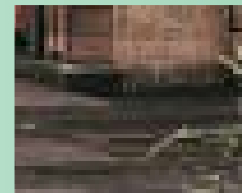
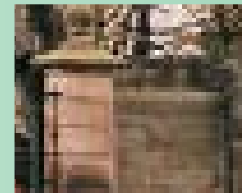
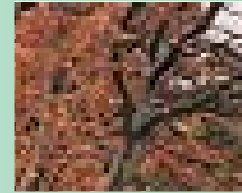


*Hackenthorpe*

**CONSERVATION AREA APPRAISAL**

*April 2008*



**A P P R A I S A L**

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

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## HACKENTHORPE CONSERVATION AREA APPRAISAL

### 1.0 Introduction

1.1 This appraisal seeks to record and analyse the various features that give the Hackenthorpe 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 paragraphs 2.4 - 2.7). It provides a firm basis on which



*Stone wall and gate piers at Hackenthorpe Hall*

applications for development within the Hackenthorpe Conservation Area can be assessed.

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

The Hackenthorpe Conservation Area was designated on 12th July 1976.

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

- Historic street pattern;
- Architectural and historic interest of the conservation area's buildings, including Greenside, a grade II listed building, and Hackenthorpe Hall, a large Victorian house;
- Former Staniforth Works which originated in the mid 18th century and was once one of the largest sickle and scythe manufactories in England;
- The area's trees particularly those around Greenside, Inkersall House and Hackenthorpe Hall;
- Stone boundary walls;
- The Village Green;
- Distinctive local features and details such as stone gate piers, a King George V post box, the pond in the courtyard of the former sickle works;



*View south along Main Street*



*Former industrial building in Main Street*

## 2.0 The planning policy content

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.

### **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.

*Former Staniforth Works buildings*



### 3.0 Location and setting

#### Location and context

3.0 Hackenthorpe is an outer suburb of Sheffield located 8 km south east of the city centre. It lies between the A57 and the A6135, two arterial roads that lead from Sheffield to junctions with the M1 motorway. Hackenthorpe Conservation Area encloses part of the historic hamlet of Hackenthorpe, which is a small part of the wider suburb. The conservation area's buildings are scattered beside three roads, Beighton Road, Sheffield Road and Main Street.

*Location of Hackenthorpe Conservation Area*



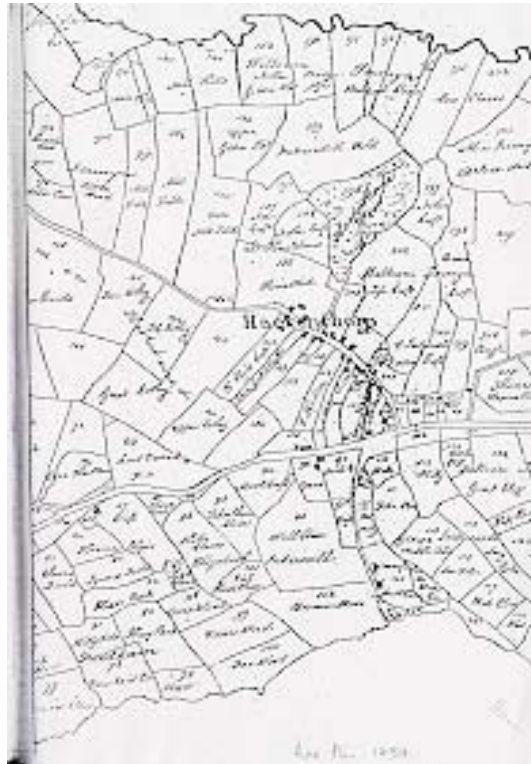


## Settlement pattern

3.1 The Enclosure Map of 1797 shows 'Hackenthorp' to be a small hamlet of buildings mainly located on the north side of the crossing of two roads.

