

Sandiacre Canal Side & Cloud Side Conservation Areas Character Appraisal

**Adopted
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A photographic survey of the Sandiacre conservation areas was carried out in August 2012 by Erewash Borough Council and the Sandiacre Heritage Group. The Borough Council would like to thank the Heritage Group for their assistance with this project.

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1. Introduction

- 1.1. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as an area of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 1.2. The Sandiacre ‘Canal Side’ and ‘Cloud Side’ conservation areas were designated in March 1984. Amendments to the conservation area boundaries have been made as a result of this appraisal. The present conservation area boundaries are shown on maps 3 and 7.

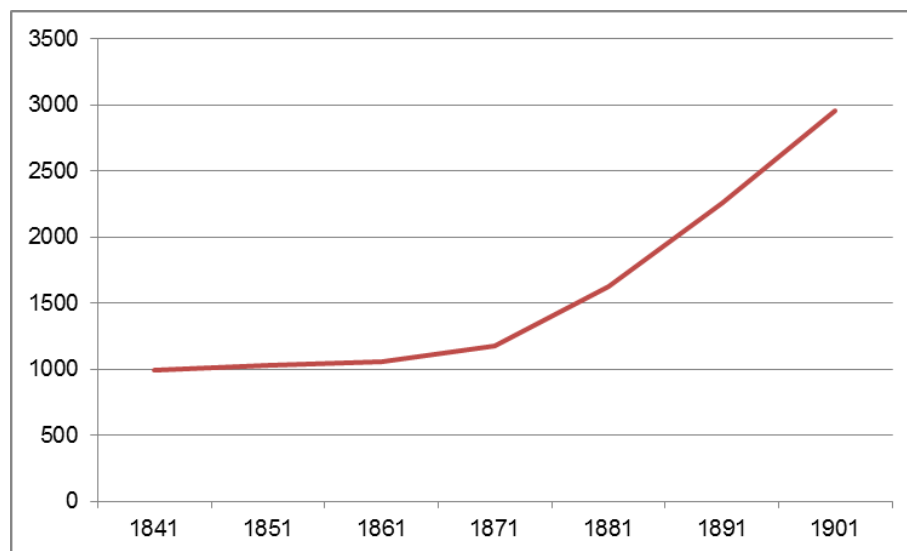
Purpose of the Character Appraisal

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

2. Location and Setting

- 2.1. Sandiacre is a parish in the Borough of Erewash, Derbyshire. Sandiacre is approximately 7½ miles west of the centre of Nottingham and 9½ miles east of the centre of Derby. It is approximately 2½ miles north of the centre of Long Eaton and 4 miles south of the centre of Ilkeston.
- 2.2. Sandiacre forms part of the Long Eaton urban area, which is expected to provide 1,450 new homes by 2028. In turn, the urban area forms part of the Nottingham Principal Urban Area, which is expected to provide a focus for new development regionally.

- 2.3. For statistical purposes, neighbourhoods are divided into Lower Super Output Areas (LSOAs). The developed part of the 'Cloud Side' conservation area is in the Erewash 8C LSOA, while the greater part of the 'Canal Side' conservation area is in the Erewash 8D LSOA. Levels of deprivation within these areas are greater than the national median¹.
- 2.4. The graph below illustrates the population growth in the parish between 1841 and 1901². In 2011 the population of the parish was approximately 8900.



- 2.5. Sandiacre is situated less than half a mile from the River Erewash. The area around Springfield Mill is situated in a shallow bowl close to the valley floor. The geology here is superficial, being composed of alluvium and river terrace deposits of sand and gravel.
- 2.6. The area around the Church of St Giles is situated on the Nottingham Castle sandstone formation. The sandstone formation produces an escarpment to the east of the church. This rises from about 40m AOD at the valley floor to about 55m AOD at the church. The escarpment is more pronounced at Stoney Clouds, where the ground rises from about 45m AOD to about 80m AOD.

¹ Erewash 8C ranks 7645 and Erewash 8D ranks 9489 out of 34,378 LSOAs nationally. The national median is 17,189. Indices of Multiple Deprivation (2010).

² These figures are derived from census data quoted in contemporary trade directories. For example see www.historicaldirectories.org.

Canal Side: Setting

- 2.7. To the west of the Canal Side conservation area, there are areas of Victorian and inter-war housing development (pictured right). To the immediate west and north of the conservation area, post-war housing was developed within the footprint of the post-medieval settlement. To the east, 114 dwellings replaced the Lace Web factory in 2003. There is a supermarket to the immediate south-east. None of these areas have been identified as having any special architectural or historic interest.



Cloud Side: Setting

- 2.8. To the south and south-east of the Cloud Side conservation area, there is a mixture of Victorian and twentieth century housing, largely developed within the footprint of the post-medieval settlement. To the west of the conservation area, a string of open spaces provide a buffer against twentieth century housing development to the west; this development intrudes along the west side of Church Drive (pictured right). To the north-west, the conservation area boundary abuts the M1 motorway. None of these areas have been identified as having any special architectural or historic interest.



- 2.9. To the north-east of the Stoney Clouds escarpment, a triangular area of the Erewash flood plain – about 36ha (90 acres) in extent – is bounded by the M1 motorway and the Erewash Canal. Ilkeston Road bisects the area; the flood plain to the west of the road is included within the conservation area.
- 2.10. This agricultural land makes a positive contribution to the setting of the conservation area. It contributes to an understanding of Sandiacre's historic form and function, i.e. an agricultural settlement in a countryside setting. It offers key views toward the Church of St Giles (see paragraph 6.1) and it is an area of countryside with good visual amenity in its own right.
- 2.11. The topography and landscape setting of the conservation areas is indicated on map 1.

3. Historic Development

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

Sources

- 3.2. Detailed written accounts include Fielding's *Geographical Study of the Parish of Sandiacre* (Sheffield Training College, 1960) and Gore's *History of Sandiacre in the Nineteenth Century* (unpublished, c.1961). *Sandiacre Remembered* (Sandiacre Heritage Group, 2000) is a "collection of personal memories [of] everyday life ... It is not a comprehensive history of Sandiacre".
- 3.3. Sandiacre is depicted on Burdett's map of Derbyshire (1767) and Sanderson's map *Twenty Miles Around Mansfield* (1835). The tithe map (1848) contains information regarding the few parcels of land that were liable to pay tithes. Section 10 contains a full bibliography of sources.

