

Totley

CONSERVATION AREA APPRAISAL

March 2009



APPRAISAL

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TOTLEY CONSERVATION AREA APPRAISAL

1.0 Introduction

Purpose of the appraisal

1.1 This appraisal seeks to record and analyse the various features that give the Totley 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 below). It provides a firm basis on which applications for development within the Totley Conservation Area can be assessed.



Small area of open space in front of Cross Grove House

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 Totley Conservation Area was designated on 19th April 1973.

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

- Historic origins of the 'spine' road of the conservation area i.e. Totley Hall Lane and Hillfoot Road;
 - Baslow Road which follows the course of an early 19th century turnpike;
 - The setting of the conservation area between town and country;
 - Architectural and historic interest of the conservation area's buildings, including Totley Hall (1623) and seven other grade II listed buildings;
 - Prevalent use of local building stone;
 - The 1883 extension to Totley Hall by J D Webster (1840-1913), a noted Sheffield architect;
 - Two fine ensembles of historic buildings: Butts Hill and nos 315-337 (odd) Baslow Road;
 - War Memorial and The Pinfold;
 - Open spaces beside All Saints Church, Totley Hall and The Crown that contribute to the semi-rural feel of the area;
 - The area's trees particularly around All Saints Church and Totley Hall and on the rural fringe;
 - Distinctive local features and details such as stone boundary walls and gate piers, stone kerbs in Butts Hill and old lamp posts;
 - Two distinctive large roadside pubs, The Fleur de Lys and The Cross Scythes.
-



Nos. 327-337 Baslow Road



Stone gate piers and stone paving at
Nos. 327 and 329 Baslow 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.

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)* 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. The local development documents are being produced on a rolling programme. Once the Core Strategy, the City Sites and City Policies DPD and the Proposals Map have been adopted, they will replace the Unitary Development Plan policies (UDP). The Core Strategy was adopted by the Council in March 2009.

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.



Old iron gate and stone wall,
Totley Hall Lane

3.0 Location and setting

Location and context

3.1 Totley is located about 8 km south-west of the centre of Sheffield on the A 621, one of the main arterial roads into the city. Although Totley is a suburb of Sheffield, the two halves of Totley Conservation Area, on either side of the Baslow Road, have a village atmosphere. Beyond Totley, the road rises to Owlbar and open countryside at the edge of the Peak District.



Ordnance Survey map showing location of Totley Conservation Area

General character and plan form

3.2 The Totley Conservation Area contains the historic core of Totley which lies principally alongside Hillfoot Road and Totley Hall Lane, two minor roads which branch north and south from a crossroads on Baslow Road. Development fronting a short length of Baslow Road also lies within the conservation area.

3.3 Totley Hall Lane is an old route whose historic origins can be seen in its varying width, curves and roadside historic buildings such as Totley Hall Farm and, most significantly, Totley Hall (1623), located at the southern end of the lane and taking advantage of a good southern aspect. This ancient way wound down to the Totley Brook before climbing past Woodthorpe Hall and on towards Holmesfield Common. Development beside Totley Hall Lane (in the conservation area) is predominantly 19th century or earlier, mostly set back from the lane in individual plots. Today, the lane is a cul-de-sac road that also provides access to modern housing estates (e.g. Totley Hall Mead, Totley Hall Croft, Stocks Green Drive) which are not included in the conservation area.



Cross Grove House
at the top of Hillfoot Road

3.4 Historically, Hillfoot Road is a northerly continuation of Totley Hall Lane but its former relationship with Totley Hall Lane has been severed by Baslow Road, built in 1805 as part of the turnpike from Sheffield to Baslow. Baslow Road has here been straightened and widened and, in effect, cuts the conservation area in two. By the entrance to the Primary School, before Hillfoot Road begins to descend steeply into the valley, Butts Hill branches to the east, following a roughly level course along the contour to Shrewsbury Terrace and two listed buildings, Ash Cottage and Cannon Hall. On the opposite side of the road, Chapel Lane is a narrow vehicular lane that once led to a Methodist Chapel (now a dwelling) but now serves a few old and new houses before becoming a footpath only. Development is scattered informally beside

Butts Hill and Chapel Lane with some properties directly facing the lanes whilst others have gables end-on to the road.