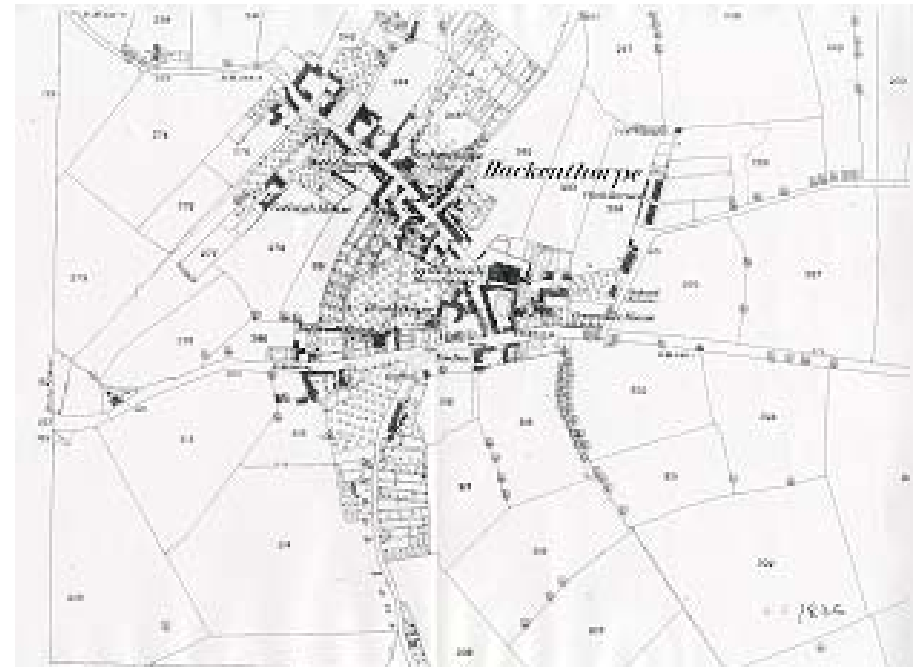
3.2 The north-south route through the village, passing along today's Main Street and Brook Lane, was part of the ancient north-south pack horse way from Normanton Springs through Hackenthorpe towards Mosborough. The east-west route, passing along today's Sheffield Road and Beighton Road, was an ancient route from Gleadless to Beighton.

Extract of Enclosure Map from 1797



3.3 The two routes meet at either end of a roughly rectangular open space, still known today as the 'Village Green'. In 1797 there is very little development on Sheffield Road, Beighton Road and Brook Lane. The settlement, such as it is, lies on either side of Main Street, then known as Smithy Road.

Extract from 1875 OS map



3.4 Almost 80 years later the 1875 OS map shows the changes brought about by the growth of the local scythe and sickle industry, most notably the construction of Staniforths' Scythe and Sickle Manufactory, marked as such on the map and occupying the whole of the north-east angle of the cross-roads. Greenside House, the home of Thomas Staniforth has been built, Brook House Farm and Hackenthorpe Hall have been rebuilt and extended and there is a new Methodist Chapel on the west side of Main Street. A Post Office is noted.

3.5 The OS map of 1938 shows few changes except for the addition of the Infants' School in what was previously a field just south of the village green. There is still a pond within the courtyard of the works and the Post Office has

moved from Main Street to its present location in Beighton Road. Bramhall Yard and Booth Yard are named, on opposite sides of Main Street, the former behind today's Sportsman public house, the latter in today's Hutton Croft. These yards may have developed as a result of roadside terraced cottages being built for sickle workers. Other examples were Bark Yard, Well Yard and Hutton Yard. The yards have gone but their names are preserved in present day Well Court and Hutton Croft.

3.6 A map of 1973 shows that many buildings on Main Street were demolished in the 1960s and 1970s. The Methodist Chapel and the workers' cottages



*New Court, Beighton Road (south side)*



*Extract from 1938 OS map*

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have been demolished; two 1950s pubs have replaced earlier, smaller namesakes. No. 20 Main Street, the former Reading Room or Institute, appears as the only building still standing on the east side of Main Street between Staniforth Works and Hackenthorpe Hall. Greenside, the former home of Thomas Staniforth, had become a surgery.

3.7 In 2008, the historic core of the village is surrounded by modern residential development - even the school and an orchard west of Brookhouse Farm have been redeveloped with houses. The former works have, of course, ceased production and have been converted to business units. The village's historic street pattern remains but its 19th century character and appearance has been severely diluted.

## 4.0 Landscape setting

### Topography and relationship to surroundings

4.1 The Hackenthorpe Conservation Area stands in a late 20th century residential suburb of Sheffield on a low hill between Ochre Dike to the south and Shirebrook to the north. Water wheels on the Shirebrook enabled the growth of the scythe and sickle trade in the 18th century. The conservation area is a short way from the route of Sheffield Supertram.



*Old stone wall and trees beside The Sportsman P.H.*

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## 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 that the site of a medieval cruck barn and early timber-framed cottages lie close to the conservation area, and Hackenthorpe is known to have been a place specialising in edge tool manufacture, so it is possible that the relics of this industry survive within the area.

