

EREWASH



Stanton-by-Dale Conservation Area Management Plan

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1 Introduction

- 1.1 Under Section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, a Conservation Area is defined as an area “of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.
- 1.2 Under Section 69(2) of the Act, the Council has a duty to periodically determine which parts of the Borough meet this definition and to designate those areas as Conservation Areas.
- 1.3 Under Section 71(1) of the Act, the Council also has a duty to periodically formulate and publish proposals for the preservation and enhancement of its Conservation Areas.
- 1.4 Erewash Borough Council designated a Conservation Area in Stanton by Dale in July 1978. The designation was extended in July 1983. In February 2011 the Council adopted a Character Appraisal for the area and revised the designated boundary. Map 1 illustrates the present Conservation Area boundary.
- 1.5 Under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995, the Council may restrict householders’ rights to carry out certain classes of permitted development.
- 1.6 An Article 4 Direction was confirmed in 1981¹. It restricts the permitted development right to alter or insert windows or doors at some dwellings in the Conservation Area. Supplementary Directions were confirmed in 1983 and 1988.
- 1.7 This Management Plan describes the proposals that the Council has formulated for the preservation and enhancement of the Stanton by Dale Conservation Area. It is intended to cover a four-year period from 2011 to 2015. It has been produced in accordance with the following guidance:
 - 1.7.1 English Heritage “Guidance on the Management of Conservation Areas” (February 2006)
 - 1.7.2 Heritage Lottery Fund “Townscape Heritage Initiative: Guidance Notes (1.2 Conservation Area Management Plan)” (December 2009)

¹ This was served under the Town & Country Planning (General Development) Order 1977.

2 The Character Appraisal

- 2.1 In February 2011 the Council adopted a Character Appraisal for the Conservation Area. The document defines and records the special architectural and historic interest of the area. It identifies those elements that make a positive contribution to the character and appearance of the area. It also identifies those elements that detract from the character and appearance of the area, which offer an opportunity for enhancement.
- 2.2 The Character Appraisal describes the landscape setting of the village (2.3). It defines the key views into and out of the Conservation Area (8.3 to 8.6) as well as a series of entrances and exits (8.1 and 8.2). The appraisal explains the historic development of the village and defines an area that appears to be medieval in origin (map 4).
- 2.3 The appraisal defines the scale and form of development in the village (5.2) and describes the prevalent walling and roofing materials (maps 6 and 7). Local construction details are explained, including the style of windows and doors (maps 8 and 9).
- 2.4 The Character Appraisal records the materials used for street surfacing (6.10 to 6.12) and details the survival of traditional street furniture (7.12 and 7.13). The contribution made to the area by green space is explained (9.1 to 9.5).

Opportunities for Enhancement

- 2.5 The appraisal notes a number of opportunities to enhance the character and appearance of the area. The use of non-traditional facing materials is criticised (10.2), as is the use of inappropriate mortar pointing treatments (10.3). The appraisal discourages the further application of paint or render to brick buildings (10.4).
- 2.6 The document records the presence of windows with non-traditional materials and finishes (10.5). It notes the insensitive introduction of modern street furniture and surfacing materials (10.6 and 10.8).

Problems and Pressures

- 2.7 The appraisal explains that the village is in a good physical condition (11.1) although a number of problems and pressures are noted. The appraisal notes the perception of excessive traffic flow and the damage caused by heavy vehicles (11.2). The appraisal notes the potential short-term and long-term effects on traffic flow that are implicit in the development of Stanton Ironworks (11.4).

3 Other Relevant Plans and Strategies

Highways Network Management Plan

- 3.1 Derbyshire County Council's Highways Network Management Plan (2005) contains a commitment to take into account the likely effect on the historic environment (including Conservation Areas) when undertaking works to the highway.
- 3.2 The plan expects that highway design should preserve or enhance the character or appearance of historic areas and their settings. It permits a non-standard approach to highway design in environmentally sensitive areas, provided that the environmental benefit achieved is commensurate with the safety of highway users.
- 3.3 The plan is accompanied by technical annexes, including annexes relating to street lamps, bus passenger shelters and traffic calming. The plan and its technical annexes are currently subject to review.

