

Conservation Area Appraisal and Management Plan: Furnace Hill Area

Draft Report

Sheffield City Council

March 2004



Conservation Area Appraisal Study for the Furnace Hill Area / St Vincent's, Sheffield.

Relating to the Proposed Furnace Hill Conservation Area

DRAFT FINAL

Building Design Partnership & ARCUS

For

Sheffield City Council

March 2004

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Executive Summary

The Furnace Hill area is located in the Netherthorpe ward about 1 kilometre to the north west of the City Centre.

The area was developed from farmland from the early 18th century onwards, initially for poor quality housing interspersed with steel and cutlery works. The development was haphazard with roadways following old field lines or property boundaries. The housing generally comprised three storey back to back units with cellars grouped around courtyards. As businesses developed, houses were sometimes taken over, adapted and extended to provide industrial accommodation (e.g. John Watts)

Between the late 1920's and mid 1930's a large scale slum clearance programme removed much of the residential accommodation. Cleared sites were redeveloped for metal trades uses. Further clearance occurred as a result bomb damage during the Second World War. After the war there was a further burst of industrial building during the 1950's and 1960's, but some sites remained undeveloped.

As its name implies, the area is built on a hill with falling ground to the north and east. The elevated sites provide spectacular views over the City to the north and west.

There are equally interesting views into the area from surrounding roads. The area is tightly defined by these roads – Westbar Green, Gibraltar Street, Scotland Street and Smithfield. Within the area the streets are laid out in an irregular fan-shaped pattern.

Plot sizes are consistent and small – typically 12m x 24m. Most of the area is developed, with relatively few empty sites. Buildings are generally built up to the back of pavement line, and are of 2 and 3 storeys, constructed of common brickwork under pitched slated roofs.

Extensive areas of historic pavings survive, particularly sandstone – setted carriageways with short sandstone kerbs. Some small sandstone paving flags and wheel pattern cast iron gulley gratings also survive.

The area contains four key metal trades buildings – John Watts Lambert Street Works, the Kutrite Works on Snow Lane, Hope Works and GW Potts Works on Furnace Hill. Three other key buildings comprise a 1794 pair of houses with shops at the ground floor fronting onto Gibraltar Street, the exuberant Fire Station Museum on Westbar Green and a former Methodist Chapel at the junction of Scotland Street and Furnace Hill.

Characterful features include the horizontal banding of window treatment the use of string courses, the survival of original timber casement and sash windows, in many cases with historic glass, the grouping of accommodation around courtyards and the associated cart entrances giving access to these courtyards.

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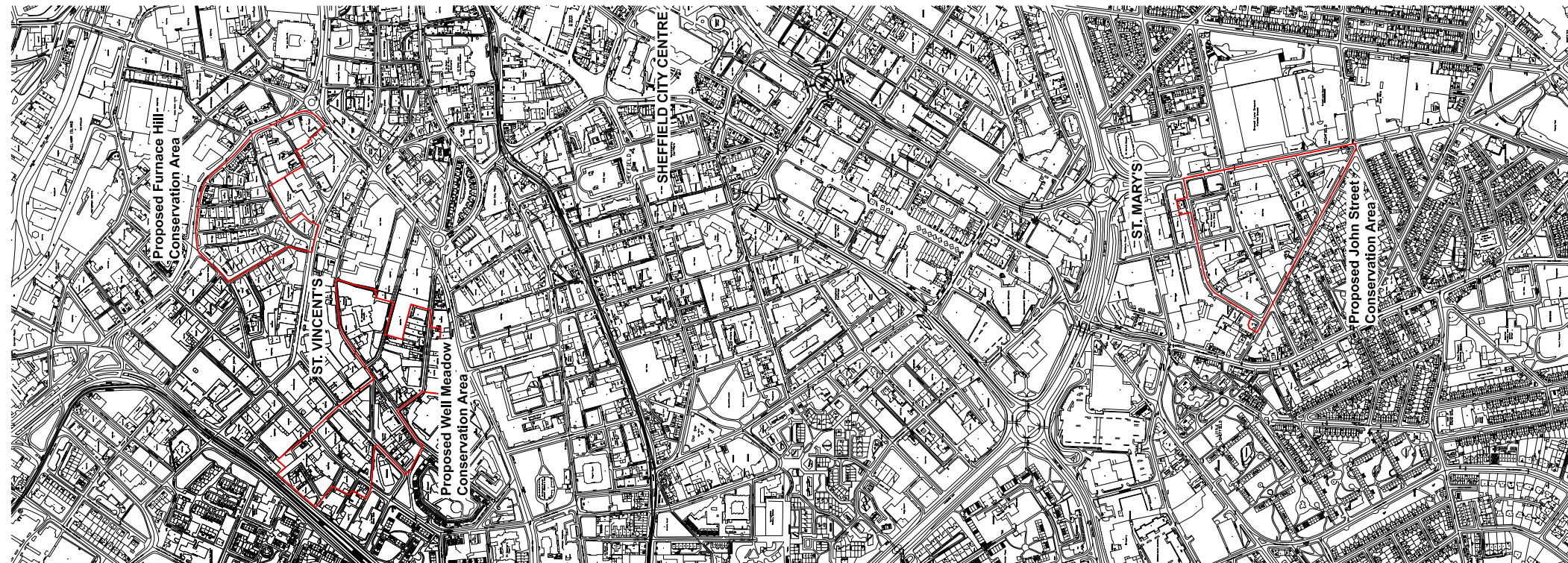
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1. Introduction

Purpose of appraisal

- 1.1 Building Design Partnership (BDP) and ARCUS have been appointed by Sheffield City Council (SCC) to prepare a Conservation Area Appraisal (CAA) Study for three separate proposed Conservation Areas located within the central zone of the city. These areas of the city are all associated to the growth and development of the Sheffield Metal Trades industry.
- 1.2 These include:
 - Proposed Furnace Hill Conservation Area
 - Propose Well Meadow Conservation Area
 - Proposed John Street Conservation Area
- 1.3 The location of the three proposed Conservation Areas in terms of the city centre context and indeed their relationship to one another, is illustrated at Figure 1.
- 1.4 This document is the specific Conservation Area Appraisal and Management Plan for the proposed Furnace Hill Conservation Area.
- 1.5 In terms of the overarching purpose of this piece of work, this can be considered at two different levels – both to collate and increase knowledge into the important industrial heritage of the city and more importantly in every day terms, to justify the statutory designation of each of the three areas in terms of their boundaries and to support the policies and design guidance developed for each of the three areas. This will enable a management framework that will facilitate the preservation and enhancement of the special architectural, historic and other significant character elements that are identified.
- 1.6 Each of the three areas is faced with the influence (and potential threat) of significant development pressures associated with the growth, development, renaissance and regeneration context that can be witnessed in the city. As they stand undesignated at present, there exists the threat that important built heritage assets will be lost or irreparably damaged (or ‘intruded upon’) by intrusive or inappropriate development. It is also important to note that even

minor development when taken as a cumulative can have a significant negative impact.

- 1.7 Currently, development may well be acceptable to local planning policy as expressed in the Unitary Development Plan (UDP), yet it will not account for the special status awarded to a Conservation Area.
- 1.8 It is the recognition of the development pressures that exist by Sheffield City Council that is a primary reason for this study being instigated.

Process

- 1.9 The CAA study is programmed to be completed by mid to late March 2004, following a consultation process with interested stakeholders (via public meetings) and approval from the client team, which comprises both officers of Sheffield Council City Council's Conservation and Design Team and an English Heritage representative for the Yorkshire and Humber region.
- 1.10 These organisations will be brought together in the final week of January 2004 where the results of the draft CAA will be discussed. Two English Heritage designation meetings (by way of presentations), were made to SCC Councillors in the final week of January 2004 and these were met with positive response.
- 1.11 Following this process and approval of the draft CAA's by the above parties, the formal designation of each area will be made via a straightforward process. Following the appraisal of the proposed areas a report will be presented to Sheffield City Council (or via delegated authority to the appropriate committee) setting out the proposals for Conservation Area designation, including the proposed boundary and a summary of the justification for designation. The Council then has the authority to designate the Conservation Area as it sees fit.
- 1.12 There is also a statutory requirement for the Council to advertise the proposals for the Conservation Areas. The precise requirements are set out in the appropriate regulations.

Community involvement, role and perceptions

- 1.13 Community involvement in the process of designation of the proposed Conservation Areas is also considered important, not least in terms of raising the awareness of Sheffield's important built heritage (associated with the Metal Trades) to the local population.
- 1.14 It has been agreed between the study and client teams that this will most effectively be undertaken by way of attendance and presentations at public meetings by the study team. This will allow the findings of the study to be

presented to all interested stakeholders and will allow feedback to be gauged and registered and built into the process. The material produced for the manned exhibitions will also be able to be displayed ongoing at venues such as Library's and Howden House (Council Offices) for example.

- 1.15 Public Consultation by way of a Public Meeting for the Furnace Hill / St Vincent's is being held at 6.30pm on Monday 19th April 2004, St Philips Social Club off Upper Allen Street.

Status of appraisal

- 1.16 The Conservation Area appraisal set out in this report is in Draft and has been produced by the consultant team for Sheffield City Council, for the sole purpose of determining the potential for Conservation Area designation. The appraisal should not be used as the basis for any other work and comments made in the appraisal do not prejudice the proper decision making processes of the Council with regard to development control or other statutory activities.

2. Historical Background

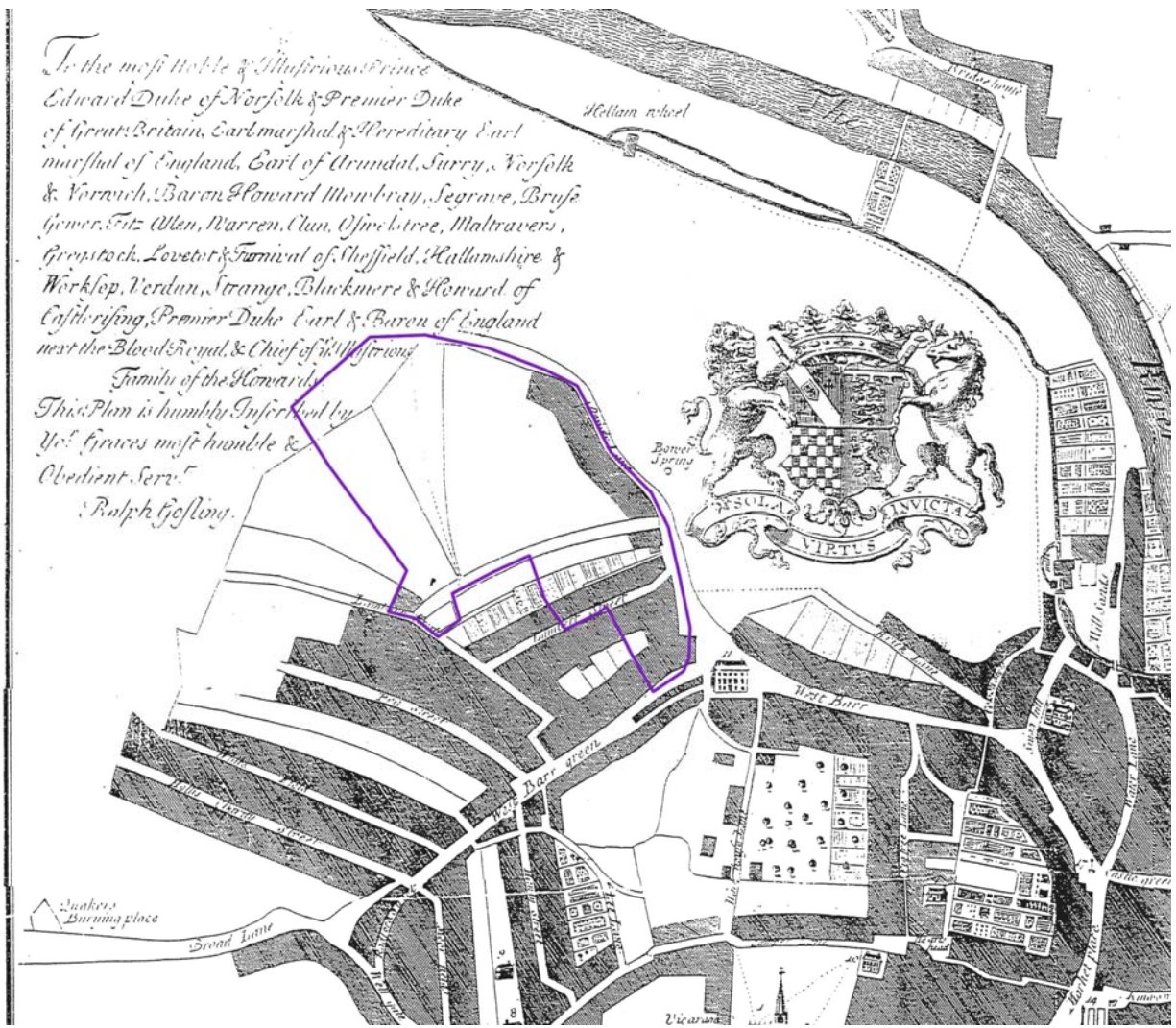
- 2.1 This section presents the historic context for the analysis and assessment presented in this study. As part of the research presented there are a variety of historic plans included at the end of this section at Figures 2 – 5 respectively, charting the evolution of the Furnace Hill area for around two Centuries between 1736 and 1935.
- 2.2 This information is also held as a CD version and can be provided upon request.