3.5 Baslow Road has the appearance of a standard highway with road markings, tall street lights, high concrete kerbs and traffic lights, dispelling the historic character promoted by the roadside buildings. To the east and downhill (outside the conservation area), an avenue of trees provides an inviting green entrance to Sheffield.

4.0 Landscape setting

Topography and relationship to surroundings

4.1 The Totley Conservation Area lies about 200m above sea level on a spur which carries Baslow Road, the old turnpike, down into Sheffield. The spur descends in a north-easterly direction and the land falls from its ridge to north and south; gently to the south along Totley Hall Lane towards the headwater of the River Sheaf, steeply to the north along Hillfoot Road to the valley of Oldhay Brook and a wooded prominence that is the spoil from the construction of the Totley Tunnel, completed in 1893.



The Cross Scythes, Baslow Road

4.2 To the south-west of Totley is farmland rising to open moorland, to the north-east lies suburban Sheffield albeit softened by Ecclesall Wood and open space around Beauchief Abbey. A strip of open land and woodland around the railway cutting in the valley separates Totley from Dore.

4.3 The village is located on the edge of Sheffield. Most of the western boundary of the conservation area defines the line where the growing city meets open country. For example, a typical late 20th century cul-de-sac housing estate west of Totley Hall (Totley Hall Croft) stands immediately beside trees, hedgerows and open fields.

5.0 Historic development and archaeology

Origins and historic development

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, there is data in both to suggest that Totley is an area of considerable archaeological potential; finds include a Neolithic quern stone, and the area includes the sites of water-driven corn and scythe mills, a moot hall, a pinfold and medieval cruck-built barns.

5.2 It is thus likely that further consideration will need to be given to the effect of applications for substantial new development on any potential archaeological remains, and an Archaeological Assessment of a site should be prepared prior to any application being submitted.

Origins and historic development

5.3 The name Totley, "Totingelei" at the Domesday Survey, may derive from "the clearing or wood of Tota's people".

5.4 Historically, Totley arose as an agrarian settlement beside an important trackway. The village economy depended on agriculture and, after the end of the 17th century, became more reliant on light manufacturing such as file and scythe making. File grinding took place in cottages in Summer Lane (now demolished) and there may have been file grinders' workshops behind Shrewsbury Terrace. The Cross Scythes may be named after an early landlord who was a scythesmith.



Historic Map of Totley from 1876

5.5 The Barker family is supposed to have built Totley Hall in 1623. The original part of the house has five-light mullioned and transomed windows one above the other and a datestone (1623) above the doorway. The extension, to the right of the original, was added in 1883. After 1950 Totley Hall became a Teacher Training College and part of Sheffield Polytechnic (later Hallam University). It has now been converted to residential use and modern dwellings in Totley Hall Croft now occupy the area once occupied by the sprawling flat-roofed 4 storey buildings of the Polytechnic buildings.

5.6 Totley Hall Drive (outside the conservation area) stands on the site of a ten-storey polytechnic/university block blown up to make way for the modern houses.

5.7 A Methodist Chapel was opened in 1848 at the end of Chapel Lane – the chapel is now a dwelling. The village had no church until 1924 when All Saints Church, designed by Currie and Thompson of Derby, was consecrated. It has a cruciform plan in a neo-Norman style with crossing tower covered by



No. 8 Totley Hall Lane



The Lodge, Totley Hall Lane

a saddleback roof. Christ Church, Dore was built almost 100 years earlier in 1828 and until All Saints was built its churchyard catered for the people of Dore and Totley – and migrant workers came to build the Totley Railway Tunnel in the late 1880s and 1890s.

5.8 A school was built on Totley Hall Lane in 1827 by D'Ewes Coke. The school later moved to premises on Hillfoot Road where it remains today, much altered and extended. Totley was in Derbyshire until boundary changes in 1934.

