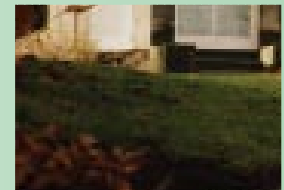
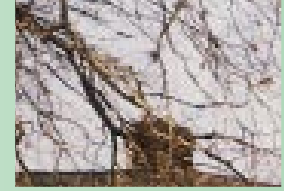


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# Northumberland Road

## Conservation Area Appraisal

March 2012



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## 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

### 4.0 Landscape Setting

Topography and relationship to its Surroundings

### 5.0 Historic Development and Archaeology

Archaeological Potential  
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  
Plan Form and Building Types  
Architectural Qualities  
Listed Buildings  
Key Unlisted Heritage Assets  
Local Details  
Green Spaces, Trees and Other Natural Elements

### 8.0 Issues

Issues  
Conservation Area Boundary Review

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## Bibliography

## Useful Contacts and Addresses

## Summary of Consultation Undertaken

## Townscape Appraisal Map

## List of Photographs

Photograph 1	1 Northumberland Road
Photograph 2	5 Northumberland Road
Photograph 3	6 Palmerston Road
Photograph 4	300 Western Bank
Photograph 5	Looking up Northumberland Road
Photograph 6	8 Palmerston Street
Photograph 7	3 Northumberland Road
Photograph 8	21 Claremont Crescent
Photograph 9	The West End Public House & Drama Studio
Photograph 10	View down Northumberland Road
Photograph 11	Stone setts in the road
Photograph 12	3 Clarkson Road
Photograph 13	2 Claremont Place
Photograph 14	5 Palmeston Road
Photograph 15	The West End Public House 1903
Photograph 16	12 Palmeston Road
Photograph 17	Western Bank
Photograph 18	Durham Lane
Photograph 19	Shearwood Road
Photograph 20-22	Gateposts
Photograph 23	8 - 10 Northumberland Road
Photograph 24	7 Palmeston Street
Photograph 25	Outbuilding in the car park
Photograph 26	Car parked in former gardens
Photograph 27	360 Mushroom Lane
Photograph 28	Mushroom Lane
Photograph 29	360 - 362 Mushroom Lane



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## NORTHUMBERLAND ROAD 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 Northumberland Road 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 National Planning Policy Framework (NPPF). It provides a firm basis on which applications for development within the Northumberland Road Conservation Area can be assessed.

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.



Figure 1: 1 Northumberland Road

#### Summary of special interest

1.4 The Northumberland Road Conservation Area was designated on the 2nd of December 1981. The appraisal and management plan were adopted by Sheffield City Council on 21st March 2012.

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

- *Isolated pocket of Victorian residential development with a cohesive mid 19th century architectural character and appearance typified along Northumberland Road;*

- *The architectural and historic interest of the area's 19th century buildings, 9 of which are listed buildings;*
- *Glossop Road Baptist Church (1871), a local landmark, grade II listed building and university facility;*
- *Good, well preserved row of five brick-built houses of the 1840's (Nos. 2 - 10 Claremont Place);*
- *The West End Hotel, dated 1903, an Edwardian style building with a prominent location overlooking a busy cross-roads;*
- *Good examples of mid 19th century middle-class houses in Gothic and Classical style;*
- *The prevalent use of local stone for building, boundary walls, gate piers and floorscape;*
- *Mature deciduous and evergreen trees, shrubs and green boundary hedges;*
- *Remnants of a historic floorscape including lengths of natural stone kerbs, setted entrances, a length of stone paved pavement (Northumberland Road) and two streets paved with stone setts (Shearwood Road and Durham Lane);*
- *14 pt Local details that collectively and individually help to give Northumberland Road a distinctive identity such as stone boundary walls, decorated gate piers and remnants of old railings.*



Figure 2: 5 Northumberland Road



Figure 3: 6 Palmerston Road

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## 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 the National Planning Policy Framework 2012. The layout and content follows guidance produced by English Heritage - Understanding Place: Conservation Area Designation, Appraisal and Management March 2011.

