



North East  
Derbyshire  
District Council

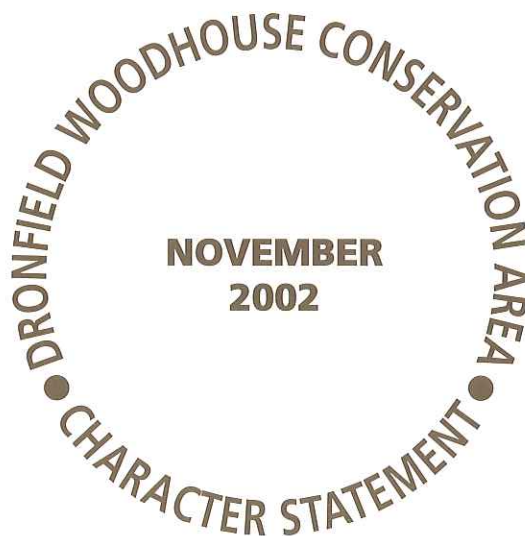


# **DRONFIELD WOODHOUSE**

## **CONSERVATION AREA**

### **Character Statement**

North East  
Derbyshire  
District Council



Department of Development & Leisure  
Council House, Saltergate,  
Chesterfield, Derbyshire S40 1LF

Tel: 01246 231111



## **Dronfield Woodhouse Conservation Area Character Statement**

### **Additions**

#### **Page 17**

### **Dronfield Woodhouse Article 4(2) Direction**

There is an Article 4(2) Direction of the Town and Country Planning (General Permitted Development) Order 1995, which applies to selected buildings in the Dronfield Woodhouse Conservation Area. For the purposes of the Article 4 (2) Direction, a relevant location is one fronting a highway, waterway or open space. The Article 4(2) Direction requires an application for planning permission for the following work:

- For the erection, construction, maintenance, improvement alteration of a gate, fence, wall or other means of enclosure, where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location.
- Those intending to undertake such work on the following properties along Northern Common and Stafford Close should check with the North East Derbyshire Local Planning Authority whether they will require planning permission:

#### **Northern Common**

Even Numbers

2, 4, 6, 8, 10, 12, 14, 16, 24, 26, 28, 30, 34, 36

#### **Stafford Close**

Odd Numbers

15, 17, 19,

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# DRONFIELD WOODHOUSE CONSERVATION AREA CHARACTER STATEMENT

## Introduction

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1. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, states that every Local Planning Authority shall from time to time determine which parts of its area, are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance and shall designate those areas as Conservation Areas.
2. Dronfield Woodhouse Conservation Area was designated in May 1990
3. Following a detailed character study of Dronfield Woodhouse Conservation Area undertaken in 2002, North East Derbyshire District Council has amended the Conservation Area boundary to reflect changes in the character and appearance of the area, taking account of current legislation and Government guidance. These changes are summarised in paragraph 32

## Purpose of the Character Statement

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4. It is a statutory duty of the Council to consider how to preserve and enhance its Conservation Areas as areas of architectural and historic interest. The advice given in the Central Government Planning Policy Guidance Note 15, "Planning and the Historic Environment", is that the emphasis will generally need to be on controlled and positive management of change. Conservation is not merely preservation to the exclusion of all change but must concern itself with enhancing areas and ensuring changes are sympathetic to their surroundings.

5. The purpose of this statement is to provide an overall view of the quality and character of Dronfield Woodhouse Conservation Area, with particular reference to:
  - (a) Guiding the siting and design of development proposals and providing the context for the determination of planning applications for development.
  - (b) Focusing upon the need for enhancement and promoting improvements to take advantage of grants which may become available in the future.
  - (c) Providing guidance to residents and owners in the maintenance, repair and upkeep of their properties.
  - (d) Outlining the economic and social history of Dronfield Woodhouse defining the built environment of traditional building patterns, their design and architecture and the natural environment of hedgerows, trees and fields.

## Summary Guide for Property Owners and Developers

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- \* Prospective developers should explore the history of the site they propose to develop as it may be of archaeological importance. The District Council will consult the Sites and Monuments Record at Derbyshire County Council.
- \* Developers should undertake a thorough assessment of the site they are seeking to develop, to ensure any proposed development will complement the character of the immediate area, including existing buildings, their settings and the spaces between them. It is important not to just look at the site itself, but also to take account of the architecture of buildings and townscape in the immediate vicinity.
- \* Existing buildings of special architectural or historic interest and character and which are redundant, should be retained. The best future for redundant buildings is that they are reused or restored so that they can continue to contribute to the character of the Conservation



Area. Proposals for the demolition of important old buildings in the Conservation Area must be justified and will generally be resisted. A list of important buildings within the Conservation Area is contained in Appendix 1.

- \* Owners of existing old buildings within the Conservation Area should seek to retain the features that make their buildings special. In older buildings for example, the retention of timber vertical sliding sash windows, timber panelled doors, cast iron and timber guttering and down pipes, blue slate roofing and other architectural detailing which are original, or match the originals give character and historical integrity to the architecture of old buildings. For this reason, non traditional features such as, UPVC windows and doors, plastic guttering and concrete tiles should be avoided in old buildings. A well maintained property with proper attention to details and character can enhance its value and contribute to the overall appearance of the Conservation Area.
- \* New buildings should be of an appropriate size, scale, style and design, reflecting on the context of their location, so that they fit in with the existing townscape of the immediate area. They should be in harmony with, or complementary to their neighbouring buildings.
- \* While it is not expected that new buildings should slavishly follow existing old buildings in their design and architecture, they should complement them in the use of materials, design and architectural detailing, unless the existing buildings are in themselves of a poor design and out of character with the Conservation Area.
- \* It is important when designing proposals for development to ensure that the ratio of buildings to spaces on a site reflects existing townscape patterns and that over intensification is avoided, as this could harm the existing character of the Conservation Area.
- \* Existing road frontages, building lines and boundaries should be protected, as these are critical elements of the existing townscape character. In Dronfield Woodhouse

Conservation Area there are a number of stone boundary walls that make an important contribution to the appearance of the Conservation Area.

- \* Developers should seek to use traditional materials such as coal measures sandstone or red brick for walls, stone or Welsh slates for roofs, softwood for windows and doors and cast iron or timber for guttering and drainage. Dronfield Woodhouse Conservation Area is characterised by numerous old buildings and walls built from these traditional materials, and Listed Buildings retaining their original features such as sash windows and panelled doors and both individually and together make an important contribution to the character of the area.



*No 14 Holmesfield Road, Dronfield Woodhouse, recently extended*

- \* Historic spaces and important views must be preserved. Green spaces within the Conservation Area should be protected, as should important spaces between and around buildings.
- \* Trees make a significant contribution to the character of parts of the Dronfield Woodhouse Conservation Area. Proposals for new development will be expected to retain mature trees and incorporate them within the proposed development unless an acceptable justification can be made for their removal. Six weeks notice in writing to the District Planning Authority must be given before a tree is lopped, topped or felled.