4 Archaeological Potential

- 4.1 Stanton-by-Dale appears in the Domesday Book of 1086 as *Stantone*. The Church of Saint Michael may occupy a pre-Conquest site. The medieval village comprised land to either side of Stanhope Street as well as land to the north sides of Dale Road and Main Street. Map 3 of the Character Appraisal defines the extent of this development.
- 4.2 Below ground, land within the boundary of the medieval village is likely to have some archaeological interest. In addition, the below ground remains of the medieval manor house may be located in the vicinity of Stanton Hall and Manor Farm².
- 4.3 If these below ground remains are not properly taken into account during the planning process, then their archaeological interest may be vulnerable to loss. To ensure that this does not occur, the Borough Council will:
 - Identify the boundary of the medieval village as a planning constraint (an Archaeological Alert Area);
 - Review Borough Council procedures to ensure that planning applications involving significant ground disturbance within this boundary are determined in accordance with the advice of the County Archaeologist.
- 4.4 Map 2 illustrates a draft Archaeological Alert Area.

² Craven M – The Derbyshire Country House. Volume 2 (1984).

5 Local Details

- 5.1 The Character Appraisal describes local construction details, including the style of windows and doors. It also records the presence of windows with non-traditional materials and finishes.
- 5.2 An Article 4 Direction restricts the permitted development right to alter or insert windows or doors at some dwellings in the Conservation Area. Stanton-by-Dale Parish Council has asked for clear guidance on the Article 4 Direction to explain what designs may be acceptable for windows and doors in the village, including paint finishes.
- 5.3 To encourage the retention of characteristic local details, we will:
- Produce design guidance to explain what designs, materials and finishes may be acceptable for windows and doors in the village;
 - Undertake regular visual surveys to determine whether unauthorised works have been carried out;
 - Where appropriate, take action to remedy unauthorised works.

Boundary Walls

- 5.4 Boundary walls and other enclosures built in stone or red brick contribute to the character of the designated area. The majority of these walls are more than 1 metre in height; Conservation Area Consent would therefore be required for their removal.
- 5.5 However, there are several boundary walls and enclosures that are less than 1 metre in height and could therefore be removed without the need for consent. One such enclosure is the pinfold on Quarry Lane (see Character Appraisal paragraph 5.7).
- 5.6 We will consider the extension of the Article 4 Direction to restrict the demolition of walls or other means of enclosure.

6 Building Materials

- 6.1 The appraisal describes the prevalent walling and roofing materials that are found in the village. The use of non-traditional facing materials, such as stone cladding, is criticised.
- 6.2 The appraisal notes the use of inappropriate mortar pointing treatments and encourages the use of lime mortar with a sharp aggregate and a brush finish. The appraisal discourages the further application of paint or render to brick buildings.

6.3 Within a Conservation Area, Planning Permission is required for the cladding of all or part of a dwelling with stone or render, amongst other materials. However, the painting of all or part of a dwelling is classified as permitted development.

6.4 To encourage the use of appropriate building materials, we will:

- Consider the extension of the Article 4 Direction to restrict the application of paint to brick (or stone) buildings;
- Consider ways to encourage the removal of existing stone cladding;
- Consider the adoption of standards for the proper maintenance of historic buildings;
- Consider opportunities for the training of owners and contractors in accordance with these standards.

7 Street Surfaces and Furniture

7.1 The Character Appraisal records the materials used for street surfacing and details the survival of traditional street furniture. It notes the insensitive introduction of modern street furniture and surfacing materials.