## 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.

**2.5** 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 already adopted as part of the development framework plan.



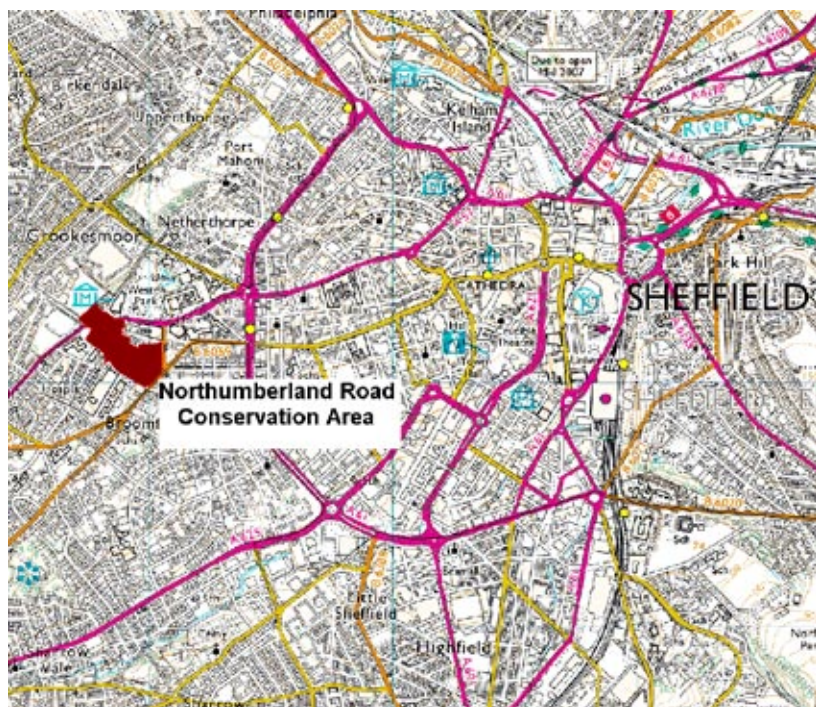
Figure 4: 300 Western Bank

## 3.0 Assessing Special Interest

### Location and Setting

3.1 The Northumberland Road Conservation Area is located in a suburb of Sheffield about 1km south west of the city centre. The conservation area has a wholly urban setting locked between Whitham Road/Western Bank and Glossop Road, two major routes to Sheffield centre.

Location of Northumberland Road Conservation Area



3.2 The Northumberland Road Conservation Area encloses a pocket of mid 19th century development that, because of the construction of the Hallamshire Hospital and the Children's Hospital, has become separated from the adjoining similar 19th century historic areas which are today defined by Hanover Conservation Area and Broomhill Conservation Area. At its southern end along a short length of Glossop Road, the Northumberland road conservation area does share a boundary with the Hanover Conservation Area.



Figure 5:  
Looking up  
Northumberland  
Road

### General Character and Plan Form

3.3 The Northumberland Road Conservation Area contains about 60 historic buildings, almost all of which were formerly dwellings (The former Baptist Church and West End Hotel are



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the exceptions). The dwellings are two or two-and-a-half storeys in height following a strict building line set back from the road, thereby leaving space for a small front garden originally bounded by railings and a low hedge. This form of development is typified by Northumberland Road, the spine of the conservation area, whose houses uniformly and rhythmically step down the slope to Glossop Road.

**3.4** Properties were built as detached houses (a few semi-detached) with rear gardens that extended about twice the width of the plot frontage. Though not as dense as an area of terraced houses, Northumberland Road does not have the spacious atmosphere of some of Sheffield's more prestigious Victorian developments such as Collegiate Crescent in nearby Broomhall.

**3.5** Frontage to Glossop Road is an exception to the above. Here stand the most significant non-residential buildings, i.e. church and public house. Nos. 416 and 418 Glossop Road sit directly on the back of pavement line, and the West End Hotel at the bottom of Northumberland Road is uncharacteristically aligned at an angle to the road in order to take advantage of its position at a cross-roads.