- \* New shopfronts should be sympathetic in their design to the character of the Conservation Area and should be constructed from traditional materials. In the Dronfield Woodhouse Conservation Area the traditional material is predominantly timber. Existing traditional shopfronts should be retained. The opportunity to enhance existing shopfronts that detract from the character of the Conservation Area will be encouraged through the planning process.
- \* When proposals for new signs are put forward for shops, it is important that they are integrated into the design of the shopfront or building as a whole. They should also be sympathetic in form, scale, design and materials to their context.
- \* When considering buying or moving into a property, prospective purchasers should assess the property to ensure it will meet their needs without making significant alterations or changes which could harm its character and appearance. You should contact the District Council's Conservation Officer in the Planning Section of the Council's Development and Leisure Department for advice on what may or may not be acceptable forms of development in a Conservation Area.

## **Dronfield Woodhouse: Location and Population**

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6. Dronfield Woodhouse is situated in North East Derbyshire in the Parish of Dronfield. The village lies to the west of the parish approximately five miles north of Chesterfield, two miles west of Dronfield town and a similar distance from the southern fringe of the City of Sheffield. Once separated from Dronfield by open fields, the old village centre now forms the western edge of a large urban development along the Gosforth Valley which links the village to the town of Dronfield. To the west of Dronfield Woodhouse lies the Parish of Holmesfield, comprising scattered villages, agricultural land and open moorland and beyond this the wild and beautiful country of the Dark Peak.

7. The 1991 census gave a population for Dronfield Woodhouse of 2,040, but an estimate in mid 2000 indicates a population of 1,890, a reduction of 150 over a ten year period.

## **History**

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8. The geological nature of the Derbyshire Coal Measures in the North East Derbyshire area has had a significant effect upon the development of local settlement patterns. The relative ease of clearance of the woodland or forest on the underlying clays and sandstones and their suitability for arable and mixed farming led to the development of early medieval settlements. These settlements usually centred on a church and were occasionally accompanied by a castle or manorial moat. Such examples are Dronfield and Holmesfield.
9. As the populations grew a process of 'assarting' or land clearance was followed and is reflected in place names such as Birchitt and Birchin, Stubble, Mickley, Summerley, Cowley and Woodhouse, all of which indicate the clearance of woodland. This clearance led to the establishing of small hamlets that grew around parish boundaries during such periods of rapid population growth, and follows the general pattern of settlement expansion, characteristic of the coal measures area of Derbyshire.
10. Dronfield Woodhouse as a village would appear to have come into existence as a result of assarting at the end of the C13th by which time woodland clearance had reached an advanced stage in the Parishes of Dronfield and Holmesfield.
11. There is evidence of earlier occupation of the area around Dronfield Woodhouse. A reference in the Derbyshire County Council Sites and Monuments Record (SMR) refers to the existence of an early medieval village located in the modern parish of Dronfield Woodhouse called 'Upeton' mentioned in the Domesday Survey for the area. No physical evidence has been found that would give a location for this village.



12. The SMR also refers to potential Bronze Age activity in the vicinity of Dronfield Woodhouse. Flints dating to the Bronze Age have been found in several locations around Dronfield Woodhouse, in particular, at Birchin Lea Farm where over 100 flint pieces have been discovered along with two collared urn cremations. These finds suggest possible settlement, either permanent or temporary, of the site which has a fine view over the valleys to the north and north east and access to the gritstone moors around Totley.
13. Medieval Dronfield Woodhouse (woddehaus) does not appear to have been a particularly large hamlet, the hamlet being centred on Woodhouse Hall and surrounded by scattered farmsteads. Although Woodhouse Hall has been dated as late C16, there is evidence that a Woodhouse hall existed in the reign of Henry VI (1423 - 1471). At this time it was the seat of the Barlow family, who were relatives of the Foljambes of Walton, the Strelleys of Beauchief, Bess of Hardwick and the Chaworths and the Talbots, all families important to the history of Derbyshire from the time of the Norman Conquest. There is further evidence that a Woodhouse Hall existed as early as the reign of Edward III (1327 - 1377) when the widow of one Robert Bretone of Walton, last of his line, retired to the house in her widowhood.
14. It is thought that the medieval hamlet had at some time been reduced in size with archaeological remains in the form of 2 large building platforms located in a paddock parallel to Northern Common Road being sited as evidence of this.
15. Throughout the medieval period the prime commercial activity within Dronfield Woodhouse would appear to have been agriculture, probably mixed arable and sheep farming. There is also some evidence for small scale coal extraction at the end of the medieval period such as a map of c1640 of Hill Top near Dronfield showing numerous mine workings.
16. Most of the older surviving properties in and around Dronfield Woodhouse date from the C18 and C19. It is in the late C18 that manufacturing and coal extraction increased in and around the village.
17. The directory of Sheffield (1797) lists one scythe maker, but by 1829 this has increased to five. In 1795 Dronfield Woodhouse Mine opened in the vicinity of the top of Carr Lane, working the Silkstone seam. By the end of the C19 the village had been virtually surrounded by mines and collieries. Collieries located around Dronfield Woodhouse included, Woodhouse Colliery, Kitchen Wood Colliery and collieries at Mickley, Stubble and Cowley. Others were located on the very edge of the village such as at Birchitt Farm and Hirst Hollow. This resulted in an expansion of the village to the east along Carr Lane in the latter half of the C19.
18. In association with this expansion new public buildings were built including the Wesleyan Methodist Chapel in 1844 and a new school in 1873 both at the West End of the village.
19. C20 expansion of Sheffield resulting from slum clearance and population increase led to a massive programme of building around the City. This included the Gosforth Valley and resulted in the linking of the village of Dronfield Woodhouse to Dronfield Town by what, at the time, was believed to be the largest housing estate in Europe.



*Wesleyan methodist chapel Holmesfield road  
Dronfield Woodhouse*



## Village Character

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20. There are a number of factors that contribute to the character of an area, notably the buildings, the spaces around them, the walls, hedges and trees and the views into and out of the area.

## Buildings

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21. Buildings that are considered to be important in conservation terms will usually, but not always, be old. They will include all the buildings Listed as being of Architectural or Historic Interest in the area, such as Dronfield Woodhouse Hall located on Carr Lane. Whatever its age, a building should exhibit a certain style and it should, even if it has been modernised, still appear to be an example of the type of building of its period.
22. The design of buildings, changes with time, changes in building techniques, materials, prosperity and architectural fashion. These changes add character through variety and this is evident in the buildings in Dronfield Woodhouse Conservation Area. 17th and 18th Century farm buildings 19th Century Methodist Church, ranges of workers cottages and terraces from the 19th century and 20th Century dwellings all make a contribution to the underlying character of the Conservation Area.
23. Inevitably, changing trends and requirements have led to the modernisation of historic buildings, with many having been altered or extended to accommodate the requirements of modern users. This modernisation has resulted in the loss of certain historic features, most notably traditional doors and windows, gutters and drainage pipes and roofing materials. Fine examples of original sliding sash or casement windows do remain, but many original windows have been replaced with modern forms and materials that have adversely affected the character of the buildings. Modernisation and conversion of historic buildings can be achieved without significant loss of character, if done sympathetically, and may improve a building, securing its future and positively contributing to the character of the area.
24. Materials of construction are also important in determining the character of buildings and the area. The majority of older buildings, and later public buildings in Dronfield Woodhouse are constructed of coal measures sandstone. Roofs have traditionally been covered with Derbyshire stone slate though few now remain having been replaced largely with Welsh slate. The consistent use of traditional materials in buildings in Dronfield Woodhouse makes a significant contribution to the special character of the Conservation Area.
25. Among the architectural features that are or were commonly found within the Dronfield Woodhouse Conservation Area are:
  - I. Simply proportioned and detailed facades, mostly symmetrical in design with gable roofs and chimneys,
  - II. Building plans of single room depth,
  - III. Wrought iron or timber gutter support brackets with cast iron or timber gutters (fascia and barge boards are, in general, a regrettable modern introduction within this Conservation Area),
  - IV. Decorative Kneeler Stones located above the level of the buildings eaves,
  - V. Low, coped, parapet gables
  - VI. Gable or centrally located, simply decorated, stone chimneys,
  - VII. Stone lintels and cills to windows and large stone surrounds to doors,
  - VIII. Stone boundary walls, particularly dry stone walls,
26. Buildings constructed this century are not always in accord with the character and appearance of the traditional buildings in Dronfield Woodhouse. Although these are few in number they have adversely impacted on the character of the area. Where this is the case the Conservation Area Boundary has been realigned to exclude these properties. Where this has not been possible, such buildings should not be considered as a precedent for further new development. New development within a Conservation Area should be sympathetic to the established character and appearance of traditional local building styles in their design and materials.