Origins and Historical Development – Furnace Hill Area

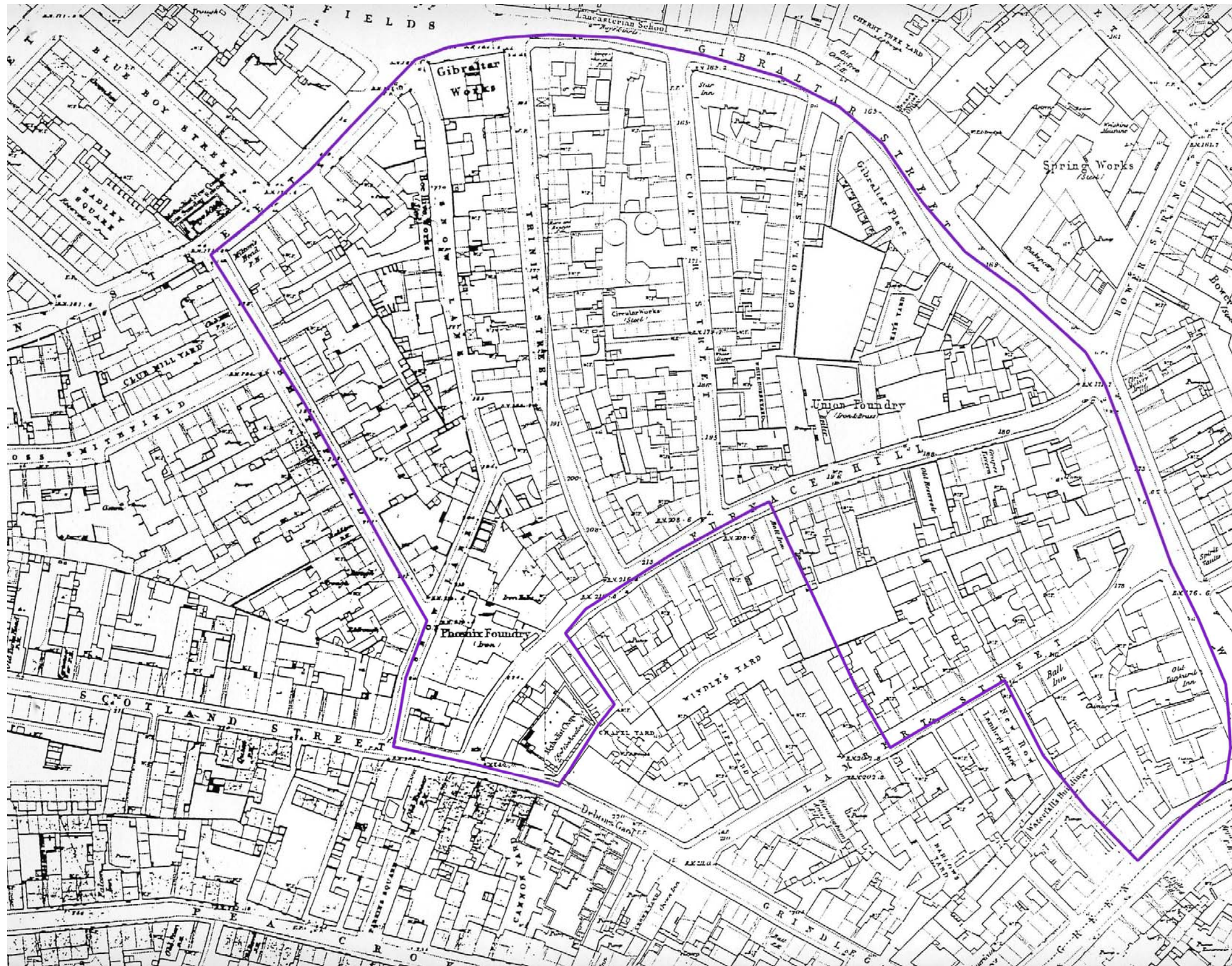
- 2.3 An analysis of the origins and historical development of the proposed Furnace Hill Conservation Areas is as follows:
- 2.4 The Furnace Hill area was part of the Town Field of Sheffield in the medieval and early post-medieval periods. The field, one of the large open fields worked in common by the townspeople, had mostly been enclosed into smaller fields (called crofts or closes) by 1637. In the early eighteenth century, part of this area was developed for housing and industrial buildings, the earliest phase of the expansion of Sheffield in response to the rapidly increasing population. The development was known as ‘The Crofts’, after the fields it was replacing, and the streets followed the curving boundaries of the strip fields. The development was piecemeal and relatively unplanned, with many tenants responsible for the layout of the streets and buildings rather than the landlords. Lambert Street and part of the Gibraltar Street frontage had been constructed by 1736, with the rest of the Furnace Hill area being of slightly later date, although it had been developed by the end of the eighteenth century.
- 2.5 The development mainly consisted of industrial works and back-to-back housing. In the eighteenth century, the area around Scotland Street was the most important industrial area in the town. It also represented the first time that major industrial works had been situated in the town itself rather than on the outskirts and in the river valleys. Industries represented included steelworks, cutlers’ works and associated trades such as grinding and handle making, a stove grate manufacturers and an iron and brass foundry. Both industrial works and houses were based around courtyards, and industrial buildings were located in close proximity to the houses.
- 2.6 During the nineteenth century the area was perceived as one of the worst slum areas in Sheffield. The narrow, irregular streets, the age and poor construction of the back-to-back houses, the bad sanitary conditions, the overcrowding and

high proportion of Irish immigrants, as well as the proximity of industrial and domestic buildings were all contributory factors leading to this characterisation. A Sanitation Report of 1848 mentioned the Crofts as being “more densely populated in relation to its extent than any district previously mentioned”.

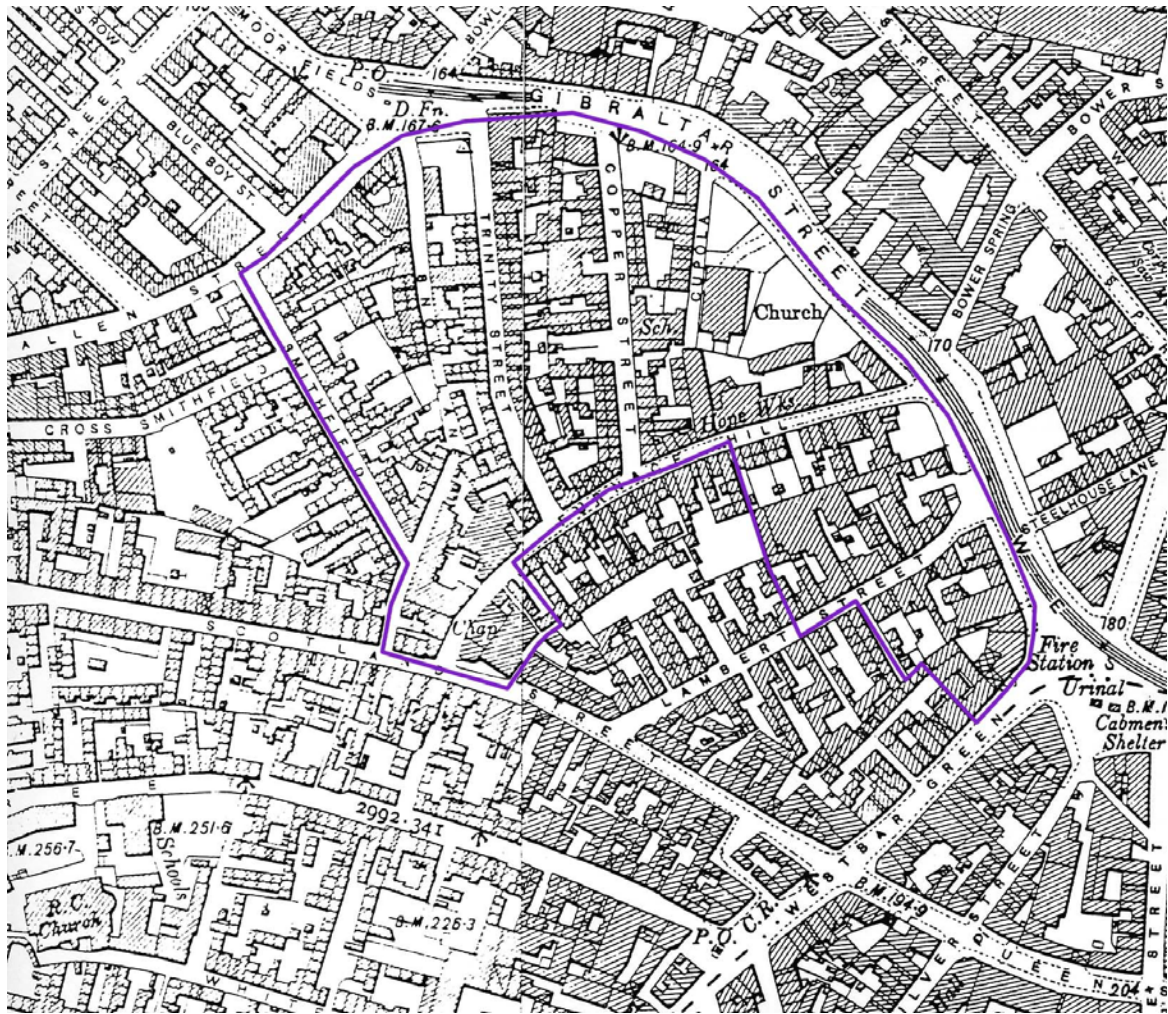
- 2.7 A large-scale programme of slum clearance was conducted in the 1930s, with most of the housing in the Furnace Hill area being demolished at this time. The only surviving examples of the back-to-back houses consist of buildings incorporated into the Lambert Street Works of James Watts. Several of the industrial buildings were also demolished in the twentieth century, including the Phoenix Works of Longden and Co, the stove grate manufacturers. Many of the smaller works still survive, although some are in poor condition. Housing was never re-established in this area, which remains a predominantly industrial zone.



