

EREWASH



West Hallam Conservation Area Character Appraisal

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**ADOPTED
July 2011**

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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 West Hallam Conservation Area was designated in 1978. Amendments to the Conservation Area boundary have been made as a result of this appraisal. Map 2 shows the present Conservation Area boundary.

Purpose of the Character Appraisal

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

2 Location and Setting

- 2.1 West Hallam is a parish and village in the Borough of Erewash, Derbyshire. The village is sited approximately 10 miles from the centre of Nottingham and 9 miles from the centre of Derby. It is approximately 3 miles west of Ilkeston, which is a sub-regional centre.
- 2.2 During the late nineteenth century, the parish maintained an average population of 565. In 2001 the population of the parish was 4829.
- 2.3 West Hallam is an area designated for Village Housing Development under saved Policy H3 of the Erewash Borough Local Plan. The report *Greater Nottingham Sustainable Locations for Growth* (Tribal, 2010) identified West Hallam as one of four key settlements¹ outside the urban area that would be suitable for housing growth.
- 2.4 The report considers that housing growth would be best directed to the north of the settlement. Housing growth to the south of the settlement

¹ The others being Borrowash, Breaston and Draycott.

(i.e. in the vicinity of the Conservation Area) should be avoided because of the risk of coalescence with the West Hallam Depot.

- 2.5 The historic village is situated on a sandstone ridge, a naturally defensive position overlooking the valley of the Stanley Brook. The Church of St Wilfrid occupies higher ground above the village street. On its north side, the historic village is contiguous with late twentieth century residential development.
- 2.6 The historic village is bounded on its east, south and west sides by agricultural land that forms part of the Nottingham & Derby Green Belt. The lime tree avenue on Cock Orchard, to the south-west of the village, is protected by a Tree Preservation Order. The avenue makes a particular contribution to the landscape setting of the village.
- 2.7 The topography and landscape setting of the Conservation Area is indicated on Map 1.
- 2.8 On the valley floor, the West Hallam Depot was constructed as a military ordnance depot in 1940. It has operated as a storage and distribution centre since 1960.

3 Historic Development

- 3.1 The historic development of West Hallam is indicated on Map 4. Numbers in square brackets in the following paragraphs refer to the labels on this map.

Sources

- 3.2 There is a brief account of the village in Lyson's *Magna Britannia* (1817). Accounts of the village also appear in several nineteenth century trade directories; the most detailed appears in Kelly's *Directory of Derbyshire etc* (1899).
- 3.3 Written histories include Brenda Hunt's *West Hallam Heritage* (1978) and the Parish Council's *A-Z: A 100-Year History of West Hallam* (1994). The websites of West Hallam History Society² and West Hallam Parish Council³ both include brief histories of the village.
- 3.4 Map evidence includes manorial estate maps⁴ of 1718 and 1823 and the Tithe Map⁵ of 1838. These three maps are sufficiently detailed to permit the regression of individual sites and buildings.
- 3.5 George Sanderson's *Twenty Miles Around Mansfield* was surveyed between 1830 and 1834. As an enclosure commissioner, Sanderson

² westhallamhistorysociety.com

³ www.westhallam-pc.org.uk

⁴ Derbyshire Records Office D769 B/13/1/73 and D971 Z/P1

⁵ Derbyshire Records Office D2360/3/60a

paid particular attention to field boundaries and outlying farmsteads. His depiction of West Hallam village appears to be based on the 1718 manorial estate map.

Manorial History

- 3.6 At Domesday the manor was held by Gilbert of Ghent, who also held Ilkeston and Stanton-by-Dale. By 1199 the manor was held by the de Cromwells.
- 3.7 Ralph de Cromwell was Lord Treasurer of England under Henry VI. He died without issue in 1455 and by 1467 the manor had been purchased by the Powtrel family. In the late seventeenth century, the manor passed to the Hunloke family⁶.
- 3.8 In 1817 the manor was held by Sir Henry Hunloke, a minor⁷. In 1821 the manor was sold to Francis Newdigate (1774-1862). He was succeeded by his son, Lt-Col Francis William Newdigate (1822-1893), who was succeeded in turn by his son Sir Francis Alexander Newdigate (1862-1936).
- 3.9 Sir Francis began the sale of manorial land shortly after his father's death. The last part of the manor was sold in 1914.

Medieval (1066 to 1538)

- 3.10 West Hallam appears in the Domesday Book of 1086 as *Halen*. The Church of Saint Wilfrid may occupy a pre-Conquest site [1]. Much of the church fabric dates from the fourteenth century. The site of the former Hall [2], which occupies the highest ground around the Church, seems the most likely site for the pre-Conquest settlement.



