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# Breaston Conservation Area Character Appraisal

**Adopted  
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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 Breaston Conservation Area was designated in February 1979. Amendments to the Conservation Area boundary have been made as a result of this appraisal. The present Conservation Area boundary is shown on Map 2.

### **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 Breaston is a parish and village in the Borough of Erewash, Derbyshire. The village is sited approximately 10.5 miles from the centre of Nottingham and 7.5 miles from the centre of Derby. It is approximately 2 miles west of Long Eaton, which forms part of the Nottingham Principal Urban Area.
- 2.2 Between 1851 and 1901, the population of the parish rose from 680 to 982. In 2001 the population of the parish was 4555.
- 2.3 The greater part of the Conservation Area is within the Erewash 13B Lower Super Output Area (LSOA). It is one of the 25% least deprived LSOAs in England and Wales<sup>1</sup>.

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<sup>1</sup> Erewash 13B LSOA ranks 27380 of 34378 in the 2010 Indices of Multiple Deprivation.

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- 2.4 Breaston 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 Breaston as one of four key settlements<sup>2</sup> outside the urban area that would be suitable for housing growth.
- 2.5 The report advises that housing growth to the south of the settlement (i.e. in the vicinity of the Conservation Area) should be avoided due to flood risks.
- 2.6 The village is situated on the “Beeston terrace”, a terrace of sands and gravels raised above the floodplain. The terrace slopes upward very gently from south to north (the Church of Saint Michael is at 35m above sea level, whilst the former Derby Canal is at 40m). The terrace is studded with outcrops of Cotgrave sandstone; mudstones and superficial clay deposits are found north of the canal (see Section 6).
- 2.7 The situation of the village may have been influenced by the presence of water courses. The Golden Brook runs along the floodplain a short distance to the south of the village. It is understood that Risley Lane follows the line of a water course (a ‘bourne’ or ‘stryne’) that has since been culverted. The water course bisected Bourne Square before joining the Golden Brook. Its route is shown on Map 4.
- 2.8 The historic village is bounded on its west, north and east sides by twentieth century development that does not appear to be of special interest. The village is bounded on its south side by agricultural land that forms part of the Nottingham & Derby Green Belt. This land contributes positively to the setting of the Conservation Area for several reasons:
- It contributes to an understanding of the settlement’s historic form and role, i.e. an agricultural village in a countryside setting;
  - It offers a key view toward the church spire (see Key Views);
  - It has a terraced landform that contributes to an understanding of the situation of the village;
  - It contains the route of the historic “coffin path” that links the churches of Breaston and Wilne;
  - It is an area of countryside with good visual amenity in its own right.
- 2.9 The topography and landscape setting of the Conservation Area is indicated on Map 1.

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<sup>2</sup> The others being Borrowash, Draycott and West Hallam.

### 3 Historic Development

- 3.1 The historic development of Breaston 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 Crisp's *Breaston in Old Picture Postcards* (1992). The *Breaston Village Guide* (2010) contains an article by local historian Sandra Stock, entitled 'Breaston in the Past'.
- 3.4 Maps available at the Derbyshire Records Office include the 1722 Map of Breaston and Risley (DRO D393 Z/PI) and the 1841 Tithe Map (DRO D2360/3/19a).

#### Manorial History

- 3.5 At Domesday the manor of Breaston (*Braidestune*) was held by Roger de Busli<sup>3</sup>. During the reign of Elizabeth I (1558-1603), the manor of Breaston was purchased by Michael Willoughby of Risley. From that date, the manors of Breaston and Risley were united.
- 3.6 There was no manor house at Breaston. The building known as the Manor House (since demolished and now the site of Manor Court) was a post-medieval farmhouse. The so-called Old Manor House (39 Main Street) is an early nineteenth century house that may retain an earlier core. It occupies a plot described as "The Hall" on the 1722 Map.
- 3.7 The manor descended to Sir Henry Willoughby Bt, who died without male issue in 1649. The manor thus passed to his elder daughter Anne<sup>4</sup> (1614-1688).
- 3.8 By the time of her father's death, Anne had survived two husbands – the Hon Anchitel Grey and Sir Thomas Aston (d.1645). After Anne's death, the manor descended to her children from her first marriage – Willoughby Grey (d.1701) and Elizabeth Grey (d.1721).
- 3.9 Willoughby and Elizabeth Grey both died without issue. The manor thus descended to Anne's grandson from her second marriage, Richard Aston (d.1741). It seems that the 1722 Map of Breaston and Risley was prepared for Richard Aston shortly after he inherited the manor.

