

Broomhill

CONSERVATION AREA APPRAISAL

December 2007



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After a period of public consultation Sheffield City Council adopted this conservation area appraisal and the accompanying management proposals for Broomhill on 17th December 2007, which means they are now a material consideration in the determination of planning applications in the area.

BROOMHILL CONSERVATION AREA APPRAISAL

1.0 Introduction

Purpose of the appraisal

1.1 This appraisal seeks to record and analyse the various features which give the Broomhill Conservation Area its special architectural and historic interest. The area's buildings and spaces are noted and described, and marked on the Townscape Appraisal map along with listed buildings, buildings of townscape merit, significant trees and spaces, and important views into and out of the conservation area. There is a presumption that all of these features should be "preserved or enhanced", as required by the legislation.

1.2 This appraisal builds upon national policy, as set out in PPG15, and local policy (2.4 - 2.7). It provides a firm basis on which applications for development within the Broomhill Conservation Area can be assessed.



Nos. 50 and 52 Westbourne Road

1.3 To be concise and readable, the appraisal does not record all features. The omission of any feature from the text or accompanying maps does not, therefore, mean that it is not of interest or value.

Summary of special interest

1.4 The Broomhill Conservation Area was designated on 2nd March 1977.

1.5 The special interest that justifies designation of the Broomhill Conservation Area derives from the following features:

- The architectural and historic interest of the area's 19th century buildings, at least 20 of which are listed buildings;
 - Good examples of 19th century middle-class villas in Gothic and Classical style;
 - Good examples of a variety of 19th century terraced houses;
 - Planned development in 'Victoria Park' i.e. Westbourne Road and Southbourne Road, and Rutland Park;
 - Former homes of some of the prominent figures in 19th century Sheffield;
 - Work by many prominent local architects, e.g. Flockton & Abbott;
 - Cohesive architectural harmony of Taptonville Road and Taptonville Crescent, including iron railings, old lamp columns, stone floorscape and grassy crescent;
 - Planned architectural composition of The Mount and King Edward VII School, which together with the General Cemetery (across the valley), forms what the Pevsner Architectural Guide to Sheffield calls "the one monumental Neo-classical composition in Sheffield."
 - The prevalent use of local stone for buildings, boundary walls, gate piers and floorscape;
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- Widespread tree coverage with mature deciduous and evergreen trees, shrubs and green boundary hedges
- St Mark's Church and Crescent;
- Historic ensemble of Etruria House and Pisgah House, off Crookes Road;
- Summerfield, a good example of a formal arrangement of houses and open space, with nos. 6-20 Ashgate Road;
- Views out of the conservation area over Porter Valley (southwards) and views into the conservation area (northwards);
- Remnants of a historic floorscape including stone setts in rear access lanes, long lengths of natural stone kerbs, stone paving in Watson Road and stone setted entrances to large villas;

1.6 Local details that collectively and individually help to give Broomhill a distinctive identity, e.g. stone boundary walls, gate piers, old lighting columns, cast iron sewer gas lamp, Queen Victoria red pillar box and street name signs;



Nos. 7-11 Summerfield



Railings beside St Mark's Church, Beech Hill Road

2.0 The planning policy context

2.1 Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. It is the quality and interest of an *area*, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

2.2 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area, which are designated as conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

2.3 This document should be read in conjunction with national planning policy guidance, particularly Planning Policy Guidance Note 15 (PPG 15) – Planning and the Historic Environment. The layout and content follows guidance produced by English Heritage, the Heritage Lottery Fund and the English Historic Towns Forum.

Local planning policy

2.4 This appraisal provides a firm basis on which applications for development within Sheffield City can be assessed. It should be read in conjunction with the wider development plan policy framework produced by Sheffield City Council. That framework is set out in a number of documents, notably:

2.5 The *Unitary Development Plan (UDP)* which is the statutory development plan for Sheffield, adopted in March 1998.

2.6 The *Sheffield Development Framework (SDF)* will be the City's portfolio of local development documents, collectively delivering the spatial planning strategy for the whole of the Sheffield District except for the area in the Peak Park. Once adopted, the SDF will replace the Unitary Development Plan (UDP).

2.7 The *Sheffield Urban Design Compendium*, a design guide primarily for the City Centre, although much of the design guidance is relevant throughout the rest of the city. The compendium provides information for designers, and sets out strategic information at a city wide level. It provides guidance relating to the specific parts of the city, for both the built form and public realm.



Entrance to Ashdell

3.0 Location and setting

Location and context

3.1 The Broomhill Conservation Area is located in the suburbs of Sheffield about 2km west of the city centre. It lies in a wholly urban setting just north of a public park, the Botanical Gardens.



Ordnance Survey map showing location of Broomhill Conservation Area in Sheffield

The effect of historical development on plan form; settlement pattern

3.2 The conservation area's haphazard street network derives from the sloping topography of the landscape and the piecemeal imposition of new residential roads on an earlier pattern of country lanes and the toll road to Glossop, completed in 1821.

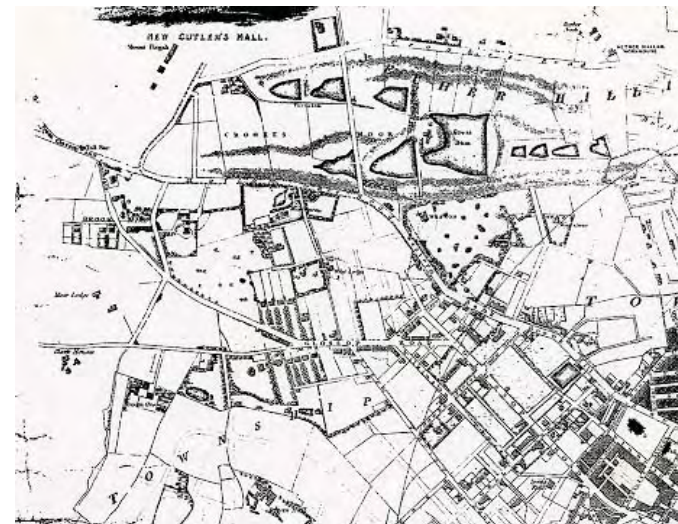
3.3 Today's Clarkehouse Road and Fulwood Road follow the course of two old western routes into Sheffield. Clarkehouse Road rose from a crossing over Porter Brook; Fulwood Road followed a contour along the hillside from Fulwood.

