planning Policy Guidance Note 16: Archaeology and Planning
- Draft East Midlands Regional Plan
- Erewash Borough Local Plan, Adopted July 2005
- Long Eaton Town Centre Conservation Area Appraisal
- Long Eaton Lace Factories Conservation Area Appraisal
- Erewash Borough Statement of Community Involvement
- Stage 1 Townscape Heritage Initiative submission to the Heritage Lottery Fund
- Stage 2 Townscape Heritage Initiative submission to the Heritage Lottery Fund
- Erewash Community Strategy
- Erewash Draft Corporate Strategy
- Erewash Economic Regeneration Strategy
- Long Eaton Masterplan
- Shopfront Supplementary Planning Document
- Design Supplementary Planning Document
- Biodiversity Supplementary Planning Document
- Schedule of Listed Buildings
- Plans showing the conservation area boundaries
- Long Eaton Town Centre Conservation Area Leaflet

6.16 Ideally this information will be stored on a CD and a copy given to all interested parties. This list is not exhaustive and will be regularly updated by the THI Project Officer.

6.17 Over the lifespan of the THI it is assumed that new Councillors may be elected, membership of the Steering Group may change and new Officers will be appointed. If any of these events occur, an induction course outlining the aims and objectives of the Townscape Heritage Initiative will be run.



Education and Training

- 6.18** Training will be delivered primarily by the THI Project Officer and the Borough Council's Conservation and Design Officer. However, there may be instances where more detailed or specialist knowledge is required and the services of local heritage experts or the Heritage Lottery Fund may be called upon.
- 6.19** A series of workshops will also be set up at the start of the project to educate Councillors and members of the Steering Group on the requirements and processes involved in the Townscape Heritage Initiative.

Community Education

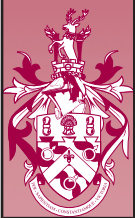
- 6.20** The involvement of local children in history, geography and drama projects is a priority and will be achieved through promoting and improving links with local schools and the organisation of events aimed at whole families in order to reach members of the community within all age groups. Our Museum Service has an excellent track record with this method of community engagement and it is envisaged that all existing skills and experience within this department will assist the THI Project Officer to coordinate events within the area.
- 6.21** The THI Project Officer will also encourage the use of 'Conserving the Built Environment, Key Stage 2 Geography Module' produced by the IHBC and Nottinghamshire County Council with the THI area as the primary study area.
- 6.22** It is also proposed to undertake themed events as part of the THI which will include both children and their parents or guardians.
- 6.23** The Townscape Heritage Initiative offers an ideal opportunity to link up with various higher education providers in the area. The THI Project Officer will ascertain if the project, buildings and the setting of the Conservation Area could be utilised in certain courses. Currently students from Derby University studying Architectural Conservation use the Long Eaton Lace factory Conservation Area as part of their end of term project. The project allows the students to theoretically determine the future of the area and learn about the repair, adaptation and enhancement of historic places and understand sensitive and intelligent design. They will also explore the close relationship between conservation and regeneration and look at the contribution conservation makes to sustaining the historical and economic environment. It is hoped that this partnership will continue throughout the lifetime of the Townscape Heritage Initiative.
- 6.24** Presentations will also be given to local interest groups, Community Forums and local schools. The aim of these presentations will be to give a brief overview of the THI and the history of Long Eaton.