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<sup>3</sup> The village also appears in the Domesday Book as *Bradestune* and *Braidestone*. Other landowners included Henry de Ferrers, Geoffrey d'Alsclin and Gilbert de Ghent.

<sup>4</sup> The manor of Stanton-by-Dale, also held by Sir Henry, passed to his younger daughter Catherine, Anne's half-sister.

## Appendix 2

- 3.10 The manor descended to Sir Willoughby Aston Bt<sup>5</sup>, who sold it to John Hancock. The manor descended to Hancock's nephew, the Rev John Hancock Hall (1769-1859).
- 3.11 In 1870 and 1874<sup>6</sup> the manor of Risley was held by John Lewis Ffytche of Thorpe Hall, near Louth. It is not clear whether Ffytche also held the manor of Breaston.
- 3.12 In 1899 the manor of Breaston was held by Robert Posnett Stevens (1848-1899), a farmer and cricketer. The son of John Smith of Sawley, he took the surname Stevens as a condition of his inheritance.
- 3.13 By this date, the Lord of the Manor was no longer the principal landowner in the parish. In 1899 the principal landowner was Geoffrey Nicholas Charlton of Chilwell Hall. The initials of his ancestor Thomas Broughton Charlton can be seen on a house on Ward's Lane.

### **Parochial History**

- 3.14 Anciently, Breaston was part of the parish of Sawley. St Michael's was a chapel of ease. Baptisms, marriages and burials took place at the Church of Saint Chad in Wilne. A footpath still links the churches of Breaston and Wilne, known locally as the "coffin path".
- 3.15 In 1719 Breaston became part of the parochial chapelry (cure) of Risley. The status of St Michael's was raised to a church, partly through an endowment from Elizabeth Grey. This permitted baptisms, marriages and burials to take place at Breaston, although the church yard was not consecrated until 1824.
- 3.16 Risley and Breaston were formed into a parish in 1868. Breaston became a parish in its own right in 1897; the Rev Charles Lambrick (1862-1947) was the first rector.

### **Medieval Breaston and the Willoughby Era (1066 to 1649)**

- 3.17 Breaston appears in the Domesday Book of 1086. The earliest settlement was made up of irregular plots, clustered densely around a central green [1-9]. The north side of the green was enclosed by a pound or pinfold [10].
- 3.18 The larger and higher-status plots [2-5] were to the west of the settlement, i.e. upwind from the smaller and lower-status plots [6-9]. The largest plot [2] is described as "The Hall" on the 1722 Map. The plot is occupied by notable historic buildings including the so-called Old Manor House (39 Main Street) and a timber-framed house of the seventeenth century (6 Church View).

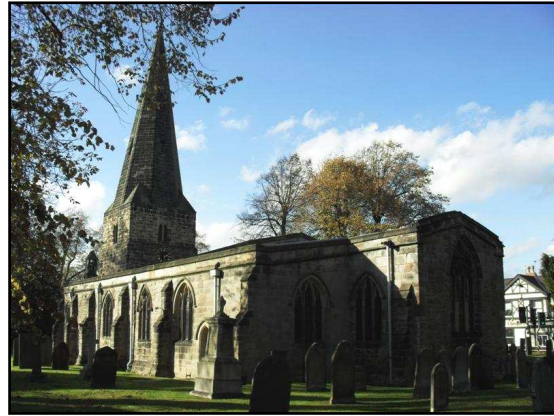
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<sup>5</sup> This is either Richard's son, the fifth baronet (b.1715, a.1744, d.1772) or his grandson, the sixth baronet (b.1748, a.1772, d.1815).