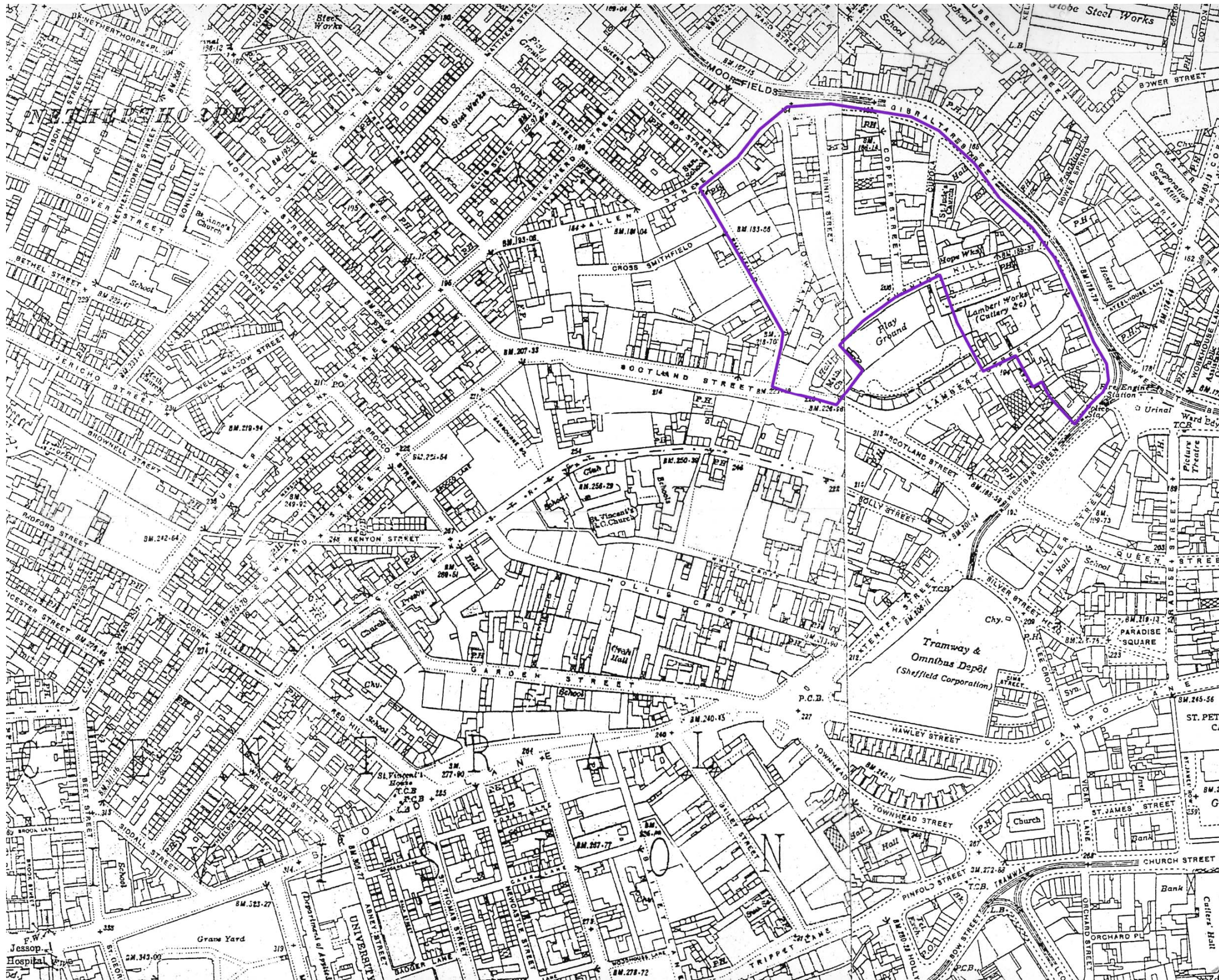
Area outline is approximate Taken from Ralph Gosling's 1736 plan of Sheffield	Project: City of Sheffield Conservation Areas Appraisal	Area: Furnace Hill
	Title: 1736 map of Sheffield	Figure: 2



Project: City of Sheffield Conservation Areas Appraisal
Area: Furnace Hill
Title: 1850 OS map
Taken from the 1850 OS 25": 1 mile map sheets 19 and 20
Figure: 3



<p>Taken from the 1905 OS 25": 1 mile map sheets 294.7 and 294.8</p>	<p>Project: City of Sheffield Conservation Areas Appraisal</p>	<p>Area: Furnace Hill</p>
	<p>Title: 1905 OS map</p>	<p>Figure: 4</p>



Project:
City of Sheffield Conservation Areas Appraisal
Area:
Furnace Hill
Title:
1935 OS map
Taken from the 1935 OS 25": 1 mile map sheets 294.7 and 294.8
Figure: 5

3. Proposed Furnace Hill Conservation Area Appraisal

Introduction

- 3.1 The text in this section should be read with close reference to Figure 7 presented at the end of this section, which is a CAA Plan for the proposed Furnace Hill Conservation Area.

Proposed Conservation Area's Wider Character & Significance

- 3.2 In keeping with the City Council's format for undertaking the CAA as appended to this document, the wider character and significance of the proposed Furnace Hill Conservation Area is as follows:

Location and population

- 3.3 As a general location context, the city of Sheffield is situated within South Yorkshire, where as a significant metropolitan area and local authority it has adopted the role of sub regional capital.
- 3.4 As an overarching context for the three areas, the resident population of Sheffield, as measured in the 2001 Census, was 513,234, of which 49 per cent were male and 51 per cent were female. This overall population has fallen from 529, 000 in 1991 (1991 Census).
- 3.5 The proposed Furnace Hill Conservation Area is located within the overall Central Area of the city of Sheffield, as defined by the Unitary Development Plan (UDP) for the city. Specifically, Furnace Hill is located approximately 1 kilometre north west of Sheffield City Centre.
- 3.6 In general terms the Furnace Hill area is located on the fringe of the city centre and as presented above in the historical analysis section, relates to an earlier period of development in the concentric pattern of the city to that of the Furnace Hill Area, which is located further away to the south of the City Centre.
- 3.7 In terms of local resident population, the proposed Furnace Hill Conservation Area is located within the Netherthorpe Ward. The population of this ward stands at 16,030 (2001 Census) and in terms of demographics, it contains a younger age of resident compared to the overall Sheffield average (average age for the ward 32.7 compared to 38.5 for Sheffield as a whole).

Area's role and function, both then and now

- 3.8 This area was part of the early eighteenth-century expansion of Sheffield in response to the increase in population. The area consisted of closely-packed

back-to-back and terraced housing built around central courtyards which contained workshops, outhouses and privies, and small-medium sized industrial works in amongst the housing. Small-scale industries, such as grinding, polishing, button- or handle-making and other trades related to the cutlery industry, were often carried out in small workshops by self-employed workers who were contracted by the larger companies to carry out specific tasks. During the eighteenth century, this was one of the most important industrial areas in Sheffield.

- 3.9 The back-to-back housing was seen as of very poor quality by the nineteenth century, consisting of poorly ventilated three-storey back-to-backs, with a single room on each floor, and cellarage below. There was a great deal of overcrowding in the area, and often extended families, sometimes with lodgers in addition, lived in a single house.
- 3.10 During the twentieth century, the slum housing was cleared, with only a few buildings surviving where they had been incorporated into works. The area has remained a mainly industrial in character until the present, incorporating original buildings and twentieth-century structures, with several areas not having been developed after the clearance of housing.
- 3.11 In terms of the role and function of the Furnace Hill area today it is useful as an overview to provide a summary of the Sheffield UDP.
- 3.12 The Furnace Hill area (or St Vincent's Quarter) has a distinctive character and today comprises a variety of uses, including residential, office and light industrial activities, with what is considered a reasonable level of industry still associated with the metal trades. The Furnace Hill area is considered by SCC officers to contain a significant level of vibrancy, although it is being placed under increasing development pressure, particularly from a residential land use angle.
- 3.13 In terms of land use allocations in the UDP, the St Vincent's Quarter in which Furnace Hill is located has been allocated for and characterised as a 'General Industry Area' (without special industries).
- 3.14 Also in terms of movement and physical use of the area, the UDP proposes a Strategic Cycle / Footpath through the heart of the St Vincent's area that is indicated to run along Scotland Street and Netherthorpe Road. These routes bound the edges or are located nearby to the proposed Furnace Hill Conservation Area.
- 3.15 These provide an overview of the current and intended future land use patterns for this area.

- 3.16 However, the Sheffield Unitary Development Plan is currently under review and this is important in terms of the future direction and scope of uses proposed in the St Vincent's Quarter. Currently, both the Furnace Hill and Well Meadow Area are proposed as a 'General Industry Area' as described above. The latest thinking from SCC's Forward Planning Team is that the Scotland Street Corridor will become the divide between two different types of preferred allocations to be designated in the future.
- 3.17 This will result in the Furnace Hill area remaining focussed for Commercial use, as encapsulated by the 'General Industry Area' Policy. Due to the residential pressure that the St Vincent's area as a whole is faced with (a detailed overview is described at Section 7 below), the Well Meadow Area to the south-west of Scotland Street is likely to have the scope of it's allocation changed from an area with a commercial bias to one that is based around residential land uses.
- 3.18 This should have the effect of concentrating future commercial interest in the St Vincent's area into the proposed Furnace Hill Conservation Area specifically.
- 3.19 An important point made by SCC Officers is that whilst the policy allocations are changing in the St Vincent's area as part of the UDP review, the aspiration is that this should have the desired effect of creating more mixed and flexible use areas.
- 3.20 An overview of the development pressures influencing the three proposed Conservation Areas, in terms of the likely future roles and functions is presented at Section 7 below.

Relationship to Surrounding Areas

- 3.21 The area lies to the north west of the City Centre. Development to the east of Westbar Green is of a different character, being substantially large scale, coarser grain and modern. The area on the falling ground to the north is again of larger scale, with a radically different street pattern and extensive cleared areas. Adjoining areas to the west and south bear some affinity to Furnace Hill in terms of building usage and urban grain. However, the buildings are consistently more modern and of less historic interest. Well Meadow is in close proximity to the south west, but is separated from Furnace Hill by relatively nondescript development and cleared sites.

Routes

- 3.22 The area is defined to the east and north by two primary, cross-city routes, Westbar Green and Gibraltar Street. These are heavily trafficked routes with

pedestrian crossing points. Scotland Street is a local distributor road defining the southern boundary of the area. The remaining routes are irregular in layout and provide access to individual properties – Smithfield defining the western edge of the site. Snow Lane, Trinity Street, Copper Street, Furnace Hill and Lambert Street radiate from Scotland Road. Cupola is a cul-de-sac nearly parallel to Copper Street.

Landmarks

3.23 The only significant landmarks within the area are the Methodist Chapel on Scotland Street, and the Westbar Fire Station Museum. The Methodist Chapel is a large building located at the highest point of the site. The Fire Station Museum is located at a major traffic intersection. Its Edwardian civic design and varied skyline catch the eye at this point.

Setting and Topography

3.24 As its name implies, the area is built upon a hill, with the high point located at the junction of Furnace Hill and Scotland Street. From this point the ground falls 11 m to the east at Westbar Green and 20 m to the north at Moorfields. The ground falls to the north and west, providing spectacular vistas along the radiating streets to the neighbouring hills within the city, and the open countryside beyond. The ground continues to rise gently to the south west. Given the major physical boundaries of Westbar Green, Gibraltar Street and Scotland Street together with the generally steep gradients rising towards Scotland Street, the area has a generally well-defined setting surrounded by development of poor to mixed quality on all sides.

Panoramas and Views

3.25 The elevated nature of the site provides panoramic views out of the area to the north and west. Views into the site occur along the roadways, principally along those streets running south from Gibraltar Street, and also along Scotland Street from Westbar Green.

Distinctive Sub-Areas

3.26 There are considered to be no distinctive sub-areas within the proposed Furnace Hill Conservation area.

3.27 The CAA now progresses with an Assessment on each of the proposed Conservation Areas against the following criteria:

- Land-use phases and archaeology

- Spatial & townscape character
- Built character

Land-use phases and archaeology

3.28 Land use and archaeological matters are considered against the following key elements:

- The range, scale, mix and transparency of prevailing (or former) uses, their historic patronage and their influence on layout / morphology of an area, plan forms and building types over time.
- Archaeological significance and potential - scheduled ancient monuments (SMR) and local sites which indicate significant archaeological potential.

3.29 From the medieval period to the early-eighteenth century, the proposed Conservation Area was part of the Town Field associated with Sheffield. This large field, worked in common, had mostly been enclosed into smaller fields and closes by the seventeenth century. The boundaries of these fields were reflected in the layout of the street pattern, which had been partially established by 1736. The area developed as part of the early expansion of Sheffield in association with its increased industrial production and growing population. This new development was known as the Crofts, reflecting its origin as small fields. The layout was piecemeal, mainly being undertaken on an ad-hoc basis by tenants and agents of the landowners, and this resulted in a more informal, organic street plan than the later developments.

