

Grenoside

CONSERVATION AREA MANAGEMENT PROPOSALS

April 2010



Sheffield *where everyone matters*



GRENSIDE CONSERVATION AREA MANAGEMENT PROPOSALS

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1. Introduction

1.1 The recommendations in this document are based upon the findings the Grenoside Conservation Area Appraisal, which assesses the special interest of the Grenoside Conservation Area and identifies negative factors and weaknesses which detract from the conservation area's character and appearance.

1.2 Based upon the appraisal and supported up by a further site survey, this document identifies a number of specific and general issues affecting the Grenoside Conservation Area, including enhancement opportunities, negative features and threats. Each issue is accompanied by recommendation(s) for action, sometimes identifying further or more detailed work needed for their implementation.

1.3 The recommendations include proposals for enhancement and policies for the avoidance of harmful change, some of which are the responsibility of the City Council

1.4 The proposals are written in the awareness that in managing the City's conservation areas the Council's resources are limited and therefore need to be prioritised. Financial constraints on the Council mean that proposals for which it is responsible may take longer than is desirable to implement. However, the Council will continue to encourage improvements to the conservation area in co-operation with property owners, groups and local businesses.

1.5 It is essential that a flexible approach is taken to the requirements of the Building Regulations and Fire Precautions Act and that rigorous application of general planning and highway policies should be relaxed where they would be in conflict with the preservation or enhancement of the area's character or appearance.

1.6 The structure and scope of this document is based on the suggested framework published by English Heritage in Guidance on the Management of Conservation Areas (2006). Both the Conservation Area Appraisal and the Management Proposals will be subject to monitoring and reviews on a regular basis (see below).

2. Legislative background

2.1 This document reflects Government guidance set out in Planning Policy Guidance 15: 'Planning and the Historic Environment' and satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 namely:

"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."

2.2 The Sheffield Unitary Development Plan (UDP) is the statutory development plan for Sheffield, adopted in March 1998. Policies BE15-22 relate to historic buildings, conservation areas, historic parks and gardens and archaeology (pages 76-86).

2.3 Other key documents include:

- The emerging Sheffield Development Framework (SDF).
- Supplementary Planning Guidance (SPG): Designing House Extensions.
- Supplementary Planning Guidance (SPG): Historic Parks and Gardens.
- Sheffield Urban Design Compendium (2004).
- Sheffield Buildings at Risk Survey (2005) and emerging Buildings at Risk Strategy.
- Planning Policy Guidance 16: Archaeology (HMSO)

2.4 Up-to-date details of current planning policy can be obtained from Sheffield City Council's Development Services or the Council's website at: www.sheffield.gov.uk/in-your-area/planning-and-city-development

2.5 Breaches of planning control that are causing significant harm and are clearly unacceptable will be enforced against quickly. A planning application will be invited where breaches of planning control might be acceptable, possibly with amendment. This will enable the issues to be thoroughly tested, including consulting local people.

2.6 Sheffield City Council has signed up to the 'Enforcement Concordat' (1998), which sets national best practice standards for planning enforcement.

2.7 Other specific strategies that will impact upon this management plan either currently being developed or already adopted:

- Woodland Policy (1987)
- Sheffield Nature Conservation Strategy (1991)
- Forthcoming Tree Strategy (proposed 2007)

3. Issues and recommendations

3.1 Grenoside is a parish with a strong sense of community located around a crossroads, with panoramic northerly and north-easterly views from many parts of the village. It is almost entirely surrounded by green fields or the dense forest of the Wheata and Greno Woods. Historic buildings include several pubs, former farmhouses and barns, church, chapels and 19th-century terraces and houses built for quarry workers, millstone makers, metal finishers, farm labourers and forestry workers.

3.2 Many of the negative features of the Grenoside Conservation Area stem from planning decisions taken before the conservation area was designated, and mainly concern buildings whose design and materials do not respect the character of neighbouring buildings. In addition, almost all of the historic buildings in the conservation area have suffered from the loss of historical and architectural detail that is the result of replacing of timber windows and doors with UPVC and mass-produced alternatives.

3.3 Grenoside has a new primary school, which opened in September 2006, and which is a well-designed and well landscaped addition to the village. Traffic calming measures have also been successfully introduced in the vicinity of the school. At the time that this appraisal was carried out, the future of the older school was uncertain. It is to be hoped that future uses will respect the fact that the school consists of a number of buildings of considerable architectural character in a prominent location in the parish.

3.1.1 Loss of historical and architectural features and poor quality of design

3.1.2 Grenoside has suffered from the over-enthusiastic restoration of some of its historic stone buildings, which have been converted from agricultural to residential use or 'restored' using inappropriate materials, and sometimes with poorly designed extensions. In some cases, the character of the original has almost disappeared, as in the case of several houses in Top Side and in Stephen Lane that have non-traditional external decorations, including Swiss-cottage-style fixed external window shutters pierced

with heart and flower motifs, bay windows, circular windows and overly decorative gates and railings with gold paintwork and elaborate curved crests.