<sup>6</sup> See Harrod's Directory of Derbyshire etc (1870) and Wright's Directory of South Derbyshire (1874).

## Appendix 2

- 3.19 The Church of Saint Michael [1] has a chancel arch that appears eleventh century in date<sup>7</sup>. Much of the church fabric dates to the thirteenth century.



- 3.20 Later medieval growth in the village was composed of long, narrow plots with regular rear boundaries [11-14]. The plot divisions can still be discerned toward the north end of component 12.

- 3.21 6 Church View is a timber framed house of the seventeenth century.

### **The Grey Era (1649 to 1721)**

- 3.22 The production of the 1722 Map would suggest that Richard Aston inherited an estate that had recently been subject to substantial expansion.

- 3.23 The 1722 Map depicts a series of large rectangular plots to the north of the medieval village, along Risley Lane and Wards Lane [16-22a]. The plots were laid out regularly on an east-west orientation, reminiscent of the open field layout that they replaced.

- 3.24 These plots had a high status. This is demonstrated by their size and the quality of the buildings erected upon them. The best example is Manor Farmhouse (34 Risley Lane). It is faced in Flemish bond brickwork with vitrified headers, similar to Latin House in Risley.



- 3.25 The largest of these plots, immediately to the north of the medieval village [22a] was “Mr. White’s Land” in 1722. It is believed that Mr. White was a servant to the Greys. In 1722 the plot contained a single house. The house was later known as the Manor House. It has since been demolished and is now the site of Manor Court.
- 3.26 A buttress was added to the church tower in 1680, to support a bell donated by Sir Henry Willoughby. The buttress bears Anne Grey’s coat of arms. 1 Church View bears a datestone “MDCCIV” (1704).

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<sup>7</sup> Department of the Environment – List of Buildings of Special Architectural or Historic Interest (1986).



### **The Aston and Hall Eras (1721 to c.1840)**

3.27 A comparison of the 1722 Map with the 1841 Tithe Map shows that there was limited growth in Breaston at this time.

3.28 Breaston House [23] appears on the Tithe Map. It has since been demolished and the site is now part of Meadow Close. Roadside encroachments took place during this period at the Triangle<sup>8</sup> [24] and on Risley Lane [25].

3.29 39 Main Street dates to the early nineteenth century, although the core of the building may be earlier. The threshing barn behind Manor Farmhouse (now 3 Manor Leigh) dates to the mid eighteenth century.



### **Victorian Breaston (c.1840 to 1914)**

3.30 The Derby Canal passed the village in 1795. A railway station opened at Breaston in 1839 and at Draycott in 1852. Breaston's growth in this period tended to take place away from the village, on Longmoor Lane and (latterly) the south side of Wilsthorpe Road.

3.31 An encroachment took place on the south side of Mr White's land, some time after 1841 [22b]. Rose Cottage was built on this encroachment<sup>9</sup>.

3.32 Kelly's Directory of Derbyshire (1899) noted that "warp nets are made here". The rise of warp lace manufacture was echoed by the rise of non-conformist worship. The Primitive Methodist Chapel on Bourne Square is dated 1852. In 1876 the Methodist New Connexion Chapel moved to a new building on Main Street.

3.33 The arrival of rail transport made Breaston increasingly attractive to commuters. William John Watson of the Hollies (right) worked as a solicitor in Nottingham. In about 1910, Hartington House was purchased by George Anstee Perks JP, a Long Eaton builder.



<sup>8</sup> A farm building known locally as the "tithe barn" used to occupy this site. The 1841 Tithe Map shows that the actual tithe barn occupied a site to the north of the Derby Canal.

