

Totley

CONSERVATION AREA MANAGEMENT PROPOSALS

March 2009



MANAGEMENT PROPOSALS

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TOTLEY CONSERVATION AREA MANAGEMENT PROPOSALS

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1. Introduction

1.1 The recommendations in this document are based upon the findings of the *Totley Conservation Area Appraisal*, which assesses the special interest of the Broomhill Conservation Area and identifies negative factors and weaknesses which detract from the conservation area's character and appearance.

1.2 Based upon the appraisal and supported up by a further site survey, this document identifies a number of specific and general issues affecting the Totley Conservation Area, including enhancement opportunities, negative features and threats. Each issue is accompanied by recommendation(s) for action, sometimes identifying further or more detailed work needed for their implementation.

1.3 The recommendations include proposals for enhancement and policies for the avoidance of harmful change, some of which are the responsibility of the City Council

1.4 The proposals are written in the awareness that in managing the City's conservation areas the Council's resources are limited and therefore need to be prioritised. Financial constraints on the Council mean that proposals for which it is responsible may take longer than is desirable to implement. However, the Council will continue to encourage improvements to the conservation area in co-operation with property owners, groups and local businesses.

1.5 It is essential that a flexible approach is taken to the requirements of the Building Regulations and Fire Precautions Act and that rigorous application of general planning and highway policies should be relaxed where they would be in conflict with the preservation or enhancement of the area's character or appearance.

1.6 The structure and scope of this document is based on the suggested framework published by English Heritage in *Guidance on the Management of Conservation Areas* (2005). Both the Conservation Area Appraisal and the Management Proposals will be subject to monitoring and reviews on a regular basis (see below).

2. Legislative background

2.1 This document reflects Government guidance set out in Planning Policy Guidance 15: 'Planning and the Historic Environment' and satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 namely:

"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."

2.2 The *Sheffield Unitary Development Plan (UDP)* is the statutory development plan for Sheffield, adopted in March 1998. Policies BE15-22 relate to historic buildings, conservation areas, historic parks and gardens and archaeology (pages 76-86).

2.3 Other key documents include:

- The emerging *Sheffield Development Framework (SDF)*.
- *Supplementary Planning Guidance (SPG): Designing House Extensions*.
- *Supplementary Planning Guidance (SPG): Historic Parks and Gardens*.
- *Sheffield Urban Design Compendium (2004)*.
- *Sheffield Buildings at Risk Survey (2005) and emerging Buildings at Risk Strategy*.
- *Planning Policy Guidance 16: Archaeology (HMSO)*

2.4 Up-to-date details of current planning policy can be obtained from Sheffield City Council's Development Services or the Council's website at: www.sheffield.gov.uk/in-your-area/planning-and-city-development

2.5 Breaches of planning control that are causing significant harm and are clearly unacceptable will be enforced against. A planning application may be invited where breaches of planning control might be acceptable, possibly with amendment. This will enable the issues to be thoroughly tested, including consulting local people.

3. Issues and recommendations

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

3.1.1 Many of the unlisted, and some of the listed, buildings in the Totley Conservation Area have been adversely affected by the replacement of original timber sash windows with uPVC or aluminium, the loss of original timber front doors, alterations to stonework and the replacement of natural slate roofs with artificial slate or concrete tiles. In some cases the removal of original architectural details such as chimneys, railings and stone gate piers has spoiled the external appearance of a building and the local streetscene.

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

3.1.3 Most of the above, where single family dwellings are concerned, can normally be carried out without planning permission from the Council. Development of this kind is called “Permitted Development” and falls into various classes which are listed in the *Town and Country Planning (General Permitted Development) Order 1995*.

3.1.4 Powers exist for the Council, known as Article 4(2) directions, to withdraw some of these permitted development rights in the interest of preserving and enhancing the character and appearance of the conservation area. This might be considered to prevent the further erosion of historic character of residential properties, particularly where they form a coherent group of well detailed properties. Nether Edge Conservation Area has been made the subject of an Article 4(2) Direction. The introduction of an Article 4(2) direction will be subject to available resources within Development Services.