3.30 The streets within the Furnace Hill area were laid out during the eighteenth century. Lambert Street, Furnace Hill and Scotland Street had been laid out by 1736, although no structures were shown on Furnace Hill at that date. Copper Street and Trinity Street were being laid out in the 1770s, and it is likely that the other streets were established around that date. Land use mainly consisted of back-to-back housing, typically three-storey structures with a single room on each floor, arranged around a central courtyard. The housing was interspersed with metal trades buildings, generally small- to medium-scale works, again arranged around a central courtyard with an entranceway from the street into the yard.

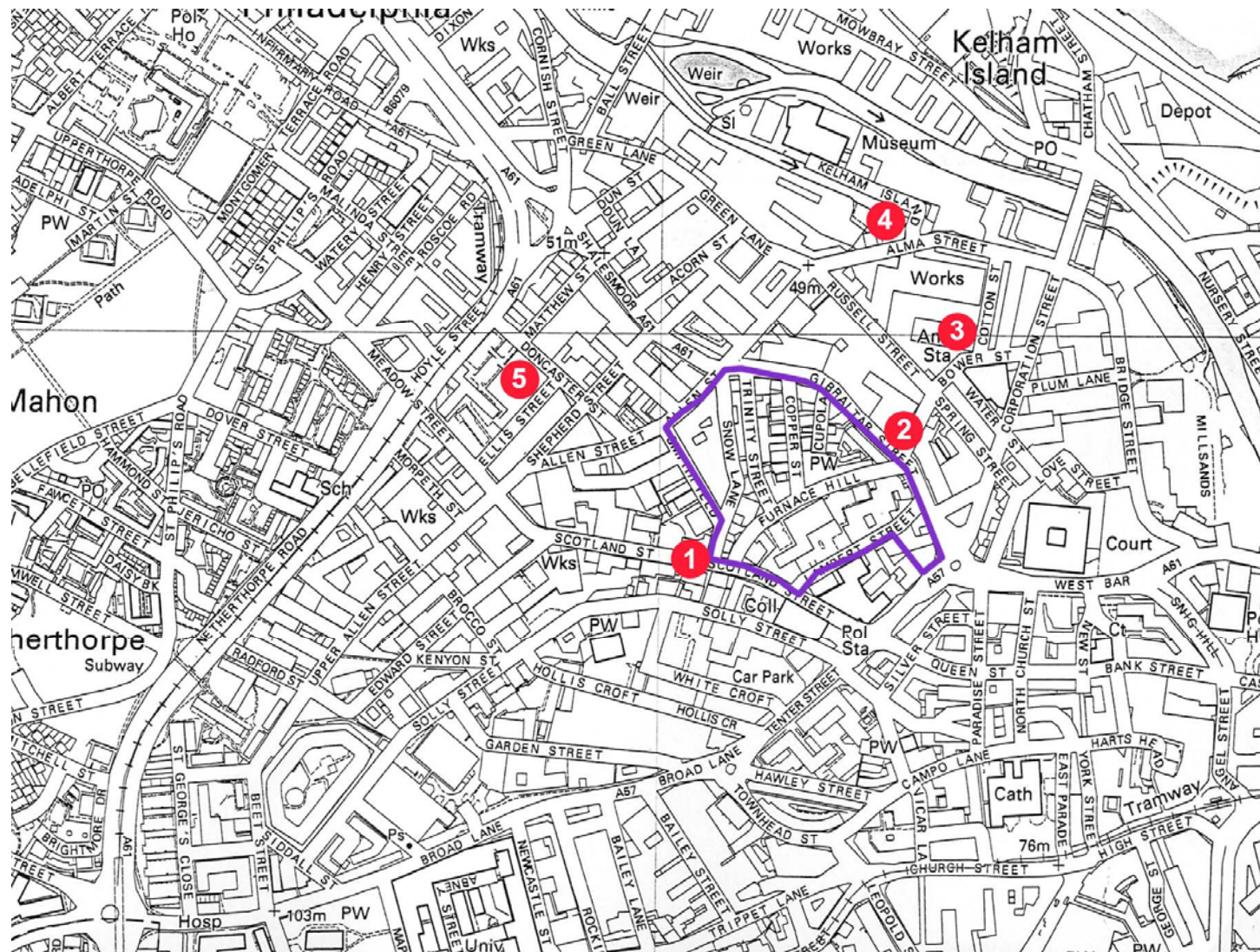
3.31 There were few changes to the layout and land use during the nineteenth century. St Jude's church was built between 1850 and 1890. The area, with its dilapidated housing, poor sanitary conditions, overcrowding and the proximity of industrial buildings to living areas, became perceived as one of the worst slum areas in Sheffield. This was probably also due in part to the layout of the

area, with its narrow, crooked streets, very different in character from the planned nineteenth century developments. The area also housed a large quotient of immigrants, including people from neighbouring counties, many Irish labourers, and also foreigners including Italians. The Roman Catholic church of St Vincent, built in the 1850s, provided a focus for the strong Irish community based in this quarter.

- 3.32 During the early-twentieth century, a programme of slum clearance was carried out in Sheffield, and much of the housing in the Crofts area was demolished in the 1920s-30s as part of the first phase of clearances. Some buildings to the north of St Jude's church had already been demolished by 1905, mainly narrow buildings fronting onto Gibraltar Street between Furnace Hill and Copper Street. The 1935 OS map shows that very few houses remained within the Furnace Hill area, which was at that date mostly open ground. Some of the metal trades buildings had also been demolished by that date, although there are several surviving buildings dating from the late-eighteenth century within the proposal area.
- 3.33 Redevelopment occurred in the later twentieth century, mainly consisting of light-industrial buildings. Housing was never re-established in this area. There are also several open areas where redevelopment did not take place, referred to on the plan as 'negative space'. These areas offer a important archaeological resource, as the lack of development subsequent to the demolition of the former buildings indicates a higher potential for the survival of sub-surface remains than in areas now occupied by modern buildings.
- 3.34 Figure 6 overleaf illustrates the gazetteer for SMR sites and find-spots in the vicinity of the Furnace Hill area. Descriptions of each are contained at Appendix 1.

Spatial & Townscape character

- 3.35 Spatial and townscape considerations have been assessed under the relevant criteria as listed at Appendix 4.
- 3.36 Furnace Hill is a built-up urban area with no designed open spaces. The street pattern can be described as fan-shaped. Furnace Hill itself is the generator, running south west/north east. Lambert Street runs parallel to the south east of Furnace Hill. Cupola, Copper Street, Trinity Street, Snow Hill and Smithfield run roughly at right angles downhill and to the north of Furnace Hill in a slightly radiating pattern. Plots are generally arranged at right angles to the street frontages. Some plots run half the depth between streets, some run through from street to street. The plot size is small, typically 12 m x 24 m. Late 20th



Project: City of Sheffield Conservation Areas Appraisal
Area: Furnace Hill
Title: SMR sites and find- spots
Key: Purple line: proposal area Red dots: SMR sites
Figure: 6

century development, particularly on the southern side of Furnace Hill, occupies much larger plots, with buildings set back from the pavement line.

- 3.37 Development is generally two and three storeys. There are relatively few cleared sites, but where they occur these have a negative impact, diminishing the otherwise tight and consistent urban grain.
- 3.38 The area is generally permeable with frequent cross-site routes. The dense development gives a great sense of enclosure to the streets, and focuses views along the streets to the surrounding areas of the city.
- 3.39 The consistency of building lines along the back of pavement is of great importance in this regard. Views out of the area are particularly impressive to the north and west due to the elevation of Furnace Hill. Views into the site reveal the most significant spatial characteristic of the area, being the relatively narrow streets running at a steep gradient and generally of a gently curving nature. The termination of Cupola by the rear gable of Hope Works is striking.
- 3.40 Between Furnace Hill and Cupola running off Gibraltar Street is an alleyway leading to what was a stable courtyard and giving access to the rear of the residential properties fronting Gibraltar Street.
- 3.41 Extensive areas of historic paving survive, sometimes exposed and sometimes concealed beneath a thin layer of macadam. These are generally large sandstone setts, short sandstone kerbs and small sandstone paving flags, the latter broken by traffic and parking. Of particular interest are the stone setted aprons to cart entrances. Where pavings are laid on gradients, tooled grooves have been provided to increase grip in icy conditions. Many early 'wheel' pattern cast iron gratings survive. Generally, there are no significant fences, railings, green spaces or trees. The area is hard-edged and hard-paved.
- 3.42 Most of the buildings are in active use. There is consequently a regular but not intensive pattern of pedestrian and vehicular movement and activity. The intensity of movement is significantly higher along the boundary routes, particularly Westbar Green and Gibraltar Street. Traffic provides the predominant background noise.

Built Character

- 3.43 Factors regarding the Built Character of this area have been assessed under the relevant criteria as listed in Section 3 above.
- 3.44 Buildings within the area generally fall into two types – 19th century industrial and commercial vernacular and 20th century light industrial.

- 3.45 The 19th century industrial buildings are two and three storey, generally built in common brickwork under pitched slated roofs. Sometimes the brickwork has been rendered over. In some cases the slating has been replaced by asbestos cement sheets. Windows comprise small pane timber casement, vertical sliding sash and modern casement. There is commonly a horizontal emphasis to buildings, sometimes provided by string courses and sometimes by the differentiation of window types at different floor levels. For example, the Kutrite Works on Snow Lane has segmentally headed windows openings at ground floor, semicircular arched openings at first floor and flat headed openings at second floor. The first floor windows have good vertical sliding sashes and the top floor small pane casements. There are lots of variations within these general patterns. Other significant features are the cart openings which lead from the street frontage to the internal courtyards of these buildings. Apart from the larger scale of these openings there is also a general expression of the opening head – brick or stone arches or larger timber lintels being examples. With the exception of the office and commercial parts of these buildings there is no architectural decoration.
- 3.46 Shops with living accommodation over front onto Gibraltar Street. They are of three storeys in facing brickwork under pitched slated roofs. They are generally late 19th century, and have very simple architectural devices and decoration such as Dutch gables, stone window surrounds, decorative keystones and eaves cornices. Windows are generally vertical sliding sash or simple modern casements. There are some dormer windows in these properties. Some chimneystacks survive intact complete with clay pots, others have been truncated or have lost their pots.
- 3.47 There are seven key buildings in the area. Of these, four are metal trades buildings – John Watts Lambert Street Works (listed Grade II), the Kutrite Works on Snow Lane (listed Grade II), Hope Works and G W Potts, both on Furnace Hill. These display all of the qualities described above. The John Watts Lambert Street Works has large relief lettering worked from the rendering above the ground floor windows giving the name and date of establishment. This building's significance is in part due to the incorporation of earlier dwellings.
- 3.48 Of the remaining key buildings, number 117 Westbar is a rare survival of the original domestic development of this area. The building, dated 1794, is a pair of three storey houses with the ground floor converted to a shop. Constructed in common brickwork under a shallow pitched slated roof, the building has multi-keystone lintels to window openings, and a large 19th century wooden shop front with a full width cornice. The central doorway has a pilastered surround. There is a large central brick chimney complete with pots.