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

### Origins and historic development

5.3 The word 'thorpe' comes from Old Danish meaning a settlement or outlying farmstead or hamlet. There is a written reference in 1291 to 'Norf Gilbert Hacun and Margaret his wife' and Hackenthorpe might be interpreted as Hakun's farmstead. During the reign of King Edward I (1272-1307) Richard de Loud Hacunthorpe is mentioned.

5.4 Hackenthorpe has a long history of scythe and sickle-making (see Thomas L Platt's 'History of the Manor and Parish of Beighton') which developed out of an earlier cutlery industry on the Shirebrook that began to expand at the start of the 18th Century.

5.5 In 1731, John Taylor whose father was a local scythesmith built Inkersall House, which survives, much altered, to this day. It was a substantial house its size indicated the prosperity that could accrue from the growing industry. However, it is the Staniforths who are the most notable family name connected with Hackenthorpe. John Staniforth commenced building the earliest parts of what became the main sickle works on Main Street in 1740. The business

was established in 1743 and was granted a corporate mark by the Cutler's Company. Hand forging of sickles continued until about 1880.

5.6 During the 19th century Staniforths' business grew enormously. In 1820 the works were extended to their present size and by 1846 were apparently the most extensive manufactory of scythes and sickles in the country. Before steam power came to the works hand forged sickles were carried by horse to be ground at the water wheels on the Shirebrook. In the middle of the 19th century there were five edge-tool grinding sites. Charcoal was produced locally to supply the forges.



*Greenside, listed grade II*



*Hackenthorpe Hall*

5.7 With the advent of steam power in 1820 two large boiler chimneys were built and overlooked the works and village; a pond was made for a water supply, the vestiges of which are still present today. The works also had a footbridge and a public clock. Up to about 1870 the main products were sickles and reaping hooks.

5.8 Greenside House, the family residence of Thomas Staniforth, was built c. 1825.

5.9 In 1872 Thomas Staniforth & Co was formed and production increased and expanded into other agricultural tools. The firm changed hands in 1912 and in 1923 the freehold Works and Greenside House were offered for sale.

5.10 In 1960 Staniforths were taken over by Edge Tool Industries of Birmingham. The works closed and all production stopped in 1980.

5.11 The growth of the sickle industry brought about an increase in local population. Census returns show that the number of inhabited houses in Hackenthorpe and Birley grew from 41 in 1788 to 113 by 1841. In 1841, Hackenthorpe had a population of 622, of which 208 were sickle makers and 49 sickle grinders. By 1851 Hackenthorpe had 59 sickle makers and 17 sickle grinders. Staniforths in 1871 were employing 150 people and for a time Hackenthorpe had a bigger population than Beighton.

5.12 As the population grew, so did the needs of the community – for a place of worship, leisure, school and houses. In the 1870s Staniforths built a few rows of terraced houses with gardens for the workers. One row stood on Main Street on the site of today's nos. 1 to 9 Hutton Croft, another on Church Lane (outside the conservation area). The old terraces can be seen in old photographs but have now been demolished.

5.13 James Hounsfield built and fitted out a workmen's leisure room in 1892-3, which was known as the Reading Room. This survives as no. 20 Main Street, currently a carpet shop.

5.14 A Methodist Chapel was built at Hackenthorpe in 1813. It was enlarged by the United Free Methodists in 1860 but the building, which stood next to nos. 7/9 Main Street, was demolished at about the same time as a new Methodist Church opened in 1961 (outside the conservation area). There was no local Anglican church until Hackenthorpe Church (also outside the conservation area) was dedicated in 1899.

5.15 Hackenthorpe Infants School was opened in 1880, was enlarged in 1883 and closed in 1991. It overlooked the village green on the south side of Sheffield Road. Hackenthorpe Hall was completely rebuilt in 1875 by James Hounsfield of Broomhill, Sheffield. Almost the only item remaining from the earlier house was a lintel stone reputedly over the back door of the present hall inscribed with the initials of John and Alice Newbould, dated 1653.

5.16 From 1833 The Blue Bell was just a small beerhouse directly fronting Main Street. The pub was totally rebuilt and extended in the 1950s. The Sportsman public house dates back to c1830 but the present building was built in the 1950s to allow for road widening. A third pub, The New Inn opposite

the works on Beighton Road, ceased to trade in 1959 and is now a veterinary surgery.

