

# **BBEST DESIGN**

## **GUIDE V<sub>10</sub>**

March 2021





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# 1. INTRODUCTION



The BBEST Design Guide sits alongside the BBEST Neighbourhood Plan as a companion document.

The character of the whole area is distinctive and attractive. This document seeks to identify the characteristics that make the area special with a view to ensuring that new development can be brought forward in a manner that respects this unique character, repairs past mistakes or damage and takes opportunities to deliver improvements.

The document provides a balance of guidelines and policy to inform development.

The document is split into 3 main sections

- Characteristics of the area
- Key Principles - covering design principles relevant to the whole area.
- Character Areas - The BBEST area has been split into 8 character areas, describing the specific issues and opportunities unique to particular areas.

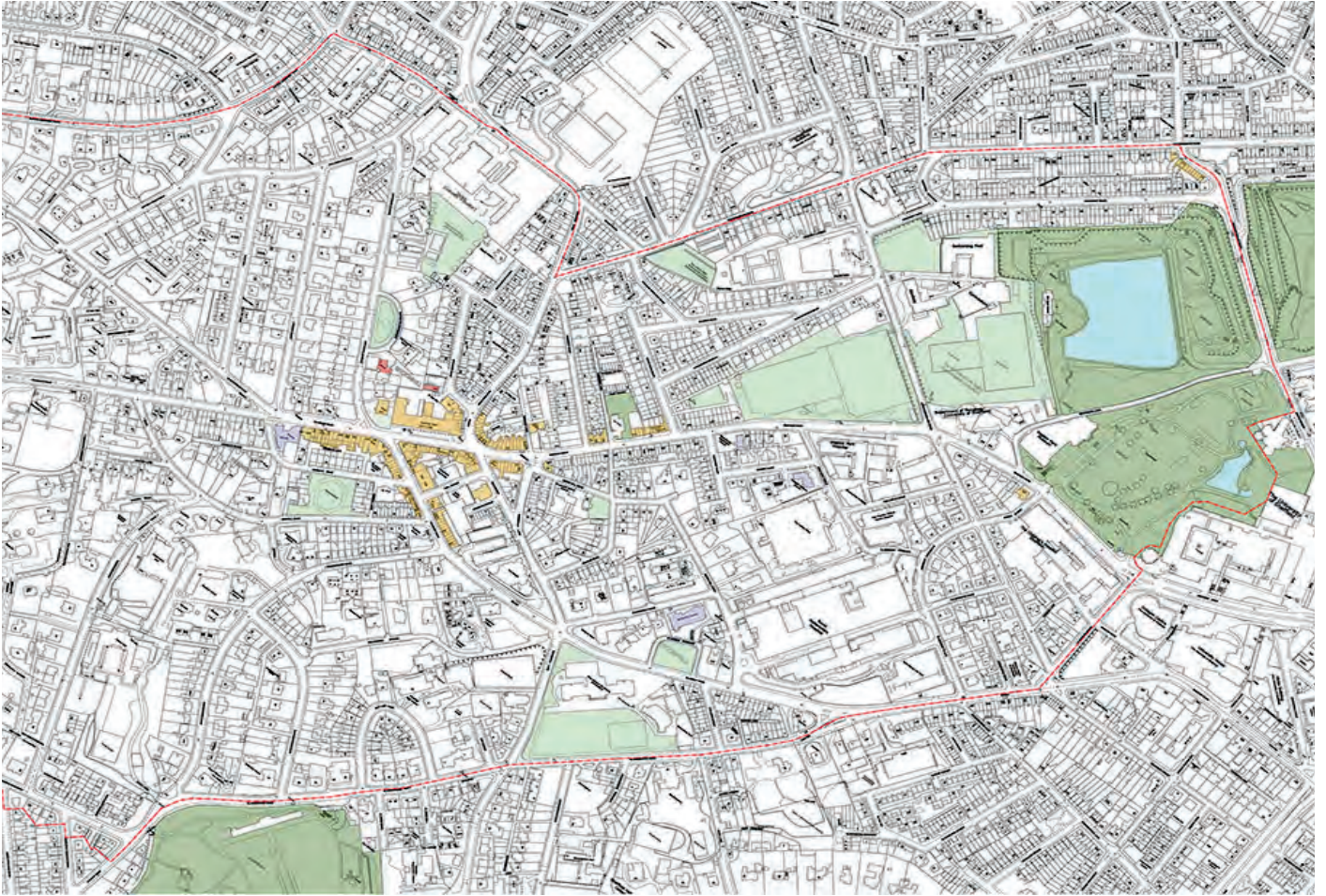


The BBEST area covers a significant zone to the west of Sheffield City Centre.

A wide corridor, roughly defined as Broomhill, approximately 1.5 miles long and 1/2 mile wide, the BBEST area extends from the University of Sheffield in the east to Endcliffe Park in the west; from the Botanical Gardens in the south to the fringes of Crookes in the north.



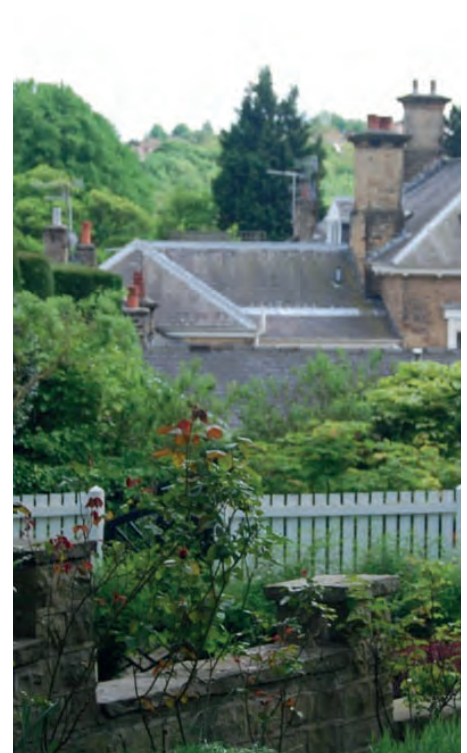
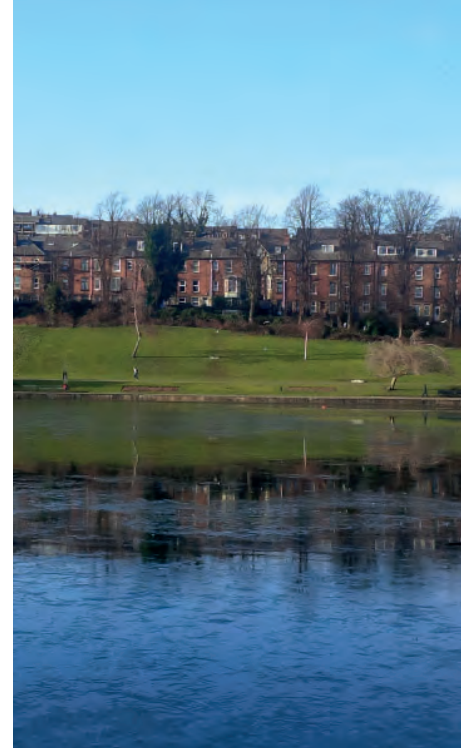
# 1. INTRODUCTION





## 2. CHARACTERISTICS OF BBEST AREA

Variety of scales, building types and uses

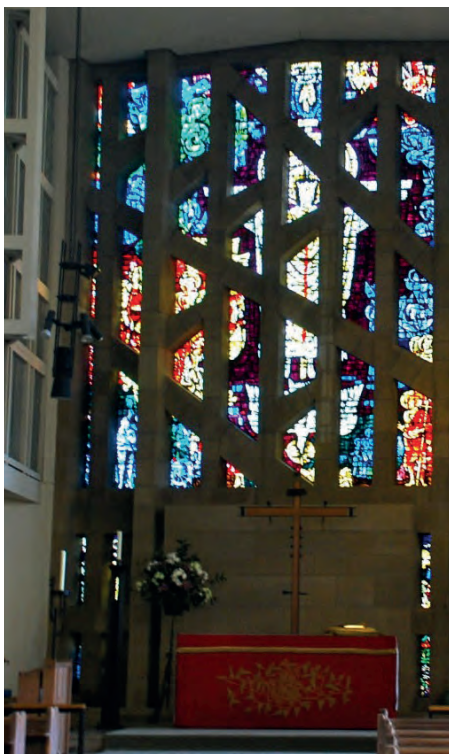


The poet John Betjeman called Broomhill 'the prettiest suburb in England'.



## 2. CHARACTERISTICS OF BBEST AREA

Variety of scales, building types and uses



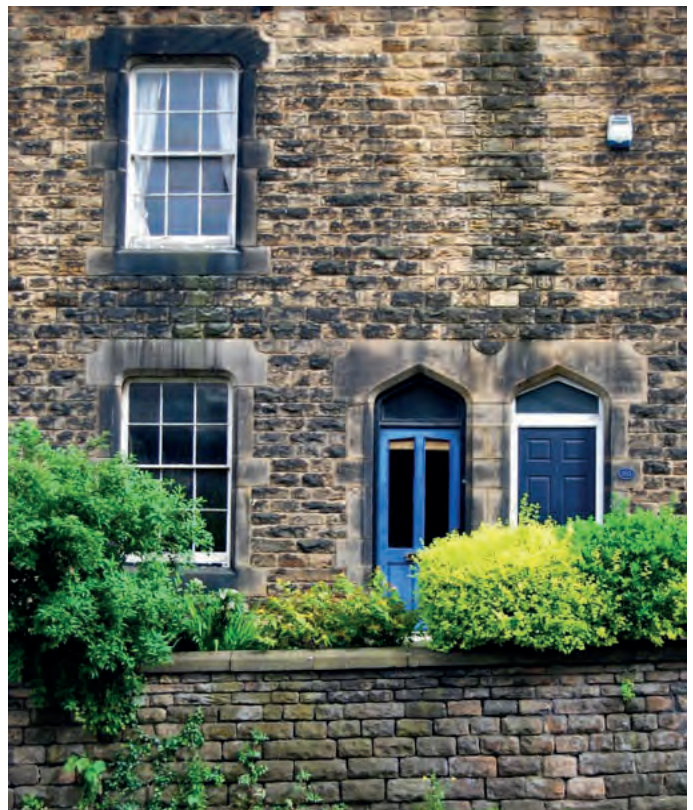


## 2. CHARACTERISTICS OF BBEST AREA

Variety of scales and building types and uses



The BBEST plan area contains a considerable variety of building scales, types and uses. These range from large institutional buildings to modest terraced dwellings. Within the area are some fabulous notable listed buildings within generous plots, and whole streets identified as of townscape merit. This is underpinned by special characteristics which create such a unique feel to the quality of the neighbourhood.





## 2. CHARACTERISTICS OF BBEST AREA

Variety of scales and building types and uses



The poet John Betjeman called Broomhill 'the prettiest suburb in England'.



## 2. CHARACTERISTICS OF BBEST AREA

### Conservation Areas and Listed Buildings

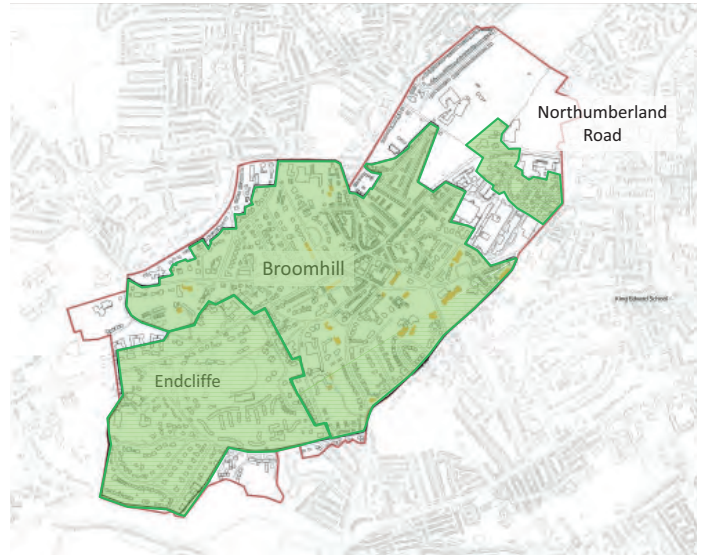


The majority of the BBEST area is covered by a combination of 3 Conservation Areas. All of the BBEST area is therefore influenced by the Conservation Area designation, but there are some areas which do not have the same level of protection.

1. Broomhill. Designated in 1977 and is also subject to Article 4 which gives additional protection. The appraisal and management plan was adopted in 2007.
2. Endcliffe. Designated 1976. Draft appraisal but not yet subject to formal public consultation.
3. Northumberland Road. Designated in 1981 with n Appraisal and Management Plan adopted by the SCC in 2012.

Copies of these appraisals can be found on the Sheffield City Council website.

Within the Conservation Areas, there are many notable listed buildings and monuments and in addition, a number of buildings of townscape merit have been identified. Some notable examples of protected buildings can be found opposite. A full list can be found on the Historic England website.



1. Broomhill, designated 1977 – subject to Article 4. The appraisal and management plan was adopted in 2007



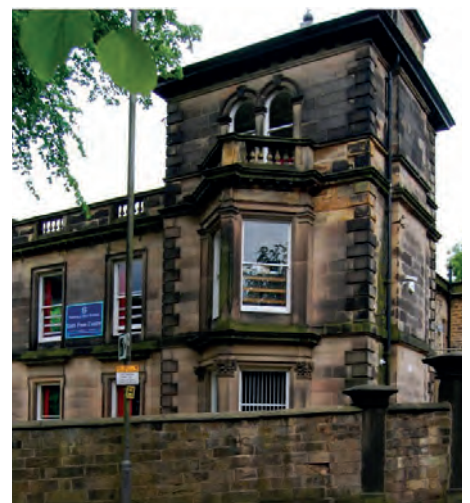
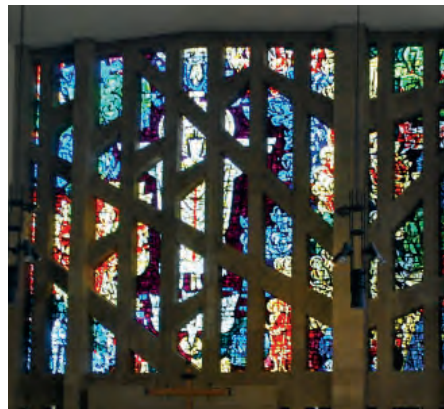
3. Northumberland Road, designated 1981.

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## 2. CHARACTERISTICS OF BBEST AREA

### Conservation Areas and Listed Buildings





### 3. KEY PRINCIPLES

What is important?



There are several key design characteristics which define the character and quality of the area. These characteristics form the basis of establishing a series of guidelines to be used to inform the development of any new proposals in the BBEST area and assist in the assessment of any future Planning Applications. A development must propose how it responds to these principles in order to preserve and enhance the special qualities of the area.

#### KEY CHARACTERISTICS

- Topography - sweeping vistas across the valley and intimate slopes
- Tree cover - a strong sense of green throughout the area
- Colours, textures and materials
- Heritage assets
- Boundaries
- Shape and form including architectural details

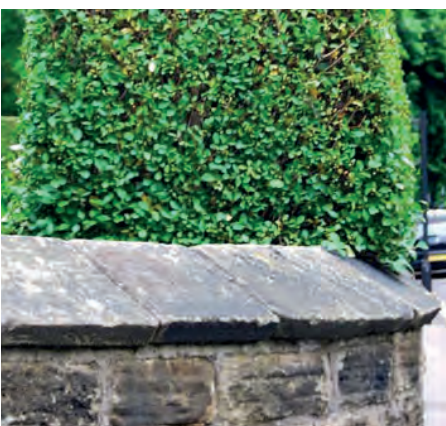
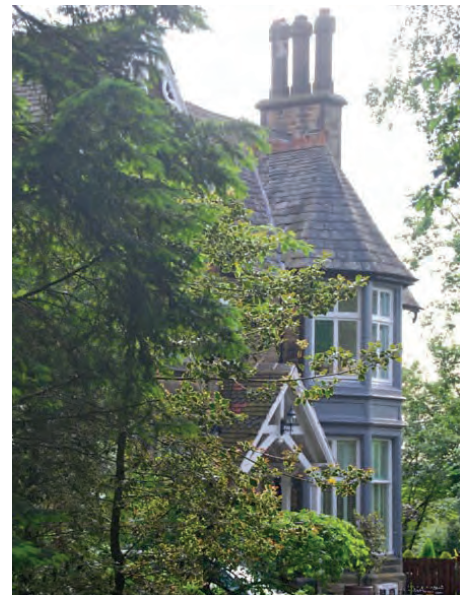
These general characteristics define specific qualities which create the unique feel to the BBEST area and have been used to inform a series of 10 principles for development. Each guideline is explored in general terms for the whole area in the following pages and more specifically per sub area within chapter 4.





