



Broxtowe
Borough
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Positive People - Positive Leadership - Positive Partnerships

Stapleford

Church Street & Nottingham Road Conservation Areas Character Appraisals



Nottinghamshire
County Council

Planning

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1.0 Introduction

1.1 Conservation Areas

Conservation Areas were first introduced following The Civic Amenities Act 1967 to protect the attractive historic character of towns and villages. Today the main protection of these areas comes under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 [the Act] and Planning Policy Guidance note 15: Planning and the Historic Environment [PPG 15].

Section 69 of the Act imposes a duty on the local planning authority to designate as a conservation area any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'¹. Designation introduces a control over the demolition of unlisted buildings and provides a basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest. Designation further enables a control over the lopping or felling of trees; advertisement control and a restriction on development rights. Local planning authorities can also withdraw certain permitted development rights, such as the replacement of windows and doors and the alteration of boundary walls, by the imposition of an Article 4(2) direction, if they feel these minor alterations would erode the special character or appearance of the area².

15 conservation areas have been designated by Broxtowe Borough Council.

1.2 The purpose of this appraisal

PPG 15 states: 'Section 71 of the Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. It is important that designation is not seen as an end in itself: policies will almost always need to be developed which clearly identify what

it is about the character or appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued. Clear assessment and definition of an area's special interest and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves.'³

This appraisal will aim to assess and define the special character of Stapleford's conservation areas by the methods described in the different sections below. Briefly, these will cover: an investigation of the historical development of the town; an analysis of its current appearance and character; a discussion of positive, negative and neutral factors which are having an effect on that appearance and character; and suggestions for the preservation and enhancement of the area.

The appraisal will further try to identify whether or not the existing area boundaries are still justified in the light of physical changes since their initial designation. If the character of an area has been seriously eroded by unsympathetic alterations and new developments, it might be necessary to reduce its size or even de-designate. On the other hand, early designations did not consider many 19th century elements of a settlement, particularly industrial areas and buildings, to warrant inclusion. Over the last 25 years these elements of our social and industrial heritage have become more valued, and so should be reconsidered in any appraisal process. This might lead to extensions that include such elements within an existing conservation area, or the designation of an entirely new area.

¹ Planning (Listed Buildings and Conservation Areas) Act 1990 s.69

² Planning Policy Guidance note 15: Planning and the Historic Environment 1994 s.4

³ *ibid.*

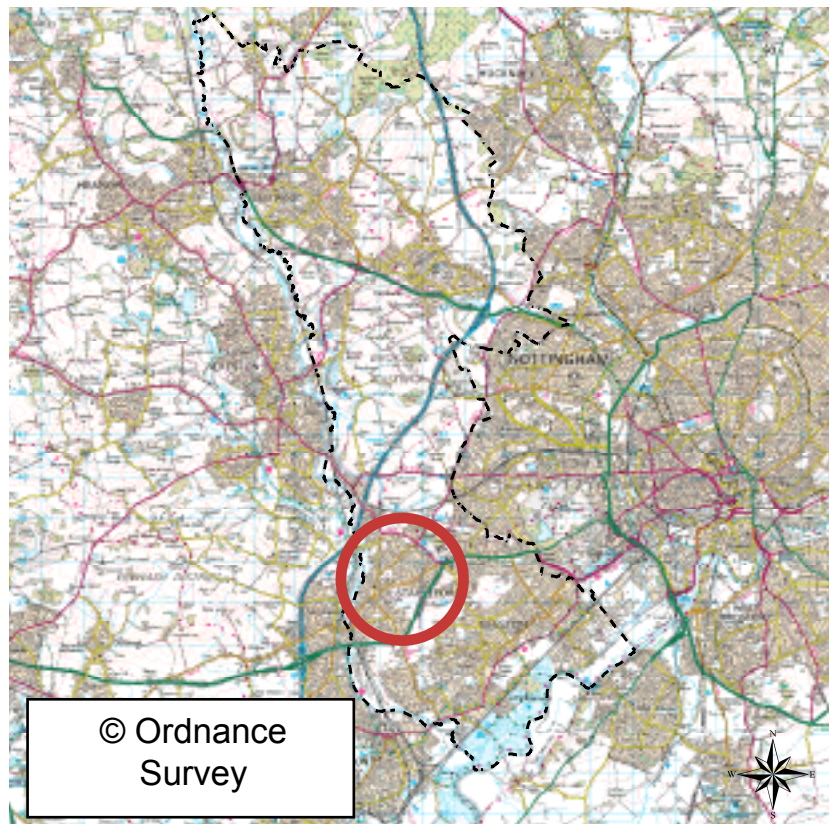
1.3 Planning Policy Framework

The saved Local Plan Policies from the Broxtowe Local Plan 2004 set out the current framework of conservation policy (E3)(Secretary of State's Direction September 2007). The Local Plan is due to be replaced by a new Local Development Framework (LDF). This Conservation Area Appraisal will be used to support the conservation policies that will form part of the core strategy development plan document (DPD) and the Stapleford Town Centre Masterplan. The Stapleford Masterplan production commenced in 2006 and a study was adopted in 2007 which will inform specific development proposals in the Masterplan or development brief..

