

Conservation Area Appraisal and Management Plan: Well Meadow Area

Draft Report

Sheffield City Council

March 2004



Conservation Area Appraisal Study for the Well Meadow Area / St Vincent's, Sheffield.

Relating to the Proposed Well Meadow Conservation Area

DRAFT FINAL

Building Design Partnership & ARCUS

For

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Executive Summary

The Well Meadow area is located in the Netherthorpe Ward about 1 kilometre to the west of the City Centre.

The area was developed from farmland from the early 19th century onwards, and was laid out in a semi-formal grid pattern common in Georgian town expansion. The original development consisted of terraced and back to back housing interspersed with small industrial works. During the 19th century the size of the industrial premises increased, sometimes by the incorporation of housing into the works as at the Well Meadow Steel Works, and also by extension and new building.

In the 1930's much of the housing was demolished under slum clearance programmes and large scale social housing was developed immediately to the south west of the area. The cleared sites were redeveloped for metal trades uses, particularly following the Second World War. Now the area accommodates a variety of uses including metal trades, offices and student housing. There are also vacant sites and empty buildings.

The irregular-shaped area falls from a high point on Solly Street, roughly at the centre of the area, running down to the north and east. The elevated ground commands panoramic views over the City, whilst from surrounding areas the tower of St Vincent's Church acts as a significant landmark.

The key characteristic of the area is variety. Plot size varies considerably, from small terrace units on Garden Street to large sites such as the Stephenson Blake site on Upper Allen Street. Buildings are generally two and three storeys, constructed from loadbearing brickwork under pitched slated roofs.

Of the seven metal trades buildings in the area, the earliest are in a simple Georgian style with regular windows patterns and multi-keystone lintols. Rear workshops typically have ranges of timber casement windows. Later buildings use simple architectural devices to street frontages, especially at door and window positions and cart entrances. Twentieth century industrial buildings are devoid of ornament.

The group of buildings around St Vincent's Church has a different character from the rest of the area, being large freestanding elements grouped around irregular yards. The Church itself is the most ambitious building architecturally. Its tower provides a striking landmark in a perpendicular Gothic revival style constructed from limestone rubble and ashlar masonry.

Historic pavings, predominantly sandstone setted roadways, are complemented by sandstone rubble retaining walls and railings defining significant changes of level.

Large vacant sites along Kenyon Street, Edward Street and Well Meadow Drive are negative features which detract from the dense urban grain found elsewhere in the area.

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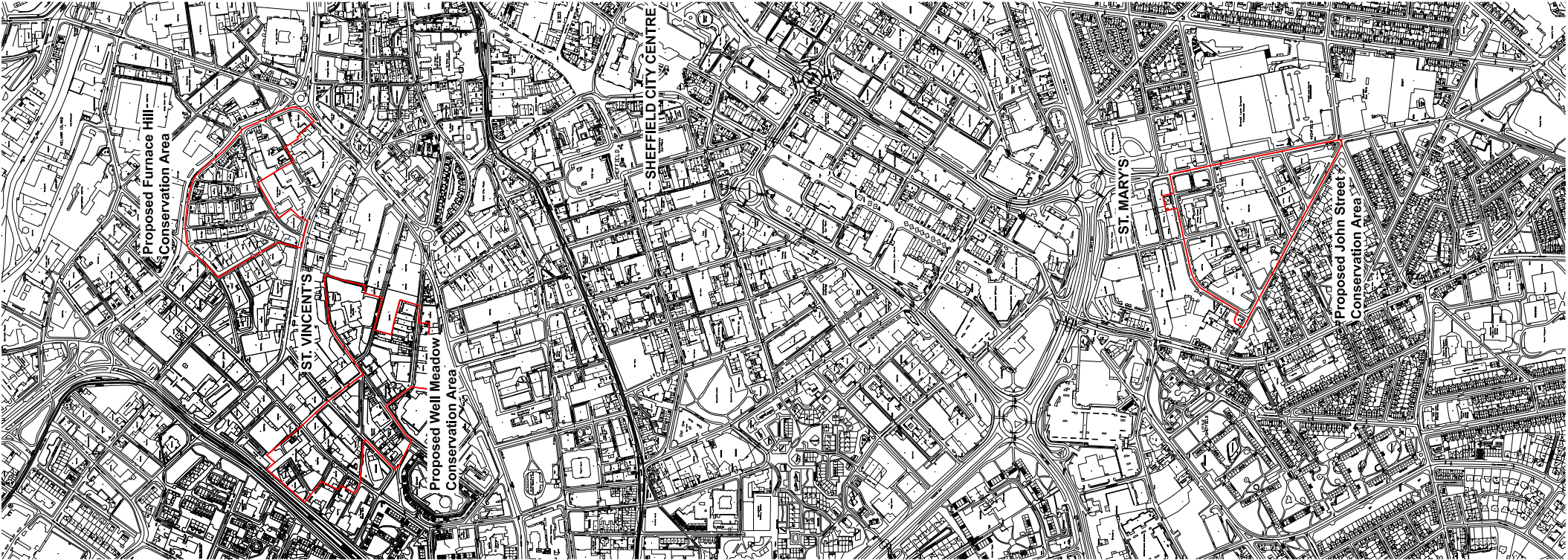
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Building Design Partnership
Architects, Designers & Engineers
Sunlight House, PO Box 85
Quay Street, Manchester M60 3JA
Tel +44 (0)161 834 8441
Fax +44 (0)161 832 4280
www.bdp.co.uk

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DRAWING TITLE SITE LOCATIONS CONSERVATION AREA PLANS		SCALE @ A3 1:10,000 (1:5000 @ A1)
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1. Introduction

Purpose of appraisal

- 1.1 Building Design Partnership (BDP) and ARCUS have been appointed by Sheffield City Council (SCC) to prepare a Conservation Area Appraisal (CAA) Study for three separate proposed Conservation Areas located within the central zone of the city. These areas of the city are all associated to the growth and development of the Sheffield Metal Trades industry.
- 1.2 These include:
 - Proposed Furnace Hill Conservation Area
 - Propose Well Meadow Conservation Area
 - Proposed John Street Conservation Area
- 1.3 The location of the three proposed Conservation Areas in terms of the city centre context and indeed their relationship to one another, is illustrated at Figure 1.
- 1.4 This document is the specific Conservation Area Appraisal and Management Plan for the proposed Well Meadow Conservation Area.
- 1.5 In terms of the overarching purpose of this piece of work, this can be considered at two different levels – both to collate and increase knowledge into the important industrial heritage of the city and more importantly in every day terms, to justify the statutory designation of each of the three areas in terms of their boundaries and to support the policies and design guidance developed for each of the three areas. This will enable a management framework that will facilitate the preservation and enhancement of the special architectural, historic and other significant character elements that are identified.
- 1.6 Each of the three areas is faced with the influence (and potential threat) of significant development pressures associated with the growth, development, renaissance and regeneration context that can be witnessed in the city. As they stand undesignated at present, there exists the threat that important built heritage assets will be lost or irreparably damaged (or 'intruded upon') by intrusive or inappropriate development. It is also important to note that even minor development when taken as a cumulative can have a significant negative impact.

- 1.7 Currently, development may well be acceptable to local planning policy as expressed in the Unitary Development Plan (UDP), yet it will not account for the special status awarded to a Conservation Area.
- 1.8 It is the recognition of the development pressures that exist by Sheffield City Council that is a primary reason for this study being instigated.

Process

- 1.9 The CAA study is programmed to be completed by mid to late March 2004, following a consultation process with interested stakeholders (via public meetings) and approval from the client team, which comprises both officers of Sheffield Council City Council's Conservation and Design Team and an English Heritage representative for the Yorkshire and Humber region.
- 1.10 These organisations will be brought together in the final week of January 2004 where the results of the draft CAA will be discussed. Two English Heritage designation meetings (by way of presentations), were made to SCC Councillors in the final week of January 2004 and these were met with positive response.
- 1.11 Following this process and approval of the draft CAA's by the above parties, the formal designation of each area will be made via a straightforward process. Following the appraisal of the proposed areas a report will be presented to Sheffield City Council (or via delegated authority to the appropriate committee) setting out the proposals for Conservation Area designation, including the proposed boundary and a summary of the justification for designation. The Council then has the authority to designate the Conservation Area as it sees fit.
- 1.12 There is also a statutory requirement for the Council to advertise the proposals for the Conservation Areas. The precise requirements are set out in the appropriate regulations.

Community involvement, role and perceptions

- 1.13 Community involvement in the process of designation of the proposed Conservation Areas is also considered important, not least in terms of raising the awareness of Sheffield's important built heritage (associated with the Metal Trades) to the local population.
- 1.14 It has been agreed between the study and client teams that this will most effectively be undertaken by way of attendance and presentations at public meetings by the study team. This will allow the findings of the study to be presented to all interested stakeholders and will allow feedback to be gauged and registered and built into the process. The material produced for the

manned exhibitions will also be able to be displayed ongoing at venues such as Library's and Howden House (Council Offices) for example.

- 1.15 Public Consultation by way of a Public Meeting for the Well Meadow / St Vincent's is being held at 6.30pm on Monday 19th April 2004, St Philips Social Club off Upper Allen Street.

Status of appraisal

- 1.16 The Conservation Area appraisal set out in this report is in Draft and has been produced by the consultant team for Sheffield City Council, for the sole purpose of determining the potential for Conservation Area designation. The appraisal should not be used as the basis for any other work and comments made in the appraisal do not prejudice the proper decision making processes of the Council with regard to development control or other statutory activities.