Education and Training

- 6.25** The THI will also be promoted at a number of annual events including the Chestnut Fair, Long Eaton Carnival, the Continental Market and the Steam Fair.
- 6.26** An annual THI Information Leaflet will be produced by the THI Project Officer and printed in-house by the Borough Council's Reprographics Section. The leaflet will be sent to every property within the THI Boundary, building owners and be made freely available to the public at local libraries, the Town Hall, Shopmobility and to download from the Townscape Heritage Initiative webpage.
- 6.27** During the scheme a series of exhibitions will be held. These exhibitions will serve a dual purpose. They will provide information on the history of Long Eaton, the progress of the Townscape Heritage Initiative and used as part of the proposed public consultation exercises. Exhibitions will also be held at the end of the THI to inform the public of the scheme's achievements. All of the exhibitions will be held at the Town Hall, Long Eaton Library or the Market Place annually.
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- 6.29** The continued maintenance of the buildings, and especially those that receive grant funding, is of paramount importance for the long-term success of the THI. With this in mind, a series of information leaflets will be produced by the THI Project Officer covering basic building repair and maintenance. These leaflets will be included in the grant application pack and made available on the THI webpage. Guidance such as 'A Stitch in Time' published by the Institute of Historic Building Conservation (www.ihbc.org.uk) offers additional guidance for building owners. Through the monitoring of Local Searches it is possible to determine when a building changes ownership. If this happens, or if a new tenant moves into a building, an information pack will be dispatched.
- 6.30** It is assumed that the majority of the training will use Council Officers including the THI Project Officer, the Conservation and Design Officer and staff from the Erewash Museum.
- 6.31** Primarily, workshops and training events will be undertaken in the Council Offices, schools, community centres and libraries. Outdoor events will principally be held on the Market Place as well as West Park, school playing fields and the curtilage of the lace factories. All outdoor events will only take place once a risk assessment has been undertaken.

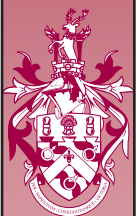




7 Community Support

- 7.1** The Management Plan follows on from a number of initiatives and wide ranging public consultations to encourage local participation in the management of Long Eaton's environment. Over the past three years consultation exercises have been held to formulate policies contained within the Community Strategy, the Town Centre Masterplan and as part of developing the Long Eaton Conservation Areas Townscape Heritage Initiative Stage 2 submission.
- 7.2** The support of local people is essential to the implementation of the Management Plan and the success of the Townscape Heritage Initiative as a whole. The Management Plan together with both Town Centre Conservation Area Appraisals has been subject to a public consultation exercise in-line with our Adopted Statement of Community Involvement.
- 7.3** The sustainability of this Management Plan is dependent on genuine involvement of key stakeholders and residents of Long Eaton. The mechanisms set in place through the Townscape Heritage Initiative Scheme, and the implementation of the Communications Strategy, will encourage more people to be involved in their heritage in a number of ways as outlined in the education section above.
- 7.4** Thorough communication and consultation at every stage of the scheme will ensure that the decision-making process is open and transparent; works undertaken meet with widespread approval and the community takes ownership of the entire scheme.





8 Putting the Conservation Management Plan into Practice

The implementation of this Management Plan will be primarily undertaken by various sections within the Borough Council's Development and Regulatory Services Directorate. However, the help and assistance of external organisations and committees may be called upon to ensure that the management plan is effectively implemented.

- 8.1** The day-to-day running of the Townscape Heritage Initiative will be undertaken by the THI Project Officer who will co-ordinate and utilise the expertise of the wider Project Team to ensure the successful delivery of the project.
- 8.2** Planning Policy Officers, through the creation of the Erewash Local Development Framework, will create an effective policy framework based upon national (Planning Policy Statements) and regional guidance (emerging Regional Spatial Strategy). This framework will be used as a material consideration by EBC's Development Control Officers when determining planning applications. The Local Development Framework will present a spatial vision of the Borough's future and contain policies relating to housing, employment, conservation and the environment, retailing, design and the promotion of sustainable development. The Policy and Development Section will also produce development briefs for individual sites and Supplementary Planning Documents which will back-up policies contained within the Local Development Framework.
- 8.3** Development Control Officers will determine Planning applications in-line with our adopted Statement of Community Involvement. This document sets out how we will register, advise, determine and consult on every planning application in the Borough to accord with the Town & Country Planning (General Development Procedure) Order 1995 (as amended) and Regulation 5 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990 (as amended). In determining a planning application we can call upon the views of a range of Statutory Consultees, the Conservation Area Advisory Committee which is made up of eight voluntary members and our Conservation and Design Officer.
- 8.4** Officers from the Neighbourhood Services Section of the Council will deal with maintenance, graffiti removal and the management of Long Eaton's market as well as the regular maintenance of West Park and St Laurence's' Churchyard. We are about to adopt our Green Space Strategy which sets out how we will maintain existing and provide and finance new open space in the Borough. This document will be used to ensure that all open space in the Conservation Areas are brought up to an acceptable standard. The document will be reviewed and re-adopted by us every five years.

