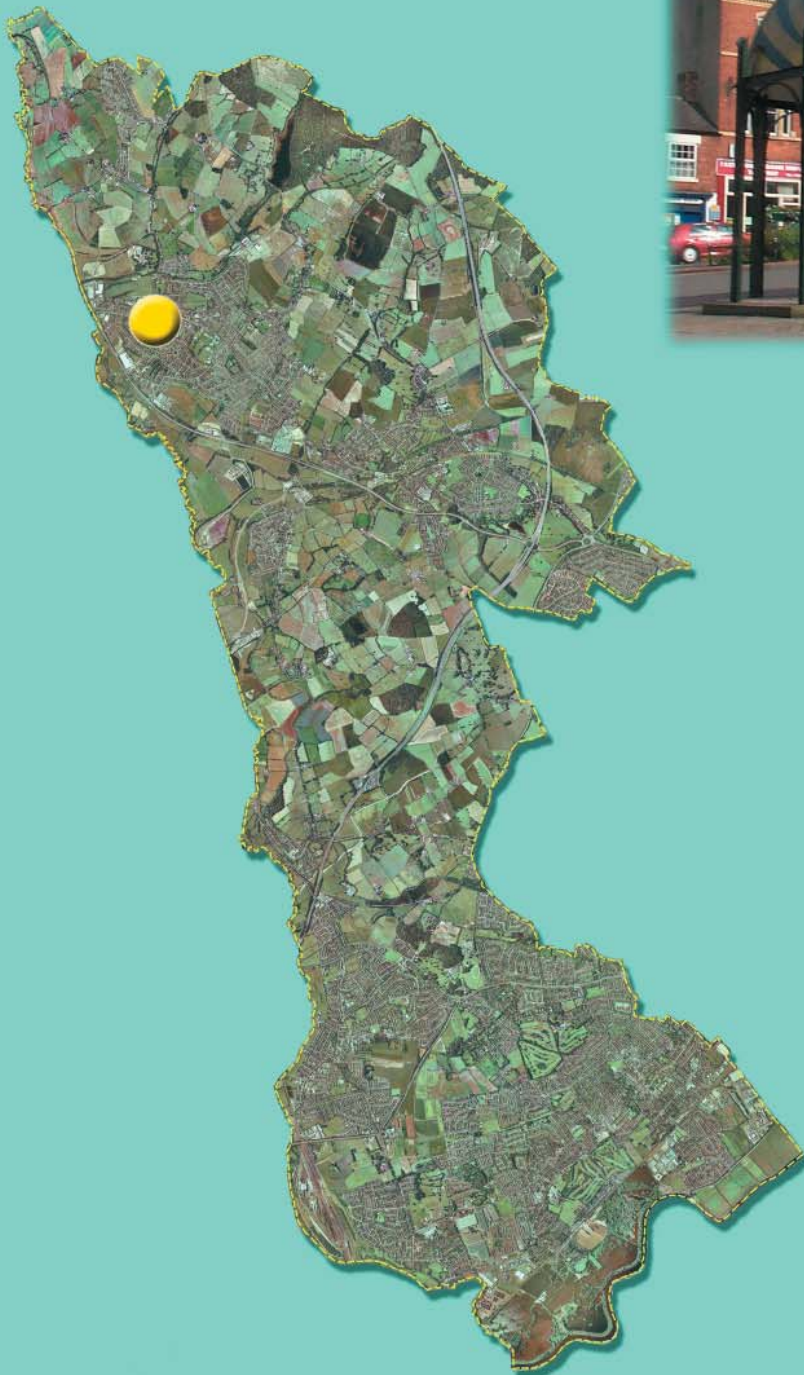


Eastwood Conservation Area Character Appraisal



Nottinghamshire
County Council



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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.

14 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 Eastwood's conservation area 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 it's 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 maps referred to in the text can be found at the end of the document.

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 Broxtowe Local Plan 2004 sets out the current framework of conservation policies (E3 and E4). 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), development control policies and the Eastwood Town Centre Supplementary Planning Document (SPD) of the new LDF. The Eastwood Town Centre SPD production is proposed to commence in October 2007 and be adopted in November 2008.

1.4 Eastwood Conservation Area

The boundary of the present conservation area and its three character zones described below is shown in Map 2. It lies at the heart of the town and was designated in 1977. The original proposal of 1975 by Broxtowe District Council defined three “areas of different environmental character” (termed “character zones” in this appraisal). These are:

Zone 1 The area north of Nottingham Road fronting onto Princes Street and Wellington Street, known as ‘The Buildings’. These consisted of high density two storey terraces laid out in a grid pattern, which backed onto common yards known as ‘The Squares’. The repeating layout of the uniformly designed blocks gave the area “a specific and individual identity characteristic of the housing provided for industrial workers in the nineteenth century”.

Zone 2 The main shopping area extending eastwards from the Mansfield Road/Nottingham Road junction along Nottingham Road. This area comprised Victorian red brick and slate roofed buildings of two and three storeys.

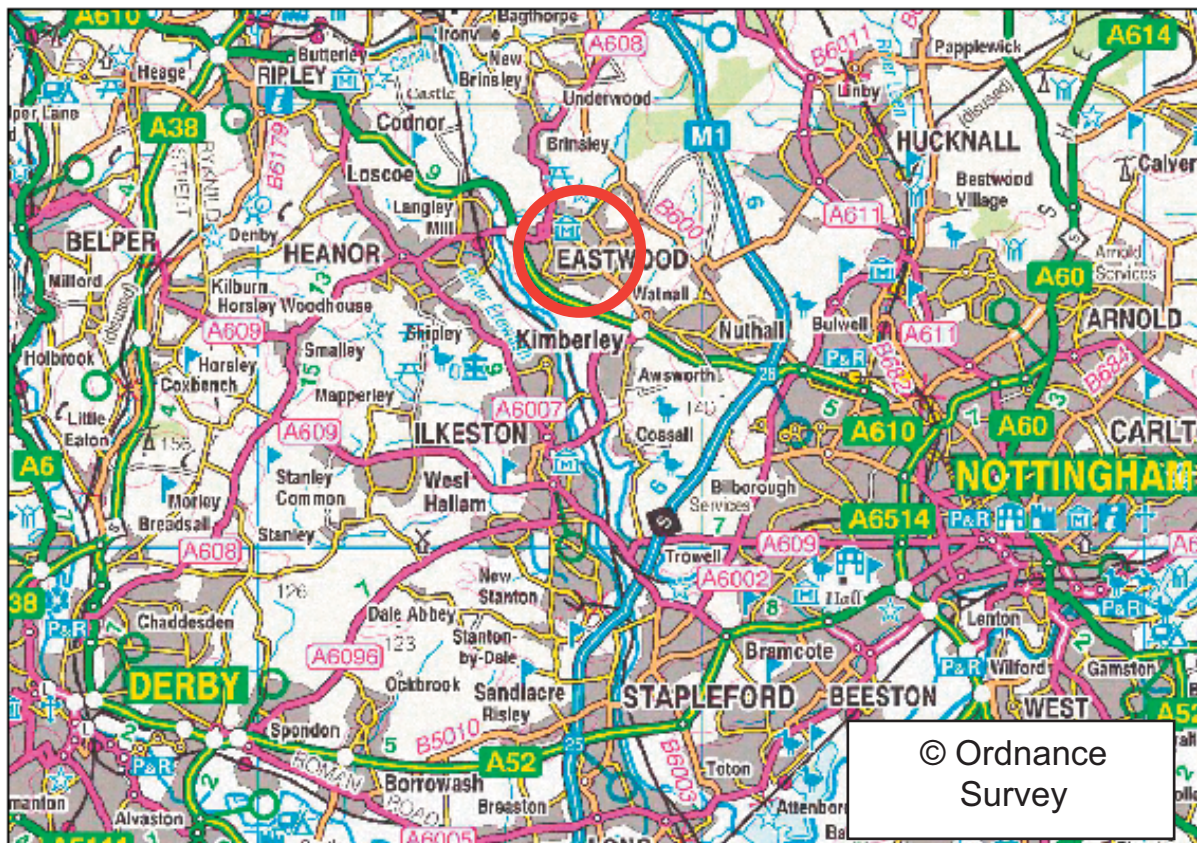
Zone 3 The Church Street area where the character was very different from the other two areas. Here it was less densely developed and consisted of detached properties set in their own grounds. Boundary walls and in particular trees formed the main visual features, which contributed to its specific character.

Suggested proposals in 1975 for the Eastwood Town Centre Plan produced by the newly formed Broxtowe District Council included: schemes to enhance the shop fronts in zone 2 which would consider “appropriate colour, size and type of advertising sign and shop front fascias which could be used, and the preparation of detailed development control guidelines for future development”. “The retention and preservation wherever possible of all suitable trees and walls – particularly along Church Street” was also considered a priority.

The proposal further stated, “The building of principal interest within the proposed Conservation Area is the birth place of D. H. Lawrence the novelist, at 8A Victoria Street.” This building was Grade II listed, owned by the council and had recently opened as a museum.

The conservation area was reviewed in 1997 by Broxtowe Borough Council resulting in a slight amendment to the boundary at the junction of Albert Street and Nottingham Road to exclude the Iceland supermarket building, which had been constructed at this location.

A leaflet was produced which contained a map of the revised boundary; a brief historical background; an explanation of the purpose of a conservation area; advice regarding alterations and development within the area; listed building consent; guidance on shop front design and security; and examples and illustrations of buildings of specific interest. The historical background section comprised information relating only to D. H. Lawrence. The existence of the conservation area was now considered primarily “...to retain and enhance the setting of the D. H. Lawrence birthplace”. A special mention was made regarding the refurbishment and development of ‘The Buildings’ within zone 1. The refurbishment and development incorporated the pedestrianisation of Princes Street, the introduction of street furniture, raised planting beds and tree planting”. It won a European Community ‘Concours Europeene de l’Habitat’ award in 1977.



2.0 Appraisal of Special Interest

2.1 Geography, Geology and Topography

Eastwood is a small market town of around 11 000 people. It is a former mining community and birthplace of the writer D. H. Lawrence. The town is situated in gently rolling countryside, approximately 8 miles to the northwest of the City of Nottingham in Nottinghamshire and on the county boundary with Derbyshire. The centre of the settlement today runs along a northwest-southeast ridge (Nottingham Road), with its highest point at the eastern end. The land falls down gently to the north, south and west, affording views out to the surrounding rural landscape. To the south-west is the River Erewash which forms the boundary with Derbyshire.