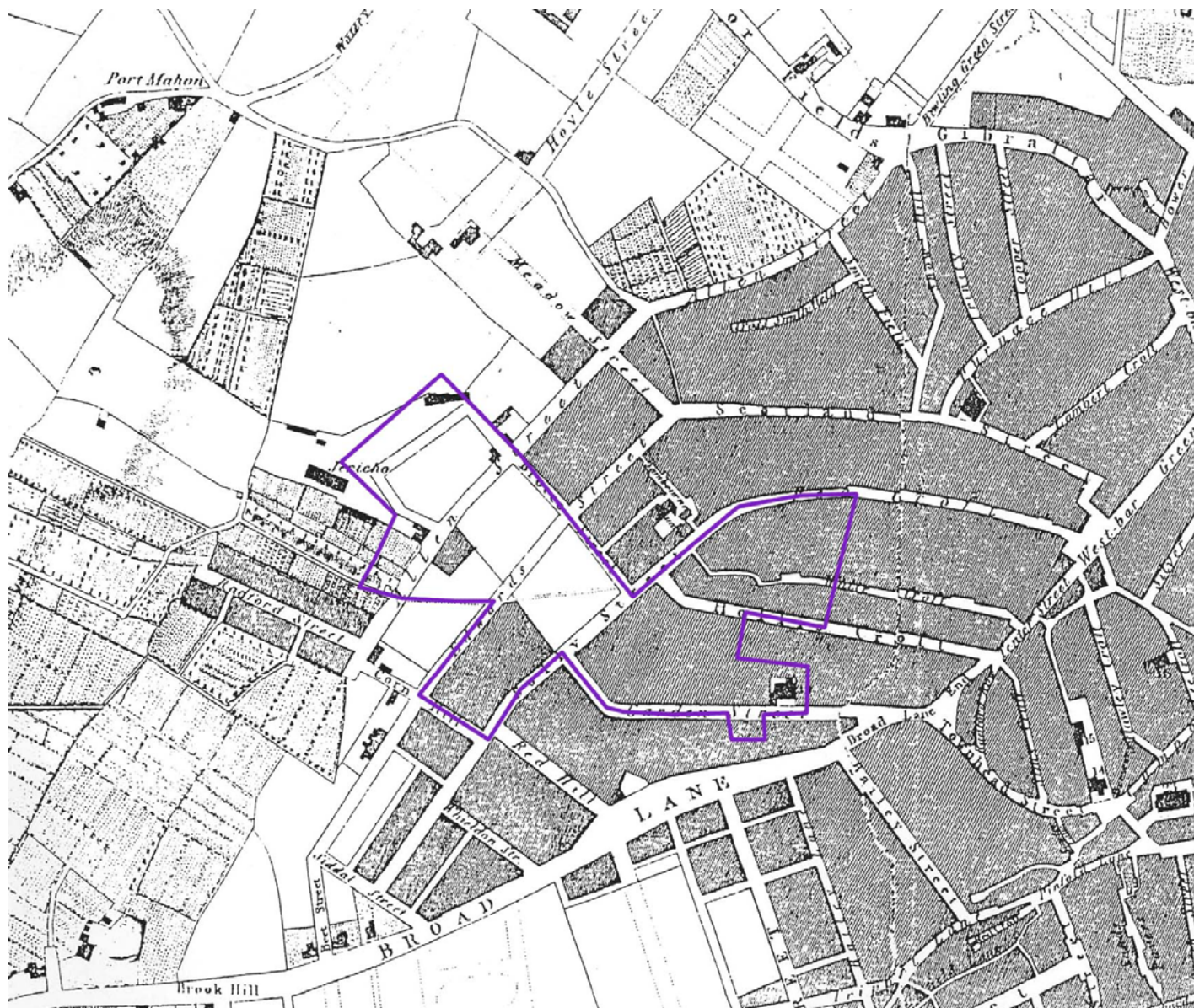
2. Historical Background

- 2.1 This section presents the historic context for the analysis and assessment presented in this study. As part of the research presented there are a variety of historic plans included at the end of this section at Figures 2 – 5 respectively, charting the evolution of the Well Meadow area for around two Centuries between 1736 and 1935.
- 2.2 This information is also held as a CD version and can be provided upon request.

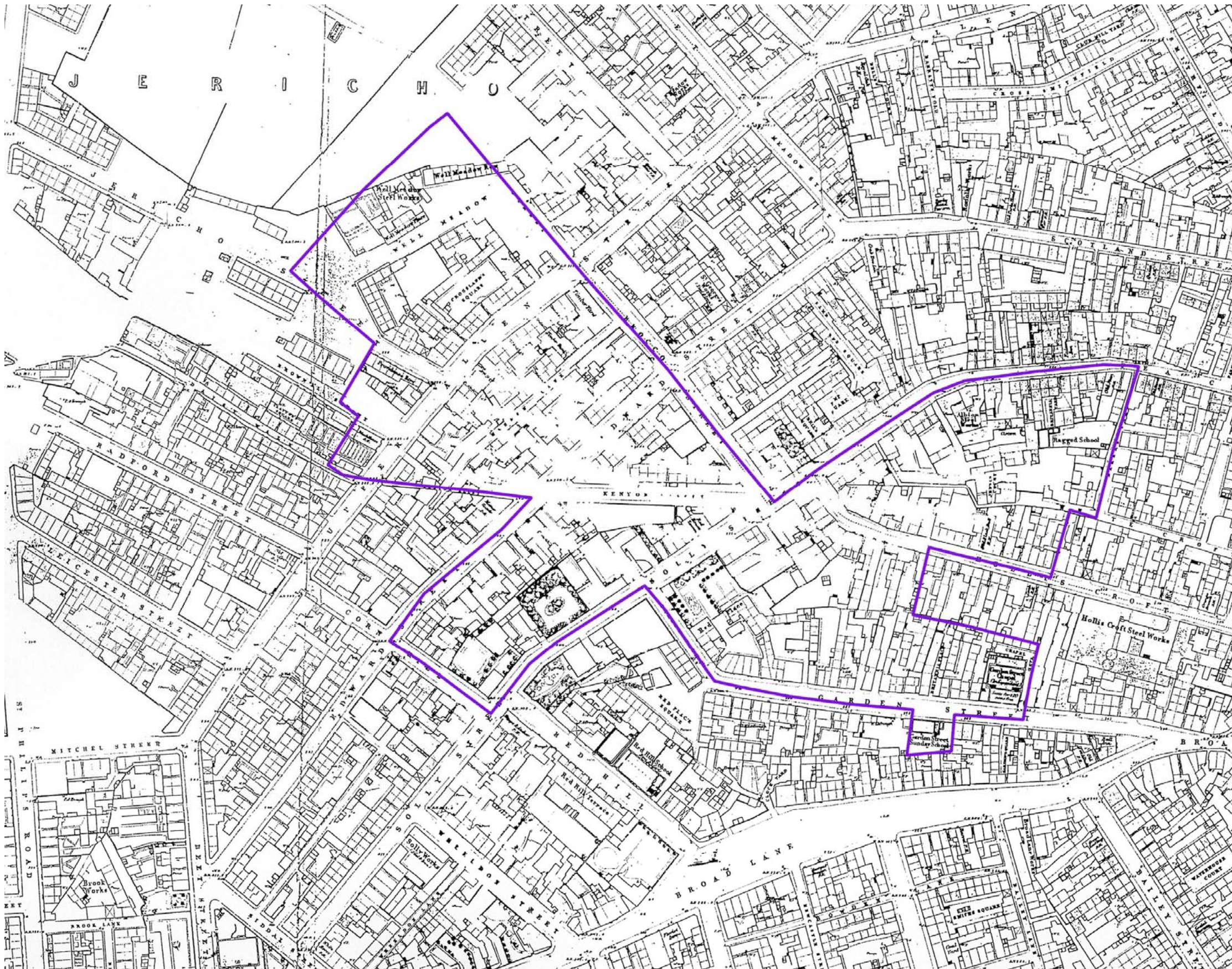
Origins and Historical Development – Well Meadow Area

- 2.3 An analysis of the origins and historical development of the proposed Well Meadow Conservation Area is as follows:
- 2.4 The Well Meadow area originated as part of the Town Field. It remained fields and gardens until the nineteenth century, when the expansion of Sheffield began to extend further to the northwest. The development of the area was more formal and planned than in the Well Meadow area, with more regular street layout, in the grid pattern adopted for most of the nineteenth-century developments in Sheffield. On a map of 1808 the Solly Street and Hollis Croft areas were shown, these being part of the early Crofts development, but most of the rest of the area had not been built. Most of the main streets had been laid out by this date.
- 2.5 By 1850 most of the proposal area had been constructed, apart from some areas around Well Meadow Street. As in the Well Meadow area, the development mainly consisted of terraced and back-to-back housing and small industrial works. The Well Meadow Steel Works had been constructed by this date, to the north of Well Meadow Street, and a row of worker housing was also built. The houses were later incorporated into the works. The 1890 map shows further consolidation of the area, and a series of larger works buildings, including the Well Meadow Steel Works on the south side of the street, the Type Foundry to the east of Upper Allen Street, which appeared to have been expanded substantially since 1850, and the Cambridge Works on Edward Street. Several smaller works, including the Kenyon Cutlery Works on Marsden Lane, were also shown.
- 2.6 In the 1930s, the area between Solly Street and Garden Street was cleared of housing, along with the rest of the former Crofts. The housing to the west of Solly Street was still in existence at this date, but most was later demolished as the housing was considered as being of poor quality. Some housing was

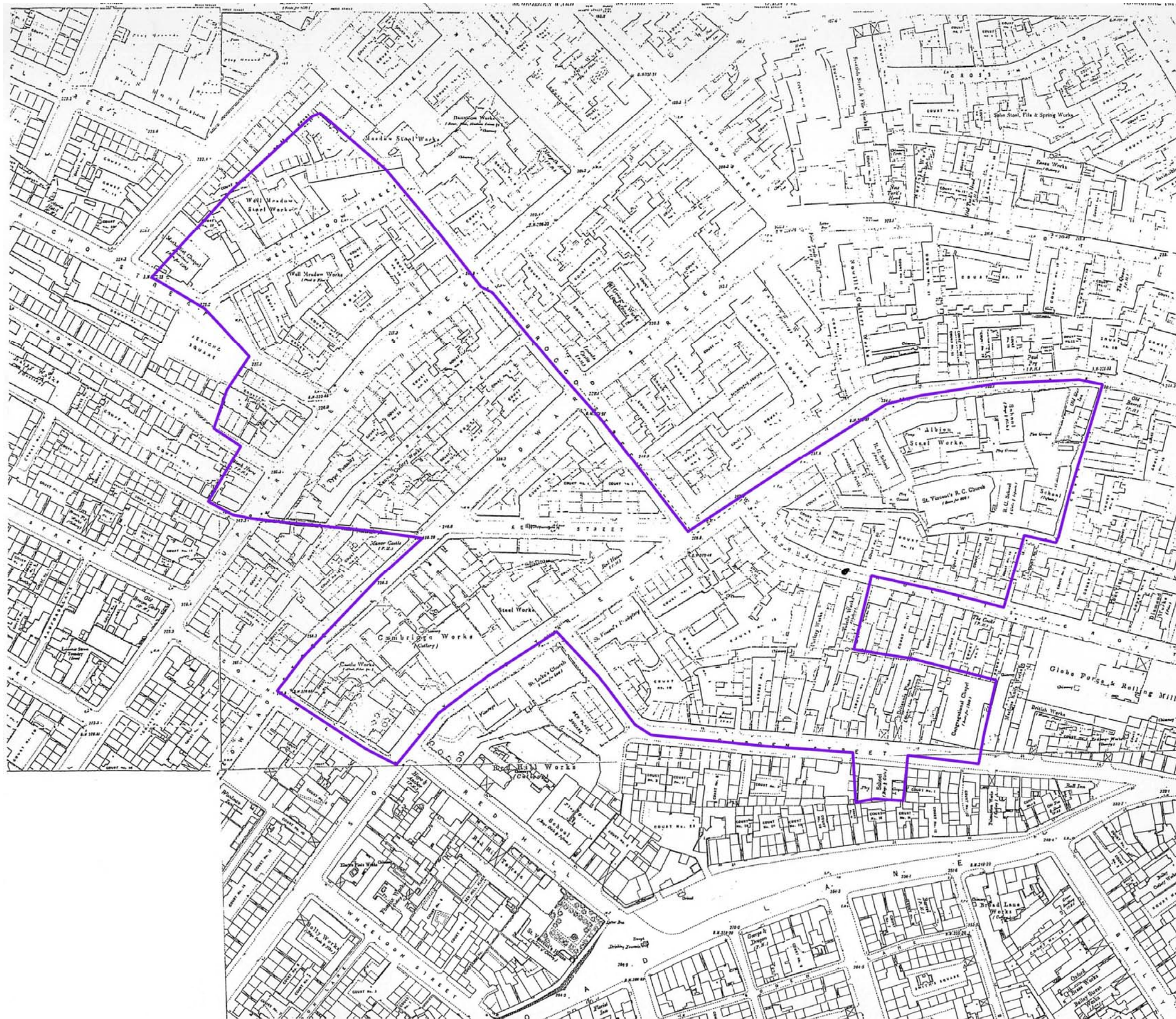
reinstated into the area, although the main character is industrial and commercial.