The Borough Councils Land & Property Team, in conjunction with the Conservation and Design Officer, will design, through the co-ordination of relevant design teams and public consultation for individual projects, and project manage any public realm works which are planned in the Conservation Areas.



Putting the Conservation Management Plan into Practice

- 8.5** Future maintenance of public realm improvement works carried out under terms of the Townscape Heritage Initiative will be managed through the Borough Council's annual revenue budgets.
- 8.6** We will work with various partners to ensure the Management Plan is successfully delivered. For example, we will work with British Waterways to ensure our aspirations for the Erewash Canal are met. Through initial discussions we have ascertained that funding is available for projects along the Erewash Canal from the River Trent and through the Conservation Areas to improve existing facilities.
- 8.7** We also have a service level agreement with the Derbyshire Wildlife Trust to offer advice on the preservation and enhancement of the areas biodiversity.
- 8.8** We have the resources and capacity to effectively manage this Management Plan as indicated above. Additional resources will be needed to implement delivery of the Townscape Heritage Initiative scheme through the appointment of a Project Officer.
- 8.9** The adoption of this Management Plan as a Supplementary Planning Document will ensure that every directorate within the Council will understand and take on board the documents aims and objectives
- 8.10** Guidance on the Management Plan will be made available in electronic or printed formats to all relevant agencies, organisations, local Councillors and Council Officers. Copies of the document will be made available at the Long Eaton Library and the Long Eaton Town Hall for the public. A copy of the Management Plan will also be put on the Council's website.
- 8.11** Community engagement is necessary if the Long Eaton Conservation Areas Townscape Heritage Initiative is to succeed. We have developed a Communication Strategy as part of the Stage 2 submission which will be monitored each year to ensure the project is kept in the public eye.
- 8.12** The Conservation and Design Officer in conjunction with the Erewash Museum will continue to proactively promote the heritage value of the area through local schools and through projects run in conjunction with the University of Derby.

Regular articles will be included in the Council's free newsletter 'Viewpoint' outlining the continuing improvements to the conservation areas following the THI. This newsletter is received by every resident in the Borough on a quarterly basis and its distribution will help inform the wider community about the success of the THI.

The Public Notice Boards, erected throughout the THI area, will be continually updated following the end of the THI to ensure the community are aware of the scheme and what it has achieved.



Putting the Conservation Management Plan into Practice

Following the end of the THI, an exhibition outlining the achievements of the scheme will be held in the Long Eaton Town Hall and the Long Eaton Library. Presentations will also be made to Council Officers, Councillors, Community Forums, local community groups and local schools which will again outline the achievements of the scheme.

A small booklet will be put together to publicise the THI and its successes in the conservation areas. This will be made available to the general public either as a printed booklet or in an electronic version.

A detailed record of the THI will be kept electronically. One copy will be retained by the Borough Council, one copy will be stored by the Erewash Museum and one copy will be presented to the local Library for inclusion in the local history section. The THI Officer will also investigate presenting a copy to both the Universities of Nottingham and Derby for inclusion in their local history section.