## 6.0 Spatial analysis

### Key views and vistas

6.1 Hackenthorpe Hall and the chimney of the former sickle works are the two landmarks within the conservation area. There are no special views or vistas. The view southwards from the top of Brook Lane over a shallow valley accentuates the conservation area's elevated location above Ochre Dike.



*Brookhouse Court viewed from the road junction*

### The character of spaces within the area

6.2 Development within the conservation area is haphazardly laid out beside the two principal roads. Some buildings such as the former works and no. 20 Main Street open directly onto the street, others such as the village's two pubs and Brookhouse Court stand well back from the road. The collection of stone-built 19th century works and houses, 1950s pubs, and 1980s housing is an inharmonious mix of age, building type and design.

6.3 The Village Green and the grassy open space east of Brookhouse Court give a spacious feel to the centre of the conservation area and the plentiful parking attached to the two detached public houses add to the general low density of the area.



*Open space in the angle of Main Street and Beighton Road*

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## 7.0 Definition of the special interest of the conservation area

### Activities/uses

7.1 The Staniforth Works ceased production in 1980 and the buildings have been converted into a number of diverse small businesses and services. The Post Office sells basic confectionary and stationary. There are two large public houses and a veterinary surgery. Hackenthorpe Hall accommodates a playgroup and, opposite, there is a modern community centre. No. 20 is a carpet shop. The conservation area has a generally quiet atmosphere with few pedestrians. Hackenthorpe suburb's main shopping centre is outside the conservation area.



*View along Main Street to former works*

### Architectural and historic character

7.2 Demolition of 19th century buildings and infill from the 1950s onwards have diluted the early 20th century character of the village which is apparent in old photographs (See Images of England – Hackenthorpe, Tempus 2003). The result is a diverse architectural character whose tone is set by the low, stone-built exterior of the former works, which dominate the junction of Main Street and Sheffield Road.

7.3 Greenside and adjoining wall is the only listed building in the conservation area. It is listed grade II and is built with coursed squared local stone with ashlar front and Welsh slate roof. The twin two-storey rounded bays give the house a grand appearance despite its small scale. Hackenthorpe Hall is the most prestigious building in the conservation area but has been altered and lacks an appropriate setting. No. 20 and Nos 7/9 Main Street are surprisingly tall buildings for such a small village. Their detached location accentuates their height.

7.4 Brookhouse Court, a residential conversion of Brook House Farm and outbuildings is notable for its dovecote. Inkersall House, originally dating from the 18th century has been much altered (it has no chimneys, for instance) and its setting has been spoiled by modern housing. New Court, a former public house, is rendered today but an earlier photograph shows that it was originally stone faced.

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No. 20 Main Street



7.5 Alterations, loss of key buildings (e.g. chapel, school, roadside cottages) and lacklustre 20th century development have eroded the quality of the townscape but, mainly through the prevalent use of local stone in boundary walls and buildings, it manages to preserve a historic appearance. The Hackenthorpe Conservation Area can easily be distinguished as an old settlement within the modern suburban development in which it lies.

#### **Key unlisted buildings - Buildings of Townscape Merit**

7.6 Marked on the Townscape Appraisal map for the Hackenthorpe 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.

7.7 Buildings of Townscape Merit' include the former sickle works, Hackenthorpe Hall, the former Reading Room at no. 20 Main Street, Brook House farm buildings (now converted to Brookhouse Court) and Inkersall House.



*Characteristic stone buildings, Brookhouse Court*





*Entrance to Brookhouse Court*



*Stone wall and gate piers,  
Beighton Road*



*Young trees in the open space  
north of The Blue Bell P.H.*

7.8 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.

7.9 There is a general presumption in favour of retaining all Buildings of Townscape Merit, as set out in PPG15. The Council will also consider very carefully all applications to alter or extend such buildings.

### **Green spaces, trees and other natural elements**

7.10 Since demolition of the school, the village green is overlooked by a row of modern houses (2004). The Fox Hunt used to meet here and presumably other communal activities took place. Opposite, on the corner of the Sheffield Road and Main Street junction, is an unkempt 'field' east of Brookhouse Court, which adds to the spacious feel of the area. The gardens of Greenside and Hackenthorpe Hall are relatively large and well maintained, the latter contains some fine specimen trees. On either side, north and south, of The Sportsman are open areas of grass and trees.