Manorial and administrative history

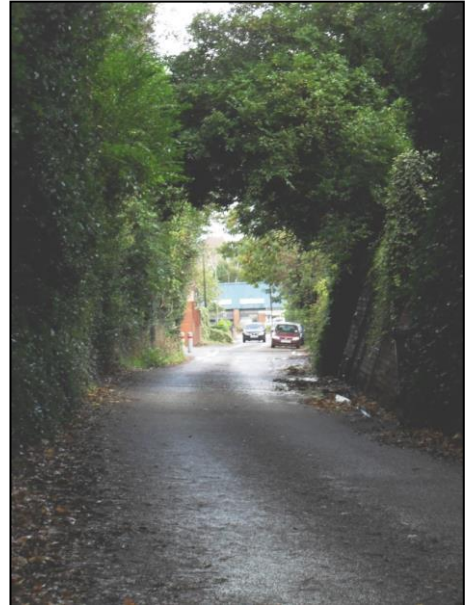
- 3.4. At Domesday the manor was held by Toli, the pre-conquest holder, under the king³. The manor was held by the Grey family from c.1224; in 1268 William de Grey was granted a market charter. The family line ended in the early fifteenth century and the manor passed by marriage to Sir John Leke.
- 3.5. Nicholas Leke, the fourth Earl Scarsdale, died in 1736 and the manor was sold. It passed through various hands⁴ until by 1829 it was held by Thomas Pares (1790-1866) of Hopwell Hall. His grandson Edward Henry Pares JP (1854-1931) inherited the manor in 1878 and later sold Hopwell Hall.
- 3.6. By the end of the nineteenth century, the Lord of the Manor was no longer the principal landowner. In 1891 the principal landowners were the Ecclesiastical Commissioners and Robert Posnett Stevens of Risley, "beside some smaller owners" (Kelly, 1891).
- 3.7. From 1895 Sandiacre was administered by Shardlow Rural District Council (RDC). The existing parish boundary was established in 1921, when an area of land between the Derby and Erewash Canals was transferred to the Urban District of Long Eaton. Shardlow RDC became South East Derbyshire RDC c.1958. Since 1974 Sandiacre has been administered by Erewash Borough Council.

³ Toli and Osmund, according to Lyson (1817).

⁴ Elizabeth Woodward in 1782; Francis Higginson in 1817.

Medieval Sandiacre (c.1066 to 1538)

- 3.8. The portway was an ancient trading route linking the peak district to the Trent valley. It is understood that the route was prehistoric in origin and remained in use until the late medieval period (Bailey, 2008). Starch Lane (pictured right) follows the route of the portway, which forded the River Erewash before continuing east toward Stapleford. The route is indicated on map 2.



- 3.9. Sandiacre appears in the Domesday Book (1086). Fielding asserts that “part of [the] church is of Saxon origin” and it is likely that the present building occupies a pre-conquest site [1].

- 3.10. The earliest settlement at Sandiacre would have clustered around the Church of St Giles [2 to 5]. Hence the settlement would have occupied a defensive position overlooking the portway in close proximity to the ford. The medieval settlement may have extended some distance to the north of the church [6]. Excavations have neither proved nor disproved this; see paragraph 3.62.

- 3.11. Medieval Sandiacre was a settlement of some importance. A market charter was granted in 1268 and “the right of having a gallows” in 1330 (Lyson, 1817). The likely location of the market place is indicated by an “M” on map 2. At about the same time, a timber framed tithe barn was built to the south of the church; tree ring analysis has indicated that the timbers were felled c.1320 to 1340 (NUTRDL, 1996).



*Image courtesy of
www.picturethepast.org.uk*

- 3.12. The importance of the settlement at this time is further reflected by the chancel of the Church of St Giles. It is taller than the nave and “only six feet shorter” (Pevsner, 1978). It was the gift of Robert Norbury, Bishop of Lichfield, who held the Prebend of Sandiacre between 1342 and 1347.
- 3.13. It appears that the ford had fallen out of use by the late medieval period and this may have been due to a change in the course of the River Erewash (Stroud, 2000). As a result, a new “causeway and bridge” were established on the site of the present river crossing. The new bridge was “much out of repair” by 1688.

Post-medieval Sandiacre (c.1538 to 1847)

- 3.14. As a result of the relocation of the river crossing, the settlement “began to expand away from the church ... toward the Nottingham-Derby road”.
- 3.15. It appears that the earliest post-medieval development took place toward the south end of Town Street⁵, closer to the new bridge. This settlement took the form of large tapering plots with regular rear boundaries [7 to 9].
- 3.16. It appears that later post-medieval development took place toward the north end of Town Street, further away from the new bridge. This development took the form of shallow plots with irregular rear boundaries; hence it had an informal quality akin to squatter settlement [10 to 19].
- 3.17. The lock-up and pound are grade II listed and a scheduled monument. The listed building description asserts that they were built in 1660 and rebuilt in the late eighteenth century. Other sources indicate that the lock-up was built c.1790. Gore records that in April 1790 “the principal inhabitants of Sandiacre ... offered to provide a place fit for a round house as soon as convenient”.
- 3.18. The road between Nottingham and Derby became a turnpike road in 1758. Burdett’s map (1767) does not indicate any development to the south of the turnpike road. Sanderson’s map (1835) does indicate development here – shallow plots with irregular rear boundaries to the west [20 and 21] and large plots with a regular rear boundary to the east [22]. A similar large regular plot appears to the south of the tithe barn [23].
- 3.19. The Erewash Canal was cut to the immediate east of the settlement and opened in 1779 [24]. The turnpike road was provided with a humpback bridge. The OS 1902 map indicates wharves on Town Street and Longmoor Lane, to either side of that bridge [25].
- 3.20. Pear Tree House was built in the early nineteenth century⁶ and is a grade II listed building.



*Image courtesy of
www.picturethepast.org.uk*

⁵ Town Street was known as Church Street until the early twentieth century. It is referred to as Town Street throughout this appraisal to avoid confusion with the present Church Street.

⁶ Groundwork Erewash (1994) assert that “Pear Tree House ... predates the canal”; there is physical evidence that the stables at Pear Tree House were built after the adjacent lace workshop.

Early industrial development

- 3.21. Mason describes “the Luddite riots centred in Nottingham between 1811 and 1816”, which were triggered largely “by the almost total collapse of ‘point net’ [lace] making in the county and the growth of the rival ‘bobbin net’ making in Leicestershire”.
- 3.22. Fielding asserts that these riots were the reason why “lace making was introduced to Sandiacre from Nottingham” in about 1817. He identifies a building at Pear Tree Yard as “a typical lace factory of that period” and Mason identifies the same building as a possible lace workshop⁷.
- 3.23. Between 1826 and 1829, four ‘bobbin net’ lace makers arrived in Sandiacre⁸. Gore asserts that the mutilated property “opposite the lock-up” (pictured right) is one of the “lace manufactories” set up during that period. The large blocked window opening on the first floor suggests that it was a lace maker’s cottage.
- 3.24. John Smedley had started ‘warp net’ lace making in Sandiacre in about 1819. Croft Mill, a ‘warp net’ lace factory, was built for him in 1843. It stood at the junction of Church Street and Starch Lane.
- 3.25. The starch works of Lawrence Hall were established in 1837 between Lenton Street and the canal (Ilkeston Cam, 2006) [26].



Methodism in Sandiacre

- 3.26. Methodist worship is first recorded in 1770 in a house on Taft’s Yard. By the turn of the twentieth century, Sandiacre contained Primitive Methodist, United Methodist and Wesleyan Methodist chapels.
- 3.27. Adjoining Pear Tree Yard, a Wesleyan Reform (later United Methodist) chapel was built in 1851⁹. The chapel was used for Primitive Methodist worship between 1887 and 1909¹⁰, since when it has been in commercial use.