1.4 Stapleford location and setting

Stapleford lies six miles to the west of Nottingham on the southern edge of the Nottinghamshire and Derbyshire coalfield, its location being on the border of Derbyshire and Nottinghamshire, and at a river crossing of the Erewash valley.

The local geology is complex. In general it can be categorised as alluvial flood plains of the river Erewash to the west; with the core of the historic town situated on rising ground of Keuper sandstone with bands of marl. This sandstone appears as a striking outcrop to the south-west of the town and provides an attractive backdrop to north-facing properties of the Nottingham Road conservation area.



2.0 Historical Development

In order to describe successfully the character of Stapleford, and to devise a suitable management strategy for the conservation area, it is essential to understand its historic dimension. By looking at the historic development of Stapleford we can understand how it came to be the way it is today. From this understanding we are better informed to make the right decisions regarding change to its physical fabric in relation to the effect on its historic character.

The Early Settlement

Stapleford developed around a fording point of the river Erewash, linking the Danish boroughs of Nottingham and Derby. The earliest written reference to the place is from Domesday Book, but it is likely that a pre-conquest settlement existed here because both a church and priest are recorded.

No archaeological work is known to have been undertaken here, and the only evidence of the early medieval period is the Anglo-Scandinavian cross shaft which now stands in the grounds of St Helen's Church. The cross shaft is a Scheduled Ancient Monument and exhibits interlace decoration and a carving of a winged figure. No definitive date for the cross shaft has come to light and many dates from the late 7th to the 10th century have been proposed.

St Helen's Church dates from the 13th century and was much altered during the 19th century. It sits at the heart of the old village core and is the focus of the Church Street conservation area.

The economy of Stapleford was based around agriculture up until the 18th century, when the textile industry arrived in the form of framework knitting and lace making. Many 18th century framework knitters' cottages survive to the east of the town and form the focus of the Nottingham Road conservation area. Although Stapleford lies close to coal deposits,

these did not begin to be exploited to a great degree until the 19th century.

The Erewash Canal, to the west of the town, was completed in 1779 and had a wharf near the Stapleford/Sandiacre bridge.

Post 18th Century Development

The Midland Railway constructed the Erewash Valley line in 1847 with a station near the road bridge across the Erewash, to serve Stapleford and Sandiacre.

Stapleford's population grew steadily from under eight hundred in 1801 to almost two thousand by 1871. A large increase occurred after this date as industrialisation and factory building developed. In 1881 over three thousand persons are recorded on the census, in 1891 over four thousand.

People came from outlying cottages and neighbouring villages to work mainly in the fast developing textile industry. In 1844 there were 33 stocking frames operating in Stapleford and 270 lace machines. By the 1880's three lace factories were producing in the town along with a silk works and a lace machine manufacturing factory.

Two brickworks existed near the town in the early 19th century and further local employment was available at a colliery to the north of the town.

A notable local resident was the author Arthur Mee (1875-1943) who was born in a cottage near St Helen's Church and after whom a local education centre is named.

During the 20th century the population continued to rise rapidly, with the resultant increase in housing developments, roads, retail and leisure facilities. Employment in the textile industry continued and new employment became established in pencil and crayon manufacture. These employers closed in the late 20th century.

The economic base has since become more diversified and an industrial estate has been developed to the south of the town.

2.1 Character Analysis

Along with a consideration of the history and development of Stapleford, an investigation of the character of its conservation areas today is necessary in order to draw out those special qualities that warrant their designation. This is done by employing spatial analysis and character analysis.

These techniques can be used to describe a “sense of place” by analysing physical aspects, such as the scale of buildings and trees, and their relationship to open spaces; the materials used for buildings and border treatments; routes through the area; views and vistas into and out of the area; and the less tangible factors that help make up how the different areas are experienced, such as particular sounds, ambient noise and activity. These factors inter-relate to form an experience special to the area and give it its character.

The impact of individual buildings and boundary treatments on the character

Maps 1 and 2 illustrate the impact made by individual buildings and their boundary treatments on the character of each area. The buildings are shown as having either a positive, negative or neutral effect on the character of the zone. The boundary treatments are illustrated as making either a positive or negative contribution to the character of the zone.