3.4 Fairbanks' map of 1795 shows these roads connected by a north-south road, today's Newbould Road. Broom Hill, standing in open countryside, is marked on the east side of this forerunner of Newbould Lane. It was the only significant property in Crooks Moor. Broom Hill was a large house built c.1790 by William Newbould who owned an adjoining estate of some 30 acres, much of it part of today's conservation area. The 1795 map also shows a country lane proceeding northwards, today's Crookes Road.



Extract from Fairbanks map of 1795

3.5 The catalyst for change in the Broomhill area was the opening of the toll road to Glossop in 1821. This road, built after an act of parliament passed in 1818, had been promoted by leading businessmen who wanted a better road to Manchester. It followed a north-westerly course across the land between Fulwood Road and Clarkehouse Road intersecting Newbould Lane at about its mid-point just below (south of) Broom Hill House. The new layout is marked on Taylor's 1832 map which also shows the beginnings of house building at the eastern end of today's Westbourne Road. The stage was now set for the development of the area into what we now know as Broomhill.

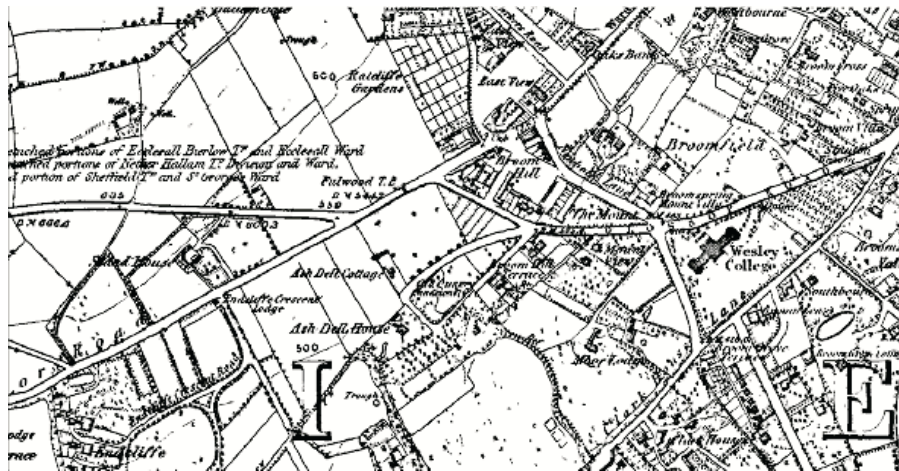


Extract from Taylor's map of 1832



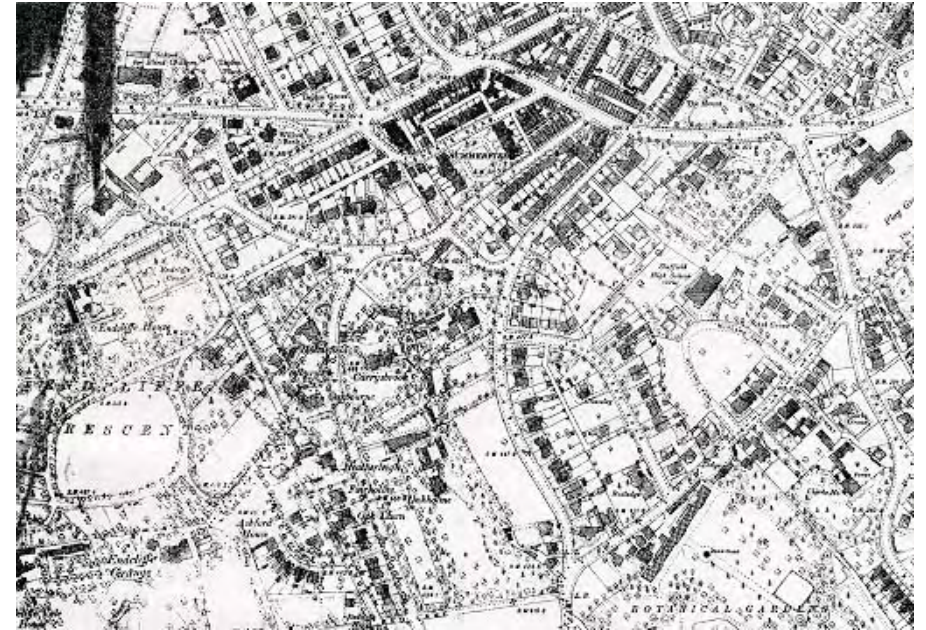
No. 109 Ashdell Road

3.6 Map evidence from 1855 illustrates the rapid growth of the area. Parkers Road, Broomfield Road, Peel Road and the eastern ends of Westbourne Road and Ashdell Road had been laid out. Wesley College (King Edward VII School), The Mount, and Mount View (No. 1 Melbourne Avenue) had been built as well as other less prestigious developments. The map also shows the nearby planned developments of Endcliffe Crescent c.1828 and Broomhall Park c. 1851 but there are still wide open spaces between Fulwood Road and Clarkehouse Road.



Extract from Ordnance Survey map of 1855

3.7 Growth continued as land-owners sold off land for development. Nearly ten years later, W. White's map of 1863 shows the addition of Ashgate Road, Ashdell Road and the 'Victoria Park' development of Westbourne Road and Southbourne Road. Watson Road had been laid out and, north of Fulwood Road, the three parallel streets of Taptonville Road, Lawson Road and Sale Road are almost built out. The conservation area's street network was complete by 1890 and has only been affected by recent highway arrangements to prevent the modern practice of 'rat-running'.



Extract from Ordnance Survey map of 1892

4.0 Landscape setting

Topography and relationship to surroundings

4.1 The conservation area lies on the south-facing slope of a hill that descends to Porter Brook. The general direction of the fall of the land is to the east and south-east. Within the conservation area, Fulwood Road/Witham Road and Clarkehouse Road follow roughly level courses along the contours in a south-west to north-east direction. There is therefore a marked difference between the sloping streets in the conservation area (e.g. Taptonville Road, Crookes Road and Newbould Road) and those that remain on the level (e.g. Melbourne Avenue and Broomfield Road). Some longer streets begin on the level, then rise or fall to join with one or other of the three major routes through the area

(e.g. Westbourne Road and Ashdell Road, the former linking Clarkehouse Road to Glossop Road, the latter linking Fulwood Road and Glossop Road). The changes of level serve to provide an interesting and ever-changing townscape throughout the conservation area. One characteristic of the conservation area is a small number of buildings that have apparently turned their backs to the thoroughfare but are simply oriented to gain a south-facing aspect, for example nos. 329/331 Fulwood Road.