⁷ Groundwork Erewash (1994) assert that the building “was built as a cotton doubling factory”.

⁸ Mason (1994) provides tables of “the location and number of bobbin net machines” for those dates.

⁹ Long Eaton Advertiser, 12 May 1922. Records of the chapel 1852-1967 are held at the Derbyshire Records Office (DRO D4157).

¹⁰ The Primitive Methodists moved from a chapel on Mill Lane, built in 1833. The chapel was extant in 2004 (see ERE/0304/0003) but demolished (according to the Sandiacre Heritage Group) in the following year.

- 3.28. The 'chapel on the bridge' (pictured right) was designed by Arthur Marshall ARIBA for the United Methodist congregation and opened in 1887. It closed in 1965 and has been in commercial use since.



*Image courtesy of
www.picturethepast.org.uk*

- 3.29. The Wesleyan Methodists built a chapel on Town Street in 1857. It was converted to a shop in 1877 and remains in that use, albeit much altered. The congregation moved to the 'Top Chapel', demolished in 1981.

- 3.30. In 1909 the Primitive Methodist congregation moved to Clowes Chapel on Butt Street. The adjoining Sandiacre Methodist Church was built in 1981.

Victorian industrial development (c.1847 to 1919)

- 3.31. The Midland Railway Company's Erewash Valley Line opened in 1847. A station (Stapleford & Sandiacre) was provided in Stapleford, adjacent to the parish boundary. To the south of Station Road, the "extensive railway waggon works of Mr Steers" were extant by 1870 (Harrod, 1870) [27]. The works were acquired in 1890 by Wells Bros for use as a "gas engine works". The firm became Premier Gas Engines in 1898 and Crossley Premier Engines in 1935.

- 3.32. Three substantial lace factories were built in Sandiacre in the late nineteenth century. This was because the number of lace machines in operation doubled between 1875 and 1885. The increase could not be accommodated in Nottingham and "it was both easier and cheaper to build a new factory in [say] Long Eaton than Nottingham"¹¹.



*Image courtesy of
www.picturethepast.org.uk*

- 3.33. Springfield Mill (pictured right), a tenement lace factory, was built in 1888 for T Hooley Ltd, lace manufacturers [28]. The architect was John Sheldon. The adjacent gas works provided gas for the mill and part of the settlement; two lamp columns on Town Street were "presented to the parish of Sandiacre by ET Hooley Esq".

¹¹ Fielding (1960) asserts that "the chief reason was the strength and activity of the Nottingham Lace Trades Union". Mason (1994) describes this view as "too simplistic and based on the premise that from 1874 a large number of firms moved out of Nottingham, when ... this is not what happened".

- 3.34. The OS 1902 map indicates a lace factory on the south side of Derby Road [29]. Mason asserts that JB Walker was “probably the first (and the last) lace occupant, moving machines from Lenton in about 1888”.
- 3.35. To the west of the railway, John Taylor established the Midland Iron Foundry in 1896 [30]. Primarily, the firm manufactured rails for railways. The firm also manufactured lace machine ‘carcasses’ and ‘plain net’ lace.
- 3.36. In 1895 Springfield Mill became home to two associated firms, the Sandiacre Screw Co and the Springfield Cycle Co. In conjunction with the Lace Web Co, the firms built a new factory to the east of Springfield Mill in 1896¹². The cycle firm was sold to Beeston’s Humber Cycle Co in 1899 and in 1902 the screw company moved to new premises on Bradley Street.

Victorian residential development (c.1847 to 1919)

- 3.37. A group of houses on the north side of Derby Road [31] has been dated to between 1830 and 1850¹³. The houses have Flemish bond brickwork with pale headers. This distinctive brickwork can also be seen at 4 Derby Road and at the terrace 12-16 Derby Road (pictured right).



- 3.38. Otherwise, the OS 1885 map indicates little new residential development. The map indicates a roadside encroachment on the north side of Derby Road including the original White Lion PH [32] and short terraces of housing on Longmoor Lane opposite the coal wharf [33].
- 3.39. In 1866 the Rev Joseph Longmire became the first rector of Sandiacre; a rectory is indicated on the OS 1885 map.
- 3.40. There was limited development to the rear of post-medieval plots around Town Street, notably New Terrace to the west of Church Street [34]. A board school was built on the opposite side of Church Street in 1878.
- 3.41. The OS 1902 map indicates a substantial development of terraced houses to the north and south sides of Station Road [35]. Some of the houses have datestones (58 Derby Road 1894; 50 Derby Road 1897). The Stapleford & Sandiacre Water Company was established in 1900 adjacent to the United Methodist Chapel (SHG, 2000).

¹² Hence the building appears on the OS 1900 map as a cycle works.

¹³ Erewash Borough Council (2012) List of Buildings of Local Interest. The Sandiacre Heritage Group asserts that the houses were built before 1850, but they do not appear on Sanderson’s map, which was surveyed 1830-1834.

- 3.42. The OS 1902 map indicates similar terraced houses between Gas Street and Cross Street [36]. It also indicates houses on the narrow strip of land between Longmoor Lane and the canal [37] as well as detached and semi-detached houses on the south side of Derby Road [38].
- 3.43. Almshouses built in memory of Dr Edward Bland (1825-1909) are grade II listed. They are situated within a substantial development of semi-detached houses between Derby Road and Victoria Road [39] that is depicted on the OS 1921 map. Similar semi-detached houses on the east side of Ilkeston Road are dated 1904 [40].

Electric Sandiacre (c.1919 to 1945)

- 3.44. In 1919 T Hooley Ltd sold the tenement lace factory to the Sandiacre Mills Co, a company whose shares were owned by the factory tenants. From 1920 the settlement was supplied with electricity from a generating station in Spondon.
- 3.45. Within the year, the Lace Web Co had moved to an “up-to-date factory [covering] about an acre of ground”¹⁴ on the corner of Bridge Street and Cross Street. Buoyant Upholstery had moved from the old Starch Works to a new factory on the site of the gas works. The Starch Works became the Excelsior Iron Foundry and presumably the adjacent sand pit [41] served that foundry.
- 3.46. In 1926 Buoyant purchased “a quarter of the Springfield Mill”. By 1938 the firm occupied the former Lace Web factory on the corner of Bridge Street and Gas Street. The 1938 OS map shows the three buildings occupied by the firm connected by bridges.
- 3.47. Between 1920 and 1938, the Lace Web Co extended their factory by a further two acres [42].
- 3.48. The humpback canal bridge was replaced by the present bridge (pictured right) c.1934¹⁵. The steps at the entrance to the “chapel on the bridge” were altered at the same time.
- 3.49. Between 1914 and 1938, there was extensive housing development outside the historic core including the estates at Doncaster Avenue (1921) and Spencer Avenue (1933). Within the historic core, Dorothy Avenue was developed in 1931 [43]. Houses on the west side of Ilkeston Road were also built during this period [44].



¹⁴ The Reporter, 16 April 1920.

¹⁵ The replacement bridge was described as “being reconstructed” in the Stapleford & Sandiacre News, 11 August 1934.