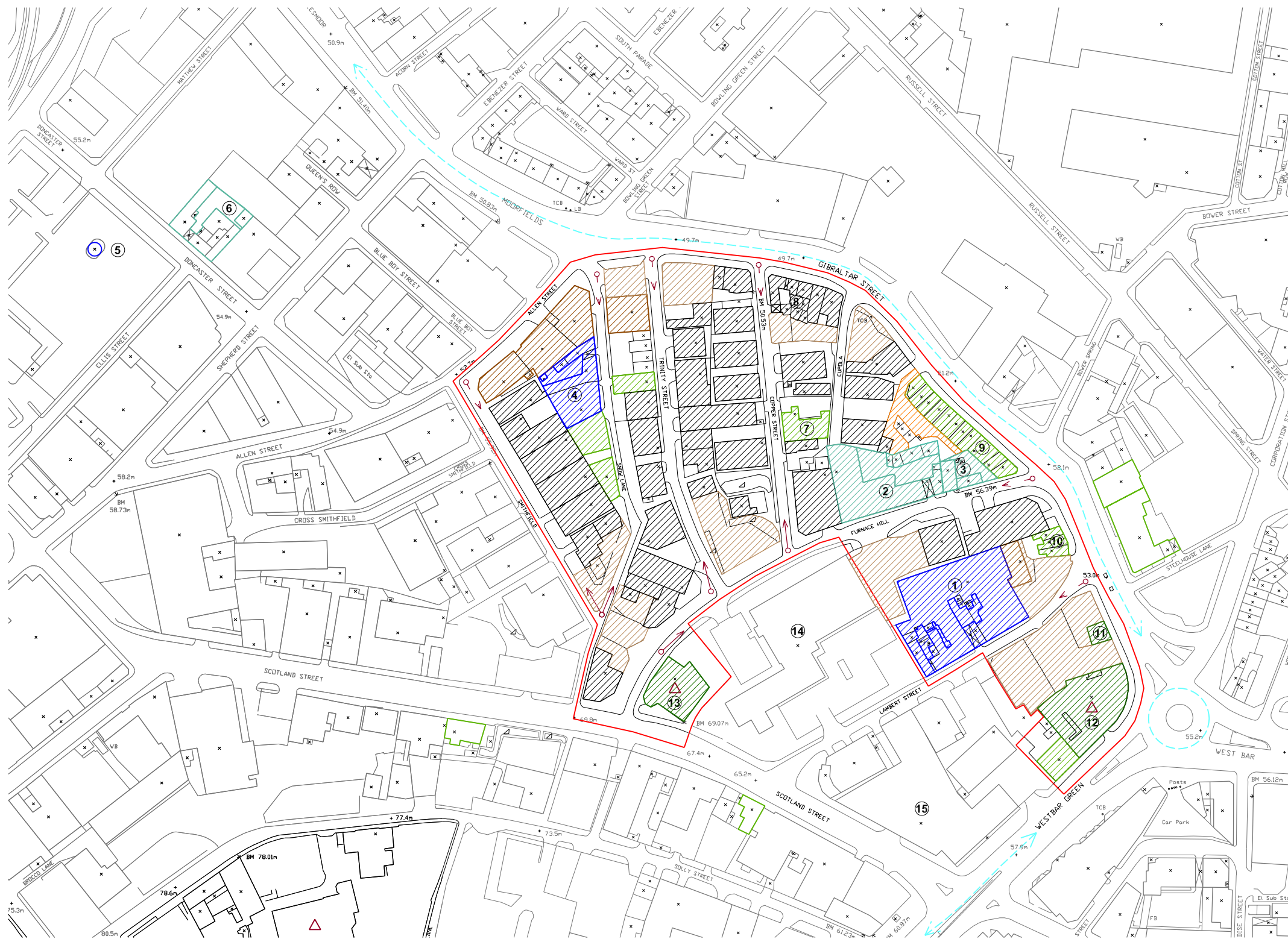
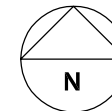
- 3.49 Just to the east of this building, presenting a curved façade to Westbar Green is the three storey Fire Station Museum (listed Grade II). Built as a police, fire and ambulance station in 1897-1900 the building, although strictly Victorian, displays the characteristics of Edwardian Baroque architecture with Gibsian surrounds to surviving arched engine entrances (some of these later altered), first floor tripartite Venetian windows, Dutch gables and a tower surmounted by a glazed lantern. Constructed of facing brick with stone dressings under a pitched slated roof, this is the only municipal building within the proposed area.
- 3.50 Exploiting the highest point within the area at the junction of Furnace Hill and Scotland Street enhancing its physical and spiritual prominence is the former Methodist Chapel. In a simple stripped classical style, the building presents a restrained but noble frontage to Scotland Street. In good quality facing brickwork with stone dressings, the main elevation is a symmetrical arrangement of semi-circular headed windows of two principal storeys surmounted by a plain pediment. Within this pediment is a fine memorial tablet in typical 'Fat Face' raised lettering.
- 3.51 The 20th century buildings are concentrated along Smithfield, Trinity Street, Copper Street and Allen Street. They are generally plain sheds in common brickwork under pitched asbestos cement sheet roofs, sometimes with two storey office blocks to the street frontage under flat roofs. These form consistent groups.
- 3.52 Other interesting buildings in the area which make a positive contribution to its character include a former meeting hall on Gibraltar Street, a former pub on Gibraltar Street, a 19th century school building on Copper Street and industrial premises on Trinity Street.
- 3.53 Mid 20th century commercial buildings fronting Allen Street and Gibraltar Street are plain and nondescript. Hoardings screening cleared sites along Gibraltar Street detract from the character of the area. Empty buildings such as John Watts Lambert Street Works give an air of neglect and decay.
- 3.54 The area is in a generally run-down state, and most historic buildings are in need of refurbishment and new uses. John Watts Lambert Street Works, Hope Works and G W Potts are all reaching a state of serious fabric decay. However, the buildings retain many original features, both internally and externally. Original building materials, form and fenestration are of particular significance both historically and in terms of the character of the area.

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KEY

- Proposed Conservation Area Boundary
- Grade II* - Metal Trades
- Grade II - Metal Trades
- Metal Trades
- Grade II
- Positive Building
- Neutral Building
- Negative Building
- Positive Space
- Negative Space
- Key Views
- Glimpsed Views
- Local Landmark Building
- Primary Traffic Route

REVISION / DESCRIPTION	DRAWN	CHECKED	DATE
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- | | | | |
|--|---|---|------------------------------------|
| ① John Watts, Lambert Street - Cutlery Works | ⑤ Doncaster Street Cementation Furnace - 18/254 | ⑨ 147-169 Gibraltar Street | ⑬ Scotland Street Methodist Chapel |
| ② Hope Works, Furnace Hill | ⑥ Don Cutlery Works, Doncaster Street | ⑩ 131-135 Gibraltar Street | ⑭ Greenfield House |
| ③ GW Potts, Furnace Hill | ⑦ St. Judes Church, Cupola | ⑪ 117-119 West Bar - 19/749 | ⑮ Police Station |
| ④ Kutrte Works, Snow Lane - 19/666 | ⑧ 197-205 Gibraltar Street | ⑫ West Bar Fire Station Museum - 19/747 | |

PROJECT TITLE		
CITY OF SHEFFIELD		
CONSERVATION AREAS APPRAISAL		
DRAWING TITLE	SCALE	
FURNACE HILL	@ A3	
CONSERVATION AREA PLAN	1:2000	
	(1:1000 @ A1)	
	DATE	
	Dec 03	
PROJECT NUMBER	DRAWINGS No.	REVISION
MR 09480	FIGURE 7	-



1. Westbar Green - looking north-east towards the Police Station (15).



2. View of St. Vincent's church from Westbar Green looking west.



3. View of Greenfield House (14) (centre/distance behind the Police Station) from Westbar Green.



4. Looking north-east along Westbar Green towards the Fire Station Museum (12).



5. The Fire Station Museum (12) on the corner of Westbar Green and Gibraltar Street (listed Grade II). The Police Station can be seen background left.



6. Westbar Fire Station Museum (left) and 117-119 Westbar (11) (right) - listed Grade II.



7. Gibraltar Street - looking north-west. Numbers 147-169 Gibraltar Street (9) are in the centre-right distance.



8. Gibraltar Street - looking north-west. Numbers 197-205 Gibraltar Street (8) can be seen on the left.



9. Looking south along Trinity Street - the back of the Scotland Street Methodist Chapel (13) can be seen in the distance.



10. Inappropriate development along Allen Street - view looking south-west.



11. Further view of later buildings along Allen Street - looking north-east.



12. View along Smithfield, looking south-east up towards the Methodist Chapel on Scotland Street.



13. Panoramic view looking north-west along Smithfield.



14. View looking down and along Snow lane from the same position.



15. Looking east along Scotland Street towards the Methodist Chapel (13) (left) - the Police Station can be seen in the background.



16. The Methodist Chapel itself on Scotland Street (listed Grade II).



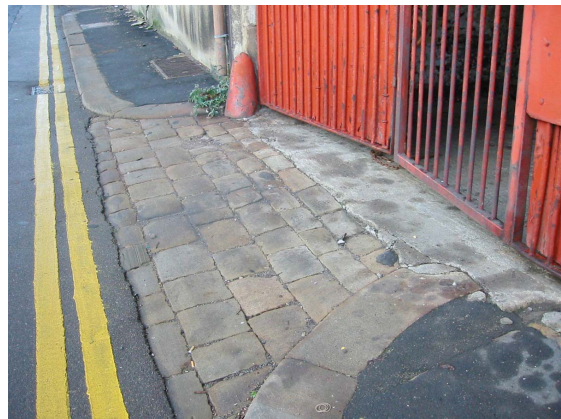
17. The Greenfield House office building (14) on Lambert Street.



18. The John Watts Cutlery Works (1) on Lambert Street (listed Grade II).



19. John Watts Cutlery Works (1) - note the giant relief lettering along the street frontage (listed Grade II).



20. Original sandstone kerbs and sets at the wagon entrance to John Watts works on Lambert Street.



21. Looking south-west up and along Lambert Street - in the foreground (right) are the John Watts works.



22. Looking west up and along Furnace Hill - towards GW Potts Works (3) and Hope Works (2).



23. Hope Works (2) on Furnace Hill - an early 19th century group of buildings with courtyard and workshops behind.



24. GW Potts Works (3) on Furnace Hill - surviving slate roofs are still in evidence on these metal trades buildings.



25. Stable courtyard space behind Cupola/Furnace Hill and accessed from Gibraltar Street.



26. Stable courtyard space behind Cupola/Furnace Hill and accessed from Gibraltar Street.



27. View up and along Cupola, towards the rear face of Hope Works on Furnace Hill - St. Jude's Church is on the right (7).



28. Cast iron wheel-pattern drain-gratings survive in the carriageway along Cupola, surrounded by original sets.



29. Cupola elevation of St. Jude's Church (7).



30. View along Copper Street, with the rear of Greenfield House (14) in the distance - St. Jude's Church is on the left.



31. Sandstone kerbs with tooled grooves to provide grip on steep inclines.



32. View down and along Trinity Street looking north.



33. Glimpse of the Kutrite Works (4) (listed Grade II) from Trinity Street.



34. Kutrite Works on Snow Lane (4) (listed Grade II) - note the different treatments of ground, first and second storey windows.



35. Industrial building opposite Kutrite Works on Snow Lane with large semi-circular windows at first floor level.



36. Adjacent to Kutrite Works on Snow Lane are these plain brick buildings with cast iron small-pane casement windows.



37. View up and along Furnace Hill - St. Vincent's Church can be seen in the distance.



38. View west down and along Scotland Street.



39. Don Cutlery Works (6) on Doncaster Street - outwith the proposed Conservation Area, and opposite the Doncaster Street Cementation Furnace (5).



40. Rear yard of Don Cutlery Works accessed via Shepherd Street.



41. The Cementation Furnace (5) on Doncaster Street.

4. Identification of Trends, Opportunities, Constraints and Threats

Introduction

- 4.1 This section of the report considers in summary the key development pressures of influence on the proposed Furnace Hill Conservation Area at the overarching level. Ultimately these pressures have been a primary reason for this study being instigated. Without an appreciation and understanding of these issues, proposals to preserve and positively enhance the proposed Furnace Hill Conservation Area, whilst striking a sensitive balance with appropriate development being enabled to the benefit of the City and local economy, would not be manifested.
- 4.2 The content of this chapter has been informed by ongoing consultations and information exchange with the client team during the course of this commission, as well as further detailed consultations being undertaken with key Sheffield City Council Officers with a remit in the St Vincent's area of the city. A meeting held with Forward Planning and Development Control Officers on 16th January 2004 particularly contributed to these findings.
- 4.3 This chapter is viewed as a stepping-stone between the CAA and the Management Plan presented at section 5 below, as it provides key information as to how the area might and should evolve in the future.
- 4.4 English Heritage have indicated that they would like this study to clearly establish which areas within the vicinity of the proposed Furnace Hill Conservation Area suffer from the most development pressure. Associated objectives as this study progresses will therefore be to identify which areas could be sensitively developed and which areas should strictly not be developed. This information is illustrated on Figure 8 as part of the Management Plan within the next section.
- 4.5 The Development Pressures that the St Vincent's / Furnace Hill area falls into is currently being examined by Consultants Gillespies as part of an Area Study for the Scotland Street / Shalesmoor study area. This is also being produced for SCC. This study has been commissioned to guide the long term regeneration of the area and to enable both the council and the community to better understand the issues influencing the evolution of the area and to positively respond to increasing pressure for development.
- 4.6 As this study is work in progress specific details cannot be illustrated in this report. Yet as the Gillespies study for this area aims to stimulate local property

market interests further and to encourage the growth of new economic industries, it is vitally important that the content of this Conservation Area Appraisal and Management Plan is incorporated into any further undertaken and recommendations provided as part of the Action Plan. With this regard SCC's Urban Design and Conservation Team have consulted with SCC Officers responsible for managing and overseeing the Scotland Street / Shalesmoor Study. Their comments on this draft will be incorporated and this will ensure both pieces of work are complementary in what they seek to recommend.