- Buildings described as negative, erode or detract from the character of the area. They cannot be easily enhanced.
- Buildings described as neutral, neither enhance nor seriously erode the character of the area. It might be possible to improve their contribution to the character of the area by undertaking minor changes.
- Positive boundaries are those which follow the historic boundary lines of a property or area and retain the traditional methods of construction, such as: stone walling; native hedgerows; painted cast metal railings.
- Negative boundaries are those which have been lost altogether; have had their traditional construction replaced by unsympathetic alternatives; or are new boundaries of unsympathetic design which have eroded the historic layout of the area.
- Buildings described as positive, either positively enhance or support the character of the area, or are significant to its historic development. They may, however, be degraded because of minor, easily reversible, alterations.

3.0 Church Street conservation area

3.1 Character analysis

Church Street conservation area was designated in 1978, one of the first in the borough. It is centred on the old village core and its main focus is the 13th century church of St Helens. The whole of Church Lane and parts of Church Street and Church Walk fall within its boundary. The present boundary is shown in Map 1

Its special interest today derives mainly from remnants of a village-like character seen most clearly along the western half of Church Lane, and the inclusion of the church and the Arthur Mee Centre. The character and appearance of Church Lane is defined by the church and churchyard, which sit on raised ground behind a sandstone wall; mature trees within the churchyard which border the lane; late 18th to early 19th century two storey, detached houses in small gardens; and the narrowness of Church Lane. The entrance from Church Street is attractive owing to the tall wrought iron gates to the churchyard with mature trees beyond. The gates and gate piers are grade II listed.

St Helen's Church



In the western half of Church Lane, the character and appearance has been eroded by unsympathetic late-20th century developments. The youth centre, church hall and a large two-storey, flat-roofed extension to a late 19th century industrial



House in Church Lane

building, combine to damage the western entrance to the conservation area, off Frederick Road. The youth centre breaks the building line of the lane and both it and the church hall are constructed of brick and roof coverings which are unharmonious to the adjacent historic buildings. The large extension, though built of red brick, is too tall and wide for the lane, dominating its entrance.



Youth centre



Western entrance Church Lane

To the south of Church Lane, the conservation area encompasses the buildings of The Arthur Mee Centre, which front Isaac's Lane and Church Street.

Named after the famous local author, this group of buildings was originally the Stapleford Boys' School and represent a good example of Victorian Board School architecture. They date from the late 19th century and are constructed of orangey-red brick with blue brick and limestone detailing, and have steeply pitched slate roofs. They continue in educational use as part of the Castle College.

The buildings are generally in good condition and contribute positively to the character of the conservation area. Their materials of construction, along with their low sandstone boundary walling, provide a good reference point for the design of new development within this area. The grassed area to the Church Street frontage is an attractive feature but the tree-planting, although softening the streetscape, obscures the building façade. A reduction in the number of trees would enable more of the building to be appreciated.



Arthur Mee Centre, Church Street

Two other structures front the west side of Church Street in this area: a small complex of flats and a late 19th century semi-detached dwelling. The flats, in general, are not out of character with the area with regard to scale and materials. Their appearance is spoilt, however, by the dormer windows to the front elevation and a harsh expanse of hard standing. Use of low sandstone boundary walling and planting, exhibited by both neighbouring properties, would reinstate continuity to the street frontage and soften

the impact of these buildings. The semi-detached house is generally in keeping with the area's character.

Flats in Church Street



To the east of Church Street the conservation area boundary extends along Albert Street for a short distance to encompass three two-storey terraced properties, probably dating from the mid-19th century. From here it stretches further to the east, along Church Walk, to include the late 20th century development of Kayes Court, before returning to Church Street to encompass the Old Cross public house and an area of asphalted car park.

The terraced properties are much altered, having no windows, doors, or roof coverings in keeping with the 19th century character of the buildings, and all have been smooth rendered. Two of the properties appear to be commercial premises and an unsightly single storey, flat-roofed extension has been added to their southern end.

To the north of these terraces is the Old Cross public house, dating from the 19th century, and car parking area. The public house retains its slate roof, chimneys, and some original casement windows to its ground floor. It has also been rendered and is probably of a similar date to the terraced housing. It has a selection of outbuildings that further add to the character of the area.

Old Cross public house



The pub car park is a simple expanse of pale grey asphalt behind a low red brick wall with blue brick copings. This simplicity works well but could be improved perhaps by lessening the width of the vehicle access to enable a better length of walling and so reinstating the continuity of the street frontage boundary.

Significant views

To the back of this area there is hedge/tree planting which hides the rising ground and gives way to a view beyond of buildings in the middle distance. These buildings are the former silk mill and Sunday school on Albert Street, and the Kayes Court development. They display a uniformity of materials: red brick with grey slate roofs; and a variety of heights which provides an interesting and pleasant roof-scape.