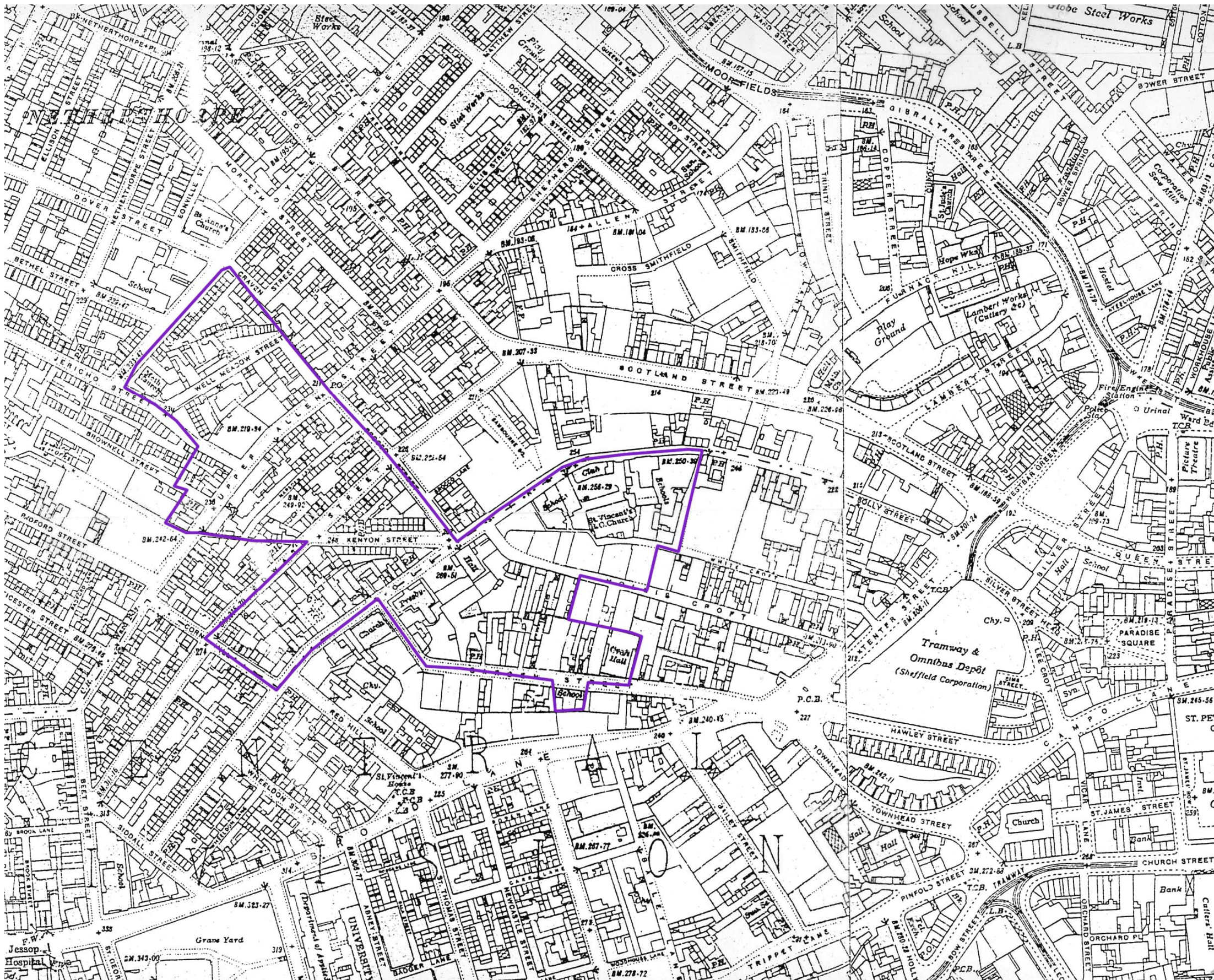
Project: City of Sheffield Conservation Areas Appraisal
Area: Well Meadow
Title: 1808 map of Sheffield
Site outline is approximate Taken from Fairbank's 1808 map of Sheffield
Figure: 2



Project:
City of Sheffield Conservation Areas Appraisal
Area:
Well Meadow
Title:
1850 OS map
Taken from the 1850 OS 25": 1 mile map sheet 19
Figure: 3



Project:
City of Sheffield Conservation Areas Appraisal
Area:
Well Meadow
Title:
1890 OS map
Taken from the 1890 OS 60": 1 mile map sheets 294.7.14, 294.7.15 and 294.7.20
Figure: 4



Project:
City of Sheffield
Conservation Areas Appraisal
Area:
Well Meadow
Title:
1935 OS map
Taken from the 1935 OS 25": 1 mile map sheets 294.7 and 294.8
Figure: 5

3. Proposed Well Meadow Conservation Area Appraisal

Introduction

- 3.1 The text in this section should be read with close reference to Figure 7 presented at the end of this section, which is a CAA Plan for the proposed Well Meadow Conservation Area.

Proposed Conservation Area's Wider Character & Significance

- 3.2 In keeping with the City Council's format for undertaking the CAA as appended to this document, the wider character and significance of the proposed Well Meadow Conservation Area is as follows:

Location and population

- 3.3 As a general location context, the city of Sheffield is situated within South Yorkshire, where as a significant metropolitan area and local authority it has adopted the role of sub regional capital.
- 3.4 As an overarching context for the three areas, the resident population of Sheffield, as measured in the 2001 Census, was 513,234, of which 49 per cent were male and 51 per cent were female. This overall population has fallen from 529, 000 in 1991 (1991 Census).
- 3.5 The proposed Well Meadow Conservation Area is located within the overall Central Area of the city of Sheffield, as defined by the Unitary Development Plan (UDP) for the city. Specifically, Well Meadow is located approximately 1 kilometre north west of Sheffield City Centre.
- 3.6 In general terms the Well Meadow area is located on the fringe of the city centre and as presented above in the historical analysis section, relates to an earlier period of development in the concentric pattern of the city to that of the Well Meadow Area, which is located further away to the south of the City Centre.
- 3.7 In terms of local resident population, the proposed Well Meadow Conservation Area is located within the Netherthorpe Ward. The population of this ward stands at 16,030 (2001 Census) and in terms of demographics, it contains a younger age of resident compared to the overall Sheffield average (average age for the ward 32.7 compared to 38.5 for Sheffield as a whole).

Area's role and function, both then and now

- 3.8 The majority of the Well Meadow area was developed in the early-mid-nineteenth century, with the streets laid out in the characteristic grid pattern of the later expansion of Sheffield. Solly Street, Garden Street and Hollis Croft were part of the earlier development of the crofts. Housing and small industrial works were the predominant land use, with several larger works buildings being developed later. Steel works were present, in particular the Well Meadow Steel Works and the later Well Meadow Street Works, both integrated steel works with crucible furnaces, which survive to the present, although in a poor condition. The Type Foundry was also a significant building, representing a rare industry in Sheffield.
- 3.9 The housing consisted of back-to-back and terraced housing, most cleared in the mid-twentieth century as part of the slum clearances in the city, although the housing to the west of Solly Street survived longer than the older housing in the Crofts.
- 3.10 With regard to the role and function of the Well Meadow area today, as with the Furnace Hill area described in an associated appraisal, a variety of uses are evident. These include a mix of residential, office and light industrial activities and again a reasonable level of industry remains, with much still associated with the metal trades.
- 3.11 In UDP policy and allocation terms, the majority of the St Vincent's has been identified as a 'General Industry Area' (without special industries). Unlike the Well Meadow area however, the current boundaries of the proposed Well Meadow Conservation Area are adjoined by a number of different identified uses.
- 3.12 Firstly, adjacent to the south west corner of the area lies a defined 'Housing Area', which also contains an area of open space. Remaining neighbouring areas identified include a 'Business Area' and a 'Fringe Industry and Business Area'. By definition, these areas are considered suitable to be located adjacent to housing areas, as opposed to business areas of a more 'General' nature.
- 3.13 As explained earlier however, the UDP review process will see a strong likelihood that the Well Meadow area will have its general land use emphasis changed from that of a 'General Industry Area' to an area with a residential land use focus, with Scotland Street acting as the dividing line between these two land use character areas.
- 3.14 Consultation with the SCC officer responsible for this vicinity of the city indicated that the Well Meadow area (and indeed the St Vincent's Quarter as a

whole) is subject to a high number of enquiries and general developer interest. The two primary reasons for this are considered to be the location of this area close to the City Centre and the excellent accessibility that the area can offer to prospective developers.

- 3.15 A detailed overview of the development pressures influencing the three proposed Conservation Areas, in terms of the likely future roles and functions is presented at Section 7 below.

Relationship to Surrounding Areas

- 3.16 Well Meadow comprises a roughly wedge-shaped area defined by the line of Hollis Croft and Brocco Street to the north, Garden Street and Radford Street to the south and Netherthorpe Road to the west. Netherthorpe Road is an elevated dual carriageway and tramway, providing a major physical and visual barrier. The area to the south and west is characterised by large scale twentieth century development of a completely different urban form and grain. The area to the north comprises twentieth century industrial premises and cleared sites, of a larger grain and less historic interest.

Routes

- 3.17 The area has an irregular street pattern of local distributor roads – Upper Allen Street, Edward Street and Solly Street running south west/north east, and Hollis Croft/Brocco Street/Garden Street running south east/north west. Kenyon Street cuts diagonally from Solly Street to Edward Street, and its line is continued by Kenyon Alley. Daisy Walk, Bramwell Street and Well Meadow Drive are cul-de-sacs running off Upper Allen Street. Well Meadow Street is a dog-leg between Well Meadow Drive and Upper Allen Street. A pedestrian walkway including a stairway links Edward Street and Solly Street along the south west edge of the area.

Landmarks

- 3.18 The tower of St Vincent's Church is a major landmark, both within the area and from surrounding areas. St Vincent's Church is the most architecturally distinguished building in the general environs. The use of limestone masonry, which is an unusual material locally, adds to the impact of this landmark.

Setting and Topography

- 3.19 The area is marked by a steep slope, running from a high point at its southern extremity on Solly Street down some 26 m to the north at Well Meadow Street and some 15 m to the east along Garden Street. The ground rises very steeply between Edward Street and Solly Street, with large masonry retaining walls

(part collapsed) terracing the site between these two streets. The ground continues to rise beyond the area to the south west. The area is surrounded by a variety of development on all sides, ranging from public housing and institutional buildings to light industrial premises and vacant sites.

Panoramas and Views

- 3.20 The elevated ground commands panoramic views of the outlying parts of the City to the north and west, and of the City Centre to the east.

Distinctive Sub-Areas

- 3.21 St Vincent's Church, churchyard and associated buildings form a distinctive sub-area. The character of this area is of several large detached buildings set at irregular angles to one another with irregular shaped spaces separating the buildings. The site falls steeply from south to north. Vehicular routes include ramped roadways, and pedestrian routes include external stairways. The buildings are all wholly or partially vacant and in poor repair – some have lost roof coverings. External areas are used for surface car parking. The remainder of the proposed Conservation Area is divided into three further sub-areas by the area boundary and street layout. These areas are to the north west of Upper Allen Street, between Upper Allen Street and Solly Street, and between Solly Street, Hollis Croft and Garden Street. The general character of these three sub-areas is similar.