3.1.3 No building in Grenoside retains all of its historical features and many of the buildings affected are ones that otherwise make a positive contribution to the character of Grenoside. That positive contribution has been weakened by:

- Large extensions that do not match the original building in terms of material, colour or scale (for example, on the corner of Lump Lane and Well Lane, including large accumulations of flat roofed extensions, porches and garages that almost obscure the original building (especially along Top Side);
- Replacement of traditional timber windows and doors with aluminium framed, uPVC and treated timber windows, some with leaded diamonds instead of plain glass or traditional glazing bars;
- Walls rendered with concrete and repointing carried out in cement-based mortar rather than lime-based;
- Large rooflights and poorly designed dormers intruded into prominent roof slopes;
- Front elevations marred by drainage pipes, wiring, burglar alarms, exterior lighting and satellite dishes;
- Traditional timber guttering on brackets being replaced by plastic alternatives;
- Garden walls built of patterned breeze block and non-traditional gates or railings;
- Conversion of front gardens into hard standing for vehicles;
- Insensitive siting of garages.

3.1.4 In addition, the conservation area has large amounts of infill in a style that is undistinguished and not in keeping with surrounding buildings (for example, in Bower Lane) and individual buildings set in prominent sites that are designed and built in a style that pays no respect to their neighbours or the immediate environment.

Recommendation:

- *The Council will consider the need for Article 4(2) Directions to protect buildings that retain original features from inappropriate alteration in particular the stone roofscape. The primary focus will be on dwellinghouses that have been identified in the relevant conservation area appraisal as making a positive contribution to the character and appearance of the conservation area.*
- *In particular, the following individual buildings might be considered for inclusion within an Article 4(2) Direction on the grounds that they are the best representatives of their type and have retained more of their original features than neighbouring properties of similar type:*

Nos. 10, 12 and 14, Woodside Lane;

Nos. 28 to 38 and No. 44 (corner shop), Norfolk Hill;

Nos. 16 & 18 Lump Lane;

Prior Royd Farm, Rough Lane (excluding 1940's farmhouse);

- *The Council will encourage property owners to reverse unsympathetic alterations and to reinstate architectural features, notably windows and doors, with modern replacements in the style and materials of the originals.*
- *The Council will not accept developments:*

Which compromise important views into, from or within the conservation area

On sites deemed to be important open spaces.

Which interrupt, reduce the integrity of, or make less obvious the individual curtilages or historic settlement pattern of development in Grenoside.

3.2 Buildings at Risk

3.2.1 There are no buildings within the Grenoside conservation area that could be described as being at risk because of poor maintenance or lack of repair.

3.2.2 However, the former Grenoside Infant School on Norfolk Hill is now functionally redundant as a school, and is being sold by Sheffield City Council at auction with outline planning permission for residential conversion. The two original buildings on the site are of great architectural character, distinguished by their tall tripartite gable-end windows with a semicircular restraining arch above; the space between the windows and the arch are filled with diagonal stone 'nogging', to create a basket-weave effect. Scalloped window lintels, large brick chimneys with offsets and high sweeping roofs contribute to the individuality of the school's design which combines elements of the neo-Gothic style of the mid-19th century and the arts and crafts style of the late 19th and early 20th centuries.

3.2.3 The design is almost identical to that of the Hillsborough School, in Parkside Road, Hillsborough, and both schools were commissioned by the Ecclesfield School Board. It is therefore probable that the same firm of Sheffield based architects – Wilson & Masters – who designed the Hillsborough School in 1884 also designed the Grenoside School, which opened on 5 January 1885, with a further extension in the same style completed in 1893.

Recommendation

- *The Council will encourage the owner of the former school site to undertake conversion of the buildings to residential use in a way that respects the distinctive style of these buildings and their*

prominent position within the conservation area, and to ensure that the design of any new accommodation on the site respects the spirit, materials and design of the existing historic buildings.

- *The Council will use the powers available to it to ensure the preservation of the Grenoside Primary School.*

3.3 Boundary walls, signage and public realm

3.3.1 The Grenoside Conservation Area Appraisal has identified the contribution that traditional drystone walls, along with mortared boundary walls, stone troughs and stone stiles, historic paving and footpaths make to the character of the conservation area.

3.3.2 In general, these are in a good state of repair, though there are some examples of broken or collapsed boundary walls that have not been repaired to the same standard as the original, especially along the northern boundary of the conservation area, where the conservation area adjoins Wheata Wood.

Recommendation

- *The Council will encourage those responsible for boundary walls to keep them in a good state of repair using historic materials and techniques.*
- *The Council will normally resist proposals for demolition of, or alterations to, boundary walls, gate piers, fences and gates that make a positive contribution to the character and appearance of the conservation area.*
- *Prepare guidance on best practice in pointing natural stone walls for the use of local residents, property owners and building contractors.*

3.4 Opportunities for enhancement

a) Grenoside Green Project has been granted planning permission to develop the corner of Main Street and Norfolk Hill as a public open space, including the site of a former WWII air-raid shelter. This is a prominent corner of the conservation area, right next to the new school, and its continued use as a public space is to be welcomed and encouraged.

b) Further down Norfolk Hill, on the northern side of the road and to the east of Woodside Lane, there are paddocks and large gardens that might at some stage be the subject of planning applications for housing development.