There are views out northwards to Kayes Court from the elevated position of Church Walk. Kayes Court appears to be a fairly new development of apartments. Its designers have made an attempt to blend it into its surroundings of 19th century domestic, religious and industrial buildings, and to a large extent they have been successful. Only the positioning, proportions, scale and colouring of the windows and doors detract from its overall appearance.

Car park next to public house, showing interesting roof-scape



Church Walk leads off up a shallow incline to the east, and eventually out to Nottingham Road. Its western end is untidy, with poorly maintained walling and overgrown trees to the south side, and uncharacteristic close boarded fencing to the north side. Cycle-impeding railings to its west entrance are also unsightly. Its appearance improves along its mid-section where its boundaries are formed by red brick walling and the backs of the red brick buildings of the Sunday school and former silk mill.

Public realm, street-scape, and green space

There is very little street clutter in the form of signage and unnecessary posts, and this has a positive affect on the area. The street lights, however, detract from the historic village character of the area. They are of a mixture of styles in either concrete or galvanised steel which create an urban appearance.

The great width of Church Street, in comparison to Church Lane, combined with extensive road markings and the width of the eastern entrance to Church Lane, erodes the village-like character of the conservation area. There is a sense that the area is divided by the street, with the church on one side and the pub on the other. The area is dominated by the highway and the speed of the traffic, which further erodes the connectivity and character of the area. If this eastern

entrance to Church Lane was narrowed and grass verges introduced to the front of 39-47 and 48 Church Street, a continuity of green frontages from the Arthur Mee Centre to the church yard would be formed, and a village-like character re-introduced.

Extensive road markings



The simple asphalt footpaths and concrete kerb stones work well, although extensive and poorly matched patch repair works give the area a run-down appearance.

Gap sites

1. The corner of Albert Street and Church Street. A high profile corner site adjacent to small, two-storey late Victorian terraced housing. Any proposed development here should respect the scale of the adjacent housing and utilise the construction materials of the historic buildings: i.e. red brick or brown brick, slate roofing and painted timber doors and windows.
2. Old Cross public house car park and green space up to Kayes Court. The same guidance as above should apply to this area, with the added constraint of protecting the aforementioned roof-scape views of the silk mill. The tree cover to the north and east of the car park plays an important role at this location. It echoes the tree cover of the church yard opposite and contributes greatly to the village character and the northern entrance to the conservation area.

3.2 Summary of the character of Church Street conservation area

- Village-like, intimate and enclosed along Church Lane: Important contributors being detached housing with gardens; St Helen's Church; the elevated tree-lined churchyard; sandstone boundary walling; narrowness and uncluttered feel to the lane.
- A late 19th century appearance to the Church Walk and Isaac's Lane areas. Important contributors to this are the red brick and slate Arthur Mee Centre, and the tall red brick and slate religious and industrial buildings backing onto Church Walk.

Architectural materials and features:

- Sandstone boundary walling
- Red brick walling with blue brick copings
- Brown local brick
- Orange-red machine made brick
- Blue brick and limestone details
- Roof coverings of natural Welsh slate
- Terracotta ridge tiles
- Cast iron rainwater goods
- Dentilated brick eave details
- Timber sash windows

Negative factors which devalue Church Street conservation area

- Asphalt footpath surfaces are badly worn and unsightly patching works mar the area
- Unsympathetically designed street lighting devalues the historic buildings
- Hard standing and loss of boundary walling to front of 39-47 Church Street
- Window and door designs and materials unsympathetic to the historic buildings

- Loss of boundaries and inappropriate boundary treatments
- Highway design and speed and quantity of traffic

3.3 Suggestions for boundary changes to Church Street conservation area

Albert Street silk mill

The former silk mill in Albert Street, currently occupied by the Castle College, is an attractive late 19th century industrial building with fine architectural details to its windows, eaves, and gables. It is a landmark structure and as such it provides a powerful reminder of the importance of the textile industry in Stapleford.

The mill illustrates the development of this industry from the framework knitters' cottages in the nearby Nottingham Road conservation area. Its interesting roofline incorporates a glazed tower with pyramidal roof which can be seen from both Church Street and Nottingham Road.

The building possesses the characteristics described in statements 4, 6, 7, 8, and 9 of the English Heritage criteria reproduced in appendix 2, and should be included within the conservation area.

Silk mill, Albert Street



Extending the conservation area boundary along the north side of Albert Street would enable some control over the future of this building, and would also encompass the neighbouring 19th century Baptist church, Sunday school and a short terrace of domestic dwellings, dated 1880 (Map 3).