### 3. KEY PRINCIPLES

What is important?





## 3. KEY PRINCIPLES

### 10 Principle Guidelines



In order to maintain and enhance the character of the area in the future it is important to set out some design principles to ensure that any changes to the built fabric, no not detract from the area.

Ten key design principles have been identified which help define the overarching quality and feel of the whole area. These are derived from the characteristics described earlier to help to specifically identify any implications for development.

Each principle is described below, identifying why it is important in defining the character and quality of place, how it manifests itself and what are the implications for development and reinstatement.

These are general principles describing overarching qualities. The subtle variations specific to sub areas are described in Chapter 4 and form the policy guidelines within the Neighbourhood Plan.

- 1 Primary use or uses;
- 2 Scale;
- 3 Density;
- 4 Boundary treatments;
- 5 Green spaces;
- 6 Important and character views;
- 7 Architectural details;
- 8 Colour palette;
- 9 Materials;
- 10 Signage.

#### 1 Primary use or uses

Land use is one important consideration. A dominance of one use can provide cohesion and identity, equally, an imbalance in uses may create challenges such as parking having an adverse impact on other uses.

The BBEST boundary contains an area with a high concentration of hospitals at its eastern edge; a large retail centre within the heart and an area containing many schools; while in the west there are a series of Halls of Residence. Other areas may exhibit more subtle variations, but each has its own particular set of issues and challenges.



Large mass of Royal Hallamshire Hospital

## 3. KEY PRINCIPLES

### 10 Principle Guidelines



#### 2 Scale

Scale is important as it contributes significantly to the prevailing character of the area. Height, massing and plot width all contribute to a sense of scale, as do finer details such as roofscape and window sizes.

Future development, including the redevelopment of existing large buildings, should respect the prevailing urban grain and pattern of streets and frontages within the area



#### 3 Density

Each character area has a prevailing density of residential layout which should be respected in any new developments.

Any development resulting in a change in density should also sustain residential quality and accessibility in the neighbourhoods where development is to occur.

In addition, new extensions or alterations, such as enlarged rear offshoots and changes to the rear boundary wall, can have a significant impact on scale and density and the appearance of back lanes and yards and any impact should be carefully considered.

### 3. KEY PRINCIPLES

#### 10 Principle Guidelines



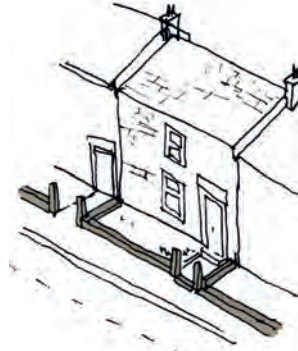
#### 4 Boundary Treatments

Boundaries are a very important feature of the streetscape. They provide enclosure to both the property and the highway, establishing a clear distinction between public and private space and determining the level of interaction between the two. Boundaries help to define the scale and proportion of the streets and the public realm; their composition and use of materials being prominent determinants of character. Generally boundaries are aligned with the prevailing gradient of the road or are stepped, responding to the steeper topography.

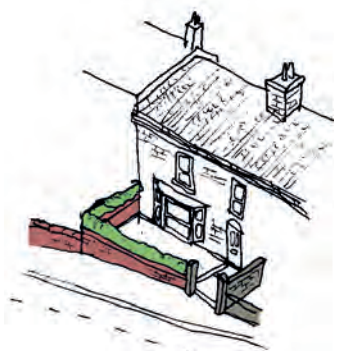
Most terraces within the area have small set backs from the pavement, typically 1m-2.5m, although can extend up to 9m. Houses with the smallest set back from the pavement are usually behind low walls matching the house construction material, with taller stone gate piers around the entranceway. Houses with larger set backs tend to have larger stone walls, in some rows retaining a raised lawn in front of the house and topped with iron railings. Clipped hedges can be found throughout the area, often in conjunction with low walls.

Villas have very different boundary conditions between the front and back elevations. The boundary fronting the traditional main entrance to the property benefits from a large set back from the street, with a front lawn. Side boundaries are defined by either walls, hedges or shrubs. The front boundary is defined by either a low dressed stone wall topped with capstones and iron railings, or a higher stone wall. Iron gates differ in style, but have matching stone piers with decorative cap stones and detailing. Boundaries at the traditional rear of the property have very little set backs from the street, with some extension walls abutting the pavement. Small yards outside the property are enclosed by stone walls of varying height with solid wooden gates.

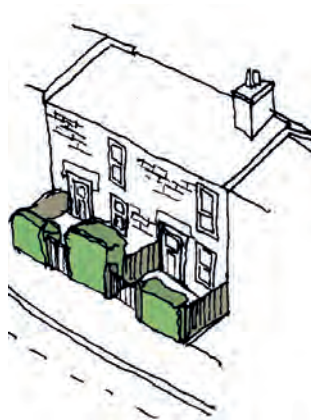
Any enlarged openings in existing boundaries are to be resisted, as are loss of features and traditional materials. High close-boarded fences are considered inappropriate.



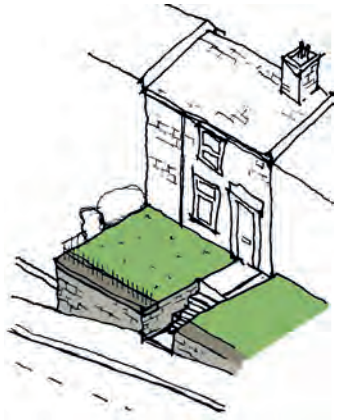
Low stone wall with gate piers



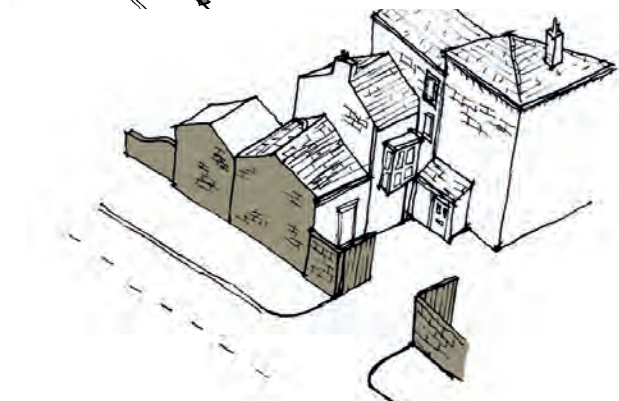
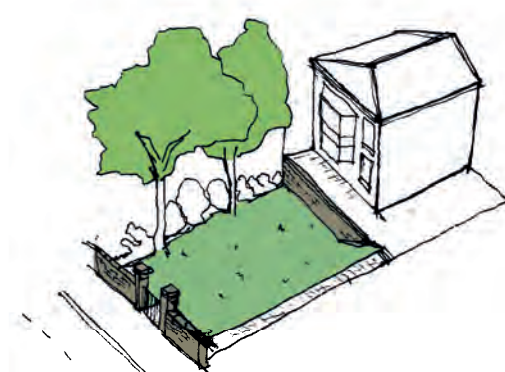
Brick wall with low hedge above



Tall hedge with side fences



High wall retaining front lawn





### 3. KEY PRINCIPLES

#### 10 Principle Guidelines



#### 5 Green Spaces

Mature vegetation, open spaces and large gardens give the area and overwhelmingly verdant feel. This is felt within the area and also viewed from outside the area across the valley.

There are a number of large green spaces, for example Crookes Valley Park and Weston Park that link together to provide a green heart to this part of the city.

This prevailing green feel however, is as much a result of private green spaces in addition to street trees and public open areas.



Any further loss of gardens to hard standing is to be resisted.

Further policies related to Environment and Green Spaces can be found within the Neighbourhood Plan Ref.



The green spaces play a vital role within the area



Any further loss of gardens to hard standing is to be resisted.



### 3. KEY PRINCIPLES

#### 10 Principle Guidelines



#### 6 Important and Character Views

Key additional views to be protected beyond those supported in the Conservation Area Designation.





### 3. KEY PRINCIPLES

#### 10 Principle Guidelines





## 3. KEY PRINCIPLES

### 10 Principle Guidelines



#### 7 Architectural Details - Windows

Flat fronted terraces, those lacking bay windows, tend to have windows of the similar proportion, although with differences in shape, glazing and amounts of decorative stonework.

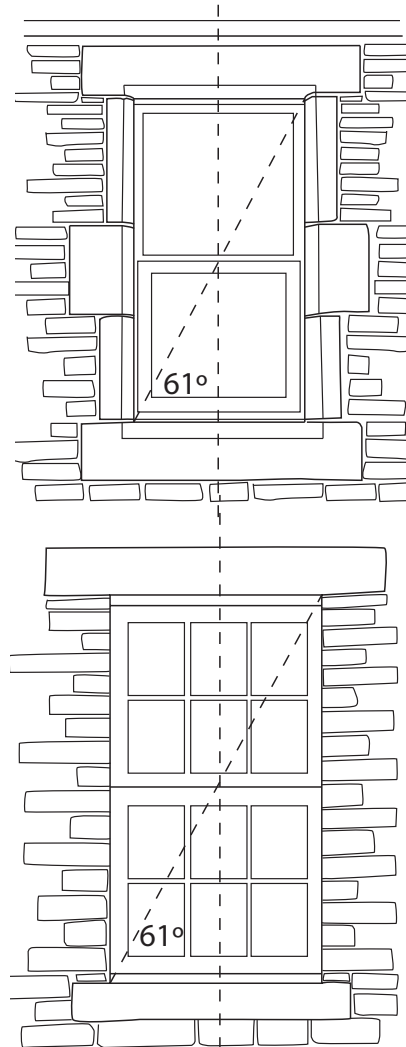
Windows on both storeys are commonly based on a diagonal proportion of around  $61^\circ$ , leading to quite elongated windows.

Although replacement UPVC windows may copy the style of the original, glazing bars are generally much thicker and so look out of keep with the area.

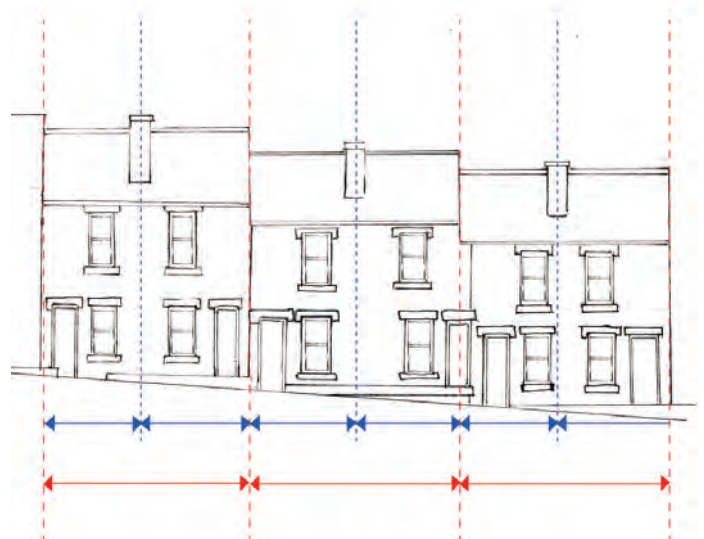
Cills vary in style across the area. Some are flush with the facade and match the lintel in size appearance. Others protrude slightly, some with decorative elements such as brackets, although this is uncommon.

The majority of terraced house windows are Venetian style sash windows with a single horizontal glazing bar. Less common but also prevalent are the typically Georgian six over six pane arrangement.

Although replacement UPVC windows may copy the style of the original, glazing bars are generally much thicker and so look out of keeping with the area.



#### 7 Architectural Details - Grouping and plot width





### 3. KEY PRINCIPLES

#### 10 Principle Guidelines



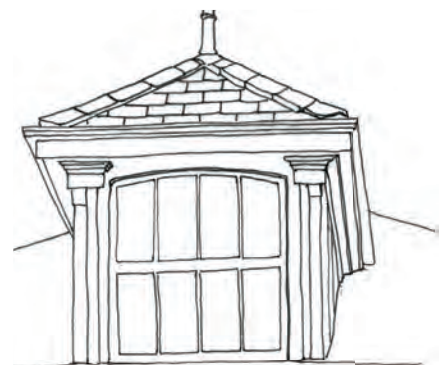
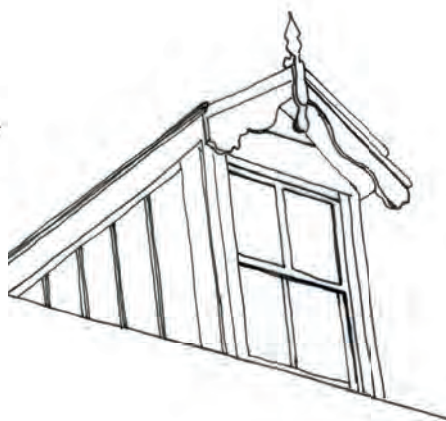
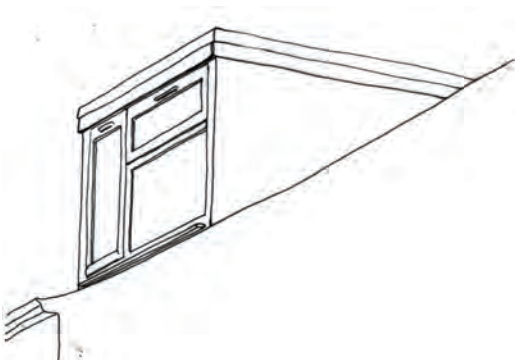
#### 7 Architectural Details - Respect pattern and variety of rooflines

The sloping topography of the area creates very prominent rooflines and these have a strong impact on the character of the area.

New buildings should respect traditional forms of roof design that provide an attractive and important continuity throughout the character area. New flat top dormer windows and rooflights are discouraged where they are visible from the street. The traditional dormer in Broomhill is a lead roll dormer.



The removal of original roofing materials and their replacement by modern substitutes can seriously damage the appearance of buildings. Re-roofing using the existing roofing materials supplemented by reclaimed slates should always be considered and is a requirement for those properties covered by Article 4 direction.



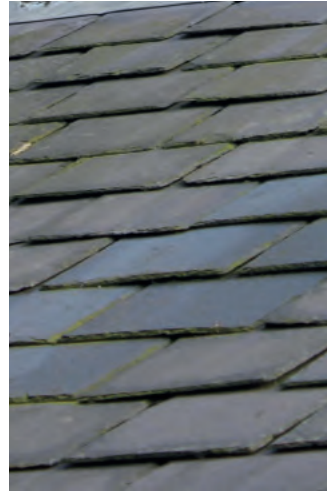
### 3. KEY PRINCIPLES

#### 10 Principle Guidelines



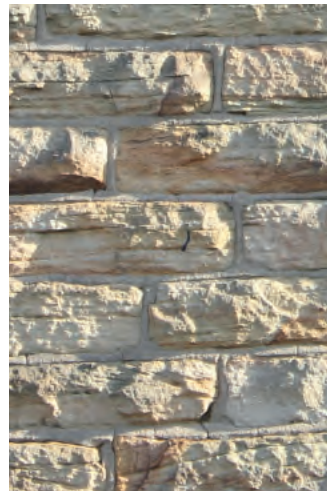
#### 8 Colour Palette

Each area has its own particular colour palette, largely drawn from the materials and vegetation of the area. This brings coherence and local distinctiveness and development which complements this would be encouraged.



#### 9 Materials

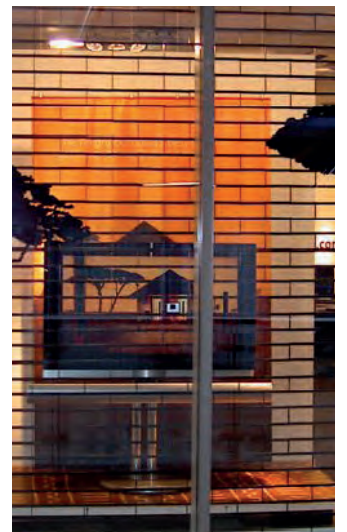
Extensions or new buildings should draw on, or be complementary to, traditional materials and detailing in keeping with adjacent façades.