- 3.11 The post-Conquest settlement appears to have comprised land to either side of The Village. On the north side of The Village, the narrow regular plots and the common rear boundary can still be seen clearly [3], although the western extent of this area is unclear [3a]. On the south side of The Village, the original plot divisions and rear boundary have been much altered by subsequent development [4].

Post-Medieval (1539 to c.1820)

⁶ The Magna Britannia asserts that the manor passed to the Hunloke family 'under a settlement bearing the date 1666, but they did not become possessed of it until 1698'. West Hallam History Society and West Hallam Parish Council believe that the Hunlokes acquired the manor in 1687 upon the death of 'the last male Powtrel'.

⁷ Sir Henry John Joseph Hunloke, 6th Baronet (b.1812, a.1816, d.1856).

3.12 The post-medieval growth of West Hallam seems to have comprised a series of shallow, irregular plots to the east of the settlement [5 to 9].

3.13 By his will dated 10 January 1662, the Rev John Scargill left funds for building and endowing a grammar school for boys. The school was built opposite the church gates and opened in 1664. The Punchbowl PH has a datestone that reads "GH 1754".

The Newdigate Era (c.1820 to 1914)

3.14 The Rectory and its farm buildings were originally sited to the east of the Church [10]. In 1820 the Rectory was demolished and rebuilt on a site further north; this involved the demolition of a number of earlier cottages. The farm buildings associated with the Rectory seem to have been moved to a new site, now Glebe Farm. The lodge was added at a later date [11].

3.15 Francis Newdigate purchased the manor in 1821. At some time between 1830 and 1838⁸, the Hall Farm was demolished and rebuilt on a new site, now Grange Farm. The Tithe Map (1838) depicts the site of the Girls' School as a quarry. The Boy's School was built in 1832, the Girls' School in 1852. The Church of St Wilfrid was restored in 1855 by the architect George Place of Nottingham.



3.16 Lt-Col Francis William Newdigate succeeded his father in 1862. His initials and the date 1863 can be seen on 5 to 9 The Village. West Hallam Hall was rebuilt in 1876⁹ to the designs of John Parkin of Idridgehay.

Modern (c.1914 to present)

3.17 The last part of the Newdigate estate was sold in 1914. In 1921 a war memorial was erected on land donated by Spencer Rook of West Hallam Hall. The stonemasons were James Beresford & Sons of Belper¹⁰. The Spinney, a small country house [13], was constructed between 1914 and 1938¹¹.

⁸ Compare Sanderson's Map (surveyed 1830-34) with the Tithe Map (1838).

⁹ Hunt claims that the previous Hall was demolished in 1833, but it appears on the Tithe Map (1838).

¹⁰ United Kingdom Directory of War Memorials, ref 14230.

¹¹ Compare the Ordnance Survey maps of those dates.

- 3.18 West Hallam Hall was demolished in 1938 and in 1963 the site was redeveloped as Hall Court. The Rectory was rebuilt in 1973. In 1974 work began on the vast Beechcroft Estate, which brought modern housing to the northern periphery of the historic village. The Conservation Area was designated in 1978, prior to the construction of the Dales Shopping Centre.

Below Ground Remains

- 3.19 Despite their redevelopment in the nineteenth and twentieth centuries, the Saxon and Medieval components of the village are likely to retain some archaeological potential. Development within these components may uncover the remains of buildings and evidence of activity dating to the Saxon and Medieval periods.
- 3.20 The relocation of the Rectory in 1820 involved the demolition of several post-medieval buildings; their sites have not been disturbed by later development. Components 9 and 10 are therefore likely to retain some archaeological potential. Development within these components may uncover the remains of buildings and evidence of activity dating to the post-medieval period.
- 3.21 Saved policy EV9 of the Erewash Borough Local Plan concerns “sites of known or possible archaeological interest”. Map 4 depicts an Archaeological Alert Area within which this policy may apply.

4 Character Zones

The Village and St Wilfrid’s Road

- 4.1 The larger part of the Conservation Area is arranged along either side of the single village street. Plot boundaries tend to be narrow and the development is generally dense. Most properties are built close to the back of the pavement. Traffic and commercial uses contribute to a general feeling of activity. Soft landscaping makes a limited contribution to this character zone.

Churchyard, Rectory and Spinney

- 4.2 The remainder of the Conservation Area is set away from the single village street. This area is very sparsely developed, with three buildings set within generous grounds. The area is dominated by mature trees and soft landscaping; the trees contribute to views of the village from the south (see 8.5). The seclusion of the area and the sacred nature of the churchyard contribute to a general feeling of peace.

5 The Qualities of Buildings

- 5.1 The majority of buildings in the Conservation Area are domestic. Notable exceptions are the two listed schools and the two historic farmsteads.