Baptist church, Albert Street



Orchard Street (Lower, Middle and Upper)

These late 19th century terraces, that lie to the north of Albert Street, up to Pinfold Lane, probably represent workers housing associated with the silk mill. Consideration has been given to the inclusion of these terraces within the conservation area. Some of the housing has been demolished and replaced with modern flats that do not harmonise well with the neighbouring historic buildings. Those historic buildings that remain have been eroded by unsympathetic alterations. For these reasons their inclusion would not benefit the character of the conservation area.

4.0 Nottingham Road conservation area

4.1 Character analysis

Nottingham Road conservation area was designated in 1986. Its special interest derives mainly from a large concentration of listed framework knitters' houses on either side of the road. The present boundary is shown in Map 2.

The conservation area also includes the long property boundaries to the rear of the buildings on the south side of Nottingham Road, which stretch out to a striking cliff-like rocky outcrop. The character of the area is dominated by the busy Nottingham Road which makes the appreciation of the buildings difficult.

To the north of the road are two knitters' cottages (119 & 121) in the form of a three storey semi-detached building. They sit directly behind the footpath and are flanked by late 19th century two storey semi's, set back a short distance from the footpath. The front boundaries of the latter have been removed to enable car-parking, which has broken the building line. One other building falls within the conservation area on this side of the road: a 1930's detached house with a single storey extension housing a fish bar. A wide expanse of hard standing surrounds this building. Apart from the knitters' cottages, all of the buildings have had replacement doors and windows fitted, which are unsympathetic to their original character.

Framework knitters cottages



The majority of the buildings to the south of the road date from the early to late 19th century, with many forming tall, three storey structures set back a short distance from the road. Most of the buildings are listed and seven of them have knitters' workshop windows to their top floor.

These buildings are generally in good or fair condition and retain a high proportion of original or traditionally styled windows and doors. However, the removal and remodelling of their front boundaries has harmed the character and appearance of the buildings and eroded their harmony.

Most of the boundaries have been removed to provide parking spaces. The large, late Victorian buildings to the eastern end of the area, which have been converted to apartments, are particularly affected. Various materials have been used to create hard-standing and low dividing walls. This has broken up the unity of this large group of contemporaneous buildings. Other remaining front boundary walls are in poor condition.

Differing treatments to boundaries has damaged continuity



The western end of the conservation area contains more individual housing of the 19th and 20th centuries, set further back from the road within gardens containing large trees and shrubs. These houses are less overwhelmed by the road and many are not clearly visible. They tend to blend into the background of the trees which

cover the high ground to the rear. Number 100 at the extreme west end of the area has a very unsympathetic design of front boundary wall, in the form of prefabricated concrete panels.

Unsympathetic concrete boundary wall



Significant views

Over and between the buildings, there are attractive views south, over heavily wooded long garden plots, to the tall and striking rocky outcrop in the middle distance. This greenery and undeveloped high ground has probably changed little since the historic buildings were constructed, and maintains the historic semi-rural setting of the listed buildings.

Public Realm

The public realm is dominated by the busy Nottingham Road. This is a main road and would be difficult to improve. However, the character of the conservation area should be considered during any highway proposals.

Signage, street markings, and street lighting has minimal erosive impact on the area. The asphalt footpaths and roads are heavily and poorly patched by utility works. This lowers the quality of the area and harms the setting of the listed buildings.

Gap sites

No obvious gap sites are apparent within the conservation area but two sites do exist adjacent to it:

1. A wide, rectangular plot to the north of Nottingham Road, opposite number 100. Currently an area of wasteland used as car parking and abutting a green, open area.
2. Land adjacent to Number 100 and the western boundary of the conservation area. Currently hard standing, used for car parking. This site lies between the conservation area and the listed St John's primary school.

Two large car garage/dealerships have already been developed on both sides of Nottingham Road on the eastern boundary of the conservation area. These have seriously eroded the setting and the eastern entrance to the conservation area. The redevelopment of the above sites needs to be given very careful consideration so that the setting of the listed buildings and conservation area is not harmed further.

Eastern entrance to conservation area



Nottingham Road conservation area is dislocated from the rest of Stapleford and any development of these gap sites should aim to connect it to the settlement. A mixture of two and three storey structures which take a lead from the appearance of the listed framework knitters' buildings and their tree-rich gardens could work well here.

4.2 Summary of the character of Nottingham Road conservation area

- Linear settlement, mainly of tall domestic and light industrial buildings, which provide a strong architectural façade.
- Middle distance views out between the buildings to the south, to a high rocky outcrop and woodland backdrop.