The Eastwood area lies predominantly on the Middle Coal Measures, which comprise shale, mudstone, sandstone and coal seams, overlain in places by yellow clay. The shallow alluvial deposits of the River Erewash to the west run roughly north-south.

2.2 Historical Development

In order to describe successfully the character of Eastwood, 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 Eastwood 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 main points covered in this section are illustrated in Map 1.

The Early Settlement

The earliest known record for Eastwood is from Domesday Book (1086) where it appears as *Estewic*. By 1165 this had changed to *Estweit* and by 1575 *Estwood*. Place name studies have focused on the later names, stating their meaning as “east clearing” or “woodland clearing”, although *Wic* is from Old English and would suggest that there was a settlement at Eastwood during the Anglo-Saxon period, possibly dating from the 7th century A.D.

At the time of Domesday Eastwood was a very small settlement; there is very little detail given and there is no mention of a church, as there is at Greasley nearby. The first reference to a church at Eastwood is in 1271.

The main hub of the settlement is most likely to have been clustered around the crossroads formed by Mansfield Road, the Nottingham to Derby Road and Church Street, and in the region of St Mary's Church. A map of the manor of Eastwood (1736) and the parish enclosure map (1793) show a handful of structures at the crossroads; some buildings to the east of the churchyard; and a linear spread of farmsteads on Church Street. The maps also show a linear dispersal of dwellings along the southern edge of the common along



Fields containing “ridge & furrow” in Eastwood.

what is now Brookhill Leys Road. These would have developed either as planned tenements taken from the common or as unplanned squatter plots.

The economy of the Anglo-Saxon and Medieval settlement was agricultural, although some coal mining on a small scale would probably have been taking place. The 1736 map shows large open fields to the north and south, and an area of common land to the east of Church Street. The open fields were divided into a series of narrow strips. Each member of the community would have worked a number of these strips, dispersed throughout the fields, and they would have been communally ploughed. The particular method of ploughing the strips produced an undulating character to the field surface which is known today as “ridge and furrow”. Survival of ridge and furrow is rare, yet a small area to the east of Church Street and south of Ivy Lane contains a fine example.

Post 18th Century Development

St Mary’s Church was rebuilt in brick in about 1764. In 1858 public subscription funded a second rebuilding, in the early Decorated style, by Robert Barber of Eastwood. All but the tower of this church burnt down in 1963 and the present nave and chancel was rebuilt in a dramatic modern style by Royle and Whiteham of Nottingham in 1966-7.

Eastwood remained a small settlement with a few dispersed farmsteads up until the 18th century, when the population began steadily to rise, owing to the introduction and development of framework knitting.

Hand knitting of stockings had long been a cottage industry prior to the 18th century, employing large numbers of women and girls. The first “stockinger” was mentioned in the parish register of Eastwood in 1698. Framework knitting peaked in Eastwood in the 1790’s and declined from the beginning of the 19th century with the growth of coal mining. No known examples of framework knitting workshops survive in Eastwood.

Coal Mining

Coal had long been mined on a small scale in the vicinity of Eastwood prior to the 19th century. Open workings were exploited at outcrops of the coal seam, bell pits were dug on the common and shafts sunk throughout the parish. The late 18th century saw a rapid rise in the population of Eastwood as the industry developed, drawing in families from neighbouring parishes. In 1848 half a million tonnes of coal was dug from the area; in 1871, two million; in 1900 sixteen million. Barber and Walker, the mine owners, responded to the need for housing its growing workforce by building blocks of houses in and around Eastwood. “The Buildings” of Princes Street, Victoria Street, Albert Street, Scargill Street and Wellington Street, constructed between 1854 and 1860, are some of the earliest examples of company housing in the country and fall within the present conservation area.

The arrival of the canals in the late 18th century and the railway in the early 19th century fuelled the growth of Eastwood, as they did throughout the industrial centres of the country. At Eastwood, both of these passed to the south of the town at the bottom of Church Street. The Sun Inn, which stands at the crossroads, is said to be the birthplace of the Midland Railway in 1832, and a plaque stating this is fixed to its walls.

D. H. Lawrence

The writer D. H. Lawrence was born at 8a Victoria Street, Eastwood in 1885. The building today is preserved as the D. H. Lawrence Birthplace Museum and falls within 'The Buildings' part of the conservation area. Lawrence was the son of a local miner and became a trainee teacher at the British School in Eastwood, after which he left the area. The school was located towards the top of Albert Street, behind the congregational church. Both of these buildings were demolished in the 1960's and the Iceland store now stands in their place.

Lawrence used the town of Eastwood and its environs as material in many of his novels. Particular buildings and views can still be identified, and a number of books pursuing this dimension of the history of Eastwood have been produced. The Buildings and their associated Squares provided a rich source for his descriptions of Victorian working class squalor, and he himself considered them to be "sordid and hideous".

Other Industries

Other industries which have contributed to the development of Eastwood on a smaller scale include: ceramics, brewing and malting, rope making and corn milling.

A small pottery is said to have existed in Eastwood in the early 18th century at an unknown location, although a site off Church Street in the vicinity of Midland Road is thought to be a likely spot. There is also a photograph (c.1900) of a pottery and its workforce, showing a partially ruinous site and three bottle kilns. There is some confusion regarding the location of this pottery. Varying accounts put it as being in the Church Walk area (east of Church Street) or in the Lynncroft area some distance to the south of the town. A pottery is evident at Lynncroft on the early O.S. maps and the photograph is more likely to relate to this site. A pottery here was established in 1880, known as Mellor, Jepson & Mellor, Bottle Manufacturers. Large and small ink pots and larger bottles for ginger beer and soda water were manufactured. The site closed in 1908.

The Sun Inn, Old Wine Vaults, and the Moon and Stars are the oldest remaining public houses in Eastwood, being of the mid 18th century, and all would have brewed on their premises to some extent. The first two fall within the present conservation area. 19th century O. S. maps of the area show a maltings halfway down Church Street on the east side, where Malthouse Close is now, but the original malting buildings have been demolished.

Rope making took place at Bailey Grove to the west of the town to service the mines and canal. In the late 1960's the house, rope house, stables and outbuildings still stood as Ropewalk Farm. No recognisable buildings survive today.

An 18th century windmill stood on land behind the present Co-op supermarket on Nottingham Road. In 1868 Millstead House was built on the site.

2.3 Listed Buildings

There are ten listed buildings in Eastwood, all of Grade II designation, and three buildings recorded by Nottinghamshire County Council to be of local interest. These are listed below and those that fall within the conservation area are shown in bold type.

- **36, 37, 38 and 39 Scargill Walk (south side).**
- **8a Victoria Street (west side).**
- **The Old Wine Vaults, 11 Church Street (east side).**
- **10 Church Street (west side).**
- 116 (The Grove) and adjoining stables, Church Street (west side).
- 130 (The Rookery) Church Street (west side).
- 140 Church Street (west side).
- 28 Garden Road (north side).
- Eastwood Hall, Mansfield Road (west side).
- Hall Farm Buildings, Cockerhouse Road (north side).
- **The Sun Inn, Derby Road. [NCC local interest list]**
- **St Mary's Church, Church Street. [NCC local interest list]**
- **National School, Church Street (east side behind St Mary's Church). [NCC local interest list]**

2.4 Areas of Archaeological Potential

The county Historic Environment Records (HER), held at Nottinghamshire County Council, show the approximate location of a number of 18th and 19th century mine shafts throughout the parish, none of which are within or close to the conservation area. The HER yields no further information on archaeological sites or finds within Eastwood and no Scheduled Monuments lie within the immediate area. This, however, is not an indication that no archaeological finds have been made.

Although archaeology can be discovered in one form or another in almost any location, evidence relating to the earliest development of the town of Eastwood is most likely to be found in the areas described below.

The area around the top of Nottingham Road and Mansfield Road and the top of Church Street has buildings depicted on the early maps, and, although containing similar Victorian buildings to the rest of the road today, they have irregularly shaped plots which might indicate the potential for much earlier habitation. Not only might this area contain earlier buried archaeological deposits, but the ostensibly Victorian buildings themselves may contain hidden elements of earlier structures and as such would warrant special investigation should any alterations be undertaken.

The area around the Sun Inn is in the region of the old market place and structures are depicted here on all the 18th century maps. Buildings are also depicted on the 1793 enclosure map in the region of the old cottages on the north side of Derby Road, adjacent to the allotment gardens. Some of these cottages look likely to be those depicted on the map and represent probably the only survival of 18th century housing along Derby Road.

Church Street contains the earliest known buildings of Eastwood and the earliest evidence of occupation in the form of the ridge and furrow illustrated above. The area surrounding the church will contain buried archaeology related to the various churches which have been erected there. Somewhere in this area a pre 18th century rectory stood, which was demolished after a new rectory was built on the western side of Church Street. Evidence for this earlier rectory might lie in the churchyard, near the school buildings or under the tennis courts. These areas might also yield evidence for the pottery mentioned earlier.

The 18th century rectory on the western side of Church Street lay further west than the building known as the rectory on modern maps. It was demolished in the 1960's ahead of the Woodland Way development, but some buried foundations might still survive. The L-shaped earthwork depicted on the 19th century OS maps, and immediately adjacent to the three fields of ridge and furrow, was investigated on the ground and was found to be a level platform terraced out of a gentle slope. Its form suggests a possible house platform. No structure is shown here on any of the 18th century maps consulted but the position of this feature, within close proximity to the church and the 17th century building at number 10 Church Street, is a likely position for a Mediaeval or Post-Mediaeval building, possibly a manor house, and would warrant archaeological investigation.

Although there is a more extensive group of fields containing ridge and furrow to the south of Eastwood, along the Erewash valley, the three fields adjacent to the earthwork near Ivy Lane might represent an earlier period of enclosure in relation to the manor. They are probably the oldest remaining evidence of the settlement of Eastwood and as such form a physical link to its mediaeval agricultural past. For this reason they should be considered worthy of protection from development.

