

Hackenthorpe

CONSERVATION AREA MANAGEMENT PROPOSALS

April 2008



MANAGEMENT PROPOSALS

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

HACKENTHORPE CONSERVATION AREA MANAGEMENT PROPOSALS

1.0 Introduction

1.1 The recommendations in this document are based upon the findings the Hackenthorpe Conservation Area Appraisal, which assesses the special interest of the Hackenthorpe 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 Hackenthorpe 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 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).

2.0 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:

2.2 "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."

2.3 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).

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)*

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/planning-and-city-development

2.4 Breaches of planning control that are causing significant harm and are clearly unacceptable will be enforced against. A planning application may 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.

2.5 Sheffield City Council has signed up to the 'Enforcement Concordat' (1998), which sets national best practice standards for planning enforcement. The concordat can be viewed and downloaded from:

http://bre.berr.gov.uk/regulation/reform/enforcement_concordat/enforcement_background.asp

2.6 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)*

3.0 Issues and recommendations

3.1 Loss of historical and architectural features

3.1.1 Most of the historic buildings in Hackenthorpe Conservation Area have suffered from the loss of original architectural details such as doors, windows and roof materials. Many of the buildings 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.

3.1.2 Where single family dwellings are concerned, the changes noted above can, with certain exceptions, normally be carried out without planning permission from the Council. Development of this kind is called "Permitted Development" and falls into various classes which are listed in the Town and Country Planning (General Permitted Development) Order 1995.

Recommendation:

- 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.

3.2 Stone walls and repointing of stonework

3.2.1 The Hackenthorpe Conservation Area Appraisal notes that 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 grade II.

3.2.2 Unfortunately, some of the stonework of old buildings and boundary walls has been inappropriately re-pointed with hard cement to the detriment of the appearance of the wall or building and, eventually, damaging to the stone itself.

Recommendations:

- Consideration will be given to the publication of guidance on best practice in pointing and re-pointing of stone walls for the use of residents, property owners and builders;
 - 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.
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3.3 Opportunities for enhancement

3.3.1 The 'village green' has been improved as part of the housing development on its south side. Ongoing maintenance of the village green and the trees is essential.

3.4 Archaeological issues

3.4.1 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.

3.4.2 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.

Recommendations:

- 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.

3.5 Potential decline and loss of trees

3.5.1 Trees make a vital contribution to the rural ambience of the conservation area and the setting of its historic buildings. 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. There are other significant trees or tree groups around Hackenthorpe Hall and The Blue Bell.

Recommendations:

- 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 Buildings of Townscape Merit/Positive buildings

3.6.1 Marked on the Townscape Appraisal map for the Hackenthorpe 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. They 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.

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.

3.7 New development

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

3.7.2 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.

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

4.0 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 dated 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.

5.0 Useful contacts and addresses

For information on listed buildings and conservation areas:

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

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

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

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

For further information relating to listed buildings and conservation areas:

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

For an excellent range of technical advice leaflets:

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

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

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

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

6.0 Photographs



Old stone boundary wall with half-round stone coping.



Trees are a feature of the conservation area.



The village green and trees will be in need of ongoing maintenance.



A historic stone building altered by the application of a modern render.



Example of unsightly and damaging re-pointing of natural stone wall.



Roller shutters deaden the front of a building.



A short length of historic iron railing at Hackenthorpe Hall.



Modern windows change the appearance of historic buildings.



Litter beside Main Street.



Newly planted trees in the village green.



'Ribbon pointing' spoils the appearance of a traditional stone wall.



Old pine trees beside a good length of distinctive stone boundary wall.

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 Management Proposals and Appraisal 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.