## Spaces

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27. Spaces, that is the open areas between and around buildings, are very important in determining the character of an area. Spaces are not only defined by buildings, but also by the shape and profile of the ground and by features such as roads, footpaths, property boundaries, walls, hedges and trees.
28. The layout of the buildings in Dronfield Woodhouse Conservation Area has a dispersed nature, with buildings alternating from being set at the back edge of the highway, set behind small gardens or located at some distance from the highway. This has created the relationship of buildings to spaces that has been forged over time as spaces between older properties have been infilled according to the practices of the time.
29. The way that streets join and terminate, along with the location and orientation of buildings combine to create different types of spaces, that contribute to the character of Dronfield Woodhouse.

## Walls, Hedges, Trees and other features

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30. There are many fine mature trees in the Dronfield Woodhouse Conservation Area. These provide a backdrop or setting to buildings and make a major contribution to the character and appearance of the area. They are important as individuals and as groups, and along with hedges and walls they help to define spaces.
31. Sandstone walls make an important contribution to the character of the Dronfield Woodhouse Conservation Area, there are stone wall boundaries along both sides of Holmesfield Road, Northern Common and Carr Lane, creating a sense of unity through out the area and which are attractive in their appearance. These walls are therefore of significant importance for their contribution to the character of the conservation area.



*Dry stone boundary walls 33 northern Common  
Dronfield Woodhouse*

## Boundary Review

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32. Dronfield Woodhouse Conservation Area and its boundary were reviewed in 2002 and a revised Conservation Area boundary was designated by North East Derbyshire Councils Planning Committee on 17 September 2002. The principle changes to the Conservation Area boundary were:
  - a) The exclusion of No's 10, 11,12 and 14 Barley Mews and the land associated with these properties.
  - b) The exclusion of No 2 and 4 Park Farm and the land associated with these properties.
  - c) The inclusion of land to the rear of Meadow Grange Nursing and Residential Home, land between Dronfield Methodist Church and No 33 Northern Common including 19 and 33 Northern Common and associated land and outbuildings.

## The Conservation Area

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33. Conservation Areas are required to be clearly delineated. Usually there will be obvious physical features along which a boundary line may be drawn. The general rule is to include land, buildings, walls, trees, hedges and spaces if they enhance or could be made to enhance the character or appearance of the area. By using these criteria the revised boundary of the Conservation Area has been drawn.



34. If a particular building or space, tree, wall or other feature is left out of the Conservation Area it may not mean that it is not important in itself. It may mean that its surroundings do not have the overall character which justifies inclusion in the Conservation Area, or it is separated from the main body of the Conservation Area by other areas not of sufficient merit to warrant inclusion.
35. The proposed revised Conservation Area boundary has been drawn as indicated on the map at the rear of this document. The outer side of the pecked line on the map indicates the actual boundary of the revised Conservation Area as proposed. The boundary follows fixed points on the ground or a straight line between fixed points to avoid any conflict over the exact extent of the Area.
36. The following description of Dronfield Woodhouse Conservation Area is done on a street by street basis. Where individual buildings are identified as being important, because they are either Listed Buildings or they display some other special feature or historical significance, they are highlighted and numbered on the map. Appendix 1 cross references with the numbered buildings identified on the map to provide a more detailed description.
37. Dronfield Woodhouse Conservation Area consists of only three main roads, Holmesfield Road leading South West to Holmesfield, Northern Common which heads North to Mickley and then to Tootley, and Carr lane heading East to Stubley and then Dronfield.
38. The conservation area boundary encompasses land and buildings located on the western side of Holmesfield road and starts just south of the Meadow Grange Nursing and Residential Home. Formerly the William Levick School and built in 1873, this building was originally designed as a segregated school with Boys on one side and Juniors and Girls on the other. Later the building was altered to remove the segregation and to include a 'Masters' residence and grounds. The building has a five bay frontage with projecting coped gabled central and end bays and is built from coursed squared coal measures sandstone with a welsh slate roof. The original building has been significantly altered and extended during its conversion to a nursing and residential home, but the building still retains much of its original character. The new extensions blend well with the original building, picking up the architectural detail of the original such as ashlar stone window surrounds, stone mullions, ashlar quoins at the buildings corners, moulded kneeler stones and ashlar string course. The extensions have also been designed so that their proportions, mass, composition and spatial relationship to the original building do not detract from or dominate the original.
39. Moving Northwards beyond the nursing and residential home stands No14 Holmesfield Road, a detached two storey dwelling built of coursed squared coal measure sandstone with welsh slate roof. The original part of the building is of three bays with stacked vertical sliding sash windows in the outer bays and ground floor door, now partially blocked and converted to a window in the central bay. The roof has coped parapet gables and gable chimney at each end. The building has been extended to the north with a fourth bay and a front porch has been added between the third and new fourth bay. Originally built in the mid C19 the building is a fine example of a dwelling resulting from the developing wealth within the village due to the increase in local industry during this period of its history
40. A terraced grouping stands to the north of No 14 Holmesfield Road. The first building in this block is No 12 which stands back from the rest of the terrace. This building, built of coursed squared coal measure sandstone with welsh slate roof, has been significantly altered during its life. The original proportions of the windows have been changed and bow windows inserted at ground floor. The loss of lintels and cills and the insertion of new windows in the southern gable are further alterations. These have removed the vertical emphasis usually given by the tall, narrow vertical sliding sash windows, highlighted by strong stone lintels and cills, that would have been original to the building and

## Holmesfield Road

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38. The conservation area boundary encompasses land and buildings located on the western side of Holmesfield road and starts just south of the Meadow Grange Nursing and Residential Home. Formerly the William Levick School and built in 1873, this building was originally designed as a segregated school with Boys on one side and Juniors and Girls on the other. Later the building was altered to remove the segregation



instead, lends the building a more modern horizontal emphasis that detracts from its appearance and original character.