#### 10 Signage

Well designed signage brings coherence to a place, whereas badly conceived signs can add clutter, confusion and adversely impact on an area. The design, size, colour, materials and position of signs should respect the character of a building or area. Signs should not obscure architectural features such as windows, cornices, transoms and mouldings.

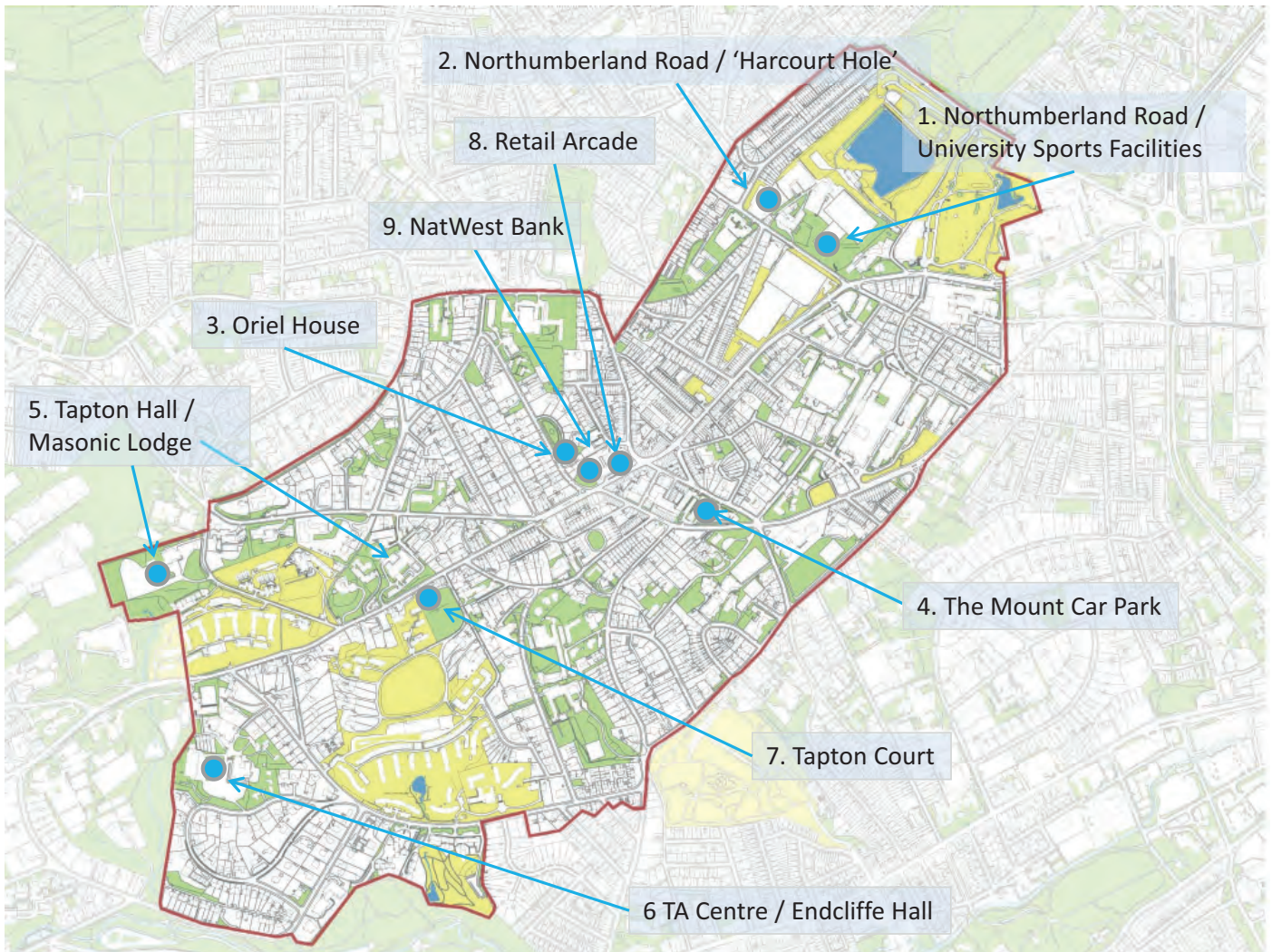
External shutters to shopfronts or premises create a foreboding feel, particularly at night and should be discouraged. Internal shutters, not obscuring the shopfront, and lighting visible within is encouraged.





### 3. KEY PRINCIPLES

#### Sites of Particular Significance to the Community



- 1 Northumberland Road / University Sports Facilities
- 2 Northumberland Road / Harcourt Hole
- 3 Oriel House
- 4 The Mount Car Park
- 5 Tapton Hall / Masonic Lodge
- 6 TA Centre / Endcliffe Hall
- 7 Tapton Court
- 8 Retail Arcade
- 9 NatWest Bank



## 4. CHARACTER AREA APPRAISAL



While there are obvious common themes that extend across the BBEST area, it is perhaps unsurprising over such a wide area with such a broad range of activities and uses, there are also subtle and marked differences across it. The BBEST area also extends across a number of different Conservation Areas: Northumberland Road in the east; Broomhill in the centre and Endcliffe in the west.

It is considered that dividing the entire BBEST area into a series of constituent character areas will help to better explain the detailed and particular issues being faced in each character area, while at the same time setting out particular design guidelines to provide a framework for how new development should be determined in each area.

The following eight sections are each set out in an identical manner for ease of reference as follows:

### Background Description

A short description of the area, its extent and broad characteristics.

### Map of character area

A plan illustrating the principal roads, features, institutions and buildings.

### Key characteristics

A more detailed critique of the qualities of the character area and its challenges.

### Vision

An aspiration for how the character area might change.

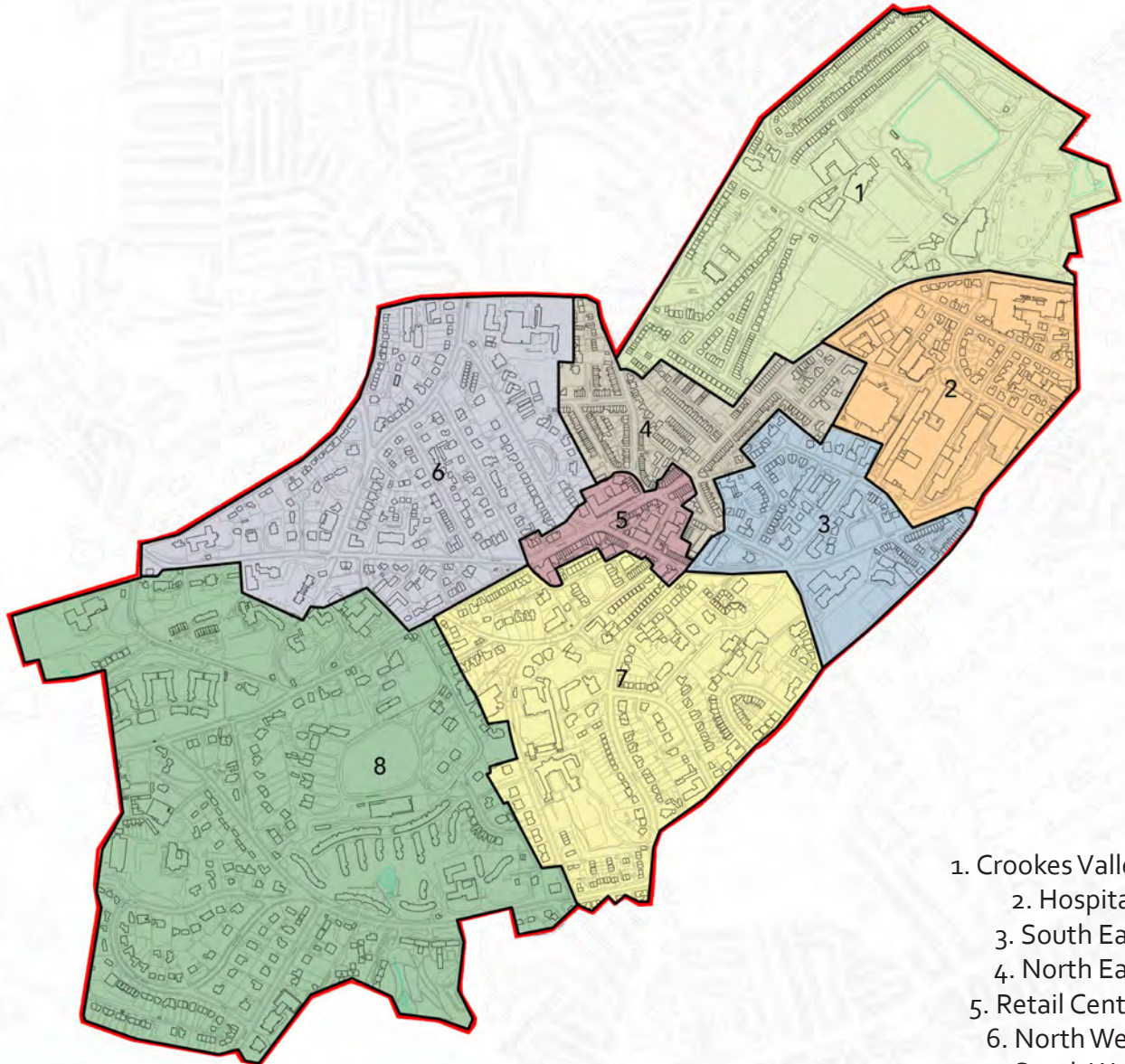
### Design Guidelines

Detailed design guidelines covering 10 key elements:

- 1 Primary use or uses;
- 2 Scale;
- 3 Density;
- 4 Boundary treatments;
- 5 Green spaces;
- 6 Important and character views;
- 7 Architectural details;
- 8 Colour palette;
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- 10 Signage.



## 4. CHARACTER AREA APPRAISAL



1. Crookes Valley
2. Hospitals
3. South East
4. North East
5. Retail Centre
6. North West
7. South West
8. Endcliffe



## CROOKES VALLEY

### Background Description



Crookes Valley sits to the north east of the BBEST Neighbourhood, extending as far east as Crookes Valley Road and bordered by Whitham Road to the south, Crookesmoor Road to the north and Moor Oaks Road to the west.

The area is characterised by this road network and also its position at the edge of the University of Sheffield campus and the hospital cluster. Crookes Valley Road and Whitham Road provide key strategic links into the city centre that are busy throughout the day, while Crookesmoor Road acts as a well used route for commuters. Running through the centre of the area, Northumberland Road is a vital, well used pedestrian link between the residential areas of Crookes and Walkley immediately to the north and the various University buildings and Hospitals, as well as the city centre to the south.

Crookes Valley enjoys a significant amount of open space; a legacy of its historical role within the city as the site of a series of linked reservoirs that supplied Sheffield's drinking water. While the reservoirs have now long gone, the open spaces remain to provide a cascade of green space within what is otherwise a densely populated part of the city: Western Park and Crookes Valley Park linking beyond the neighbourhood boundary to the Ponderosa Park on the other side of Crookes Valley Road. This large swath of open space provides both habitat and recreation space for a large portion of the city and has influenced development around it for centuries.

Crookes Valley Park was originally the site of the Old Great Dam. Built in 1785 it was one of the original ten reservoirs that supplied the city, before it became obsolete in the 20th century. Unlike the other reservoirs it was not filled in, and there is now a large boating lake, stocked with fish and with a year round bird population. Overlooking the lake is the Dam House, constructed in the 1780's and now a pub and restaurant.

Immediately to the east is Weston Park, which contains multiple listed structures including the central bandstand, sculptures and war memorials. The Grade II\* listed Mappin Art Gallery, which forms part of the Weston Park Museum extends across the western end of the park.

The open spaces either side of Northumberland Road have been developed into playing fields and a parking area for the University of Sheffield. Retaining their open character, they still preserve the history of the open spaces formed by the original reservoirs.

Nestled between the open spaces are a series of University of Sheffield buildings: the Goodwin Sports Centre, Psychology, Human Communication Sciences, and Elmfield Buildings. The scale of these buildings, as well as their location in the landscape both influences and has been influenced by the strength and value of the open spaces around them.

There is a significant derelict area at the junction between Northumberland Road and Harcourt Road. The site of the former glassworks factory, it has lain dormant for over a decade since the demolition of the building and has become severely overgrown.

The balance of Crookes Valley is a series of streets containing mid to late Victorian housing built between 1870s-1890s. Along Harcourt Road this is predominantly stone fronted terraced and semi-detached houses, with grander detached stone villas in the collection of streets to the west known as the Moor Oaks Triangle.

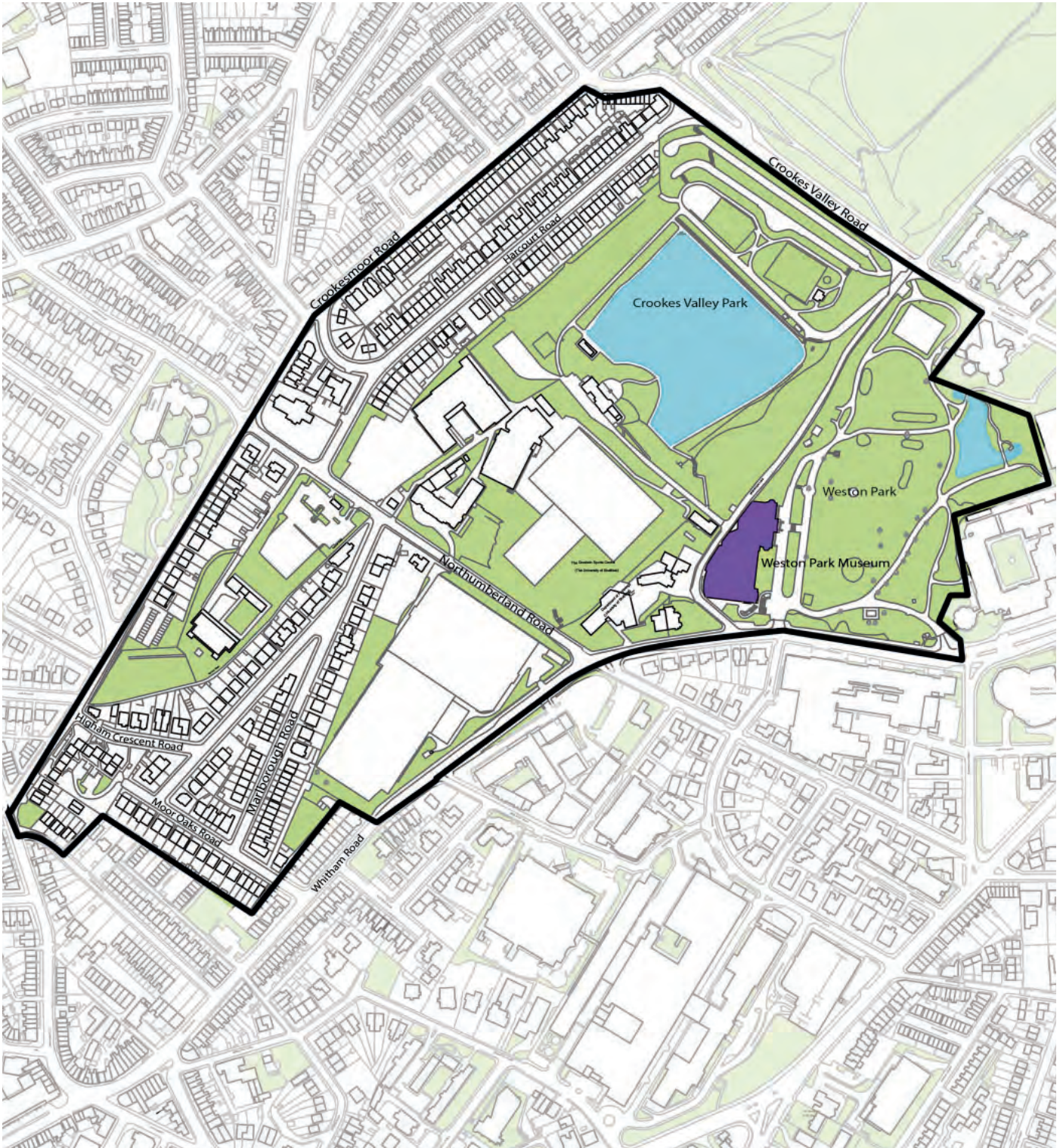
A consistent style forms a coherent character, with boundary treatments and original features such as sash windows, timber doors, stone detailing and decorative bargeboards.