2.5 The Different Character Zones

Along with a consideration of the history and development of Eastwood, an investigation of its character today is necessary in order to draw out those special qualities that warrant designation as a conservation area. 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; routes through the town; views and vistas into and out of the town; 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.

First a brief description of the form of the town is given. This is followed by a detailed description of each character zone in turn with reference to the special qualities mentioned above.

Form of the Town

Eastwood town centre today comprises a bustling shopping street mainly of Victorian buildings (Nottingham Road) which runs roughly west to east with quieter residential streets running off to the north and south. In turn, these streets have side roads and blocks of housing which vary from Victorian to early 20th century in date.

At the west end of Nottingham Road the main road continues west down a steep gradient as Derby Road, with Mansfield Road going off down a similar gradient to the north and the smaller, quieter Church Street running south on a gentler gradient, down towards the Erewash valley.

Derby Road at its junction with Church Street has a block of newly cleared land awaiting redevelopment. Further down on the south side it is fronted by a handful of Edwardian and 1920's/30's semi's, giving way to late 20th century development. The north side of Derby Road has the Sun Inn dominating its busy junction with Mansfield Road. Further down, there are a variety of dispersed buildings set back from the road before a short row of 18th and 19th century cottages front the road, next to the entrance to the allotment gardens.

The Church Street area has a more open aspect with "villa" type buildings set in spacious gardens. It is the location of Eastwood's oldest buildings and has a more sedate feel to it than Nottingham Road.

The Sun Inn, along with another former public house and a small car park, sits on an island formed by the creation of Kelham Way, which came into being to serve the large supermarket development to the immediate west. This road curves around the back of the Sun Inn and links to Mansfield Road to create a one-way road system. Kelham Way also separates this island and the top of Mansfield Road from the supermarket, car park and filling station complex. This whole area is dominated by the road network and its heavy, fast-moving traffic.

2.6 Character Zone 1: 'The Buildings'

View north into 'The Buildings' from the top of Victoria Street



This character zone comprises Princes Street, Victoria Street, Albert Street, Scargill Walk and Wellington Street. It can be accessed via any of these streets and also through an arched entry from Mansfield Road. The whole area is built on a perpendicular grid form and was originally constructed between 1854 and 1860 by the mine owners Barber and Walker to house its growing workforce. See Map 3.

Before considering this area as it is today it is pertinent both to the spatial analysis and its special character to look into the particular circumstances surrounding the designation of The Buildings as part of the conservation area back in the mid 1970's.

The Context of the Designation

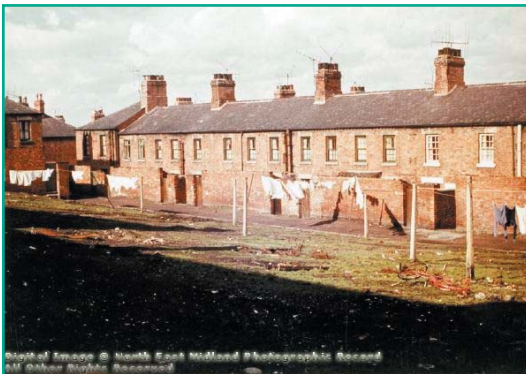
On their completion 'The Buildings' totalled 213 houses: Princes Street running west to east comprised three blocks of terraces which faced each other. Scargill Street (now Scargill Walk) on the same alignment was similarly laid out. Victoria Street, Albert Street and Wellington Street, ran north to south forming both the grid shape between Princes Street and Albert Street, and two open enclosures to the back of the houses which gave the area its local name 'The Squares'.

The Buildings and the Squares remained largely unchanged until the beginning of the 1970's. By this time most of the dwellings had become very run down and lacked modern amenities, so in 1970 Eastwood Urban District Council bought all the properties and began

demolition ahead of redevelopment. 80 houses, one of the two Methodist Chapels and The Squares were gone before local government reorganisation meant the responsibility for planning and housing for Eastwood was taken over by the new Broxtowe District Council. Broxtowe put a hold on further demolition pending a feasibility study to be undertaken to determine the relative merits of improvement of existing dwellings versus redevelopment. Local residents wishes were considered for the first time, the majority of whom preferred the option of refurbished homes rather than new.

The actions of the new council and the designation of the conservation area at this particular time was an historic act in itself in that it was one of the forerunners of a marked change in thinking, from the 'slum clearance' methods of the 1960's to a more considered approach with regard to historic buildings.

'The Squares' in the 1960's

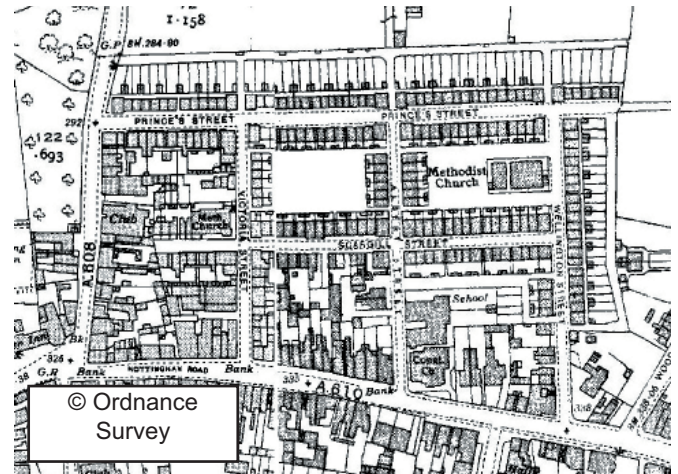


It was within this scenario that proposals for designating The Buildings as a conservation area were first put forward. The designation was used as a method to protect the remaining dwellings from demolition and to influence the kind of redevelopment that would take place. And in this respect it has been successful.

The Buildings Today

As a result of the processes described above, this area is basically a perimeter of the original Victorian terraces, which surround a block of 1970's housing that stands on the area formerly comprising 'The Squares' and those areas where the other original terraces were demolished.

The Buildings before clearance showing The Squares



The Buildings after redevelopment



The only stretch of original housing that lines both sides of a street is two blocks along Princes Street. The remaining chapel still stands in Victoria Street and in the south west corner of this area, fronting the top of Victoria Street and Scargill Walk, lies a small block of Victorian terraced houses that contain a row of four Grade II listed terraces and the Grade II listed birthplace of D. H. Lawrence. An original corner pub still exists on the corner of Albert Street and Scargill Walk surrounded by the 1970's development.

The infilling of The Squares did not serve to protect the special character of this area. The Squares were given particular mention, with reference to the character of this area, in the original designation proposal of 1975 and their loss has undoubtedly had a large impact on the layout as designed by Barber and Walker.

Methodist Chapel (Charlotte Court), Victoria Street



However, despite the loss of historic buildings and character features, the 'sense of the place' is still apparent and certain key Victorian buildings remain which emphasise the area's history and contribute to the community.

Listed D. H. Lawrence Birthplace, Victoria Street



Corner café, Victoria Street



The infill housing has been designed in a sympathetic manner and on the same scale as the original terraces. The Chapel still dominates the housing; there is a feeling of enclosure; the street layout is still largely retained and the houses process down the hillside as the original ones would have done. Views out to the distant countryside are the

same as they would have been. The whole area has a quieter, more peaceful character than the surrounding commercial areas of Nottingham Road and Mansfield Road.

Corner pub, Albert Street



The two entrances into the area that provide the most 'historic experience' are: descending from Nottingham Road along Victoria Street; and from Mansfield Road through the arched entrance and across the courtyard of the craft centre into Scargill Walk. This small section is distinctive from the rest of the area because of recent heritage-inspired resurfacing works related the D. H. Lawrence Birthplace Museum.

Listed Terraces, Scargill Walk



The entrance from Victoria Street gives a view out north to the distant fields and trees as the road ahead falls away. The road surface is of tumbled concrete block-paving; the footpaths of Victorian style Staffordshire Blue diamond chequered pavers; and there are granite kerbs. This gives way to asphalt after Scargill Walk.

The Mansfield Road entrance has a more enclosed view and has no discernable gradient. After crossing an asphalt car park, the road and footpath are of the same materials as the top of Victoria Street. Scargill Walk continues past the listed terrace on the right and the chapel on the left, which combine to give a strong 'working-class Victorian' sense of place. Oblique car parking up against the chapel on the left detracts from the experience though.

Road surface and footpath, top of Victoria Street



As mentioned above, the western end of Princes Street is the only section that retains Victorian housing fronting onto both sides of the street and there is a particularly strong sense of how The Buildings as a whole would have looked. The majority of the original terraces have simple Victorian style four-panel timber doors and most of these are painted in sympathetic colours (dark greens, blues or reds). Relatively few have PVC or hardwood examples in unsympathetic styles.

Princes Street has been pedestrianised and has had some landscaping works, including trees, planters, seating and bollards. The introduction of the trees and planters has softened the appearance of this area and has changed its original character somewhat, which from old photographs appears very 'hard' and urban, with no apparent greenery.

The view out west from Princes Street is of the busy Mansfield Road and across a short stretch of grass verge to a filling station. However, dominating the view to the north west from anywhere along Mansfield Road is the greened-over spoil heap of Brinsley colliery, which serves as a powerful reminder of the historic context in which this area was developed.

Princes Street pedestrian area



Colliery spoil heap rises over houses on Mansfield Road



Both the Wellington Street and Albert Street entrances have a similar feeling to that of Victoria Street, although their approach is marred by larger scaled modern developments where they meet Nottingham Road.

Wellington Street has a fine view out to the surrounding countryside to the north and north east over the rooftops, emphasised by the original housing descending the hillside and has had trees introduced, which have a softening effect similar to those in Princes Street.



View north from the top of Wellington Street

Albert Street appears 'harder', with a more 'inner-city' feel, than Victoria Street and Wellington Street. It is the most disjointed of the three north-south streets of the grid, owing to the clearance of the squares, the housing of Scargill Walk and a semi-pedestrianised character. The modern housing presents its cluttered rear elevations to the street, rather than the continuous façade of the traditional terraces. This breaks the building line and disrupts the homogeneity of the area.