### The Effect of Historical Development on Plan Form

**3.6** The western expansion of Sheffield, which took root in the early 19th century was further stimulated and enabled by the

opening of the toll road to Glossop in 1821. This road, built after an act of parliament passed in 1818, had been promoted by leading businessmen who wanted a better road from Sheffield to Manchester. Known today as Glossop Road, the new turnpike encouraged development along its route and the expansion of a network of streets on the hillside above Porter Brook. Taylor's map of 1832 shows the new turnpike, boldly named GLOSSOP ROAD. Opposite the junction of Glossop Road and Wilkinson Street, Clarkson Street leads north-eastwards to join Western Bank. Western Bank was part of a much earlier westward route into Sheffield, Northumberland Road was laid out c.1840. It appears on the 1855 O.S. map following a straight course from the junction of Glossop Road and Clarkson Street directly uphill to join Western Bank.



Taylor's Map of 1832

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3.7 There were a few buildings at the south end of Northumberland Road and the beginnings of the rear access lane today known as Durham Lane. Apart from this the street is undeveloped. Claremont Place is indicated on this 1855 map and five houses are shown on the north side i.e. today's nos. 2-10 (even) Claremont Place, three of which are relatively unaltered and are now listed buildings. There was a sandstone quarry roughly in the position of today's Palmerston Road.

Figure 6: 8 Palmerston Street



3.8 By the time of White's map of 1863 the east side of Northumberland Road has been built up. Palmerston Road, Wellesley Road and Damer Street have been constructed but not built out. The curve of today's Claremont Crescent was an area of open space in which there was a street named Albert Street. North of Northumberland Road, running roughly parallel, was a street named Pitt Street (earlier marked as West Bank on the 1855 map) which later became Durham Road. (Durham Road was demolished in the 1980s to make way for the expansion of the Children's Hospital. The only trace of it is the 50 metre spur beside no. 9 Clarkson Street which forms part of the boundary of the conservation area). Development of the area, including the cul-de-sac of Shearwood Road was completed by the building of the Sunday School in 1886.

3.9 Hospital and university expansion and development in the late 20th century has encroached upon 19th century developments to the north and south of Northumberland Road and many large villas have been demolished. As a result, Northumberland Road, Claremont Place, Claremont Crescent and side streets have become an island of 19th century development almost surrounded by huge modern buildings.

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## 4.0 Landscape Setting

### Topography and Relationship to Surroundings

4.1 The conservation area lies on a south-facing hillside. The general direction of the fall of the land is to the east and southeast. From the top (northern end) of Northumberland Road there is a downward fall along Western Bank, Northumberland Road, Claremont Crescent and Claremont Place.

4.2 The conservation area encloses a pocket of Victorian development that is embedded in the western expansion of Sheffield. There are good connections by bus to the city centre. Weston Park and the Weston Park Museum lie to the north of the conservation area.

## 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, there is little data in either source to suggest that the Northumberland Road area has significant archaeological potential.

5.2 Even so, it is 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 the site should be prepared prior to any application being submitted.

### Origins and Historic Development

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. 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.

5.5 By 1841 Sheffield's population had grown to nearly 110,000 and in 1843 the town was incorporated as a Borough. The Northumberland Road Conservation Area is part of the mid 19th century western development of Sheffield which was given



Figure 7: 3 Northumberland Road

added impetus by the opening of the turnpike to Glossop in 1821.

5.6 As the 19th century progressed, civic and commercial buildings, hospitals, schools, parks and churches were opened. The Glossop Road Baptist Church was built in 1871 and a Sunday School added in 1886. In 1893 Sheffield was made a city. The West End Hotel is dated 1903, replacing an earlier building. By 1914 Sheffield had become the largest city in Yorkshire, with a university and a cathedral and a population of over 455, 000.