The Moor Oaks Triangle area lies within the Broomhill Conservation Area, covered by an Article 4 direction providing a greater degree of protection over alterations that may be made.





## CROOKES VALLEY





# CROOKES VALLEY

## Key Characteristics



### Linked Green Spaces

Crookes Valley is characterised by the series of large green spaces that link together to provide a green heart to this part of the city.

This network of connected green space is critical for a number of reasons: as a recreation resource; as a haven for wildlife and biodiversity and a green habitat corridor; and as a valuable landscape resource that can help combat the air pollution from the busy roads that frame the area.

### Consistent building line

Crookes Valley has a strong series of connected streets, lined with buildings that exhibit a consistent building line, set back around 2m from the pavement edge to produce a strong sense of enclosure.

This helps to produce a positive interrelationship between buildings and a connection between both sides of the street.

### Matching boundary treatment

There is a strong and consistent approach to boundary treatment across Crookes Valley, with low walls built out of the same material as the main building facade. This is evident in Harcourt Road, where a number of red brick properties have matching boundary walls.

The presence of boundary walls is important to create a clear relationship between the property and the street, with semi private gardens leading to the pavement and on-street parking.

This arrangement creates a positive environment for pedestrians, and also offers scope for front gardens that help to give the area a green edge along the street.

There are particularly significant boundary walls along the eastern end of Northumberland Road, alongside either side of the sports pitches.



The green spaces play a vital role within the area



Victorian villas along Marlborough Road illustrate the consistent building line



Strong boundary treatment in matching material to main building facade





Pedestrians on Northumberland Road



Litter bins occupy the pavements



Loss of boundary treatment creates a poor relationship with the street on Moor Oaks Road

### Traffic and the pedestrian environment

Crookes Valley is bordered by a series of roads that are busy vehicle routes that are difficult to cross, such as Crookesmoor Road, and that have fast moving traffic, such as Northumberland Road, Harcourt Road and Marlborough Road.

Vehicle speeds and the volume of traffic can make for an unpleasant environment, especially where there is insufficient pavement space for pedestrians.

### Northumberland Road

Northumberland Road has by far the heaviest footfall within the Crookes Valley area, acting as a vital link with the University and Hospital buildings nearby.

Despite this it has a very poor quality of environment: the pavements are particularly narrow, with none on one side at the eastern end; and the lighting is insufficient. Added to this, Northumberland Road is long and straight, encouraging speeding in spite of the 20mph speed limit. Taken together this makes for an unpleasant, and sometimes dangerous environment for pedestrians.

### Street clutter

There is a significant issue with the regard to bins, which in some parts of Crookes Valley remain on the street throughout the week, creating a visual eyesore as well as an obstacle for pedestrians.

### Loss of boundary walls

There are instances where boundary walls have been removed, generally to allow in curtilage parking.

This results in a loss of front garden, creates problems of water run off and makes for a poorer street environment. There is also less clarity for pedestrians, with vehicles able to cross the pavement in a broad area as opposed to a single driveway.

### A better pedestrian environment

Crookes Valley should be an attractive and inviting place; designed to accommodate the large number of pedestrians that move through it to make a pleasant, safe and secure environment.

The roads leading into and through Crookes Valley should be easy to cross, with generous pavements in places that need them and with well located and ample crossing points. This is of particular importance given the proposals for new University buildings that will have a direct interrelationship with Northumberland Road.

Lighting should be improved along key pedestrian routes, notably Northumberland Road, with more frequent lighting columns to ensure a more even light coverage.

### Reduced vehicle speeds

Although Crookes Valley is largely covered by a blanket 20mph speed restriction, a number of the roads are long and straight, which mean that in practice this is either openly flouted and difficult to achieve. On Northumberland Road in particular, with its large volume of pedestrians, this makes for an unpleasant and unsettling environment.

Introducing physical changes that will reduce both the attractiveness and opportunity to speed are essential in making a more attractive and convivial environment that redresses the emphasis away from vehicles to make a more balanced, safer, pedestrian friendly environment.

### Maintain a consistent building line

The consistent building line should be maintained throughout Crookes Valley, with residential buildings set back a modest yet consistent distance from the street, providing a strong sense of enclosure without a sense of feeling constrained. The set back also allows the introduction of planting and landscaping that offers an attractive and restorative environment along the pavement edge.

### Restored boundary walls

Efforts should be made to reinstate boundary walls where they have been lost, to reknit the street together and to reinforce the strong relationship between the pavement and the properties throughout Crookes Valley.

This will also offer the opportunity for the reintroduction of front gardens that will offer scope for planting and the creation of new wildlife habitats.

### Reduced street clutter

The presence of litter bins remaining on the street is a particular issue along Harcourt Road, where there is a significant change of level on the north side of the street. Alternative options should be investigated that can provide a convenient and attractive location for litter bins where it is difficult to lift them onto the building curtilage.

### Protection of green spaces

The series of green spaces through Crookes Valley are an invaluable resource and should be retained and where possible enhanced.

This should take into account the importance of wildlife corridors, that can allow the movement of species between the different areas of green space.



### PRIMARY USE

#### Retain the unique identity of the area

Proposals should respond to, reinforce and retain the balance of the strong and unique mix of uses within Crookes Valley; which is a mix of residential uses, university buildings and open space.

### SCALE

#### Retain the strong sense of enclosure

New buildings should respond to the prevailing built context in relation to their relationship with the street and the amount of set back from the pavement.

#### Maintain a strong rhythm and grain

Buildings should retain a strong grain, characterised by frequent front doors to provide interest and offer surveillance.

### DENSITY

#### Retain density patterns

New development should respond to the prevailing density within Crookes Valley, with residential areas being a mix of villas, detached and terraced housing.

### BOUNDARY TREATMENTS

#### Retain existing boundary walls

An expectation that all historic boundary walls are retained and that any new openings are detailed respectfully.

#### Reestablish boundary walls

Opportunities should be taken to reintroduce boundary walls where they have been lost. Restoration should seek to match the materials and details (such as stone depth, coping and pointing treatment) and height of surrounding historical walls within the street.

### GREEN SPACES

#### Introduce new trees into the streetscape

Efforts should be made to retain and where possible enhance green corridors (ref ENV) to help the movement of wildlife and connect habitats. Large format buildings should be sited to maintain and enhance these green corridors.

### IMPORTANT AND CHARACTER VIEWS

#### Retain key views

View of the University Arts Tower from Northumberland Road / Harcourt Road junction to be considered in reviewing any proposals with efforts to be made to retain this view.

### ARCHITECTURAL DETAILS

#### Retain architectural details

Original architectural features such as decorative barge boards, and timber sash windows should be retained. Features such as quoin details, string courses and other decorative stonework should not be obscured. Proportions of any additions or changes should be sympathetic to the original. Large and flat roofed dormers would be resited.

### COLOUR PALETTE

#### Retain the consistent colours

Crookes Valley is characterised by buff and dark red, from its two principle building materials of red brick and stone.

### MATERIALS

#### Preserve the cohesive character and repair where necessary

New development proposals should seek to respond to strong traditional materiality present within Crookes Valley, characterised by natural stone or in some cases a smooth, dark red brick with stone detailing around the doors and windows .

### SIGNAGE

#### Signage should be sufficient and appropriate to the building and location

Signage and lighting for institutional uses within the character area should be well designed.

The design, size, colour, materials and position of signs should respect the character of the building. A proliferation of signs should be resisted. Signs should not obscure architectural features such as windows, cornices, string courses and mouldings.

# HOSPITALS

## Background Description



The Hospitals Quarter lies at the extreme eastern edge of the BBEST area, abutting the University of Sheffield campus on the edge of Sheffield City Centre.

The Quarter sits between two major roads: Whitham Road to the north and Glossop Road to the south, while Claremont Street forms the eastern boundary with the university campus. The western boundary runs along Tree Root Walk in the north before skirting behind hospital buildings and joining Beech Hill Road at its south western corner.

The Hospitals Quarter is characterised by two distinct and dramatically different land uses. There are five major hospitals and associated buildings that make up over half the Quarter. Alongside and within this there is a significant pocket of mid 19th Century residential development, which extends either side of Northumberland Road and along the eastern side of Claremont Crescent and Claremont Place.

The 19th Century buildings have been recognised as important and are defined within the Northumberland Road Conservation Area, which was formally designated on the 2nd of December 1981. The appraisal and management plan for the Conservation Area were adopted by Sheffield City Council on 21st March 2012.

The five hospitals dominate the Quarter and the wider area. The largest of these by far is the Royal Hallamshire Hospital. Completed in 1978 and rising to 21 floors and around 250ft in height, the Royal Hallamshire Hospital is visible from numerous vantage points across the city. Immediately to the north, and linked to it via a high level walkway, is the Jessop Wing maternity hospital (completed in 2001), which faces onto Tree Root Walk. On the opposite side of Tree Root Walk is the Charles Clifford Dental Hospital, opened in 1953.

The other two hospitals are at different points along Whitham Road. Weston Park Hospital, founded in the 1950's, lies in the north western part of the study area, with Sheffield Children's Hospital (founded 1876, expanded 1980s) situated opposite Western Park to the north east.

In addition to its height, the Royal Hallamshire Hospital occupies a considerable footprint, and as such constraints and inhibits connections and natural pedestrian routes through the BBEST area. The other hospital buildings in the group range in height from four to seven stories and are predominantly modern and functional in character.

The Northumberland Road Conservation Area sits within these hospital developments, cut off from the Victorian housing in neighbouring areas, and is very much a reminder of what the area used to look like.

Although the area has remained largely intact, with some notable exceptions, the majority of the predominantly detached villas have been re appropriated as offices and support services for the hospitals and associated health care professionals. This change of function has not had a great impact upon the individual architecture, which has retained its consistent set-backs, landscaped gardens, and stone wall boundary treatments, but it has altered the feel of the area after 5pm and at weekends, where there is little activity and the area feels quite empty.

The quality of the area is well recognised and documented in the Council's Conservation Area Appraisal and its identification of the 9 listed buildings and over 60 buildings of townscape merit within this relatively small area.







# HOSPITALS

## Key characteristics



### Significant number of historical buildings

Despite only occupying such a small collection of streets, there is a coherent and intact series of impressive historical buildings within the Hospitals character area.

The juxtaposition of this area of historical villas within an established and expanding hospital area does present challenges. While there are examples of sensitive interventions, such as Magnolia House on Northumberland Road that retains the identity of both original buildings, there are a far greater number of instances where large modern buildings abut, adjoin and in some cases dominate the older properties.

### Large number of Institutional buildings

The character area is dominated by the five hospitals, given the size and scale of these buildings in comparison with the domestic proportions of the older buildings.

In addition, the vast majority of the older historical villas are now in use either by the hospitals or the University of Sheffield.

This has resulted in the loss of residential uses within the Quarter; a large proportion of the historical villas are now in use by either the hospitals or the University of Sheffield.

### Boundary walls and gateposts

Boundary walls and tall carved gateposts are a significant feature of the character area, amplify the individual properties and providing a setting for them on the street edge.

In addition, the character area has retained its natural stone kerbs and, in some instances paved setts at the entrance to the driveways.



Typical property



Intrusion of larger buildings



Sensitive intervention





Large mass of Royal Hallamshire Hospital



Car parking



Profusion of signage

## Parking

The presence of so many different hospitals within a condensed area, coupled with a limited public transport network, means that there is a lot of car borne traffic.

This has implications throughout the study area: queuing traffic at visiting times as Weston Park Hospital; queues to access the decked car park associated with the Royal Hallamshire Hospital. Both of these have implications for the wider road network, creating congestion onto Whitham Road and Glossop Road respectively. There is on street parking along Northumberland Road and surrounding streets, although it results in a constant flow of traffic 'cruising' in search of a parking space. While a new multi storey car park has recently been completed in Clarkson Street, it is doubtful this is sufficient to resolve all of these issues.

## Poor legibility through the hospital complex

The Royal Hallamshire Hospital occupies a significant area, with large buildings and a coarse street grain that is reduced to a small number of public pedestrian routes.

The signage is wholly related to indicating the different hospital departments, making it difficult to navigate for those seeking to move through and past the hospital complex.

The historical properties, when in use by hospitals or the university, all suffer from an unsightly influx of signage in a range of positions, styles and colours across each building.

### Preserve the balance of uses

While there has been a significant and far reaching loss of residential uses across the character area, further loss should be resisted to ensure that the area does not become wholly devoid of activity out of office hours.

### Protect the historical character

The impressive range of villas within the Hospitals character area needs to be protected from further encroachment and pressure that is eroding its qualities and characteristics.

Where new modern interventions are required, they should be sympathetic to the qualities of these buildings and seek to preserve the natural grain present in these streets.

Efforts should be made to break down the scale of any new development to make it less overbearing, particularly when it is experienced in direct relation to the existing historical villas.

Development that seeks to amalgamate buildings should be done in a manner that the individual buildings can still be understood in their own right, with new interventions set back and recessed from the main facade.

Care needs to be taken to ensure that the street scene and context of the Conservation Area is not eroded by new development.

New development should be designed in such a way as to preserve the principal street elevation, roofscape and urban grain.

### Retain architectural details

Unique details such as decorative barge boards should be preserved and maintained.

Efforts should be made not to obscure architectural details such as heads and cills, string courses, quoins and name stones.

The removal of chimneys should be resisted as they are an essential component of the original composition and help to break up the roof profile and add interest to the roofscape.

Where opportunities exist Upvc windows should be replaced with timber, sliding sash.

### Improve signage and wayfinding

Opportunities should be taken to improve the signage and wayfinding around the hospitals complex.

The signage of individual buildings should be coordinated so that it functions and serves its purpose without being obtrusive. There should be different sign 'zones' for signs serving different purposes.

### Retain important views

Important views, such as down Northumberland Road, should be retained to allow long vistas across the valley.



### PRIMARY USE

#### Maintain the balance of uses

Residential uses should be retained wherever possible and any further loss should be resisted. Further loss of historical buildings should be prevented.

### SCALE

#### Preserve the historical scale of development

New development should not damage the characteristic scale within the historical residential streets. New development should respond to the scale of the villas. Where this is not possible development should be set to back so that it does not intrude upon the streetscene.

### DENSITY

#### Preserve a range of density across the character area

New development within hospital grounds should appreciate and mitigate against impacting upon the setting of the historical buildings. Larger buildings should be concentrated within the existing hospitals envelope. Any new development should seek to restore the historic street patterns and enable better connectivity through the area for pedestrian movement.

### BOUNDARY TREATMENTS

#### Retain boundary treatments

Boundary walls and gateposts should be retained. Refurbishment and repair should be undertaken where features have been lost. Stone sett thresholds should be reintroduced where opportunities arise.

### GREEN SPACES

#### Promote front gardens

Front gardens should be retained as green spaces with vegetation and trees. Mature trees should be protected. Removal of front gardens should be resisted.

The green space in front of the hospital should be retained and any development resisted.

### IMPORTANT AND CHARACTER VIEWS

#### Retain key views

Long vistas from Northumberland Road and Tree Root Walk should be retained.

### ARCHITECTURAL DETAILS

#### Retain architectural details

Architectural features such as decorative barge boards and timber sash windows should be retained. Features such as quoin details, string courses and other decorative stonework should not be obscured.

### COLOUR PALETTE

#### Retain the consistent colours

Hospitals is characterised by buff, with its principal building material being stone. New interventions can provide a contrast to articulate the different ages of development.

### MATERIALS

#### Maintain the historical character

New extensions to the historical villas within the character area should seek to preserve the character and qualities of the existing buildings. Materials should make it easy to appreciate the different elements of the building.

### SIGNAGE

#### Improve legibility through the hospital complex

Wayfinding should help to encourage and direct pedestrians through the hospital complex.