Architectural materials:

- Low boundary walls of red brick
- Low boundary walls of local stone
- Dentilated brick details
- Local, reddish brown brick
- Slate roofing
- Cast iron rainwater goods
- Timber sliding sash windows
- Timber, small-paned casement windows
- Stone quoining and window mullions
- Distinctive geometric designs to the window and door lintels of many of the houses

Negative factors which devalue Nottingham Road conservation area

- Traditional styles of windows and doors replaced with items of unsuitable design and material on unlisted buildings.
- Loss of boundary walls and front gardens to parking areas and the subsequent use of a mixture of materials which break up the unity of the buildings.
- Extensive and untidy asphalt and concrete patching works to the footpaths and roads gives the area an 'uncared for' appearance.
- Traffic intrusion of busy Nottingham Road.

Suggestions for boundary changes to Nottingham Road conservation area

No changes to the boundary are thought necessary.

5.0 The key characteristics of the conservation areas and current issues affecting them

5.1 Summary of special interest (strengths)

Church Street conservation area

- Old village core.
- St Helen's Church, churchyard and stone boundary walling.
- Arthur Mee Centre.

Nottingham Road conservation area

- Collection of listed buildings, the majority of which contain framework-knitting workshops.
- Historic rear plot boundaries.
- Striking views south, out to wooded gardens and rocky outcrop.

5.2 Summary of erosive factors (weaknesses)

- Unsympathetic development has eroded the character of Church Lane.
- Loss of characteristic architectural details: i.e. windows, doors, roof coverings.
- Insensitive public realm works: i.e. road markings, streetlamps, utility street-patching.
- The piecemeal alterations of front boundaries, has disrupted street frontage continuity.
- Lack of maintenance on some properties is causing deterioration of buildings.
- Busy, noisy Nottingham Road has an overwhelming presence.

5.3 Threats to the character of the conservation areas

- Incremental changes to the buildings, in the form of the loss of original features and their replacement with new designs and materials unsympathetic to the character of the conservation areas, would continue to degrade them.
- Insensitive redevelopment of the gap sites would have a large detrimental impact on the conservation areas.
- Unsympathetic highway improvements.

5.4 Gap Sites (Maps 1 and 2)

Church Street conservation area

1. The Old Cross public house car park and rear of the public house.
2. Land to the western end of Albert Street.

Nottingham Road conservation area

1. Area to the north of Nottingham Road, opposite the western end of the conservation area.
2. Land abutting the western end of the conservation area, south of Nottingham Road.

5.5 Opportunities for enhancement

- Adoption of a basic property maintenance regime: e.g. regular clearing and repair of rainwater goods; repainting of timber windows, doors, fascias and bargeboards; repair of boundary walls
- Reinstatement of characteristic architectural materials and features to the historic buildings.
- Reinstatement of traditional front boundary wall treatments to repair continuity of street frontages, where possible.
- If reinstatement of front boundaries and gardens is unfeasible, agree a palette of materials and a design approach to the creation of parking areas, so that a continuity of appearance is recreated that enhances the character of the conservation areas.
- Sensitive development of the gap sites listed above to enhance the character and appearance of the conservation areas.
- Thoughtful highway and public realm improvements to de-urbanise the roads.

6.0 Suggestions for boundary changes to the conservation areas

Church Street conservation area (Map 3)

To include the former silk mill, Baptist chapel, Sunday school, and neighbouring housing to the north of Albert Street.

Nottingham Road conservation area

No changes to the boundary are thought necessary.

7.0 References

Stapleford Conservation Area Review 1997 Directorate of Planning & Development, Broxtowe Borough Council

D.o.E. List of Buildings of Special Architectural or Historic Interest

D.o.E 1994 Planning Policy Guidance note 15: Planning and the Historic Environment

English Heritage 1996 *Guidance on Conservation Area Appraisals*

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English Historic Towns Forum 1992 *Townscape In Trouble – Conservation Areas The Case For Change*

Nottinghamshire County Council Historic Environment Records

Nottinghamshire County Council n.d. Extensive Urban Survey of Stapleford

Pevsner, N. (rev. Williamson, E.). 1979 *The Buildings of England – Nottinghamshire*, Penguin, Harmondsworth

www.picturethepast.org.uk – Historic pictures of Derbyshire & Nottinghamshire

7.0 Appendices

APPENDIX 1

Listed Buildings

Cemetery Chapel and Mortuary, Cemetery Road	(II)	C19
Church of St Helen, Church Street	(II*)	C13
Gates and gatepiers at Church of St Helen, Church Street	(II)	C19
Anglo Saxon Cross 50m east of Church of St Helen, Church St	(I)	C11
80 & 82 (and boundary wall), Nottingham Road	(II)	C19
St John's Primary School, Nottingham Road	(II)	C19
Cloud Villa (and adjacent workshop), 102 Nottingham Road	(II)	C19
106-112 (even) Nottingham Road	(II)	C19
114 & 116 Nottingham Road	(II)	C19
118 & 120 Nottingham Road	(II)	C19
122 Nottingham Road	(II)	C19
124 Nottingham Road	(II)	C19
Frameshop at rear of 124 Nottingham Road	(II)	C19
140 Nottingham Road	(II)	C19
Stapleford House Education Centre (Wesleyan Chapel), Nottingham Road	(II)	C18
119 & 121 Nottingham Road	(II)	C19