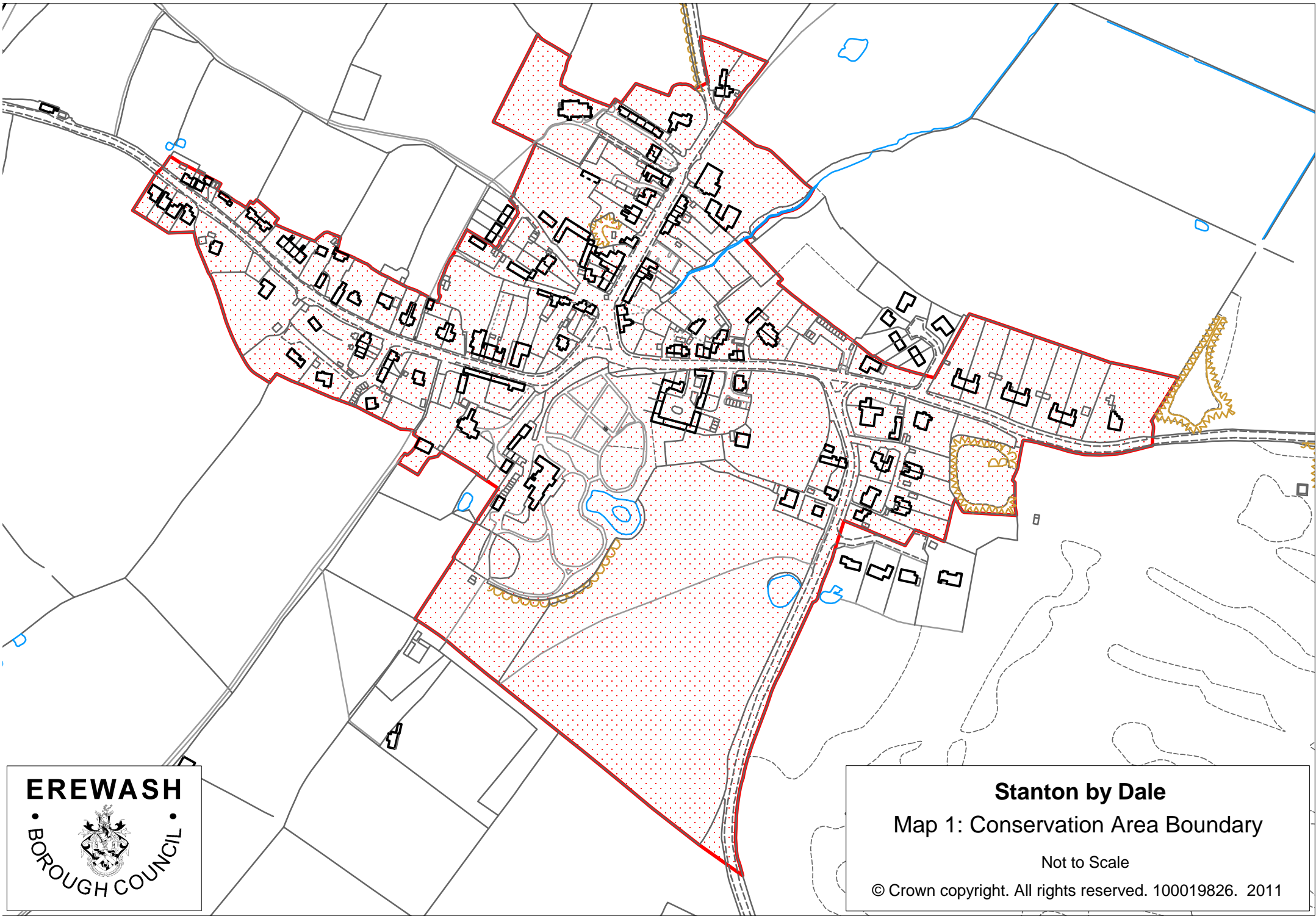
7.2 The County Council has undertaken a paving survey in order to identify “high amenity surfaces”. The traditional gritstone kerbs on Stanhope Street have been identified as part of the survey.