4.2 The conservation area is a Victorian suburb that is embedded in the western expansion of Sheffield. Directly to the south-west, with a contiguous boundary, lies the Endcliffe Conservation Area. Directly to the south-east lie the Broomhall and Hanover Conservation Areas. These four conservation areas (Hanover, Broomhall, Endcliffe and Broomhill), and Ranmoor to the east and Northumberland Road to the west, are notable 19th century middle-class suburbs with similarities of architectural character but with distinctive local identities.



Westbourne Road (north side)

4.3 The north-west boundary of the Broomhill Conservation Area is formed by Hallamgate Road beyond which development has a markedly 20th century character and appearance. To the north-east, modern hospital buildings define a strong edge to Broomhill's overall 19th century character and appearance.

5.0 Historic development and archaeology

Archaeological significance

5.1 Although the Sites and Monuments Record and the South Yorkshire Archaeology Service's Historic Environment Characterisation Study cannot be regarded as definitive or comprehensive, data from both sources indicates possible Roman activity in the area.

5.2 The whole of the conservation area therefore has archaeological potential above and below the ground, and it is likely that further consideration will need to be given to the effect of applications for substantial new development.

Origins and historic development

General

5.3 At the beginning of the 18th century the town of Sheffield consisted of thirty five streets, lanes and passages and the population was less than 10,000. Sheffield did not begin to expand beyond its ancient limits until after 1780 when the town's population rapidly increased to keep pace with industrial expansion based on the production of engineering and tool steel and Old Sheffield Plate (a fusion of silver and copper).

5.4 The fast growth in population resulted in the building of a wide expanse of back-to-back working class houses mingled with industrial yards, mainly built on the colder, northern slopes of Sheffield's hills. Sanitation was poor and disease was commonplace.

5.5 In contrast, the higher, south-facing slopes west of the town centre proved attractive to the successful middle class business community who chose to build their large dwellings in Broomhall, Broomhill, Endcliffe and Ranmoor.

5.6 By 1841 Sheffield's population had grown to nearly 110,000 and in 1843 the town was incorporated as a Borough. As the 19th century progressed, civic and commercial buildings, hospitals, schools, parks and churches were

opened. In 1893 Sheffield was made a city. By 1914 Sheffield had become the largest city in Yorkshire, with a university and a cathedral and a population of over 455,000.



Nos. 13 and 15 Tiptonville Road



Etruria, No. 91 Crookes Road

Broomhill

5.7 The Broomhill Local History Group has carried out much research into the area and the following short history relies heavily on their work and publications.

5.8 Most of what is now Broomhill was used as the Crookesmoor Racecourse from 1711-1781, the races only being discontinued when the common lands were enclosed between 1778 and 1789. Part of Fulwood Road was used for the Crookesmoor race course.

5.9 Broomhill lay in Nether Hallam, the common land of which was enclosed in 1791. The suburb takes its name from the house built by William Newbould on land to the east of Newbould Lane in the 1790s.

5.10 A few more large houses were built during the next 30 years, but the key to the development of the area was the opening of the turnpike to Glossop in 1821. Terraces as well as bigger houses followed the road and the first back-to-back houses were built in Peel Street in 1827. Houses also crept down from Crookes as far as Hoole Road.

5.11 By the early 1830s Broomhill had five public houses and a few shops. Whilst growth was steady, the 1840s were years of depression and growth only really resumed in the 1850s when the land above and along Fulwood Road was developed.

5.12 Most of the former household names in the steel and cutlery industry lived or passed through Broomhill, as did many of the founders of the stores in town, brewers, solicitors and medical practitioners. There was always a fairly substantial population of artisans and small shopkeepers, to service the bigger houses.

5.13 The shopping centre was the best suburban one and probably reached its peak during the Second World War when several stores and shops that had been bombed out in the city came to Broomhill, the foremost being John Walsh, which moved into the Mount.

5.14 During the last fifty years Broomhill has seen many changes associated with the general economy of the city, growth of car ownership and altered patterns of shopping. The most significant change has been the growth of Sheffield University and other educational establishments.

5.15 At the time of writing, a major 'Student Residences Strategy' has been developed by the University which, according to its website, will "provide a range of accommodation which suits student requirements and expectations, whilst also returning houses of multiple occupancy back into residential use to enhance the unique character of our City. With planning permission granted by Sheffield City Council in May 2005, and the final plans approved by the University's own Governing Council in November 2005, construction begins in early 2006 with the target for completion of the 2008/9 academic year."

6.0 Spatial analysis

Key views and vistas

6.1 The haphazard road network and the overall south-eastern fall in the land resulted in ever-changing views as one passes through the conservation area. There are no designed vistas but many of the area's key buildings have a spacious setting enabling a good appreciation of their façade, for example King Edward VII School, nos. 6-20 Ashgate Road and No. 1 Melbourne Avenue can be readily appreciated from a public viewpoint. Similarly, the buildings around the planned crescents of Summerfield, Taptonville Crescent and St Mark's Crescent have an open, well tree'd setting. Unfortunately, mention must be made of The Mount, an impressive Classical building whose façade is spoiled by modern split level car park directly in front.

6.2 The spire of St Mark's is a key landmark in the eastern half of the conservation area but so too is the multi-storey Royal Hallamshire Hospital, often both seen in the same view. Other focal buildings are the former York Hotel and the new Baptist Chapel in Fulwood Road, King Edward VII School and The Mount.



No. 1 Melbourne Avenue

6.3 As the conservation area has a pronounced slope to the south east, from the 'upper' part of the area (e.g. Lawson Road and Sale Road) there are views across the Porter Brook valley to Brincliffe. Conversely, from the 'lower' part of the conservation area there are occasional upward views of Broomhill's buildings spilling down the slope.

6.4 The Mount and King Edward VII School were designed to be seen from across the Porter Valley. King Edward VII School was built in the same year as the General Cemetery and from the steps in front of the cemetery's Nonconformist chapel that is a framed view of the School and Botanical Gardens. It has been suggested that the cemetery chapel, The Mount, King Edward VII School and the glasshouses of the Botanical Gardens, all built within three years of each other, were intended to form elements in a classical landscape, carefully designed to relate visually to one another.

The character of spaces within the area

6.5 The Broomhill Conservation Area is characterised by large houses, detached and semi-detached, in large plots of land. Short rows and terraces are also common.

6.6 Within this large, diverse conservation area there is a mix of densities and a mix of housing types. Generally speaking, the highest density is found in the north-east corner of the conservation area which contains a tight pattern of mostly terraced houses with small gardens. Being the commercial core of the area, density along Fulwood Road remains high but as one progresses westward and southward there is a greater proportion of detached and semi-detached properties, many with large gardens and a considerable set-back from the road.



