

Whirlow

CONSERVATION AREA MANAGEMENT PROPOSALS

Final Draft March 2007



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 Whirlow on 19th March 2007, which means that they are now a material consideration in the determination of relevant planning applications in the area.

1. Introduction

1.1 The recommendations in this document are based upon the findings the *Whirlow Conservation Area Appraisal*, which assesses the special interest of the Whirlow Conservation Area and identifies negative factors and weaknesses that 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 Whirlow 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* (2005). 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).

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)*

2.3 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

2.4 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:

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 2007)
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3. Issues and recommendations

3.1. Possible loss of natural stone roof tiles

3.1.1 The roofscape of the conservation area is notable for the use of traditional natural stone roof tiles which are part of the local vernacular architecture. Experience from elsewhere in the City shows that replacement of original natural stone roof tiles with an alternative material significantly erodes the historic character and appearance of the host building.

3.1.2 Listed building consent is required for the replacement of natural stone roof tiles on a listed building. However, where single family dwellings are concerned, alteration to roofing material 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*. Powers exist for the Council, known as Article 4(2) directions, to withdraw some of these permitted development rights in the interest of preserving and enhancing the character and appearance of the conservation area. This might be considered to prevent the further erosion of historic character of residential properties, particularly where they form a coherent group of well detailed properties.

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.*

3.2. Stone walls

3.2.1 Stone walls are a particular feature of the conservation area and are generally in a good condition. There is variety in coursing and stone coping and there are at least two examples of stiles built into the walls. Iron fencing beside the footpath leading south also adds interest to the diversity of boundary treatment in the conservation area.

Recommendation:

- *The Council will encourage maintenance and repair of stone walls.*
- *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.*

3.3 Potential decline and loss of trees

3.3.1 Trees make a vital contribution to the rural ambience of the conservation area and the setting of its historic buildings.

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.*

3.4 Archaeological issues

3.4.1 The whole of the conservation area 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.*

3.5 Buildings of Townscape Merit/Positive buildings

3.5.1 Marked on the Townscape Appraisal map for the Whirlow Conservation Area are a small 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.

3.6 Modern agricultural buildings

3.6.1 Modern farm buildings i.e. the animal shed beside the entrance to Fenney Lane and the animal shed east of Whirlow Hall Cottage are out of keeping with neighbouring agricultural stone buildings and cottages.

Recommendation:

- *The Council will encourage the replacement of modern farm buildings with ones more in keeping with the local vernacular of the conservation area.*

3.7 Galvanised steel handrail

3.7.1 A galvanised steel handrail supported on vertical steel posts set in the road immediately beside the listed former cowshed and cruck barn of Whirlow Hall Cottage is a helpful aid to pedestrians but visually intrudes upon a pleasant view of stone farm buildings, stone wall and open fields.

Recommendation:

- *Encourage the removal of the handrail and its replacement, if necessary, with a handrail of less obtrusive design and material.*
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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 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. 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. Photographs



Recently renovated former agricultural building.



Stone steps at the top of the public footpath.



Grass verges and hedgerow beside the road to Whirlow Farm.



Grassed open space is a characteristic of the south part of the conservation area.



Old roadside drystone wall.



Trees make a positive contribution to the character of the conservation area.



Drystone walls are a particular feature of the conservation area.



Trees make a positive contribution to the character of the conservation area.



This galvanised steel handrail might be replaced with something less obtrusive.

7. Summary of consultation undertaken

A consultation draft of this document was subject to a period of consultation between 22nd January and 16th February 2007. All local residents in the conservation area were sent copies of the document along with a survey form asking for their comments. Residents were also invited to contact the Urban Design and Conservation Team if they wished to discuss the Appraisal or Management Proposals further. Local members and local community groups were also consulted as part of the process.