41. The remaining properties in this terrace stand forward of No 12 and were original three properties, No's 6, 8 and 10. These buildings are built in coursed squared coal measure sandstone and have coped gable slate roofs with prominent kneeler stones. No 6 appears to have been a later addition to numbers 8 and 10 although all three properties date from the middle of the C19. These buildings were originally single frontage cottages with a door and stacked sliding sash windows. However this little terrace has undergone significant change to its frontage with No's 8 and 10 being converted to a single dwelling and changes in the window fenestration significantly effecting the character of the buildings. No 6 has a front projecting extension, now a hairdressing salon and of more recent construction. A modern garage has been erected to the rear of No 6.
42. Continuing North the next building is the Wesleyan Chapel, built in 1848. This single storey building has been erected gable on to the road and consists of a three bay frontage and a four bay side elevation forming the congregational hall with ancillary accommodation behind. The Chapel has been built in coursed squared coal measure sandstone with a slate roof and coped parapet gables with kneeler stones. The windows in the outer front bays are of Romanesque style with semi-circular arch topped windows. The central bay has a projecting porch with semi-circular arch topped door and round windows in the side elevations. Above the porch is a plaque 'Wesleyan 1848'.
43. Of particular note in this and other parts of the conservation area are the stone walls that denote property boundaries. There are a number of different styles ranging from dry stone walls with vertical copings to mortared walls with half round or flat copings. Although the styles and construction technique vary within the conservation area, the walls still provide a strong sense of unity and form a link within the conservation area. It is for this reason that they form an integral and very important element that helps define the character of the conservation area.

## Northern Common

44. The conservation area boundary encompasses land and buildings located on the western side of Northern Common complete with the remnants of old field boundary walls located on the East side of Northern Common which now form the boundaries of residential properties.
45. Immediately north of the Wesleyan Chapel is an open pasture enclosed on three sides by traditional dry stone walls. Beyond this pasture stands No 19 Northern Common. This is a two storey detached house built of course squared coal measures sandstone with a welsh slate roof with coped parapet gables and truncated gable chimneys stacks. This three bay building, built in the middle of the C19 stands at right angles to northern common and is set back from the road in small pleasant gardens with mature gardens and trees providing a vivid contrast with the open pastures on either side. The building is of three bays with stacked sliding sash windows in the outer bays and semi circular arched door surround with traditional sliding sash window above in the central bay. This building although having a rear extension has retained much of its original character and is a further splendid example of the type of building built during the industrial expansion in the C19.


*No 19 Northern Common Dronfield Woodhouse*





46. Beyond this fine house is another open pasture bordered by traditional dry stone walls exhibiting a high standard of workmanship and forming a strong landscape feature that is very important part of the approach to the conservation area and to Dronfield Woodhouse as a whole.
47. Beyond this pasture stands No 33 Northern Common, a very interesting grouping of buildings consisting of a long relatively low two storey house with outbuildings and detached barns. Possibly dating from the late C17 or early C18 the house comprises a dwelling in the northern three bays and ancillary accommodation in the southern two bays. It is possible that this building started life as a form of long house with a family in one end and livestock in the other. The building is constructed from coursed squared coal measure sandstone and has a modern 'Hardrow' slate roof with a chimney between the two northern most bays and a northern gable chimney. A more modern brick chimney has been added to the front elevation between the two southern most bays. Although the building has been altered during its history it is one of the few early buildings to survive from before the C19. The barns and separate structures are also of coursed squared coal measure sandstone one retaining original sandstone slate roof, the others have had their roofs replaced with 'Hardrow' slates.
48. The open pasture and separated buildings of this side of Northern Common with its excellent dry stone walls are indicative of how the centre of the old village would have looked prior to mid C19 infilling and major C20 expansion of the village.

## Carr Lane

49. Returning to the junction of Holmesfield Road, Northern Common and Carr Lane and looking to the East, you find a fine view along Carr Lane. Carr lane is a rich mix of buildings dating from the C16 to the modern day. Many of these buildings exhibit strong local characteristics and almost all are built from coal measures sandstone. The dominating feature of Carr Lane are the stone boundary walls which form a significant local feature.
- 
- 195-197 Carr Lane Dronfield Woodhouse
50. Located at the junction of these three roads and to the southern side of the lane, stands 195 and 197 Carr Lane an impressive building range of five bays, the southern bay having a forward facing coped parapet gable and the northern two bays being slightly recessed. This building, built in the C18, is of coursed squared coal measures sandstone. To the rear of this building and associated with it stands a traditional five bay barn, sited gable on to Carr Lane. This building is also built of coursed squared coal measure sandstone, although the coursing and stone sizes are much more random in nature. This is typical of more utilitarian buildings such as barns.
51. Continuing eastwards and standing at the junction of Carr Lane and Barley Mews is the most important building complex in Dronfield Woodhouse. Dronfield Woodhouse Hall and the barn that stands beside it are both Listed Buildings. The Hall, listed as Grade II\* has been officially dated as C16, although local sources claim a date of 1333 for its original construction. Which ever date is correct, the building is a fine example of how local historic buildings alter and develop over time with alterations to the building being attributed to the C18, C19 and C20. Built of coursed squared coal measure sandstone rising from a shallow plinth, with stone slate roof with coped gables



with moulded kneeler stones with ashlar gable and ridge chimneys. The building has a central two storey range with a gabled range to each end, that at the south west end projecting forward and being of two stories with attics.

52. The barn, built in the mid C17 also has later C18 and C20 alterations and have been converted to residential accommodation. Built in coursed squared coal measure sandstone with ashlar window and door stone dressings, quoins, coped gables with kneeler stones and welsh slate roof. The building has a U shaped form with a central range of six bays, the outer bays projecting northwards towards the old hall.

54. The exception to this is No 4 Barley mews, also a modern building. This property, also stone built and incorporating many local architectural details, has a significantly more traditional appearance with a more traditional plan form, more appropriate window proportions and a simple three bay façade. It is a fine example of how proportion and form are equally as important as the use of the architectural detailing and that the 'cosmetic' incorporation of architectural details to a modern 'template' design is not sufficient to achieve an appropriate and sympathetic new building.

## Carr Lane (Continued)

### Barley Mews

53. Barley mews is a new small estate of modern town houses, previously within the boundary of the conservation area. This mews development wraps around the grade II\* Dronfield Woodhouse Hall and Grade II listed barn complex associated with the hall. Although the houses are built from coal measures sandstone and incorporate a number of local architectural details, the building plan form, proportions of windows and integration of garages have all reduced the overall sensitivity of the designs and are therefore not wholly appropriate for the Conservation Area.

*No 4 Barley Mews Dronfield Woodhouse*



55. On the north side of Carr Lane, opposite the old hall, stand an interesting group of buildings some of C18 date or earlier. No 194 Carr Lane, appears on the 1846 enclosure map and the 1876 Ordnance Survey map as being the end building in a range extending to the west. These buildings were lost during the C20. The remaining building, probably a farm building of C18 date, is of three bays with stacked windows in the outer bays and door to the central bay and has been constructed in coursed squared coal measure sandstone with stone slate roof and east gable chimney. The building is located well back from the road.
56. No 192 Carr Lane, built in the C18 is located closer to the road side than its neighbour and is also of three bays with stacked windows in the outer bays and central doorway. The windows in this building have the tall narrow proportions of a sliding sash window, though these have, unfortunately, been replaced with modern UPVC windows with mock Georgian glazing bars. A modern UPVC porch has also been added to the front elevation, to the detriment of the character and appearance of the property. The building is of coursed squared coal measure sandstone with a fine stone slate roof and gable chimneys.
57. No 190 Carr Lane, or 'Parsons Croft' a two storey, three bay coursed squared coal measure sandstone building with mock stone slate roof with coped gable to the western end and off centre ridge chimney. Rumoured to be



contemporary with Dronfield Woodhouse Hall, and said to be the detached kitchen range for the hall, it is most likely to be of late C17 or C18 date, though much altered over time. Beside this fine building stands a small square two storey barn with external steps to the first floor at the eastern end. This building is probably contemporary with the main building.