3.1.5 Some minor developments are out of keeping with the historic character and appearance of the conservation area e.g. extensions that do not match the original building in terms of material, colour or scale, poorly designed porches and insensitively sited garages or sheds.

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

Recommendation:

- *The Council will consider the need for Article 4(2) Directions to protect buildings that retain original features from inappropriate alteration. The primary focus will be on dwellinghouses that have been identified in the relevant conservation area appraisal as making a positive contribution to the character and appearance of the conservation area.*
- *The Council will encourage property owners to reverse unsympathetic alterations and to reinstate architectural features, notably windows and doors, with replacements in the style and materials of the originals;*
- *The Council will expect all applications for minor works to dwellings to accord with Supplementary Planning Guidance entitled ‘Designing House Extensions’.*

3.2 New development

3.2.1 New development should aspire to a quality of design and execution, related to its context, which may be valued in the future. This neither implies nor precludes working in traditional or new ways, but will normally involve respecting values established through assessment of the significance of the area.

3.2.2 Development proposals will be judged on their effect on the area’s character and appearance as identified in the Totley Conservation Area Appraisal together with relevant Development Plan policies and any other materials considerations.

Recommendation:

- *Ensure that all new development accords with policies in the Sheffield*
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Unitary Development Plan (adopted 1998) and any other policies which supersede this in the emerging Sheffield Development Framework (SDF);

- *Require a Design and Access Statement in the validation of all planning applications. A Design and Access Statement is a method by which applicants and agents should be able to show how they have achieved good design in their development proposals, taken account of sustainable construction principles and ensured equal and convenient access to buildings and spaces and the public transport network, and access for emergency services where relevant. It should clearly demonstrate how the proposal fits the context of the site and its immediate surroundings.*
- *A conservation statement will also be required.*

3.3 Repointing of stonework

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

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

Recommendation:

- *Consideration will be given to the publication of guidance on best practice in pointing and re-pointing of stone walls for the use of residents, property owners and builders.*

3.4 Boundary walls, gates and gate piers

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

Recommendation:

- *The Council will encourage those responsible for boundary walls to keep them in a good state of repair using historic materials and techniques.*
- *The Council will normally resist proposals for demolition of, or alterations to, boundary walls, gate piers, fences and gates that make a positive contribution to the character and appearance of the conservation area.*

3.5 Buildings at Risk

3.5.1 The outbuildings beside the Fleur de Lys are derelict. Similarly the remaining stone barn at Hall Lane Barn is in need of repair and is potentially at risk. Planning permission has been granted for the conversion of this barn.

Recommendation:

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

3.6.1 The whole of the conservation area has archaeological potential above and below the ground, and it is likely that further consideration will need to be given to the effect of applications for substantial new development.

Recommendation:

- *An Archaeological Assessment of the site should be prepared prior to any application being submitted. Where below ground archaeological remains are expected, conditions may then be used to secure a detailed scheme for the foundation design and all new ground works, to protect buried remains in situ, and/or a programme of archaeological excavation, recording, analysis and publication. Further information is available from the South Yorkshire Archaeology Service.*
- *Where substantial alteration/demolition of listed buildings or other historic buildings is proposed a more detailed Building Appraisal will also be required. This includes a detailed appraisal of the special architectural or historic interest of the buildings on the site. The results will inform the design process and act as supporting information with a planning application.*
- *An AABA (Archaeological Assessment and Building Appraisal) should be prepared prior to the application being submitted. Once a satisfactory scheme has been agreed, conditions may then be used to secure a programme of building recording, analysis and publication. Further information is available from Sheffield City Council's conservation section.*

3.7 Potential decline and loss of trees

3.7.1 Trees make a vital contribution to the rural ambience of the conservation area and the setting of its historic buildings. Three groups are noteworthy: The trees around All Saints churchyard boundary, especially the row of beeches along the drive, trees beside and in front of Totle Hall, and those in the garden of Cross Grove House.

Recommendation:

- *The preparation of a Tree Management Programme would be welcome, identifying all mature trees within the conservation area (privately as well as publicly owned) and ensuring that priorities are agreed and funding set aside for the costs involved in remedial works or replacement;*
- *The Council will normally resist proposals to cut down a tree in the conservation area.*
- *Where a tree is removed because is dead or dying, a replacement tree may be required.*

3.8 Buildings of Townscape Merit/Positive buildings

3.8.1 Marked on the Townscape Appraisal map for the Totle Conservation Area are a number of *unlisted* buildings, known as Buildings of Townscape Merit, which have been judged as making a positive contribution to the character and appearance of the conservation area.

3.8.2 Of particular note are: The Fleur de Lys Public House built in a grand Tudorbethan style in 1933 on site of an earlier public house; The Cross Scythes Public House which dates from the 18th century but has been altered and extended in the 19th and 20th centuries. The former lodge in Totle Hall Lane, dated 1887; Grange Terrace , Baslow Road (1889).

Recommendation:

- *The Council will only grant conservation area consent for the demolition of a 'building of townscape merit' or 'positive building' (as identified on relevant townscape appraisal map) if demolition is justified against the criteria specified in PPG 15 paragraphs 3.16 – 3.19.*

4. Monitoring and Review

4.1 As recommended by English Heritage, this document should be reviewed every five years from the date of its formal adoption. It will need to be assessed in the light of the emerging Local Development Framework and government policy generally. A review should include the following:

- A survey of the conservation area including a full dated photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

4.2 It is possible that this review could be carried out by the local community under the guidance of a heritage consultant or the City Council. This would enable the local community to become more involved with the process and would raise public consciousness of the issues, including the problems associated with enforcement.

5. Useful contacts and addresses

For information on listed buildings and conservation areas:

Urban Design and Conservation Team
Sheffield City Council,
Howden House,
1 Union Street,
Sheffield S1 2SH.
Tel: 0114 273 4223
E-mail; zoe.mair@sheffield.gov.uk

www.sheffield.gov.uk/in-your-area/planning-and-city-development/urban-design--conservation

For information on the status and interpretation of the statutory Development Plan and supplementary planning guidance:

Forward and Area Planning Team
Sheffield City Council,
Howden House,
1 Union Street,
Sheffield S1 2SH.
Tel: 0114 273 4157

[www.sheffield.gov.uk/planning-and-city-development/planning documents](http://www.sheffield.gov.uk/planning-and-city-development/planning%20documents)

For general interest:

English Heritage
37 Tanner Row
York
YO1 6WP
Tel: 01904 601901

For an excellent range of technical advice leaflets:

The Society for the Protection of Ancient Buildings (SPAB),
37 Spital Square,
LONDON E1 6DY
Tel: 020 7377 1644

The Georgian Group,
6 Fitzroy Square,
LONDON W1T 5DX
Tel: 0207529 8920

The Victorian Society,
1 Priory Gardens,
Bedford Park,
LONDON W4 1TT
Tel: 0208994 1019

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

6. Photographs



Natural stone walls and slate roofs are common.



These modern houses are in keeping with the character and appearance of the conservation area.



Baslow Road cuts the conservation area in two and is a source of noise and pollution.



Historic building in need of maintenance.



Stone walls and hedges are a characteristic means of enclosure.



The coping stones of this wall have been repaired with hard cement mortar that has disfigured the appearance of the wall.



Typical stone wall. (Barns now demolished)



Trees make a positive contribution to the area.



This eroded datestone would benefit from repair.



Drystone wall, Butts Hill.



Stone gate piers and old gate – one of the small features that add to the character of the conservation area.