5.9 In the 20th century Totley has changed from a rural village to a modern suburb but it still retains a historic character and appearance which conservation area status seeks to preserve.

6.0 Spatial analysis

Key views and vistas

6.1 Because of its elevated hillside location, there are occasional panoramic views of the surrounding landscape - both rural and urban. In the south of the conservation area, there are views south over open countryside to Gillifield Wood. From Baslow Road, there are views north-west to the edge of the Peak District and north-east to Dore, another of Sheffield's outer suburbs. The tower of Dore Parish Church can be seen from Butts Hill where there are

also views over the rooftops of houses in Chapel Lane to Houndkirk Moor and further.

6.2 The church is normally one of the most prominent landmarks in a village but Totley's church, a late addition to the village in the 1920s, is set well back from Totley Hall Lane, on lower ground barely visible from the road. It is best viewed from the south, from the footpath to Totley Hall Drive. Totley Hall, the conservation area's most notable historic building, also has only a slight visual impact on the area as it is located at the southern end and faces away from approaching visitors. One of the village's most prominent features is All Saints Primary School, on the edge of the settlement beside a large playing field, but the original stone building is obscured by modern extensions. Two other prominent buildings are large public houses, The Fleur de Lys and The Cross Scythes Hotel, which both overlook Baslow Road. They are not representative of the architectural character of the conservation area.



Characteristic stone wall with triangular coping

The character of spaces within the area

6.3 With the exception of the primary school playing field and the field west of The Crown, there are few large areas of open space within the conservation area. Most private properties have gardens of varying sizes, front and back.

6.4 Three spaces are of note. First, the grassed area south of All Saints Church which contains some fine trees along the boundary and provides a spacious setting for the church as viewed from the south. Second, open space in front of Totley Hall similarly provides a setting for the Hall. Immediately in front of the Hall is a recently landscaped grassed area that is divorced from a wilder area on the other side of the road by the new access road to Totley Hall Croft. The unkempt area south of the junction of Totley Hall Croft and Totley Hall Lane contains mature trees, including a redwood and copper beech, which are a remnant of the formal landscaped entrance to the Hall as illustrated in the OS map of 1898. Finally, and of less significance, there is a triangle of land between Butts Hill and Hillfoot Road which, with The Pinfold, makes a positive contribution to the open character of the school entrance.

6.5 The most notable public open spaces are the restored Pinfold, owned by the people of Totley after being deemed by Norton Rural Council in the 1930s, and a grassed area in front of Cross Grove House which is landscaped with low shrubs, trees and a bench approached by four steps. This area may be the remnant of a more formal village green although a better candidate is the site of the Fleur de Lys public house (built in 1933 to replace an earlier pub set well back from Totley Hall Lane) which was until well into the 20th century used for a cattle fair. The ambience of this area is spoiled by the proximity of the busy A621.

6.6 The village's three public houses are accompanied by large areas of featureless tarmac car parking. In front of The Cross Scythes is a tarmac area in which buses can turn. This area seems to have served a similar purpose for over 100 years - in 1885 a Mr Cottam of Grimesthorpe started a horse-bus service from Dore and Totley station to Totley Cross Scythes. The car park area behind The Cross Scythes was formally a bowling green.

7.0 Definition of the special interest of the conservation area

Activities/uses

7.1 The conservation area is primarily residential. There are few employment opportunities in the village and its residents commute to Sheffield or other distant places of work.

7.2 Topley has a thriving Anglican church with church hall (All Saints, Topley Hall Lane), a well-attended primary school (All Saints C. of E.) and three public houses (Fleur de Lys, The Crown, Cross Scythes). There is no village shop. A former Methodist Chapel and a local Post Office are now closed.

7.3 Baslow Road is a busy main road and suffers from traffic noise. Topley Hall Lane, being a cul-de-sac, is by comparison quiet and infrequently disturbed by traffic. Hillfoot Road has a similar 'backwater' feel but is full of activity when the school day begins and ends.