58. Continuing eastwards there stands a modern building within the conservation area. No 178, Carr Lane is a two bay building, which although very pleasantly designed and built, is a good example of inappropriate design and detailing for this Conservation Area. The design and proportions are typical of modern design with large windows with narrow cills and no visible lintels over windows or doors giving a very horizontal emphasis to the building. The stonework is a form of random pattern that does not appear to any extent within the old village centre. The building has also been part rendered, another feature not found within the old village. Although this building was probably built prior to the designation of the Conservation Area, its design and detailing could have been more appropriate to its surroundings. It has been retained within the proposed Conservation Area Boundary only because it has a full plot frontage facing onto Carr Lane.

59. On the south side of Carr Lane stands the impressive dry stone wall to the grounds of Dronfield Woodhouse Hall, surmounted by a tall hedge. This feature dominates this part of the Conservation Area and is a typical, and particularly fine, example of local stone walling.

60. No's 174 and 176 Carr Lane stand to the east of this modern house. These buildings may have originally formed part of a small farm complex with No 174 being the original farm dwelling and No 176 originally being attached outbuildings of some form and subsequently converted. This could explain why No 176 is single storey with attics, an unique form among the older properties within the Conservation Area. Both properties appear to be late C18 early C19 buildings and are three bay with windows to the outer bays and doors to the centre bay. No 176 has a flat roofed central projecting porch in stone with stone surround

to front door. No 174 has ground floor flat roofed bay windows inserted. Both features have an adverse impact upon the character of these buildings. Both Buildings are constructed in coursed squared coal measure sandstone with welsh slate roofs and gable chimneys, those on No 176 in brick rather than stone and stone lintols and stone cills windows and stone heads to doors. The boundary walls to these properties are drystone with a mix of triangular, vertical random and squared coping stones.

*N/S 158-168 Carr Lane Dronfield Woodhouse*



61. Continuing East there stands another modern dwelling, part two storey, part single storey with attics. This dwelling, No 172 Carr Lane, like No 178 Carr Lane, is an inappropriate modern design which takes little or no inspiration from the local traditional building style.
62. No's 158 to 168 Carr Lane stand on slightly rising ground behind narrow gardens fronted by dry stone walls with half round copings. They form a terrace of six workers cottages built in the mid C19 when collieries surrounded the village. These cottages are in three handed pairs within the terrace, each cottage having two bays, one containing stacked windows the other the door. Built of coursed squared coal measure sandstone with some stone slate roofs and ridge chimneys central to each pairing, stone lintols and stone cills, this terrace is typical of the period. Although much altered, this terrace is of significant importance, being the only example of a extended terrace of mid C19 workers cottage within the Conservation Area. The alterations have been restricted so far to new windows and some roof material replacements. In time reintroducing the original window formats and consistent roof materials could



rectify these discordant alterations. This would enhance the building group as a whole, reinstating the character, strong symmetry and consistency of materials of the original design and increasing the positive impact and contribution that they make on the character and appearance of the Conservation Area.

63. Continuing east, No 154/156 Carr Lane, a coursed squared coal measure sandstone building with welsh slate roof with coped gables and ridge chimney stands behind a deep well cared for garden fronted by a drystone wall with mortared half round copings. Originally a pair of mid C19 'handed' workers cottages, similar to the nearby terrace, these have been converted to a single dwelling. The original two buildings were two bay with doors to the outer bays and stacked vertical sliding sash windows in the centre bays. With the joining of the two properties and a subsequent one bay extension to the west end of the building, the original format has changed but is still recognisable. The original eastern cottage has had its front door removed and its ground floor window enlarged and fitted with a picture bow window. The western cottage has lost its original door. The additional bay to the west has been carried out very sympathetically with stone courses matching through, windows to match the original window proportions and the same stone detailing incorporated. A front porch has also been added and this too has been sympathetically integrated into the original building, apart from the introduction of timber bargeboards and fascias. Notwithstanding this minor criticism and the insertion of the bow window, the building still retains much of its original character and is a good example of the modernisation of a traditional property without significant harm to its external character.

64. Moving further eastwards No 152 Carr Lane, a large two storey five bay house, comes into view. Set well back from the road, behind attractive gardens and a drystone wall with half round copings, this is an impressive building. The original building consisted of the three western bays comprising door to the centre bay and stacked windows in the outer bays. Built of coursed squared coal measure sandstone with welsh slate roof with coped gables and gable chimneys this is another fine example of a mid C19 house. The eastern two bays are C20

additions also constructed of coursed squared coal measure sandstone with welsh slate roof and gable chimney. The extension fits well with the original building, although the alterations to the windows in the original house, which would have matched the western first floor window, to match those in the new extension, is not ideal. The effect on the building's character is however lessened by the size of the dwelling. The large picture bow window in the eastern two bays do however upset the overall appearance.



*NºS 154-156 Carr Lane Dronfield Woodhouse*

65. Set well back from the road, behind a high stone wall with half round copings and splendid mature trees, stands Park Farm House, No 144 Carr Lane. This building, of late C18 or early C19 date, is built of coursed squared coal measure sandstone with gabled welsh slate roof and gable chimneys. The building is set at almost 90 degrees to the road and has a three bay frontage comprising stacked windows in the outer bays and door to the central bay. A single storey narrow projecting glass and timber extension runs across this façade. The open space to the front of this property and the mature trees contained within it are an important contributor to the character of the Conservation Area and similar areas can be seen along Carr Lane. These spaces are remnants of the open spaces that existed in the pre C19 village prior to its expansion.
66. Continuing eastwards there are two modern properties whose rear elevations face Carr Lane. These are the only properties within the Conservation Area that actually face away from the old village's main street. This is a precedent that should not be encouraged. The buildings are built of reclaimed coursed squared coal



measure sandstone with welsh slate roof and gable chimneys, one is single storey with attics, the other two storey. They are not particularly well designed and do not pick up on the proportions and architectural detailing of the local traditional buildings. For this reason they should not be used as a precedent for future building designs within the Conservation Area.

67. The last two buildings on the North side of Carr Lane within the Conservation Area are No 138 Carr Lane which stands gable on to the road with its main façade facing East and a converted barn that stands to its North. These buildings appear to date from the C18 and are constructed in coursed squared coal measure sandstone with gabled welsh slate roof with ridge and gable chimneys to No 138. No 138 is a two storey building that has a four bay frontage which has altered little over time. It does however exhibit a number of architectural anomalies that would indicate that it was built as two buildings originally at two separate times and that these have since been converted to a single property.