- 3.22 The CAA now progresses with an assessment on each of the proposed Conservation Areas against the following criteria:

- Land-use phases and archaeology
- Spatial & townscape character
- Built character

Land-use phases and archaeology

- 3.23 From the medieval period to the early-eighteenth century, the proposed Conservation Area was part of the Town Field associated with Sheffield. This large field to the north of Broad Lane, worked in common, had mostly been enclosed into smaller fields and closes by the seventeenth century. The boundaries of these fields were reflected in the layout of the street pattern of the Crofts development, which had been partially established by 1736. The layout was piecemeal, mainly being undertaken on an ad-hoc basis by tenants and agents of the landowners, and this resulted in a more informal, organic street plan than the later developments. Part of the proposal area, to the east

of Solly Street, was within the Crofts. The area to the west of Solly Street was mainly undeveloped by the end of the eighteenth century, and continued to be used as small fields and market gardens. The Crofts development mainly consisted of back-to-back and terrace housing and metal trades buildings.

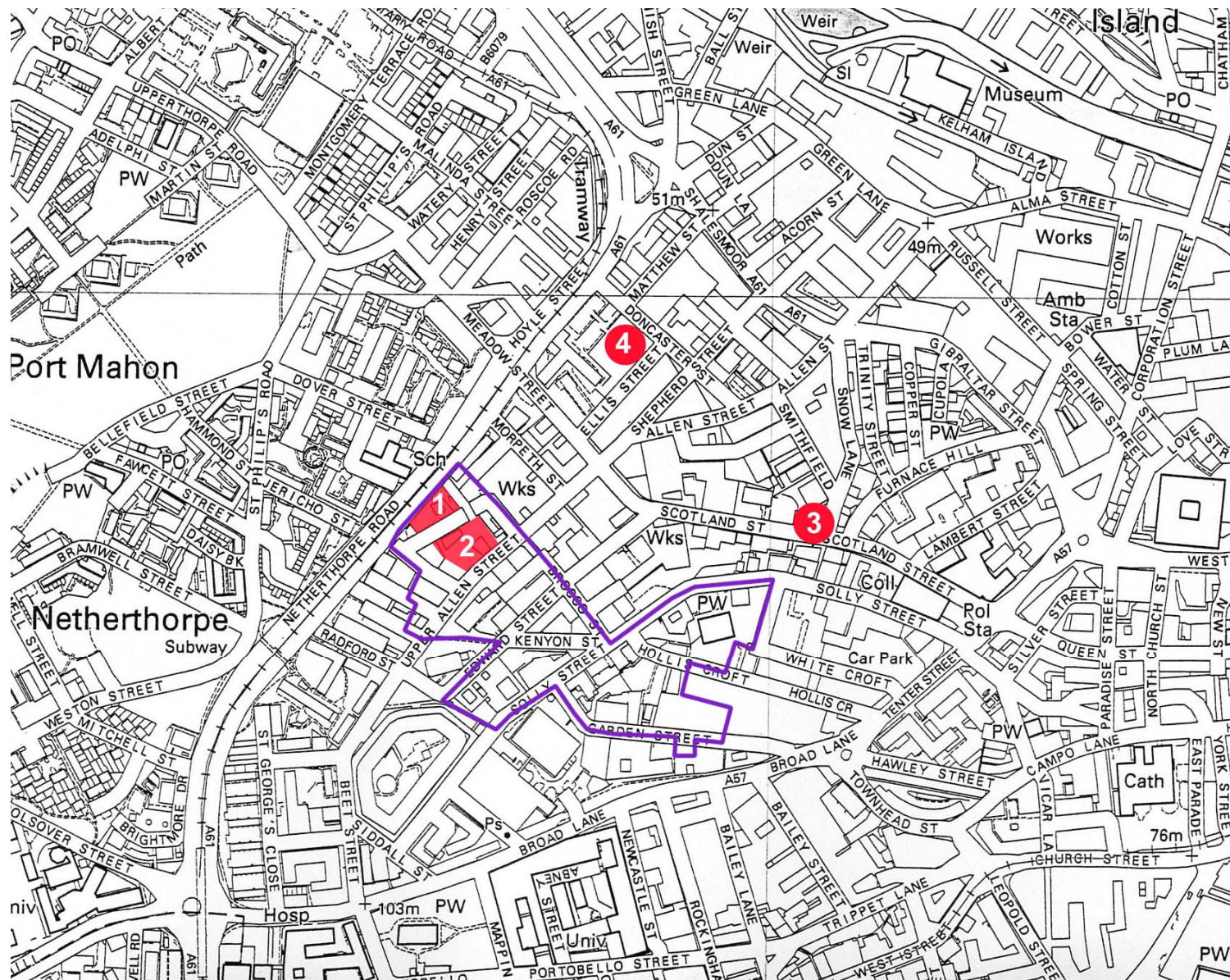
- 3.24 Broad Lane, to the south of the proposal area, appears to have been a medieval or post-medieval route, possibly originating as a Roman Road between forts at Templeborough and Brough. Its name refers to the width of the lane, probably related to use as a drove way for livestock to the market held near the castle from the late thirteenth century. A Quaker burial ground was shown on the 1736 map along Broad Lane, to the south of Red Hill. Comparison with the 1808 map indicates that the burial ground was still open space at that date, to the north of the widened area of Broad Lane. The plot of land was later built on in the mid- to late-twentieth century. The surrounding buildings were apparently constructed as housing, although some may have been adapted into metal trades works at a later date.
- 3.25 By 1823 some development had taken place in the area to the west of Solly Street, with construction shown to the south of Shalesmoor and around Well Meadow Street and Radford Street. These developments had spread further by 1832 and the area was mostly fully developed by 1850, although with some blank areas remaining around the Jericho area and gardens to the west of St Philip's Road. The new development was noticeably more regular than the Crofts, with the grid layout more visible in the area to the west of Allen Street. As in the Crofts, the development mostly consisted of courtyard-based back-to-back housing and small workshops, interspersed with metal trades works, such as the Well Meadow Steelworks, which had been constructed by 1850, with a crucible furnace and a terrace of workers' housing, later incorporated into the works. The area was fully developed by 1890, with some of the earlier works buildings having been enlarged. The Crofts area, including Solly Street, Hollis Croft and Garden Street, also housed a large quotient of immigrants to the town. The Roman Catholic church of St Vincent, built in the 1850s, provided a focus for the strong Irish community based in this quarter.
- 3.26 The pattern of works surrounded by housing was typical for most of the expansion of the town centre. By the end of the nineteenth century and early-twentieth century, due to concerns over health, sanitation and pollution, the back-to-back housing was generally seen as unsuitable for inhabitation. A programme of slum clearances was carried out in the early- to mid-twentieth century, with the Crofts area part of the first phase of demolition. The 1935 map shows that most of the housing to the east of Solly Street had been demolished by that date, leaving large areas of open ground. The streets to the west had not been cleared by 1935, and were probably part of later phases of clearance.

Following the clearance, several areas were left as open space, with new development mainly consisting of light industrial buildings. The areas of open ground offer the potential for good survival of sub-surface archaeological remains relating to the former development.

- 3.27 Figure 6 overleaf illustrates the gazetteer for SMR sites and find-spots in the vicinity of the Well Meadow area. Descriptions of each are contained at Appendix 1.

Spatial & townscape character

- 3.28 Spatial and townscape considerations have been assessed under the relevant criteria as listed in Appendix 4.
- 3.29 Well Meadow comprises an irregular shaped area some 400 m long running east-west and up to 160 m wide running north-south. The ground falls from a high point on Solly Street to the west, north and east, but continues to rise to the south. The area boundary and street layout defines the four sub-areas described above. The distance between streets is in the order of 60-80 m. Plot size varies considerably, from the surviving domestic plots along Garden Street and Upper Allen Street to the 80 m x 60 m plot occupied by Stephenson Blake on Upper Allen Street. Mean plot area is around 900 sq. m.
- 3.30 Development is generally two and three storeys. Stephenson Blake's premises rise to four storeys and Cornhill Works to six storeys, the latter a result of the site topography. There is a significant amount of cleared sites. These have a negative impact, fragmenting the urban grain.
- 3.31 The area is permeable with good cross-site routes. However, there are no cross-site routes between Garden Street and Hollis Croft. The irregular street pattern and incidence of cleared sites leads to a poor sense of spatial enclosure within the area. There is no clear pattern or sequence to spaces.
- 3.32 The high ground commands broad vistas across the City to the north and west, for example down Solly Street and Brocco Street. Garden Street and Hollis Croft give more restricted but spectacular views of the City Centre to the east. Views into the site are varied but generally unremarkable. The exceptions are the distant views of St Vincent's Church Tower from all directions, and the views of Cornhill Works, Cambridge Works, and the steep incline on which they are sited, particularly from the west. The acute line formed by Kenyon Street and Kenyon Alley provides interesting intersections with the more orthogonal streets, and consequent acute angled buildings.



Project: City of Sheffield Conservation Areas Appraisal
Area: Well Meadow
Title: SMR sites and find- spots
Key: Purple line: proposal area Red dots: SMR sites
Figure: 6

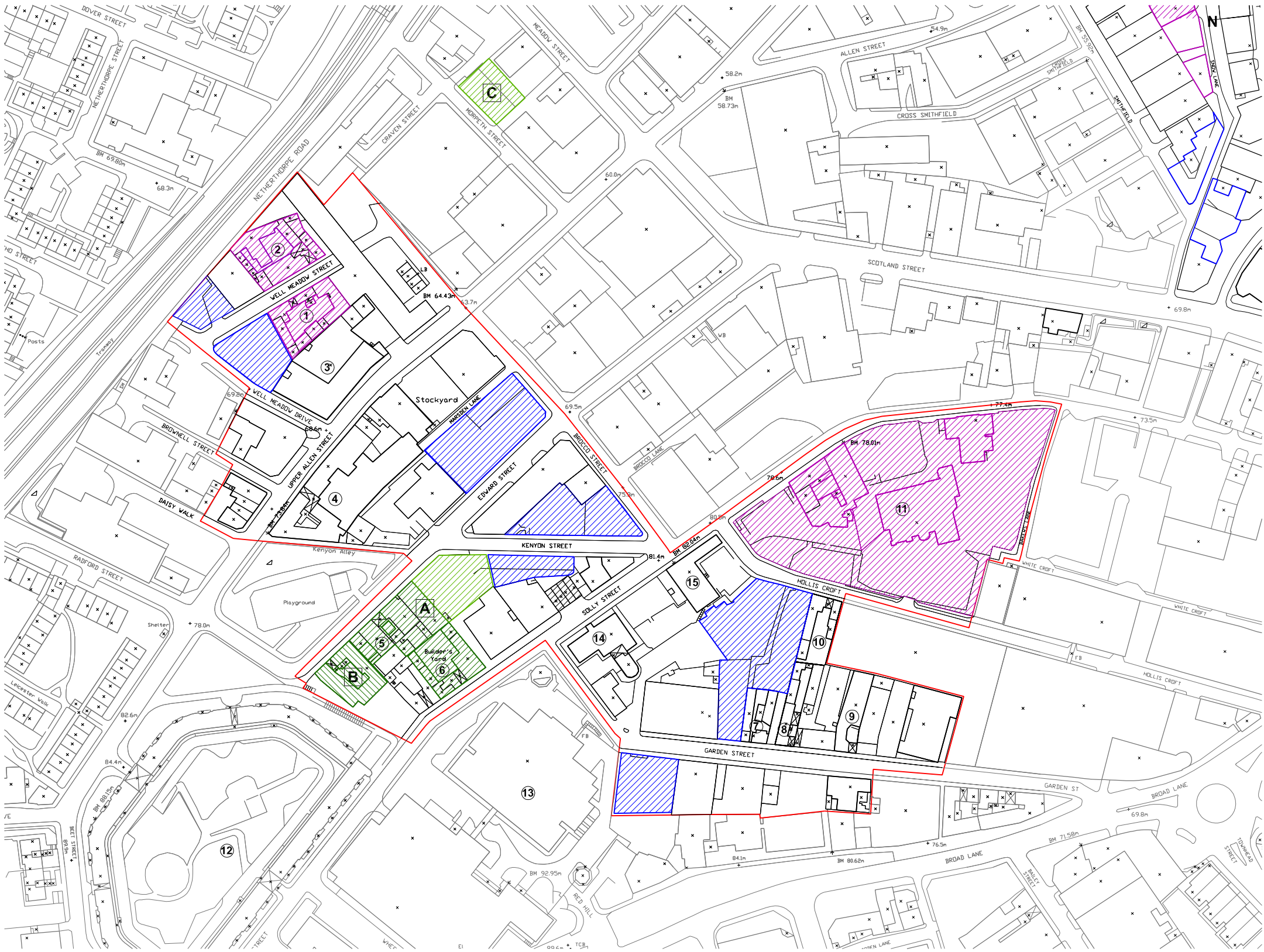
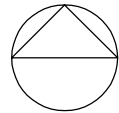
- 3.33 The pattern of development has been to construct directly up to back of pavement line, and this is one of the strongest characteristics of the historic urban form. Where this has been lost through site clearance, the impact is negative.
- 3.34 Extensive areas of historic paving survive, sometimes exposed and sometimes overcoated by macadam. Historic paving materials comprise large sandstone setts, short sandstone kerbs and small sandstone paving flags. Where pavings are laid on a gradient the surface is tooled to increase grip. Along some streets, for example the southern end of Well Meadow Street and along Well Meadow Drive, the setts are laid at an angle to the line of the road, rather than the more normal orthogonal arrangement. Pitched pavings with stone drainage channels survive in the yard of 52-56 Garden Street. Some early 'wheel' pattern cast iron gratings survive.
- 3.35 With the exception of the adjoining playground to the south of Kenyon Way there are no designed green spaces and, with the exception of the spaces surrounding St Vincent's Church, no designed hard spaces.
- 3.36 St Vincent's Churchyard is bounded by attractive stone walls, particularly along Bakers Lane, together with stretches of metal railings and gates. Within the St Vincent's site are further stone retaining walls and connecting external stairways, together with metal balustrades and handrails.
- 3.37 The stone retaining wall between Solly Street and Edward Street has a strong visual impact and is of historic significance.
- 3.38 The high degree of vacancy of both sites and buildings results in a quiet character during the day, with moderate levels of pedestrian and vehicular activity. The predominant background noise is provided by traffic, particularly along Netherthorpe Road. The area is used extensively for prostitution, and there is widespread evidence of this activity on the vacant sites and secondary streets.
- 3.39 Nondescript modern development and cleared sites provide the principal negative features. In particular the cleared sites at Brocco Street/Kenyon Street, Brocco Street/Edward Street, Well Meadow Street/Well Meadow Drive and along Hollis Croft are detrimental to the quality of the area. The steel stockholding building which spans across Well Meadow Street is particularly damaging to the urban form in this area, and to the setting of the adjoining listed buildings.

Built character

- 3.40 Factors regarding the Built Character of this area have been assessed under the relevant criteria as listed in Section 3 above.
- 3.41 Buildings within the area fall into three types – 19th century industrial vernacular, 19th century ecclesiastical/institutional and 20th century light industrial.
- 3.42 The 19th century industrial buildings are generally two and three storey, with some taller buildings. They are constructed of common brickwork under pitched slated roofs. Earlier windows are small pane wooden casements, typically of 16 lights. Later windows are also timber casements but with larger pane sizes. There is sometimes a horizontal emphasis to buildings created by the use of string courses and the grouping of windows, for example at Stephenson Blake's premises on Upper Allen Street. Rooflines are punctuated by brick chimney stacks with clay pots. The Upper Allen Street elevation of Stephen Blake uses crude arcading and simple two storey piers to suggest giant classical orders. This use of arcading is to be seen on several metal trades premises.
- 3.43 Other former metal trades premises have a more domestic character, and but for the presence of cart entrances could be mistaken for large houses – this is the case with Cambridge Works on Solly Street and Industry Place on Hollis Croft.
- 3.44 The early industrial premises on Garden Street are smaller in scale, being developed on domestic plots, and generally take the form of narrow but long three storey blocks running at right angles to the street frontages. The Grade II listed workshop range and pitch paved yard to the rear of 52-56 Garden Street represent a particularly fine example of this form of development. The frontage buildings themselves are converted houses with characteristic door and window arrangements and multi-keystone lintels. Some have unfortunately been rendered over.
- 3.45 St Vincent's Church is a large Gothic Revival structure in limestone masonry with ashlar dressings. The detached adjacent school buildings are of varying dates and a variety of simple architectural styles including simple neo-Gothic and neo-Jacobean. Materials include sandstone rubble masonry with sandstone ashlar dressings and smooth red facing brick.
- 3.46 The 20th century light industrial buildings are constructed of common red brickwork, rectangular door and window openings and steel casement

windows. Windows are sometimes grouped together within larger framed openings. The buildings have little architectural interest.

- 3.47 There are ten key buildings in the area, including one group of buildings. Of these, seven are metal trades buildings – 35 and 54 Well Meadow Street, Stephenson Blake, Cornhill Works, Cambridge Works, 38 and 48-56 Garden Street and Industry Place. These display the general qualities described above. The buildings on Well Meadow Street are perhaps of the greatest historic significance but are in the poorest condition and are close to becoming beyond economic re-use.
- 3.48 Of the remaining key buildings, St Vincent's Church is the most significant landmark in the area. Two buildings on Solly Street, respectively at the junctions of Hollis Croft and Garden Street, have historic links to St Vincent's Church. Vincent House is a former domestic building displaying characteristic details of local domestic architecture, now refurbished and extended to provide office premises. Provincial House is a former educational premise of five storeys in a stripped classical style, now converted to office use.
- 3.49 The area is in a generally run-down condition, although refurbishment of individual buildings has started to happen. This has not always been successful. For example, it appears that the former metal trades building abutting the western side of Cambridge Works on Solly Street has been demolished. A very poor modern building which apes various historic details in a crude manner has taken its place. This development represents bad conservation practice and should not be repeated. The condition of other significant buildings in the area gives cause for concern. 35 and 54 Well Meadow Street are of great archaeological and historic significance, but have been neglected for such a long period of time that their repair and reuse is a matter of immediate concern. Loss of these buildings would significantly diminish the stock of Sheffield's unique metal trades buildings.



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|--|--|-----------------------------------|----------------------------------|
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| ③ Wellmeadow Steel Works, Upper Allen Street | ⑦ 52-56 Garden Street - 18/343 | ⑪ St. Vincent's Church | ⑮ Vincent House, Solly Street |
| ④ Stephenson Blake, Upper Allen Street | ⑧ 48 & 50 Garden Street | ⑫ Edward Street Flats | |

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- C** Morpeth Street - offices (3 storeys) - approved in outline

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Building Design Partnership
Architects, Designers & Engineers
Sunlight House, PO Box 85
Quay Street, Manchester M60 3JA
Tel +44 (0)161 834 8441
Fax +44 (0)161 832 4280
www.bdp.co.uk

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	DATE Mar 03
	REVISION -
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42. St. Vincent's Church (11) viewed from Solly Street - a spectacular landmark building.



43. Buildings associated with the church on Solly Street.



44. Church Hall building on Solly Street - currently unused.



45. Further buildings forming part of the church complex - the roof of this building has been almost completely stripped of slates.



46. St. Vincent's Church (11) - looking north-west.



47. The grounds of the church are currently used for city-centre parking.

PROPOSED WELL MEADOW CONSERVATION AREA





48. Looking south-west up and along Solly Street - to the left is Vincent House (15).



49. The junction of Solly Street, Kenyon Street and Brocco Street - Provincial House (14) stands on the left.



50. Panoramic views looking north-west down and along Brocco Street - this road in particular has a very steep gradient.



51. View looking south-west along Edward Street - in the distance are the Edward Street flats (12).



52. Vacant land on the corner of Edward Street and Brocco Street - distant centre-left is the rear elevation of the Stephenson Blake buildings (4).



53. Where Brocco Street meets Well Meadow Street, original kerbs and setts can be seen in the carriageway - it is proposed to include this in the Conservation Area.

PROPOSED WELL MEADOW CONSERVATION AREA



54. These modern works buildings extend over Well Meadow Street (view is looking south west).



55. Looking through to the Grade II* listed 35 Well Meadow Street (1).



56. On the opposite side stands the Grade II listed group of buildings known as 54 Well Meadow Street (2).



57. Entrance doorways to 35 Well Meadow Street - note the multi-keystone lintel on the example on the left.



58. Surviving setts in Well Meadow Street - typically laid obliquely to the road line.



59. Courtyard to the rear of 35 Well Meadow Street (1) - note the original workshop fenestration.

PROPOSED WELL MEADOW CONSERVATION AREA





60. Looking north-east along Well Meadow Street.



61. Side elevation of 35 Well Meadow Street (1), and vacant land used for parking adjacent to it.



62. Looking south-east along Well Meadow Drive - the Stephenson Blake complex (4) can be seen at the end of the street.



63. View north-east along Upper Allen Street - the Stephenson Blake buildings are on the right.



64. Cart entrance and office entrance to the Stephenson Blake buildings (4) on Upper Allen Street.



65. Looking south-east up and along Radford Street - the Edward Street flats' playground is on the left, and the Cornhill Works complex (5) lies in the background.

PROPOSED WELL MEADOW CONSERVATION AREA



66. The Edward Street flats (12) - looking south-west along Solly Street.



67. Looking north-east along Solly Street at the Cambridge Works (6) centre-right (listed Grade II) - to the left sits an insensitive extension.



68. The imposing HSE complex (13) on the opposite side of Solly Street.



69. Provincial House (14) on Solly Street - a late 19th century building in high quality facing brick with restrained classical detailing.



70. Looking east, up and along Kenyon Street - St. Vincent's Church can be seen in the background.



71. Site of the collapsed retaining wall to the rear of Solly Street, viewed from Kenyon Street - Cornhill Works (5) is the dominant building centre-right.

PROPOSED WELL MEADOW CONSERVATION AREA





72. Looking east along Garden Street, with spectacular views of the City.



73. Looking back along Garden Street towards the HSE complex in the background.



74. The Grade II listed 52-56 Garden Street (7) - early 18th century houses converted to workshops with adjoining workshops to the rear.



75. Courtyard spaces to rear of 52-56 Garden Street.



76. Looking west along Garden Street from the corner of the proposed Conservation Area.



77. Industry Place (10) on Hollis Croft - with views of the City in the background.

PROPOSED WELL MEADOW CONSERVATION AREA

4. Identification of Trends, Opportunities, Constraints and Threats

Introduction

- 4.1 This section of the report considers in summary the key development pressures of influence on the proposed Well Meadow Conservation Area at the overarching level. Ultimately these pressures have been a primary reason for this study being instigated. Without an appreciation and understanding of these issues, proposals to preserve and positively enhance the proposed Well Meadow Conservation Area, whilst striking a sensitive balance with appropriate development being enabled to the benefit of the City and local economy, would not be manifested.
- 4.2 The content of this chapter has been informed by ongoing consultations and information exchange with the client team during the course of this commission, as well as further detailed consultations being undertaken with key Sheffield City Council Officers with a remit in the St Vincent's area of the city. A meeting held with Forward Planning and Development Control Officers on 16th January 2004 particularly contributed to these findings.
- 4.3 This chapter is viewed as a stepping-stone between the CAA and the Management Plan presented at section 5 below, as it provides key information as to how the area might and should evolve in the future.
- 4.4 English Heritage have indicated that they would like this study to clearly establish which areas within the vicinity of the proposed Well Meadow Conservation Area suffer from the most development pressure. Associated objectives as this study progresses will therefore be to identify which areas could be sensitively developed and which areas should strictly not be developed. This information is illustrated on Figure 8 as part of the Management Plan within the next section.
- 4.5 The Development Pressures that the St Vincent's / Well Meadow area falls into is currently being examined by Consultants Gillespies as part of an Area Study for the Scotland Street / Shalesmoor study area. This is also being produced for SCC. This study has been commissioned to guide the long term regeneration of the area and to enable both the council and the community to better understand the issues influencing the evolution of the area and to positively respond to increasing pressure for development.

- 4.6 As this study is work in progress specific details cannot be illustrated in this report. Yet as the Gillespies study for this area aims to stimulate local property market interests further and to encourage the growth of new economy industries, it is vitally important that the content of this Conservation Area Appraisal and Management Plan is incorporated into any further undertaken and recommendations provided as part of the Action Plan. With this regard SCC's Urban Design and Conservation Team have consulted with SCC Officers responsible for managing and overseeing the Scotland Street / Shalesmoor Study. Their comments on this draft will be incorporated and this will ensure both pieces of work are complementary in what they seek to recommend.
- 4.7 Although the draft Scotland Street / Shalesmoor study cannot be reviewed in detail, it is useful to provide a regeneration context for the area by listing the three key aims of the draft Action Plan:
- a. To unlock the potential of the Scotland Street / Shalesmoor area and ultimately see its transformation into a vibrant part of Sheffield City Centre.
 - b. To create an attractive commercial and residential location while ensuring the long term viability of traditional manufacturing industries.
 - c. Manage the significant changes being brought about by the major projects which will have a lasting influence upon the area.

Development Pressure Overview in the Well Meadow Area

Current and Recently Approved Planning Applications

- 4.8 As a starting point for considering the development pressures influencing the wider St Vincent's Quarter, details of current and recently approved planning applications (at December 2003) have been considered below.
- 4.9 At the outset it should be emphasised that the SCC Officer responsible for the Well Meadow / St Vincent's area confirmed that a high level of development pressure can be illustrated by the sheer volume of enquiries into sites and buildings that this area faces – many of which evolve into outline and full planning applications. Anecdotally, this level of developer interest was said to involve at least one telephone enquiry per day.
- 4.10 The list of significant approved planning applications is contained overleaf and these are illustrated at Figure 8 in the next Chapter as part of the Management Plan developed for this area. This information illustrates the location and site

footprint of each application within the proposed Conservation Area, so it can be ascertained which sites cannot be influenced within the Management Plan.

Plan Ref.	Applicant	Address	Summary of Proposal
Proposed Well Meadow Conservation Area			
A	J F Finnegan Ltd	Site At Former Cornhill Works, 91-99 Edward Street and 196-212 Solly Street Sheffield	Accommodation for 174 students, with common room and laundry (as amended 9 th May 2003). Includes conversion of Listed Buildings at base of building. Approved
B	Castle Works Ltd	Castle Works Edward Street Sheffield S3 7GA	Alterations and extension to building to form student accommodation for 72 persons (as amended 18 th and 26 th August 2003) Approved
C	Ask 4 Ltd	Land at Morpeth Street Sheffield	Erection of offices in 1 x three-storey block and provision of car parking accommodation (amended scheme) (as amended by plans dated 26 th August 2003) Approved in Outline

4.11 In addition to these approved applications, advanced interest has also been registered in the following, although these applications are currently undetermined.

- **Well Meadow CA:** Stephenson Blake Site – Application expected to convert existing building to residential use and incorporate into development that will extend up to 9 – 10 storeys in height.
- **Well Meadow CA:** John Watts Works, Lambert Street. Application currently invalid to refurbish front range and provide new build residential development to rear.
- **Well Meadow CA:** White Croft Works, Well Meadow. Application undetermined for mixed residential / live-work / offices.

- 4.12 It must be noted that Planning Applications of a more discreet nature have not been recorded here, although small intrusive 'cumulative' impacts such as advertising hoardings are not a significant planning issue in this area according to SCC Development Control Officers responsible for this area.
- 4.13 In response to the pressures from both residential and commercial sources in the St Vincent's area as a whole (including both the proposed Well Meadow and nearby proposed Furnace Hill Conservation Areas), SCC have made the decision to reclassify the preferred use allocations locally as part of the review of the UDP and replacement with the new development plan – the Local Development Framework.
- 4.14 Whilst the applications above do provide for a mix of uses, the Well Meadow area is facing particular development pressure from residential led developments, especially those associated with student accommodation.
- 4.15 Currently, the entire St Vincent's area in which Well Meadow is located has been allocated as a 'General Industry Area' (without special industries) in the UDP. Whilst a healthy mix and vibrancy of uses is always to be desired for the Well Meadow area, it is envisaged that the Scotland Street Corridor to the immediate north of the Well Meadow area will become the divide between two different types of preferred land use allocation within the overall St Vincent's area.
- 4.16 In this sense a balance of future uses is proposed in the Well Meadow area, led by a preference for uses of a residential nature rather than the traditional commercial and industrial emphasis associated with the wider St Vincent's area.
- 4.17 This should have the effect of concentrating future residential development in the St Vincent's area into the proposed Well Meadow Conservation Area specifically, therefore directing this development pressure in the wider area into Well Meadow 'quarter' and allowing the Furnace Hill area to further its emphasis for commercial and industrial activity.
- 4.18 This will allow the development pressure from these two different uses to be managed so that a balanced mix of uses in each can be achieved, with a key driving character use emerging as the preference for each area. This strategy is envisaged by SCC to strengthen the quality and scope of each individual land use category within the St Vincent's area, whilst enabling a complementary mix of uses mix of uses throughout the overall area.

5. Policies for Control and Enhancement

Summary of Issues

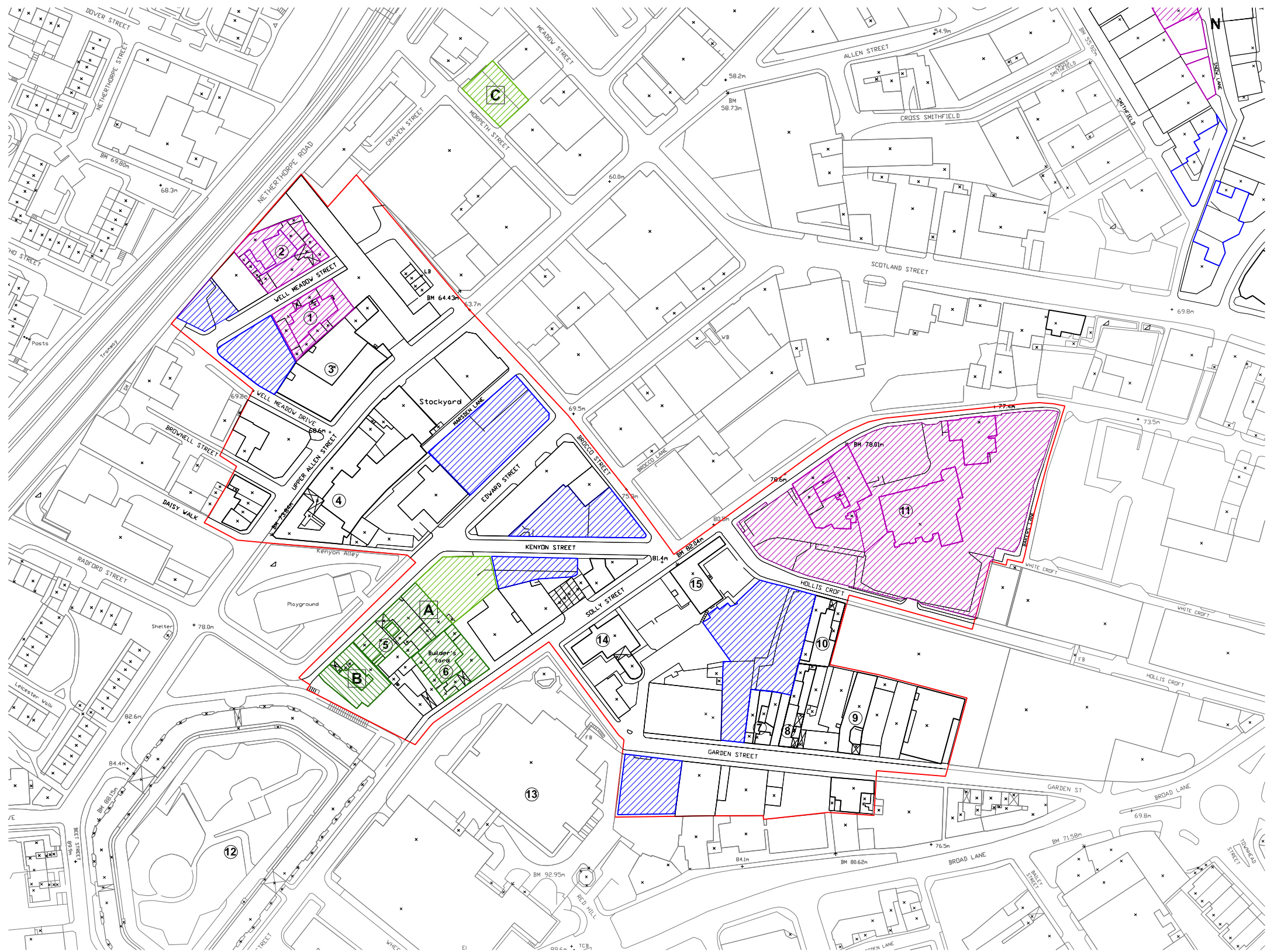
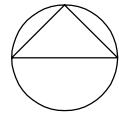
- 5.1 Well Meadow is a well-defined area with a consistent density of development and a high level of building occupancy. The area contains four key metal trades buildings, all of which are currently unoccupied. Their conservation and sensitive re-use is the major priority for this area.
- 5.2 The northern boundary of the area is defined by Gibraltar Street. This boundary is well defined by mainly retail and residential development built up to the back of pavement line, with a small number of gap sites. However, proposed road improvements under the Inner Relief Road proposals (Phase 2) will remove five boundary buildings for a length of some 35 m. Mitigation of this necessary but historically damaging project by careful and sensitive design is essential.
- 5.3 The area contains a number of vacant gap sites which diminish its intrinsic character. The development of these sites by appropriately designed modern buildings is to be encouraged.

Proposed Policies

- 5.4 The following policies generally follow the English Heritage Guidance on Conservation Area Management. They set out to control the loss or erosion of the area's special interest and guide the form of new development.
- 5.5 This section should be read with reference to Figure 8 – Management Plan overleaf.

General Policies

- 5.6 **Policy 1:** Application of current general policies – There is a presumption against the rigorous application of general planning and highways policies where they would be in conflict with the preservation of the area's character or appearance.
- 5.7 **Policy 2:** Historic street pattern – There is a presumption against the alteration of the historic street pattern, and the removal of historic pavings, gratings and gulleys.
- 5.8 **Policy 3:** Demolition and alteration of buildings – There is a presumption against the demolition or damaging alteration of buildings, both listed and unlisted, which have been identified as making a positive contribution to the special architectural or historic interest of the area. Damaging alteration



- | | | | |
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PROJECT NUMBER MR 09480		DATE Mar 03
DRAWING No. FIGURE 8		REVISION -

their glazing where these are repairable, as these are a distinctive feature of historic buildings in general and metal trades buildings in particular.

- 5.9 **Policy 4:** Demolition of unlisted buildings – Applications to demolish unlisted buildings which have been identified as making a positive contribution to the character of the area must be tested against the criteria for listed buildings consent for demolition set out in PPG15.
- 5.10 **Policy 5:** Historic Fabric & Form – the retention and reinstatement of the plan form, roof form, external historic floorscape and overall architectural integrity of historic buildings and areas will be encouraged within the conservation area.
- 5.11 **Policy 6:** Demolition consents – Demolition consents will only become valid following the letting of the associated redevelopment construction contract.
- 5.12 **Policy 7:** Repair and reuse of existing buildings – The careful repair and adaptive reuse of existing buildings, both listed and unlisted, which have been identified as making a positive contribution to the architectural or historic interest of the area is encouraged. In such cases buildings should be repaired using matching materials and details. Missing elements may be reinstated where this can be done without conjecture. Significant interventions and extensions should be of a contemporary design which respects the area context.
- 5.13 **Policy 8:** Development of opportunity sites – The sympathetic redevelopment of opportunity sites which detract from the character or appearance of the area is encouraged. In such cases new development should be contemporary in design and appropriate to its context in scale, massing, form, materials and quality. Pastiche design and historicism will not be permitted in the conservation area.
- 5.14 **Policy 9:** Development adjoining the conservation area – Development adjacent to or affecting the setting of the conservation area must respect the historic context in massing, scale and form and preserve significant views into and out of the area.
- 5.15 **Policy 10:** Changes of use – Changes of use will be permitted where they support the viability and character of the area.
- 5.16 **Policy 11:** Environmental issues – There is a presumption against development which would generate traffic or environmental problems detrimental to the character of the area.

- 5.17 **Policy 12:** Advertisements – Advertisements must properly relate to the design of the building on which they are displayed. Freestanding advertisements will not be permitted.
- 5.18 **Policy 13:** Planning applications – Outline applications will not normally be considered. All applications must be accompanied by detailed drawings including contextual elevations, sections and photographs. A written design rationale must be provided.
- 5.19 **Policy 14:** Development affecting setting of listed buildings, buildings that contribute to the character of the conservation area and landmark buildings must respect and defer to the architectural and historic importance and landmark status of these buildings.
- 5.20 **Policy 15:** Development affecting key and glimpsed views of buildings, sites and landmarks within the conservation area will be discouraged.
- 5.21 **Policy 16:** Development will be discouraged on spaces which make a positive contribution to the conservation area.
- 5.22 **Policy 17:** Materials used in and around new developments or relating to alterations or extensions, should be based on the prevailing palette of natural materials within the conservation area:
- Pitched and flat roofs: natural slate, lead or zinc.
 - Rainwater goods: timber or metal.
 - Walls: red brick, sandstone and grit stone.
 - Masonry details (cills, heads, lintels, jambs, copings, plinths, string courses, archways, voussiors etc): sandstone and grit stone.
 - Window and door frames: timber or metal.
 - Floorscape: natural stone setts, cobbles, flags and kerbs.

Any proposals to change or develop a listed building in the area must be accompanied by a Conservation Plan.

Article 4(1) Directions

- 5.23 We do not propose seeking Article 4(1) Directions on the basis that the key non-domestic buildings are listed.

Article 4(2) Directions

- 5.24 We do not propose seeking Article 4(2) Directions as the key domestic buildings are listed.

Enhancement

- 5.25 As development proceeds, the opportunity should be taken to carefully remove later macadam surfaces from historic pavings, which should be carefully repaired and re-bedded if required. Where historic pavings are missing or new paving is required, this should be in natural stone to match the historic form and pattern.

Key Buildings and Sites

- 5.26 It should be a requirement that development proposals for any listed building in the area are accompanied by a Conservation Plan to be prepared in accordance with the HLF guidance note Conservation Plans for Historic Places.

Management of archaeological issues:

- 5.27 Archaeological and cultural heritage forms an important aspect of the Conservation Areas. The management of this resource contributes directly to the preservation and enhancement of the character of the Area. Policies outlined in the Sheffield City Council Unitary Development Plan (UDP) contain guidelines for the treatment of archaeological remains and buildings of historic significance. The most relevant policies are BE15: Areas and buildings of Special Architectural and Historic Interest, BE16: Development in Conservation Areas, BE19: Development affecting Listed Buildings, BE20: Other Historic Buildings, and BE22: Archaeological Sites and Monuments (see Appendix 6).

- 5.28 Policy BE22 states that:

- *Development will not normally be allowed which would damage or destroy significant archaeological sites and their settings.*

- 5.29 Where disturbance of an archaeological site is unavoidable, the development will be permitted only if:

- *an adequate archaeological record of the site is made; and*
- *where the site is found to be significant, the remains are preserved in their original position.*
- *Statements on how the policy will be put into practice include:*

- *Encouraging developers to consult the South Yorkshire SMR at an early stage for advice on whether developments will affect archaeological sites and landscapes.*
 - *Monitoring planning applications submitted to the City Council (carried out by the South Yorkshire Archaeology Service).*
 - *Requiring the developer to submit an archaeological site evaluation where a development may affect archaeological remains. This will help decide the planning application.*
- 5.30 This approach is in line with national planning guidance, specifically PPG16. Policy BE22 does not emphasize, however, that the SMR only includes known archaeological sites and find-spots, which may not always correspond with areas where unknown archaeological sites survive. Within an urban landscape, the potential for significant archaeology is not always easily recognisable. It should be stressed that developers should be encouraged to undertake detailed archaeological assessment at an early stage to establish the potential for the disturbance of unknown archaeological sites and landscapes, and the associated ramifications for the development proposal.
- 5.31 In addition, the policies tend to refer to the sub-surface archaeological remains and standing buildings as separate entities, whereas in many cases standing buildings have associated sub-surface features which may be threatened by renovation or demolition. Also open ground, considered as 'unsightly' in terms of area character, often offers a good opportunity for the survival of sub-surface features associated with buildings previously demolished structures.
- 5.32 It would be useful to have additional tools available to the planning officers and developers to assist in identifying areas where archaeological sites are likely to survive. A possible approach would be to identify zones of historic and archaeological potential, both in terms of standing buildings and sub-surface deposits. Zoning could utilise previous archaeological work undertaken within the city, including desk-based assessments, to establish areas of potential. This could consist of:
- *zoning in terms of function (i.e.: principally metal trades, housing, large quotient of eighteenth-/nineteenth-century buildings, open ground offering potential for extensive survival of sub-surface features, etc); and/or*
 - *zoning in terms of high, medium or low archaeological potential, using previous fieldwork carried out within the city as a guideline. Again this would probably refer to existing buildings, known areas where archaeological deposits have survived, historic maps, etc.*

- 5.33 The zones could then be used to supplement the SMR to assist in identifying areas where archaeological evaluation is appropriate prior to development. In addition, research frameworks could be formulated to establish the local and regional significance of archaeological sites, such as structures and deposits associated with the metal trades. This could highlight the types of sites and structures which would add to the historical and archaeological resource and character of the Conservation Area and the wider city, and identify key themes for research and conservation.
- 5.34 In areas where archaeological evaluation is considered necessary, a standard, staged programme of works should be adopted.
- 5.35 The initial stage should involve desk-based assessment and archaeological building appraisal. In sites where no standing buildings, or modern standing buildings are located, only a desk-based assessment would be required. Where buildings of potential historic value are within the proposal area, archaeological building appraisal would be included with the desk-based assessment.
- 5.36 The desk-based assessment should conform to the standards and guidance set down by the Institute of Field Archaeologists (IFA). This states that *“the definition of a desk-based assessment is a programme of assessment of the known or potential archaeological resource within a specified area or site on land, inter-tidal zone or underwater. It consists of a collation of existing written, graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate.”* A walk-over survey would also normally be undertaken for the assessment. The desk-based assessment would then used to formulate a strategy for any further archaeological work necessary, in consultation with planning officers.
- 5.37 Archaeological building appraisal should be undertaken in association with a desk-based appraisal, and on similar lines. It should involve a site visit and walk-over survey of the building, including the exterior and, where possible, the interior, to identify key features and phasing, with record photographs and illustrative material, possibly including basic phasing plans to demonstrate the complexity of the site. The appraisal would establish the archaeological and historical significance of the building, and include recommendations for further work needed to mitigate against damage or alterations. This is envisaged as a primary appraisal, not a full-scale building recording exercise, and would follow many of the conventions of a RCHME basic Level 2 survey. It would be used to formulate a strategy for any further archaeological work necessary, in consultation with planning officers.

- 5.38 This primary stage is envisaged as being undertaken prior to planning consent being awarded, to allow planners to make informed decisions on conditions for further archaeological work, and to afford the developers an idea of the potential archaeological implications of the development proposal.
- 5.39 The secondary stage would incorporate recommendations arising from the desk-based assessment and building appraisal, and would follow a strategy agreed with the planning officers. In areas with the potential for the survival of sub-surface archaeological remains this would normally include intrusive field evaluation, such as trial trenching, to evaluate the nature and extent of surviving features and deposits. Based on the results of this, further mitigation strategies may be devised in consultation with the planning officers. Where historic standing buildings are involved, more detailed archaeological building recording may be recommended, in line with IFA and RCHME standards and guidelines. Such recording would normally include floor plans, elevations and sections (measured where this would contribute to an understanding of the building's construction, design and use), and record photographs of significant interior and external features. It should be noted that, where necessary, recording may also include evaluation of sub-surface features associated with the standing building.

Appendices

Appendix 1 Gazetteer of SMR Sites and Find-Spots

Gazetteer Of SMR Sites And Find-Spots – Well Meadow Area

Well Meadow SMR sites:

Site no	Description	NGR	SMR no
1	Algona Works, crucible or melting shop at 54 Well Meadow Street, associated with the iron and steel industry. Dates from c.1830. Built in the form of an enclosed courtyard, incorporating former workers' housing block. Later associated with Samuel Peace's works on the opposite side of Well Meadow Street.	SK 3467 8778	2866 NBR number: 98298
2	35 Well Meadow Street. Early-nineteenth-century integrated steelworks and cutlery manufacturers. Situated around a courtyard and including the works manager's house and crucible furnaces. Combined with the Algona Steel Works on the opposite side of the street, it forms one of the few surviving early-nineteenth-century industrial landscapes of Sheffield.	SK 3467 8775	4575
3	Site of clay pipe kiln on Scotland Street. Kiln(s) probably intact on waste land.	SK 3501 8779	2757
4	Doncaster Street cementation furnace. The only remaining upstanding cementation furnace in Sheffield. Built in 1848 as part of Daniel Doncaster's steelworks. Brick cone, c.40 feet by 20 feet. Internal arrangements still intact.	SK 3484 8796	2812

Appendix 2 Bibliography used in the Archaeological Survey & Historic Overview

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Appendix 3 – Boundary Definition: Proposed Well Meadow Conservation Area

Proposed Well Meadow Conservation Area – Boundary Definition

- A3.1 There are four questionable areas which have been considered with regard to boundary definition.
- The north eastern end of Well Meadow Street.
 - St Vincent Church, school and adjoining grounds.
 - The playground to the south of Kenyon Alley.
 - The triangular area between Garden Street and Broad Lane.
- A3.2 Following due consideration we recommend that areas a) and b) above be included in the proposed Well Meadow Conservation Area, but that areas c) and d) be excluded.
- A3.3 Well Meadow Street is an important street with two significant metal trades sites along its length. The street has intact historic pavings along its length. The siting of the modern industrial shed which passes over the street should be seen as a short-term issue. Inclusion of the dog-leg western end of the street in the proposed designation will give greater control over this historic street and provide a more rational boundary line in this part of the area.
- A3.4 St Vincent's Church is a building of some architectural quality, and it provides a major landmark which is visible over a wide area. The church and school played a major role in the social history of the area for well over a century. Other buildings relating to the church are sited further down Solly Street. All of the buildings on the site are wholly or partially vacant and under threat. Whilst of a different urban form and architectural character to the rest of the proposed area, this site and group of buildings makes a major contribution to both an understanding of the area's history and to its urban quality. Its inclusion will assist in both the conservation and regeneration objectives of designation.
- A3.5 The playground to the south of Kenyon Alley is associated by both use and date with the adjoining housing development. It is not of historic or formal significance with regard to the proposed Conservation Area, and its inclusion would diminish the integrity of the area.
- A3.6 The triangular area between Garden Street and Broad Lane does contain some historic buildings. The two routes are of historic significance, as is the paved area known as the Setts. However, the bulk of development between the two streets is mid to late twentieth century and of a nondescript

character. On balance we believe that the inclusion of this area would diminish the integrity of the proposed Conservation Area.

Appendix 4: SCC Format of Character Assessment

Introduction

A3.7 The format for this report is in keeping with the proposed format suggested by Sheffield City Council, which the study team have followed based on the initial CAAs that were undertaken in accordance with the guidance provided within English Heritage's document, 'Conservation Area Appraisals – Defining the Special Architectural or Historic Interest of Conservation Areas'.

Areas Wider Character and Significance

A3.8 These sections have been structured under the following headings:

- Location and population
- Areas role and function, both then and now
- Relationship of area to surrounding urban/rural areas and similarities/differences in visual and land use terms
- Important routes / access pattern (roads, footpaths) into, within and through CA
- Major landmarks/focal points/streets/spaces/edges/ancient monuments
- Setting and topography in urban / rural landscape
- Important topographical features panoramas, views into CA
- Distinctive sub-areas within CA

Land-use phases and archaeology

A4.3 Land use and archaeological matters are considered against the following key elements:

- The range, scale, mix and transparency of prevailing (or former) uses, their historic patronage and their influence on layout / morphology of an area, plan forms and building types over time.
- Archaeological significance and potential - scheduled ancient monuments (SMR) and local sites which indicate significant archaeological potential.

Spatial & Townscape character

A4.5 Spatial and townscape considerations have been assessed under the following key criteria where relevant for each of the proposed Conservation Areas:

- Grain and density
- Street pattern, hierarchy of spaces, permeability/ease of movement
- Spatial enclosure/variety/sequence
- Important local focal spaces and open spaces
- Key vistas, views
- Important building lines
- Surface materials prevalence, variety, origin, textures, colours and their condition
- Important walls, fences, railings etc their condition or loss
- Contribution of important trees, tree groups (inc TPOs), hedges, verges, greens, greenery and landscaping and other cultivated/uncultivated areas & their condition
- Characteristic use of space and activity levels (public/private, pedestrian/car movement and amounts; busy, quiet, speedy, variety during day/week)
- Sounds and smell
- Poor, neutral, lost or damaged spaces

Built Character

A4.5 The built character of each of the proposed Conservation Areas has been assessed under the following key headings where appropriate:

- Dominance or variety of styles/periods/vernacular/polite
- Characteristic form, layout, scale, height, mass, rhythm, verticality, horizontality
- Typical construction, roof pitch, colours, decoration, detailing, window proportions, fenestration

- Materials – prevalence, variety, origin, textures, colours
- Key buildings - local landmarks, listed/unlisted, architectural quality, historic interest and significance to local land-use or key events/periods, people, social/community significance
- Group interest
- Relationship to topography and spatial quality
- Skyline interest
- Poor, neutral, lost or damaged buildings
- Building condition and retention of original features

Appendix 5 – Land Use Phases and Archaeology

Introduction

A5.1 This Appendix presents the full descriptions of land use phases and archaeology in the Well Meadow area, as presented in summary within Section 3 of the CAA.

Land-use phases and archaeology

Medieval to Eighteenth Century

A5.2 During the medieval and early post-medieval periods, this area was part of the Town Field of Sheffield. It had mainly been enclosed into smaller fields and closes by the time of John Harrison's 1637 survey of the Manor of Sheffield. Solly Street, originally called Pea Croft, and the streets to the east were laid out in the early eighteenth century, as part of the earliest phase of the development of the Crofts, the first major expansion of the town following the medieval period. These streets were shown on Gosling's 1736 map of Sheffield, and were laid out on an ad hoc basis, with the streets following the boundaries of the closes and crofts enclosed from the Town Field.

A5.3 Broad Lane, to the south of the proposal area, appears to have been a medieval or post-medieval route out of Sheffield, originally continuing out along the route of the current Western Bank. There has been some suggestion that it originated as a Roman Road between forts at Templeborough and Brough. Its name refers to the width of the lane, possibly related to use as a route for livestock into the market held near the castle during the medieval and post-medieval periods. The road in general was much wider prior to the nineteenth century, and several feet deeper in the centre, again indicating its age and possible use as a drove way. A Quaker burial ground was shown on the 1736 map along Broad Lane, to the south of Red Hill. This was apparently in the vicinity of the area which remains cobbled and undeveloped in the present day. A feast-day was regularly held on Broad Lane, with sporting activities, and later a fun-fair.

Nineteenth Century

A5.4 The 1808 Fairbank map of Sheffield shows the extent of the development by that date. Very little development had taken place to the west of the main Crofts area. Only a part of Hoyle Street, Meadow Street and Radford Street, and a lane later to become Well Meadow Street at Jericho, were shown within the study area, apart from the earlier Moor Fields and the lane leading from Allen Street to Upperthorpe. Most of the area was still fields at that date, some probably used as market gardens. By 1823, the area had shown some development, with construction shown to the south of Shalesmoor (previously

Moor Fields), and around Well Meadow Street and Radford Street. These developments had spread further by 1832, with the area between Meadow Street and Shalesmoor almost completely filled in.

A5.5 The 1850 OS map shows the area as mostly developed, although with some blank areas remaining around the Jericho area and gardens to the west of St Philip's Road, which was itself not continuous. The new development was noticeably more regular than in the Crofts, with the grid system more apparent to the west of Upper Allen Street, although there were still some signs of streets following old field boundaries. The grid was not as rigid as in the southern areas of Sheffield at that date. As in the Crofts, the development mainly consisted of courtyard-based back-to-back housing and small workshops. The Well Meadow Steelworks was shown on the 1850 map, although the works opposite had not been constructed by that date. A small crucible furnace was included in the works, and was incorporated into the later works. A terrace of workers' houses called Well Meadow Place was also shown on the 1850 map in association with the Well Meadow Works.

A5.6 By 1890, the area was fully developed. The pattern indicates many small to medium sized integrated steel and cutlery works, as well as edge tool, file and saw manufactories. Several buildings appeared to have been enlarged since the 1850 map, including the Type Foundry (later the Stephenson Blake works), and the Albion Steel Works. This pattern of works surrounded by housing was typical for most of the expansion of the town centre. A series of works on Garden Street appeared to have been adapted from earlier housing. This appears to have been more common in the former Crofts area, probably due to the greater age of the development and the frequent change of use of buildings and expansion of existing works. There is also some evidence that this took place in the area to the west of Solly Street, including the expansion of the Type Foundry, and the incorporation of workers' housing into the Well Meadow Steel Works.

A5.7 There is little information about the housing in this area. It is likely to have been similar in form to that in the Crofts area, although probably of better construction. The pattern of development was similar, with the houses arranged around courtyards in the typical Sheffield style.

Twentieth Century

A5.8 During the late 1920s to 1930s, a large-scale programme of slum clearance was carried out, and much of the housing in the Crofts area was demolished. The 1935 map shows very few houses remaining in the area between West Bar Green and Solly Street. Several of the older industrial buildings were also

demolished during this period, although there are several surviving buildings dating from the late-eighteenth century within the area.

A5.9 The area to the west of the Crofts had not been cleared by 1935. However, the majority of the back-to-back housing was demolished during the mid-twentieth century, as was the case in most of Sheffield. The Well Meadow area suffered some bomb damage during the Second World War, probably due to the presence of steelworks in the area and its proximity to the larger steelworks in the Don Valley. Many buildings would have been lost through this. Most of the surviving historic buildings within the study area consist of industrial buildings. Some of these are very significant, as examples of the integrated steel and cutlery and edge tool works predominant in the city in the nineteenth century, but now surviving only rarely. Examples such as the Well Meadow Street works, which preserve the remains of crucible furnaces, are particularly significant, as such survivals are few, following conversion of most works in the twentieth century to more modern techniques.

A5.10 Finally, a table containing details of the gazetteer for SMR and Find Spots in the wider St Vincent's Quarter is contained at Appendix 1.

Appendix 6 - UDP Policies Relating To The Archaeological And Built Heritage:

BE15 Areas And Buildings Of Special Architectural Or Historic Interest

A6.1 Buildings and areas of special architectural or historic interest which are an important part of Sheffield's heritage will be preserved or enhanced. Development which would harm the character or appearance of Listed Buildings, Conservation Areas or Areas of Special Character will not be permitted.

BE16 Development In Conservation Areas

A6.2 In Conservation Areas permission will only be given for proposals which contain sufficient information to enable their impact on the Area to be judged acceptable and which comprise:

- (a) development, including erection of buildings and changes of use from originally intended uses of buildings, and built development in open spaces; or
- (b) demolition of buildings, walls and other features; or
- (c) proposals involving the felling or lopping of trees; or
- (d) advertising;

A6.3 Which would preserve or enhance the character or appearance of the Conservation Area.

A6.4 Buildings which make a positive contribution to the character or appearance of a Conservation Area will be retained.

A6.5 These principles will also be material considerations in considering proposals which would affect the setting of a Conservation Area or significant views into, or out of the Area.

A6.6 Redevelopment of sites which detract from a Conservation Area will be encouraged where it would enhance the character or appearance of the Area.

BE19 Development Affecting Listed Buildings

A6.7 The demolition of Listed Buildings will not be permitted. Proposals for internal or external alterations which would affect the special interest of a Listed Building will be expected to preserve the character and appearance of the building and, where appropriate, to preserve or repair original details and features of interest.

- A6.8 Proposals for change of use will be expected to preserve the character of the building.
- A6.9 Proposals for development within the curtilage of a building or affecting its setting, will be expected to preserve the character and appearance of the building and its setting.
- A6.10 The original use of a Listed Building will be preferred but other uses will be considered where they would enable the future of the building to be secured.

BE20 Other Historic Buildings

- A6.11 The retention of historic buildings which are of local interest but not listed will be encouraged wherever practicable.

BE22 Archaeological Sites And Monuments

- A6.12 Scheduled Ancient Monuments and their settings and other sites of archaeological interest will be preserved, protected and enhanced.
- A6.13 Development will not normally be allowed which would damage or destroy significant archaeological sites and their settings.
- A6.14 Where disturbance of an archaeological site is unavoidable, the development will be permitted only if:
- (a) an adequate archaeological record of the site is made; and
 - (b) where the site is found to be significant, the remains are preserved in their original position.