Open space within St Mark's Crescent

6.7 The spacious quality of the south and west quarters of the conservation area is increased by school playing fields and the university's open space south of Stephenson Hall. Trees and other greenery often obscure views through the wide gaps between many buildings.

6.8 The area is crossed by many roads. Characteristically, the rear gardens of roadside development back up closely against the rear gardens of adjoining development and consequently there is little opportunity for backland development. The only notable instances are Taptan Mount Close and Chesterwood Drive, both modern. Modern infill is limited and consists mainly of late 20th century university building.

7.0 Definition of the special interest of the conservation area

Activities/uses

7.1 Broomhill evolved as a middle-class residential suburb from c.1830 onwards. As the population grew, so too did the need for commercial, educational and religious buildings. By the end of the 19th century when Broomhill was effectively built out, it contained, amongst others, a commercial and shopping core along Fulwood Road, King Edward VII School (1836), Girls High School (1884), St Mark's Church (1868-71) and Broompark Congregational Church (1864). Sheffield University received its charter in 1904.

7.2 Today, the conservation area contains a similar suburban mix of residential, commercial, educational and religious uses but with a greater emphasis on educational uses. The growth in educational uses has arisen from the expansion of Sheffield University and expansion of primary and secondary schools such as King Edward VII School, Westbourne School, Birkdale School and the Girls High School. They have re-used former dwellings such as Oakholme (university) and all have also built new buildings such as additional classrooms at Westbourne Preparatory School. New and re-used buildings and increased student numbers have had a significant effect on the Broomhill Conservation Area. The student population of Broomhill (an area larger than the Broomhill Conservation Area) was apparently 40% in 2001.



Nos. 483-497 Glossop Road

7.3 The characteristic large Victorian villas are not ideally suited to modern living and, in addition to educational uses, many have been converted to offices, mainly professional services, or have become houses in multiple occupation, many for students, some as 'luxury residential apartments'.

7.4 The conservation area contains five pubs and a nightclub, all located within the commercial core. There are also at least six places of worship located within the boundary. A small car workshop off Turner's Lane is the only industrial activity. The commercial core is also home to a large number of shops, many of which are independent retailers, and is home to the area's largest concentration of office accommodation.

7.5 The main routes through the area busy with traffic, especially during the rush hour, and pedestrians may find Fulwood Road noisy and difficult to cross. However, away from the main roads there is a generally quiet atmosphere. Birdsong enhances the tranquillity of the leafier areas. There is a steady hum from the Royal Hallamshire Hospital that can be heard in the vicinity of Beech Hill Road.

Urban structure and movement

7.6 The conservation area contains a complex network of roads most of which were laid out in a piece-meal fashion beside ancient lanes. By car, at least, the area is difficult to read, especially now that certain roads have been made one-way or have become cul-de-sacs.

7.7 The three main routes through the area are Fulwood Road, Clarkehouse Road and Glossop Road. They are well served by public transport. The most significant nodal point is below The Mount where, in effect, six roads meet at a noisy, controlled crossroad.

7.8 Away from the main routes, traffic is light and almost all the roads have parked cars on either or both sides. Pedestrian permeability through the area is almost entirely dependent on roads but there are a small number of pedestrian alleys. There are a number of traffic calming measures in place, e.g. 20 mph zone, raised entrance plateaux and speed bumps, which aim to

restrict traffic speed and discourage 'rat-running'. Whilst these may achieve their aims, the visual effect on the conservation area is not always attractive.

Architectural and historic character

7.9 Whilst there are some large 20th century buildings in the Broomhill Conservation Area, it is the 19th century developments which give the area its special character. There are several individual buildings of note including St Mark's Church, Girls High School, The Mount and King Edward School, but it is stone Victorian villas, semi-detached houses and terraces that best characterise the area.

7.10 The Mount (1830-2) and King Edward VII School (1837-40) were both designed by William Flockton. The former has a seventeen bay façade with an Ionic giant portico of six columns carrying a pediment; the latter is twenty-five bays wide with a pedimented centre of seven bays with eight giant Corinthian columns.



Nos 266 and 268 Fulwood Road

7.11 Villa development in the 19th century tended to adopt a Gothic or Classical style. Gothic style is richly detailed with a solid appearance, often asymmetrical in form and commonly embellished with gables, decorated bargeboards, dormers and bay windows. The Classical influence is more restrained with simpler, more symmetrical elevations and shallow pitched roofs. For example No. 11 Broomfield Road c.1875 is an ornate Neo-Gothic villa with tower, two storey canted bay and elaborately decorated bargeboards whilst Nos. 9-19 Taptonville Road are six semi-detached villas c.1851 without a trace of such embellishment.

7.12 In addition to fine detached and semi-detached houses, the conservation area is notable for a range of large and small terraces or short rows. Ash Mount, Nos. 6-20 Ashgate Road c. 1860 is a grand eight-house brick terrace of three storeys. Opposite, Summerfield is a similarly scaled development of two large terraces of 1869-70. More modest terraces can be seen in Whitham Road and Nile Street.



Nos. 6-20 Ashgate Road

7.13 Buildings from the last quarter of the 19th century begin to show the influence of the Arts and Crafts Movement and streets such as Rutland Park are a good illustration of this trend. Sheffield High School for Girls, 1884 by Tanner & Smith, has three big half-timbered gables with four chimneys flanking them, a significant change in style from King Edward VII School.

7.14 With the exception of St Mark's Church, rebuilt in 1958-63 following bomb damage in 1940, the conservation area's 20th century architecture is unremarkable. The Pevsner Architectural Guide to Sheffield says that the church "brilliantly succeeds in balancing a sympathy for Gothic form with the smooth, hard, mechanical forms of Modernism, drawing a logical progression from the work of Lethaby, Randall Wells and Prior".

Key unlisted buildings - Buildings of Townscape Merit

7.15 Marked on the Townscape Appraisal map for the Broomhill Conservation Area are a number of *unlisted* buildings which have been judged as making a positive contribution to the character and appearance of the conservation area. This follows advice provided in English Heritage guidance on conservation area character appraisals, and within Planning Policy Guidance Note 15 (PPG15), both of which stress the importance of identifying and protecting such buildings.



Nos. 456-466 Glossop Road



Nos. 116-126 Whitham Road
(Dalkeith Terrace)

7.16 The buildings are considered to be good, relatively unaltered examples of their type, where original materials and details, and the basic, historic form of the building, has survived. Where a building has been adversely affected by modern changes and restoration is either impractical or indeed, not possible, they are excluded. There is a general presumption in favour of retaining all Buildings of Townscape Merit, as set out in PPG15.