All Saints Church and modern Church Hall

Building types

7.4 Topley Conservation Area's historic buildings, though few in number, comprise a variety of building types, mostly associated with agriculture and domesticity. Buildings range in size and status from All Saints Church and

Topley Hall through farmsteads such as Topley Hall Farm and Cannon Hall to small cottages and short terraces. The conservation area also contains three public houses, a converted Methodist Chapel, two 19th century school buildings (one now a dwelling, the other much extended), and a modern church hall. Two storey houses or cottages are the most prevalent building type.

Architectural and historic character

7.5 With the exception of the three buildings noted below, Topley Conservation Area is characterised by buildings dating from the late 18th century (e.g. Topley Hall Farm), the 19th century (e.g. the former schools in Topley Hall Lane, 1827 and the former Lodge, 1887) and the early 20th century (e.g. nos 357/359 and 361/363 Baslow Road, 1906) with some late 20th century infill and replacement. The area's historic buildings are modest in scale and, generally speaking, built in the vernacular tradition i.e. by local craftsmen with local materials.

7.6 The three exceptions to the prevalent 1750-1910 building period are Cannon Hall, a former farmhouse, barn and stables which date from the late 16th century with early 17th century additions; Topley Hall, a 17th century house, extended in the late 19th century and the most outstanding building in the conservation area; All Saints Church which was designed by named architects (Currie and Thompson of Derby, 1923).



Nos. 1-5 Shrewsbury Terrace

7.7 By far the most common building material is locally quarried stone. Totley Hall is built with coursed rubble stone and coursed square stone with ashlar dressings and a stone slate roof. Almost all of the conservation area's pre-20th century buildings are built with stone, the sole exception being a brick extension to a stone barn at the rear of Totley Hall Farm. Pairs of semi-detached houses in the upper end of Baslow Road are fronted with stone but have brick gables. The Fleur de Lys (c1935) has a brick ground floor.

7.8 Stone slate roofs are common but many have been replaced with slate or, to the detriment of the conservation area, concrete tiles. Slate is also commonly used, especially towards the end of the 19th century. For example the former 1887 lodge in Totley Hall Lane is roofed with natural slate whilst the earlier, grade II listed, school of 1827 has a roof of stone slates. Totley Hall Farm has both, a main roof of slate and a porch covered with stone slates. Ash Cottage in Butts Hill is a good example of a stone-built, stone-roofed mid 18th century house.

7.9 Render is uncommon and is a mainly 20th century incursion. The use of render is most visible along Chapel Lane, as viewed from Butts Hill, where harsh white render, stained windows and concrete tiles dilute the conservation area's prevalent historic character.

Listed buildings

The following eight grade II listed buildings lie within the conservation area:

- Totley Hall, Totley Hall Lane. House dated 1623 with additions of 1883, 1894 by J D Webster, in matching style;
- Totley Hall Farm, Totley Hall Lane. Farmhouse. c1780;
- All Saints Church, Totley Hall Lane is dated 1923 and was designed by Currie and Thompson of Derby in a faintly Romanesque style;
- The semi-circular ashlar steps and flanking walls south west of All Saints Church are contemporary with the church and listed for group value;

- School House, Totley Hall Lane. School, now house, dated 1827;
- Cannon Hall, Butts Hill. Farmhouse and adjoining barn under continuous roof, now house. Late 16th century with early 17th century addition, restored late 10th century. Cruck frame.
- Ash Cottage, Butts Hill. Mid 18th century house.
- Nos 5 and 7 Hillfoot Road. House, now two cottages, with an inscribed stone lintel "A W 1704".



Row of trees beside approach to All Saints Church

Key unlisted buildings - Buildings of Townscape Merit

7.10 Marked on the Townscape Appraisal map for the Topley 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. 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. There is a general presumption in favour of retaining all Buildings of Townscape Merit, as set out in PPG15.

7.11 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.

7.12 Of particular note are: **The Fleur de Lys Public House** built in a grand Tudorbethan style in 1933 on site of an earlier public house; **The Cross Scythes Public House** which dates from the 18th century but has been altered and extended in the 19th and 20th centuries. **The former lodge in Topley Hall Lane**, dated 1887; **Grange Terrace**, Baslow Road (1889).