4.7 Although the draft Scotland Street / Shalesmoor study cannot be reviewed in detail, it is useful to provide a regeneration context for the area by listing the three key aims of the draft Action Plan:

- To unlock the potential of the Scotland Street / Shalesmoor area and ultimately see its transformation into a vibrant part of Sheffield City Centre.
- To create an attractive commercial and residential location while ensuring the long term viability of traditional manufacturing industries.
- Manage the significant changes being brought about by the major projects which will have a lasting influence upon the area.

Development Pressure Overview in Furnace Hill

Current and Recently Approved Planning Applications

4.8 As a starting point for considering the development pressures influencing the wider St Vincent's Quarter, details of current and recently approved planning applications (at December 2003) have been considered below.

4.9 At the outset it should be emphasised that the SCC Officer responsible for the Furnace Hill / St Vincent's area confirmed that a high level of development pressure can be illustrated by the sheer volume of enquiries into sites and buildings that this area faces – many of which evolve into outline and full planning applications. Anecdotally, this level of developer interest was said to involve at least one telephone enquiry per day.

4.10 The list of significant approved planning applications are contained overleaf and these are illustrated at Figure 8 in the next Chapter as part of the Management Plan developed for this area. This information illustrates the location and site footprint of each application within the proposed Conservation

Area, so it can be ascertained which sites cannot be influenced within the Management Plan.

Proposed Furnace Hill Conservation Area			
D	Threadex Developments Ltd	Site of Former Parkwood College, Solly Street and Scotland Street Sheffield	Erection of a building comprising of 6 B1 units on ground and mezzanine floors, car parking and 104 flats. Approved in Outline
E	Edmund Winder Watts	Copper Street and Furnace Hill Sheffield	Erection of offices (3 storeys) with basement car parking (as amended 8.10.2003) Approved

4.11 In addition to these approved applications, advanced interest has also been registered in the following significant sites (also referenced on Figure 8), although these applications are currently undetermined.

- **(F) Furnace Hill CA:** John Watts Works, Lambert Street. Application currently invalid to refurbish front range and provide new build residential development to rear.
- **(G) Furnace Hill CA:** White Croft Works, Furnace Hill. Application undetermined for mixed residential / live-work / offices.

4.12 It must be noted that Planning Applications of a more discreet nature have not been recorded here, although small intrusive 'cumulative' impacts such as advertising hoardings are not a significant planning issue in this area according to SCC Development Control Officers responsible for this area.

4.13 In response to the pressures from both residential and commercial sources in the St Vincent's area as a whole (including both the proposed Furnace Hill and nearby proposed Well Meadow Conservation Area), SCC have made the decision to reclassify the preferred use allocations locally as part of the review of the UDP and replacement with the new development plan – the Local Development Framework. Whilst the applications above do provide a mix of uses, it could be argued that that an increasing presence of residential led schemes is emerging within the Furnace Hill area. The increasing number of residential uses in the area will impact significantly on the overarching character of the area locally.

- 4.14 Currently, the entire St Vincent's area in which Furnace Hill is located has been allocated as a 'General Industry Area' (without special industries) in the UDP. Whilst a healthy mix and vibrancy of uses is always to be desired for the Furnace Hill area, it is envisaged that the Scotland Street Corridor to the immediate south of the Furnace Hill area will become the divide between two different types of preferred land use allocation within the overall St Vincent's area.
- 4.15 In this sense a balance of future uses is proposed in the Furnace Hill area, led by a preference for uses of a commercial and industrial nature. This will enable links with the areas past to be maintained and complemented by a degree of appropriate residential schemes.
- 4.16 This should have the effect of concentrating future commercial interest in the St Vincent's area into the proposed Furnace Hill Conservation Area specifically. This will allow the development pressure from commercial and residential uses to be managed so that a balanced mix of uses in each proposed Conservation Area can be achieved, with a key driving character use emerging as the preference for each area. This strategy is envisaged by SCC to strengthen the quality and scope of each individual land use category within the St Vincent's area, whilst enabling a complementary mix of uses throughout the overall area.

Development Pressure from Transport Proposals

- 4.17 As with the proposed John Street Conservation Area, major transport proposals will have a significant impact on the boundary of the proposed Furnace Hill Conservation Area.
- 4.18 The Gibraltar Street corridor which immediately bounds the north of the proposed Furnace Hill area is subject to major road infrastructure proposals by way of the Inner Relief Road – Northern Section Phase 2 project. This is a major proposal that will result in the loss of a number of properties along the Gibraltar Street corridor that lie within the proposed boundary of the Furnace Hill Conservation Area. Proposals such as this will also impact upon the setting of Furnace Hill area.
- 4.19 This proposal could however be beneficial to the character of the proposed Furnace Hill Conservation Area. The built fabric along the Gibraltar Street / Furnace Hill boundary is dominated by a number of gap sites and buildings classified as of negative or neutral in character. It has been noted that the Inner Relief Road proposals could well raise the status of the Gibraltar Street route to that of a key commercial spine. This would help raise the design standards of any new development proposed as well as providing a quality built edge to the northern periphery of the proposed Conservation Area. In land use terms this

would also strengthen the desired status of the Furnace Hill Area as a commercial and business quarter in the future.

5. Policies for Control and Enhancement

Summary of Issues

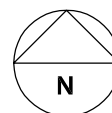
- 5.1 Furnace Hill is a well-defined area with a consistent density of development and a high level of building occupancy. The area contains four key metal trades buildings, all of which are currently unoccupied. Their conservation and sensitive re-use is the major priority for this area.
- 5.2 The northern boundary of the area is defined by Gibraltar Street. This boundary is well defined by mainly retail and residential development built up to the back of pavement line, with a small number of gap sites. However, proposed road improvements under the Inner Relief Road proposals (Phase 2) will remove five boundary buildings for a length of some 35 m. Mitigation of this necessary but historically damaging project by careful and sensitive design is essential.
- 5.3 The area contains a number of vacant gap sites which diminish its intrinsic character. The development of these sites by appropriately designed modern buildings is to be encouraged.

Proposed Policies

- 5.4 The following policies generally follow the English Heritage Guidance on Conservation Area Management. They set out to control the loss or erosion of the area's special interest and guide the form of new development.
- 5.5 This section should be read with reference to Figure 8 – Management Plan overleaf.

General Policies

- 5.6 **Policy 1:** Application of current general policies – There is a presumption against the rigorous application of general planning and highways policies where they would be in conflict with the preservation of the area's character or appearance.
- 5.7 **Policy 2:** Historic street pattern – There is a presumption against the alteration of the historic street pattern, and the removal of historic pavings, gratings and gulleys.
- 5.8 **Policy 3:** Demolition and alteration of buildings – There is a presumption against the demolition or damaging alteration of buildings, both listed and unlisted, which have been identified as making a positive contribution to the special architectural or historic interest of the area. Damaging alteration includes the removal or replacement of historic window frames and








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KEY

-  Conservation Area Boundary
-  Listed or Positive Building (including curtilage) with Development Potential
-  Neutral or Negative Site with Re-development Potential
-  Listed or Positive Building with Current Development Proposals
-  Neutral or Negative Site with Current Development Proposals

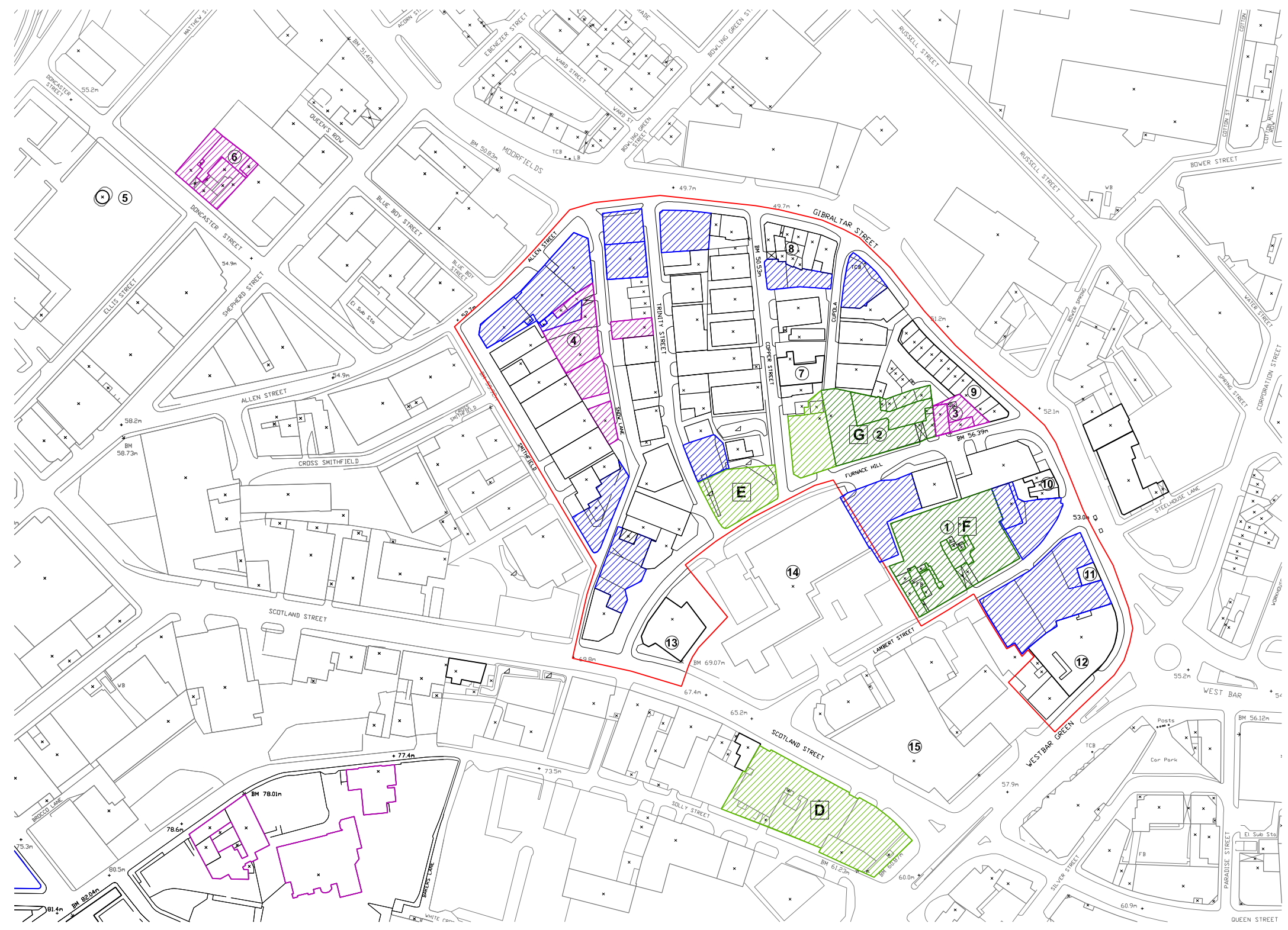
PLANNING APPLICATIONS

- D** Solly Street/Scotland Street - offices (6 units) and residential (104 flats) - approved
- E** Copper Street/Furnace Hill - offices (3 storeys) - approved
- F** John Watts Works - residential (26 flats - 14 converted/12 new) - undetermined
- G** Hope Works/White Croft Works - offices and residential (converted and new) - undetermined

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- ② Hope Works, Furnace Hill
- ③ GW Potts, Furnace Hill
- ④ Kutrlte Works, Snow Lane - 19/666
- ⑤ Doncaster Street Cementation Furnace - 18/254
- ⑥ Don Cutlery Works, Doncaster Street
- ⑦ St. Judes Church, Cupola
- ⑧ 197-205 Gibraltar Street
- ⑨ 147-169 Gibraltar Street
- ⑩ 131-135 Gibraltar Street
- ⑪ 117-119 West Bar - 19/749
- ⑫ West Bar Fire Station Museum - 19/747
- ⑬ Scotland Street Methodist Chapel
- ⑭ Greenfield House
- ⑮ Police Station

PROJECT TITLE			SCALE
CITY OF SHEFFIELD			@ A3
CONSERVATION AREAS APPRAISAL			1:2000
DRAWING TITLE			(1:1000 @ A1)
FURNACE HILL			DATE
MANAGEMENT PLAN			Mar 03
PROJECT NUMBER	DRAWINGS NO.	REVISION	
MR 09480	FIGURE 8	-	

their glazing where these are repairable, as these are a distinctive feature of historic buildings in general and metal trades buildings in particular.