- 3.50. The White Lion PH [44] was rebuilt at some time between 1914 and 1938 (pictured right)¹⁶. The cooperative store on Derby Road [45] was opened¹⁷ in April 1937.

Post-war redevelopment (1945 to 1984)

- 3.51. In January 1959, TH Thorpe & Partners of Derby provided an “architect’s report” to the South East Derbyshire Rural District Council. The report proposed the comprehensive redevelopment of the west side of Town Street, in three phases¹⁸. The report accepted the County Council’s advice that Town Street should be “substantially widened”.



- 3.52. Phase one (pictured right) was completed in 1964¹⁹ and included development in the grounds of Sandiacre Hall²⁰. An outline application for phases two and three was approved in December that year (our reference SED/0964/0134). Phase two involved the clearance of post medieval development [9] and was largely complete by 1968. Phase three also involved the clearance of post-medieval development [15b] but was not completed; Victorian development on New Terrace was only demolished between 1973 and 1985 [35].



- 3.53. Croft’s Mill [3] was demolished c.1963-73 and a new factory built on its site. Faircroft Avenue [21a and 46] was developed during the same period.
- 3.54. In use as a junior school since the 1950s, the Board School was closed in 1971. Hillier Investments were granted Planning Permission for eight houses on the site of the school (our reference SED/1172/0135) and five houses on the site of the neighbouring ‘Top Chapel’ (our reference ERE/1275/0012). The chapel was closed in 1979 and demolished in 1981.

¹⁶ Laura Johnson asserts that “the White Lion was altered in the 1920’s”.

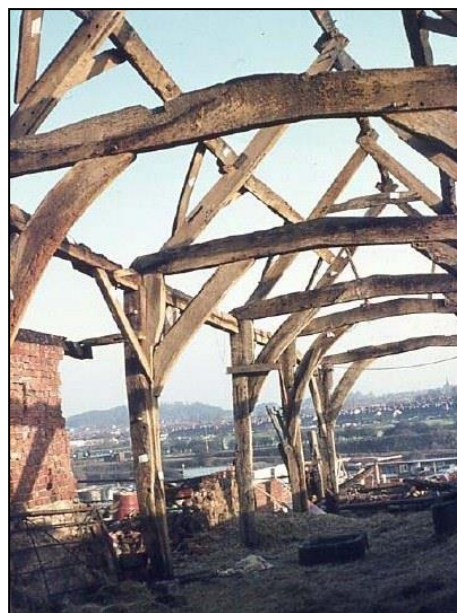
¹⁷ Stapleford & Sandiacre News, 10 April 1937.

¹⁸ A letter from the Area Planning Officer indicates that this area was scheduled for “early redevelopment” in 1949.

¹⁹ Hart Lea bore the datestone ‘1964’.

²⁰ Sandiacre Hall was demolished c.1997 after a fire. See www.picturethepast.org.uk, image DCHQ503862.

- 3.55. In the 1970s, post-medieval development on the east side of Town Street [12b, 12c] was cleared and warehousing built on its site²¹.
- 3.56. Between 1973 and 1985, several areas of Victorian residential development were cleared. This included more than 100 houses on the south side of Station Road [36b] as well as a smaller area on Longmoor Lane [34]. Since that date, more than 30 houses between Gas Street and Cross Street have been demolished [37].
- 3.57. The tithe barn was dismantled between 1973 and 1977 (pictured right) and stored in the grounds of Elvaston Castle²². In 2004 it was reassembled at the Bosworth Battlefield Heritage Centre in Leicestershire.
- 3.58. In 1981, Planning Permission was granted for the redevelopment of the Excelsior Iron Foundry site [26a] for industrial units (our reference ERE/0381/0061).
- 3.59. Post-medieval development on the south side of Station Road [22] has been demolished on a piecemeal basis since 1973. The east part of the site is now occupied by a supermarket.



*Image courtesy of
www.picturethepast.org.uk*

Conservation and development (c.1984 to present)

- 3.60. Sandiacre's "Canalside" and "Cloudside" conservation areas were designated in March 1984. Since that date the following developments have taken place within the historic core:
- In 1988, the development of 5 industrial units known as Orchard Business Park (our references ERE/0687/0015 and ERE/0388/0054);
 - In 2003, the development of 14 dwellings east of Lawrence Street (our reference ERE/0302/0016) [47];
 - In 2003, the development of 114 dwellings on the site of the former Lace Web²³ factory on Bridge Street (our references ERE/0502/0067 and ERE/1203/0030);
 - In 2004, the development of 20 dwellings on Mill Lane (our references ERE/0304/0003 and ERE/0304/0094);

²¹ Electrical goods warehouse for Comet granted May 1972 (our reference SED/0372/0137); workshop, office and store for Miller & Baird granted April 1975 (our reference ERE/1074/0028).

²² The images on pages 8 and 15 show the envelope of the barn being removed between November 1973 and January 1974. Picture the Past image references PTPD100235 and PTPD100327.

²³ The Ilkeston Advertiser 16/6/1999 reported the "shock closure of the Sandiacre firm Lace Web, part of the International Magna Group".

- In 2005, the conversion of Springfield Mill to 105 flats (our reference ERE/1104/0102).
- 3.61. In January 2013 the Borough Council resolved to approve an application involving the demolition of phase two of the Thorpe redevelopment scheme and its replacement with 40 dwellings (our reference ERE/0812/0046). At the time of publication the development site has been cleared.

Below ground remains

- 3.62. In 1961, a group of students under Derek Gore carried out excavations in the field adjacent to Cloud House. The excavations revealed “a series of eleven holes”. These were assumed initially to be the foundations of a timber framed building, but “later proved to be the result of prospecting for sand by a local firm early in the nineteenth century” (DAS, 1961). The excavations neither proved nor disproved the extent of medieval settlement north of the church (see paragraph 3.10)²⁴.
- 3.63. The Borough Council has resolved to approve an application involving the demolition of phase two of the Thorpe redevelopment scheme and its replacement with 40 dwellings. The scheme has been approved subject to a programme of archaeological site investigation and recording. At the time of publication, this investigation and recording work has not been carried out.
- 3.64. Saved policy EV9 of the Erewash Borough Local Plan concerns “sites of known or possible archaeological interest”. Map 2 depicts an Archaeological Alert Area (AAA) within which this policy may apply.

4. Canal Side: Character Analysis

- 4.1. The character of an area may be defined with reference to the age of its buildings and their uses past and present; the overall density, layout and landscaping of development and the scale, massing and materials of the buildings in the area.
- 4.2. The ‘Canal Side’ conservation area exhibits a general diversity of character. Two broad character zones may be defined, to the west and east of the canal, each exhibiting some uniform characteristics. Within each of these character zones, two smaller and more uniform character groups may be defined.
- 4.3. The canal is the landscape element that provides physical unity to these diverse character groups. The canal also provides an element of soft landscaping in an otherwise hard landscaped area.

²⁴ A ‘field observation’ of 1966, included on the County Council’s Historic Environment Record, appears to be erroneous.

