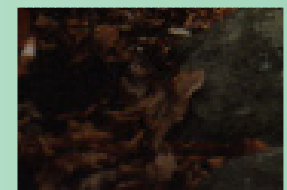
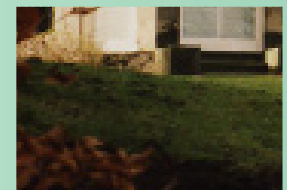
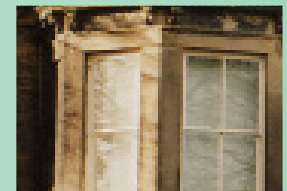


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# Northumberland Road

## Conservation Area Management Proposals

March 2012



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# Northumberland Road Conservation Area Management Proposals

## Contents

1. Introduction .....	3
2. Policy Framework .....	3
3. Guidance .....	4
4. Monitoring and Review .....	9
5. Useful Contacts and Addresses .....	9
6. Photographs .....	11

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## 1. Introduction

1.1 The recommendations in this document are based upon the findings of the Northumberland Road Conservation Area Appraisal, which assesses the special interest of the Northumberland Road Conservation Area and identifies issues 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 Northumberland Road 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 Understanding Place: Conservation Area Designation, Appraisal and Management March 2011. Both the Conservation Area Appraisal and the Management Proposals are to be subject to monitoring and reviews on a regular basis.

1.7 The Northumberland Road Management Plan was adopted by the City Council 21st March 2012.

## 2. Local Planning Policy

2.1 This document reflects Government guidance set out in Planning Policy Statement 5: 'Planning for the Historic Environment' and satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 namely that "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 Unitary Development Plan (adopted as the statutory development plan for Sheffield) and Supplementary Planning Guidance are being progressively replaced by new documents in the Sheffield Development framework. The Core Strategy is

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already adopted as part of the statutory development plan.

The relevant policy in the Sheffield Development Framework: Core Strategy is CS-74, Design Principles. Policy references for the draft City Policies and Sites is G7.

**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/fap](http://www.sheffield.gov.uk/fap).

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

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

- *Green and Open Space Strategy 2010 - 2030*

### **3. Guidance**

**3.1** Loss of architectural features and poor quality of new minor development

**3.1.1** Many of the unlisted, and some of the listed, buildings in the Northumberland Road Conservation Area have been adversely affected by the replacement of original timber sash

windows with uPVC or aluminium, the loss of original timber front doors, alterations to stonework and the replacement of natural slate roofs with artificial slate or concrete tiles. In some cases the removal of original architectural details such as chimneys, railings and stone gate piers has spoiled the external appearance of a building and the local street scene.

**3.1.2** The incremental loss of original building materials and detailing continues to erode the character and appearance of the area.

**3.1.3** Most of the above, where single family dwellings are concerned, can 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, as amended 2008.

**3.1.4** Powers exist for the Council, known as Article 4 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. Sheffield's Nether Edge and Broomhill Conservation Areas are covered by Article 4 Directions.

**3.1.5** Flats (i.e. houses in "multiple occupation") and non-residential properties are already controlled more rigorously as they have far fewer permitted development rights than family houses.

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**3.1.6** Some minor developments are out of keeping with the historic character and appearance of the conservation area e.g. extensions that do not match the original building in terms of material, colour or scale, poorly designed porches and insensitively sited garages or sheds. Inappropriate signage is also an issue affecting the special significance of the buildings in the conservation areas.

**Recommendation:**

- *The Council will consider the need for Article 4 Directions to protect buildings that retain original features from inappropriate alteration. 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.*
- *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 encourage a reduction in the number of signs and encourage sensitive design and location for new signs.*

**3.2** Negative sites and buildings

**3.2.1** The following buildings and sites clearly detract from the character or appearance of the conservation area and could be refurbished or redeveloped:

1. *Empty building and adjacent car park on north side of Wellesley Road, south-west of No.23 Northumberland Road;*
2. *Flat roofed prefabricated building north-west of No.7 Shearwood Road.*

**Recommendation:**

- *The Council will encourage the redevelopment of sites or buildings which make a negative contribution to the character or appearance of the conservation area;*
- *Guidance on repairs and maintenance will be available.*

**3.3** Repointing of stonework

**3.3.1** Many of the area's historic buildings are constructed of natural stone, and stone boundary walls are common. The use of natural stone as a building material is a key characteristic of the conservation area.

**3.3.2** Unfortunately, some of the stonework of old buildings and walls has been disfigured by re-pointing in thick lines of grey Portland cement (in place of more subtle pointing in lime mortar). Such re-pointing with hard cement is almost always to the detriment of the appearance of the wall or building and, eventually, will damage the stone itself.

**Recommendation:**

- *Prepare guidance on best practice in pointing natural stone walls for the use of local residents, property*

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*owners and builders.*

### 3.4 Boundary walls, gates and gate piers

3.4.1 Natural stone boundary walls, stone gate piers and iron gates are a characteristic feature of the conservation area.

#### **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.*

### 3.5 Historic floorscape

3.5.1 There is a short length of natural stone slabs on the east side of the top of Northumberland Road. Durham Terrace is still paved with stone setts. Shearwood Road retains a central band of stone setts, patched with tarmac, with a carefully laid out semi-circular curved turning area bounded by wide stone kerb stones. Northumberland Road still retains lengths of robust stone kerbs.

#### **Recommendation**

- *There should be a presumption against the alteration of any part of the remaining historic floorscape. Historic paving, setts, kerbstones, gratings and gulleys*

*should be protected and repaired as necessary, using traditional techniques and materials.*

### 3.6 Heritage at Risk

3.6.1 8-10 Northumberland Road, 7 Palmerston Street, the former coach house on Wellesley Road and small outbuilding to the car park adjoining 23 Northumberland Road are empty and potentially at risk through neglect and decay. Gate posts, boundary walls and historic paving materials are also threatened and potentially at risk.

#### **Recommendation:**

- *The Council will seek to monitor the condition of all historic buildings and will report findings and advise action, as necessary. Where the condition of a building gives cause for concern, appropriate steps will be sought to secure the future of the building, including the use of statutory powers.*

### 3.7 Satellite dishes and other telecommunications equipment

3.7.1 Satellite dishes are a feature of modern living. Unfortunately, when located on the front of a historic building, a satellite dish can spoil the appearance of the building and the street scene. Antenna and other telecommunications equipment can also add clutter in the conservation area.

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**Recommendation:**

- *The Council will advise householders, landlords and tenants on the sensitive installation of satellite dishes and the requirement, or not, for planning permission. Enforcement action will be taken to remove any unauthorised dishes. Telecommunications equipment will be resisted where its location will affect the significance of the conservation area.*

**3.8** Sub-division of property into flats

**3.8.1** Sub-division of former dwellings into flats or let for multiple occupancy can tend to erode external character through, for example, new door openings, prominent intrusive fire escapes, poorly maintained gardens or gardens destroyed in order to ease maintenance. A change to non-residential use, of which there are many in this conservation area, can have a similarly damaging effect on building and the street scene.

**Recommendation:**

- *When considering an application for conversion of a dwelling to a house in multiple occupation or change to a non-residential use, the Council will carefully consider such matters as external alterations, new floors, bin storage, clothes drying, car parking and fire safety works to ensure that the change of use does not adversely impact on the character and appearance of the conservation area.*

**3.9** Car parking and traffic

**3.9.1** The increasing demand for off street parking has generated pressure for car parking in garden areas to both the front and rear of commercial and residential properties. Loss of greenery and front boundary railings or wall can spoil the setting of the building and cumulatively erode the character of the streetscene. An Article 4 Direction could be used to require planning permission for “the provision of a hard surface within the curtilage of a dwelling house” (see section 3.1 above).

**Recommendation:**

- *Car parking areas within the front gardens of properties in the conservation area will not be permitted unless it can be demonstrated that the proposals will not adversely affect the character and appearance of the conservation area.*
- *Traffic management schemes and signage should be sensitive to the character of the conservation area and refer to the English Heritage guidance contained in “Streets for All”.*

**3.11** Potential decline and loss of trees

**3.11.1** The conservation area contains a small number of trees the best of which are to found in Western Bank where there is more space for them to grow. Though small and few, trees in summer give a leafy atmosphere to Northumberland Road. Significant trees are marked on the Townscape Appraisal map.

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**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, and will require replacement trees in cases where trees are removed because they are diseased or dead.*

### 3.12 Key Heritage Assets

3.12.1 Marked on the Townscape Appraisal map for the Northumberland Road Conservation Area are a number of unlisted buildings. These are key unlisted buildings that make an important contribution to the character of the conservation area. In this conservation area most of the remaining properties are identified as key heritage assets.

**Recommendation:**

- *The Council will consider applications for planning permission by applying the policy principles guidance in PPS5. In particular policies HE7 and HE9 will be applied for new development and demolition.*

## 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 has been carried out 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;*



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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*

[www.sheffield.gov.uk/ planning-and-city-development/urban-design-conservation](http://www.sheffield.gov.uk/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/fap](http://www.sheffield.gov.uk/fap)

### For further information on heritage assets

#### English Heritage

*37 Tanner Row*

*York*

*YO1 6WP*

*Tel: 01904 601901*

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

#### National Amenity Societies

##### 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*

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

**For information on heritage at risk**

**Save Britain's Heritage**  
*70 Cowcross Street*  
*London EC1M 6EJ*  
*[www.savebritainsheritage.org](http://www.savebritainsheritage.org)*

## 6. Photographs



Loss of garden to car parking



Brown UPVC windows



Trees are positive contributor to the area



Conversion schemes with fire escape



Poor quality 'strap' pointing in cement mortar



Key unlisted heritage asset



Unsympathetic signage



Car parking dominates the conservation area



Satellite dishes should be located in unobtrusive positions

Boundary walls and gateposts are key character features



Heritage at risk



Historic Floorscape which should be retained