Public realm: Floorscape, boundaries, street lighting and street furniture

7.17 The public realm is generally modern. The three main roads through the area (Fulwood, Clarkehouse and Glossop Road) are filled with the signs, road-markings, traffic lights etc required to ensure traffic flow and highway safety. Many of the carriageways in the conservation area retain historic stone kerbs but pavements are mostly black tarmac occasionally interrupted by stone setts marking the entrance, through stone gate piers, to private property. Chandos Street and rear access streets like Ashdell Lane, Ashgate Lane and Hoole Lane retain a historic floorscape of stone setts. Watson Road has a pavement (south side) of stone slabs, the only instance of stone paving in the conservation area.

7.18 Lighting is provided by modern lighting columns but there are a few surviving examples of old cast iron lighting columns, notably in Taptonville Crescent and Ashdell Road. There is a grade II listed gas sewer lamp at the junction of Ashdell and Westbourne Road. On the other side of the junction stands a Queen Victoria red pillar box, a rare remnant of 19th century street furniture.



Stone gate piers and stone setts at entrance to St. Mark's Vicarage

7.19 Boundary walls are almost exclusively constructed of stone. There are a few isolated lengths of old iron railings but most railings have been removed leaving a row of metal stubs in the stonework.

Green spaces, trees and other natural elements

7.20 There is no significant public park in the conservation area although the eighteen acre Botanical Gardens lie immediately to the south. The spaciousness of the conservation area derives from large private gardens and the open spaces of school and university grounds.

7.21 Two small areas, one off Parker's Lane, the other in the angle of the Fulwood Road/Manchester Road junction, are public but, more significantly, there are three semi-private spaces that make an important contribution to the green ambience and of the conservation area. These are the lands enclosed by Taptonville Crescent, St Marks Crescent and Summerfield.



North entrance to Taptonville Crescent

7.22 Trees are a vital part of the conservation area's identity. They enhance the setting of buildings, soften the suburban landscape and give the conservation area a distinctive sylvan character, shady in summer, strewn with leaves in winter. There is a mix of species, deciduous and evergreen, including yew, beech, chestnut and Victorian favourites such as specimen monkey puzzle trees.

Local details and features

7.23 The distinctive local identity of the Broomhill Conservation Area is enhanced by a number of features and historic elements that cumulatively help to give the conservation area a sense of place. These small items should be preserved. They include old lamp posts, the sewer gas lamps, VR pillar box, railings and street name signs.



*Ornate gate pier at
No. 21 Southbourne Road*



No. 21 Taptonville Road

Character areas

7.24 Broomhill's townscape varies according to age, topographical location and activities. The Broomhill Conservation Area can be roughly divided into at least five separate character areas each with its own characteristics defined by date of historic form and layout, and current and past uses and activities. They can be considered as four quadrants encircling a central hub i.e. the shopping area in Fulwood Road. These five character areas are:

- 1 Residential north-west quadrant formed within Taptonville Road, Fulwood Road and Hallamgate Road;**
- 2 Commercial core of Broomhill in Fulwood Road, Witham Road and Glossop Road;**
- 2 Terraced streets and houses in the north-east quadrant north and south of Whitham Road;**
- 3 South-east quadrant east and west of Glossop Road including Beech Hill Road and Watson Road;**
- 5 Residential south-western quadrant between Fulwood Road, Glossop Road and Clarkehouse Road.**
(Refer to Character Areas Map)

- 1 Residential north-west quadrant formed within Taptonville Road, Fulwood Road and Hallamgate Road:**

7.25 Compared to the haphazard layout and curving roads of the rest of the conservation area, Taptonville Road, Lawson Road and Sale Road are uncharacteristically straight and parallel. From the sloping streets there are views southwards over the tops of buildings in Fulwood Road and across the Porter Valley. Starting with Taptonville Road, this area was developed from the 1850s onwards. A lodge at the top of Taptonville Road is dated 1852. Most of the houses on Sale Hill were built between 1868 and 1871. This

character area is primarily residential but Sheffield University has a notable presence at the northern end of Taptonville Road. Manchester Road is a busy thoroughfare containing two impressive Victorian buildings.



House in Taptonville Crescent

7.26 Taptonville Road and Crescent is one of the highlights of the conservation area. It prompted John Betjeman's description of Broomhill as the prettiest suburb in England. He wrote 1961, "I thought of the leafy district of Broomhill on the western heights of Sheffield, where gabled black stone houses rise above the ponticums and holly, and private cast-iron lamp-posts light the gravelled drives. Greek, Italian, Gothic, they stand in winding tree-shaded roads, these handsome mansions of the Victorian industrialists who made their pile from steel and cutlery in the crowded mills below. They lived in what is still the prettiest suburb in England."

Key characteristics of Character Area 1

- Cohesive mid 19th century architecture and planned rectilinear layout of in Taptonville Road, Lawson Road and Sale Road;
- Many good examples of Victorian villas;
- Kersal Mount (1869 by Hill & Swan) and former School for Blind (1879 by Flockton & Gibbs);

- Primarily residential with significant university presence;
- Outstanding historic ambience of Taptonville Road and Taptonville Crescent;
- Views across Porter Brook valley;
- Trees and well stocked leafy gardens;
- Grassy open space, historic floorscape and old lamps and railings in Taptonville Crescent;
- Small park between junction of Fulwood Road and Manchester Road;
- Stone gate piers, boundary walls and setted entrances.

Negatives:

- Southward view along Taptonville Road terminates in garish shopfronts on Fulwood Road;
- Ugly 'wheelie bins';
- Obtrusive rooflights in the front roofslope of some historic buildings;
- Adverse effects of the pressure for car parking; Modern university buildings at the north end of Taptonville Road;
- Insensitive extension of historic buildings, e.g. No. 16 Lawson Road;
- Replacement of front gardens by parking spaces;
- Loss of original building materials and details.

2 Commercial core of Broomhill in Fulwood Road, Whitham Road and Glossop Road

7.27 This character area encompasses those parts of Fulwood Road, Whitham Road and Glossop Road which contain the commercial core of Broomhill. Broomhill's shopping and commercial centre has been here since the mid 19th century but its historic character and appearance has been diluted by a substantial amount of 20th century infill and replacement building and by unmistakably modern shopfronts, advertising and traffic management measures.