- 5.9 **Policy 4:** Demolition of unlisted buildings – Applications to demolish unlisted buildings which have been identified as making a positive contribution to the character of the area must be tested against the criteria for listed buildings consent for demolition set out in PPG15.
- 5.10 **Policy 5:** Historic Fabric & Form – the retention and reinstatement of the plan form, roof form, external historic floorscape and overall architectural integrity of historic buildings and areas will be encouraged within the conservation area.
- 5.11 **Policy 6:** Demolition consents – Demolition consents will only become valid following the letting of the associated redevelopment construction contract.
- 5.12 **Policy 7:** Repair and reuse of existing buildings – The careful repair and adaptive reuse of existing buildings, both listed and unlisted, which have been identified as making a positive contribution to the architectural or historic interest of the area is encouraged. In such cases buildings should be repaired using matching materials and details. Missing elements may be reinstated where this can be done without conjecture. Significant interventions and extensions should be of a contemporary design which respects the area context.
- 5.13 **Policy 8:** Development of opportunity sites – The sympathetic redevelopment of opportunity sites which detract from the character or appearance of the area is encouraged. In such cases new development should be contemporary in design and appropriate to its context in scale, massing, form, materials and quality. Pastiche design and historicism will not be permitted in the conservation area.
- 5.14 **Policy 9:** Development adjoining the conservation area – Development adjacent to or affecting the setting of the conservation area must respect the historic context in massing, scale and form and preserve significant views into and out of the area.
- 5.15 **Policy 10:** Changes of use – Changes of use will be permitted where they support the viability and character of the area.
- 5.16 **Policy 11:** Environmental issues – There is a presumption against development which would generate traffic or environmental problems detrimental to the character of the area.

- 5.17 **Policy 12:** Advertisements – Advertisements must properly relate to the design of the building on which they are displayed. Freestanding advertisements will not be permitted.
- 5.18 **Policy 13:** Planning applications – Outline applications will not normally be considered. All applications must be accompanied by detailed drawings including contextual elevations, sections and photographs. A written design rationale must be provided.
- 5.19 **Policy 14:** Development affecting setting of listed buildings, buildings that contribute to the character of the conservation area and landmark buildings must respect and defer to the architectural and historic importance and landmark status of these buildings.
- 5.20 **Policy 15:** Development affecting key and glimpsed views of buildings, sites and landmarks within the conservation area will be discouraged.
- 5.21 **Policy 16:** Development will be discouraged on spaces which make a positive contribution to the conservation area.
- 5.22 **Policy 17:** Materials used in and around new developments or relating to alterations or extensions, should be based on the prevailing palette of natural materials within the conservation area:
- Pitched and flat roofs: natural slate, lead or zinc.
 - Rainwater goods: timber or metal.
 - Walls: red brick, sandstone and grit stone.
 - Masonry details (cills, heads, lintels, jambs, copings, plinths, string courses, archways, voussiors etc): sandstone and grit stone.
 - Window and door frames: timber or metal.
 - Floorscape: natural stone setts, cobbles, flags and kerbs.

Any proposals to change or develop a listed building in the area must be accompanied by a Conservation Plan.

Article 4(1) Directions

- 5.23 We do not propose seeking Article 4(1) Directions on the basis that the key non-domestic buildings are listed.

Article 4(2) Directions

5.24 We do not propose seeking Article 4(2) Directions as the key domestic buildings are listed.

Enhancement

5.25 As development proceeds, the opportunity should be taken to carefully remove later macadam surfaces from historic pavings, which should be carefully repaired and re-bedded if required. Where historic pavings are missing or new paving is required, this should be in natural stone to match the historic form and pattern.

Key Buildings and Sites

5.26 It should be a requirement that development proposals for any listed building in the area are accompanied by a Conservation Plan to be prepared in accordance with the HLF guidance note Conservation Plans for Historic Places.

Management of archaeological issues:

5.27 Archaeological and cultural heritage forms an important aspect of the Conservation Areas. The management of this resource contributes directly to the preservation and enhancement of the character of the Area. Policies outlined in the Sheffield City Council Unitary Development Plan (UDP) contain guidelines for the treatment of archaeological remains and buildings of historic significance. The most relevant policies are BE15: Areas and buildings of Special Architectural and Historic Interest, BE16: Development in Conservation Areas, BE19: Development affecting Listed Buildings, BE20: Other Historic Buildings, and BE22: Archaeological Sites and Monuments (see Appendix 6).

5.28 Policy BE22 states that:

- *Development will not normally be allowed which would damage or destroy significant archaeological sites and their settings.*

5.29 Where disturbance of an archaeological site is unavoidable, the development will be permitted only if:

- *an adequate archaeological record of the site is made; and*
- *where the site is found to be significant, the remains are preserved in their original position.*
- *Statements on how the policy will be put into practice include:*

- *Encouraging developers to consult the South Yorkshire SMR at an early stage for advice on whether developments will affect archaeological sites and landscapes.*
 - *Monitoring planning applications submitted to the City Council (carried out by the South Yorkshire Archaeology Service).*
 - *Requiring the developer to submit an archaeological site evaluation where a development may affect archaeological remains. This will help decide the planning application.*
- 5.30 This approach is in line with national planning guidance, specifically PPG16. Policy BE22 does not emphasize, however, that the SMR only includes known archaeological sites and find-spots, which may not always correspond with areas where unknown archaeological sites survive. Within an urban landscape, the potential for significant archaeology is not always easily recognisable. It should be stressed that developers should be encouraged to undertake detailed archaeological assessment at an early stage to establish the potential for the disturbance of unknown archaeological sites and landscapes, and the associated ramifications for the development proposal.
- 5.31 In addition, the policies tend to refer to the sub-surface archaeological remains and standing buildings as separate entities, whereas in many cases standing buildings have associated sub-surface features which may be threatened by renovation or demolition. Also open ground, considered as 'unsightly' in terms of area character, often offers a good opportunity for the survival of sub-surface features associated with buildings previously demolished structures.
- 5.32 It would be useful to have additional tools available to the planning officers and developers to assist in identifying areas where archaeological sites are likely to survive. A possible approach would be to identify zones of historic and archaeological potential, both in terms of standing buildings and sub-surface deposits. Zoning could utilise previous archaeological work undertaken within the city, including desk-based assessments, to establish areas of potential. This could consist of:
- *zoning in terms of function (i.e.: principally metal trades, housing, large quotient of eighteenth-/nineteenth-century buildings, open ground offering potential for extensive survival of sub-surface features, etc); and/or*
 - *zoning in terms of high, medium or low archaeological potential, using previous fieldwork carried out within the city as a guideline. Again this would probably refer to existing buildings, known areas where archaeological deposits have survived, historic maps, etc.*

- 5.33 The zones could then be used to supplement the SMR to assist in identifying areas where archaeological evaluation is appropriate prior to development. In addition, research frameworks could be formulated to establish the local and regional significance of archaeological sites, such as structures and deposits associated with the metal trades. This could highlight the types of sites and structures which would add to the historical and archaeological resource and character of the Conservation Area and the wider city, and identify key themes for research and conservation.
- 5.34 In areas where archaeological evaluation is considered necessary, a standard, staged programme of works should be adopted.
- 5.35 The initial stage should involve desk-based assessment and archaeological building appraisal. In sites where no standing buildings, or modern standing buildings are located, only a desk-based assessment would be required. Where buildings of potential historic value are within the proposal area, archaeological building appraisal would be included with the desk-based assessment.
- 5.36 The desk-based assessment should conform to the standards and guidance set down by the Institute of Field Archaeologists (IFA). This states that *“the definition of a desk-based assessment is a programme of assessment of the known or potential archaeological resource within a specified area or site on land, inter-tidal zone or underwater. It consists of a collation of existing written, graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate.”* A walk-over survey would also normally be undertaken for the assessment. The desk-based assessment would then be used to formulate a strategy for any further archaeological work necessary, in consultation with planning officers.
- 5.37 Archaeological building appraisal should be undertaken in association with a desk-based appraisal, and on similar lines. It should involve a site visit and walk-over survey of the building, including the exterior and, where possible, the interior, to identify key features and phasing, with record photographs and illustrative material, possibly including basic phasing plans to demonstrate the complexity of the site. The appraisal would establish the archaeological and historical significance of the building, and include recommendations for further work needed to mitigate against damage or alterations. This is envisaged as a primary appraisal, not a full-scale building recording exercise, and would follow many of the conventions of a RCHME basic Level 2 survey. It would be used to formulate a strategy for any further archaeological work necessary, in consultation with planning officers.
- 5.38 This primary stage is envisaged as being undertaken prior to planning con-

sent being awarded, to allow planners to make informed decisions on conditions for further archaeological work, and to afford the developers an idea of the potential archaeological implications of the development proposal.

- 5.39 The secondary stage would incorporate recommendations arising from the desk-based assessment and building appraisal, and would follow a strategy agreed with the planning officers. In areas with the potential for the survival of sub-surface archaeological remains this would normally include intrusive field evaluation, such as trial trenching, to evaluate the nature and extent of surviving features and deposits. Based on the results of this, further mitigation strategies may be devised in consultation with the planning officers. Where historic standing buildings are involved, more detailed archaeological building recording may be recommended, in line with IFA and RCHME standards and guidelines. Such recording would normally include floor plans, elevations and sections (measured where this would contribute to an understanding of the building's construction, design and use), and record photographs of significant interior and external features. It should be noted that, where necessary, recording may also include evaluation of sub-surface features associated with the standing building.