Topley Hall Farm



South front of Topley Hall

Green spaces, trees and other natural elements

7.13 The northern and southern extremities of the conservation area have a distinctly rural atmosphere. The Crown, especially, has a rural setting at the foot of the valley backed by a large field and in the shadow of a wooded knoll beneath which passes the Topley Railway Tunnel. The tunnel emerges south of Topley Grove just outside the conservation area.

7.14 Trees are an important feature of the conservation area. Three groups are noteworthy: The trees around All Saints churchyard boundary, especially the row of beeches along the drive, trees beside and in front of Topley Hall, and those in the garden of Cross Grove House which help to soften the effect of the main road's harsh modernity. 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.

7.15 Needham's Dike, a tiny tributary of Oldhay Brook, passes through the northernmost tip of the conservation area but its impact on the area is minimal.



Vehicular approach to Topley Hall from Topley Hall Lane

Local details and features

7.16 The distinctive local identity of the Topley Conservation Area is enhanced by a number of features and historic elements that cumulatively help to give

the conservation area a sense of place. These small items should be preserved. They include:

The Pinfold which is listed in 1847 awards for impounding stray cattle and horses and has been renovated in the late 1970s by Totley and District Environmental Society;

War Memorial, located in an unfortunately secluded position within a recessed enclosure beside Baslow Road;

Stone walls – in particular along Totley Hall Lane and the stone wall alongside Chapel Lane which leads to a **stone stile** at the start of a footpath;

Old iron lamp posts (1930's) with modern light fittings in Chapel Lane, Hillfoot Road and Butts Hill;

Stone kerbs along Butts Hill outside Vera and Doris Cottages;

Stone gate posts, for example at Toft House where there is a pair of posts with pointed tops (and a good original iron gate) and Vera Cottage where there is a pair of round topped gate piers.

Ash Cottage, Butts Hill



View south from Totley Hall



8.0 Issues

8.1 This section contains a brief summary of the strengths and weaknesses of the Totley 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 *Totley 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;
- Well kept houses and gardens;
- Village ambience along Totley Hall Lane and Hillfoot Road;
- Local amenities, including primary school, three pubs, church hall, frequent bus service and proximity of railway station;
- Evidence of community action to enhance the village (The Pinfold);
- Easy access to rural walks;

Drystone wall and old lamp post beside Hillfoot Road (east side)



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 area 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.
- Baslow Road cuts the conservation area into two separate parts and is a source of traffic noise and pollution;
- Late 20th century housing in the southern half of the village, whilst not being included within the conservation area, still has a 'modernising' effect on the character and appearance of the conservation area;
- Poor state of repair of outbuildings beside the Fleur de Lys;
- Traffic congestion by the school at the start and end of the day.



No. 357 Baslow Road



North façade of the Fleur de Lys public house

Totley Conservation Area boundary review

8.3 Proposals to amend the conservation area boundary were included in the consultation carried out with residents in 2008. 47% of respondents disagreed with removing these areas from the conservation area. Therefore the boundary is to remain unchanged, reflecting the historic land ownership and field boundaries.

Consultation

A public consultation was carried out for the Totley Conservation Area appraisals and management plans in October/November 2008. 265 households and stakeholders were consulted. A public drop-in session was held at Totley Library. 89% of respondents strongly agreed or agreed with the assessment of the conservation area.

A report was prepared for the City Centre, South and East Area board and the Totley Conservation Area Appraisal and Management Plans were adopted on 30 March 2009.

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Ordnance Survey maps 1877, 1923

List of photographs

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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 4223
Email; zoe.mair@sheffield.gov.uk

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, supplementary planning guidance and the Core Strategy:

Forward and Area Planning Team
Sheffield City Council,
Howden House,
1 Union Street,
Sheffield S1 2SH.
Tel: 0114 273 4157
[www.sheffield.gov.uk/planning-and-city-development/planning documents](http://www.sheffield.gov.uk/planning-and-city-development/planning_documents)

For general interest:

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

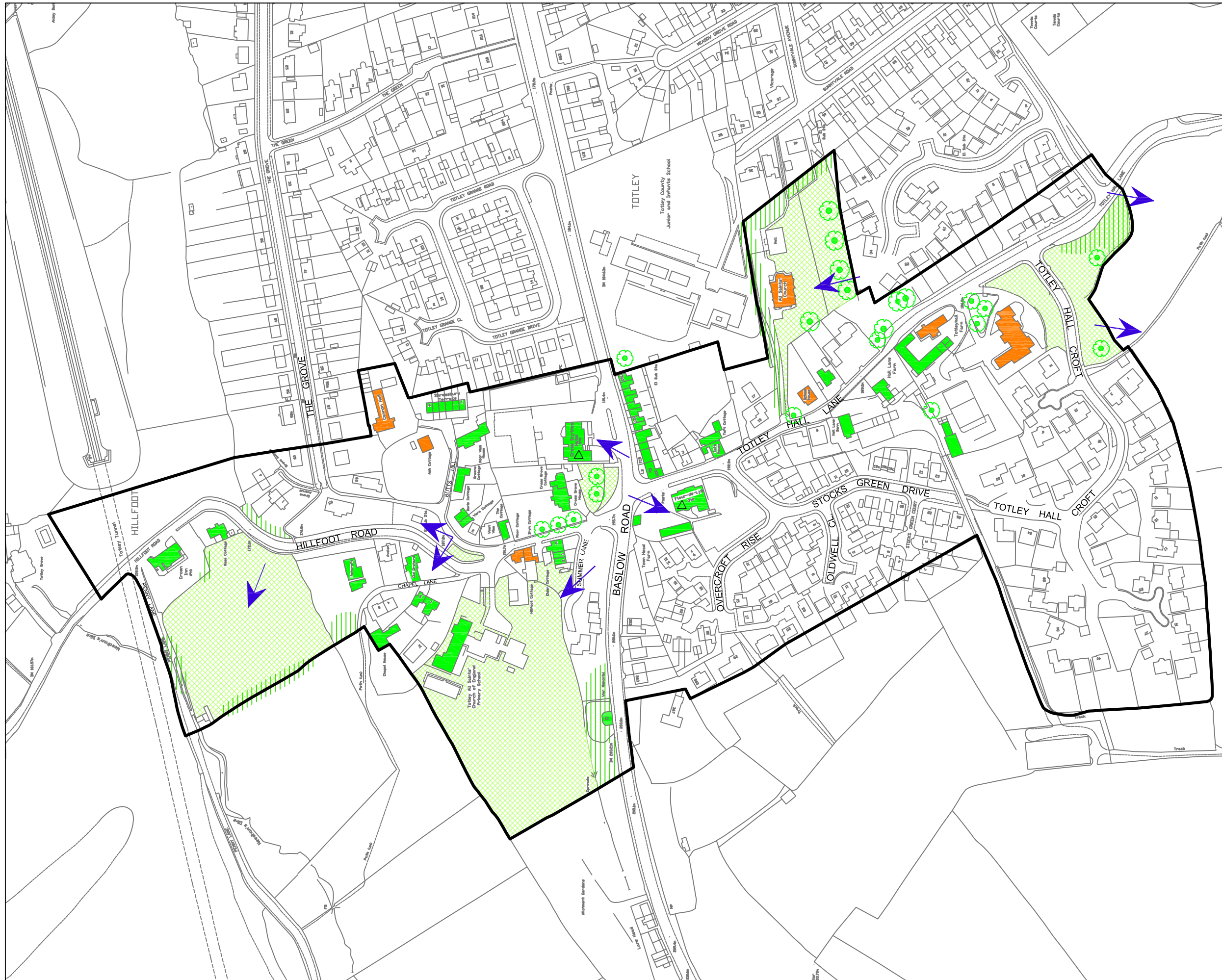
For an excellent range of technical advice leaflets:

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



NOTES / REVISIONS:

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-  Current Conservation Area boundary
-  Listed Building
-  Building of Townscape Merit
-  Focal Building
-  Historic Street surface
-  Prominent tree
-  Prominent tree groups
-  Important open space
-  Significant view

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