- 5.2 Development throughout the Conservation Area is domestic in scale. Most buildings are two storeys tall, with the first floor windows open to the eaves. Some buildings are 1½ storeys tall, with the first floor rooms lit by garret windows or through-eaves dormers (lucarnes).
- 5.3 Poplars Farm and 5 St Wilfrid's Road are 2½ storeys tall, with the second floor rooms lit by garret windows. These buildings are given landmark value by their height.
- 5.4 Most buildings have simple gabled roofs, arranged with their eaves to the street. Later properties tend to have more complex roof forms, with their front elevations enlivened by gables and dormers.
- 5.5 Properties on The Village are generally built close to the back of the pavement, with a shallow front forecourt enclosed by a boundary wall or railing. On St Wilfrid's Road, modern properties are set back from the street.

Listed Buildings

- 5.6 There are four listed buildings in West Hallam, as follows. The Church of Saint Wilfrid is listed at grade II*, the remaining buildings at grade II.
- Church of Saint Wilfrid
 - The Old School (former boys' school)
 - Village Hall (former girls' school)
 - War Memorial

Unlisted Buildings

- 5.7 English Heritage has published a checklist that can be used to determine "the contribution made by unlisted buildings to the special interest of a Conservation Area"¹². The following assessments have been made with reference to this checklist.
- 5.8 Poplars Farm and the Punchbowl PH make a particularly positive contribution to the character of the Conservation Area. The Punchbowl is dated 1754 and Poplars Farm appears to be contemporary. Both farmsteads are intact. They reflect the traditional functional character of the area and serve as a reminder of an early phase in its development.



¹² English Heritage - Guidance on Conservation Area Appraisals (2006). Appendix 2.

- 5.9 The Rectory Lodge makes a particularly positive contribution to the character of the area. The building has landmark quality, because of the way that it closes the view looking east along The Village. The building contributes to the setting of the former girls' school, which is a listed building; like the school, it is built of red brick with stone dressings.
- 5.10 Many of the estate cottages built or remodelled by the Newdigates retain their distinctive bargeboards and 'sentry box' porches. Considered as a group, they contribute positively to the character of the area. 45 to 49 The Village makes a particularly positive contribution. It forms part of a group of buildings at the corner of St Wilfrid's Road including the listed War Memorial and former girls' school.

6 Building Materials

Walling Materials

- 6.1 The walling materials used for buildings across the village are shown on Map 5.
- 6.2 Buildings in the village are faced in either red brick or render, the majority being rendered. By 1885 a brick yard had been established on the corner of High Lane West and St Wilfrid's Road; in 1922 the site was reused as a pottery.
- 6.3 A comparison with historic photographs¹³ shows that render has been applied to several buildings that were originally faced in brick; examples include 23 to 29 The Village and the former Post Office. However, some buildings (including the Punch Bowl PH) have evidently been rendered for at least a hundred years.



- 6.4 The Church of Saint Wilfrid is faced entirely in stone. The red brick walling of the former boys' school and girls' school is embellished with diaper work and stone dressings. Similarly, the Rectory Lodge has stone window surrounds.
- 6.5 The Conservation Area contains some modern buildings faced in buff brick or built using the "cross wall" method. 18 St Wilfrid's Road is an older building that has been clad in a sham timber frame. These treatments are out of character with the traditional nature of the village.

¹³ See www.picturethepast.org.uk images DCER000041 and DCER000043.

Roofing Materials

- 6.6 The roofing materials used for buildings across the village are shown on Map 6.
- 6.7 The vast majority of buildings in the village are roofed in plain tile. Two roofs are enlivened with bands of decorative tiles – those of the former girls' school and 47 to 49 The Village.
- 6.8 Some modern buildings including the Rectory and the Dales Shopping Centre are roofed with concrete tiles. The barns to the rear of the Punch Bowl PH have also been reroofed with concrete tiles. The use of this modern material is out of character with the traditional nature of the Conservation Area.

Street Surfaces

- 6.9 The first phase of the Parish Council's Village Enhancement Scheme has introduced high quality stone flags and kerbs along the front of the War Memorial and the former girls' school. The remainder of roadways and footways are faced in tarmac with standard concrete kerbs.



7 Local Details

Windows

- 7.1 The window styles used for buildings across the village are shown on Map 7.
- 7.2 The majority of buildings in the village have standard uPVC casements. A few buildings retain traditional painted timber casements; they are side hung and feature glazing bars. Still fewer buildings have timber casements in a non-traditional style, either with a stained finish or top hung in imitation of sashes.