7.28 Nos. 210-222 Fulwood Road (north side) were built in 1836 but this block has been replaced by a nondescript, but presumably more convenient, 1970s shopping parade. To the east, on the same side of the road, Palestine Place (184-198 Whitham Road) and Broomhill Place (200-208 Whitham Road) were built in 1837. The row of shops between The Mount and the Broomhill Tavern (nos.456-480) were built in 1878.



Looking eastwards up Watson Road

7.29 Fulwood Road, between the Manchester Road junction and the Nile Street junction is level and wide. The new shopping parade on the north side

is set well back, enabling 'herring-bone' car parking in front. The 19th century development opposite is three storeys in height, built in a mix of stone and brick, typical of its type and period. A few buildings on the south side of the road stand out. These are the HSBC bank (No. 249 Fulwood Road) which dates from 1911 ("a most original façade with Neo-Mannerist detailing" – Pevsner Architectural Guide), The Fox and Duck which was refronted c.1930 and The York which smoothly turns the corner at the Glossop Road junction.

7.30 Three storey development with shops at ground floor continues down Glossop Road. Nos. 456-480 is a uniform terrace with first floor canted bay windows and a rhythmic row of brick chimney stacks. Eaves and shop fascias step down the hill. On the other side of the road is Pegasus House, a modern multi-storey office block. Peel Street is now devoid of historic interest.

7.31 Whitham Road begins after Fulwood Road's junction with Nile Street junction, at which point the scale of development drops abruptly from three to two storeys. On the corner with Crookes Road there is a curved mid 19th century two-storey terrace. As Whitham Road progresses there are a few more shops on its north side and it then becomes residential.

Key characteristics of Character Area 2

- Key historic buildings in Fulwood Road: The York (no. 247), Fox and Duck (no. 227), HSBC Bank (no. 249), NatWest Bank (no. 244);
- Good examples of three storey Victorian terrace with residential above shops, e.g. nos. 261-283 Fulwood Road and nos. 456-480 Glossop Road;
- New Methodist Chapel, a local landmark;
- Busy shopping centre with high footfall;
- Wide, straight and level course of Fulwood Road;
- Location of four of the conservation area's five pubs.

Negatives:

- Modern shopping parade (nos. 212-226 Fulwood Road) is out of keeping with predominantly Victorian appearance;
- Noise and pollution of traffic;
- Plethora of signs for traffic and pedestrian management;
- Negative buildings:
 - Pegasus House and nos. 486/488 Glossop Road;
 - Insensitive infill at top of Glossop Road (Vittels café);
- Garish shopfronts, some of which are insensitive to the host building;
- Graffiti noticeable on buildings (particularly to rear elevation of nos. 212-226 Fulwood Road looking from Crookes Road).

3 Terraced streets and houses in the north-east quadrant north and south of Whitham Road

7.32 The boundary of this character area has been drawn to enclose the web of terraces in the north-east corner of the conservation area. Whilst the area contains some notable large houses (e.g. Pisgah House and Etruria House), this character area exemplifies the houses of those at the lower end of the social scale of 19th century Sheffield. It includes Whitham Road (west), Parkers Road, Parkers Lane, Turners Lane, Chandos Street, Newbould Road (top), Nile Street, Hoole Road, Spooner Road, Pisgah House Road, Crookes Road (bottom), Beaufort Road, Severn Road and Hawthorn, Bank and Top Terraces. In relation to the rest of the conservation area this is an area of high density. Compare, for instance, this area with the similarly sized adjacent streets of Taptonville Road, Lawson Road and Sale Road.



Stone paving in Ashdell Lane

7.33 The terraces mainly date from the last quarter of the 19th century. Severn Road and Beaufort Road are the latest roads to be built c. 1893 at the break-up of the Westbourne estate.

7.34 The area is primarily residential with several houses in multiple occupation by university students. Scattered through the area are a pub, architects' office, garage workshop, three places of worship, a hotel (Etruria) and a few shops on the north side of Whitham Road.

7.35 Whitham Road is a busy route into Sheffield. Gardens are small and there are only a few areas of open space, notably the recreation area beside Parkers Road car park. However, the garden of Pisgah House, open space west of the chapel in Whitham Road and large gardens of nos. 33-45 Parkers Road are 'breathing spaces' within this dense, close-knit 19th century development.

Key characteristics of Character Area 3

- Tightly-knit haphazard layout of streets;
- Good examples 19th century rows and terraces;

- Variety in scale and design of terraces from, for example, the humble Top Row to Dalkeith Terrace (nos. 106-128 Whitham Road);
- Sloping topography with rise and fall at the top of Watson Road;
- Green open space beside car park in Parker's Lane;
- Grouping of Etruria House (a grade II listed building dated 1876 together with listed lodge, gates, boundary wall, steps and gas lamp) and Pisgah House (an early 19th century grade II listed building);
- Early 19th century rows north-east of Etruria at nos. 91-127 Crookes Road;
- Meersbrook Spiritualist Church in Whitham Road;
- Broomhill Infant School;
- Trees and small front gardens;
- Primarily residential;
- Nottingham House pub and a few secondary shops;
- Historic floorscape in Chandos Street and Hoole Lane;
- Short length of stone paving at top of Watson Road;
- Stone gate piers, steps and paths.

Negatives:

- Noise and pollution from traffic;
- Obliteration of front gardens;
- Numerous signs advertising student accommodation;

- Ugly 'wheelie bins';
- Obtrusive rooflights in the front roofslope of some historic buildings;
- Adverse effects of the pressure for car parking;
- Insensitive extensions;
- Replacement of front gardens by parking spaces;
- Loss of original building materials and details;

4 South-east quadrant east and west of Glossop Road including Beech Hill Road and Watson Road

7.36 Glossop Road was opened in 1821 and the streets immediately north and south were developed from the 1820s with substantial brick-built houses on land owned by members of the Newbould family. The Mount and King Edward VII School were built in the 1830s. Though primarily conceived as a residential area, there are now only a few dwellings (mostly in Beech Hill Road, Watson Road and College Street). Many other former houses are in use by the hospital, university or other office use. The Rutland Hotel is a major presence in the area, highly prominent at the junction of Glossop Road and Broomfield Road having amalgamated several Victorian villas.



Sheffield High School, Rutland Park

7.37 Four large buildings dominate the townscape. These are St Mark's Church, The Mount, King Edward VII School and, unfortunately, the Royal Hallamshire Hospital which lies outside the conservation area but whose height and bulk cannot be ignored.