Recommendation

- *This part of the conservation area is characterised by a patchwork of open fields, wooded area and built environment and development of the paddocks may detract from the character and appearance of the conservation area.*

3.5 Trees

3.5.1 Large and mature trees (mainly oak, ash and sycamore) make a major contribution to the character of the Grenoside Conservation Area, mainly at the boundaries of the area, where dense deciduous woodland of the Wheata and the Greno Woods serve to limit and define the urban area of the parish, and provide recreational resources, thanks to numerous public footpaths, cycle routes and bridle ways. Within the village there are also some individual trees that are valuable as the focal point for views, especially at the junction of Middle Lane and Bower Lane, along Lump Lane and around the Methodist Church on Norfolk Hill.

Recommendation

- *The preparation of a Tree Management Programme would be welcome, identifying all mature trees within the conservation area*

(privately as well as publicly owned) and ensuring that priorities are agreed and funding set aside for the costs involved in remedial works or replacement;

- The Council will normally resist proposals to cut down a tree in the conservation area.

3.6 Archaeological issues

3.6.1 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 that the conservation area is potentially rich in archaeological remains from two periods: intensive Roman activity is indicated by an extensive area of field boundaries, cairns, earthworks and possible house platforms to the north of the conservation area and extending into Wheata Wood, while within the village itself are the sites of early crucible furnaces, metal worker's workshops and stone quarries associated with the Sheffield's early industrial development.

3.6.2 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.

Recommendation

- An Archaeological Assessment of the site should be prepared prior to any application being submitted. Where below ground archaeological remains are expected, conditions may then be used to secure a detailed scheme for the foundation design and all new ground works, to protect buried remains in situ, and/or a programme of archaeological excavation, recording, analysis and publication. Further information is available from the South Yorkshire Archaeology Service.

- Where substantial alteration/demolition of listed buildings or other historic buildings is proposed a more detailed Building Appraisal will also be required. This includes a detailed appraisal of the special architectural or historic interest of the buildings on the site. The results will inform the design process and act as supporting information with a planning application.
- An AABA (Archaeological Assessment and Building Appraisal) should be prepared prior to the application being submitted. Once a satisfactory scheme has been agreed, conditions may then be used to secure a programme of building recording, analysis and publication. Further information is available from Sheffield City Council's conservation section.

3.7 Buildings of Townscape Merit/Positive buildings

3.7.1 Marked on the Townscape Appraisal map for the Grenoside Conservation Area are a number of unlisted buildings, known as Buildings of Townscape Merit, which have been judged as making a positive contribution to the character and appearance of the conservation area.

Recommendation:

- The Council will only grant conservation area consent for the demolition of a 'building of townscape merit' or 'positive building' (as identified on relevant townscape appraisal map) if demolition is justified against the criteria specified in PPG 15 paragraphs 3.16 – 3.19.

3.8 New development

3.8.1 There are few opportunities for development in this small conservation area. For minor works, the City Council has produced guidance entitled 'Designing House Extensions'.

3.8.2 New development should aspire to a quality of design and execution, related to its context, which may be valued in the future. This neither implies nor precludes working in traditional or new ways, but will normally involve respecting values established through assessment of the significance of the area.

3.8.3 Development proposals will be judged on their effect on the area's character, setting and appearance as identified in the Grenoside Conservation Area Appraisal together with relevant Development Plan policies and any other material considerations.

Recommendation:

- *The Council will rigorously apply the relevant Built Environment policies as set out in the Sheffield Unitary Development Plan, with particular emphasis on policy BE17, in relation to developments within and adjacent to the conservation area, which affect the character, setting and appearance of the conservation area. It will adopt the same approach to the policies set out in the Core Strategy of the Sheffield Development Framework, and emerging Heritage policies and Supplementary Planning Documents.*
- *The Council will rigorously adhere to the guidance set out PPG's 15 & 16, their replacement Planning Policy Statements, and relevant related guidance published by English Heritage.*

4. Monitoring and review

4.1 As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally. A review should include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

4.2 It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the City Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

5. 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 4223

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

www.sheffield.gov.uk/in-your-area/planning-and-city-development/forward-and-area-planning

*For further information relating to listed buildings and conservation areas:
English Heritage*

37 Tanner Row
York YO1 6WP
Tel: 01904 601901

For an excellent range of technical advice leaflets:

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

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

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

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

6. Photographs



Replacement of traditional timber windows and doors.



Valuable green space enhances the semi-rural feel of the village.



Broken or collapsed boundary walls where the conservation area adjoins Wheata Wood.



Front elevation marred by drainage pipes, wiring, burglar alarms, exterior lighting and satellite dishes.



Infill buildings on prominent sites.



Uncharacteristic timber fencing.



Broken or collapsed boundary walls where the conservation area adjoins Wheata Wood.



Replacement windows and garden walls built of patterned breeze block.



Family dwellings retaining original features might be considered for Article 4(2) Directions.



The former Grenoside Infant School on Norfolk Hill is vacant but has outline planning permission for residential conversion.



Broken walls that have not been repaired to the same standard as the original.