Construction Details

- 7.3 Distinctive local details can be seen on the cottages built for the Newdigate estate. These cottages have oversailing roofs with black painted bargeboards. At the apex of the bargeboards, many properties have a spiked finial. The finial has been sawn off to below the ridge in some cases.
- 7.4 Several cottages built for the Newdigate estate have a shallow "sentry box" porch. The top of the porch is normally dressed with bargeboards and a spiked finial in keeping with the principal roof.

Street Furniture

- 7.5 The first phase of the Village Enhancement Scheme has introduced high quality lamp columns, painted black. Some standard steel highway columns survive elsewhere in the village.
- 7.6 On the path leading to the Church of Saint Wilfrid, there are two traditional cast iron lamp columns. The columns do not match and the heads have been truncated to allow modern light units to be installed.

8 Key Views and Landmarks

Entrances and Exits

- 8.1 The Conservation Area is approached from the west along Beech Lane. The lane takes a shallow bend outside Scargill Primary School to reveal an attractive view into the historic village with an open field to the south. Poplars Farm provides a strong sense of an “entrance” to the Conservation Area at this point.



- 8.2 The “entrance” from the north is indicated by 18 St Wilfrid’s Road. This property is built to the back of the pavement and creates a pinch point. The view looking south from this point is closed by a group of features including the War Memorial, the church gates and the pair of mature trees at the entrance to the churchyard.
- 8.3 The view looking east along The Village is closed by the front elevation of the Rectory Lodge.

Key views into and out of the area

- 8.4 From the south side of the churchyard, there is a panoramic view across the open countryside on the opposite side of the valley. The West Hallam Depot intrudes into this view.
- 8.5 As one descends Cat & Fiddle Lane from the south, there is a long view back across the valley toward the church tower and the surrounding wooded slopes. Again, the depot intrudes into this view.
- 8.6 The entrance to the Dales Shopping Centre offers an open view over the surface car park. The view is terminated by the two hot food takeaways (Unit K) that address the car park on its north side. The frontages of the takeaways contribute to the immediate setting of the Conservation Area and it is therefore important that any development of these frontages respects the setting of the area.

9 Green Spaces

- 9.1 The grounds associated with the Church, the Rectory and the Spinney form a character zone where soft landscaping and mature trees make a significant contribution. This contribution can be appreciated in long views from the other side of the valley.
- 9.2 These landscaped grounds make only a limited contribution to the village street. The pair of mature trees that mark the entrance to the churchyard are an important feature of views into the Conservation Area from the north.

10 Opportunities for Enhancement

- 10.1 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).

Materials and Details

- 10.2 Buildings in the village are faced in either red brick or render; it is evident that render has been applied to several buildings that were originally faced in brick. The maintenance of historic brickwork should be encouraged and the further application of render discouraged.
- 10.3 The vast majority of buildings in the village are roofed in plain tile, but some roofs have concrete tile surfaces. The further spread of this alien material should be discouraged. The maintenance of historic tile roofs should be encouraged and opportunities to reinstate plain tile surfaces should be sought.
- 10.4 The spiked finial that adorns the apex of bargeboards is a distinctive local detail. In some cases the finial has been sawn off to below the ridge. The maintenance of surviving finials should be encouraged and opportunities to restore truncated finials should be sought.



Modern Buildings

- 10.5 The Conservation Area contains a number of modern houses that tend to make a neutral contribution to its special character. The use of modern facing materials such as buff brick and the use of hipped roof forms are out of character with the historic village. Some modern buildings are set back from the street and this is out of character with the historic pattern of development.

Village Enhancement Scheme

- 10.6 The first phase of the Village Enhancement Scheme has significantly improved the public realm along the front of the War Memorial and the former girls' school. The scheme has introduced high quality stone flags and kerbs as well as sympathetic black painted lamp columns.
- 10.7 The remainder of roadways and footways are faced in tarmac with standard concrete kerbs; some standard steel highway columns survive. Soft landscaping in the vicinity makes a neutral contribution to the character of the area.
- 10.8 The second phase of the scheme would involve the continuation of the stone flags and kerbs as far as School Square and the introduction of additional sympathetic lamp columns. Opportunities to carry out the second phase of the scheme, and to enhance soft landscaping in the vicinity, should be sought.

West Hallam Depot

- 10.9 Constructed as a military ordnance depot in 1940, this site has operated as a storage and distribution centre since 1960. The depot intrudes into the view of the open countryside from the churchyard; it also intrudes into views of the village from Cat & Fiddle Lane. Opportunities should be sought to soften the appearance of the depot in views across the valley.

11 Problems and Pressures

- 11.1 A survey in April 2010 found that 80% of historic buildings in the village were in good condition and 20% in fair condition. There is a perception of heavy traffic flow through the village, including delivery traffic to the Dales Shopping Centre.