Signage and lighting for institutional uses within the character area should be well designed and coordinated to reduce clutter.

The design, size, colour, materials and position of signs should respect the character of the building. The proliferation of signs should be resisted. Signs should not obscure architectural features such as windows, cornices, string courses and mouldings.

## SOUTH EAST

### Background Description



The South East Quarter sits to the south of the Hospitals Quarter, directly west of the Retail Centre. Beechhill Road forms the northern boundary, with Glossop Road, Clarkehouse Road and Newbould Lane forming its other street boundaries.

Sitting on a south facing slope, the Quarter was developed from the early 1800's with the development of the turnpike road to Glossop, which formed a key artery leading west from the city centre.

Opened in 1821, Glossop Road enabled development along either side, which began with red brick buildings to the south and slightly later stone properties to the north. These were followed shortly afterwards by a number of institutions set in larger grounds.

The Quarter has retained this mixture, and has been designated a Conservation Area since 1977.

The location of the Quarter, immediately to the west of the Hospitals Quarter and beyond that the University of Sheffield campus, has resulted in a large proportion of the residential properties now being used by the hospitals, the University of Sheffield or associated uses such as childcare provision. The net result has been a significant reduction of the Quarters' original residential cohesiveness. In spite of this, a large proportion of houses along College Street, Watson Road and the top end of Beech Hill Road remain in residential use.

The institutional buildings have come to define the character and identity of the Quarter.

The Mount, an imposing classical building sitting just above Glossop Road at the western edge of the Quarter, was completed in 1832, shortly followed by Wesley Hall (now King Edward VII upper school) in 1838.

Both built by William Flockton and Grade II\* Listed, they are clearly visible from across the valley on the other side of Sheffield as landmarks nestled within the tree lined streets on this south facing slope.

The Mount and King Edwards VII school sit either side of the main intersection within the Quarter where Glossop Road and Newbould Road meet. At the eastern edge of the intersection is the Rutland Hotel, which provides a counterpoint to the two Listed Buildings.

St. Mark's Church, at the lower end of Beech Hill Road, was completed in 1871, but its partial destruction in WWII led to a more modern, albeit sympathetic rebuilding in gothic style between 1958 and 1963.

King Edwards VII school sits within a large lawn that stretches down to Clarkehouse Road, providing an impressive setting for the building. There is also an area of green space to the south of St Mark's Church.

Broomhill Infant School, dated 1872, sits at the western end of Beech Hill Road. Both the Church and the Infant School play an important part in the community, hosting events throughout the year.







### Imposing buildings

The Mount and King Edward VII school are both imposing buildings that confer a considerable mass and presence to the character area.

This is particularly the case with King Edward VII school, which has managed to retain its original setting by virtue of the playing fields set in front of its main facade.

By contrast, a modern car park deck in front of the Mount has denuded the building of its impact and, along with a thick tree screen, have made it far less visible in the immediate streetscene.

### Range of streets and building styles

The character areas is comprised of streets of different character: Glossop Road and Clarkehouse Road are busy routes that take a significant amount of traffic; quieter streets such as Watson Road are purely residential.

There are fine examples of both detached stone villas (such as nos 463 and 440 Glossop Road) and brick terraced housing (notably 4-20 Clarkehouse Road (Grade II Listed) and nos 425-447 Glossop Road. These examples serve to emphasise the historical growth of the area.

### Retain architectural features and materials

There are a number of strong features that remain within the area, most particular being the boundary walls and gateposts that sit either side of the driveways or pedestrian entrances. This is most evident on Beechhill Road.

There is original stone paving along the eastern side of Watson Road.



Detached stone villa on Glossop Road



St Marks Church



View down Beechhill Road





View from Watson Road



Glossop Road



Forecourt parking

## Modern Interventions

There have been some unfortunate modern interventions within the character area, most prominent of which is the modern nurses accommodation on Beech Hill Road opposite St Marks Church.

## Mature trees

While there are few street trees within the character area, the presence of large mature trees within private gardens is a significant feature that adds greatly to the area.

## Loss of front gardens

In parts of the character area front gardens have been replaced with hardstanding to allow for a greater amount of car parking. This has had an adverse impact on the number of mature trees.

This has been particularly apparent on Beech Hill Road, where the villas are set back and the uses - offices or nursery - encourage a greater number of occupants or visitors.

## Extensive views

There are long vistas from a number of points within the character area, most notable of which are from Watson Road and down Beech Hill Road.

## Traffic congestion and pollution

Glossop Road, Clarkehouse Road and Newbould Lane are busy routes, with the junction between Glossop Road and Newbould Lane being a particularly busy junction throughout the day. This can lead to 'rat runs' with drivers using Beech Hill Road as a link between Glossop Road and Whitham Road that avoids the traffic lights.

### **Retain residential uses**

The balance of residential to non residential uses should be maintained, with any further loss of residential uses resisted.

### **Preserve and enhance green spaces**

The green spaces throughout the character area, which act as breathing space and a setting for important buildings, should be retained.

The large lawn fronting King Edward VII school occupies a significant area and enables the building to be experienced fully.

Opportunities should be explored to remove the modern intervention at the front of The Mount, to enhance its setting and allow the building to be experienced more fully.

### **Retain architectural details**

Unique details such as decorative barge boards should be preserved and maintained.

Efforts should be made not to obscure architectural details such as heads and cills, string courses, quoins and name stones.

The removal of chimneys should be resisted as they are an essential component of the original composition and help to break up the roof profile and add interest to the roofscape.

Where opportunities exist Upvc windows should be replaced with timber, sliding sash.

### **Prevent the loss of front gardens**

Efforts should be taken to encourage the restoration of front gardens wherever possible in order to provide an appropriate setting to the buildings.

The mature trees within private gardens are an important feature of the area and should be protected.

Where car parking spaces are required, then the introduction of an appropriate permeable surface should be employed that can help encourage water penetration and reduce run off.

### **Boundary walls and gateposts**

Boundary features such as walls, gateposts and threshold features should be preserved and, where appropriate and necessary, repaired.



<b>PRIMARY USE</b>
<b>Retain residential uses</b> Protect the residential uses within the character area. Further loss of residential uses should be resisted.
<b>SCALE</b>
<b>Maintain existing scale</b> Preserve the existing scale, grain and layout of development.
<b>DENSITY</b>
<b>Preserve existing density</b> The existing density and grain present throughout the character area should be preserved.
<b>BOUNDARY TREATMENTS</b>
<b>Reestablish boundary walls</b> Opportunities should be taken to reintroduce boundary walls where they have been lost. These should be at a height and employing materials and details such as bonding and the size and cut of stone to match existing historical walls on neighbouring properties. Further loss of boundary walls should be resisted.
<b>GREEN SPACES</b>
<b>Preserve open spaces as a setting for institutional buildings</b> Open spaces should be preserved and enhanced, to provide an appropriate setting for public buildings.
<b>Preserve mature trees</b> Mature trees within front gardens should be retained and protected.
<b>Encourage the reintroduction of front gardens</b> Further loss of front gardens should be prevented. The introduction of planting to front gardens is encouraged.
<b>IMPORTANT AND CHARACTER VIEWS</b>
<b>Retain key views</b> Important vistas such as from BeechHill Road and Watson Road should be retained.
<b>ARCHITECTURAL DETAILS</b>
<b>Retain architectural details</b> Architectural features such as decorative barge boards and timber sash windows should be retained. Features such as quoin details, string courses and other decorative stonework should not be obscured.
<b>COLOUR PALETTE</b>
<b>Retain the consistent colours</b> South East is characterised by buff, with stone and slate forming its principal building materials.
<b>MATERIALS</b>
<b>Preserve the cohesive character and repair where necessary</b> New development should respond to the materials palette present within South East, characterised by natural stone with stone detailing and slate roofs.
<b>SIGNAGE</b>
<b>Signage should be sufficient and appropriate to the building and location</b> Signage and lighting for institutional uses within the character area should be well designed and coordinated to reduce clutter. The design, size, colour, materials and position of signs should respect the character of the building. The proliferation of signs should be resisted. Signs should not obscure architectural features such as windows, cornices, string courses and mouldings.

## NORTH EAST

### Background Description



The North East Quarter sits between the Retail Centre and the Hospitals and Crookes Valley Quarters to the east, and acts as an essential link between each.

Occupying the north eastern extents of the Broomhill Conservation area, the North East Quarter runs to the east and west of Crookes Road, as well as either side of Whitham Road. In this regard, it could be seen perhaps unfairly as somewhat of a portmanteau Quarter, and yet it has a distinct unity in its own right.

Whitham Road is a busy road into Sheffield, forming the key artery leading into the city centre from the west and heavily used by both vehicular traffic and pedestrian traffic, particularly with the University of Sheffield campus and the city centre a short walk to the east. Crookes Road is equally busy, being a key vehicle route connecting Broomhill and Crookes.

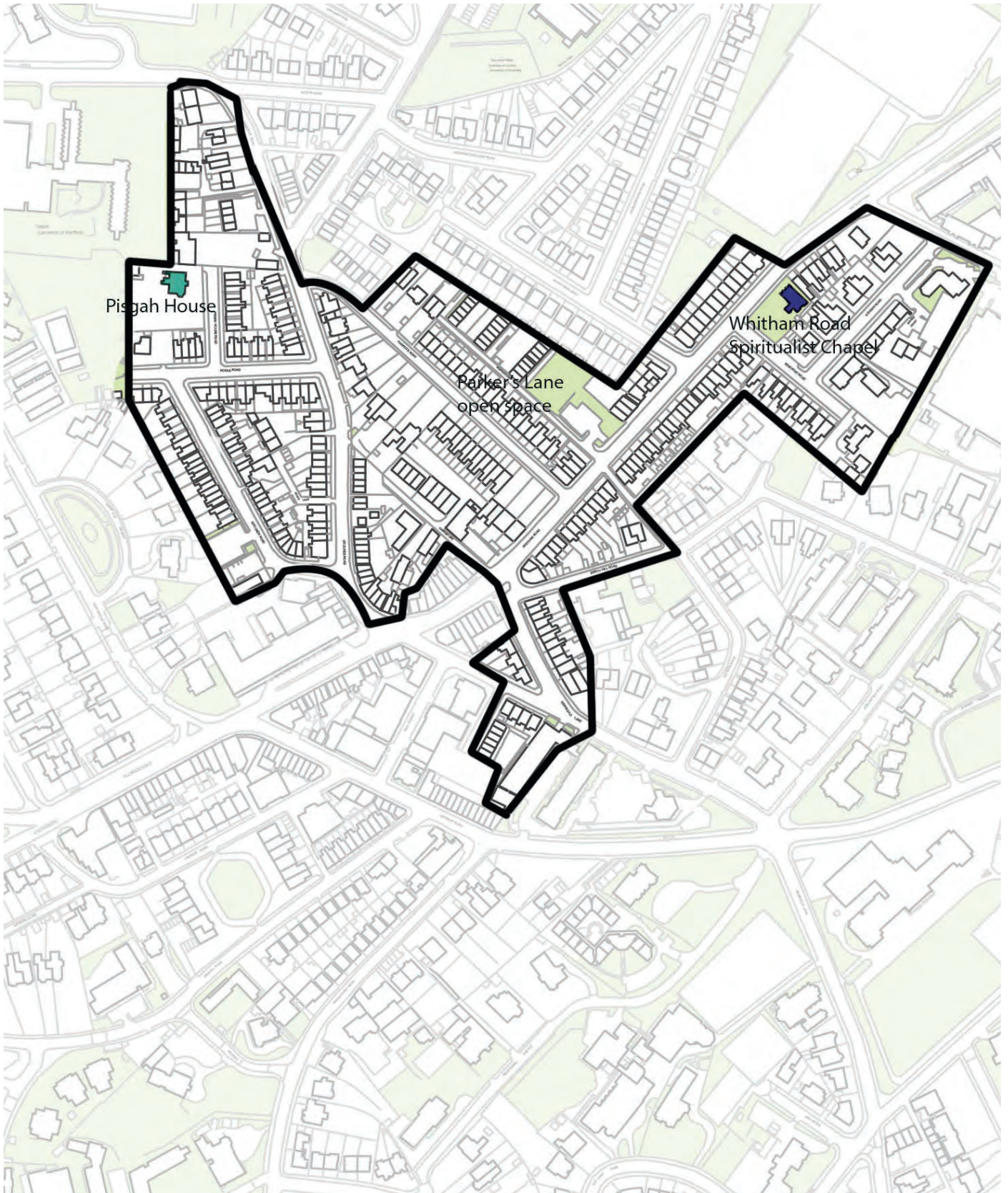
The residential areas within the Quarter sit along these routes as well as in the collection of streets to either side, which demonstrate a range of different styles of predominantly terraced housing. This ranges from slightly grander buildings along Parker's Road, with buildings set back with generous front gardens, stone detailing and running string courses to simpler brick fronted terraces on Spooner Road. In this regard, the Quarter exemplifies the houses of those at the slightly more lower end of the social scale of 19th central Sheffield, although all of the terraces have front gardens.

In comparison to the rest of the conservation area, this is an area of high density, with terraces mainly dating from the last quarter of the 19th century. The area is primarily residential with several houses in multiple occupation by university students.

The extent of the terraced properties mean that there are few areas of green space within the Quarter. This makes the large gardens, particularly those of 33-45 Parker's Road, as well as incidental spaces such as the garden of Pisgah House and the lawn to the side of the Whitham Road Spiritualist Church are all the more important as they act as breathing space within this densely built up area.

In addition there is an area of green space on Whitham Road alongside Parker's Lane, to the side of the Nottingham House public house, which has some seating set back from the road set around a car parking area.







## NORTH EAST

### Key Characteristics



#### 19th Century rows and terraces

Almost wholly residential in nature, with the exception of the Nottingham House PH and Whitham Road Spiritualist Church, the North East character area is a fine example of Victorian terraced streets.

Within the area a range of types, styles and sizes are in evidence: from more humble examples around Spooner Road to Dalkeith Terrace (nos 106-128 Whitham Road) offering a history of how the area developed.



#### Significant grouping

To the west of the character area there is a significant grouping of historical buildings and features surrounding the grade II Listed Etruria House, which includes a listed Lodge, boundary walls, steps and a gas lamp.



#### Retain architectural features

Unique details such as decorative barge boards should be preserved and maintained.

Efforts should be made not to obscure architectural details such as heads and cills, string courses, quoins and name stones.

The removal of chimneys should be resisted as they are an essential component of the original composition and help to break up the roof profile and add interest to the roofscape.

Where opportunities exist Upvc windows should be replaced with timber, sliding sash.

#### Insensitive extensions

There are instances of extensions such as dormer windows that do not match the proportions, scale and materiality of the existing building.



Extensions that are large and in a material out of keeping with the area





### Loss of front gardens to parking

There has been some loss of front gardens within the character area.

There are a variety of reasons: a maintenance issue (such as where it may be a garden to a student property) where planting has been replaced by easier to maintain materials; removal to introduce additional basement accommodation; and resurfacing to accommodate car parking off street. This is particularly the case along Parker Road, where the buildings are set back from the street at a distance that may encourage this to take place.

### Retained floorscape

While the majority of the character area has lost its original street materials, examples remain on two small cul de sac. Chandos Street and Hoole Street have retained their original sett road surface, which in the case of Hoole Street includes a gulley running down the centre of the road.

### Street clutter

The nature of the accommodation within the north east character area, and its proximity to the University means that there is a large amount of student housing, HMO's and flats.

This results in a proliferation of wheelie bins, as well as numerous signs advertising student accommodation. Both of these have a negative impact upon the image of the area.



### Retain architectural details

Unique details such as decorative barge boards should be preserved and maintained.

Efforts should be made not to obscure architectural details such as heads and cills, string courses, quoins and name stones.

The removal of chimneys should be resisted as they are an essential component of the original composition and help to break up the roof profile and add interest to the roofscape.

Where opportunities exist Upvc windows should be replaced with timber, sliding sash.

### Retain open spaces

The open spaces that exist within the character area should be preserved and where appropriate and possible enhanced.

The space adjacent to the Nottingham House PH is a small yet important breathing space within the streetscene that functions as a well used seating area set within mature trees.

Mature trees form an important role within the character area and should be protected from loss, which would have a negative impact upon the streetscene.