7.3 To sustain or enhance the standard of street surfaces and furniture in the Conservation Area, we will:

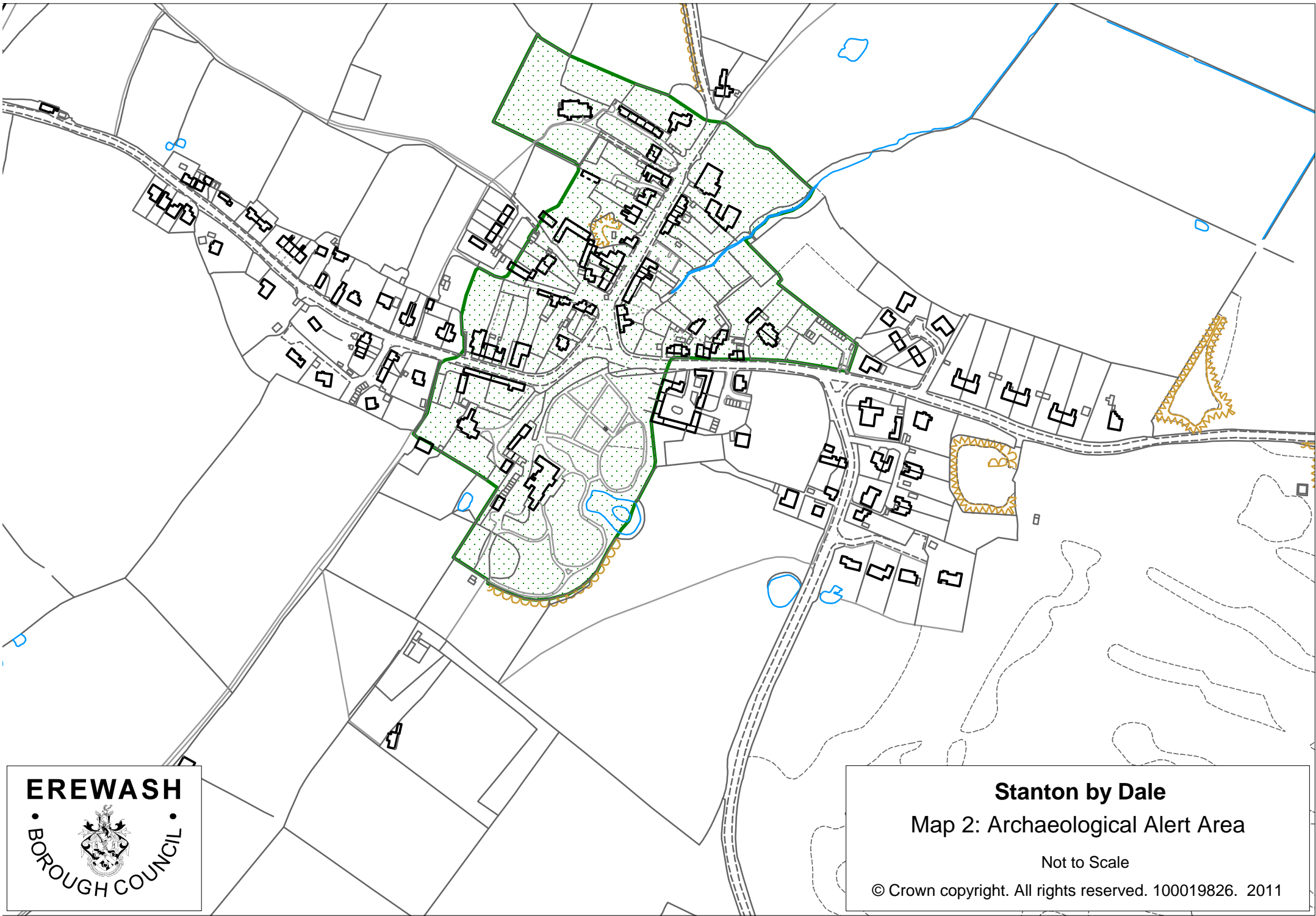
- Work with the County Council to ensure that the presence of “high amenity surfaces” is monitored and that up-to-date records are maintained;
- Work with the County Council and Parish Council to ensure that future highway design work accords with the Highways Network Management Plan and respects the presence of historic street surfaces.

8 Traffic Flows

- 8.1 The Character Appraisal notes the perception of excessive traffic flow through the village and the damage caused by heavy vehicles. A traffic regulation order prohibits vehicles of more than 7.5 tonnes from entering Stanton-by-Dale, except for access. The order is enforced by the County Council's Trading Standards Service.
- 8.2 The appraisal also notes the potential short-term and long-term effects on traffic flow that are implicit in the development of Stanton Ironworks. Construction traffic may generate a short-term effect on traffic flows through the village; commuter traffic between the new development and the main M1/A52 junction may generate a long-term effect.
- 8.3 To address the perception of excessive traffic flow through the village, we will work with the County Council and Parish Council to ensure that accurate traffic count data is gathered. This data will provide baseline information to monitor the success of the measures outlined below.
- 8.4 To ensure the proper management of heavy vehicles entering the village, we will work with the County Council and Parish Council to ensure the continued enforcement of the traffic regulation order.
- 8.5 To manage the short-term traffic implications of the Stanton Ironworks development, we will ensure that a legally binding routing agreement for construction traffic is included within any planning approval for the development. The routing agreement could take the form of a Section 106 Agreement that would be controlled through planning enforcement procedures.
- 8.6 To manage the long-term traffic implications of the Stanton Ironworks development, we will ensure that appropriate measures are considered as part of any future development including:
 - Measures to improve the existing preferred routes between the proposed development and the main M1/A52 junction;
 - Measures to provide an alternative access route or routes connecting the proposed development to the M1 and/or A52;
 - Traffic calming measures to discourage the flow of traffic through the village.
- 8.7 Traffic calming measures would need to preserve or enhance the special character of the village; specifically, they must be designed to respect the presence of historic street surfaces (see section 7 above). They would also be expected to accord with the County Council's technical annex relating to traffic calming.



Stanton by Dale
Map 1: Conservation Area Boundary
Not to Scale
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Stanton by Dale
Map 2: Archaeological Alert Area
Not to Scale
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