<sup>9</sup> The Listed Building Description advises that Rose Cottage was built in "c.1840".

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- 3.34 The National School on Main Street is dated 1857. A second classroom was added in 1887. In 1913 it was superseded by a new primary school on Sawley Road.
- 3.35 Breaston became a parish in 1897, under the Rev Charles Lambrick. The Church of Saint Michael was restored in 1898 by the Nottingham architects Evans & Jolley. A vestry was added at the same time. In 1904, a parish room was built on Risley Lane.

### **Modern Breaston (1914 to present)**

- 3.36 During the twentieth century, Breaston expanded greatly to the west and east of the old village. This expansion is not indicated on Map 4.
- 3.37 Main Street and Draycott Road were subject to road widening in the early twentieth century. This involved the demolition of properties on the south side of Draycott Road [13b] and the partial demolition of the Bulls Head PH.
- 3.38 Perks Park, which lies to the north-east of the Old Rectory, was donated by George Anstee Perks JP in 1934. In 1950 a lychgate was erected in his memory at the Church of Saint Michael.



- 3.39 In 1985 the Parish Council purchased Duffield Close from the estate of Alice Mary Watson (1894-1977), the daughter of William John Watson.


### **Below Ground Remains**

- 3.40 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.
- 3.41 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

- 4.1 The Conservation Area may be perceived as a series of character zones, as shown on Map 5. The zones are as follows:

### **Zone 1: The Village Centre**

- 4.2 This area comprises the greater part of the Saxon village, excluding some of the higher-status plots. The area covers the centre of the contemporary village and about half of the properties are in commercial or community use.
- 4.3 The area is densely developed; buildings are arranged at the back of the pavement or set behind shallow forecourts. Plots are small and irregular in shape. There are some clearly defined entrances to the area (see Section 8).
- 4.4 There is a consistent use of red brick and natural slate, except on the west side of the Green, where non-traditional materials dominate. Soft landscaping makes a limited contribution to the character of this area, except for the churchyard, which is a key green space (see Section 9).
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- 4.5 Of the four character zones, the Village Centre has the strongest qualities of age, architectural interest and historic interest.

### **Zone 1b: Farmsteads**

- 4.6 This area coincides with some of the higher-status plots in the Saxon village. The area is sparsely developed; the buildings are set within large, irregularly shaped plots. Red brick and plain tile are the dominant building materials, although some non-traditional materials are present.
- 4.7 This area is contiguous with the open countryside along its southern edge and soft landscaping makes a substantial contribution to the character of the area.

### **Zone 2: Stevens Lane**

- 4.8 This area is experienced as a single street, but the two sides of the street have very different characters.
- 4.9 The west side of the street comprises one of the late medieval extensions to the village. The area has developed at a medium density; buildings are arranged with their gables to the back of the pavement, in narrow regular plots with a common rear boundary.

## Appendix 2

- 4.10 Buildings in the area are mainly built of red brick; no single roofing material is dominant. Buildings on the east side of the street are set within spacious plots, allowing soft landscaping to make a contribution to the character of this area.

### **Zone 3: Risley Lane and Wards Lane**

- 4.11 This area comprises the greater part of the village's post-medieval extension. It has developed at a low to medium density; the buildings are generally set within spacious grounds or set behind forecourts. Plots are irregular in size, but laid out regularly on an east-west orientation.

- 4.12 Plain tile is the dominant roofing material in this area. Most buildings on Wards Lane are built in red brick; render and red brick can be found on Risley Lane in equal proportion. There are some clearly defined entrances to the area (see Section 8). Soft landscaping and the secluded nature of Wards Lane make a strong contribution to the character of this area.



### **Zone 4: The Triangle**

- 4.13 The greater part of this character area is Victorian in origin. The area is densely developed with short terraces, set back from the street to a consistent building line. Plots are narrow and regularly spaced. There is a consistent use of red brick and natural slate.