7.11 Trees are an important feature of the conservation area in several places. For example, the cedars outside Inkersall House are prominent in the streetscene and the Scots Pines in front of 1-15 Pritchard Close probably date back to the construction of Greenside. These, and other significant trees or tree groups (e.g. around Hackenthorpe Hall and The Blue Bell), are marked on the Townscape Appraisal map. Lack of a specific reference does not imply that a tree or group is not of value.

## Stone boundary walls

7.12 Stone boundary walls make a large contribution to the waning historic character and appearance of the conservation area. The garden wall to Greenside is listed and other boundary walls merit protection e.g. the stone wall alongside The Sportsman, the roadside wall in front of 1-15 Pritchard Close and the stone wall enclosing the grassy field beside Brookhouse Court. The wall around Brookhouse Court has a rounded coping, in contrast the wall around Pritchard Close has a triangular coping.

## Local details and features

7.13 Unfortunately, major demolition and alterations carried out in the second half of the 20th century have eroded much of the distinctive character of Hackenthorpe and the conservation area is somewhat lacking in those small

features that often give an area a sense of place. However the following are of note:

- **The pond** in the courtyard of the former works (now business units) is a relic of the use of steam power;
- Decorative **stone gate piers** at no. 28 Main Street and Hackenthorpe Hall - plain gate piers at the entrance to Brookhouse Court;
- A **small area of historic stone floorscape** survives at the entry to Well Court;
- The roadside **iron railings outside Hackenthorpe Hall** probably date back to the 1875 re-modelling of the house;
- There is a wall-mounted **GR post box** beside the Post Office in Beighton Road. (King George V reigned from 1910-1936).



Old stone wall and line of trees in Beighton Road



Stone pillars at entrance to Brookhouse Court

## 8.0 Issues

8.1 This section contains a brief summary of the strengths and weaknesses of the Hackenthorpe 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 Hackenthorpe 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;
- Source of local employment.

### **Weaknesses**

- Historic character and appearance diluted by demolition of key historic community buildings e.g. Methodist Chapel, Infants School, terraced cottages;
- 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;



Old iron railings at Hackenthorpe Hall, Main Street

- Security shutters have an unwelcoming appearance;
- Modern development almost outweighs the historic character and appearance of the conservation area;



Inkersall House, Beighton Road



No. 20 Main Street



### Hackenthorpe Conservation Area boundary review

8.3 As a result of building and demolition that has taken place since designation of the conservation area in 1976, it is recommended that the existing conservation area boundary is amended to create a smaller conservation area that excludes uncharacteristic modern development.

8.4 The proposed new boundary is shown on the accompanying map.

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## Bibliography

Historical Highlights of Beighton , T. L. Platts  
History of the Manor and Parish of Beighton, T. L. Platts  
Images of England – Around Hackenthorpe L. Widdowson, Tempus Publishing,  
2003  
Enclosure map 1797  
Ordnance Survey 1877, 1938, 1975

## List of photographs

*Photograph 1: Stone wall and gate piers at Hackenthorpe Hall*

*Photograph 2: View south along Main Street*

*Photograph 3: Former industrial building in Main Street*

*Photograph 4: Former Staniforth Works buildings*

*Photograph 5: New Court, Beighton Road (south side)*

*Photograph 6: Old stone wall and trees beside The Sportsman P.H.*

*Photograph 7: Greenside, listed grade II*

*Photograph 8: Hackenthorpe Hall*

*Photograph 9: Brookhouse Court viewed from the road junction*

*Photograph 10: Open space in the angle of Main Street and Beighton Road*

*Photograph 11: View along main Street to former works*

*Photograph 12: No. 20 Main Street*

*Photograph 13: Characteristic stone buildings, Brookhouse Court*

*Photograph 14: Entrance to Brookhouse Court*

*Photograph 15: Stone wall and gate piers, Beighton Road*

*Photograph 16: Young trees in the open space north of The Blue Bell P.H.*

*Photograph 17: Old stone wall and line of trees in Beighton Road*

*Photograph 18: Stone pillars at entrance to Brookhouse Court*

*Photograph 19: Old iron railings at Hackenthorpe Hall, Main Street*

*Photograph 20: Inkersall House, Beighton Road*

## 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](http://www.sheffield.gov.uk/in-your-area/planning-and-city-development/urban-design--conservation)

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***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

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.  
Telephone: 020 7250 3857