68. Looking across Carr Lane to its South side, there is a triangular open space at the junction of Carr Lane and Oxclose Lane. This space is dominated by fine mature trees that have a significant impact upon the quality of this eastern most part of the Conservation Area.

69. Moving along the South side of Carr Lane towards the west a Large open area to the south comes into view. This is the private curtilage of Middle Farm, No 145 Carr Lane. This building, possibly C18 in date, is constructed in coursed squared coal measure sandstone with modern composite roof slates. The building looks to have been a barn prior to becoming a farmhouse, probably in the early C19. The land in which the building stands is the last vestiges of the agricultural land that belonged with the farm, which used to extend away to the south towards Holmesfield and Cowley prior to becoming an extensive housing estate.

70. Located to the North of Middle farm stands a 1960's dormer bungalow built in red brick with plain concrete tile roof and flat roofed dormer projection just below the ridge. This is the only brick building within the conservation area.

71. Continuing westwards there stands a pair of detached houses, although until the mid C20 there were three properties standing here. The northern most property, closest to the road, has been lost. Behind these houses runs a public footpath that connects Carr Lane with Leabrook Road, part of a large modern estate South of the Conservation Area. The remaining houses are No's 153 and 155 Carr Lane and are constructed from coursed squared coal measure sandstone with welsh slate roof with timber gutters and gable chimneys and No 155 having coped gables. No 155 is the older of the two properties and has a date stone proclaiming that it was built in 1856. This building of two storeys is shorter than its neighbour. It has three bays consisting of a central door with modern porch extension and outer stacked windows with modern stained sliding sash windows. No 153 Carr lane is taller and also of three bays with central door and outer stacked windows containing modern UPVc windows. The boundary walls associated with these properties are of drystone construction with flat coping stones and add greatly to the character of these two delightful properties. These buildings retain much of their original character, although the use of UPVc windows has adversely affected the appearance of No 153.

72. Continuing West along the south side of Carr Lane there is a number of modern houses and the entrance to Leabrook Road leading to a large modern Housing estate. This area lies outside the Conservation Area boundary.

73. Looking further westwards there is visible the drystone boundary walls and stone slate roofs of Dronfield Woodhouse Hall which dominate the Conservation Area and have already been mentioned.

## Planning Policies and Conservation

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73. Within the Dronfield Woodhouse Conservation Area, promoting best practice and quality control rather than prevention is the key to planning policy, the aim being to ensure new development preserves or enhances the special



character of the area. The Council will consider proposals for development within a Conservation Area and works involving Listed buildings or archaeological features under the relevant policies of the North East Derbyshire Local Plan.

74. Describing planning legislation in full is not the aim of this document and would perhaps confuse the conservation issues with others. The following paragraphs are those that relate to the Conservation Area and the additional controls this status imposes. More detailed information on particular aspects of relevant legislation can be obtained by contacting the District Council's Planning Section.

## Planning Applications

75. In a Conservation Area, planning applications are required for extensions to dwellings that will increase the cubic content of the original by more than 50 cubic metres or 10%, whichever is greater. It should be noted that any building within a Conservation Area with a cubic content greater than 10 cubic metres, erected within the curtilage of a dwelling, should be treated as an enlargement of the dwelling when calculating cubic content. Other general controls on extensions, additions and alterations to dwelling houses and development within their curtilage, also apply in Conservation Areas.

76. Planning permission must also be sought for: -

- (a) the cladding of any part of the exterior of a dwelling with stone, artificial stone, timber, plastic or tiles;
- (b) the enlargement of a dwelling consisting of an addition or alteration to its roof;
- (c) the provision within the curtilage of a dwelling, of any building or enclosure, swimming or other pool required for the private use of the occupier, with a cubic content greater than 10 cubic metres; and/or
- (d) the installation of a satellite antenna on a chimney, on a building that exceeds 15 metres in height or on a wall or roof slope fronting onto a highway.



*NºS 153-155 Carr Lane Dronfield Woodhouse*

77. Standards of advertising control are generally more exacting within a Conservation Area and applications for advertisement consent should be sympathetic in their use of colour and materials and not detract from the visual impact of the area.
78. The District Council may refuse to consider outline planning applications within the Conservation Area because of the lack of detailed information. Acceptability or otherwise of any proposed new buildings within the Conservation Area will, in many cases, depend on details of the siting, design, appearance and materials to be used in construction.
79. Any application that, in the opinion of the council, is likely to affect the character of the Conservation Area, will be advertised for public comment in the local press (the Derbyshire Times) and by means of a site notice. There will be neighbour notification for those properties immediately adjoining the site and a 21 day period within which people can respond. Any comments made will be taken account of when reaching a decision. This applies not only to development within the Conservation Area, but also outside, on the fringes of the area, where such development is likely to adversely affect the character or setting of the Conservation Area.
80. Applications for changes of use will only be granted permission where it is considered that the proposed use will not detract from the appearance and character of the Conservation Area.



81. The Town and Country Planning (General Permitted Development) Order 1995 sets out several cases of development which may be carried out without the need to seek planning permission. These works are usually called "permitted development". They include such small scale alterations as the replacement of traditional sash windows with modern stained joinery or plastic window frames, or the change of roofing materials from a natural to an artificial slate or tile. These rights do not apply to Listed Buildings, which are covered by separate legislation. However, it is possible to remove certain specified types of "permitted development", such as those outlined above, if the local authority are prepared to make a Direction under Article 4 (2) of the above order. Such a direction is made without recourse to the Secretary of State for Culture, Media and Sport.
82. It was apparent from the Conservation Area Character Review that unlisted buildings in Dronfield Woodhouse remain vulnerable to alterations which can diminish their individual character and appearance, and which, incrementally, adversely affect the special character and appearance of the Conservation Area.
83. As an integral part of the review of the Conservation Area an Article 4(2) Direction to remove Permitted Development Rights applicable to residential properties within the proposed Conservation Area Boundary was considered.
84. In its guidance note, 'Conservation Area Practice' (1995) English Heritage advise that permitted development rights should only be withdrawn where there is reliable evidence to suggest that permitted development is likely to take place which could damage an interest of acknowledged importance. In the case of Dronfield Woodhouse, many properties exhibit the detrimental effect to character and appearance caused by permitted development. The control of this permitted development would be highly desirable if the remaining character of the conservation area is to be preserved or the opportunity to enhance the appearance of the conservation area is to be taken.
85. All domestic buildings within the Conservation Area Boundary may be included in an Article 4(2) Direction. Those properties on Northern Common whose front boundary walls have been included within the proposed Conservation Area Boundary may also be included in the Article 4(2) Direction, although only permitted development rights relating to the front wall may be removed.
86. The aims of an Article 4(2) Direction in Dronfield Woodhouse would be to retain surviving historic and architectural detail; to prevent the further erosion of special architectural and historic character and to encourage the reinstatement of traditional architectural detail to enhance the special architectural and historic character of the Conservation Area.
87. No fee is payable for planning applications required under an Article 4(2) Direction.
88. Before considering carrying out works to a property within a Conservation Area, contact the local Planning Authority to ascertain whether an Article 4(2) Direction has been made and how this will affect the works that are proposed.
89. There is an Article 4(2) Direction of the Town and Country Planning (General Permitted Development ) Order 1995 which applies to selected buildings in the Dronfield Woodhouse Conservation Area. For the purposes of the Article 4(2) Direction, a relevant location is one fronting a highway, waterway or open space. The Article 4(2) Direction requires an application for planning permission for the following work:
  - \* For the enlargement, improvement, or other alteration of a dwelling house where it fronts a relevant location.
  - \* An alteration to the roof of a dwellinghouse where it fronts a relevant location.