- 4.14 The area benefits from strong spatial definition, but the central gravel area is disappointing and offers an opportunity to introduce soft landscaping to the area.



- 4.15 Of the four character zones, the Triangle has the weakest qualities of age, architectural interest and historic interest.



## 5 The Qualities of Buildings

### Uses

- 5.1 About half of the properties in the village centre are in commercial or community use. Commercial properties include the two historic drinking establishments (Bulls Head Inn and Chequers PH) as well as a range of shops; a number of these retain traditional shop fronts. Community buildings include the church, chapels and school.
- 5.2 Outside the village centre, the majority of properties are residential. Several buildings provide evidence of the village's agricultural past. These include the converted threshing barns at West Farm and Manor Farm and the former blacksmith's workshop on Wards Lane.

### Scale, Massing and Alignment

- 5.3 Buildings throughout the Conservation Area are domestic in scale and usually of two storeys. Buildings vary in height from low two-storey cottages to more substantial 2½ storey houses. Bungalows and dormer bungalows are inappropriate to the character of the Conservation Area.
- 5.4 Buildings generally have a plain linear form beneath a gabled roof. Later buildings often have a more complex form and their roofs may be enlivened with feature gables and dormers.
- 5.5 In the village centre, buildings tend to be aligned with their eaves to the street. Outside of the village centre, buildings are often aligned with their eaves facing south, i.e. toward the sun. On Stevens Lane, this produces a distinctive appearance with a series of gables facing the street.



### Listed Buildings

- 5.6 There are six listed buildings in the Conservation Area, as follows. The Church of Saint Michael is listed at grade I; the remaining buildings are listed at grade II.
- Rose Cottage, 8 Blind Lane;
  - 6 Church View;
  - Church of Saint Michael, Main Street;
  - 39 Main Street (Old Manor House);
  - Manor Farmhouse, 34 Risley Lane;
  - Barn to the east of Manor Farmhouse (3 Manor Leigh).

### Unlisted Buildings

- 5.7 The Council adopted *Criteria for Local Heritage Designations* in January 2011. The Council uses these criteria to determine whether buildings are worthy of designation as Locally Listed Buildings. The following buildings appear to meet those criteria:

- Former Primitive Methodist Chapel, Bourne Square
- Former National School, Main Street
- 1 Church View
- Hartington House, Risley Lane

- 5.8 A number of surviving buildings can be identified on the 1841 Tithe Map. They can be considered pre-Victorian in date. Those examples that survive in approximately their original form will make a particularly positive contribution to the character of the area. Examples include **The Hawthorns** on Risley Lane and **Jasmine Cottage** on Stevens Lane.

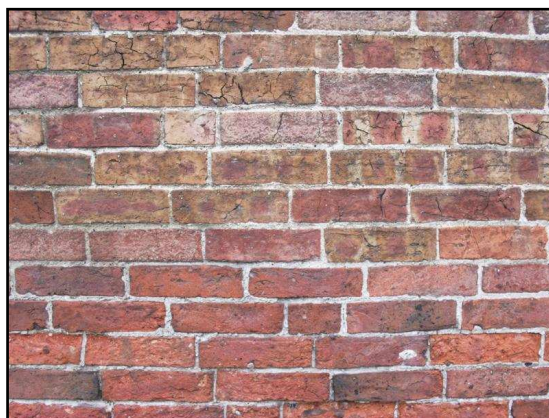


## 6 Building Materials

- 6.1 The walling and roofing materials used for buildings across the village are shown on Maps 6 and 7.
- 6.2 Red brick and plain tile are the traditional vernacular materials found in Breaston. The mudstones and superficial clay deposits to the north of the village may have provided source material, although historic maps do not depict brickworks in the parish. The 1885 Ordnance Survey Map shows a brickworks site on Bostocks Lane, Sandiacre, linked to the Derby Canal by a tramway.