West of the canal: The post-medieval settlement

- 4.4. On the west side of the canal, the surviving elements of post-medieval development exhibit a diverse range of town-centre uses. Buildings are laid out on a street pattern that developed organically; generally those buildings are domestic in scale and have a simple linear massing. There are two distinct character groups— Pear Tree Yard and Derby Road – interspersed with freestanding buildings of architectural and historic interest.

Pear Tree Yard

- 4.5. A group of buildings from the first half of the nineteenth century, in a diversity of residential and industrial uses.

- Buildings of uniform age, the principal buildings being constructed in the first half of the nineteenth century;
- A diversity of residential and industrial uses; the “Gartons DIY” building was used as a chapel until the early twentieth century, since when it has been in commercial use;
- A low density of development, with buildings laid out informally around a hard-landscaped courtyard;
- A domestic scale of development, with a diversity of building heights between 1 and 2½ storeys; the former lace workshop was originally three storeys in height²⁵;
- Simple gabled linear buildings, arranged with their eaves addressing the courtyard; the former lace workshop now has a flat roof;
- A uniform use of red brick for walling and plain tile for roofs; there has been some intrusion of non-traditional roofing materials;
- Pear Tree House is a grade II listed building.

- 4.6. Architectural details at Pear Tree Yard are vernacular in character. Window openings are tall, beneath squared lintels or segmental heads; Pear Tree House retains its timber sash windows. The buildings here have plain eaves bands.

- 4.7. Development at Pear Tree Yard is pre-Victorian in date and buildings within the character group illustrate important aspects of local economic and social history. Pear Tree Yard thus exhibits qualities of age and historic interest that justify its inclusion in the conservation area.



²⁵ Photographs from the early 1970's show the building in its original form. The pitched roof and third storey were probably removed in the late 1970's.

Derby Road

- 4.8. A group of mainly post-medieval buildings, in a diversity of residential and commercial uses.
- Buildings of uniform age; the greater part of the group appears on the OS 1885 map, although 18 Derby Road²⁶ was built c.1995;
 - A diversity of residential and commercial uses;
 - A high density of development on an organic street pattern;
 - Buildings laid out originally to the back of the pavement or behind shallow forecourts; between 1914 and 1938, forecourts were developed with single-storey shop frontages;
 - A domestic scale of development, with a uniform two-storey building height;
 - Simple gabled linear buildings, arranged with their eaves addressing the street;
 - A diversity of walling materials including plain red brick, Flemish bond brickwork with pale headers and gault brick; a uniform use of concrete tile for roofs.
- 4.9. Architectural details at Derby Road are vernacular in character. Window openings are tall, beneath squared lintels; buildings have plain eaves bands.
- 4.10. Between 1914 and 1938, forecourts were developed with single-storey shop frontages. In the main, traditional timber shop fronts survive. Numbers 4a and 12 have plain leaded lights; number 6 has cornice brackets, partly concealed.
- 4.11. In contrast, the uniform terrace 11-19 Derby Road exhibits a diversity of modern aluminium shop fronts, with fascias of diverse heights. These shop fronts make a neutral contribution to the character of the area.
- 4.12. Development at Derby Road is pre-Victorian in date. This character group exhibits qualities of age that justify its inclusion in the conservation area.



²⁶ Our reference ERE/0795/0042.

East of the canal: The Victorian settlement

- 4.13. On the east side of the canal, the surviving Victorian elements were developed to a high density, with buildings laid out to the back of the pavement on a rectilinear grid of streets. There is a uniform use of red brick for walling and slate for roofs. There are two distinct character groups – Springfield Mill and Grasmere Street – while the “chapel on the bridge” is a freestanding building of architectural and historic interest.

Springfield Mill

- 4.14. A group of buildings from the late nineteenth and early twentieth century, originally in industrial use; Springfield Mill is now in residential use.
- Buildings of uniform age; Springfield Mill was built in 1888 and other factories were built in the early twentieth century;
 - Originally a uniformity of industrial uses, although Springfield Mill was converted to residential use in 2005;
 - A high density of development, with buildings laid out to the back of the pavement on a rectilinear grid of streets;
 - An urban scale of development but a diversity in building heights; Springfield Mill is four storeys tall while other factories are 1 or 2 storeys tall;
 - Buildings are simple and repetitive in their massing; Springfield Mill is a linear range of 41 bays while other factories have saw-tooth roofs;
 - A uniform use of red brick for walling and slate for roofs; Springfield Mill and its office block exhibit some polychrome work;
 - Springfield Mill and its office are grade II listed buildings.

- 4.15. Architectural details at Springfield Mill are polite in character. The office block is designed in the Venetian Gothic style, with polychrome work, an ornate eaves cornice and an arcade of sash windows with semi-circular heads. Springfield Mill exhibits similar details, but with cast iron casement windows. The adjoining factories are utilitarian, but have similar cast iron casements.



- 4.16. Springfield Mill illustrates an important aspect of local economic history; the mill also exhibits quality in its architectural design. This character group exhibits qualities of architectural and historic interest that justify its inclusion in the conservation area.

Grasmere Street

4.17. A small group of residential buildings from the late nineteenth century.

- Buildings of uniform age; map regression indicates that the group was built between 1880 and 1902;
- A uniformity of residential use;
- A high density of development, with buildings laid out to the back of the pavement on a rectilinear grid of streets;
- A domestic scale of development, with a uniform two-storey building height;
- Simple gabled linear buildings, arranged with their eaves addressing the street;
- A uniform use of red brick for walling and slate for roofs.

4.18. Architectural details at Grasmere Street are polite in character. Window openings are tall with squared lintels; some timber sash windows survive. Buildings have plain eaves bands. The terrace 1 to 5 Grasmere Street is an oddity – square window openings with segmental heads and a projecting brick sill band.



4.19. Grasmere Street contributes to the setting of the east side of the canal. The character group thus exhibits qualities of group value that justify its inclusion in the conservation area.

4.20. In September 2012 the Council granted permission for a replacement rear extension to the 'chapel on the bridge' (our ref ERE/0712/0051). It would be similar to existing buildings on Grasmere Street in terms of its scale, massing, materials and layout.

5. Cloud Side: Character Analysis

5.1. Like 'Canal Side', the 'Cloud Side' conservation area exhibits a general diversity of character. Within the conservation area, two small and uniform character groups may be defined – Church Street and Lawrence Street – interspersed with freestanding buildings of architectural and historic interest. However, unlike 'Canal Side', there are no broader character zones and no unifying landscape element.

Church Street

5.2. A small group of post-medieval buildings in residential use.

- Buildings of uniform age; the group appears on the OS 1885 map;
- A uniformity of residential use, including a lace maker's cottage; the "Bell Inn" does not appear in trade directories²⁷ until 1891;
- A low density of development, with buildings laid out behind shallow forecourts; soft landscaping makes a substantial contribution;
- Buildings are aligned with the east-west pattern of the plots rather than following the organic street pattern;
- A domestic scale of development, with a uniform two-storey building height;
- Simple gabled linear buildings, arranged with their eaves facing east;
- A uniform use of render for walling and plain tile for roofs.