## Dronfield Woodhouse Article 4(2) Direction

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- \* Erection or construction of a porch outside any external door of a dwellinghouse fronting a relevant location.
- \* Provision within the curtilage of a dwellinghouse or any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance improvement or other alteration of such a building or enclosure where the building or enclosure swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained improved or altered would front a relevant location.
- \* Provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse where the hard surface would front a relevant location.
- \* Installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse where the part of the building or other structure on which the satellite antenna is to be installed altered or replaced fronts a relevant location.
- \* Erection, construction, maintenance, improvement, or alteration of a gate, fence, wall or other means of enclosure where it is within the curtilage of a dwellinghouse and fronts a relevant location.
- \* Painting of a dwellinghouse, or any building or enclosure within the curtilage of a dwellinghouse where it fronts a relevant location.
- \* Demolition of the whole or any part of any gate, fence, wall or other means of enclosure within the curtilage of a dwellinghouse, where they front a relevant location.
- \* Those intending to undertake such work on the following properties along Holmesfield Road, Northern Common, Carr Lane and Barley Mews should check with the North East Derbyshire Local Planning Authority whether they will require planning permission:

#### **Holmesfield Road**

Even Numbers: No 6, 8, 10, 12

#### **Northern Common**

Odd Numbers: No 19 and 33

#### **Carr Lane**

Even Numbers: No 138, 144, 152, 154, 156, 158, 160, 162, 164, 166, 168, 174, 190, 192, 194

Odd Numbers: No 145, 153, 155, 195, 197

#### **Barley Mews**

Even Numbers: No 2, 4, 6, 8

Odd Numbers: No 1, 3, 5, 7, 9

*192 Carr Lane Dronfield Woodhouse*



## **Siting, Design and Materials**

89. Unless there is a sound aesthetic reason for not doing so, any new development or modification to existing development may be required to conform to existing building lines.
90. The design and materials used in new buildings or extensions to existing buildings should be in harmony with the scale, form, colour, texture and detailing of existing buildings. A major contributor to the character of Dronfield Woodhouse Conservation Area is the use of coal measures sandstone and smooth faced Victorian bricks in its buildings and coal measures sandstone in its boundary walls. This should be reflected within any new development.
91. Where repairs to the walls of existing buildings are required, it is more in keeping with the character of the Conservation Area to clean, repair and re-point such walls without rendering or painting or introducing new finishes except where they are traditional and compatible. This is particularly important as externally painted walls, if they are not regularly maintained, can soon become unkempt in appearance, to the detriment of the surrounding area. Old walls



should be maintained using traditional repointing techniques and using soft compatible lime based mortars.

92. An important factor in determining the quality and character of buildings is the proportions and sizes of door and window openings and the proportion of openings to blank wall in their elevations. Where replacements are contemplated, the original shape and size should be retained, using traditional designs reflecting the age and style of the building wherever possible. Replacement with modern UPVC double glazed units presents aesthetic problems, due to the different proportions of glass to framing and glazing bars when compared to traditional windows and will harm the character and the historic integrity of old buildings. In Listed buildings or sensitive locations such as Conservation Areas, secondary glazing presents a more appropriate alternative to double-glazing or UPVC windows. Before replacing traditional windows and doors in older properties it is recommended that owners consider repair as a first option. This is often a cheaper solution and preserves the character of old buildings at the same time. Advice on the repair or replacement of traditional windows and doors can be obtained from the Council's Conservation Officer.
93. The use of traditional and natural materials for the maintenance of old buildings within Conservation Areas is strongly supported by the District Council. The use of reclaimed materials such as Derbyshire stone for walls and roof slates is acceptable only if any appropriate planning permission has been obtained and the source building is beyond repair or its life span.
94. The use of modern artificial materials for the maintenance of old buildings or for new development within Conservation Areas are considered to be inappropriate by the District Council.

## The Demolition or Alteration of Buildings

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95. It should be noted that in addition to the provision made for controlling the demolition of Listed Buildings, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that within a Conservation Area, consent is obtained from the District Council before certain buildings are demolished. Permission from the District Council, called Conservation Area Consent, will be required for demolition of any non-listed building with a cubic content exceeding 115 cubic metres. Consent will also be required for the demolition of any gate, wall, fence or railing which exceeds 1 metre in height adjoining a highway, waterway or public open space, or 2 metres in height in any other case.
96. Buildings and structures within the Conservation Area not only contribute to the character and appearance themselves, but their loss could also affect the setting of others. Planning consent for the demolition of a building or structure will only be likely to be granted if, in the opinion of the council, it is beyond repair or falling into disrepair, with no acceptable alternative for its use, or the building is a modern intrusion whose design and character is at odds to that of the Conservation Area. As enhancement of the Conservation Area is one of the goals of the District Council, redevelopment of the site of any demolished building should result in an improvement to the appearance and character of the area.

*Converted barns, Dronfield Woodhouse Hall*





97. If, in the opinion of the District Council, any proposed alteration to a building not Listed is likely to detract from its appearance or the appearance of the area, the Council will consider making a Building Preservation Notice. Such a notice applies, for a six-month period and provides the same control to the building as if it were Listed. This allows time for the Secretary of State to decide whether the building should be placed on the Statutory List of Buildings of Architectural or Historic Interest.

## Listed Buildings

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98. The fact that a building is Listed does not mean that it will be preserved intact in all circumstances, but it does ensure that the case for its preservation is fully considered, through the procedure for obtaining Listed Building Consent.
99. Anyone who wants to alter or extend a Listed Building in any way that effects its character or appearance, must obtain Listed Building Consent from the District Council. This is required for both internal and external alterations and can include external painting. The procedure is similar to that for obtaining planning permission except that there is no fee. Listed Building Consent is unlikely to be granted where proposed alterations or additions, in the Council's opinion, would adversely affect the character of the Listed Building or its architectural or historic features.
100. It is an offence to demolish all or part of a Listed Building without having first obtained Listed Building Consent. The demolition of a Listed Building is only likely to be granted consent where such a building is considered structurally dangerous, cannot be made safe, repair is not possible and, if appropriate, a suitable scheme for redevelopment is proposed. All means of saving a Listed Building will be fully explored prior to consent for demolition being granted. The District Council has a statutory duty to protect Listed Buildings in order to safeguard the national and local heritage.



*View West Alling Carr Lane, Dronfield Woodhouse*

101. Anyone wishing to redevelop a site on which a Listed Building stands, will need both Listed Building Consent for the demolition and planning permission for the new building. Planning permission alone is not sufficient to authorise the demolition. Similarly, anyone wishing to alter a Listed Building, in any way which would affect its character, and whose proposed alterations amounts to development for which specific planning permission is required, will also need to apply for Listed Building Consent. This can include external painting.
102. The owner of a Listed Building for which Listed Building Consent, involving a measure of demolition, has been granted, is required to give one month notice of his intention to carry out the work to English Heritage, so that they may be able to make such records of the building as may be necessary.
103. If an application for Listed Building Consent is refused by the District Council, or granted subject to conditions, the applicant has a right of appeal to the Secretary of State.