APPENDIX 2

Criteria for assessing the contribution made by unlisted buildings in a conservation area⁴

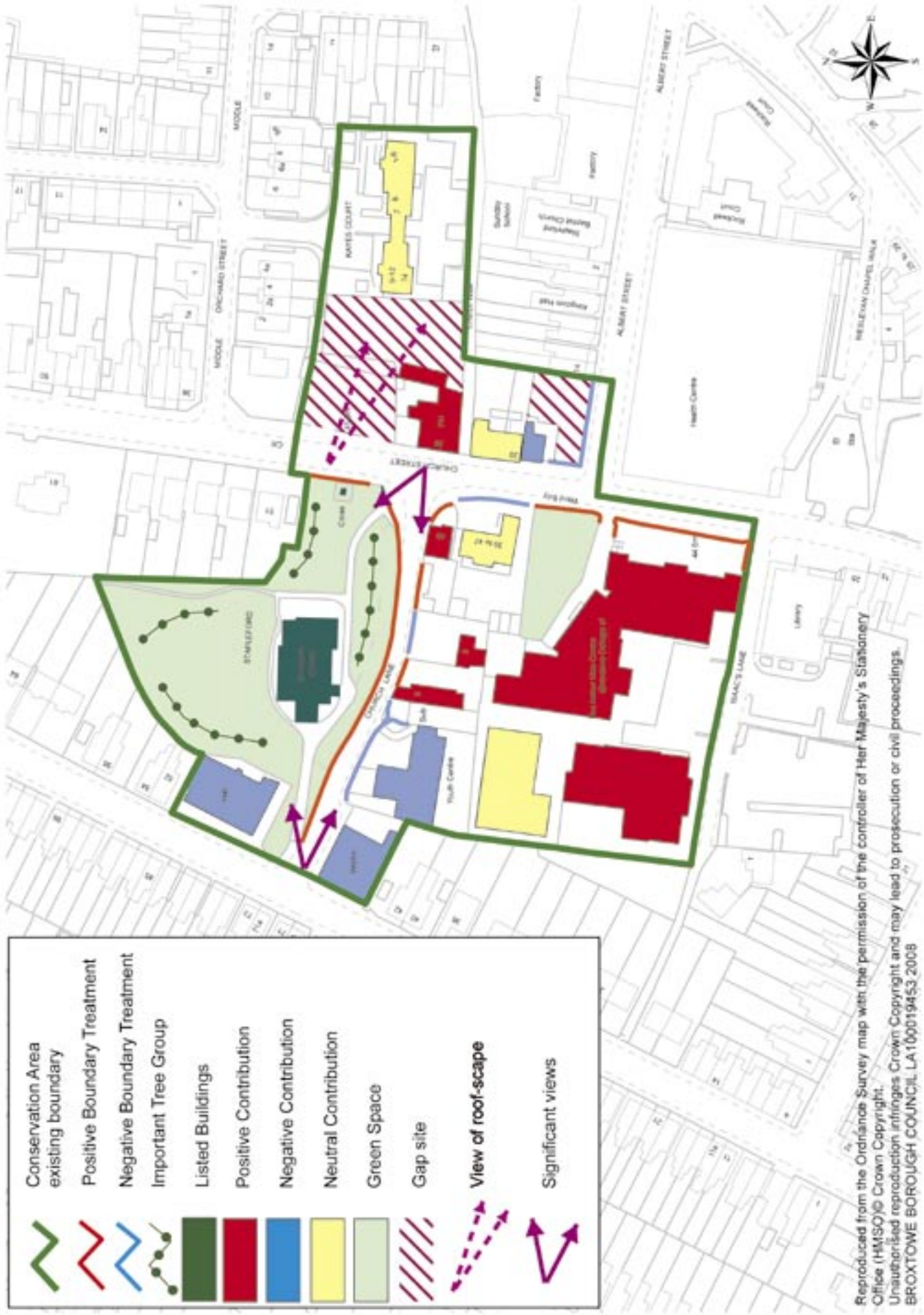
1. Is the building the work of a particular architect of regional or local note?
2. Has it qualities of age, style, materials or any other characteristics which reflect those of at least a substantial number of the buildings in the conservation area?
3. Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
4. Does it individually, or as part of a group, serve as a reminder of the gradual development of the settlement in which it stands, or of an earlier phase of growth?
5. Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
6. Does the building have landmark quality, or contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?
7. Does it reflect the traditional functional character of, or former uses within, the area?
8. Has it significant historic associations with local people or past events?
9. Does its use contribute to the character or appearance of the conservation area?
10. If a structure associated with a designed landscape within the conservation area, such as a significant wall, terracing or a minor garden building, is it of identifiable importance to the historic design?

