

Greenhill
CONSERVATION AREA APPRAISAL
April 2008



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Townscape Appraisal Map

After a period of public consultation, Sheffield City Council adopted this Conservation Area Appraisal and the accompanying Management Proposals for Greenhill on 14th April 2008, which means they are now a material consideration in the determination of planning applications in the area.

GREENHILL 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 Greenhill 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 (see paragraph 2.4 - 2.7). It provides a firm basis on which applications for development within the Greenhill Conservation Area can be assessed.



No. 35 Greenhill Main 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 Greenhill Conservation Area was designated on 1st December 1971.

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

- Historic street layout consisting of Greenhill Main Road and School Lane which enclose the site of the former village green and pond;
- Vestiges of old long narrow house crofts extending north-south from Greenhill Main Road;
- Sinuous course of Greenhill Main Road, well tree'd in places and with a wide grass verge by 19th century water pump;
- Architectural and historic interest of the conservation area's buildings, including The Manor and nine other grade II listed buildings;
- Historic Wesleyan Church and former Board School;
- The prevalent use of local building materials, notably local stone;
- The prominence of the area's mature trees;
- Distinctive local features and details such as stone boundary walls and gate piers, 19th century milestone and cast iron village pump.



Looking north towards *The Black Swan*, Greenhill Main 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 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.



No. 37 Greenhill Main Road

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.

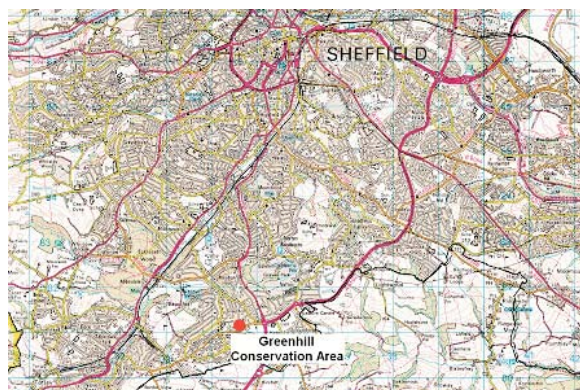
3.0 Location and setting

Location and context

3.1 Greenhill Conservation Area is a small historic area, formerly a rural hamlet, now engulfed by 1930s housing, which lies 7 km south of Sheffield city centre. It is situated close to the intersection of the north-south A61 road from Sheffield to Chesterfield and the A6102 Sheffield Outer Ring Road. Dronfield is 3 km to the south.



Nos. 49-55 Greenhill Main Road



Location of Greenhill Conservation Area

3.2 Greenhill Main Road, the spine of the conservation area, is a lightly used road that branches from the busy Greenhill Parkway through the old village to the library, primary school and shops of modern Greenhill (outside the conservation area).

General character and plan form

3.3 This small conservation area consists of a number of historic buildings set beside two roads: *Greenhill Main Road* enters the conservation area where The White Hart stands at the brow of a shallow ascent from Greenhill's modern shopping centre. To the south is the wide open space of Greenhill Primary School's playing fields. The road runs in an easterly direction before turning sharply south, then east again, before exiting the conservation area at its junction with Greenhill Parkway. At this junction, *School Lane* leads off in a northerly direction before looping back and westwards to meet Greenhill Road outside The White Swan public house. At this point School Lane narrows and is blocked to traffic.

3.4 The area enclosed by the loop of School Lane and Greenhill Main Road (containing the Methodist Church and former Board School) was once the site of Greenhill's village green which originally extended as far as Grange Farm to the north east and, to the south, as far as a large 16th century building known as Greenhill Hall. Unfortunately Greenhill Hall, which stood roughly on the site of today's James Andrew Close, was demolished in the 1960s, a considerable architectural loss to the village.

3.5 The sharp bends in Greenhill Main Road can be explained by the need to divert the road around the green. East of the green was the desolate tract of Greenhill Moor, now covered with modern housing, outside the conservation area.