### Reinstate boundary walls and front gardens

Opportunities should be taken to restore and reinstate boundary walls and front gardens throughout the character area.

Where car parking is necessary then there should be permeable materials used that can allow water penetration.

### Bin storage

Efforts should be made to introduce shared bin storage features that can allow bins to be stored conveniently and practically without causing street clutter.

### Protect key views

Important views, such as down Whitham Road, Crookes Road and Spooner Road should be maintained.

This should be achieved through ensuring that buildings respond to the topography to retain the sense of openness, and by responding to the prevailing building line.



<b>PRIMARY USE</b>
<b>Retain residential uses</b> The residential nature of the character area should be preserved and protected with a presumption in favour of family homes.
<b>SCALE</b>
<b>Maintain existing scale</b> Preserve the existing scale, grain and layout of development.
<b>DENSITY</b>
<b>Preserve existing density</b> The existing density and grain present throughout the character area should be preserved with a presumption in favour of family homes.
<b>BOUNDARY TREATMENTS</b>
<b>Reestablish boundary walls</b> Opportunities should be taken to reintroduce boundary walls where they have been lost . These should be at a height and employing materials and details to match existing historical walls on neighbouring properties.
<b>GREEN SPACES</b>
<b>Preserve open spaces</b> The open space adjacent to the Nottingham House PH and Spritualist Church should be preserved and where appropriate enhanced.
<b>Protect mature trees</b> Mature trees within the character area should be protected.
<b>IMPORTANT AND CHARACTER VIEWS</b>
<b>Retain important views</b> Important views should be protected and maintained.
<b>ARCHITECTURAL DETAILS</b>
<b>Retain architectural details</b> Architectural features such as decorative barge boards and timber sash windows should be retained. Features such as quoin details, string courses and other decorative stonework should not be obscured. Window reveal depths should be maintained. New infill development should seek to respond to the scale and proportions of the surrounding context.
<b>Extensions</b> Proposals for new dormer windows should be in proportion to the existing building and employ appropriate design.
<b>COLOUR PALETTE</b>
<b>Retain the consistent colours</b> North East is characterised by buff and dark red, from its two principle building materials of red brick and stone.
<b>MATERIALS</b>
<b>Preserve the cohesive character and repair where necessary</b> New development proposals should seek to respond to strong traditional materiality present, characterised by natural stone or smooth, dark, red brick with stone detailing.
<b>Protect original floorscape</b> Where original floorscape materials remain within the character area they should be preserved and where appropriate repaired. Opportunities to restore original surfaces should be taken.
<b>SIGNAGE</b>
<b>Reduce unnecessary signage</b> The proliferation of ad hoc signage should be resisted. Greater protection to prevent adverts in residential areas should be considered.

## RETAIL CENTRE

### Background Description



The Retail Centre area forms the commercial heart of the BBEST area.

A shopping and commercial centre since the mid 19th Century, as Sheffield expanded to the west, the Retail Centre occupies a strategic location at the intersection of a series of key roads: Glossop Road, which sweeps up from the south east; Whitham Road from the east; Crookes Road from the north and Manchester Road from the west.

The Retail Centre is predominantly arranged along its two principal roads: Fullwood Road, extending west to the junction with Manchester Road and east to the junction of Moor Oaks Road; and Glossop Road from its junction with Fullwood Road south as far as the junction with Westbourne Road. The boundary of the Retail Centre is tightly drawn around the main commercial buildings, responding to and corresponding with the extent of the shopping area.

The heart of the Retail Centre lies between the two major junctions created by this road network: Fullwood Road and Glossop Road at its western edge and Whitham Road and Crookes Road to the east.

This busy road network means that the Retail Centre is almost constantly busy with both visiting and through traffic. Added to that, the presence of a number of schools in the immediate area, as well as Halls of Residence to the west, mean that the Retail Centre is well used by students. This gives the area a vibrancy that diminishes only slightly during the summer months.

For the most part the Retail Centre has retained the historical architecture of when it was first formed, with largely two or three storey brick or stone 19th century terraces predominating throughout, typical of the period. Within this a number of buildings stand out, such as The Fox and Duck public house on Fullwood Road (refronted c.1930), and the York

public house, which occupies the corner of Fullwood Road and Glossop Road.

There is a distinctive row of terraces on Glossop Road between The Mount and the Broomhill Tavern PH. Dating from 1878, this comprises a series of ground floor shops and restaurants, above which there is a first storey bay that springs from the shopfront fascia.

There has been a certain amount of modern development within the Retail Centre, most prominent and obvious of which is the 1970's parade that occupies the entire northern side of Fullwood Road between the junction of Glossop Road and Crookes Road. Two storeys in height, but with a flat roof used as a parking deck above the shops, the block is an incongruous feature within the streetscene.

The block itself is set back, with herringbone parking to the front of the shops, together with some incidental space at either end of the parade. A canopy extends along the length of the building.

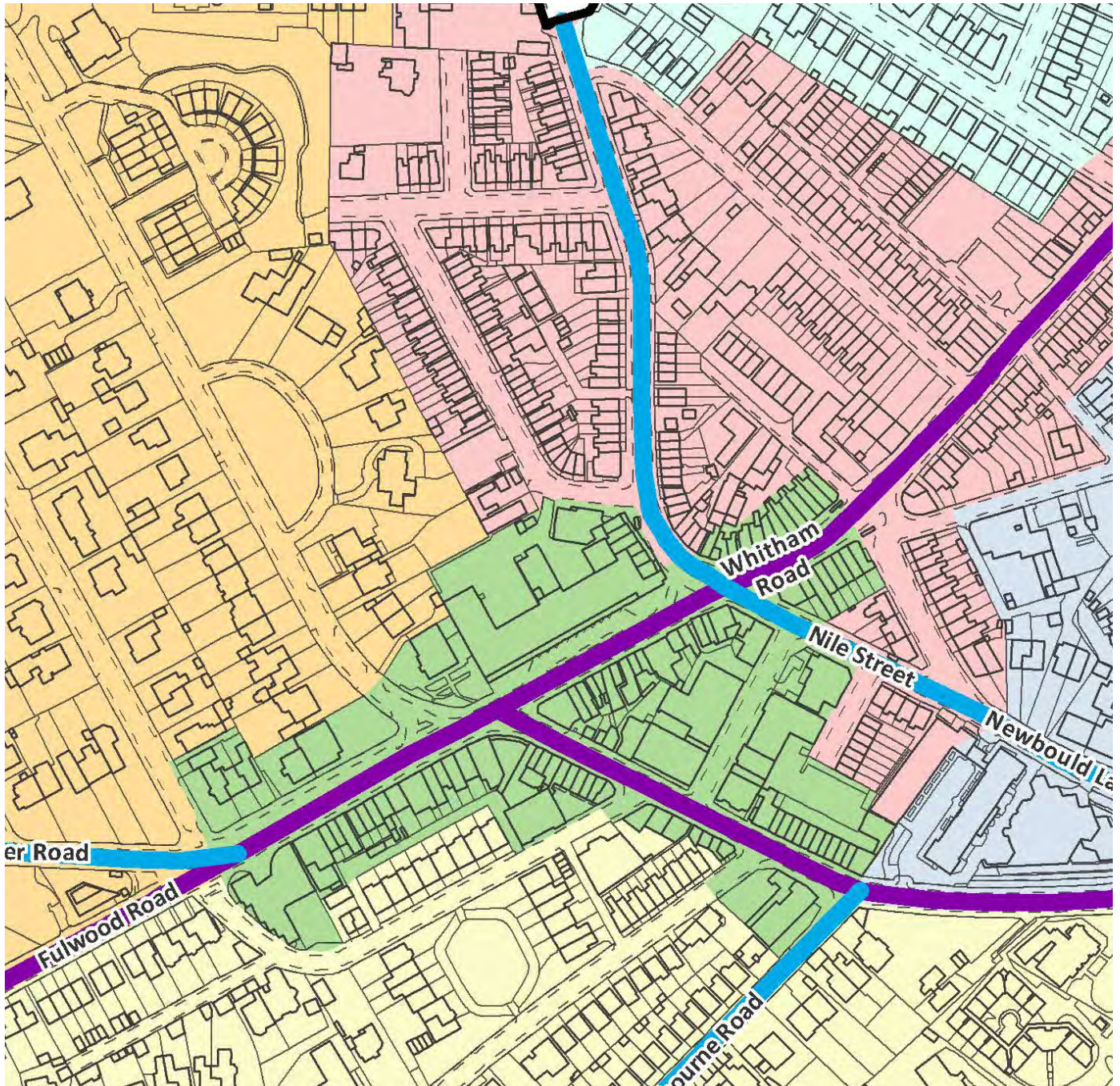
In addition to the parade, there has also been other infill development, the most obvious example being the corner of Glossop Road and Fullwood Road opposite the York public house.

Recent works have been undertaken to the highway and signaling at the junction between Crookes Road and Whitham Road. This has involved introducing a new spur between Fullwood Road and Crookes Road, with the intention of improving traffic flows through the Retail Centre.





## RETAIL CENTRE





## RETAIL CENTRE

### Key Characteristics



### Wealth of historical buildings

The Retail Centre has a significant number of historical buildings that help characterise the area and signify the importance of this area of the city as an important trading point.

Important buildings include the HSBC Bank and NatWest Bank, and also the York PH and the Fox and Duck public house.

### Busyness and vitality

The heart of the BBEST area, and its commercial core, the Retail Centre acts as a hub for the surrounding community and beyond.

Surrounded by residential areas, but with a number of key facilities on its doorstep including four hospitals, a number of schools, the University of Sheffield campus and Halls of Residence, the Retail Centre attracts a broad range of visitors, giving it a vibrancy and energy.



The York PH at the junction of Glossop Road and Whitham Road







Poor infill development at the junction of Glossop Road and Fullwood Road

### Poor modern Infill

There has been a certain amount of modern infill development, which has not responded to the prevailing character of the area.

While modern development is welcomed, it should have some understanding of the prevailing context, its form and scale.

### Inconsistent Shopfront design

There is a lack of consistency in shopfront design, with a range of different styles employed and a disparity in the essential features such as the depth of fascia and the type of signage employed.

Evidenced in both traditional and more modern shopfronts, it results in a haphazard approach that detracts from the overall environment. In the case of older buildings, it can result in an insensitive and unsympathetic treatment at odds with the building.

### Vacant shops

There are a number of vacant shops within the Retail Centre, some long term.

These represent 'broken teeth' within the street; empty or boarded up shops offering a negative pedestrian experience as well as reducing the vitality and robustness of the Retail Centre.

### The pedestrian environment

The public realm throughout the Retail Centre is quite rudimentary and functional, with little to create an attractive and enticing environment in which to spend time.

Lacking trees, attractive lighting and sufficient seating, and with narrow pavements, there is little to encourage dwell and lingering. This poor environment is exacerbated by the volume of traffic moving through the Retail Centre.



Poor shopfront/boarded up shop

## RETAIL CENTRE

### Shop Fronts



Shopfronts are a critical component of any retail centre, and making sure they work well is an essential element in making the Broomhill shopping area successful.

The following principles should be followed in the design and maintenance of shopfronts within the Retail Centre.

#### **Shopfronts should be in harmony with the building**

A shopfront should not normally appear to be older than the building of which it forms part. While modern shopfronts can be appropriate on older buildings, it is rarely the case that this works the other way round.

There should be a strong connection between the shopfront and the upper floors; it is important that the building 'grounds', either through the facing material or pilasters.

Shopfronts should generally not spread across two buildings.

#### **Materiality**

New shopfronts should normally be of timber construction, though other materials may also be appropriate.

#### **Shopfront components should be in proportion to each other.**

The glazed shopfront should broadly comprise 60% of the shop, with the fascia and stallriser 20% each respectively.

#### **Signage and security precautions should be proportionate**

Roller shutters should be a last resort, and located behind the glazing. Shutter boxes must be internal.

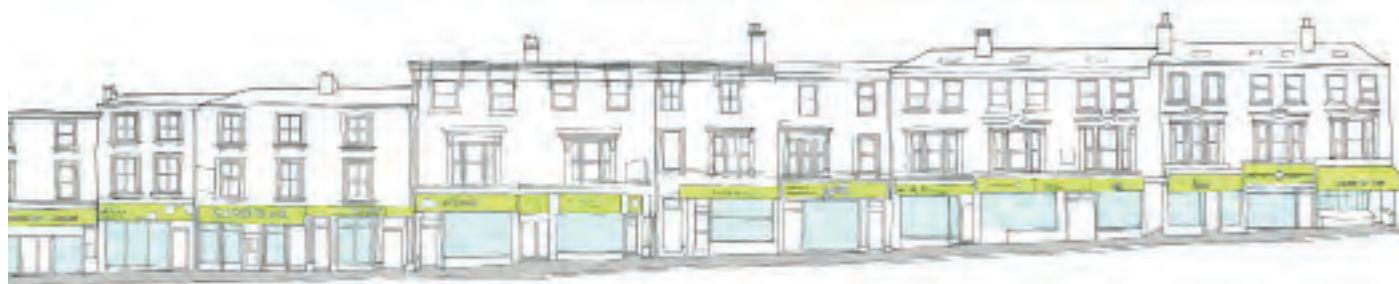
Internally illuminated fascias should be resisted, though halo lit individual letters may be acceptable.



Traditional shopfronts that have retained their detailed components.







### Encourage better Infill development

Where new development is introduced into the Retail Centre it should be of a standard that reflects the importance of the shopping area and the designation as a Conservation Area.

New development should be of a scale, form and materials palette that responds to the overriding characteristics of the area and its setting. This does not necessitate a pastiche approach but instead should encourage an appropriate standard of materials palette and attention to detail.

### Improve shopfronts

A coordinated approach to shopfront design is encouraged, which can work with the features of the host building and offer a sense of cohesiveness without being overly constraining.

Shopping areas should have a level of vibrancy and individuality, set within a structure that both works with the building while allowing innovation.

A guidance note should help to shape new shopfronts and encourage the application of better design solutions that will respect the character of the area and maximise the potential of shops within the Retail Centre.

Any internal shutters to be 'see through' so that internal lighting and displays are visible from the exterior outside of trading hours. External security shutters will not be permitted as they reduce the attractiveness and perception of safety after dark.

### Reduce the impact of vacant shops

Efforts should be made to lessen the impact of vacant shops while simultaneously making them more attractive and hastening them being brought back into use.

For boarded up premises, a coordinated initiative to recast them in a positive light through new artwork, linked to the community, can provide a greater sense of ownership. Temporarily empty properties could be employed as temporary 'pop-up' shops to offer a continuity of use and to encourage footfall, activity and surveillance.

### An improved pedestrian environment

The public realm throughout the Retail Centre should reflect the importance of the shopping area to the wider community and the extensive catchment.

It should also be designed in a way that allows for spill out and events, encouraging 'dwell' and lingering within it, reducing the impact and prominence of vehicles and drawing the balance towards pedestrians and how they might be encouraged to use the space.

The introduction of tree planting, together with a more generous public realm that accommodates greater movement and allows for sitting out and socialising will make for a more attractive and convivial environment.

A-boards are discouraged as they present a impediment to ease of mobility.

### Sites of Particular Significance to the Community

Retail Arcade

NatWest Bank





# RETAIL CENTRE

## Design Guidelines

### PRIMARY USE

#### Maintain the role of the Retail Centre

Proposals should support the core role of the Retail Centre, which is a shopping and commercial area. This should generally comprise active frontage retail and cafe uses at ground floor, with offices and residential uses above.

### SCALE

#### Retain the strong sense of enclosure

Buildings should generally be back of pavement. Buildings may be set back, but only in exceptional cases and for a positive purpose, such as providing communal public spill out space.

#### Maintain a strong rhythm and grain

Wide shopfronts extending across buildings should be avoided. Shopfronts should respect the features of the building above, bringing features down to ground level.

### DENSITY

#### Support increased density

New development should help to retain the vitality and vibrancy of the Retail Centre through encouraging primarily 2-5 storey development, depending on the context, and built out to adjacent party walls where they exist.

### BOUNDARY TREATMENTS

#### Create clear and continuous boundary treatments

New development proposals should aim to create a continuous frontage along the principal streets.

### GREEN SPACES

#### Introduce new street trees

Opportunities should be taken to introduce new street trees and planters wherever possible, to provide an attractive feature, offer shade and help combat air pollution.