Monitoring Change

8.13 The Council will review its Conservation Area Appraisals as part of a five-year programme of regular review and monitoring compliance with policy reflecting the obligations imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.14 At the end of the THI, a report will be published outlining the achievements of the scheme. Information will be taken from the annual progress report produced by the THI Project Officer and will contain the following information:

- Number of eligible projects
- Number of approvals
- Area of floor space of buildings repaired (m²)
- Number of facades with heritage features
- Area of floor space brought back into use (m²)
 - Residential (habitable rooms)
 - Commercial (m²)
- Financial summary identifying
 - Total money spent on conservation as forecast at the start of the scheme
 - Heritage Lottery Fund grant as part of the above
 - Money spent so far from all sources
 - Money spent from the Heritage Lottery Fund grant so far
 - Money committed but not yet spent from the Heritage Lottery Fund grant
 - Costs
- Percentage of the Common Fund approved and the comparison with minimum targets
- Percentage of the total THI funds approved
- Assessment of progress on the priority buildings
- Project benefits



Putting the Conservation Management Plan into Practice

- New jobs expected to be created
- Jobs expected to be safeguarded
- People benefiting from the project

8.15 Following the end of the THI scheme the Borough Council will continue to monitor planning applications to ensure that they accord with planning policy.

8.16 The Council will review its conservation area appraisals as part of a five-year programme of regular review and monitoring compliance with policy reflecting the obligations imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.17 Specific photographic records will be made of all buildings receiving grant-aid through the THI scheme. The photographs will be date-stamped to create a data-base. The photographs will provide a visual record to monitor unauthorised or inappropriate alterations during and beyond the THI scheme.

8.18 General photographic records will be made of all streets within the conservation area showing each side of the street including THI target buildings. These will be taken from similar view points on a regular basis not being less than every four years and shall be similarly dated.

Program and Timetable

8.19 A programme showing how each of the actions will be addressed is summarised as:

Action	Responsibility	Timing
Repair of target buildings	Townscape Heritage Initiative Development and Regulatory Services	2008-2013
Restoration of architectural features	Townscape Heritage Initiative, Townscape Heritage Initiative Development and Regulatory Services	2008-2013
Bringing vacant space back into use	Townscape Heritage Initiative Development and Regulatory Services	ongoing
Supplementary Planning Documents	Development and Regulatory Services	2008 onwards
Maintaining conservation values	Development and Regulatory Services	ongoing



Putting the Conservation Management Plan into Practice

Action	Responsibility	Timing
Promoting regeneration	Townscape Heritage Initiative Development and Regulatory Services Erewash Partnership	ongoing
Support for education and training	Townscape Heritage Initiative Erewash Borough Council	2008 onwards
Consultation and involvement	Townscape Heritage Initiative Erewash Borough Council	ongoing

Table 8.1



8 Putting the Conservation Management Plan into Practice

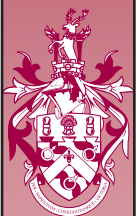


Commitment to the Conservation Management Plan

9 Commitment to the Conservation Management Plan

- 9.1** Following the submission of this Stage 2 document, we will undertake a six week public consultation exercise in-line with the requirements of our adopted Statement of Community Involvement. Representations of support or objections will be analysed prior to the document being adopted as a Supplementary Planning Document.





If you require this information in your language, please contact the Council using one of the below methods.

“જો તમારે આ માહિતીની તમારી પોતાની ભાષામાં જરૂર હોય, તો નીચેની પદ્ધતિઓમાંથી એકનો ઉપયોગ કરીને કાઉન્સિલનો સંપર્ક સાધો.”

如果您需要您自己语言的此信息，请通过以下方法之一与委员会联系。

“ਜੇ ਇਹ ਜਾਣਕਾਰੀ ਤੁਹਾਨੂੰ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੋਵੇ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਹੇਠ ਲਿਖਿਆ ਵਿੱਚੋਂ ਕਿਸੇ ਇੱਕ ਤਰੀਕੇ ਦੀ ਵਰਤੋਂ ਕਰਦੇ ਹੋਏ ਕੌਂਸਲ ਨਾਲ ਸੰਪਰਕ ਕਰੋ।”

“اگر آپ کو یہ معلومات اپنی زبان میں درکار ہوتو، براہ کرم درج ذیل میں سے کوئی طریقہ استعمال کرتے ہوئے کونسل سے رابطہ کریں۔”



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