7.38 School grounds, the grassed area of St Mark's Crescent and numerous mature roadside trees add to the spaciousness of this character area but Glossop Road, Newbould Road and Clarkehouse Road are dominated by traffic and have a noisy urban atmosphere. Watson Road, Broomfield Road and Beech Hill Road form a quiet enclave on the hillside. Each contains a mix of old and new development.

7.39 Mount View, No. 1 Melbourne Avenue is a focal feature on the left as one ascends Glossop Road. It dates from c.1840 has a classical frontage of three bays, the central one brought slightly forward and given a pediment.

Key characteristics of Character Area 4

- Buildings of considerable mass and presence in the townscape;
- High proportion of open space;
- Ensemble of The Mount and King Edward VII School;
- Broompark Congregational Church, Newbould Lane, 1864 by Innocent & Brown;
- Open space of school playing fields;
- Quiet residential streets (Beech Hill Road and Watson Road) contrasting with busy thoroughfare of Glossop Road and Clarkehouse Road;
- Grassed space and trees in St Mark's Crescent and in front of No. 1 Melbourne Avenue;
- Intersection of Glossop and Newbould Roads.

- St Mark's Church and St Mark's Crescent;
- Historic stone paving in Watson Road;
- Good examples of detached stone villas, notably no. 463 and 440 Glossop Road;
- Good examples of terraced houses, notably nos 4-20 Clarkehouse Road (listed grade II) nos. 425-447 Glossop Road;
- Trees, avenues and well tended front gardens;
- Stone gate piers, boundary walls and stone setted entrances.

Negatives:

- Modern highway signage and the accretions of traffic management;
 - Overbearing visual impact of the Royal Hallamshire Hospital;
 - Parking platform obscures the façade of The Mount;
 - Noise and pollution along Glossop Road, Clarkehouse Road and Newbould Lane;
 - Hospital accommodation in Beech Hill Road/Broomfield Road is out of keeping with the area's 19th century character;
 - Obtrusive rooflights in the front roofslope of some historic buildings;
 - Adverse effects of the pressure for car parking;
 - Replacement of front gardens by parking spaces;
 - Loss of original building materials and details.
-

5 Residential south-western quadrant between Fulwood Road, Glossop Road and Clarkehouse Road

7.40 This character area contains a mix of residential and educational uses. It has a generally tranquil atmosphere and a delightful sylvan quality arising from numerous trees and large well stocked gardens. It is essentially an area of middle-class Victorian detached and semi-detached houses in large plots but, at the eastern ends of Ashdell Road and Westbourne Road, there are more modest houses, more densely laid out.

7.41 Summerfield, between Ashgate and Ashdell Roads is a formal arrangement of communal gardens flanked by two opposing large terraces of 1869-70. A third side of this pretty 'square' is formed by Nos 6-20 Ashgate Road, c.1860, a classical style three-storey terrace, listed grade II.

7.42 Southbourne Road with the lower end of Westbourne Road was known as Victoria Park, developed by William Fowler from 1854 with a great variety of villas including work by many prominent local architects, e.g. Flockton & Abbott at Nos. 28-30 Southbourne Road.



No. 5 Broomfield Road

7.43 Nos. 88-98 Ashdell Road form an attractive group with long sloping front gardens. No. 88/90 closes the view at the top of Oakholme Road. Land between Oakholme Road and Westbourne Road is occupied by Sheffield University. Oakholme, a grade II listed house c. 1850, has been engulfed with 20th century university buildings (Crewe Hall and Stephenson Hall) but a lodge, tree lined drive and listed stone-built stable block remain.

7.44 Rutland Park is one of the latecomers to Broomhill. The terrace of houses was built by Henry Brunby in 1893 but the Girls High School dates from 1884. No. 8 (formerly Moor Lodge) c.1870 is the second rebuilding of a much earlier house. The loop of Rutland Park is enhanced by an avenue of roadside trees.

Key characteristics of Character Area 5

- Good examples of Victorian villas and modest detached and terraced houses;
- Planned development of Victoria Park (Westbourne and Southbourne Roads) and Rutland Park;
- Formal composition of terraces and open space at Summerfield;
- Key buildings: Girls High School (1884), Ashdell House (1840), no. 60 Westbourne Road (1857);
- Trees contribute to a sense of enclosure in most streets;
- Secluded nature of Melbourne Avenue;
- Historic floorscape e.g. Ashdell Lane and Ashgate Lane;
- Open space in front of Crewe Hall;
- Spacious green atmosphere and quiet residential suburban character;

- Changing townscape arising from sloping topography and curving roads;
- Trees, avenues and well tended front gardens;
- High proportion of school and university uses;
- Stone gate piers, boundary walls and stone setted entrances;
- Ornamental chimney in grounds of Girls High School.

Negatives:

- Traffic noise along Clarkehouse Road;
- Numerous bollards and featureless space at junction of Ashdell Road and Oakholme Road;
- Diminution of historic character and appearance at junction of Ashdell Road and Ashdell (i.e. modern school building and housing association flats);
- Obtrusive rooflights in the front roofslope of some historic buildings;
- Adverse effects of the pressure for car parking;
- Replacement of front gardens by parking spaces;
- Loss of original building materials and details;
- External fire-escapes and alterations to terraces in Summerfield;

8.0 Issues

8.1 This section contains a brief summary of the strengths and weaknesses of the Broomhill Conservation Area together with recommendation, if any, for changes to the current conservation area boundary. Strengths and weaknesses,

together with other more specific 'positives' and 'negatives' that were identified during the appraisal process, form the basis of a separate document, known as the *Broomhill Conservation Area Management Proposals*.

8.2 The *Management Proposals* set objectives for addressing the issues arising from this appraisal and make recommendations for possible improvements and the avoidance of harmful change.

Strengths

- Special historic character and appearance (see introductory summary);
- Shops and services on Fulwood Road, Whitham Road and Glossop Road;
- An unusually high proportion of architecturally and historically interesting buildings, few of which have been listed but some of which are more than commonplace examples of late Victorian architecture;
- Spacious, low density suburb adjacent to Botanical Gardens;



Rutland Park (west side)

Weaknesses

- Loss of original architectural details such as doors, windows and roof material. (Many of the unlisted, and some of the listed, buildings in the conservation area have been adversely affected by the use of inappropriate modern materials or details such as the replacement of original timber sash windows with uPVC or aluminium, the loss of original timber front doors and the replacement of Welsh slate roofs with concrete tiles);
- Design of some modern development, for example Pegasus House and nos. 486/488 Glossop Road is out of keeping with the conservation area;
- On-street parking and obtrusive traffic calming measures often dominate the streetscene;
- Inappropriate and potentially damaging ‘strap’ pointing of stone walls;
- Some buildings and structures in the conservation area have fallen victim to graffiti.