### IMPORTANT AND CHARACTER VIEWS

#### Retain key views

Broad vistas down Glossop Road and Nile Street should be maintained to allow views across the valley.

### ARCHITECTURAL DETAILS

#### Improve shopfronts

New shopfronts should respond to the character of the building. Modern designs and materials are welcome where they are of exceptional quality. Efforts should be made to retain shop windows to provide a connection with the street.

### COLOUR PALETTE

#### Retain the consistent colours

Retail Centre is characterised by stone and brick, but with colour added through shopfronts and signage.

### MATERIALS

#### Preserve the cohesive character and repair where necessary

New development proposals should seek to respond to strong traditional materiality present within the Retail Centre, characterised by natural stone or red brick with stone detailing.

### SIGNAGE

#### Bring coherence to the retail centre

New signage should be set within a consistent zone within the building frontage, above the shopfront. The design, size, colour, materials and position of signs should respect the character of the building with individual letters not exceeding 400mm in height. Signs should not obscure architectural features such as windows, cornices, transoms and mouldings. Projecting signs should be in line with the fascia of the shopfront.

Individual lit lettering will be acceptable but whole illuminated fascias (e.g. light box signs) will be resisted.

The use of A boards will be discouraged.

External shutters to shopfronts are not permitted. Additional security may be provided by internal shutters, not obscuring the shopfront, and lighting visible within is encouraged.

## NORTH WEST

### Background Description



The North West Quarter occupies a broad area adjacent to the Retail Centre, with Crookes Road/Lydgate Lane forming its northern boundary, Manchester Road to the south and Tapton Crescent Road to the west.

By comparison to other parts of the Conservation Area that appear somewhat haphazard with more sinuous road layouts, the North West Quarter is dominated by three parallel straight roads - Taptonville Road, Lawson Road and Sale Hill - that run from Hallamgate Road and stretch down the hillside to Glossop Road. These three roads in particular offer extensive views across the Porter Valley to Nether Edge.

Beginning at Taptonville Road, the North West Quarter was developed as a residential area from the 1850s onwards, with Taptonville Lodge at the very northern end dating from 1852.

There is a strong character throughout the Quarter, dominated to a large extent by grand detached or semi detached stone villas interspersed with some terraces dating from the same period. Taptonville Crescent is one of the highlights of the Broomhill Conservation Area, and which prompted John Betjeman's description of Broomhill in 1961 as the 'prettiest suburb in England.

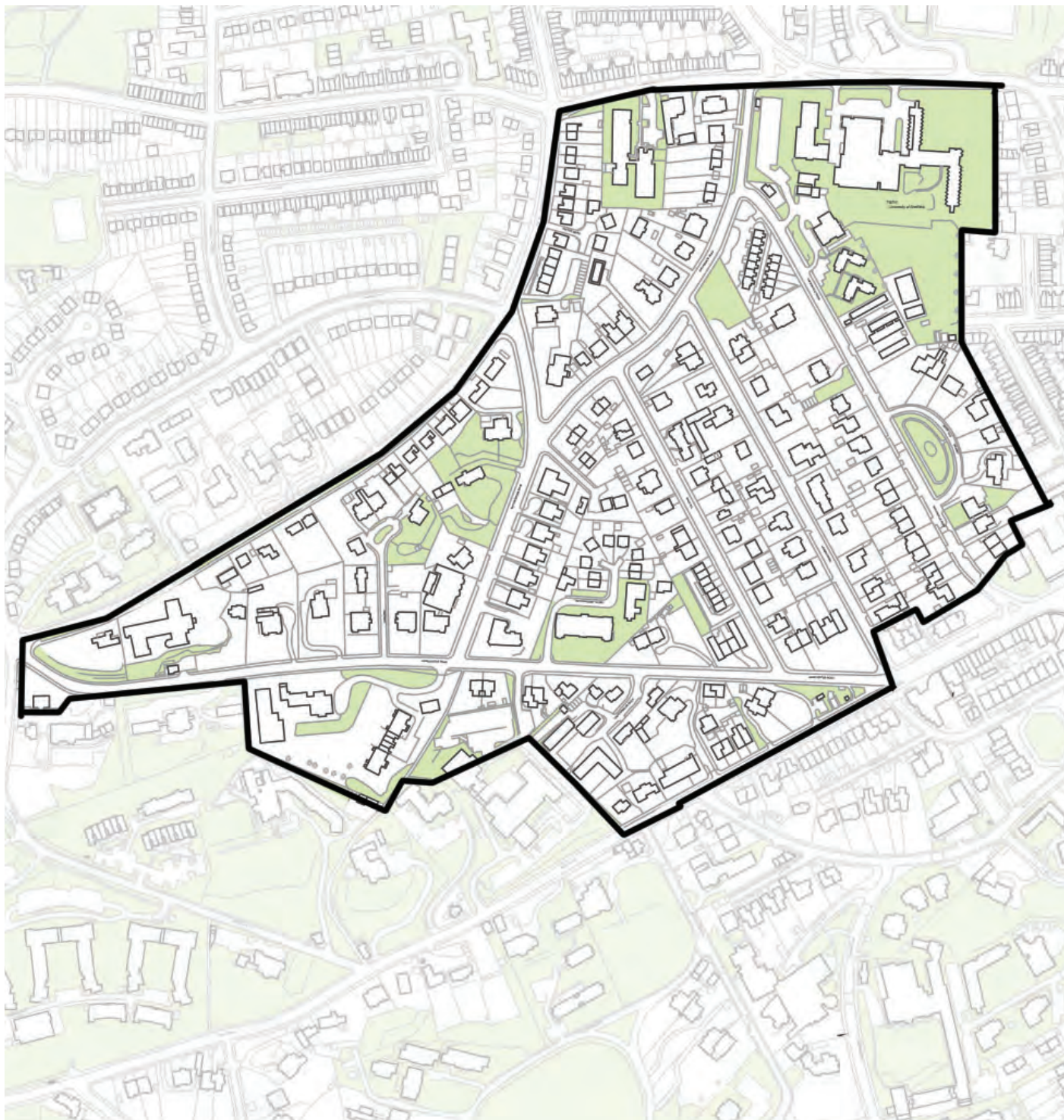
In addition to the buildings, one of the key attributes of this series of streets is its boundary walls, which are in matching stone to the buildings and of a considerable height to form a strong edge to the streets.

At certain points there have been significant modern interventions, with a number of infill developments dating from the 1960's on Sale Hill, and post millennium development at the top of Taptonville Road, which to the east has replaced a large 1960's complex of student accommodation.

While there is still a strong residential population within the North West Quarter, the larger Victorian buildings have been either subdivided or converted to uses such as care homes.

Manchester Road is an extremely busy thoroughfare, serving as the key road connection between Sheffield and Manchester. As such it is very fast moving through the day, but particularly at rush hour periods.







## NORTH WEST

### Key Characteristics



#### Residential character

The north west character area is almost wholly residential, particularly so now given the demolition of the student Halls of Residence at the top of Taptonville Road.

The area demonstrates a cohesive range of 19th Century architecture: there are many fine examples of Victorian villas set within the planned rectilinear layout of the main streets of Taptonville Road, Lawson Road and Sale Hill.

The character area also exhibits a series of imposing buildings, including Kersal Mount (1869) and the former School for the Blind (1879) on either side of Manchester Road.

Alongside this, the historical villas are set in large grounds, with significant planting and mature trees that make an immense contribution to the sense of greenery throughout the character area.

#### Individual character

The character area contains a particularly fine 'set piece' in the form of Taptonville Crescent. Sitting adjacent to Taptonville Road, it contains a secluded green space and has retained its original cobbled floorscape and railings.

#### Extensive views

The long south facing streets of Taptonville Road, Lawson Road and Sale Hill offer extensive views across the Porter Valley to Nether Edge, connecting the area to its surroundings and other parts of the city.



Taptonville Crescent



Long Green Vistas



Extensive views across to Nether Edge





Lawson Road Infill



Original stone cobbles on Taptonville Crescent



### Intensive extensions

There have been some somewhat ungainly extensions to historical properties within the character area that are of a scale that competes with the original building.

### Architectural features

Unique details such as decorative barge boards should be preserved and maintained.

Efforts should be made not to obscure architectural details such as heads and cills, string courses, quoins and name stones.

The removal of chimneys should be resisted as they are an essential component of the original composition and help to break up the roof profile and add interest to the roofscape.

Where opportunities exist Upvc windows should be replaced with timber, sliding sash.

There are a number of strong features that remain within the area, most particular being the boundary walls and tall carved gateposts that sit either side of the driveways or pedestrian entrances.

### Loss of front gardens

Like many parts of the BBEST area there is pressure for car parking spaces. In some cases this has resulted in the loss of front gardens to accommodate off street parking within the curtilage of the building. This is to be actively discouraged.

### Boundary walls and gateposts

Opportunities should be taken to reinstate boundary walls where they have been lost, to restore the continuous run throughout the character area and to provide a strong edge to the street.

### Reinstate threshold materials

Stone sett threshold materials occur across large parts of the character area and help to confer a strong sense of identity, breaking up the pavement and helping to articulate the entrances.

Any further loss of these should be resisted, and opportunities taken to seek the reinstatement of these features wherever possible.

### Retain and reinstate front gardens

Front gardens provide an essential component of greenery and landscape throughout the character area, in particular mature trees that dominate the streetscene.

Boundary walls should be in natural stone, to match the existing context, with hedges to provide additional privacy where necessary and appropriate.

### Retain architectural details

Unique details such as decorative barge boards should be preserved and maintained.

Efforts should be made not to obscure architectural details such as heads and cills, string courses, quoins and name stones.

The removal of chimneys should be resisted as they are an essential component of the original composition and help to break up the roof profile and add interest to the roofscape.

Where opportunities exist Upvc windows should be replaced with timber sliding sash.

### Maintain views

The extensive views across the Porter Brook valley from Taptonville Road, Lawson Road and Sale Hill should be preserved.

### Reduce speed on Manchester Road

Although one of the main traffic routes out of the city, Manchester Road is also an important pedestrian route for residents, particularly school children attending schools either in Broomhill or in Crosspool.

The straightness of the road, and the presence of the historical high boundary walls combine to create an environment where traffic can feel remote from any potential conflict with pedestrians.

The pavements are narrow and fast moving vehicles can present an intimidating and unsatisfactory environment.



### PRIMARY USE

#### Retain residential uses

Protect and preserve the primary residential use within the character area.

### SCALE

#### Maintain existing scale

Preserve the existing scale and layout of development.

### DENSITY

#### Retain density patterns

New development should respond to the prevailing density, with residential areas being a mix of villas, detached and terraced housing. The grain of large villas in substantial grounds should be preserved.

### BOUNDARY TREATMENTS

#### Reestablish boundary walls

Opportunities should be taken to reintroduce boundary walls where they have been lost. These should be at a height and employing materials and details to match existing historical walls on neighbouring properties. Timber fences should be resisted.

### GREEN SPACES

#### Maintain large gardens

The large gardens and mature trees within private gardens should be protected and loss of gardens to parking resisted.

### IMPORTANT AND CHARACTER VIEWS

#### Retain key views

The broad vistas down Taptonville Road, Lawson Road and Sale Hill should be maintained.

### ARCHITECTURAL DETAILS

#### Retain architectural details

Architectural features such as decorative barge boards and timber sash windows should be retained. Features such as quoin details, string courses and other decorative stonework should not be obscured.

### COLOUR PALETTE

#### Retain the consistent colours

North West is characterised by buff, with natural stone being its dominant building material.

### MATERIALS

#### Preserve the cohesive character and repair where necessary

New development proposals should seek to respond to strong traditional materiality, characterised by natural stone with stone detailing.

### SIGNAGE

Signage and lighting for institutional uses within the character area should be well designed and coordinated to reduce clutter.

The design, size, colour, materials and position of signs should respect the character of the building.

The proliferation of signs should be resisted. Signs should not obscure architectural features such as windows, cornices, string courses and mouldings.

## SOUTH WEST

### Background Description



The South West Quarter occupies the gradual south facing slope between Broomhill Retail Centre and the Botanical gardens, as the land falls towards the Porter Valley.

The Retail Centre is directly to the north, with Glossop Road and Fullwood Road forming its northern boundary while Clarkehouse Road and the Botanical Gardens forms the boundary to the south. Newbould Lane and Oakholme Road form its eastern and western boundaries respectively.

The South West Quarter contains a broadly even mix of residential and educational uses. Traditionally a middle class Victorian suburb, characterised by detached and semi-detached houses in large plots, there area also a significant number of educational establishments spread across it.

This is most visible between Oakholme Road and Westbourne Road, which is now largely dominated by University of Sheffield campus, with Oakholme (a c.1850 grade II listed house) now engulfed with 20th century university buildings (Crewe Hall and Stephenson Hall) though a lodge, tree lined drive and listed stone-built stable block remain. In addition to the University buildings, the South West character area is also home to a number of independant schools: Sheffield High School for Girls (1884) is located between Melbourne Avenue and Rutland Park; Westbourne School on Westbourne Road; and Birkdale School moved to its present site on Oakholme Road in the early part of the twentieth century. Melbourne Avenue itself acts as a secluded shared space linking Southbourne Road and Newbould Lane.

To the north of the character area, between Ashgate and Ashdell Roads, is Summerfield, a formal arrangement of communal gardens flanked by opposing large terraces dating 1870. A third side of this 'square' is formed by nos 6-20 Ashgate Road c.1860, a classical style three-storey Grade II listed terrace.

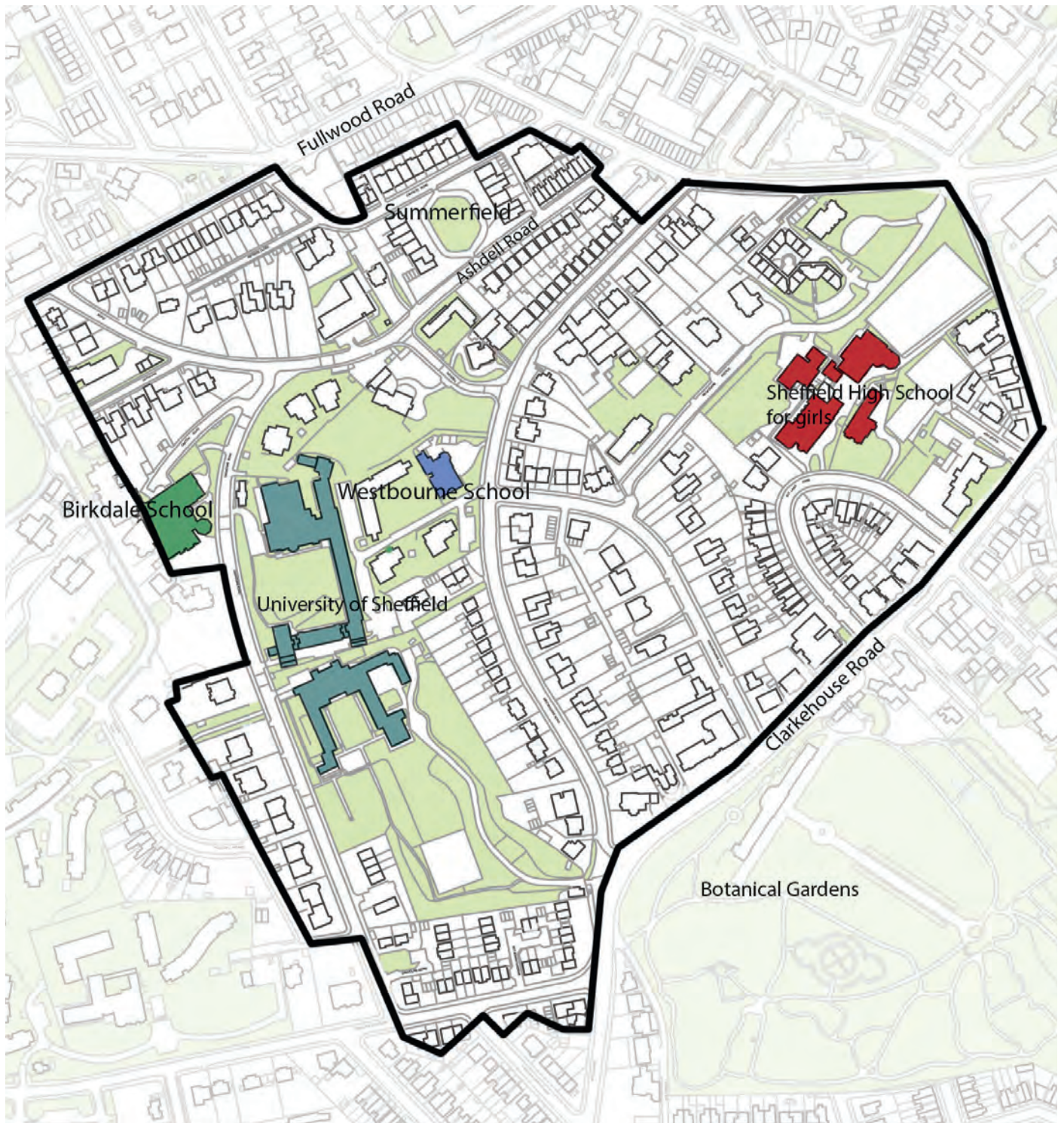
Southbourne Road and the lower end of Westbourne Road were known as Victoria Park and developed from 1854 with a wide variety of villas including work by many of the prominent local architects.