Any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and values have not been seriously eroded by unsympathetic alteration.

⁴ English Heritage 2006 Guidance on conservation area appraisals, Appendix 2

Maps

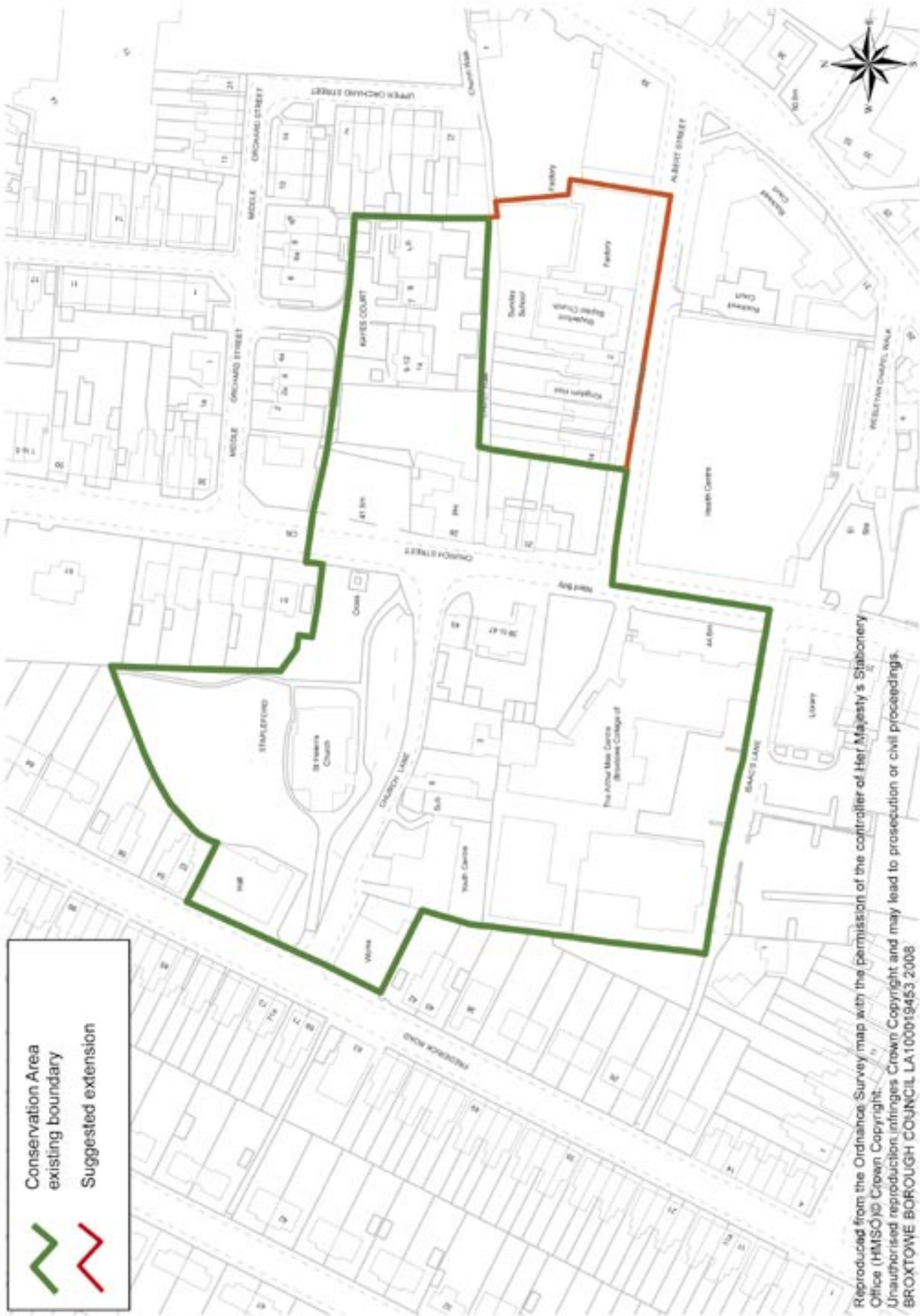
Map 1: Stapleford Church Street Conservation Area



Map 2: Stapleford Nottingham Road Conservation Area



Map 3: Suggested extension to Church Street Conservation Area





This report has been produced by Broxtowe Borough Council Planning Department and Nottinghamshire County Council Building Conservation Team

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