No. 43 Greenhill Main Road

3.6 In 1800, the village had a completely rural setting and could be divided into two parts. From the White Hart to the White Swan the buildings stood in long house crofts on either side of a street. At the east end there was a green with a pond in its north east corner adjacent to Grange Farm. Despite infill in the 19th and 20th centuries, this historic layout pattern remains - though obviously development has encroached upon the green and the site of the pond is now occupied by the former school, now the Old School Medical Centre. Many historic buildings remain; those that have been built on the former green are laid out in a more haphazard fashion than the regularly spaced properties north and south of the main road between The White Hart and The White Swan.

4.0 Landscape setting

Topography and relationship to surroundings

4.1 Greenhill Conservation Area is located in a suburban setting on a rise in the landscape. Approaching from the west (along Greenhill Main Road) or north (along Annesley Road) there is a noticeable ascent but because of surrounding suburbs, Greenhill's hilltop location is not immediately apparent although there are northward views across housetops from the north end of School Lane. Harold Armitage wrote of Greenhill in 'Chantry Land' (1910) that, "From several points of view you obtain the idea of a village upon a green hill." Within the conservation area itself, the land is fairly level.



*Roadside tree and
No. 39 Greenhill Main Road*

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 the presence of a number of medieval cruck-built and timber framed houses and farm buildings, as well as the Greenhill Manor House and the site of the former Greenhill Hall.

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

5.3 The village under the name of Grenhilleg had been on the boundary of the estates of Beauchief Abbey, granted to the White Canons by Robert FitzRanulf about 1176; then in 1312, the Greenhill Charter of Sir Thomas de Chaworth confirmed the actual possession of the hamlet and its people to the abbey. It was sold along with other land at the Dissolution of the Monasteries (1537) and passed through various hands to emerge in 1800 as a small community with no place of worship within its bounds and no resident squire of overwhelming influence.

5.4 The Norton Enclosure Act for enclosing the commons of Norton was passed in 1803. The commons in Greenhill consisted of the green at the east end of the village which opened out onto the wider open space of Greenhill Moor where the main road from Sheffield to Derby crossed the road from Gleadless to Calver. The process of dividing the commons, allocating them among the freeholders and setting out the new roads took 12 years.

5.5 Historically, Greenhill was an agricultural community in which the local economy was supplemented by manufacture or trade in scythes and sickles. The Norton Parish Registers record the following occupations for Greenhill for the years 1733-49: Labourers, husbandmen 16, Farmer 1, Taylors 2, Shoemakers 2, Carpenter 1, Tinner 1, Baker 1, Cutlers 5, Scythesmiths 9.



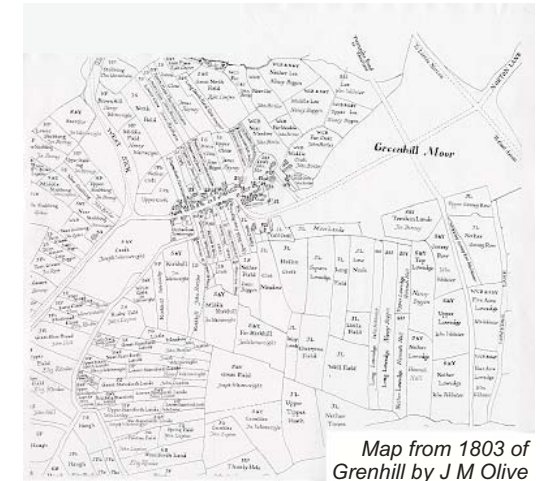
No. 80 Annesley Road

5.6 A partly conjectural map of Greenhill in 1803 by J M Olive shows that the layout of the village has not changed for over 200 years. Greenhill then consisted of the green and a street between today's White Hart and White Swan with narrow plots extending back to fields, their regularity perhaps indicative of a settlement of farmsteads of approximately equal size. These thin north-south strips can be read on the ground today especially in the boundaries behind The Manor and nos 42 and 44 Greenhill Main Road.



Nos. 45 and 47 Greenhill Main Road

5.7 By the time of the OS map of 1875 the area of the village green had been substantially infilled, notably by the Board School and Methodist Chapels (Free United on School Lane, Wesleyan on Greenhill Main Road) and nos 75-81 Greenhill Main Road. The Old White Hart (sic) and The White Swan public houses are marked and the map shows a large number of trees particularly in the vicinity of Greenhill Hall.