5.3. Architectural details at Church Street are vernacular in character. Window openings are tall and some timber sash windows survive. Some properties have traditional cogged or sawtooth eaves²⁸.



5.4. Development at Church Street is pre-Victorian in date and buildings within the character group illustrate important aspects of local economic history. Church Street thus exhibits qualities of age and historic interest that justify its inclusion in the conservation area.

Lawrence Street

5.5. A group of mid-Victorian buildings in residential use.

- Buildings of uniform age; the greater part of the group appears on the OS 1885 map;
- A uniformity of residential use;
- A high density of development; buildings are laid out behind shallow forecourts (north side) or to the back of the pavement (south side);
- A domestic scale of development, with a uniform two-storey building height; 10 and 12 Lawrence Street are 2½ storeys tall;

²⁷ Thomas Smith was the publican at this date. Kelly (1891).

²⁸ The Blue Bell Inn has cogged eaves; a cottage incorporated into 40 Church Street has sawtooth eaves.

- Simple gabled linear buildings, arranged with their eaves addressing the street;
- A diversity of walling materials, including red brick and render; a diversity of roofing materials, including slate and concrete tile.

5.6. Architectural details at Lawrence Street are polite in character. Window openings are tall, beneath squared lintels or segmental heads. There is a diversity of ornate eaves bands and some properties have blue brick polychrome bands.

5.7. Lawrence Street is an area of traditional development within the medieval extent of the settlement. The character group thus exhibits qualities of archaeological interest that justify its inclusion in the conservation area.



6. Open Spaces

Erewash Flood Plain

6.1. The Erewash Canal, the M1 motorway and the base of the Stoney Clouds escarpment describe a triangular area of the Erewash flood plain, about 36ha (90 acres) in extent. Ilkeston Road bisects the area; the flood plain to the west of the road is included within the conservation area.

6.2. Sanderson's map (1835) indicates a development at Cloudside Farm; the OS 1880 map indicates a row of three cottages. These cottages were demolished c.1981-1985 and permission for a farmhouse was granted in 1991 (our ref ERE/0391/0063). The farmhouse and contemporary farm buildings have no special architectural or historic interest.

6.3. The flood plain preserves a large part of the parish's ridge-and-furrow field system. The open nature of the flood plain offers long views of the Church of St Giles from the canal towpath; these include a key view from canal bridge 12, which is a grade II listed building. The open nature of the flood plain also contributes to an understanding of Sandiacre's historic form and function, i.e. an agricultural settlement in a countryside setting.



- 6.4. The Council may preserve the open nature of the flood plain, as it is within the Nottingham & Derby Green Belt. The fundamental aim of Green Belt policy is to keep land permanently open, in order to prevent urban sprawl. However, the Council has no powers to preserve ridge-and-furrow. The preserved field system may be vulnerable to “ploughing-out”, but ploughing is an agricultural operation, rather than a form of development.
- 6.5. The Stoney Clouds escarpment has been included in the conservation area in recognition of the special interest of this prominent landscape feature (see paragraph 7.12). However, the base of the escarpment does not reflect the boundaries that appear on the ground.
- 6.6. The flood plain exhibits no qualities that would justify its inclusion within the conservation area, although it does contribute positively to the setting of the area (see paragraph 2.10). The part of the flood plain to the west of Ilkeston Road has been included within the conservation area only to ensure the proper preservation of the Stoney Clouds escarpment.

Stoney Clouds

- 6.7. Stoney Clouds is a sandstone escarpment that rises from the edge of the valley floor to a ridge that ascends gently from about 55m AOD at the church to about 80m AOD at its peak.
- 6.8. The north part of the escarpment preserves fragments of a ridge-and-furrow field system. The springs at the base of the escarpment are depicted on Burdett’s map (1767) as “a cold bath” and in 1870 Harrod described this place as “a very pleasant spot within the parish to which the inhabitants resort for recreation” (Harrod, 1870). In 1991 the Borough Council purchased land at Stoney Clouds for use as a public open space; it is now maintained as a nature reserve.
- 6.9. To the north and south, the escarpment slope is dominated by areas of mixed woodland containing “a variety of trees including oak, ash, hazel and silver birch”. The presence of bluebells would suggest that “the area has been wooded for a considerable time” (EBC, 1992). At the centre, the two woodland areas are separated by the grassed slope known as “cardboard hill”. The escarpment slope is prominent in views from the Erewash flood plain, including views from Pasture Lock (pictured right).



- 6.10. Development at Cloud House is indicated on Sanderson's map (1835). The existing buildings appear on the OS 1885 map as "Belvoir House" and on the OS 1902 map as "Cloud House". The property appears to comprise two cottages laid out at right angles to each other.
- 6.11. Noise pollution from the M1 motorway, built in the early 1960s, has a substantial detrimental impact on the rural character of the nature reserve.
- 6.12. The prominence of Stoney Clouds as a landscape feature, and the quality of the woodland areas on the escarpment slope, justify its inclusion within the conservation area. The south part of the escarpment appears to fall within the medieval extent of the settlement and this part has qualities of age that further justify its inclusion in the conservation area.

Church Yard and Cemetery

- 6.13. The Church of St Giles is a grade I listed building. The church yard is bounded by a rubble stone wall with ornate gates to the north-west. The church yard contains specimen trees including a large silver maple that is prominent in views of the church from the immediate north-west.
- 6.14. Sandiacre cemetery was opened c.1930²⁹. It has a functional relationship with the churchyard. It is bounded by a rock-faced stone wall with ornate gates to the south; the wall and gates complement those bounding the church yard. The cemetery also contains formal avenue planting that complements the specimen trees in the church yard. The rectory of c.1866 also has a functional relationship with the church.
- 6.15. Although Church Drive has a standard tarmac surface, its character is enhanced by the absence of kerbs or road markings. The rural character of the drive is enhanced by the presence of grass verges.
- 6.16. The area surrounding the Church of St Giles exhibits qualities of age that justify its inclusion in the conservation area. It is likely that the church occupies a pre-conquest site and its qualities of age are considerable. The inclusion of the rectory and cemetery in the conservation area also recognises their group value – i.e. their functional relationship with the church and the complementary landscape characteristics of the cemetery.



²⁹ Information from the Sandiacre Heritage Group.

Old Market Place

- 6.17. A market charter was granted in 1268; it may have been located adjacent to the portway, an ancient trading route. The likely location of the market place and the route of the portway are indicated on map 2. The market place had probably fallen out of use by the late medieval period, as the settlement expanded “away from the church ... toward the Nottingham-Derby road”. By the mid nineteenth century Barwood Cottage had been built on an island encroachment³⁰.

- 6.18. The east side of the old market place is bounded by a substantial stone wall laid in herringbone bond. The wall adjoins the lock-up (a scheduled monument) and makes a positive contribution to its setting. Behind the wall, Rockville was built in the late nineteenth century for Abraham Charles Doar (1849-1925), clerk to the Stanton Ironworks Company. The house is concealed from view by trees.



- 6.19. Starch Lane preserves the character of an ancient “hollow way”, with steeply embanked sides and a green canopy. Although Starch Lane has a standard tarmac surface, its character is enhanced by the absence of kerbs or road markings. The rural character of the old market place is enhanced by the presence of grass verges.
- 6.20. The area surrounding the old market place is within the medieval extent of the settlement and coincides with the physical remnants of an ancient trading route. The area thus exhibits considerable qualities of age that justify its inclusion in the conservation area.

Sandiacre Crossroads

- 6.21. The crossroads where Derby Road, Longmoor Lane, Station Road and Town Street meet is known as the ‘market place’, although it is not the site of the medieval market. For many years the crossroads was an open area, until traffic islands were introduced c.1938-1957³¹.
- 6.22. The crossroads were reconfigured again c.2003-2009 as part of the “Sandiacre Environmental Improvements”. Street surfaces are “tegula” block with red granite kerbs, while street furniture is uniform dark blue. The resulting hard landscape has a high amenity value, although it does not reflect the former appearance of the space.

³⁰ The owner advises that the deeds date to 1836.

³¹ Compare the 1:2500 OS maps of those dates at www.old-maps.co.uk. Compare also images DCHQ503912 and DCHQ503885 at www.picturethepast.org.uk.

6.23. The crossroads is bounded on its south side by the Derby Road character group – a group of mainly post-medieval buildings in a diversity of residential and commercial uses (see paragraph 4.8). On its north side, the space is bounded by a series of freestanding buildings of architectural and historic interest; the Red Lion Inn was rebuilt in 1888 (Groundwork Erewash, 1994) while the remaining buildings are inter-war – i.e. the cooperative store and the White Lion PH. The north side of the space is dominated by a pair of very large plane trees (pictured right).



6.24. The crossroads is bounded on its east side by the Erewash Canal, while the White Lion closes the view from the crossroads looking west.

6.25. The intrusion of vehicular traffic – particularly heavy goods traffic – makes a substantial negative contribution to the character of this open space.

6.26. Like the Erewash Canal, Sandiacre Crossroads provides physical unity to an otherwise diverse range of heritage assets – i.e. the Derby Road character group, the freestanding buildings on the north of the space, the Erewash Canal and the “chapel on the bridge” beyond. Hence the area exhibits qualities of group value that justify its inclusion in the conservation area.

Erewash Canal

6.27. The Erewash Canal was opened in 1779. The turnpike road was provided with a humpback bridge and wharves were provided to either side of that bridge. The humpback canal bridge was replaced by the present bridge c.1934.

6.28. The ‘Canal Side’ conservation area exhibits a general diversity of character. The canal is the landscape element that provides physical unity to the area’s diverse character groups.

6.29. The canal provides an element of soft landscaping in an otherwise hard landscaped area. The watercourse is supplemented by the soft landscaping of the towpath verge and the wharves, as well as adjoining elements including the garden of Pear Tree House and the boundary planting at Springfield Mill.

6.30. The canal bridge features distinctive Art Deco railings³² and four gas lamps provided by the Long Eaton Gas Company. The wharf on Town Street (now Padmore Moorings) contains two ex-situ gas lamp columns, “presented to the parish of Sandiacre by ET Hooley Esq”.



6.31. The whole of the Erewash Canal possesses qualities of age that would justify its consideration as a heritage asset. The greater part of the canal is not designated as a conservation area. Part of the canal has been included in the Canal Side conservation area in recognition of its group value – i.e. its physical relationship with adjoining groups of buildings of diverse architectural and historic interest.

Street surfaces and street furniture

6.32. Outside of the area covered by the “Sandiacre Environmental Improvements”, streets in the conservation areas have standard tarmac surfaces with concrete kerbs. A length of pink granite kerbing survives between Rockville and the pound. Although Church Drive has standard tarmac surfaces, its traditional character is enhanced by the absence of kerbs or road markings.



6.33. On the corner of Church Street and Lawrence Street, a Victorian pillar box manufactured by Andrew Handyside & Co of Derby makes a positive contribution to the traditional character of the area.


6.34. In 2002 the Royal Mail agreed a joint policy with English Heritage for pillar boxes in operational service. The policy provides for the retention and conservation of these pillar boxes in their existing locations, unless exceptional circumstances necessitate their relocation.

6.35. Lawrence Street features a gas lamp column similar to those on Padmore Moorings “presented ... by ET Hooley Esq”. Unlike the lamps columns on Padmore Moorings, the Lawrence Street lamp column is in-situ.

³² They are embossed “Netherton”. This indicates that they were made in Netherton, near Dudley, historically a centre of iron chain and anchor manufacture.

7. Key Views and Landmarks

Church of St Giles

- 7.1. The Church of St Giles is situated prominently at the south end of the Stoney Clouds escarpment. The thirteenth century spire is a key feature of the skyline that is visible for some distance across the surrounding flood plain. The tall fourteenth century chancel is also prominent in views from the more immediate vicinity.
- 7.2. From the north-west, the open nature of the flood plain offers long views of the church from the canal towpath; these include a key view from canal bridge 12, which is a grade II listed building. The eighteenth century farm buildings at Church Farm make a positive contribution to this view; the buildings are of red brick, whitewashed, beneath steeply pitched roofs. Pasture Lock, about 350m north of the bridge, offers similar views of the church and farm (pictured right), as well as the Stoney Clouds escarpment.
- 
- 7.3. The open nature of the flood plain also offers long views of the church from Stapleford – i.e. from Park Street and other side streets on the north-west side of Derby Road.
- 7.4. In January 2013 the government published maps of its ‘initial preferred route’ for phase two of the HS2 railway line, including the route from the West Midlands to Leeds. The government expects to choose a final route by the end of 2014 and to build the route by 2033 (DFT, 2012).
- 7.5. Approaching the Erewash flood plain from the south, the proposed railway line would be carried on a viaduct across the Erewash Canal 50m south of the listed canal bridge. The line would be carried on an embankment to the west of the canal, as far as Stanton Gate. At this point the line would be carried on a viaduct across the canal before continuing north.
- 7.6. The proposed viaduct would affect views of the church from the listed canal bridge. The proposed embankment would obstruct views of the church between that bridge and Stanton Gate, including views from Pasture Lock.

Springfield Mill

- 7.7. The chimney of Springfield Mill is also a key feature of the skyline. The chimney is situated in a shallow bowl close to the valley floor. Although this is a less prominent situation than that of the church spire, the great height of the chimney ensures that it is visible in some long views.



- 7.8. Approaching Sandiacre from the west, Derby Road descends from high ground into the shallow bowl close to the valley floor. The high ground offers a key view toward the mill and its chimney (pictured right).
- 7.9. The chimney is also prominent in short views from the canal. A photograph illustrating the view from the Station Road canal bridge appears on the cover of Palmer & Neaverson's *Industrial Landscapes of the East Midlands* (1992). 15 Grasmere Street is prominent in the foreground of this view.
- 7.10. The left hand side of this view is framed by trees. A willow adjoins the canal bridge and small ornamental trees line Padmore Moorings. In the garden of Pear Tree House, a mature ash and sycamore form a single crown. These trees are generally either in poor shape or have a limited lifespan.
- 7.11. The Red Lion PH and the "chapel on the bridge" frame the Station Road canal bridge. Various postcards depict the view from the canal towpath toward this group. This view is now obscured by groups of trees to the south-west and south-east of the canal bridge. The group on the south-west side has a good lifespan. The group on the south-east side exhibits various maintenance issues; thinning out these trees would tend to enhance the view.