## Advertising

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104. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation area. This responsibility relates to the display of advertisements as well as other planning functions and consequently the design, location, size, scale, colour and number of advertisements together with their individual or cumulative effect on an area or on a particular building will be carefully considered when determining applications for the erection or retention of advertisements.
105. Many advertisements can be displayed under deemed consent rights without the need to apply to the Local Planning Authority for permission to erect them. There are, however, powers to require removal of advertisements that are considered to be damaging to the character or appearance of the Conservation Area or to the character and appearance of the host building.
106. Commercial premises within Conservation Areas clearly should not be deprived of advertising media that is normal to their type of business. However, as advised by Planning Policy Guidance Note 19 published by the Department of the Environment to advise on outdoor advertising "It is reasonable to expect that more exacting standards of advertisement control will prevail in Conservation Areas".
107. Many buildings within Conservation Areas will contain architectural detailing such as stone lintels and cills, decorative mouldings and string courses which were designed to enhance the building's appearance. Care should therefore be taken to avoid masking attractive architectural features of a building when locating advertisements. Similarly the size of the advertisement and its positioning should respect the scale and symmetry of the building on which it is displayed and traditional designs, materials and colours can.

It is important for shops that signage is integrated into the design of the shop front or building as a whole and to be sympathetic in form, design, scale and materials to their context. Internally illuminated box signs and plastic blinds will normally be inappropriate. Traditional shop fronts and hanging signs can be an attractive feature if they are well designed and can significantly enhance the building's appearance.

109. Advertisement hoardings located within the boundaries of a Conservation Area can harm the character and appearance of that Conservation Area. The location and design of advertisement hoardings should be carefully considered as action can be taken to remove them if they are of an inappropriate size, insensitively located or dominate the street scene.

## Trees

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110. Some trees within the Dronfield Woodhouse Conservation Area are covered by Tree Preservation Orders, whether as individuals or as groups, details of which can be obtained from the District Council. The Town and Country Amenities Act 1974, makes provision for the protection of trees in Conservation Areas which are not covered by Tree Preservation Orders. The protection is given by requiring that anyone intending to cut down, top, lop, uproot, damage or destroy any such trees, shall give the District Council six weeks notice of their intention to do so. This gives the District Council the opportunity to consider the making of a Tree Preservation Order where appropriate. This requirement does not apply to trees that have a trunk diameter of less than 75mm (measured 1.5 metres above ground level). The Council will look most carefully at development that is likely to affect existing trees and may require tree planting in connection with any new development.



## Public Participation

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111 It is in the interests of the local population to be involved in conservation as it protects the area in which they live and work and the immediate surroundings of their homes. Although the District Council has some powers of control, the success of conservation will depend to a large extent on the willingness of the general public to participate with the planning authority in their aim to conserve and enhance the Dronfield Woodhouse Conservation Area. To this end, the planning authority is always willing to offer help or advice to any member of the public regarding conservation issues.

## Enhancement

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112. Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that planning authorities shall pay special attention to the desirability of enhancing the character of Conservation Areas. Within the Dronfield Woodhouse Conservation Area, schemes must preserve or enhance the special architectural or historic interest of the area. Projects must respect old buildings and conserve their character by a method of conservative repair to traditional building features. For further information contact North East Derbyshire Planning Section of the Development & Leisure Department.

113 Developers should seek to enhance the character and appearance of the Conservation Area in any new Development. They should design new development proposals not just to reflect the existing character but to enhance that character.

114. It is important that owners of properties within the Conservation Area take responsibility for ensuring that their properties are well maintained and that original features are retained where modernisation works are contemplated. Although the District Council has a duty to preserve and enhance its Conservation Areas it cannot succeed without the help and support of the residents and owners. Help and advice can be obtained from the District Councils Conservation Officer.

115 Advice on ways to enhance the Conservation Area through proposals for development may be sought from the District Councils Planning Section



*Parsons Croft' 190 Carr Lane Dronfield Woodhouse*



# DRONFIELD WOODHOUSE CONSERVATION AREA

## Appendix 1

### Important Buildings

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This list includes all those buildings that by virtue of their design and their materials contribute most strongly to the character of the area. It includes all the listed buildings within the Conservation Area, those identified by the Department of Culture, Media and Sport, as having special architectural or historic interest. The exclusion of any building from this list does not indicate that it has no contribution to make to the town character, but rather that it is either of modern materials, or has been so altered that its original style has been changed. The numbers refer to the enclosed map.

**1. Meadow Grange Nursing and Residential Home, Holmesfield Road**

Built in 1873, this building has a five bay frontage with projecting coped gabled central and end bays and is built from coursed squared coal measures sandstone with a welsh slate roof, with ashlar stone window surrounds, stone mullions, ashlar quoins, moulded kneeler stones and ashlar string course.

**2. No14 Holmesfield Road, D**

Built in the mid C19. Detached two storey dwelling built of coursed squared coal measure sandstone with welsh slate roof. Building is of four bays with stacked vertical sliding sash windows in three bays and ground floor window in one bay. Projecting Front porch with timber bargeboards. The roof has coped parapet gables and a ridge and gable chimney.

**3. No 12 Holmesfield Road**

Built in the mid C19. Coursed squared coal measure sandstone with welsh slate roof. Heavily altered during C20. Three bay with Stacked windows to outer bays and door to central bay.

**4. No's 6,8 and 10 Holmesfield Road**

Built in the mid C19. Built in coursed squared coal measure sandstone and have coped gable slate roofs with prominent kneeler stones. No 6 appears to have been a later addition to numbers 8 and 10. No's 8 and 10 converted to a single dwelling of three bays. No 6 has a front projecting extension and modern garage to rear.

**5. Wesleyan Chapel, Holmesfield Road**

Built in 1848. Single storey building gable to the road. Three bay frontage and a four bay side elevation forming the congregational hall, ancillary accommodation behind. Built in coursed squared coal measure sandstone with a slate roof and coped parapet gables with kneeler stones. Windows are of Romanesque style with semi-circular arch tops. The central bay has projecting porch with semi-circular arch topped door and round windows in the side elevations. Gable plaque 'Wesleyan 1848'.

**6. No 19 Northern Common**

Built in the mid C19. Two storey, three bay detached house. Built of course squared coal measures sandstone, welsh slate roof with coped parapet gables and truncated gable chimneys stacks. Stacked sliding sash windows in the outer bays and semi circular arched door surround with traditional sliding sash window above in the central bay.

**7. No 33 Northern Common**

Built late C17 or early C18. Two storey five bay detached house with attached outbuildings and detached barns. Coursed squared coal measure sandstone and has a modern 'Hardrow' slate roof with a chimney between the two northern most bays and a northern gable chimney. Modern brick chimney added to front elevation. Barns and separate structures also of coursed squared coal measure sandstone one retaining original sandstone slate roof, remaining with 'Hardrow' slates.

**8. 195 and 197 Carr Lane**

Built in the C18. Two storey building of five bays. Southern bay has a forward facing coped parapet gable. Northern two bays recessed. Built of coursed squared coal measures sandstone.