### Pre-Victorian materials

- 6.3 The majority of pre-Victorian buildings in the village are faced in red brick, although a significant minority (about 40%) are rendered or painted. Pre-Victorian brickwork in the village is a subdued reddish brown; the bricks tend to be narrow and quite irregular in shape and bonding style.

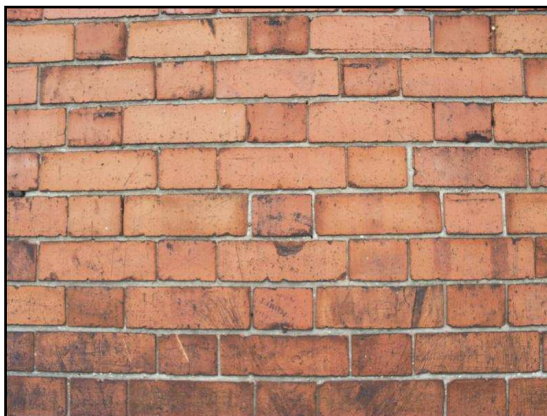


## Appendix 2

- 6.4 A number of smaller dwellings have been faced in render with a rough or dashed finish. This is a vernacular technique, used to give protection to inferior brickwork. The application of limewash to brickwork would have provided a lesser degree of protection.
- 6.5 A few larger dwellings have been faced in render with a smooth finish. This is a polite technique, used to mimic ashlar stonework.
- 6.6 The majority of pre-Victorian buildings in the village are roofed in plain tile, although a significant minority (about 40%) are roofed in natural slate.

### **Victorian materials**

- 6.7 The great majority of Victorian buildings in the village are faced in red brick, although a minority (about 20%) are rendered or painted. Victorian brickwork is generally a bold dark red; the bricks are larger and more regular in shape and bonding style.



- 6.8 A number of Victorian buildings have been painted or faced in render. The removal of these surface treatments would enhance the character of the Conservation Area.
- 6.9 The great majority of Victorian buildings in the village are roofed in natural slate, although a minority (about 30%) are roofed in plain tile.

### **Non-traditional materials**

- 6.10 A range of non-traditional building materials have been introduced to the Conservation Area, including buff brick and concrete tile. These materials are out of keeping with the traditional character of the area.

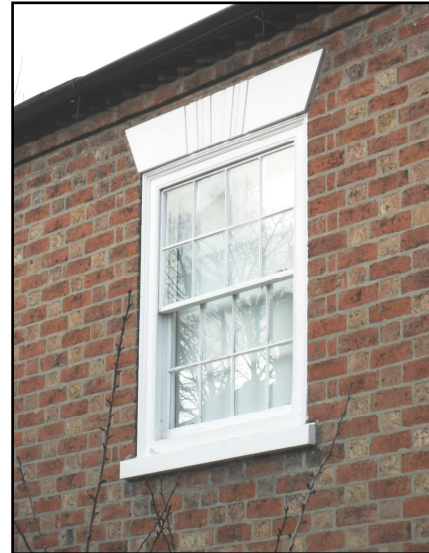
### **Street surfaces**

- 6.11 The gravel paths that cross Duffield Close contribute to its rural character. Throughout the rest of the Conservation Area, streets have standard tarmac surfaces with concrete kerbs.
- 6.12 Although Wards Lane has a standard tarmac surface, its traditional character is enhanced by the absence of kerbs or road markings. In contrast, the character of Bourne Square is marred by the presence of double yellow lines.
- 6.13 Risley Lane has no footpath on its east side for much of its length. The junction with Wilsthorpe Road offers limited visibility at its north-west corner. Attempts to address these issues should be designed to preserve or enhance the character of the Conservation Area.