8. Opportunities for Enhancement

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

Modern Buildings

- 8.2. The Conservation Area contains a number of modern buildings that make a neutral or negative contribution to its character. The use of modern cladding and roofing materials is out of character with the traditional nature of the settlement. In general, single-storey buildings are inappropriate in scale and flat roofs provide an inappropriate massing (the exception is the cooperative store on Derby Road).

- 8.3. The Church Hall was built in 1971 within the grounds of the Rectory. It is a single-storey building, clad in vertical timber boarding beneath a flat roof (see picture right). The site is bounded by a stone wall and hedge and includes an expanse of hard surfacing. The building makes a negative contribution to the character of the conservation area in terms of its scale, massing and materials. The hard surfacing also makes a negative contribution, but the stone wall and hedge make a positive contribution and should be retained.



- 8.4. There is an opportunity to enhance the character of the area, either through the replacement of the church hall or through the residential development of the site. In either case, a suitable development would be two storeys in height, preferably faced in red brick beneath gabled slate roofs. Residential development should reflect the low density of the adjoining character group and the contribution that soft landscaping makes to its character.

- 8.5. Croft's Mill was built c.1963-73. The mill comprises a large factory with three low pitched roofs and a two-storey office range with a flat roof. The buildings are clad in a mix of red brick and aggregate panels. The buildings are bounded by hard landscaping. The buildings make a negative contribution to the character of the conservation area in terms of their scale, massing, materials and landscaping.



- 8.6. Redevelopment of the site would offer an opportunity to enhance the character of the conservation area. The Council's employment land study recognises Croft's Mill as a site of "average quality" and the opportunity to enhance local character should be balanced against the contribution that the mill makes to the local economy and employment.

Walling Materials

- 8.7. The majority of buildings in the conservation areas are faced in red brick, although a significant minority (about 30%) are rendered or painted. A distinction can be made between pre-Victorian and Victorian buildings.
- 8.8. In the case of pre-Victorian buildings, the application of roughcast render or limewash was a vernacular technique, used to give protection to inferior brickwork. The application of smooth render (e.g. on the Beeches) was a polite technique, used to mimic ashlar stonework.
- 8.9. In the case of Victorian buildings, the application of render or paint is a modern technique. It is generally harmful to the traditional character of the conservation areas and particularly jarring when applied to one building in a terrace (there are several examples on Lawrence Street). The removal of these surface treatments would enhance the character of the conservation area.

Roofing Materials

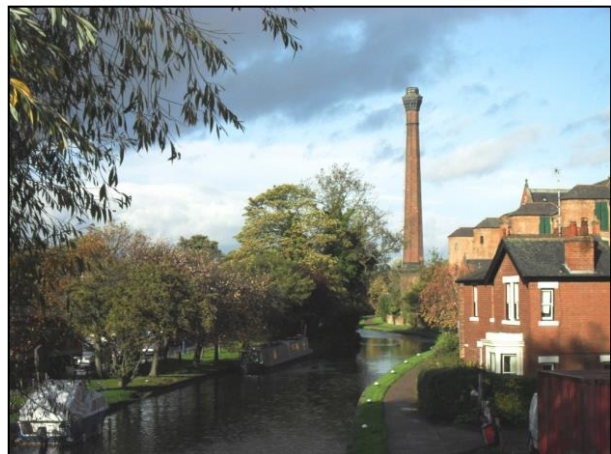
- 8.10. The majority of buildings in the conservation areas have slate roofs, although a significant minority (about 40%) have non-traditional roof coverings. These coverings are generally harmful to the traditional character of the conservation area. Particular harm has been caused to the Derby Road character group, where there is a uniform use of concrete tile. The reinstatement of traditional roof coverings would enhance the character of the conservation area.

Shop Fronts

- 8.11. The uniform terrace 11-19 Derby Road exhibits a diversity of modern aluminium shop fronts, with fascias of diverse heights. These shop fronts make a neutral contribution to the character of the area. There is an opportunity to enhance the character of the area by restoring traditional timber shop fronts to a uniform design and with fascias of a uniform height.

Retention of Trees

- 8.12. The canal bridge on Station Road offers a view of Springfield Mill, framed on its left hand side by trees (pictured right). These trees are generally either in poor shape or have a limited lifespan (see paragraph 6.10). These trees should be replaced on a phased basis, in order to ensure that the tree-lined character of this key view is preserved in the medium term.



- 8.13. There is a small group of trees to the south-east of the canal bridge. A site inspection in October 2013 noted various maintenance issues with these trees, including the presence of a dead cherry tree. Thinning out these trees would be beneficial in arboricultural terms and would tend to enhance the “postcard” view of the Red Lion PH, the canal bridge and the chapel.

9. Problems and Pressures

HS2

- 9.1. In January 2013 the government published maps of its ‘initial preferred route’ for phase two of the HS2 railway line, including the route from the West Midlands to Leeds. The government expects to choose a final route by the end of 2014 and to build the route by 2033.
- 9.2. The proposed railway line would be carried on a viaduct across the Erewash Canal 50m south of canal bridge 12. The line would be carried on an embankment to the west of the canal, as far as Stanton Gate. The proposed viaduct would affect views of the church from the listed canal bridge. The proposed embankment would obstruct views of the church between that bridge and Stanton Gate, including views from Pasture Lock.
- 9.3. At the time of publication, the ‘initial preferred route’ has been made available for public consultation. The consultation closed on the 31 January 2014.

Vehicular Traffic

- 9.4. The intrusion of vehicular traffic – particularly heavy goods traffic – makes a substantial negative contribution to the character of Sandiacre Crossroads. In October 2010 it was found that “the junction operates above capacity” and that traffic approaching from Town Street experiences the greatest “degree of saturation” compared to traffic approaching in other directions (TPA, 2010).
- 9.5. The built environment at Sandiacre Crossroads offers a substantial constraint to highway capacity enhancements.

Condition of Buildings

- 9.6. A survey in March 2010 identified 39 traditional buildings in the Cloud Side conservation area. 90% were found to be in good condition while 10% were found to be in fair condition.
- 9.7. A survey in July 2010 identified 40 traditional buildings in the Canal Side conservation area. 62.5% were found to be in good condition, 32.5% in fair condition and 5% in poor condition.
- 9.8. Pear Tree House and its stable block are grade II listed buildings. Surveyed in March 2013, the buildings were found to be “vulnerable” and “at risk” respectively.

- 9.9. In April 2012, permission was granted for the stable block to be converted to a live-work unit (our refs ERE/0112/0041 and 0042). In December 2013, permission was granted for external and internal alterations to Pear Tree House (our refs ERE/1113/0014 and 0015).

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