Sympathetic 1970's housing descending hillside in Albert Street



Summary of the special character of zone 1

- A strong rectilinear grid layout, processing down the hillside which provides exceptional views out to the north of the surrounding rural landscape.
- A feeling of enclosure and of entering a quieter residential community from the noisier, busier commercial areas of Nottingham Road and Mansfield Road.
- A strong sense of a Victorian working-class neighbourhood in the chapel/museum area.
- Chapel, Corner café and Corner pub retain the feeling of close-knit community.

Negative factors which devalue Character Zone 1

The loss of The Squares has undoubtedly had a large impact on this area. Were the same development process undertaken today, perhaps the retention of the squares would be of greater concern.

Poorly designed shop front at top of Victoria Street



Although the D. H. Lawrence Birthplace Museum itself is a fine example of a well restored and maintained Victorian building, the housing opposing it across Victoria Street has doors and windows that are not sympathetic to the Victorian character.

Badly sighted signage mars a small open area directly across from the Museum and the shop fronts at the top of Victoria Street, which are walked past to reach the museum from Nottingham Road, could be improved. In particular the large plastic signage and pale render of the 'Your Move' shop front detracts from the area and the dental surgery frontage is untidy.

Untidy shop front close to D. H. Lawrence Museum



The existing Victorian terraces which were refurbished en masse by the council lost all their original windows in the process. The windows are now all white PVC stock design. Photographs from the 1960's show the terraces with their original sash windows and with painted green front doors. The majority of the front doors are of timber, four-panel construction, however, and most of these are painted in sympathetic colours (dark reds, blues and greens). These properties seem to be those still owned by Broxtowe Borough

Council and therefore are benefiting from a unified management strategy. The properties fitted with unsympathetic PVC or dark stained timber doors are likely to be those now in private ownership. Satellite dishes are fixed to the front elevations of some of the properties, which clutter up the terraced façade.

Original doors and windows



Replacement doors and windows



Princes Street and the small area around the Birthplace Museum aside, the road surfaces throughout are in a poor condition as are a number of small car parks. The car park that links Victoria Street to Albert Street runs behind the rear boundaries of properties which face Nottingham Road. The traditional red brick rear boundary walls and outbuildings of these properties have been demolished over time to allow vehicular access. Some have been reinstated with cheap and inappropriate materials, e.g. concrete blocks, resulting in an untidy and discordant boundary line. The car parks in general erode the character of the area.

The signage for the Craft Centre is out-dated and the treatment to its courtyard area and the car park to the rear dilutes the impact of the buildings. The security railings to the top of the walls creates an 'under siege' atmosphere.

Car park between Victoria Street and Albert Street



Signage and car park to rear of craft centre



The Chapel (Charlotte Court) is a key character building which has had unsympathetic modifications. The gables have been rebuilt in unmatched brickwork and the roof covering is of a corrugated sheeting material more usually seen on industrial units. The building appears to have been converted into flats and there are a number of satellite dishes fixed to its walls. The car park adjacent to it is bland and undermines the architectural impact of the chapel.

Bollards, streetlamps and signage of various designs and materials break up the integrity of the area and devalue enhancement works.

Clashing cultural and functional signage



The award-winning 1970's infill housing, although originally designed in a sympathetic manner to the existing housing, has been subject to security measures over the years which now give parts of it an inner city 'no-go-area' feel. The use of galvanised steel-bar gates, polycarbonate sheets and fencing to former open walkways, and galvanised perimeter fencing around the blocks of Scargill Walk, do nothing to encourage exploration of the area and devalue the setting of the remaining historic buildings, including the D. H. Lawrence Birthplace Museum.

Unsympathetic bollard designs



Three blocks of the 1970's housing: Albert Street, the bottom of Princes Street and the bottom of Wellington Street, have their rear elevations facing the public street. This layout breaks the unity of the terraced scheme. Refuse bins and general clutter, instead of being hidden from public view, present a messy streetscape to the passer-by. Some of these houses have broken fences. Some of the Victorian terraces along Princes Street have poorly maintained front doors.

The Buildings area is still mainly council owned and contain a rest home for the elderly and high-density housing. There were anti-social behaviour problems within the area at the time of the survey which has resulted in the current security measures and a few examples of poorly maintained Victorian terraces. In general though, the majority of the housing is well maintained and in good condition.

Recent security measures have devalued the area



2.7 Character Zone 2: Nottingham Road/Mansfield Road

This character zone can be approached from four directions: Nottingham Road, Derby Road, Mansfield Road and, to a lesser extent, Church Street. See Map 3.

Nottingham Road Streetscape

North side of Nottingham Road



Travelling in from the east along Nottingham Road, the eastern part of Eastwood is passed through before the conservation area is entered at the point where Alexandra Street leads off to the south. The Victorian buildings begin on the left hand side and, up to the point where Albert Street leads off to the north, are faced by an open area car park and the modern single storey store of Iceland.

After this point the road is lined for the most part with two and three storey Victorian buildings of red brick with slate roofs. The buildings vary from quite simply decorated examples to some fine detailing on the upper storeys of the taller blocks. A recurrent theme on the majority of the buildings is the dentilated eave, with some of the taller buildings displaying more ornate moulded brick cornices.

In general the three storey buildings are of a higher quality than the two storey ones and exhibit a wider variety of architectural detail. There are good examples of decorative lintels in both stone and brick, ranging from stone round-edged mouldings and keystone designs to polychromatic brick. Some of the windows have corbelled cills. There are also examples of quoining, string courses and polychromatic brickwork designs to a few of the buildings.

Dentilated eaves, polychrome brickwork



Ornate cornice, quoining, keystone lintels and corbelled cills



There is a 'densely packed' and busy feel to the street owing to the survival of the original building line, close to the road, and the original footprints/boundaries of the majority of the premises. To the observer, this creates a strong sense of enclosure and a feeling of 'being in scale' with the surroundings.

The streetscape is quite uncluttered. There are minimal posts set into the footpath and the street lighting is set back against the building line. The ratio of the width of the roads and footpaths to the height of the buildings is well balanced. These factors combine with the gentle curve of the street to provide clear views of the façades from shop front to rooftop as one walks the length of the street. However, the general feeling when walking along Nottingham Road on a typical 'shopping day' varies from one end to the other.

Moulded brickwork and stone banding



Ornate string courses and cornice



Although there is often heavy traffic using the road during the daytime, it is slow moving because of the heavily used pedestrian crossings. For this reason it is easy to cross from one side of the road to the other at the eastern end without feeling intimidated by the traffic. The slow moving traffic also has the beneficial effect of alleviating the temptation to erect railings to separate the footpaths from the roads.

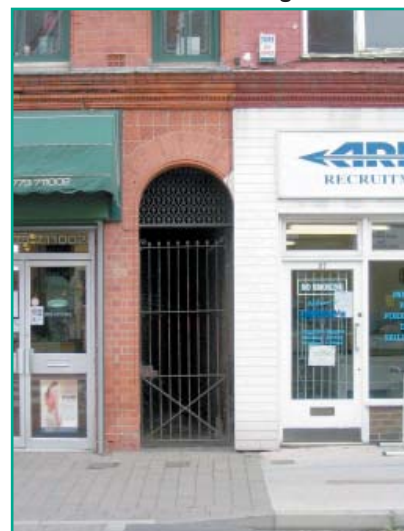
At its eastern end, Nottingham Road is a bustling high street with lots of visual and audible activity, where small groups of people chat outside the shops. As the western end is approached this activity tails off and the street feels dead. This seems to be because of a greater concentration of closed premises, and an increased feeling of being trapped on one side of the street because of queuing vehicles waiting to accelerate away from the traffic lights into the vehicle dominated area of the former market place.

Along Nottingham Road there are only two side-road entrances that break the façade, both to the north: Albert Street at the very start of the parade, next to Iceland; and Victoria Street, almost exactly half way along. There are four vehicle access-ways leading to the rear of the buildings and very few alleyways. There is one remaining example of an original cobbled surface on an access-way between Halifax Estate Agency and number 48 on the south side.

Survival of original cobbled alleyway



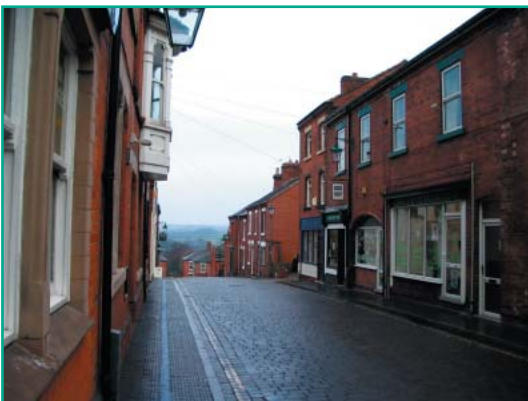
Original ironwork. Decorative tiles hidden by blinds and cladding



One narrow, arched alleyway on the north side between numbers 35 and 37 (Style 2000 and Arrow Recruitment) has moulded bricks and an original cast iron grille and wrought iron gate. These buildings also display some of the most ornate moulded brickwork and cornice detailing. A band of decorative moulded tiles runs across the full width of the façade but is unfortunately only visible above the archway because of Dutch blinds to the left and PVC cladding to the right which cover it.

On approaching the top of the road where it meets Mansfield Road the view out between the buildings is of the distant landscape and sky owing to the way the road ahead slopes down to become Derby Road. This visual connection with the surrounding, gently rolling countryside is experienced more dramatically from the views out to the north along the narrower routes of Victoria Street and Albert Street. Here the bright distant landscape can appear in stark contrast to the dark, red brick facades of the buildings. These glimpses of the surrounding green landscape play an important role in opening up and softening an otherwise very containing urban streetscape. The only trees in this area are at either end of the street: to the front of the Iceland store at the east end, and in front of the Sun Inn at the west end.

View along Victoria Street linking Nottingham Road to the landscape



Original Victorian hanging sign bracket



Two pedestrian crossings fall within the Nottingham Road section of the conservation area; one, at the top of the road, is of the pelican-type with large, high-level illuminated displays; the second is just to the east of the Victoria Street entrance and is of the traditional zebra type with Belisha beacons. There are two bus stops with signs, shelters and litter bins towards the eastern end of the road which are well designed and fairly unobtrusive.