## 7 Local Details

### Windows

- 7.1 Maps 8 and 9 indicate the locations in the Conservation Area where different materials and opening styles are used for windows.
- 7.2 There is no dominant window design in the Conservation Area. About half of the buildings in the Conservation Area have been fitted with modern uPVC casements. About one third of the buildings have been fitted with timber casements; these are found in a variety of top-hung and side-hung styles.
- 7.3 A minority of buildings (about one sixth) retain their original timber sash windows. These are usually vertically sliding, but some are horizontally sliding. These windows are a distinctive traditional feature and every effort should be made to retain them.
- 7.4 The majority of windows in the Conservation Area, whether made of timber or uPVC, have been given a white or cream finish. This is a traditional finish colour. However, about a fifth of the buildings in the Conservation Area have been given a dark or wood-effect finish. This is a non-traditional finish and ought to be avoided.



### Construction Details

- 7.5 Pre-Victorian buildings in the Conservation Area are usually plain in their decorative treatment. They exhibit some traditional construction details, including coggled or sawtooth eaves and segment headed window openings.

### Street Furniture

- 7.6 Traditional gas lamp columns with decorative pedestals can be found on Bourne Square; they have been fitted with electric lamps in a sympathetic style. The Green contains two large contemporary lamp columns in a traditional style. Lamp columns elsewhere in the village are of a standard modern design.





- 7.7 Traditional street name plates survive, including plates on Main Street and Church View. They have a distinctive appearance with concave corners and a serif font<sup>10</sup>.

## 8 Key Views and Landmarks

### Entrances and Exits

- 8.1 When the Conservation Area is approached from Draycott Road, there is a strong sense of an entrance. As the village centre is approached, the road bends and narrows, revealing views of the church spire. There is a pronounced increase in the density of development at this point. The front elevation of 2 Stevens Lane faces the viewer, making this a landmark property.



- 8.2 The perception of an entrance is not as strong when the Conservation Area is approached from Wilsthorpe Road. The road sweeps more gently into the village centre and views of the church spire are obscured. The increase in development density is more gradual. The viewer is presented with a series of side elevations rather than a single strong façade.
- 8.3 Where Risley Lane crosses the former Derby Canal, a cluster of historic buildings provide a sense of an entrance to the settlement. These buildings are outside the Conservation Area.
- 8.4 From the canal, the road descends past a short stretch of modern houses. The gable of 77 Risley Lane (a cottage built on a roadside encroachment) announces the entrance into the body of the historic village.

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<sup>10</sup> A similar plate appears on Bagot Street, West Hallam. This street was laid out in c.1895 but appears on maps as Bagot Road until the 1930's.

### **Key views into and out of the area**

- 8.5 The church spire is a prominent and attractive landmark feature and it provides the focus for several key views:



- Views from Duffield Close looking south across the Green;
- Views into the village from the Coffin Path (see picture left);
- Views into the Conservation Area from Draycott Road.

- 8.6 The southern entrance to Duffield Close offers an attractive panoramic view toward properties on Wards Lane. The most prominent buildings in the view are 37 Wards Lane (a Victorian property) and 39 Wards Lane (a modern property designed in facsimile).
- 8.7 Stevens Lane has an enclosed and relatively intimate nature. At its northern end, the view opens up to reveal a short prospect across the Triangle. The prospect is terminated by a group of twentieth-century houses (53 to 61 Stevens Lane).

## **9 Open Spaces**

### **Duffield Close**

- 9.1 This open space appears on the 1722 Map as part of Mr White's Land. The larger part of Duffield Close has remained undeveloped and was purchased by the Parish Council from the Watson estate in 1985.
- 9.2 The main entrance to Duffield Close is from the Green. Three gravel foot paths radiate out from this point. The central and eastern paths have followed the same alignment since at least 1841. Early Ordnance Survey maps depict a pond in the north-east corner of the Close; it survives as a depression.



- 9.3 The south-west and south-east parts of the Close are planted with young trees. The far south-west corner of the site is subject to meadow cultivation in order to maintain its biodiversity value. The rural character of the Close is enhanced by gravel path surfaces and timber gates.