Broomhill Conservation Area boundary review

8.3 It is recommended that the boundary of the Broomhill conservation area is extended in three places. The first extension includes buildings bounded by Manchester Road, Shore Lane and Fulwood Road. The second would include buildings on the northern side of Manchester Road, Tapton House Road and Hallamgate Road. The third extension includes buildings to the north east of the current conservation area in an area that is locally known as the “Moor Oaks Triangle”. The “Moor Oaks Triangle” also includes no. 45 Marlborough Road, the former home of Adela Pankhurst, youngest daughter of the famous Suffragette leader, Mrs. Emmeline Pankhurst.

8.4 All the recommended boundary changes are shown on the enclosed Townscape Appraisal Map at the back of this document. The extensions include Tapton Court on Shore Lane, a grade II listed former Victorian house now standing empty, and many buildings of Townscape Merit that enhance the special architectural and historical character of the Broomhill conservation area.

Proposed Shore Lane Extension

8.5 This area is situated to the north west of the current conservation area boundary. It encompasses three large Victorian villas, one of which, Tapton Court, is listed. Unfortunately, this area has been subject to further infill development of varying quality over the last 50 years, all within the grounds of the original Victorian villas. Also, large extensions to Victoria House (no. 117 Manchester Road) and Tapton Court detract from the original architectural quality of these buildings.

8.6 However, the area is still characterised by large buildings set within mature grounds, and on Manchester Road, largely hidden behind large stone boundary walls. Trees often dominate the street scene in this area, particularly along both Shore Lane and Manchester Road and it is this that ties the area in with the special character of the existing conservation area.

Key Characteristics

- Victorian villas set in large mature gardens.
 - Mid-late 20th Century infill development and extensions in the grounds of Tapton Court, 117 Manchester Road and West Royd.
 - A mixture of private and rented accommodation with a significant amount of student accommodation in and around Tapton Court.
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- A large number of mature trees that provide a green backdrop and street scene on both Manchester Road and Shore Lane.

Proposed Tapton House/Hallamgate Roads Extension

8.7 This recommended extension covers houses and gardens to the north of Manchester, Tapton House and Hallamgate Roads. Currently, the conservation area boundary runs down the centre of these roads, including one side of the street but not the other. The area proposed to be included in the conservation area contains a number of large Victorian villas, along Manchester and Tapton House Roads, which give the area a character similar to the existing conservation area adjacent.

8.8 The northern side of Hallamgate Road is also recommended to be included in the conservation area but for different reasons. The buildings originate almost entirely from the Edwardian period and the early 20th Century and include some good examples of buildings touched by influences from the Arts and Crafts style that became popular at the time (e.g. nos.22-24). Almost all are brick built, which give this small area a different character to the rest of the conservation area and the buildings are of a later date to others in the existing conservation area. However, the buildings provide good examples of later development in Broomhill as the area continued to expand and develop during the early part of the 20th Century. For this reason, and the good architectural quality of many buildings, this area has a special architectural and historical character of its own worthy of inclusion in the Broomhill Conservation area.

Key Characteristics

- Large Victorian villas on Tapton House Road complement the buildings on the other side that are already within the conservation area boundary.
- All buildings to be included are residential properties.
- Later buildings on Hallamgate Road add a different architectural and historic character to the area but are important, as examples of how development progressed in the area during the early part of the 20th Century.

Proposed Moor Oaks Triangle Extension

8.9 This recommended extension includes Moor Oaks, Elmore, Marlborough and Highnam Crescent Roads. This area of streets and buildings has its own special character, which is largely due to the similar style, age and type of buildings constructed here. Almost all the original mid to late Victorian housing still stands and there are many examples of buildings still retaining their original features such as sash windows, timber doors and decorative bargeboards.

8.10 Almost all of the buildings in the area can be classed as being of Townscape Merit but particularly good examples would include no.1 Highnam Crescent Road, nos. 38 and 40 Elmore Road and nos. 28-32 Elmore Road. Although part of Broomhill, this area has a special character all of its own and the general uniformity of the buildings bring a sense of cohesion to the area.

Key Characteristics

- Most buildings of similar age and style bringing a harmony to the overall character of the area and gives it a strong character of its own.
- The triangular layout of streets gives the area an enclosed feel.
- Although many buildings have had original features such as timber sash windows replaced with modern alternatives, there are still a number of properties that still have traditional features present.
- Primarily residential with some university presence.

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www.picturesheffield.com

List of photographs

- Photograph 1 Nos. 50 and 52 Westbourne Road
Photograph 2 Nos. 7-11 Summerfield
Photograph 3 Railings beside St Mark's Church, Beech Hill Road
Photograph 4 Entrance to Ashdell
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Useful contacts and addresses

For information on listed buildings and conservation areas:

Urban Design and Conservation Team
Sheffield City Council,
Howden House,
1 Union Street,
Sheffield S1 2SH.
Tel: 0114 273 5804

www.sheffield.gov.uk/in-your-area/planning-and-city-development/urban-design--conservation

For information on the status and interpretation of the statutory Development Plan and supplementary planning guidance:

Forward and Area Planning Team
Sheffield City Council,
Howden House,
1 Union Street,
Sheffield S1 2SH.
Tel: 0114 273 4157

For further information relating to listed buildings and conservation areas:

English Heritage
37 Tanner Row
York
YO1 6WP
Tel: 01904 601901

For an excellent range of technical advice leaflets:

The Society for the Protection of Ancient Buildings (SPAB),
37 Spital Square, LONDON E1 6DY Tel: 020 7377 1644

The Georgian Group,
6 Fitzroy Square, LONDON W1T 5DX Tel: 0207529 8920

The Victorian Society,
1 Priory Gardens, Bedford Park, LONDON W4 1TT Tel: 0208994 1019

The Twentieth Century Society,
70 Cowcross Street, LONDON EC1M 6EJ Tel: 020 7250 3857



Summary of Consultation Undertaken

A consultation draft of this document was subject to a period of consultation between 2nd July and 21st September 2007. All local residents in the conservation area were sent details of where they could view the document with a survey form asking for their comments. The public were also invited to a half-day roadshow held at Broomhill Methodist Church on 11th September where they could discuss the Appraisal or Management Proposals with officers from the Council's Urban Design and Conservation Team. Local members and local community groups were also consulted as part of the process. 195 comments were received on the draft appraisal and after being revised in light of the comments received, it was adopted by Sheffield City Council on 17th December 2007.