Approximately 50% of the original timber windows survive to the upper storeys of this stretch of street, the majority being to the eastern side of the Victoria Street junction. The best 'total survival' examples appear in the block facing the Iceland store; they range from the Halifax bank to the Independent Beds & Furnishings shop; and the Barclays bank building.

Unfortunately the fine quality of the upper storeys of Nottingham Road is not mirrored on the street level shop frontages. Lack of effective development control to alterations of the shop fronts is seriously eroding the character, unity and potential charm of the street.

Mansfield Road Streetscape



The Mansfield Road area is dominated by the sight and sound of the heavy traffic using the small one way system which encircles the Sun Inn.

The one-way system and wider road here has had the effect of raising the speed of the traffic. The vehicles are either stationary or travelling at a higher speed than those in Nottingham Road. For this reason the traffic is more intimidating along Mansfield Road and makes the road difficult to cross. The

perceived danger of the traffic has led to the extensive use of railings and islands by highways engineers which corral pedestrians into two small areas.

There are traffic lights and a pelican type crossing with an island at the lower end of the street where it is joined by Kelham Way. Towards the top of the street decorative railings separate the road from the footpaths and there are seating areas. At the top of the street there is a further pelican type crossing and an island to get across to the Sun Inn. There are far reaching views out over the countryside to the south west at this point and the two tall trees to the front of the Sun Inn play an important role in softening the urbanising effect of the highway works in this area.

Mansfield Road has a façade of Victorian two and three storey buildings on its east side. The west side has been subject to extensive landscaping and highway works which have opened up the streetscape. For this reason the enclosed nature of the commercial area along Nottingham Road is not repeated in Mansfield Road.

Travelling south up a steep incline towards the junction with the Nottingham/Derby Road, the commercial premises begin on the left hand side at the junction with Princes Street. The buildings all front the street on the same building line, which is broken by the occasional vehicle-width access.

Examples of good shop front design in Mansfield Road



Approximately 40% of the original upper storey sash windows survive along this side of the street and these are confined to two main blocks: the three storey block of Barclays Bank at the top of the street; and the seemingly unoccupied Phoenix II function rooms. The remainder have wooden and PVC windows in a variety of stock designs. The current poor condition of the Phoenix II building is of some concern. This building was formerly the Mechanics Institute, the library of which was used by D. H. Lawrence. It later became the miners social club. For these reasons it is a key historic building of Eastwood and deserves special attention to reverse its decline.

The right hand side of Mansfield Road has been extensively remodelled with only two remaining buildings: The Onsite Lodge (a former public house) half way along; and the Sun Inn and its ancillary buildings at the top. The rest of the area is a car park.

The highway works which divorce the Sun Inn from the rest of the conservation area and erode its historic character



The Sun Inn and the Onsite Lodge are isolated from the rest of the conservation area by the highway works. Their position on the 'traffic island' is very unfortunate, especially for the Sun Inn as this is a key historic building for Eastwood and listed for its local interest by Nottinghamshire County Council.

The shop fronts along this stretch of the conservation area in general seem to be making an attempt to follow conservation area guidance, although the treatment of the frontages of the Tandoori, the Business Centre and Chester Consulting could be improved.

The other approach to this area is from the east along the Derby Road. This might be considered the main approach to Eastwood today, because it is this route that leads most easily to the main trunk road of the A610.

From this direction Eastwood is experienced as a settlement on the summit of a hill. St Mary's Church tower dominates the skyline, rising above the rooftops to the right hand side. The steep gables of the Old Wine Vaults and the slate roof of Eastwood Junior School also punctuate the skyline when approaching from this direction. As the summit is reached, the Sun Inn, and its two trees, to the left and Barclays Bank to the front, dominate the streetscape and act as key buildings which announce one's arrival at the main entrance to the town.

Summary of the special character of zone 2

In general the special character of this area stems from the Victorian red brick commercial buildings. Any other 'sense of place' in the Mansfield Road area has been heavily eroded by the clearance of buildings from its western side and the alienating nature of the highway works. However, Mansfield Road contains a key building of local importance in the Mechanics Institute and some of the best examples of shop fronts. It also shares a second key building with Nottingham Road in the form of Barclays Bank, on the corner. The special character of the area is more easily experienced along Nottingham Road and can be summarised.

- A very high survival of the original Victorian building stock still retaining its characteristic red brick façades, slate roofs and painted timber sash windows.

- Well-detailed upper storeys, exhibiting a variety of window and brickwork designs but also a unity owing to the continuity of materials used: red brick, limestone, slate, painted timber.
- A sense of enclosure provided by the building line and the almost unbroken procession of the building façade.
- A feeling of being in an environment of 'human scale' owing to the small shop units, the two and three storey buildings and the breaks in the façade to the north allowing views out to the distant rural landscape.
- Clear sight lines of the buildings from ground level to eaves, despite the fairly narrow street, because of the gently curving nature of the street.
- Minimal clutter which enables unimpeded pedestrian flow.

Negative factors which devalue Character Zone 2

Nottingham Road

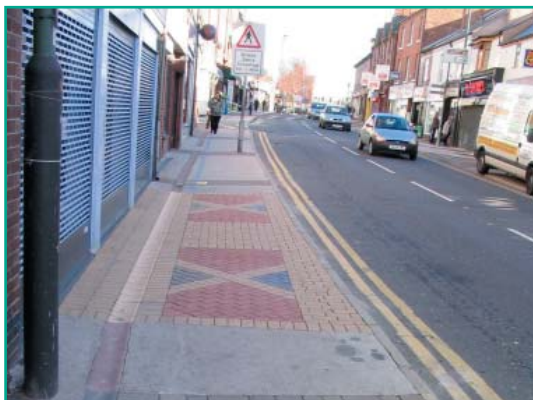
The Iceland development that resulted in the shrinkage of the conservation area boundary in 1997 seriously detracts from the setting of the first eight buildings which make up the conservation area opposite. The whole area has been "opened up" and is out of scale with the buildings across the street. Its construction has undermined the impact of one of the entrance points to the conservation area.

Wide single storey store has 'opened up' the streetscape



The Golden Pearl Cantonese Restaurant (number 19) is a modern infill building and is similarly of poor design. It is constructed of brown brick, has a flat roof, and upper floor windows of a style incongruous with the prevailing style of the street.

Inappropriate footpath designs.



The footpaths throughout this area are composed of a variety of materials: very pale asphalt; darker, transverse strips of block paving; various polychromatic designs laid out in multi-coloured blocks; and shallow drainage gullies which also appear in a mixture of colours. On top of these runs the D. H. Lawrence timeline in blue, which links a series of plaques set into the paving and leads the observer on a journey past buildings associated with Lawrence. This mixture has the effect of breaking the continuity of the footpath and is in disharmony with the buildings.

Number 52, a complete traditional shop front



The main cause of the devaluation of the conservation area in Nottingham Road is poor design of the shop frontages. The majority of the original shop front designs have been lost. Approximately 70% of the shop frontages have designs incorporating large plastic signs,

unsuitable for a conservation area. The remaining 30% have some aspects of design more appropriate to a conservation area or have escaped damaging alterations simply by being unoccupied.

A few elements of traditional shop fronts survive along Nottingham Road but there are only two examples of extant early shop fronts: numbers 52 and 60. These still have their original recessed entrances; cornices with lead flashing; decorative corbels and smaller fascias. They both have smaller glazed units to their windows than the large areas of plate glass on most of the other shop fronts and 52 has timber pilasters and a hand-painted sign.

Number 60, two of the three bays have original windows



Many of the shops, particularly towards the Mansfield Road end of the street, have unsuitable exterior solid steel roller shutters covering their frontages, several of which appear to be closed for most of the daytime. Others have a steel mesh permanently in place over their windows. This approach to security is having an alienating effect on the street.



Oversized display fascia has replaced original cornice

Large plastic signs and solid shutters



A wall of solid shutters gives a 'no-go area' appearance



Plastic windows, painted brickwork and large plastic signs serve to erode the historic character



Some of the buildings have modern concrete or Eternit type fibre slate roof coverings. Some have replaced the original timber sash windows with unsuitably styled PVC, softwood, hardwood or aluminium items, and many of the existing original sash windows are in poor condition, owing to a lack of maintenance.



Blocked guttering on 52-56 Nottingham Road

Some of the premises are vacant and in poor repair. A few have blocked rainwater goods with vegetation growing from them: the worst case being numbers 52-56 Nottingham Road. If allowed to continue this lack of maintenance will result in a rapid deterioration of the fabric of these buildings.



Peeling paint on original sash windows, number 72

Mansfield Road

The result of the highway works in this area has been to divorce the Sun Inn from its historic context. It is now difficult to reach the inn on foot, surrounded as it is by busy roads, railings and traffic lights. It is hard to imagine that this was once a market place and the focus of the town. However, at the time of writing, a key site, opposite the Sun Inn at the top of Church Street, is being considered for redevelopment. This will provide an opportunity to positively enhance this part of the conservation area.

The D. H. Lawrence Snackery, the Fitness Centre and the Phoenix II function room are the main detractors from this area. The Snackery has lost its original pitched roof, has been pebble-dashed and the elevation facing Mansfield Road has been extensively changed by the blocking and repositioning of windows.

D. H. Lawrence Snackery has been extensively altered



The Fitness Centre has had its original ground storey frontage rebuilt in an unsympathetic style and has aluminium windows to its front elevation. Its windows are also covered with adhesive lettering which overwhelms the building's appearance.

The Phoenix in particular would warrant effort in its management because of the historic associations with the mining industry and D. H. Lawrence. It is a key historic building in Eastwood and at present is unused and deteriorating. Since this survey was undertaken the windows have been boarded over.

Unsympathetic under-building, aluminium windows and over-signage have eroded the character of this building



The former Mechanics Institute, a key historic building, appears unoccupied and is in poor repair



19 Nottingham Road, a discordant infill building



The gaps between the buildings, particularly the one between the Fitness Centre and the Phoenix, are untidy and have vegetation growth.

Number 16 has been rendered and has lost its slate roof to concrete tiles and other buildings have aluminium, timber or PVC replacement windows of an unsuitable style fitted.

Although these are relatively minor changes to the building in question, when viewed as a whole they dilute the Victorian character of the area and create a fragmented, rather than a unified streetscape.

The isolation of the Sun Inn on its island by railings and fast moving, heavy traffic; the general dominance of the clutter related to the traffic management; and the intrusive views west to the filling station and supermarket complex all contribute to erode the character of this area.

2.8 Character Zone 3: Church Street

This part of the conservation area still remains less densely developed than the preceding two, and its character is very different as a result of this. The purpose of including Church Street in the conservation area was to help protect the oldest part of Eastwood and conserve its more rural village-like character. See Map 4.



Church Street is a quiet area with an uncluttered streetscape. The road and footpaths are of asphalt and there are minimal road markings. The area has a spacious and leafy character. It has boundary walls in stone or red brick which border the footpaths and tall trees which give it a rural feeling. Most of the buildings are set back from the road and are large detached dwellings with large gardens which create soft and permeable sight lines. Wide views are experienced between the buildings out to the distant countryside to the west. St Mary's church sits high on a wide grassed cemetery, its tower dominating the streetscape.



Landmark building, St Mary's Church tower

Some of the buildings here are listed: The Old Wine Vaults and number 10 are grade II listed. St Mary's Church and the National School to its rear are listed for their local interest by Nottinghamshire County Council.

Number 10, a 17th century timber-framed building



The Old Wine vaults is a key building for the Church Street area not only for its architecture but also because it has a dramatic impact on the streetscape and skyline. Number 10 is the oldest building in Eastwood, dating from the mid 17th century, and the only known example to contain oak timber framing.

A number of other buildings of note also fall within this area. The dental practice on the corner of Ivy Lane (number 22) is housed in a former agricultural building which contributes strongly to the rural feel. The Old Surgery also contributes significantly to the character of Church Street, as does Argyle Mews at the top of Ratcliffe Street (outside the current conservation area boundary).

The Old Surgery



Also of interest and glimpsed from Church Street is the Victorian Eastwood Infants and Junior School set back behind the Old Wine Vaults. The school is accessed by a short road beside the church which also leads to the older, smaller National School buildings, built in the 19th century by the Church. At the time of this survey the National School buildings were empty and in poor repair.

Argyle Mews



The Old Wine Vaults



Ivy Lane leads off west to the grounds of the former rectory and serves as an access-way to the detached dwellings now built there. It has remained largely unchanged for at least a century and is bordered by tall trees and tall, bushy hedging. Views out south from here across the Erewash valley show the rolling countryside and give a feeling of being deep in a rural setting. The undeveloped fields to the immediate south of this spot link this part of the conservation area with the surrounding landscape. They also contain the terraced earthwork and the ridge and furrow described earlier.

The Dental Surgery



View west along Ivy Lane



View south west from Church Street near Ivy Lane, showing one of the fields of ridge and furrow

Summary of the special character of zone 3

- A rural feeling, leafy with tall trees and open views
- A historic, village-like character created by the church tower, the green expanse of the church yard and the older buildings
- Brick and stone boundary walls bordering an uncluttered street with minimal road markings
- Large detached 'villa' type buildings set in their own grounds with mature shrubby gardens
- Timeless country lane character of Ivy Lane and its unspoilt views out to the south
- A strong sense of Eastwood's agricultural beginnings from the views of the surviving fields of ridge and furrow and the converted barns of the dental practice at the corner of Ivy Lane

Negative factors which devalue Character Zone 3



The former National School

This area has fewer detractors from its character than areas 1 and 2. However, a short section of the street at the very top has become more urbanised by the construction of high density terraced houses on the east side. Also of some concern is the large area facing these, on the corner with Derby Road.

As mentioned in the section on Mansfield Road above, this area has been cleared and its redevelopment was at the planning stage at the time of this survey. A great deal of thought needs to be put in to how this site should be developed with reference to its impact upon both the character of Church Street and its effect upon a key entrance point to both Eastwood and the conservation area.

Urbanisation at the top of Church Street



Tall, close-boarded fencing in Ivy Lane



The Old Wine Vaults has an array of TV aerials, floodlights, alarms and a satellite dish fixed to its front elevation.

The erection of two metre tall close-boarded fencing is eroding the 'country lane' character of Ivy Lane.

The general condition of the footpaths throughout the area is untidy owing to patch repair works to the asphalt.

The National School building, behind St Mary's Church is unoccupied and in poor repair.

3.0 The key characteristics of the conservation area and current issues affecting them

3.1 Summary of special interest (strengths)

A strong sense of the Victorian Era and of a townscape enriched as a result of the Industrial Revolution in coal mining.

- The core of the conservation area is mainly a product of development in the second half of the 19th century. This has given Eastwood a unity in its historic buildings through the use of red brick, natural slate, limestone and painted timber.
- An almost complete survival of a Victorian commercial high street in Nottingham Road. There are only two examples of modern infill to distract from the historic quality of the street and there are no gap sites.
- A variety of fine examples of Victorian detailing to upper storeys in the form of: dentilated eaves; ornate cornices; decorative window cills and lintels; contrasting or ornate string courses; quoining; and polychrome brickwork.
- An intimate streetscape owing to the two and three storey buildings with sash windows, and the narrow plot sizes and shop frontages.
- In 'The Buildings', a strong sense of a working class mining neighbourhood, characterised by high density two storey terraced housing on a rectilinear grid layout, and key Victorian community buildings in the form of the old chapel, corner public house and corner café/shop.

A connection with a pre-mining, agricultural past and visual reminders of being in a rural landscape.

- There are fine views out to the surrounding, gently rolling fields from many points within the conservation area, particularly to the north from Nottingham Road and 'The Buildings', and to the south west from the top of Mansfield Road and Church Street.
- Church Street maintains a village-like feel, through its trees, its large, leafy and visually permeable residential plots and its greened over churchyard.
- The older, pre-Victorian buildings of Church Street and views out over fields to the south from the Ivy Lane area link the market town to the countryside. A reminder of the early pre-enclosure landscape is provided by the mediaeval ridge and furrow, south of Ivy Lane.

The writings of D. H. Lawrence draw on many of the historic buildings of Eastwood and provide a unique insight into the town and its surrounding area.

- The D. H. Lawrence birthplace museum is a great asset and gives Eastwood Conservation Area further historical interest.
- Lawrence used the library of the Mechanics Institute in Mansfield Road and wrote about 'The Buildings' and 'The Squares', along with other recognisable buildings in and around Eastwood, both in his novels and in non-fiction pieces. These factors add another historic dimension to Eastwood and enable its Victorian character to be more fully realised.
- Tourism attracts visitors to Eastwood seeking to experience some of the influences upon Lawrence's writings: the character and architectural qualities described above contribute to this.

3.2 Summary of erosive factors (weaknesses)

Poorly designed shop fronts, signage and advertising that are inappropriate for a conservation area.

This is a major weakness of the historic retail heart of Eastwood and serves to seriously devalue the high quality architecture of the main streets.

- 70% of the shop fronts exhibit modern alterations of poor design, incorporating oversized fascias, brightly coloured plastic signage and with no coherent structural framing such as stallrisers, pilasters, corbels and cornices.
- Only around 15% of the shop fronts exhibit appropriate traditional design incorporating classical details.

Alienating security measures

- The security shutters used on the shop fronts are of an unsympathetic and alienating design. They create a very negative sense of exclusion.
- The security arrangements in The Buildings area are undermining any attempts to attract visitors to the setting of the Lawrence Birthplace Museum and this historic part of the town.

Loss of historic features and use of unsympathetic materials.

- Approximately 50% of the original timber sash windows of the upper floors have been replaced with unsympathetic modern designs in Nottingham Road and approximately 60% have been similarly replaced in Mansfield Road. Apart from the short row of listed buildings, the corner café and possibly the corner public house, The Buildings area has lost all its original windows replaced.

- Some of the buildings have lost their natural slate roofs to concrete tiles or fibre cement slates.
- The traditional red brick facades of some buildings have been rendered and/or painted.

Unsympathetic works to the public realm and highways

- The works to the one-way road system which has separated the Sun Inn from the rest of the conservation area has given priority to the car (and much of that through traffic) over the pedestrian and resident. Pedestrians are corralled into two crossing areas surrounded by railings and the resulting clutter of signage, traffic lights, barriers and road markings have seriously eroded the historic context of the Sun Inn.
- The use of decorative, coloured landscaping techniques to the paving in both Mansfield Road and Nottingham Road has not enhanced the character of the conservation area. At best it is confusing and at worst it serves to erode the historic character, creating visual clutter.
- Car parks within The Buildings area detract from its character. Minimal effort has been put into their design and maintenance. Bollards associated with the car parks are of inappropriate design and soft landscaped areas have been reduced to patches of bare earth.

Redundant, poorly maintained and modified buildings.

- Many of the upper floors of the buildings along Nottingham Road are unoccupied and badly maintained, as are the outbuildings to their rear. The original sash windows require repainting and the rainwater guttering and down-pipes require attention. Some of the roofs of these buildings are not visible from the street and might similarly require repair.

- Key historic buildings within the conservation area are undervalued and some are in urgent need of attention: the former National School, off Church Street behind St Mary's Church, is redundant and in the worst condition. The former Mechanics Institute (Phoenix II) in Mansfield Road has boarded over windows and needs to be brought back into use. The Methodist chapel in The Buildings area, has been repaired/modified using cheap and unsympathetic materials.

Poorly designed new development within or adjacent to the conservation area.

- The Golden Pearl Cantonese Restaurant in Nottingham Road is a modern infill building which bears no relation to the prevalent style and traditional materials of the street.
- The Iceland store, now adjacent to the conservation area, is similarly inappropriate in design. Its wide and low proportions have destroyed the enclosed nature of one of the entrances to the conservation area. These examples highlight the affect of poorly designed new buildings on a conservation area.

Inappropriate use of materials for visible boundaries.

- The loss of traditional red brick boundary walls and the partial demolition of outbuildings to the rear of Nottingham Road, visible from the car park between Victoria Street and Albert Street, has resulted in a particularly ugly area within close proximity to the D. H. Lawrence Birthplace Museum.
- The high, close-boarded fencing along Ivy Lane is changing the character of the area from a rural, leafy lane to a suburban/urban back alley.

3.3 Threats to the character of the conservation area

- The high-profile site on the corner of Church Street and Derby Road currently under consideration for redevelopment. Careful thought needs to be given to development proposals for this site. If an unsympathetic or poorly designed building was erected here it would have an enormous detrimental affect on an area already seriously eroded in character.
- If the erosive factors described above are allowed to continue unchecked the conservation area will lose almost all of its special character. Incremental changes of this nature seem small in isolation but erode character over time and make it progressively more difficult to reverse the decline.
- If the remaining traditional Zebra Crossings in Nottingham Road are replaced by Pelican types, this will result in an increase in road speed and the resulting consequences of lack of pedestrian permeability and the erection of railings, road markings and increased signage.

3.4 Opportunities for enhancement

Permitted Development and Article 4 Directions

The piecemeal erosion of the character and appearance of the conservation area can be controlled by the implementation of an Article 4 direction by the local planning authority.

The Town and Country Planning (General Permitted Development) Order 1995 allows property owners to undertake a range of minor developments without the need to apply to their local authority for planning permission. These are commonly known as "permitted development rights". For example, the replacement of windows and doors would normally be considered permitted development.

Although these rights are more restricted in conservation areas, they do not prevent owners from replacing important features of a historic building with modern alternatives which spoil the character of the building and devalue the conservation area.

Article 4 of the General Permitted Development Order enables local planning authorities to withdraw permitted development rights. Under an Article 4(2) direction a local planning authority can stipulate the style and materials to be used for the replacement of windows and doors, in order to preserve the character and appearance of a historic building or area. Article 4(2) directions are commonly used to strengthen development control within conservation areas.

- Regeneration focussed upon the development of high quality, sympathetically designed shop fronts to recreate a sense of unity to the commercial area. Approximately 20% of the shop fronts could be quickly brought up to an acceptable standard with minor changes.
- Basic maintenance of the building stock under a controlled design guidance. For example the painting of woodwork using a reduced palette of colours sympathetic to the historic character. The dark greens, dark reds, and dark blues traditionally used would work well. These are already being used on some premises to good effect.
- Redundant floor space in outbuildings to the rear of the shops, and on the upper floors of premises in Nottingham Road could be brought back into use to maximise the potential of the historic buildings, by providing sustainable residential space and reversing their deterioration.
- Creative and relevant redevelopment of the former Mechanics Institute, perhaps as a library, educational centre or bookstore; and sympathetic enhancement to the former Methodist Chapel and corner pub in The Buildings, to better encourage tourism.
- Enhancement of the Victorian character of the conservation area through a sympathetic development of the car parking facilities would support work already undertaken on the D. H. Lawrence Timeline, the craft centre and the Durban House Museum/café in attracting tourists to Eastwood.
- A simple, understated and uncluttered approach to public realm works, to enhance rather than weaken the special historic character of the townscape.
- Redevelopment of the landmark gap site on the corner of Church Street and Mansfield Road, which was at the planning stage at the time of writing this appraisal, offers a tremendous chance to positively enhance this key entrance point to both Eastwood and the conservation area.
- No other gap sites exist within the conservation area, but the west side of Mansfield Road, which has been opened up by the demolition of buildings to form a car park, could be a possible redevelopment site of the future. If this were to occur it would be an opportunity to reconnect the isolated Sun Inn to the rest of the historic core of the town, and create suitably scaled commercial units to enhance the area and improve pedestrian access throughout the whole commercial zone.
- Through enhancement and creative promotion of its Victorian commercial centre, Eastwood could attract small, niche retail businesses to enrich its market town status.
- The town could further tap into its connection with D. H. Lawrence by promoting itself as a centre for the bookselling business, as Sedburgh in Cumbria and Wigtown in Scotland have done. Many of the historic properties along Nottingham Road and Mansfield Road would lend themselves successfully to bookshops and the knock on effect of cafés and antique shops. Eastwood is well situated for such a venture, being centrally located, close to major roads and a motorway, and situated in attractive rolling countryside.

4.0 Suggestions for boundary extensions to the conservation area

This appraisal process has identified three possible boundary extension options to the current conservation area, all of them within the Church Street character area. No extensions or contractions to the boundary in either of the other two character areas seems necessary at present. Map 5 shows the three options, marked A, B and C.

Section A would include the new doctors surgery, three buildings on the north side of Ratcliffe Street, and the range of buildings known as Argyle Mews on the south side of Ratcliffe Street. The reason for this extension would be to include the character buildings of Argyle Mews. These buildings date from the early 18th century and contain original features. They echo the scale and long, low proportions of the dental surgery nearby. They also have an attractive red brick boundary wall which curves onto Church Street and mirrors the boundary wall of the retirement home on the opposite side of Church Street. There is also a large, mature tree in their grounds on the corner of Ratcliffe Street and Church Street. For these reasons they contribute positively to the character of this area. The doctors surgery also makes a positive contribution because of its shrubby gardens which maintain the village-like character of the area. The remaining three buildings are neutral factors but should be included for boundary continuity and as a control measure to prevent any development that would have a detrimental effect upon the character of the area.

Sections B and C should be considered together. Section B represents the actual fields containing the ridge and furrow described in character area 3 and should be considered for inclusion, both because of the contribution that they make in supporting the rural feel to the Church Street character area, and for their representation of the mediaeval agricultural past of Eastwood.

Section C covers the area of plot boundaries which are shown on the 18th century maps. The buildings of this section display no outward signs of being any older than the 19th century and are of no special interest; the plots on which they stand, however, have changed little since at least the 18th century. They appear to be tenement plots built over the mediaeval ridge and furrow, and so might date anywhere from the 14th to the 18th century and could contain important buried archaeological evidence of the development of Eastwood.

Section C on its own would not constitute a boundary extension, but might be considered 'an extra' if section B were to be included. It's inclusion should be balanced against the need to deal with any extra bureaucracy that might be generated in relation to development of the buildings.

5.0 Identification of key buildings

(see Map 1)

The appraisal has identified a small number of key buildings of special interest to Eastwood, some of which are already recorded by Nottinghamshire County Council to be of local interest. These buildings are summarised below, and have been chosen with regard to the English Heritage guidelines reproduced in Appendix 7.2. A key building is one that meets more than one of the criteria. It must be stressed, however, that this list is not exhaustive, it merely highlights buildings of particular interest and should not be used as a guide to importance. Each building within the conservation area should be considered on its own merits.

- The Sun Inn, Derby Road.
- St Mary's Church, Church Street.
- National School, Church Street (east side behind St Mary's Church). [see below]
- 24 Mansfield Road. The former Mechanics Institute.
- Victorian former Methodist Chapel, Victoria Street.
- 33 Victoria Street. Corner café.
- 34 Victoria Street. Corner museum.
- 32 Albert Street. Corner former public house.
- 7 Nottingham Road. Barclays Bank (the former Midland Counties Bank)
- Eastwood Infant and Junior School, Church Street.
- 22 Church Street. The dental surgery

6.0 References Used and Contact Details

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7.0 Appendices

7.1 Architectural terms

Cill. The horizontal piece of timber, stone or metal forming the bottom of a window-opening, usually designed to throw off water.

Corbel. A projecting cantilevered block supporting elements over. Often decoratively carved or moulded.

Cornice. A projection where the roof meets the wall, or the top part of a shop front which distinguishes it from the rest of the building.

Dentilated. A series of small rectangular or cubic projections forming a decorative cornice.

Dutch blind. A blind fixed open which can obscure shop front detail.

Fascia. The name board above a traditional shop front.

Keystone. The top wedge-shaped stone or brick which completes an arch. Sometimes decorative.

Lintel. A horizontal beam over an opening to support the wall above it.

Moulded brickwork. Brickwork shaped with a contour to give emphasis, usually to horizontal and vertical lines.

Polychrome brickwork. Decorative brickwork of many colours usually laid out in a design.

Quoining. The external angle of a building. The stonework/brickwork can be raised and form a decorative detail.

Sash window. A window where the frame holding the glass can be raised and lowered in vertical grooves (more properly a sliding-sash window).

Stallriser. The vertical surface between the pavement and the cill of a shop window.

String course. A horizontal band of mouldings on the wall of a building.

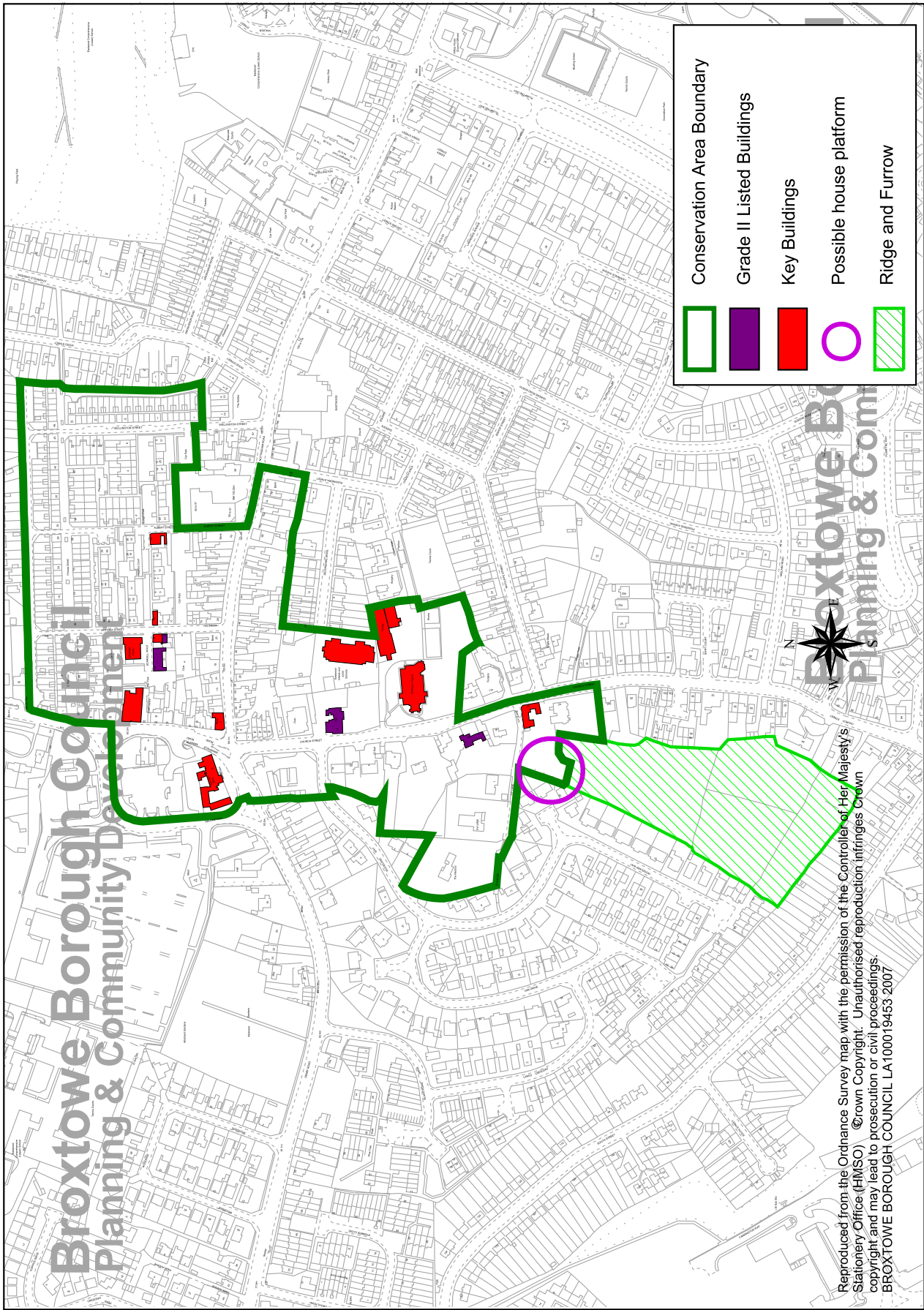
7.2 Criteria for assessing the contribution made by unlisted buildings in a conservation area⁴

- Is the building the work of a particular architect of regional or local note?
- 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?
- Does it relate by age, materials or in any other historically significant way to adjacent listed buildings, and contribute positively to their setting?
- 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?
- Does it have significant historic association with established features such as the road layout, burgage plots, a town park or a landscape feature?
- 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?
- Does it reflect the traditional functional character of, or former uses within, the area?
- Has it significant historic associations with local people or past events?
- Does its use contribute to the character or appearance of the conservation area?
- 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?

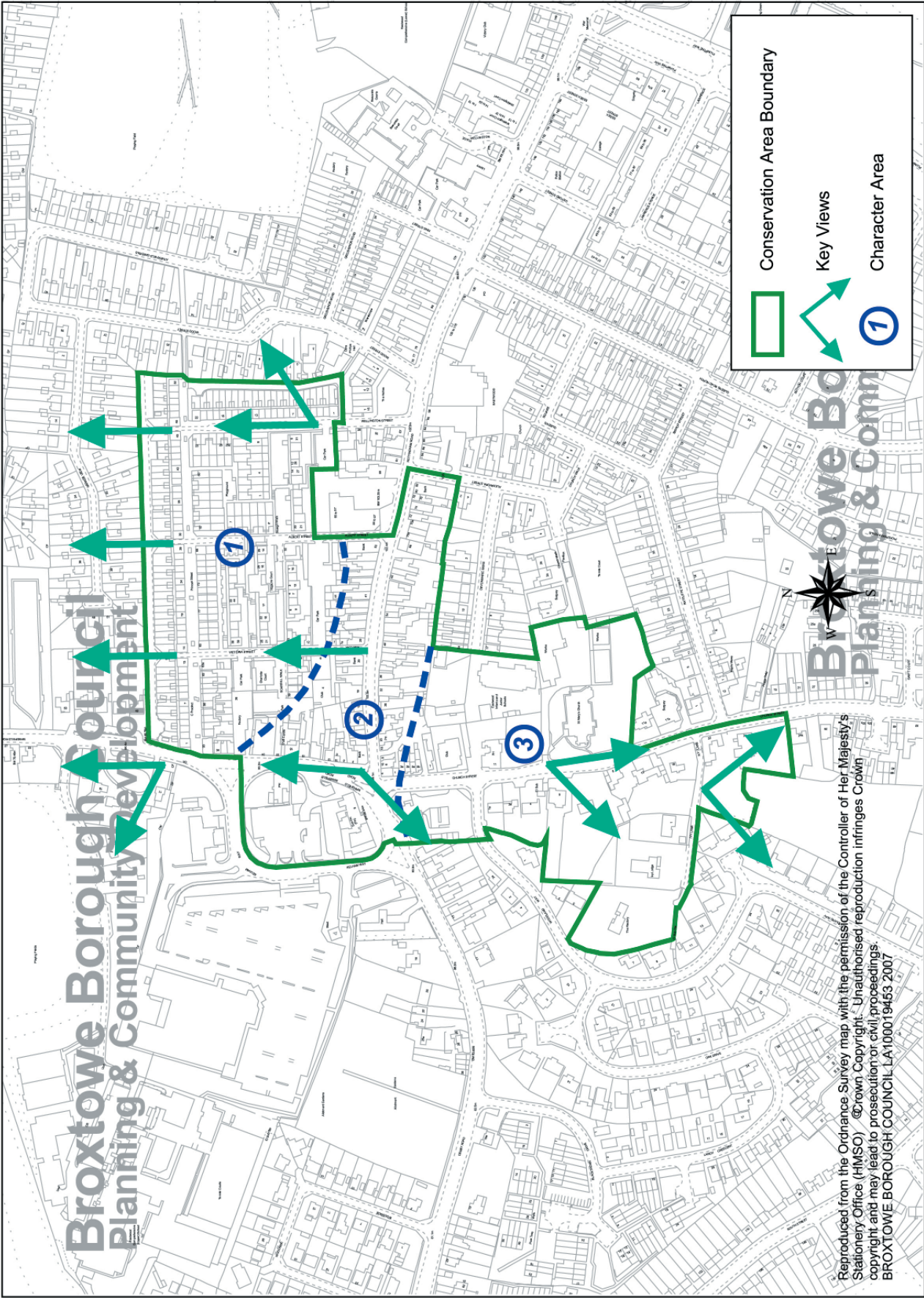
Any one of these characteristics could provide the basis for considering that a building makes a positive contribution to the special interest of a conservation area, provided that its historic form and values have not been seriously eroded by unsympathetic alteration.

Maps

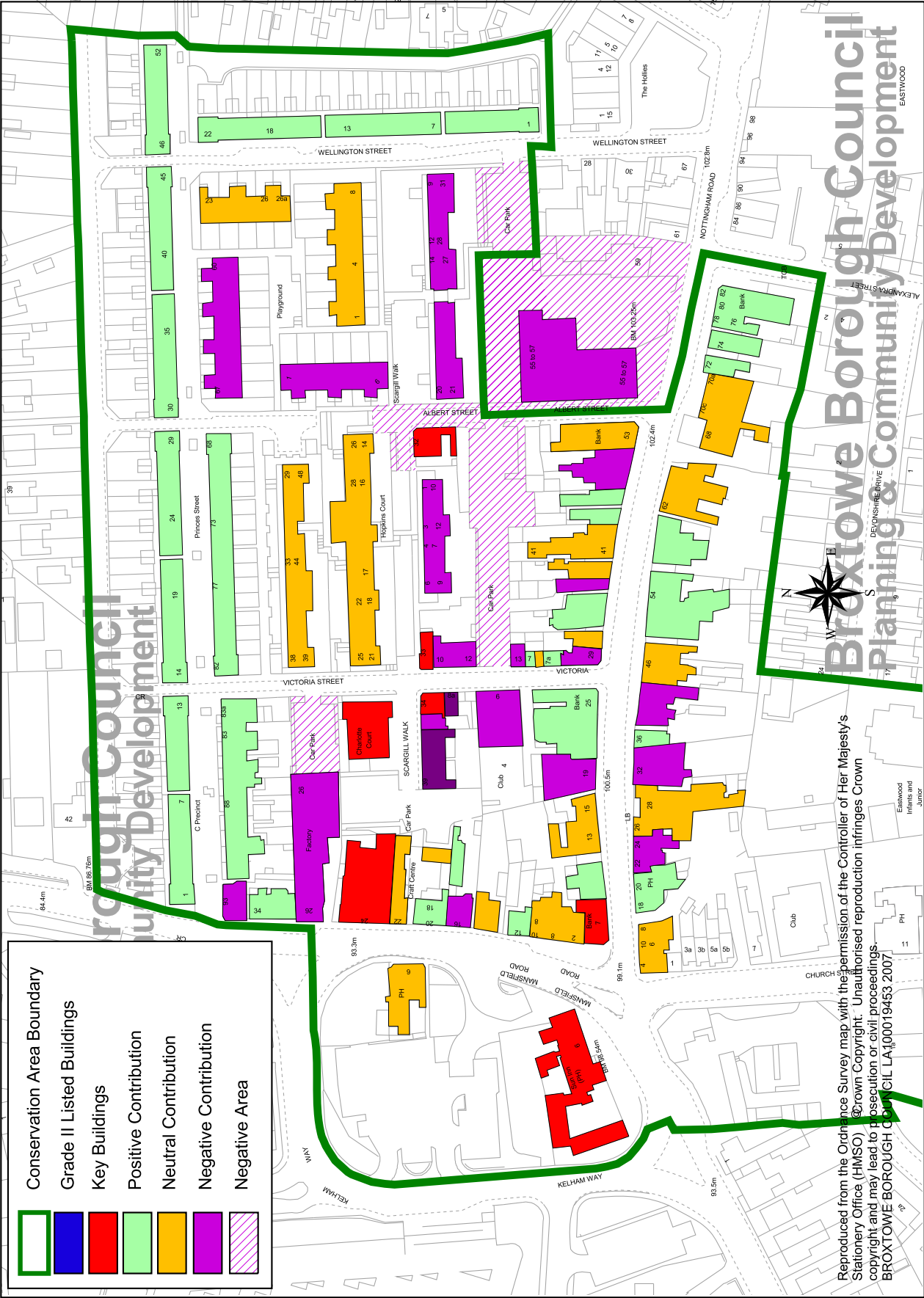
Map 1: Elements of Historic Significance



Map 2: Character Areas and Key Views



Map 3: Townscape Analysis Zone 1 and 2: ‘The Buildings’, Nottingham Road & Mansfield Road





Map 5: Possible Boundary Changes