Appendix 1 Gazetteer of SMR Sites and Find-Spots

Gazetteer Of SMR Sites And Find-Spots – Furnace Hill Area

Furnace Hill SMR sites:

Site no	Description	NGR	SMR no
1	Site of clay pipe kiln on Scotland Street. Kiln(s) probably intact on waste land.	SK 3501 8779	2757
2	Bower Spring cementation furnace. Remains of the flues and chest of a cementation furnace, previously part of Thomas Turton's Franklin Works. Built in the early- to mid-nineteenth century. Only fragmentary remains of the core superstructure survive where it abutted the boundary wall of the site. Scheduled Ancient Monument.	SK 3527 8790	2813 SAM number: 1190
3	Site of the cotton mill. Built as a silk mill in 1758. Changed to a cotton mill, burnt down in 1792, rebuilt, then burnt again in 1810. The building was converted to the town workhouse in 1829, later becoming part of the Globe Steel Works. Demolished in 1946.	SK 3530 8800	1691
4	Kelham Wheel. Cutlers' grinding wheel, first mentioned in 1674 as under the occupancy of Kellam Homer, the town armourer. Later converted to a corn mill.	SK 3526 8812	1690
5	Doncaster Street cementation furnace. The only remaining upstanding cementation furnace in Sheffield. Built in 1848 as part of Daniel Doncaster's steelworks. Brick cone, c.40 feet by 20 feet. Internal arrangements still intact.	SK 3484 8796	2812

Appendix 1 Gazetteer of SMR Sites and Find-Spots

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Appendix 3 – Boundary Definition: Proposed Furnace Hill Conservation Area

Proposed Furnace Hill Conservation Area – Boundary Definition

- A3.1 There are three questionable areas which have been considered with regard to boundary definition:
- The Greenfield House Office building between Lambert Street and Furnace Hill.
 - The vacant police station between Lambert Street and Westbar Green.
 - The small group comprising the Doncaster Street Cementation Furnace and adjacent the Don Cutlery Works, some 150 m to the north west of the main area under consideration.
- A3.2 Following several inspections and due consideration, we recommend that all three areas be excluded from the proposed Furnace Hill Conservation Area.
- A3.3 The Greenfield House Office building is a modern building of alien size, form and architectural character to the area, so positioned on its site as to ignore street frontages and adjoining urban form. As a recent building, it can be expected to remain in use for many years. It's inclusion would diminish the integrity of the proposed Conservation Area.
- A3.4 The former police station is some 40 years old. It too is of a size, form and architectural character which are alien to the proposed Conservation Area. It is likely that this site will be re-developed. The design of any re-development must take into account the setting of adjacent listed buildings, namely the Fire Station Museum and John Watts Lambert Street Cutlery Works. This should give sufficient control over the design of the new development. Inclusion of a large re-development site on the edge of the proposed Conservation Area would, in our view, be unnecessary and would diminish the integrity of the proposed designation.
- A3.5 The Doncaster Street Cementation Furnace is a Scheduled Ancient Monument. The Don Cutlery works is in poor condition and not of listable quality. The area between these buildings and the proposed Conservation Area is not in itself of a character to merit inclusion within the Conservation Area. The urban form and setting of the Cementation Furnace and Don Cutlery Works are not sufficient to merit Conservation Area designation in their own right. Their inclusion as an annexe to the proposed Furnace Hill Conservation Area is therefore not merited and would diminish the integrity of the designation.

- A3.6 One further matter for consideration in the definition of area boundaries is the potential to combine the Furnace Hill and Well Meadow areas in a single Conservation Area. The two areas are of differing characters and are separated by a large area which is not of a character to merit inclusion within the Conservation Area. For these reasons we recommend the designation of two separate Conservation Areas, Furnace Hill and Well Meadow.

Appendix 4: SCC Format of Character Assessment

Introduction

A3.7 The format for this report is in keeping with the proposed format suggested by Sheffield City Council, which the study team have followed based on the initial CAAs that were undertaken in accordance with the guidance provided within English Heritage's document, 'Conservation Area Appraisals – Defining the Special Architectural or Historic Interest of Conservation Areas'.

Areas Wider Character and Significance

A3.8 These sections have been structured under the following headings:

- Location and population
- Areas role and function, both then and now
- Relationship of area to surrounding urban/rural areas and similarities/differences in visual and land use terms
- Important routes / access pattern (roads, footpaths) into, within and through CA
- Major landmarks/focal points/streets/spaces/edges/ancient monuments
- Setting and topography in urban / rural landscape
- Important topographical features panoramas, views into CA
- Distinctive sub-areas within CA

Land-use phases and archaeology

A4.3 Land use and archaeological matters are considered against the following key elements:

- The range, scale, mix and transparency of prevailing (or former) uses, their historic patronage and their influence on layout / morphology of an area, plan forms and building types over time.
- Archaeological significance and potential - scheduled ancient monuments (SMR) and local sites which indicate significant archaeological potential.

Spatial & Townscape character

A4.5 Spatial and townscape considerations have been assessed under the following key criteria where relevant for each of the proposed Conservation Areas:

- Grain and density
- Street pattern, hierarchy of spaces, permeability/ease of movement
- Spatial enclosure/variety/sequence
- Important local focal spaces and open spaces
- Key vistas, views
- Important building lines
- Surface materials prevalence, variety, origin, textures, colours and their condition
- Important walls, fences, railings etc their condition or loss
- Contribution of important trees, tree groups (inc TPOs), hedges, verges, greens, greenery and landscaping and other cultivated/uncultivated areas & their condition
- Characteristic use of space and activity levels (public/private, pedestrian/car movement and amounts; busy, quiet, speedy, variety during day/week)
- Sounds and smell
- Poor, neutral, lost or damaged spaces

Built Character

A4.5 The built character of each of the proposed Conservation Areas has been assessed under the following key headings where appropriate:

- Dominance or variety of styles/periods/vernacular/polite
- Characteristic form, layout, scale, height, mass, rhythm, verticality, horizontality
- Typical construction, roof pitch, colours, decoration, detailing, window proportions, fenestration

- Materials – prevalence, variety, origin, textures, colours
- Key buildings - local landmarks, listed/unlisted, architectural quality, historic interest and significance to local land-use or key events/periods, people, social/community significance
- Group interest
- Relationship to topography and spatial quality
- Skyline interest
- Poor, neutral, lost or damaged buildings
- Building condition and retention of original features

Appendix 5 – Land Use Phases and Archaeology

Introduction

A5.1 This Appendix presents the full descriptions of land use phases and archaeology in the Furnace Hill area, as presented in summary within Section 3 of the CAA.

Land-use phases and archaeology

Medieval to Eighteenth Century

5.19 During the medieval and early post-medieval periods, this area was part of the Town Field of Sheffield. It had mainly been enclosed into smaller fields and closes by the time of John Harrison's 1637 survey of the Manor of Sheffield. Solly Street, originally called Pea Croft, and the streets to the east were laid out in the early eighteenth century, as part of the earliest phase of the development of the Crofts, the first major expansion of the town following the medieval period. These streets were shown on Gosling's 1736 map of Sheffield, and were laid out on an *ad hoc* basis, with the streets following the boundaries of the closes and crofts enclosed from the Town Field.

5.20 Broad Lane, to the south of the proposal area, appears to have been a medieval or post-medieval route out of Sheffield, originally continuing out along the route of the current Western Bank. There has been some suggestion that it originated as a Roman Road between forts at Templeborough and Brough. Its name refers to the width of the lane, possibly related to use as a route for livestock into the market held near the castle during the medieval and post-medieval periods. The road in general was much wider prior to the nineteenth century, and several feet deeper in the centre, again indicating its age and possible use as a drove way. A Quaker burial ground was shown on the 1736 map along Broad Lane, to the south of Red Hill. This was apparently in the vicinity of the area which remains cobbled and undeveloped in the present day. A feast-day was regularly held on Broad Lane, with sporting activities, and later a fun-fair.

Nineteenth Century

5.21 The 1808 Fairbank map of Sheffield shows the extent of the development by that date. Very little development had taken place to the west of the main Crofts area. Only a part of Hoyle Street, Meadow Street and Radford Street, and a lane later to become Well Meadow Street at Jericho, were shown within the study area, apart from the earlier Moor Fields and the lane leading from Allen Street to Uppertorpe. Most of the area was still fields at that date, some probably used as market gardens. By 1823, the area had shown some development, with construction shown to the south of Shalesmoor (previously

Moor Fields), and around Well Meadow Street and Radford Street. These developments had spread further by 1832, with the area between Meadow Street and Shalesmoor almost completely filled in.

- 5.22 The 1850 OS map shows the area as mostly developed, although with some blank areas remaining around the Jericho area and gardens to the west of St Philip's Road, which was itself not continuous. The new development was noticeably more regular than in the Crofts, with the grid system more apparent to the west of Upper Allen Street, although there were still some signs of streets following old field boundaries. The grid was not as rigid as in the southern areas of Sheffield at that date. As in the Crofts, the development mainly consisted of courtyard-based back-to-back housing and small workshops. The Well Meadow Steelworks was shown on the 1850 map, although the works opposite had not been constructed by that date. A small crucible furnace was included in the works, and was incorporated into the later works. A terrace of workers' houses called Well Meadow Place was also shown on the 1850 map in association with the Well Meadow Works.
- 5.23 By 1890, the area was fully developed. The pattern indicates many small to medium sized integrated steel and cutlery works, as well as edge tool, file and saw manufactories. Several buildings appeared to have been enlarged since the 1850 map, including the Type Foundry (later the Stephenson Blake works), and the Albion Steel Works. This pattern of works surrounded by housing was typical for most of the expansion of the town centre. A series of works on Garden Street appeared to have been adapted from earlier housing. This appears to have been more common in the former Crofts area, probably due to the greater age of the development and the frequent change of use of buildings and expansion of existing works. There is also some evidence that this took place in the area to the west of Solly Street, including the expansion of the Type Foundry, and the incorporation of workers' housing into the Well Meadow Steel Works.
- 5.24 There is little information about the housing in this area. It is likely to have been similar in form to that in the Crofts area, although probably of better construction. The pattern of development was similar, with the houses arranged around courtyards in the typical Sheffield style.

Twentieth Century

- 5.25 During the late 1920s to 1930s, a large-scale programme of slum clearance was carried out, and much of the housing in the Crofts area was demolished. The 1935 map shows very few houses remaining in the area between West Bar Green and Solly Street. Several of the older industrial buildings were also

demolished during this period, although there are several surviving buildings dating from the late-eighteenth century within the area.

- 5.26 The area to the west of the Crofts had not been cleared by 1935. However, the majority of the back-to-back housing was demolished during the mid-twentieth century, as was the case in most of Sheffield. The Well Meadow area suffered some bomb damage during the Second World War, probably due to the presence of steelworks in the area and its proximity to the larger steelworks in the Don Valley. Many buildings would have been lost through this. Most of the surviving historic buildings within the study area consist of industrial buildings. Some of these are very significant, as examples of the integrated steel and cutlery and edge tool works predominant in the city in the nineteenth century, but now surviving only rarely. Examples such as the Well Meadow Street works, which preserve the remains of crucible furnaces, are particularly significant, as such survivals are few, following conversion of most works in the twentieth century to more modern techniques.
- 5.27 Finally, a table containing details of the gazetteer for SMR and Find Spots in the wider St Vincent's Quarter is contained at Appendix 1.

Appendix 6 - UDP Policies Relating To The Archaeological And Built Heritage:

BE15 Areas And Buildings Of Special Architectural Or Historic Interest

A6.1 Buildings and areas of special architectural or historic interest which are an important part of Sheffield's heritage will be preserved or enhanced. Development which would harm the character or appearance of Listed Buildings, Conservation Areas or Areas of Special Character will not be permitted.

BE16 Development In Conservation Areas

A6.2 In Conservation Areas permission will only be given for proposals which contain sufficient information to enable their impact on the Area to be judged acceptable and which comprise:

- (a) development, including erection of buildings and changes of use from originally intended uses of buildings, and built development in open spaces; or
- (b) demolition of buildings, walls and other features; or
- (c) proposals involving the felling or lopping of trees; or
- (d) advertising;

A6.3 Which would preserve or enhance the character or appearance of the Conservation Area.

A6.4 Buildings which make a positive contribution to the character or appearance of a Conservation Area will be retained.

A6.5 These principles will also be material considerations in considering proposals which would affect the setting of a Conservation Area or significant views into, or out of the Area.

A6.6 Redevelopment of sites which detract from a Conservation Area will be encouraged where it would enhance the character or appearance of the Area.

BE19 Development Affecting Listed Buildings

A6.7 The demolition of Listed Buildings will not be permitted. Proposals for internal or external alterations which would affect the special interest of a Listed Building will be expected to preserve the character and appearance of the building and, where appropriate, to preserve or repair original details and features of interest.

- A6.8 Proposals for change of use will be expected to preserve the character of the building.
- A6.9 Proposals for development within the curtilage of a building or affecting its setting, will be expected to preserve the character and appearance of the building and its setting.
- A6.10 The original use of a Listed Building will be preferred but other uses will be considered where they would enable the future of the building to be secured.

BE20 Other Historic Buildings

- A6.11 The retention of historic buildings which are of local interest but not listed will be encouraged wherever practicable.

BE22 Archaeological Sites And Monuments

- A6.12 Scheduled Ancient Monuments and their settings and other sites of archaeological interest will be preserved, protected and enhanced.
- A6.13 Development will not normally be allowed which would damage or destroy significant archaeological sites and their settings.
- A6.14 Where disturbance of an archaeological site is unavoidable, the development will be permitted only if:
- (a) an adequate archaeological record of the site is made; and
 - (b) where the site is found to be significant, the remains are preserved in their original position.