***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

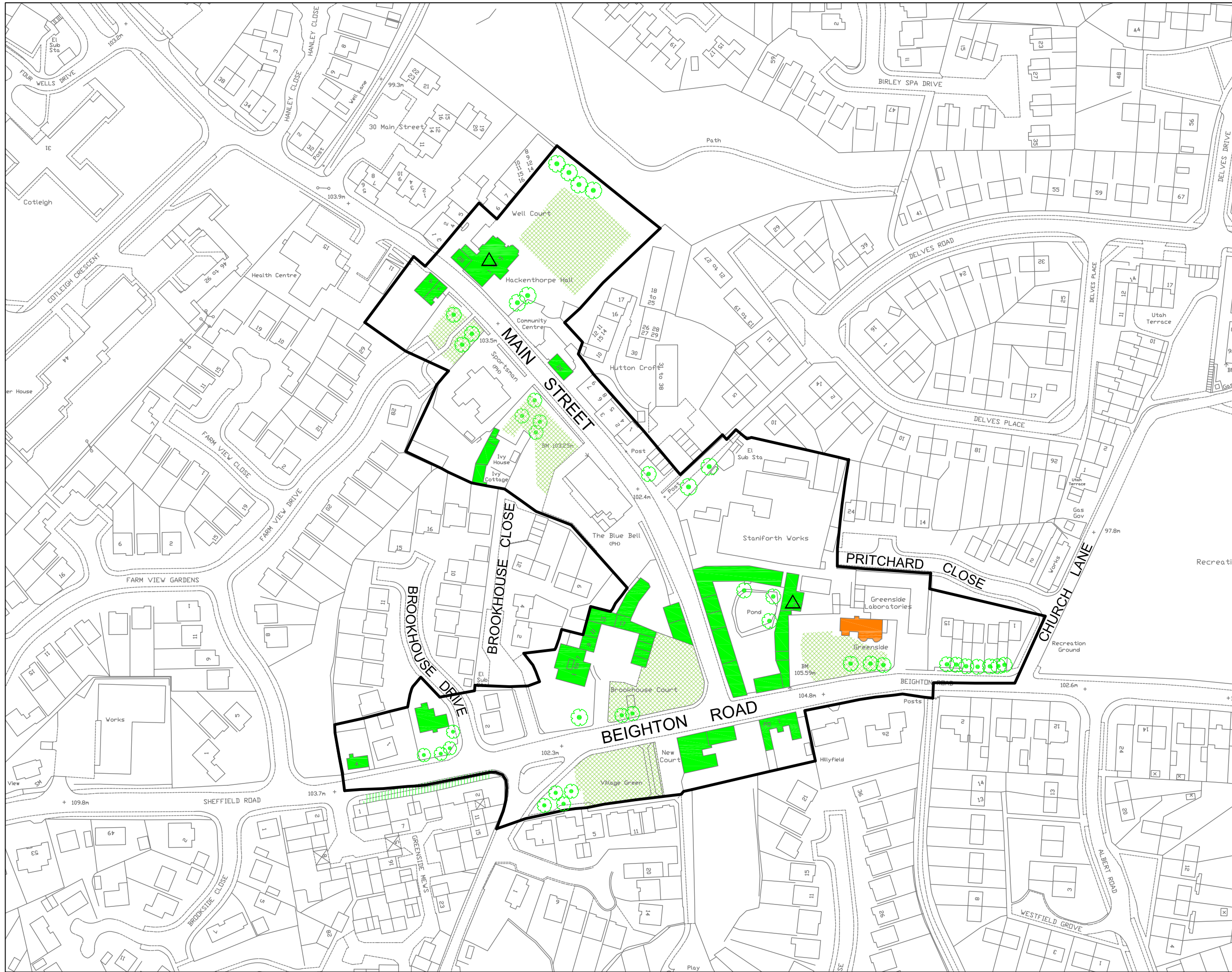
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## Summary of Consultation Undertaken

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 the Open Door Learning Centre 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.









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NOTES / REVISIONS:

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-  Current Conservation Area boundary
-  Proposed Conservation Area boundary
-  Listed Building
-  Building of Townscape Merit
-  Focal building
-  Important open space
-  Prominent tree group
-  Prominent tree

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

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

SCHEME:

TITLE: **HACKENTHORPE CONSERVATION AREA**

COMMITTEE:

SCALE:

DR	TR	CAD	DATE:	MICRO:
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DRAWING NO:

CAD FILE NAME:

