

Broomhall

CONSERVATION AREA APPRAISAL

December 2007



A P P R A I S A L

CONTENTS

1.0 Introduction

Purpose of the appraisal
Summary of special interest

2.0 The planning policy context

Local planning policy

3.0 Location and setting

Location and context
General character and plan form
The effect of historical development on plan form

4.0 Landscape setting

Topography and relationship to surroundings

5.0 Historic development and archaeology

Archaeological significance
Origins and historic development

6.0 Spatial analysis

Key views and vistas
The character of spaces within the area

7.0 Definition of the special interest of the conservation area

Activities/uses
Architectural and historic character
Listed buildings
Buildings of Townscape Merit
Green spaces, trees and other natural elements
Public realm: Floorscape, street lighting and street furniture

Historical associations
Local details and features
Character areas:

- 1 Collegiate Crescent and Broomhall Road;
- 2 Victoria Road and Broomhall Place;
- 3 Clarkehouse Road, Broomgrove Crescent & Park Lane (north);
- 4 Broomgrove Road.

8.0 Issues

Strengths
Weaknesses
Broomhall Conservation Area boundary review

Bibliography

List of photographs

Useful contacts and addresses

Townscape Appraisal Map

Character Areas Map

Summary of Consultation Undertaken

After a period of public consultation Sheffield City Council adopted this conservation area appraisal and accompanying management proposals for Broomhall on 17th December 2007, which means they are now a material consideration in the determination of planning applications in the area.

BROOMHALL CONSERVATION AREA APPRAISAL

1.0 Introduction

Purpose of the appraisal

1.1 This appraisal seeks to record and analyse the various features which give the Broomhall 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 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 Broomhall Conservation Area can be assessed.



No. 24 Broomhall Road

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 Broomhall Conservation Area was designated the 2nd of September 1970. The boundary was enlarged by the inclusion of Broomgrove Road on the 5th July 1989.

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

- Large-scale planned Victorian residential development of 'Broomhall Park' i.e. Collegiate Crescent, Broomhall Road and Victoria Road (The only other similar historic development in Sheffield is in the Nether Edge Conservation Area);
 - The architectural and historic interest of the area's 19th century buildings, 23 of which are listed buildings (plus a grade II listed 1960s house);
 - Broom Hall, a grade II* listed building, the earliest part of which dates back to the 15th century;
 - Good examples of 19th century villas in Gothic and Classical style;
 - Former homes of some of the prominent figures in 19th century Sheffield;
 - Four 19th century lodges, one at each entrance to the estate, including one which is a grade II listed building;
 - The prevalent use of local stone for building, boundary walls, gate piers and floorscape;
 - Widespread tree coverage with mature deciduous and evergreen trees, shrubs and green boundary hedges;
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- Collegiate School and Collegiate House, a linked combination of school and Principal's residence, now unfortunately separated by new-build of Sheffield Hallam University;
- Nos 32 to 40 (even) Collegiate Crescent - a good ensemble of five Victorian villas in a spacious public setting;
- Remnants of a historic floorscape including long lengths of natural stone kerbs and isolated areas of stone setts;
- Local details such as stone walls, gate piers, old lighting columns, cast iron sewer gas lamp and a King Edward VII red pillar box that collectively and individually help to give Broomhall a distinctive identity;

No. 6 Broomhall Road



No.32 Victoria 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) 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.



Collegiate Hall, Broomgrove Road

3.0 Location and setting

Location and context

3.1 The Broomhall Conservation Area is located in the suburbs of Sheffield about 2km south west of the city centre on land that rises gently from Porter Brook northwards. The conservation area has a wholly urban setting locked between Clarkehouse Road and Ecclesall Road, two of the main roads into the city.

General character and plan form

3.2 The Broomhall Conservation Area is characterised by large houses in large plots of land. The majority are detached but there are a few semi-



Map 1 Ordnance Survey map showing location of Broomhall Conservation Area in Sheffield

detached properties, particularly in Broomgrove Road, and a very small number of short rows of two or three dwellings, notably nos. 6-12 Wharncliffe Road and nos. 61-67 Clarkehouse Road (listed grade II). Two storeys, occasionally three, is the norm for the historic developments. Twentieth century development, however, includes a multi-storey student accommodation block and a single storey house in the style of Mies van der Rohe.

3.3 The network of roads was laid out in the 1840s and 1850s (see below). In contrast to the close-knit rectilinear grid of 19th century development east of the conservation area, Broomhall was laid out in a more picturesque manner with the curving loop of Collegiate Crescent crossing the less-than-straight Park Lane and Broomhall Road. Some backland development was enabled by means of narrow lanes with a tight turning circle at the end e.g. Wilton Place and Mackenzie Crescent.



Nos. 4 and 6
Antrim Avenue

3.4 Houses are generally well set back from the highway; many have short drives branching from the road through a pair of stone gate piers. Nos 32 to 40 Collegiate Crescent is a cluster of five houses c. 1860 set haphazardly a long way back from the road in varying degrees of orientation.

3.5 The roads in the estate were originally private and the seclusion of residents was increased by gateways at the four entrances, situated at Ecclesall Road, Broomhall Road, Park Lane and at the junction of Collegiate Crescent and Brunswick Street. All the gates were served by lodge houses, which still survive, but the gates were removed in 1916.

3.6 The western part of the conservation area has absorbed the development of Sheffield Hallam University such that the land between Collegiate Crescent and Broomgrove Road is almost exclusively in use by the university and contains a contrasting mix of old and new architecture.

The effect of historical development on plan form

3.7 Fairbanks' map of 1808 shows that the area known today as Broomhall, between Clarkehouse Road and Porter Brook, was rural countryside, part of the Broom Hall estate. At the centre of the area stood Broom Hall approached from the east along a tree-lined drive with Broom Hall Lodge beside the drive's junction with a lane that ascended from Porter Brook, today's Hanover Street. A house and outbuildings named Brooms Grove was located slightly north-west of Broom Hall beside a large oval-shaped pond.



Map 2 Extract from Fairbanks Map of 1808

3.8 In 1829 John Watson, owner of Broom Hall, split up the Broom Hall estate and leased plots for development. His first aim was to develop the eastern fringe of the estate with lower-middle-class housing to separate his land from the industrial development underway on the neighbouring Fitzwilliam lands to the east of Upper Hanover Street. Hanover Place, Hanover Buildings and part of William Street were complete by 1832. This area has been extensively re-developed in the late 20th century and is not included within the Broomhall Conservation Area.



Map 3 Extract from Taylor's Map of 1832

3.9 Tayler's 1832 map illustrates the above-mentioned terraced lower-middle-class developments and indicates the beginnings of the development of the land now enclosed within the Broomhall Conservation Area. Ecclesall Road, the turnpike road to Chapel-en-le-frith which was driven through the estate after 1811, is illustrated on the map and a number of houses have been built south of Clarkehouse Road. One of these, no. 5 Clarkehouse Road, is a grade II listed building now a nursery school in the north western corner of the conservation area. Another house on the 1832 map is Southbourne which stood west of the junction of a short lane leading down (south) from Clarkehouse Road. This lane is the northern length of today's Park Lane; Southbourne, much altered and extended, is part of Sheffield Hallam University.



No. 34 Collegiate Crescent

3.10 The proposal to establish the Collegiate School (opened in 1836) provided the motivation for the development of the middle-class estate. Collegiate Crescent was laid out by 1841 and 22 houses had been built by 1851. Hence the 1855 OS map identifies Collegiate Crescent Road (with Collegiate School and Collegiate House), Broom Hall Road (now Broomhall Road) and Wharncliffe Rd. Broom Hall Place, an ashlar fronted terrace of c.1830 that was demolished in the 1980s, is also marked. Park Lane, as yet

un-named, has been lengthened southward to intersect the bold semi-circle of Collegiate Crescent Road and join Broomhall Road just west of Broom Hall itself. Broomgrove Road has been laid out on a direct uphill course, its junction with Clarkehouse Lane obliterating the old property of 'Brooms Grove', illustrated on the 1808 and earlier maps, hence the road's name.

3.11 Victoria Road was laid out in 1855. W. White's 1863 map shows development at both ends of Victoria Road and the start of development along the upper length of Broomgrove Road. By the time of the 1892 OS map the area has been built out and, since that time, there has been little alteration to the street pattern except for highway works to create a one-way system at the junction of Collegiate Crescent and Wharncliffe Road.



Map 4 OS Map from 1892

4.0 Landscape setting

Topography and relationship to surroundings

4.1 The conservation area lies mainly on level ground with only a gentle rise to the north, which becomes more pronounced at its west end and consequently there are few distant views.



Broomgrove House, Broomgrove Road

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 possible Roman activity in 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

General

5.3 At the beginning of the 18th century the town of Sheffield consisted of thirty five streets, lanes and passages and the population was less than 10,000. Sheffield did not begin to expand beyond its ancient limits until after 1780 when the town's population rapidly increased to keep pace with industrial expansion based on the production of engineering and tool steel and Old Sheffield Plate (a fusion of silver and copper).

5.4 The fast growth in population resulted in the building of a wide expanse of back-to-back working class houses mingled with industrial yards, mainly built on the colder, northern slopes of Sheffield's hills. Sanitation was poor and disease was commonplace.

5.5 In contrast, the higher, south-facing slopes west of the town centre proved attractive to the successful middle class business community who chose to build their large dwellings in Broomhall, Broomhill, Endcliffe and Ranmoor.

5.6 By 1841 Sheffield's population had grown to nearly 110,000 and in 1843 the town was incorporated as a Borough. As the 19th century progressed, civic and commercial buildings, hospitals, schools, parks and churches were opened. In 1893 Sheffield was made a city. By 1914 Sheffield had become the largest city in Yorkshire, with a university and a cathedral and a population of over 455, 000.

Broomhall

5.7 The Broomhall Conservation Area covers part of the estate formerly attached to Broom Hall, the medieval home of the de Wickersleys who were responsible for the earliest existing part of Broom Hall itself.

5.8 In the 16th century the estate came into the possession of the Jessop family who governed it until the death in 1734 of William, Lord Darcy, the last of his line. The house and lands then passed through a female line to the Rev. James Wilkinson, the Vicar of Sheffield in the late 18th and early 19th centuries.

5.9 In Wilkinson's time the estate consisted of fields and meadows. Joseph Hunter, writing early in the 19th century, described Broom Hall as a "respectable old mansion...around it lay a beautiful estate richly cultivated, well watered and well wooded". The estate stretched from Glossop Road to the River Porter. In the west the boundary ran northwards from Sharrow Mills on the Porter. To the east the boundary ran along what is now Upper Hanover Street.



No.8 Broomhall Road (Broomhall)

5.10 After Wilkinson's death in 1805, the Broom Hall estate passed to Philip Gell of Hopton, and from him to John Watson of Shirecliffe Hall. He farmed the estate for 20 years and in 1829, taking advantage of Sheffield's industrial growth and urban expansion, he divided the estate and leased plots for development. The result (eventually) was a successful venture in speculative housing for the middle class. George Hague and George Travis were the principal builders of the houses which were let on 800 year leases. Collegiate Crescent and Broomhall Road were all but completed by 1851. The gated estate also enclosed the Collegiate School (1836) and the new suburb became popular and fashionable with the professional and manufacturing classes.

5.11 The historic environment of the area around Broom Hall saw few changes in the 20th century; only two of the Victorian villas of the original estate have been demolished. However, significant change has been brought about by the expansion of Sheffield Hallam University which now occupies many of the Victorian former dwellings and a number of new university buildings have been built in the vicinity of the former Collegiate School and at the west end of Broomhall Road.

6.0 Spatial analysis

Key views and vistas

6.1 The conservation area lies in a suburban setting and there are no grand vistas or major focal buildings partly due to the lack of any church or major public building but also because numerous trees deter long views. The tower of St Silas' Church is prominent from the east end of Broomhall Road, the spire of St Marks' Church is prominent from the north end of Park Lane and a more distant spire can be viewed, to the south, from the lower end of Victoria Road and Broomhall Road. These views of local landmarks outside the conservation area serve to place Broomhall in its context within Sheffield.

6.2 Within the conservation area, the curved loop of Collegiate Crescent affords interesting ever-changing views of the streetscape, enhanced by a large number of trees that soften the austere appearance of the local building stone.

The character of spaces within the area

6.3 The conservation area is characterised by large dwellings in large plots with, generally speaking, wide gaps between. Some of the post-1860 development in Victoria Road and Broomgrove Road is smaller in scale and more closely knit than the spacious layout of the initial development along Collegiate Crescent and Broomhall Road.

6.4 Many historic buildings are set well back from the road which gives them a picturesque, well tree'd spacious setting. The open, wide ambience of the roads is enhanced by the deep set-back of properties but, at the same time, the area in summer is well shaded and enclosed by greenery. Most properties still maintain gardens, front and rear, but some gardens have been destroyed to make way for car parking.



View westwards along Victoria Road



No. 32 Collegiate Crescent

7.0 Definition of the special interest of the conservation area

Activities and uses (general)

7.1 A hundred years ago, this was almost exclusively a residential suburb which contained the Royal Grammar School (formerly Collegiate School). Today the area remains mostly in residential uses but the educational sector has expanded enormously from the modest Collegiate School of 1836 to the vibrant campus of Sheffield Hallam University, which occupies almost all of the western part of the conservation area. Some of the large dwellings are now in multiple occupation. There are at least two residential homes for older people, two nursery schools, a Bed and Breakfast and two architects' offices.



Modern Hallam University development, Broomhall Road building

Architectural and historic character (general)

7.2 With the exception of 20th century new build associated with Sheffield Hallam University, the conservation area's architecture has a prevalent 19th century character and appearance typical of the Victorian period. The style is a mix of Classical and Gothic. Gothic style is richly detailed with a solid appearance, often asymmetrical in form and commonly embellished with gables, decorated barge boards, dormers and bay windows. The Classical influence is more restrained with simpler, more symmetrical elevations and shallow pitched roofs. Stone buildings under slate roofs are the norm, with timber joinery. Brick is uncommon in the core of the conservation area but can be seen in several buildings on Clarkehouse Road.



Nos. 6 and 8 Collegiate Crescent

Listed buildings

7.3 There are 24 listed buildings in the conservation area. Most are good, well preserved mid 19th century houses but other buildings of note include:

7.4 **Broom Hall, Broomhall Road.** The rear is a surviving timber-framed house, the earliest part tree-ring dated to c.1498. The east wing is of c.1784 by Joseph badger for the Rev. James Wilkinson, Vicar of Sheffield. Seven bay ashlar façade. Handsome Adam-style fanlight.

7.5 **Collegiate School, Collegiate Crescent.** 1835 by J G Weightman. The school was a Church of England proprietary school whose aims were to provide “the parents of the middle and higher classes of society with the means of providing a sound and liberal education for their children”.

7.6 **Collegiate House, Ecclesall Road.** 1835 probably by J G Weightman. This was originally the Collegiate School principal's residence. Only the central block is the original house, opened in 1837. The west and east wings were later additions by Gibbs & Flockton, dating from 1906 and 1911.

7.7 **No. 1 Park Lane,** 1959-60 building by Patric Guest. The house, hidden from public view in the centre of the conservation area, is influenced by Mies van der Rohe's iconic Farnsworth House. It is described in the Pevsner Architectural Guide to Sheffield as “the best modern house in Sheffield” and is listed grade II.

7.8 **Sewer gas lamp, Park Lane.** A late 19th century curiosity. Eighty four of these lamps were erected in Sheffield between 1914 and 1935. They burned gas at the same time destroying foul and potentially explosive methane gas coming from sewers below.



Nos. 3 Park Crescent

Key unlisted buildings - Buildings of Townscape Merit

7.9 Marked on the Townscape Appraisal map for the Broomhall 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.

7.10 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. There is a general presumption in favour of retaining all Buildings of Townscape Merit, as set out in PPG15.



Sandon Lodge, Collegiate Crescent



Lodge, No.2 Broomhall Road



Looking north up Broomgrove Road

Green spaces, trees and other natural elements (general)

7.11 Trees are a vital part of the conservation area's identity. They enhance the setting of buildings, soften the suburban landscape and give the conservation area a distinctive sylvan character, shady in summer, strewn with leaves in winter. There is a mix of species, deciduous and evergreen, including yew, beech, chestnut and Victorian favourites such as specimen monkey. Of particular note are the roadside plane trees, growing out of the pavement in Park Lane. The gap in tree cover outside Oakburn Court, a modern development in Broomhall Road, is a regrettable notable exception to the overall prevalence of roadside trees.

7.12 There are three significant semi-public open spaces in the conservation area. First, the five individual private gardens of nos 32, 34, 36, 38 and 40 Collegiate Crescent, have been joined together to form one grassy open space crossed by tarmac paths and a footpath linking the north and south of the student campus.

7.13 Second, an area to the south of Southbourne, Clarkehouse Road, which was once its landscaped grounds containing a large pond that appears on Fairbank's map of 1795, is part of the recreational space of the university campus.

7.14 Third, an lightly wooded open area to the north-east of Park Crescent, once part of the grounds of a large house known as Broom Bank (no. 7 Clarkehouse Road, now the Aunt Sally public house), is a haven for wildlife and carries a public footpath from Park Crescent to Gloucester Street, increasing the permeability of the neighbourhood.

7.15 In addition to these three primary areas of open space, large private gardens provide a haven for wildlife and add to the area's semi-rural ambience.

Public realm: Floorscape, street lighting and street furniture (general)

7.16 The public realm is generally modern with a few intermittent instances of historic paving. Many of the carriageways in the conservation area are defined by robust stone kerbs. Pavements are mostly black tarmac occasionally interrupted by stone setts marking the entrance, through stone gate piers, to private property. Lighting is provided by modern lighting columns but there are surviving examples of old cast iron lighting columns. These serve to enhance the character of the conservation area.



Natural stone paving along drive to No. 9 Collegiate Crescent

Historical associations

7.17 John Grey Weightman (1801-1872), the architect of the Collegiate school, was a distinguished 19th century architect who worked in both the classical and gothic styles. No. 44 Collegiate Crescent was the home of Sir William Christopher Leng, the editor of the Sheffield Daily Telegraph; No. 34 was the suburban residence of the Vicars of Sheffield; No 4 was once occupied by the Headmaster of the Sheffield Grammar School. James Barber, the Managing Director of the Sheffield Banking Company lived at No. 4 Broomhall Road. Records show that other properties were once occupied by steel manufacturers, brewers and auctioneers.

Local details and features (general)

7.18 The distinctive local identity of the Broomhall Conservation Area is enhanced by features and historic elements that cumulatively help to give the conservation area a sense of place. These small items should be preserved. Specific features of note include stone boundary walls and gate piers, old lamp columns, street name signs and post boxes.



Gate to No. 10 Park Lane

Character areas

7.19 The Broomhall Conservation Area can be divided into four separate character areas each with its own characteristics defined by date of historic form and layout, and current and past uses and activities. Areas 1 and 2 comprise the original 'Broomhall Park', a gated Victorian development. The areas are:

- 1 *Collegiate Crescent and Broomhall Road;*
- 2 *Victoria Road and Broomhall Place;*
- 3 *Clarkehouse Road, Broomgrove Crescent & Park Lane (north);*
- 4 *Broomgrove Road.*

1 *Collegiate Crescent and Broomhall Road*

7.20 The almost semi-circular crescent formed by Collegiate Crescent is the most distinctive feature of the conservation area. Laid out in the 1830s, the earliest houses in the road are Nos. 2-4 and 6-8, two pairs of classical semi-detached double-fronted houses. The eastern, end of the crescent has a completely different character and appearance to the southern end. The former is well tree'd and tranquil, mostly residential, with a historic ambience. The latter is dominated by modern university buildings and the busy footfall of students. There is a lodge at each end of Collegiate Crescent, the eastern lodge has two storeys and was built slightly later than the other lodges.

7.21 The crescent, lined on either side with Victorian villas, curves from its junction with Wharnccliffe Road, rises gently to Park Road and descends to join Ecclesall Road, a noisy arterial road into Sheffield centre. Buildings are set back from the road. An especially fine grouping on the west side is composed of nos 32 to 40 which are mostly Gothic in style with barge-boards and bay windows with tracery.



No. 36 Collegiate Crescent

7.22 The grade II listed Collegiate School, now the main building of the university, stands amongst modern buildings of the 1960s and later. It was originally a single-storey building but the central block has been raised. On Ecclesall Road stands Collegiate Hall (1837), also probably by Weightman, flanked by tall stone former halls of residence with a commanding presence overlooking Ecclesall Road.

7.23 From the east, the start of Broomhall Road is marked by a listed single storey stone lodge with hipped slate roof. The eastern part of the road is lined with large Victorian houses and Broom Hall itself which, because of its orientation and screening by boundary trees keeps its 16th century origins out of view. Proceeding westwards beyond Park Lane historic character and appearance is almost lost along the western half of the road because of modern university buildings and Oakburn Court.

Positives:

- *Picturesque streetscene with quiet ambience;*
- *Broom Hall and adjacent open space;*
- *Red ER VII pillar box in Collegiate Crescent*
- *Good example of stone paved drive at no. 22 Collegiate Crescent;*
- *Stone gate piers and walls;*
- *Historic floorscape at Penrhyn;*
- *Historic lamp posts;*
- *Numerous trees and other greenery.*

Negatives:

- *Obtrusive highway works at junction of Collegiate Crescent and Wharncliff Road;*
- *Loss of former garden space to car parking;*
- *Grit bins and telephone equipment boxes have attracted graffiti.*

2 Victoria Road and Broomhall Place

7.24 Victoria Road was laid out in 1855, slightly later than Collegiate Crescent and Broomhall Road. The road curves and descends from Broomhall Road to join Collegiate Crescent opposite a modern university building. Nos. 1-3 and 5-7 are described in the Pevsner Architectural Guide as the finest in the road. Proceeding downhill and westward, the lower end of the road contains dwellings that are smaller and less prestigious than those in Broomhall Road. Though set back from the road, the houses follow a uniform building line and, on the south side, stand close together.

7.25 Although the houses are unified by their architecture and uniform set-back, there is much embellishment of individual properties with playful stone and timber detailing. Tennis courts at the east end enable unimpeded southward views. The area is residential and has a quiet suburban atmosphere.



No. 4 Park Lane

7.26 Broomhall Place is a cul-de-sac. On the east side stands a neo-Georgian council development that is a poor substitute for the early 19th century buildings that stood there until the 1980s.

Positives:

- *Cohesive architectural character of Victoria Road;*
- *Retention of many original front boundary walls and gate piers;*
- *Trees, hedges and other greenery.*

Negatives:

- *Loss of front gardens at, for instance, nos.17 and 33;*
- *Loss of gate pillar at no. 25;*
- *No. 18a/b is unoccupied.*

3 *Clarkehouse Road, Broomgrove Crescent and Park Lane (north)*

7.27 Clarkehouse Road is a busy road leading to Sheffield centre. The northern side of the road lies within Broomhill Conservation Area. Within the Broomhill Conservation Area, there are three listed buildings on the south side and six buildings of townscape merit. Southbourne, converted from a large stucco villa of 1819, has unusual extensions of the early 1900s in “a quite convincing Neo-Regency with broad eaves and bowed bays” (Pevsner).

7.28 The Aunt Sally public house was the former home of the Newton family (Sheffield Master Cutlers 1844). It was built c. 1832 and is one of the first buildings to be built along this stretch of Clarkehouse Road. At the western end, nos. 61-67 Broomgrove Terrace are a group of four Italianate houses c.1844 with shared doorcases.



Broomhall Cottage, No. 16 Park Lane

7.29 Broomgrove Crescent, Antrim Avenue and Park Crescent are short spurs that contain a small number of historic houses. A footpath leads from Park Crescent to Gloucester Crescent through a small area of woodland. Park Road lies on the line of an early route off Clarkehouse Road. It widens considerably outside the lodge that marked one of the entrances to Broomhall Park estate.

Positives:

- *Historic character and appearance of Clarkehouse Road (north side in adjoining Broomhill Conservation Area);*
- *Open space south of Aunt Sally which attracts a large amount of wildlife;*
- *Open space between some University owned properties including Southbourne;*
- *Historic lamp posts and sewer gas lamp;*

Negatives:

- *Noise and pollution along Clarkehouse Road;*
- *Ugly single garage and neglected site south of Southbourne.*

4 Broomgrove Road

7.30 Broomgrove Road is straight. Developed from the 1830s, it contains some big villas in both stone and brick. No 13 is the outstanding house, a Neoclassical villa of c.1830 with a three-bay ashlar façade and Greek Doric porch. Unlike many of the other roads in the conservation area, there is little historic floorscape but a few cast-iron lighting columns remain. Modern developments on either side of the road dilute the historic character of the road as do the many parked cars.



Looking east along eastern length of Collegiate Crescent

Positive:

- *Historic buildings;*
- *Trees.*

Negatives:

- *High proportion of modern development;*
 - *Loss of gardens to car parking.*
-

8.0 Issues

8.1 This section contains a brief summary of the strengths and weaknesses of the Broomhall 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 Broomhall Conservation Area Management Proposals. 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

- *Special historic character and appearance (see summary);*
- *An unusually high proportion of architecturally and historically interesting buildings, few of which have been listed but some of which are more than commonplace examples of late Victorian architecture;*
- *Spacious, low density suburb;*
- *Access to services and shops on Ecclesall Road;*
- *Economic and social benefits arising from the presence of Sheffield Hallam University;*
- *Pleasant well treed environment.*



No. 5 Collegiate Crescent

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 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);*
- *New university developments and Oakburn Court spoil the historic core of the planned 1840s estate;*
- *Obtrusive rooflights in the front roofslope of some historic buildings;*
- *Adverse effects of the pressure for car parking;*
- *Replacement of front gardens by parking spaces;*
- *Inappropriate and potentially damaging 'strap' pointing of stone walls.*

Broomhall Conservation Area boundary review

8.2 It is recommended that no changes are made to the existing conservation area boundary.

Bibliography

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www.picturesheffield.com

List of photographs

Photograph 1 No. 24 Broomhall Road

Photograph 2 No. 6 Broomhall Road

Photograph 3 No.32 Victoria Road

Photograph 4 Collegiate Hall (central section), Ecclesall Road

Photograph 5 Nos. 4 and 6 Antrim Avenue

Photograph 6 No. 34 Collegiate Crescent

Photograph 7 Broomgrove House, Broomgrove Road

Photograph 8 No. 8 Broomhall Road (Broom Hall)

Photograph 9 View westwards along Victoria Road

Photograph 10 No. 32 Collegiate Crescent

Photograph 11 Modern Hallam University building, Broomhall Roadbuilding

Photograph 12 Nos. 6 and 8 Collegiate Crescent

Photograph 13 Nos. 3 Park Crescent

Photograph 14 Sandon Lodge, Collegiate Crescent

Photograph 15 Lodge, No. 2 Broomhall Road

Photograph 16 Looking north up Broomgrove Road

Photograph 17 Natural stone paving along drive to No. 9 Collegiate Crescent

Photograph 18 Gate to No. 10 Park Lane

Photograph 19 No. 36 Collegiate Crescent

Photograph 20 No. 4 Park Lane

Photograph 21 Broomhall Cottage, No. 16 Park Lane

Photograph 22 Looking east along eastern length of Collegiate Crescent

Photograph 23 No. 5 Collegiate Crescent

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

Summary of Consultation Undertaken

A consultation draft of this document was subject to a period of consultation between 2nd July and 21st September 2007. 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 roadshow held at Broomhill Methodist Church on 11th September where they could discuss the Appraisal and 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. 56 comments were received on the draft appraisal and after being revised in light of the comments received, it was adopted by Sheffield City Council on 17th December 2007.