Map from 1803 of Greenhill by J M Olive



Extract from 1875 OS map

5.8 Greenhill Hall was built in the 16th century with an addition by John Lupton in the 19th century. In 1900 Greenhill Hall and Farm were bought by Mr James Andrew (hence the modern local street names) and it was a working farm until 1956. It was demolished in 1965. The demolition of a row of cottages opposite Grange Farm to make way for Greenfield Close also took place in the 1960s.

5.9 Sheffield's expansion in the second half of the 20th century has engulfed the former village and Greenhill is described by the architectural historian Nikolaus Pevsner as "first and foremost another large Sheffield housing estate" although this refers to the wider suburb. However, within its suburban setting the

old village of Greenhill has managed to retain a historic character and appearance which conservation area status seeks to protect.

6.0 Spatial analysis

Key views and vistas

6.1 In such a small unplanned historic village surrounded by modern development there are no formal vistas or panoramic views. However, from outside The White Hart the open space of the school playing fields affords a view to of St Peter's Church (1963-5 by Oxley and Bussey) and, turning further to the north eastern edge of The Peak District. The sharp bends in Greenhill Main Road enliven the streetscene and gives added prominence to the two buildings on the corner, The White Swan and No. 59 Greenhill Main Road (listed grade II).



*View eastwards along
Greenhill Main Road*

The character of spaces within the area

6.2 Most, but not all, buildings in the conservation area are set back from the roadside. The older buildings along Greenhill Main Road e.g. The Manor and Holly Farmhouse had agricultural or industrial outbuildings in front and some

remain e.g. the stone roofed building beside the barber's shop. In contrast, Nos 49-55 and Nos 54-60 Greenhill Main Road are located close to the roadside, creating a pinchpoint in the streetscene. Later, early 20th century, development such as 56 to 78 Greenhill Main Road have been designed with front gardens.



*Iron gate and stone gate piers
beside open space at James
Andrew Close*

7.0 Definition of the special interest of the conservation area

Activities/uses

7.1 Greenhill's agrarian base has long gone and today there is little economic activity in what is primarily a residential conservation area. There are a few services (two hair stylists, a barber, clothes shop and solarium) and the offices of an accountancy business but no Post Office or retail food shops – these are to be found in Bocking Lane, outside the conservation area.

7.2 In addition to the businesses noted above, there are two pubs, a large Methodist Church and the Old School Medical Centre. There is a generally quiet atmosphere in the area with few pedestrians and few cars. The village is by-passed by Greenhill Parkway.



Nos. 44-48 Greenhill Main Road

Architectural and historic character

7.3 Greenhill Conservation Area stands out from the surrounding suburbs because of its distinctive 18th and 19th century vernacular architecture i.e. built by local builders with local building materials.

7.4 Local building stone is the prevalent building material and the village's 18th century farm buildings such as Holly Farmhouse and Croft Farmhouse are built with coursed squared stone in the vernacular tradition. All of the pre-First World War buildings in the conservation area are built of stone but nos 24-28 (on the south side) reputedly conceal a timber frame. No. 50-52 Greenhill Main Road is named Cruck Cottage which might also be an indicator of an early timber construction.

7.5 Stone slate roofs are common and would have been much more common had some not been replaced with slate or concrete tiles – usually to the detriment of the appearance of the building and the conservation area. The Manor, Grange Farm, no. 66 Greenhill Main Road and no. 80 Annesley Road are amongst the few remaining buildings with stone slate roofs.

7.6 Since Greenhill Hall has been demolished, The Manor in Greenhill Main Road whose origins lie in the 16th century is probably the oldest building in the village. Many of the buildings shown on the 1803 map still survive, though much altered.



Stone wall and gate piers, Greenfield Drive

7.7 Two early 19th century buildings, No 59 Greenhill Main Road, (1829) and the Wesleyan Church (1823, 1888) are the first buildings to show a conscious sense of design (as opposed to the vernacular of, say, nos 66 and 68 Greenhill Road) but, generally speaking, the architectural character of Greenhill Conservation Area is not dissimilar to that of nearby villages that have not been subsumed by the expansion of Sheffield.

7.8 The conservation area contains a few short rows of late 19th and early 20th century houses e.g. nos 54-60 and nos. 49-55 Greenhill Main Road and nos. 18-20 and 27-35 School Lane. Nos 72-78 Greenhill Main Road are slightly later in date with canted bay windows and dormers.

7.9 James Andrew Croft, Close and Crescent are modern developments that do not enhance the historic character and appearance of the village core.



No. 59 Greenhill Main Road

Listed buildings

7.10 There are ten grade II listed buildings in the Greenhill Conservation Area:

7.11 *The Manor*, no. 35 Greenhill Main Road dates from the late 16th century with later alterations. Its most notable feature is a crenellated octagonal corner turret. Pevsner's North Yorkshire Edition (1967) says, "something remains outside of the gabled Elizabethan building. To the N castellated turret". The Manor's *forecourt walls and attached outbuildings* are separately listed grade II;

7.12 *Holly Farmhouse*, no 43 Greenhill Main Road is a mid 18th century farmhouse built with coursed squared stone and ashlar dressings;

7.13 *Rose Cottage and Croft Farmhouse*, nos 45 and 47 Greenhill Main Road and adjoining boundary wall also date from the middle of the 18th century;

7.14 No. 59 Greenhill Main Road has a datestone of 1829.

7.15 Nos 61, 63 and 65 Greenhill Main Road and Nos 3 and 5 School Lane are 18th century buildings, much altered and restored, but characteristic of the stone-built cottages of the village.

7.16 No 80 Annesley Road, now a dwelling, was formerly a pruner works and has long workshop windows at ground floor.

7.17 *Grange Farmhouse and adjoining cottage* (no. 45), Greenfield Drive is a late 18th century farmhouse that was once the easternmost property in the village.

7.18 *Water pump adjacent to nos 66 and 68 Greenhill Main Road* has a round cast-iron stem with spout and curved wrought-iron handle, probably mid 19th century.

Key unlisted buildings - Buildings of Townscape Merit

7.19 Marked on the Townscape Appraisal map for the Greenhill 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.

7.20 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.



Methodist Chapel, Greenhill Main Road



Greenhill Methodist Church, School Lane

7.21 Of note are the modest Wesleyan Church in Greenhill Main Road (1823, renovated 1888) and Greenhill Methodist Church, School Lane which has a large east window in a neo-Perpendicular style and an austere square north-east tower.

7.22 The former Board School, now the Old School Medical Centre, has a plaque stating 'Norton Board School, established 1872; enlarged 1890.' Though of little architectural merit, it is typical of Board Schools of the period with a simple plan form and many tall windows. There was an infants' school built here following the Enclosure Act of 1803 which allocated this part of the green to the inhabitants of Greenhill. This area was also the site of the village pond.

7.23 No 66 and 68 Greenhill Main Road is a pair of 18th century vernacular cottages with a stone slate roof that provide a good backdrop to the grade II listed pump.



Grade II listed water pump in front of Nos. 66 and 68 Greenhill Main Road

Green spaces, trees and other natural elements

7.24 Trees make an extremely important contribution to the character and appearance of the conservation area. Together with stone walls, they give the area a distinct rural identity quite different to surrounding late 20th century development whose landscaping is much younger. Mature trees on the bends of Greenhill Main Road, beside the village pump and opposite James Andrew Close, provide a leafy ambience at the centre of the village. These, and other significant trees or tree groups, are marked on the Townscape Appraisal map. Lack of a specific reference does not imply that a tree or group is not of value.

7.25 Apart from an open space east of Nos. 72-78 Greenhill Main Road and a grassy verge with bench beside the old pump in Greenhill Main Road, there is no significant public open space in the conservation area. Gardens, front and rear, add to the area's spacious character. To the north of the block of flats in James Andrews Close is a grassed area containing a number of mature trees that are the vestiges of the landscaping around the demolished Greenhill Hall. This small area, a breathing space in the centre of the village, is enhanced by an old roadside iron gate between two large stone piers which is a feature of local distinctiveness that should be preserved.