At the western end of Ashdell Road No. 88-98 are set well back from and above the road, forming an attractive group with long sloping front gardens. No 88/90 closes the views at the top of Oakholme Road.

Rutland Park, a crescent off Clarkehouse Road, dates from around 1890. The street is enhanced greatly by a large avenue of roadside trees.

Throughout the character area there is a generally tranquil atmosphere, with numerous mature trees and well stocked gardens.







## SOUTH WEST

### Key Characteristics



#### Green character

The south west character area feels very green and spacious, a result of the amount of mature trees and planting, which is predominantly located within the gardens of the properties.

#### A mix of residential, school and University uses

The south west character area has a strong mix of uses, with residential uses generously interspersed with large institutional buildings set in private grounds.

Across the character area there are good examples of different types of Victorian villas set alongside more modest detached and terraced houses.

#### Planned development

The character area contains a series of planned developments that took place during the nineteenth century: Victoria Park (comprising Westbourne Road and Southbourne Roads) and also Rutland Park just off Clarkehouse Road which, in contrast the rest of the character area, contains street trees.

The arrangement of terraces around the open space at Summerfield also demonstrates a formal composition.



Moor Lodge, part of Sheffield Girls' High School



Historical floorscape along Ashdell Road



Terraces on Ashgate Road





### Poor public realm

There is a minimal amount of public realm throughout the character area.

At a number of points, such as the junction of Ashdell Road and Oakholme Road, a paved space has been created through the reorganisation of the road junction. These are not strictly useable spaces, however, consisting of simple tarmac and a series of bollards to prevent any vehicle parking on kerb.

### Boundary treatment

Stone walls are a common feature throughout the character area; either tall (such as in Oakholme Road) or short and topped with hedges (such as along Westbourne Road).

In many instances the original gateposts remain, and in some cases there are also the original paved thresholds across the wider vehicle entrances.



### Loss of front gardens

In some parts of the character area there has been some loss of front gardens and boundary walls, which has had an impact on the historical integrity of the area.

This has in the main been to enable off street car parking, and is most evident around Rutland Park.



### Reverse the loss of front gardens

The loss of front gardens, and the removal of boundary walls should be reversed to reinstate a strong boundary to the street.

This will also enable the reintroduction of front gardens and planting that will help to provide a green edge running throughout the character area.

### Reinstate threshold materials

Stone sett threshold materials occur across large parts of the character area and help to confer a strong sense of identity, breaking up the pavement and helping to articulate the entrances.

Any further loss of these should be resisted, and opportunities taken to seek the reinstatement of these features wherever possible.

### Enhance the public realm

The layout of the character area means that there are few opportunities for genuine public realm. The limited areas that exist require better consideration, however, to ensure that they respond to the qualities of the area and provide meaningful areas to enjoy.

### Retain architectural details

Unique details such as decorative barge boards should be preserved and maintained.

Efforts should be made not to obscure architectural details such as heads and cills, string courses, quoins and name stones.

The removal of chimneys should be resisted as they are an essential component of the original composition and help to break up the roof profile and add interest to the roofscape.

Where opportunities exist Upvc windows should be replaced with timber, sliding sash.



### PRIMARY USE

#### Maintain the balance of uses

The balance of educational and residential uses present within the character area should be maintained. Care should be taken to ensure there is no further significant loss of residential dwellings and increase in educational uses.

### SCALE

#### Maintain the variety of scales within South West

Preserve the existing scale, grain and layout of development.

### DENSITY

#### Retain density patterns

New development should respond to the prevailing density. Residential areas being a mix of villas, detached and terraced housing. The grain of large villas in substantial grounds should be preserved.

### BOUNDARY TREATMENTS

#### Reestablish boundary walls

Opportunities should be taken to reintroduce boundary walls where they have been lost. These should be at a height and employing materials and details to match existing historical walls on neighbouring properties.

### GREEN SPACES

#### Promote front gardens

Reinstating front gardens should be encouraged.

#### Protect mature trees

Mature trees within the character area should be protected and a sustainable tree replacement strategy encouraged.

### IMPORTANT AND CHARACTER VIEWS

#### Retain key views

### ARCHITECTURAL DETAILS

#### Retain architectural details

Architectural features such as decorative barge boards and timber sash windows should be retained. Features such as quoin details, string courses and other decorative stonework should not be obscured.

### COLOUR PALETTE

#### Retain the existing character

South West is characterised by buff, with stone its principal building material.

### MATERIALS

#### Restore threshold materials

Opportunities should be taken to reinstate stone sett threshold materials at driveway entrances where they have been lost.

### SIGNAGE

Signage and lighting for institutional uses within the character area should be well designed and coordinated to reduce clutter. The design, size, colour, materials and position of signs should respect the character of the building. The proliferation of signs should be resisted. Signs should not obscure architectural features such as windows, cornices, string courses and mouldings.

## ENDCLIFFE

### Background Description



Endcliffe is the largest of the character areas, occupying the very western extent of the BBEST area.

Unlike the majority of the other character areas, the boundary of Endcliffe does not naturally correspond with many of the surrounding streets, reflecting as it does its interrelationship with the adjacent north west and south west character areas. To the west and south it is the landscape that determines its borders: Oak Brook forms a natural boundary along the western edge, while Endcliffe Park and Bingham Park lie immediately to the south.

In large part, Endcliffe corresponds with the boundary of the Endcliffe Conservation Area, extending beyond this boundary at a couple of points: to the north to meet Manchester Road and the upper part of Shore Lane; and in the south to include a greater number of buildings and spaces between Endcliffe Vale Road and Endcliffe Park.

Much of the development of Endcliffe relates to Endcliffe Hall and its estate that covered much of the area and which was sold off and developed through the 19th Century to form streets made up of Victorian villas set in large grounds.

While the original Endcliffe Hall has not survived, the current building, dating from 1865, was the grandest and largest of the steelmakers mansions and today is a Territorial Army base and field hospital. To the south east of the hall, the former lodge to Endcliffe Hall is also listed and is now residential.

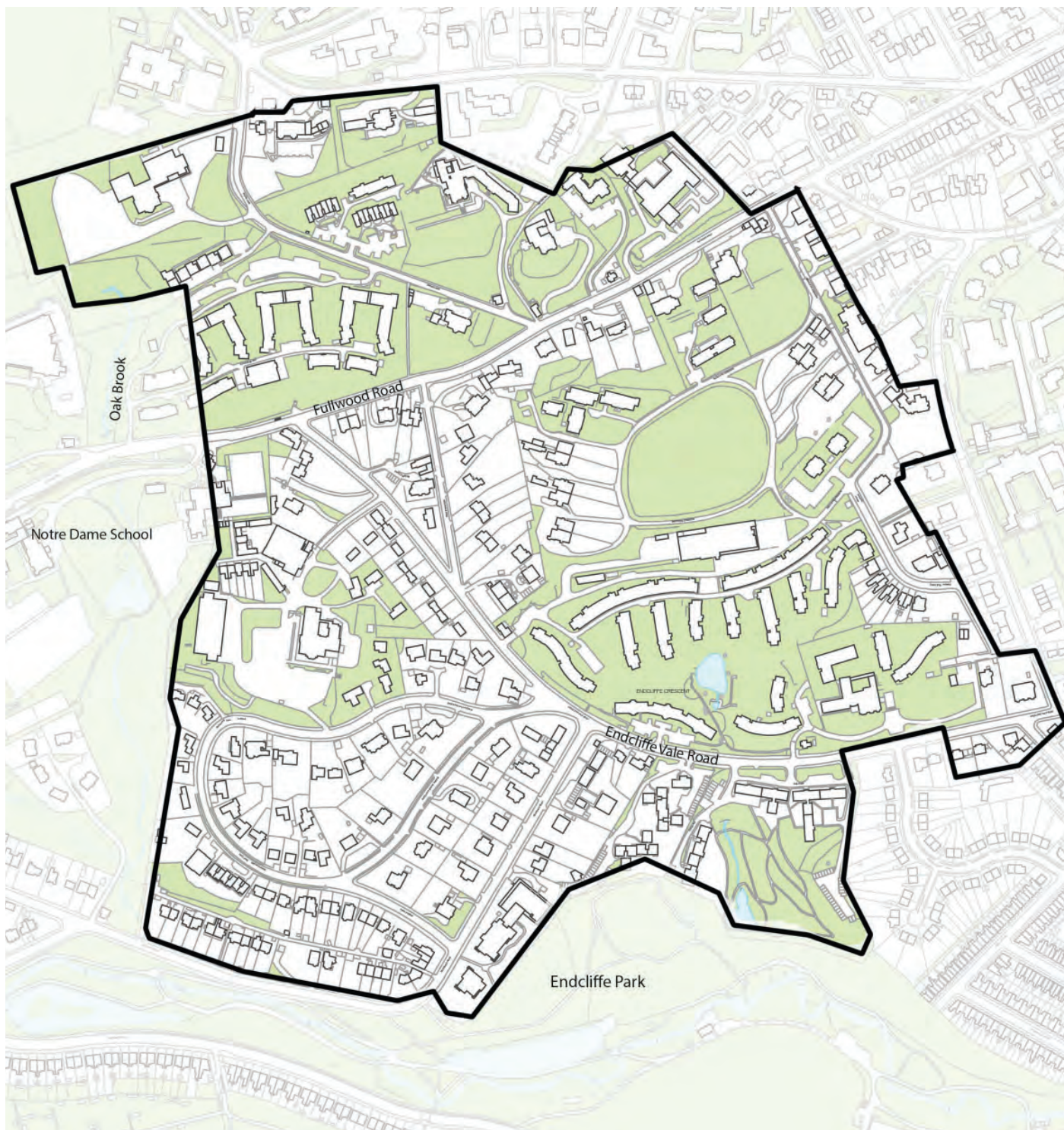
Endcliffe is also characterised by a series of significant recent additions of student accommodation: Endcliffe (completed 2008) and Ranmoor (2009) Student Villages, both replacing older student accommodation by Sheffield University.

The residential area to the south west of Endcliffe is characterised by large detached homes set within a strong landscape. This is achieved through the presence of lower boundary walls that are frequently topped with hedges, together with a large number of street trees. These elements contrast with the Broomhill Conservation Area, which is dominated by higher stone walls.

The north east quarter of the character area is dominated by the 10 storey Hallam Tower, a former hotel that ceased operation in 2004. In spite of various plans for its refurbishment the tower is now partially demolished.

Endcliffe Park and Bingham Park are both extremely popular areas for walkers and cyclists, forming components of a linear park that extends from Hunters Bar at the end of Ecclesall Road west to the Mayfield Valley. As such it forms both an important recreational route and ecological habitat running into the heart of the city.







### Mix of residential and student uses

The Endcliffe character area is a mix of older residential suburbs interspersed with large complexes of student accommodation.

The housing is a mix of large detached and semi detached villas in large grounds. There is also some more modern postwar development.

The Halls of Residence, set on either side of Fullwood Road, occupy significant areas of land and are of a scale, form and materiality that is in marked contrast with the rest of the character area.

This accommodation offers a different dynamic to the character area: on the one hand a genteel suburb set within tree lined streets; on the other a dynamic area thronging with activity at different times of day and in the evening. This offers a unique balance for the character area, and one that should be maintained so that both can coexist harmoniously.

### Spacious green character

Throughout the character there is a sense of openness, with development set within a strong landscape setting provided by a combination of mature street trees and trees within grounds and gardens.

Large trees throughout the character area help to provide a strong sense of enclosure, framing streets and offering shade.

In addition, the retention of mature trees along the pavement edge has also assisted in screening some of the modern contemporary development from the street.



Typical stone walls and pillars



Tree lined streets contribute to the sense of enclosure





Tree lined streets

## Boundary treatment

The character area exhibits two different types of boundary treatment: tall stone walls are prominent in the northern part of the Endcliffe character area, such as along Fullwood Road and Shore Lane; shorter stone walls topped with hedges are more prevalent in the southern part, such as along Endcliffe Grove Avenue.

## Important views

Endcliffe enjoys numerous views to the south to and across Endcliffe Park and Bingham Park. These provide a strong connection and relationship with the parks and landscape edge, which forms an important backdrop to the character area.



Hallam Tower visible from across the character area



Student accommodation set with large grounds

### Retain the balance of uses

The character area is formed by two different types of residential accommodation: historical detached villas and more modern homes set in tree lined streets; student Halls of Residence set within large grounds.

This balance of uses should be retained.

### Retain boundary walls

The stone walls that extend throughout the character area should be retained and protected. These should be in stone to match the buildings and at a height that corresponds with the detailed character of the local area: taller to the north of Endcliffe and lower with a hedge to the south.

### Protect street trees

Street trees form an important component of the character area, and every effort should be made to ensure that the loss of the existing mature trees is kept to an absolute minimum.

Options and alternatives should be explored for pavement restoration, where it is deemed necessary, as a first option in place of tree removal.

Where replacement is unavoidable through disease and decay, then the replacement should be chosen to make a positive contribution over time to the area. It should be planted with a view to the tree matching the scale of the existing tree cover.

### Retain architectural details

Unique details such as decorative barge boards should be preserved and maintained.

Efforts should be made not to obscure architectural details such as heads and cills, string courses, quoins and name stones.

The removal of chimneys should be resisted as they are an essential component of the original composition and help to break up the roof profile and add interest to the roofscape.

Where opportunities exist Upvc windows should be replaced with timber, sliding sash.



### PRIMARY USE

#### Retain the balance of residential uses

The balance of residential uses and student Halls of Residence within the character area should be preserved.

### SCALE

#### Maintain existing scale

Preserve the existing scale, grain and layout of development.

### DENSITY

#### Retain density patterns

New development should respond to the prevailing density within Endcliffe. The mix of villas, detached and terraced housing within the residential areas should be preserved.

The grain of large villas in substantial grounds should be preserved.

### BOUNDARY TREATMENTS

#### Retain and Reestablish boundary walls

Opportunities should be taken to reintroduce boundary walls where they have been lost. These should be at a height and employing materials and details to match existing historical walls on neighbouring properties. Removal of boundary walls should be resisted.

### GREEN SPACES

#### Retain street trees

Street trees are essential to the character of the area and should be retained. Removal should only be considered as a last resort. Where replacement is essential it should be of a size and species that will, in time, form an adequate replacement and provide similar character within the street.

### IMPORTANT AND CHARACTER VIEWS

#### Retain key views

### ARCHITECTURAL DETAILS

#### Retain architectural details

Architectural features such as decorative barge boards and timber sash windows should be retained. Features such as quoin details, string courses and other decorative stonework should not be obscured.

### COLOUR PALETTE

#### Retain the consistent colours

Endcliffe is characterised by buff from the predominant use of natural stone.

### MATERIALS

#### Preserve the cohesive character and repair where necessary

New development proposals should seek to respond to strong traditional materiality present within Endcliffe.

### SIGNAGE

Signage and lighting for institutional uses within the character area should be well designed and coordinated to reduce clutter.

The design, size, colour, materials and position of signs should respect the character of the building.

The proliferation of signs should be resisted. Signs should not obscure architectural features such as windows, cornices, string courses and mouldings.