Ordnance Survey Map 1903

5.7 A comparison of the 1903 O.S. map with a map of today shows the extent of demolition and alteration caused in the second half of the 20th century by the construction of the Clifford Dental Hospital (1951-3), the Royal Hallamshire Hospital (1958 onwards) and extensions to the Children's Hospital (1931, 1968 onwards). These massive blocks have broken the historic area's connections to Weston Park to the north and Broomhill to the east. Hand-in-hand with the growth of Sheffield University and the Hospital in the locality has been a gradual diminution of residential uses in the conservation area.

## 6.0 Spatial Analysis

### Key Views and Vistas

6.1 The key landmark in the area is the spire of the former Glossop Road Baptist Church but it is most dramatically observed from Glossop Road and Wilkinson Street outside the conservation area. Just east of the former Church, the symmetrical many-windowed façade of the 1903 West End Hotel holds a prominent corner and is aligned so be seen in views up Glossop Road and Wilkinson Street. Both these buildings are on the south eastern fringe of the conservation area. Within the core of the conservation area there is such a similarity of building type, form and materials that no single building stands out in the streetscene.



Figure 8:  
21 Claremont  
Crescent



Figure 9:  
The West End  
Public House  
& Drama Studio

Figure 10:  
View down Northumberland Road



6.2 Although this is a historic area, there is almost always sight of one or other of the modern buildings that surround the conservation area, most notably of course the multi-storey Royal Hallamshire Hospital. The visual plight of the conservation area can be summed up by the view up Claremont Crescent to no. 21 Claremont Crescent, a distinguished Victorian dwelling belittled by the adjacent modern Dental Hospital.

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## The Character of Spaces Within the Aarea

**6.3** There is no significant public open space within this small conservation area. The set-back of buildings from the road, and small front gardens, gives a sense of space within the conservation area but this is dispelled by the many cars that line the streets. Most properties have rear gardens hidden from public view. A characterless car park adjacent to no. 23 Northumberland Road and a grassed area beside nos. 300/302 western Bank are the widest open spaces in the area.



Figure 11:  
Stone Setts in  
the road

## 7.0 Definition of the Special Interest of the Conservation Area

### Historic Development

**7.1** The area was primarily a Victorian residential area of nearly 60 houses with good links to the centre of Sheffield and shops and services along Glossop Road. Today, residential use has diminished considerably and the large former dwellings are mostly being used by schools and departments of the University of Sheffield, a dental practice, health service offices and other professional services or businesses. No. 295 Western Bank is a café.

**7.2** Glossop Road is a busy, noisy thoroughfare containing a range of shops (outside the conservation area). The former Baptist Church of 1871 is now a university drama studio. The West End public house (1903) is also popular with students.

**7.3** Away from the two major routes into and out of the town (Glossop Road and Western Bank), the conservation area has a quiet but busy atmosphere. There are many pedestrians, mainly workers and visitors to the university and hospital premises. Car parking is difficult and there is a one-way traffic system.

### Architectural and Historic Character

**7.4** The conservation area has a strongly cohesive mid 19th

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century character being composed of about 60 Victorian middle-class detached houses along four streets. The houses, placed quite close together with relatively small gardens, are perhaps not large enough to be called ‘villas’ but nevertheless have a grandiose appearance. Within the conservation area, there are almost no modern buildings to dilute this strong architectural character.

**7.5** Middle-class houses in the 19th century tended to adopt a Gothic or Classical style. Gothic style is richly detailed, often asymmetrical in form and commonly embellished with gables, decorated bargeboards, dormers and bay windows. The Classical influence is more restrained with simpler, more symmetrical elevations and shallow pitched roofs. Generally speaking, in this conservation area, the Classical influence is expressed in the area’s earliest buildings such as Nos. 2, 4, 6, 8 and 10 Claremont Place whilst the Gothic influence is seen in Claremont Crescent which wasn’t developed until 25 years later.

**7.6** With the exception of Shearwood Road, most houses conformed to a uniform plan of two storeys and three bays under hipped or gabled slate roofs. The front door was centrally placed windows were vertically sliding timber sashes, and dressings were of ashlar stone or stucco. All the houses had two or more chimney stacks.

**7.7** Within this template, there was variety in the treatment

of the facades falling broadly into the categories of Gothic or Classical. In the former, the central bay might project forward accentuated by a gable with carved bargeboards and a finial at its peak (e.g. no. 20 Claremont Crescent). Alternatively, one of the side bays might project forward, perhaps with a canted bay at ground floor (e.g. no. 21 Claremont Crescent). In the latter, the façade is almost flat, embellished only by a classical doorcase or a triangular pediment to mark the central bay and a shallow hipped roof (e.g. no. 32 Northumberland Road). Dormers are not common although there are some modern flat-roofed dormers. Canted bay windows are very characteristic of the area.

**7.8** Stone is the most prevalent building material but there is also much red brick to be seen especially in the area’s earlier buildings at the southern end of the conservation area.

### Listed Buildings

**7.9** There are nine grade II listed buildings in the conservation area:

**7.10** Glossop Road Baptist Church of 1871 by Innocent & Brown described in the Pevsner Architectural Guide to Sheffield as a “large and impressive Gothic chapel”. The Sunday School to the rear along Shearwood Road were added by the same architects in 1886. The building is now used as the University of Sheffield drama studio.

7.11 Nos. 2, 8 and 10 Claremont Place, No. 1 Northumberland Road, No. 3 Clarkson Street (Beulah Kop) and No. 1 Clarkson Street all date from c. 1840 and are built with brick with stone dressings. No. 301 Western Bank and No. 303 Western Bank also date from c.1840 and are built with coursed squared stone with ashlar dressings.



Figure 12:  
3 Clakson Road



Figure 13:  
2 Claremont Place

## POSITIVE CONTRIBUTORS

### Heritage Assets

7.12 Marked on the Townscape Appraisal map for the Northumberland Road Conservation Area are a number of unlisted buildings that 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 Statement 5, both of which stress the importance of identifying and protecting such buildings.



Figure 14: 5 Palmeston Road



7.13 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. Conservation Areas are designated heritage assets and as such there is a national presumption in favour of their conservation (PPS5 Policy HE9.1).

Figure 15: The West End Public House 1903



## Green Spaces, Trees and Other Natural Elements (general)

7.14 The conservation area contains a small number of trees the best of which are to be 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. Privet hedges and shrubs enliven some front gardens. There is a

pleasant grassed area around nos. 300/302 Western Bank but front gardens are generally small. Some have been destroyed to create a hard surface for parking. Significant trees are marked on the Townscape Appraisal map. Please note that the lack of a specific reference, does not imply that a tree or group is not of value.



▲ Figure 16:  
12 Palmeston Road

◀ Figure 17:  
Western Bank

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## Public Realm: Floorscape, Street Lighting and Street Furniture

**7.15** The public realm is generally modern with a few intermittent instances of historic paving. There is a short length of natural stone slabs on the east side of the top of Northumberland Road. Durham Lane is still paved with historic stone setts and kerbs. 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.

**7.16** Northumberland Road still retains lengths of robust stone kerbs. Pavements are mostly black tarmac with thresholds of stone setts marking the entrances to the property. Lighting is provided by modern lighting columns.

### Local Details and Features

**7.17** The distinctive local identity of the Northumberland Road Conservation Area is enhanced by features and historic elements that cumulatively help to give the conservation area a sense of place. Specific features of note include stone boundary walls and gate piers, street name signs and remnants of old railings. These small items should be preserved.



Figure 18: Durham Lane



Figure 19:  
Shearwood Road



Figures 20, 21, 22: Gateposts ◀▼



## Audit of Heritage Assets

The condition of most buildings in the conservation area is good as they are well maintained in general. The heritage at risk is identified as;

- *Coach house at Wellesley Road*
- *Small building in car park to the north west of the conservation area*
- *7 Palmerston Street*
- *8 and 10 Northumberland Road*

Historic paving and other small details are also at risk.



Figure 23: 8-10 Northumberland Road

Figure 24:  
7 Palmeston Street



Figure 25:  
Outbuilding in car park



## 8.0 Issues

8.1 This section contains a brief summary of the issues within the Northumberland Road Conservation Area together with recommendations for changes to the current conservation area boundary. Issues that were identified during the appraisal process, form the basis of a separate document, known as the Northumberland Road 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.

### Positive Issues

- *Special historic character and appearance (see introductory summary);*
- *Proximity to services and shops on Glossop Road;*
- *Easy access to city centre*

### Negative Issues

- *Close proximity of unmistakably modern buildings which dilute historic ambience;*

- *Loss of original architectural details such as doors, windows, chimney stacks 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);*
- *Excessive signage to front gardens of offices;*
- *Heritage at risk in the conservation area including 8-10 Northumberland Road, the coach house on Wellesley Road, outbuilding to car park adjacent 23 Northumberland Road, 7 Palmerston Road (part restored);*
- *Flat roofed dormers and roof lights in front roof slopes spoil historic appearance of host buildings;*
- *Temporary modern flat roofed offices which are out of keeping;*
- *Fire escapes and disabled access ramps, though necessary, spoil the historic appearance of the conservation area;*
- *Inappropriate and potentially damaging 'strap' pointing of stone walls.*



Figure 26: Car parked in former gardens

- *Over dominance of car parking including the loss of gardens and street parking*
- *Pressure for non-residential uses*

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## 9.0 Northumberland Road Conservation Area Boundary Review

9.1 The conservation area boundary has been extended to the north to include Nos. 360 and 362 Mushroom Lane. These are two early 19th century houses currently used by the University of Sheffield. The buildings are brick with stone detailing including quoins, window surrounds and decorative stucco door surrounds. Most of the windows are sash windows, and the property has a natural slate roof with chimneys. The extension also includes the garden and boundary walls. The boundary change includes the 20th century building housing the Department of Management but this is not considered to be a heritage asset.

Figure 27:  
360 Mushroom Lane



Figure 28: Mushroom Lane



Figure 29:  
360 - 362  
Mushroom Lane



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## 10.0 Summary of Consultation

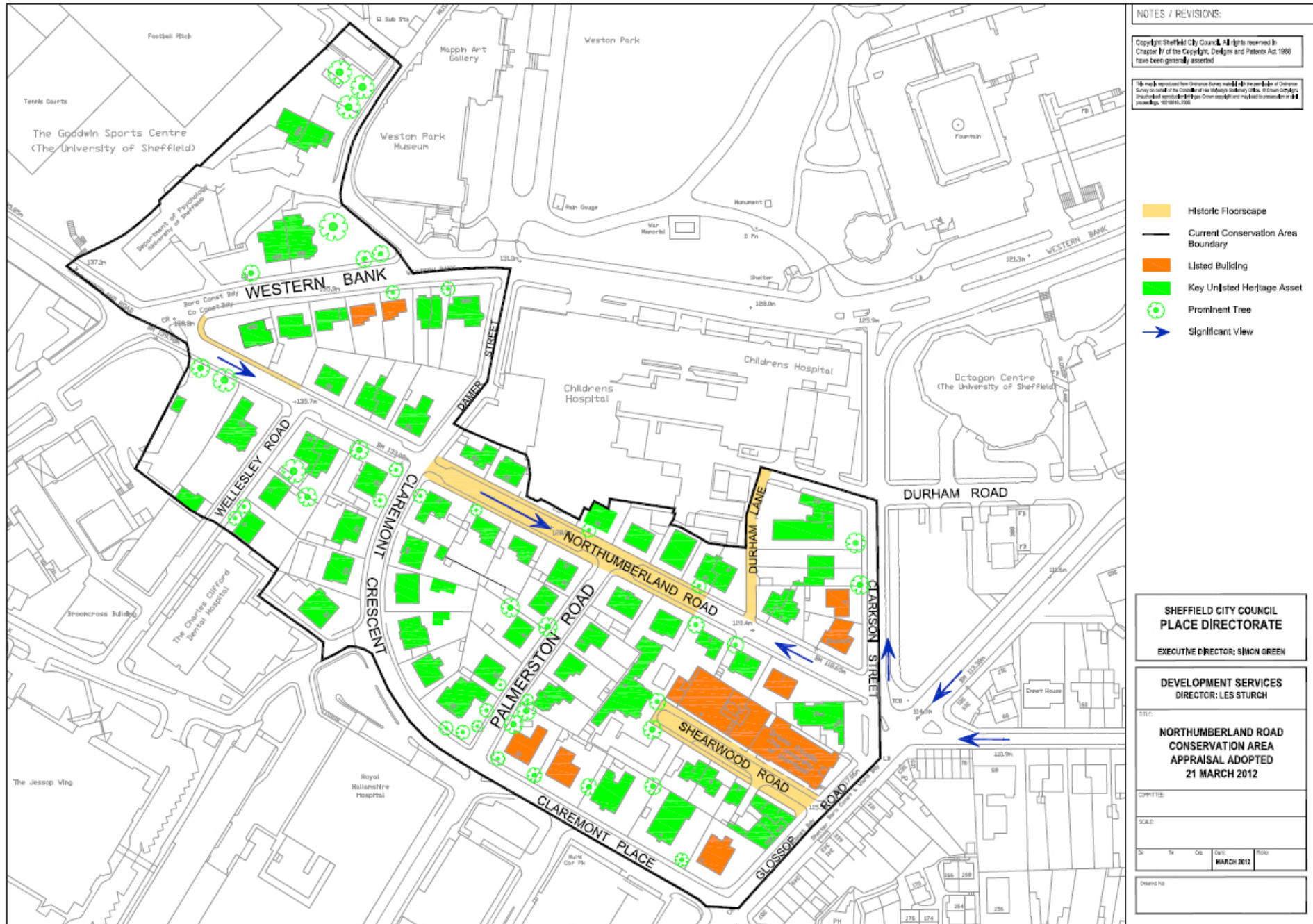
10.1 A public consultation was carried out from November 28th 2011 to 6th January 2012. A public drop-in/workshop was held on the 8th December at the Broomhall Centre.

10.2 A consultation results showed that 100% of respondents agreed or strongly agreed with the assessment of the conservation area contained within the appraisal. 83% strongly agreed or agreed with the recommendations contained within the management plan.

10.3 57% supported the introduction of an Article 4 direction. 57% agreed with the proposal to extend the conservation area.

10.4 Other issues raised by the consultees included the retention of the historic floorscape and attention was drawn to the buildings at risk and minor unsympathetic alterations.

10.5 The Northumberland Road Conservation Area Appraisal and Management Plan, were adopted by the Council on 21st March 2010.



NOTES / REVISIONS:

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- Historic Floorscape
- Current Conservation Area Boundary
- Listed Building
- Key Unlisted Heritage Asset
- + Prominent Tree
- Significant View

**SHEFFIELD CITY COUNCIL  
PLACE DIRECTORATE**  
EXECUTIVE DIRECTOR: SIMON GREEN

**DEVELOPMENT SERVICES  
DIRECTOR: LES STURCH**

TITLE:  
**NORTHUMBERLAND ROAD  
CONSERVATION AREA  
APPRAISAL ADOPTED  
21 MARCH 2012**

COMPILED:

SCALE:

DATE	BY	DATE	BY
		MARCH 2012	

DESIGNED BY:



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*W.White (1863),*  
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[www.picturesheffield.com](http://www.picturesheffield.com)

## 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)

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**For further information on heritage assets:**

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*37 Tanner Row*

*York*

*YO1 6WP*

*Tel: 01904 601901*

*www.english-heritage.org.uk*

**The National Amenity Bodies:**

**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*

**For information on heritage at risk:**

**Save Britain's Heritage**

*70 Cowcross Street*

*London*

*EC1M 6EJ*

*www.savebritainsheritage.org*

**Planning Policy and legal background:**

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