Winter trees beside the James Andrew Crescent junction

Local details and features

7.26 The distinctive local identity of the Greenhill Conservation Area is enhanced by a number of features and historic elements such as the gate and gate piers noted above that cumulatively help to give the conservation area a sense of place. These small items should be preserved. They include:

- Stone boundary walls. The conservation area is notable for roadside

stone boundary walls which contribute to the local vernacular streetscape. A variety of rounded, triangular and rough hewn coping stones are present;

- Remnants of historic stone floorscape are rare but there are vestiges at the entrance to nos 61-65 Greenhill Main Road and to the rear of nos 24-30 Greenhill Main Road;
- The mid 19th century cast-iron water pump with small round stone trough;
- The stone stile, stone gate, stone gate piers and stone wall at nos 45, 47 and 49 which are a reminder of the village's rural origins;
- The stone milestone beside the roadside wall south of the village pump which reads 'GLEADLESS 3 miles CALVER 11 miles'. An identical milestone is marked on the OS map of 1875 at a location east of School Lane suggesting that the milestone was moved to its present location during construction of Greenhill Parkway;
- Wall-mounted GR post box beside no 55 Greenhill Main Road. (King George V reigned from 1910-1936).



Old milestone

8.0 Issues

8.1 This section contains a brief summary of the strengths and weaknesses of the Greenhill 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 *Greenhill 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

- Historic character and appearance;
- Ten listed buildings;
- Mature trees;
- Quiet atmosphere away from the ring road;
- Well kept houses and gardens.



Nos. 32 and 34 Greenhill Main Road (rear)

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 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 stone slate or Welsh slate roofs with concrete tiles;
- Some late 20th century development has failed to preserve or enhance the character or appearance of the conservation area e.g. James Andrew Close;
- Some of the stonework has been insensitively repointed to the detriment of the appearance of the wall or building and, eventually, damaging to the stone itself;
- Greenhill Main Road has (in part) concrete pavements which are unsightly and do not enhance the streetscene;



No. 41 Greenhill Main Road



Nos 3 and 5 School Lane

Greenhill Conservation Area boundary review

8.3 It is recommended that the existing conservation area boundary is altered so as to omit most of the mid 20th century development of James Andrew Crescent from the conservation area. Please see the accompanying townscape appraisal map.

Bibliography

Buildings of England: North Yorkshire, N. Pevsner, 1967

History of Greenhill Methodist Church

Chantrey Land, H Armitage, Applebaum, 1998 (orig. published 1910)

The Village of Greenhill 1804-5, J M Olive, Sheffield City Libraries, 1977

Ordnance Survey 1875

List of photographs

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- Photograph 8** Nos. 45 and 47 Greenhill Main Road
- Photograph 9** View eastwards along Greenhill Main Road
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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: 020 75298920

The Victorian Society,
1 Priory Gardens,
Bedford Park,
London W4 1TT.
Telephone: 020 8994 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 28th January and 24th February 2008. 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 meeting held at Greenhill Library during the consultation period, 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. After being revised in light of the comments received, it was adopted by Sheffield City Council on 14th April 2008.

NOTES / REVISIONS:

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-  Current Conservation Area boundary
-  Proposed Conservation Area boundary
-  Listed Building
-  Building of Townscape Merit
-  Focal Building
-  Prominent tree
-  Important Open Space
-  Significant view

SHEFFIELD CITY COUNCIL
 DIRECTORATE OF DEVELOPMENT
 ENVIRONMENT & LEISURE
 EXECUTIVE DIRECTOR: JOHN MOTHERSOLE

DEVELOPMENT SERVICES
 DIRECTOR
 D CURTIS BA, DIP.TP, MRTPI, FIHT

SCHEME:

TITLE:
GREENHILL CONSERVATION AREA

COMMITTEE:

SCALE:

DR	TR	CD	DATE:	MICRO:
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DRAWING NO:

CAD FILE NAME:

