

SHEFFIELD CONSERVATION ADVISORY GROUP

Meeting held 24th July, 2012

PRESENT:	<u>Name</u>	<u>Organisation</u>
	Dr. Philip Booth (Chair)	Co-opted Member
	Mrs. Christine Ball	Civic Trust/South Yorkshire Industrial History Society
	Professor Clyde Binfield	20th Century Society
	Mr. Patrick Burns	Co-opted Member
	Mr. Howard Greaves	Hallamshire Historic Buildings Society
	Mr. Graham Hague	Victorian Society
	Dr. Roger Harper	Ancient Monuments Society
	Mr. Philip Moore	Sheffield Society of Architects
	Dr. Alan Watson	Institution of Civil Engineers

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1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Mr. Lee Barron (Royal Institute of Chartered Surveyors), Rod Flint (Georgian Group), Mr. Tim Hale (Sheffield Chamber of Commerce), Mr. Bob Marshall (Royal Town Planning Institute) and Mr. Andrew Shepherd (Society for the Protection of Ancient Buildings).

2. **MINUTES,**

The minutes of the meeting held on 19th June, 2012 were approved as a correct record, subject to:-

(a) in the attendance, (i) the deletion of the words "Mr. Graham Hague Victorian Society
(b) in the apologies for absence, the addition of the words "Professor Clyde Binfield 20th Century Society"; and

(c) the substitution:-

(i) in item 2(b)(iii)(A) of the words "the listing of the former Vicarage of St. Oswald's Church, Abbeydale Road, in response to the installation of upvc windows within the former Vicarage" for the words "the listing of St. Oswald's Church and the former Vicarage, Abbeydale Road in response to the scheme to instal upvc windows within those properties" , and

(ii) in item 7(e), (A) of the words "St. John's Methodist Church" for the words "St. John's Church" and (B) the words "regarding the condition of the roof" for the words " regarding retaining the internal features";

and, arising therefrom, the Group noted that:-

(1) the application for the listing of the former Vicarage of St. Oswald's Church, Abbeydale Road, had been turned down by English Heritage, but the decision had gone

to review. Mr. Greaves had sent further photographs of the building to English Heritage and had been informed that additional technical information was awaited;
(2) the former bank, Clarkson Street, had been occupied, at one time, by Mrs. Elizabeth Cockayne; and
(3) the former Sunday School of the Woodhouse Methodist Church, Chapel Street, Woodhouse was earlier than the Church and was now being used by the congregation as the church.

3. **CHAIR'S REPORT**

The Group noted that the Chair (Dr. Booth) had nothing to report under this item of business.

4. **HEAD OF PLANNING'S REPORT**

The Head of Planning stated that (a) the vacant post of Conservation Officer had been deleted and (b) there were within the City, 35 conservation areas and 1200 heritage assets which had been statutorily approved, together with locally listed heritage assets.

The Group (i) noted the information, (ii) placed on record its regret that the post of Conservation Officer now mentioned had been deleted and (iii) requested the Chair (Dr. Booth) to write to the Director of Planning and state the case for re-establishing the post.

5. **SHEFFIELD SUSTAINABLE DEVELOPMENT AND DESIGN PANEL**

The Group noted that (a) the pre-planning application regarding the Sheffield University 'Jessop West' site had been withdrawn prior to the meeting of the Sheffield Sustainable Development and Design Panel on 28th June, 2012, (b) the planning application regarding the former Post Office, Fitzalan Square had not yet been submitted and (c) the Sheffield Children's Hospital development and the Sheffield University Technical College development were going ahead.

6. **HERITAGE ASSETS**

The Group considered the following applications for planning permission for development affecting Heritage Assets and made the observations stated:-

- (a) **Demolition of Heart of the Campus building, Marshall Hall, Yorkon building, sub-station, external fire escape stair and single-storey corridor from Oaklands building and erection of single-storey/two-storey/three-storey student centred space at the rear of Collegiate campus, associated landscaping works, retaining walls, car and cycle parking, fencing, lighting and CCTV facilities at the Heart of the Campus, Sheffield Hallam University, Collegiate Crescent and 25 & 25A Broomgrove Road (Case Number: 12/01970/FUL)**

The Group welcomed the scheme, in general terms, but observed that the scheme was one stage in the review of the whole campus. The Group felt that consideration should be given to including a through route for the community, from Broomgrove Road to Collegiate Crescent, that did not pass through the new building. The Group considered that care should be

given to the treatment of trees and porches on the site, and that the porch of the Oaklands building should be removed. The Group felt that consideration should be given to including within the scheme the Victorian house now mentioned, adjacent to the site, on Broomhall Road.

(b) **Erection of 62 dwellinghouses, provision of associated highway works, car parking accommodation and landscaping works including conversion of the Bluecoat School, on the site of the Psalter Lane Campus (Case Number: 12/01660/FUL)**

The Group felt that the Bluecoat School should dominate the site and therefore all new buildings should be lower in height. The Group considered that the use of standard house types was unsatisfactory and that natural stone should be used for all areas of new buildings, which faced the Bluecoat School and recommended that permitted development rights, for those buildings, be removed. The Group felt that the design of the buildings adjacent to Brincliffe Gardens did not reflect the character, scale and quality of the exterior of the existing buildings and did not pay attention to their original design features. The Group recommended that, where the extension at the rear of the Bluecoats School was removed, care should be taken to make good the remaining fabric in a way that matched the original details of the building. The Group expressed its disappointment that the scheme did not yet achieve the quality that should be expected of a development within the Nether Edge Conservation Area.

(c) **Alterations to main entrance to form a level access, alterations and extension to form new visitor reception area and installation of glazed panels to openings in base of narthex tower at the Cathedral Church of St Peter and St Paul, Church Street (Case Number: 12/01845/FUL)**

The Group considered that a single access to the Cathedral for all visitors was highly desirable, but there were, at present, approaches to the Cathedral from several directions, which was not reflected in the way the main entrance would face eastwards in the scheme as proposed. Though the Group was sympathetic to the idea of re-using the original gate piers to frame the path, the proposed location would reinforce the primacy of what was not necessarily the main direction from which the public would approach the Cathedral. The Group considered that the use of part of the narthex as a shop could be acceptable, but cautioned that this might lead to the intrusion of advertisements within the narthex and to the use of the shop as a through route, which would cause difficulties. The Group felt that greater detail, of the architectural treatment, should be provided for the development of a Grade I heritage asset.

(d) **Alterations to existing toilet building to form new walkway to new visitor centre at the Abbeydale Industrial Hamlet, Abbeydale Road**

South (Case Number: 12/01753/LBC),

The Group recommended that the toilet block be adapted to form a learning centre and that consideration be given to using roof lights to illuminate it. The Group felt concern at the proposed use of wood, rather than stone or brick, for the development and suggested that consideration be given to using reclaimed stone or brick.

7. MISCELLANEOUS ITEMS

Members of the Group reported on developments affecting Heritage Assets and Conservation Areas and the Group noted that:-

- (a) work was still being carried out on preparing the Attercliffe Action Plan;
- (b) as yet, no planning application had been submitted for development at St. John's Church, Ranmoor, but the Head of Planning had held pre-application meetings with the developer;
- (c) the roof of the Lodge, at Abbeydale Hall, had been vandalised. The building was on the Local List of Heritage Assets;
- (d) the Head of Planning would investigate (i) the condition of and the possible installation of upvc windows at the Georgian houses now mentioned, at Pitsmoor Road and (ii) the painting of external stone detailing at the Hare and Hounds, Dore;
- (e) an application had been received, for the discharge of conditions imposed on a planning consent, for development at the Crookes Valley Methodist Church, Crookesmoor Road;
- (f) Core 10 steel material had been used for development at the Wick at Both Ends, Glossop Road;
- (g) refurbishment work, including replacing windows, had been carried out at Hadfield House, 84 Norfolk Road, on behalf of a community group.

(NOTE: The above minutes are subject to approval at a future meeting of the Group).