## Appendix 2

- 9.4 Duffield Close offers views from Wards Lane toward the church spire. These views are impinged upon, to an extent, by highway clutter in the Green. The Close also offers a panoramic view from the Green toward properties on Wards Lane.

### **The Church Yard**

- 9.5 The ancient church yard makes a significant contribution to the character of the village. The memorial stones add to the significance of the church yard. Some individual memorials are of architectural interest, such as the Gothic memorial to the Poxon family.
- 9.6 The church yard is entered by a lychgate. Four lime trees frame the path to the north door; they contribute to the view of the church spire from Duffield Close. The majority of trees in the church yard are subject to Preservation Orders.



### **The Green**

- 9.7 The ancient village green is now a car park serving Breaston's commercial centre. Although the car park may be necessary for the commercial success of the village, it does not contribute to Breaston's special character and pedestrian enjoyment of the space is limited. Views of the church spire from Duffield Close are marred by highways clutter in the Green.

### **The Triangle**

- 9.8 The Triangle is an attractive urban space framed by the façades of the surrounding buildings. It therefore includes the front gardens of these properties and the public highway, as well as the open space in the middle.
- 9.9 This open space has a gravel surface, bounded by timber bollards and with an area of hedgerow planting in each corner. The space offers an opportunity to enhance the character of this part of the village.

## 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).

### Modern Buildings

- 10.2 The Conservation Area contains a number of modern buildings that make a neutral or negative contribution to its character. The use of modern materials such as buff brick or concrete tile is out of character with the traditional nature of the village. Bungalows (and dormer bungalows) are inappropriate in their scale. See paragraphs 5.3 and 6.10 above.

- 10.3 On the west side of the Green, there is a prominent group of modern buildings that undermine the special character of the area. There is also a substantial gap site to the west of 8 Wards Lane. Sympathetic redevelopment of these sites would tend to enhance the character of the Conservation Area.



### Materials and Details

- 10.4 A minority of buildings in the Conservation Area retain their original timber sash windows. About half of the buildings have been fitted with modern uPVC casements and about one third have been fitted with timber casements. See paragraphs 7.2 and 7.3 above.
- 10.5 Timber sash windows are a distinctive traditional feature and every effort should be made to retain them. Where opportunities arise, consideration should be given toward the reinstatement of traditional windows.
- 10.6 About a fifth of the buildings in the Conservation Area have been given a dark or wood-effect finish. This is a non-traditional finish. The reinstatement of traditional white or cream paint finishes should be encouraged.
- 10.7 Where appropriate, opportunities should be sought to remove paint or render finishes from Victorian brick buildings in the Conservation Area.



### **Road Markings**

- 10.8 The traditional character of Wards Lane is enhanced by the absence of kerbs and road markings. In contrast, the character of Bourne Square is marred by the presence of double yellow lines. See paragraphs 6.11 and 6.12 above.
- 10.9 Opportunities should be sought to enhance the character of Bourne Square by exploring alternative methods of parking enforcement. The addition of road markings to Wards Lane would undermine its special character and any such proposals should be resisted.

### **Open Spaces**

- 10.10 Car parking on the Green may be necessary for the commercial success of the village, but pedestrian enjoyment of the space is limited and views of the church spire from Duffield Close are marred by highways clutter. See paragraph 9.7 above.
- 10.11 Consideration should be given toward ways of increasing pedestrian enjoyment of the Green. Alternative signage and lighting schemes should be pursued in order to reduce the impact of highways clutter.
- 10.12 Although the Triangle is an attractive urban space, the central gravel area is disappointing and offers an opportunity to introduce soft landscaping to the area. Any such scheme should take into account the buried remains of buildings that may survive on the site.

## **11 Condition of Buildings**

- 11.1 A survey in June 2010 found that 87% of historic buildings in the village were in good condition and 12% in fair condition. The former Primitive Methodist Chapel on Bourne Square was found to be in poor condition. Planning Permission has been granted for the conversion of the chapel to a dwelling, as part of the redevelopment of the surrounding site.

