



City Centre & Kelham Island Industrial Conservation Areas Public consultation feedback June 2025

We broadly welcome the extensions to Conservations Areas proposed by DIA. However, there are areas where we believe that the proposals fall short of what is necessary and desirable. The proposals identify many “positive” buildings, but omit many more that also make a positive contribution. This document describes our recommendations for improving the proposals.

Inclusive boundaries

Our recommended Conservation Area boundaries are drawn inclusively, so as to ensure that the entire area which it is desirable to preserve or enhance, rather than individual buildings, benefits from the protection that designation provides. In particular, boundaries should ensure that entire streetscapes are protected, and that neutral or negative sites are included where future unsympathetic development could damage the area’s character or appearance.

This inclusive approach is entirely consistent with the legislation, and is supported by the National Planning Policy Framework. Paragraph 219 states that local planning authorities should look for opportunities for new development within Conservation Areas, which clearly implies that there will be places within an area which can benefit from the introduction of new buildings or the replacement of existing ones.

This is reinforced by paragraph 220, which states that not all elements of a Conservation Area will necessarily contribute to its significance. There is a clear expectation that designation will not exclude buildings or spaces simply because they do not contribute. Paragraph 220 also clarifies the interpretation of paragraph 204, which cautions against designating areas that lack special interest. That cannot and should not be taken to mean that every building or space in an area has to contribute. So long as the area taken as a whole has special interest the terms of paragraph 204 are met.

The extensions proposed by DIA assume the opposite: that every single building or space that does not contribute to the special interest should be excluded (although in some cases, notably the West Street area, some more recent buildings of obvious merit have been excluded). Some existing and proposed Conservation Area boundaries almost surround a site perceived as lacking interest. Unsympathetic development on that site, such as replacement, recladding or upward extension of a building, would create a harmful intrusion to the surrounding Conservation Area.

Although the setting of a Conservation Area is a material consideration in planning decisions it lacks the statutory presumption against harm, so in practice offers only weak protection, and none at all where Permitted Development Rights apply. Such sites need to be within the Conservation Area, which does not prevent their development but does ensure that the surroundings are respected and encourage design that enhances them.

Risks of enlarging the City Centre Conservation Area

The City Centre Conservation Area is already extremely varied in its special interest, and would become significantly more so with the proposed addition of the Castlegate and West Street areas. We have very serious concerns about this, and are surprised and disappointed that despite these concerns having been raised by us and by other parties on several occasions they have never been addressed.

In particular, there is also a very real risk of the large size of the area diluting the protection given to individual heritage assets, as has happened in previous planning decisions. If this is to be avoided in the future it will require a written commitment in the Management Plan that the large size of the area will ***never*** be used to water down protection for individual buildings.

We are recommending that more areas are designated in the city centre than have been proposed by DIA. If these were also to be added to the City Centre Conservation Area it would create an area that is large, complex, varied and potentially unmanageable. It would require great discipline in the writing of the appraisal and management plan. The common model of dividing the area into geographical segments would have to be entirely dispensed with.

There may be a potential advantage in designating a single large area. It would enable a holistic view of special interest. Thematic connections could be properly understood and given weight in decisions even when they are widely distributed. However, this approach would exacerbate the risks and should only be considered if these can be fully mitigated and the advantages are beyond doubt.

Positive buildings

The proposals identify many buildings that make a positive contribution on either historic or architectural grounds to the character or appearance of the existing or proposed designated areas. However, there are many identified as “Neutral” and even a few identified as “Negative” which also make a positive contribution. These are listed below. As far as time allows an account of the specific contributions is given, but the limited time available means that this has not been possible for every building that we have identified as “Positive”.

Post-war buildings are underrepresented, especially from the 1950s and 1960s when Sheffield was rebuilding after the Blitz and using a renewed prosperity to reimagine the city centre. Also underrepresented are humbler buildings, often survivals from the mid-19th century or earlier, which have become rare and need to be conserved wherever they remain.

We believe that it is especially important to recognise these explicitly, as without this there is a severe risk of buildings of both types being altered or demolished in the name of “enhancement”. Sheffield has in the past lost many previously unregarded buildings that a later age might have valued more. The example of the listed Cole Brothers store is an object lesson, having been identified for demolition in 2001 and remaining under threat as recently as 2022.

Post-war buildings

Sheffield’s architectural ambitions following the Second World War were highly regarded, nationally and internationally. The visionary City Architect J. L. Womersley masterminded a massive programme of new municipal housing and oversaw a courageous attempt to remodel the city centre for the modern world. Although the latter ultimately proved to have undesired consequences, its remnants in Castlegate and elsewhere have historical value. The era saw the creation of buildings once controversial but now listed, including the Park Hill flats, Cole Brothers in Barker’s Pool, and Castle House in Angel Street.

Alongside these are many other buildings in Modernist and Brutalist styles which have often gone unregarded in the past but are now more appreciated for the quality of their choice of materials and detailing. It is important that all such buildings are recognised, and that any tendency to regard “modern” or “1960s” buildings as inherently lacking is strongly resisted. The draft appraisal does acknowledge this importance and identifies some buildings as positive, but this approach needs to be far more consistent. Buildings such as Fountain Precinct in Balm Green or the important cluster including BHS, Woolworth’s, Burton’s and Pearl House in Haymarket are too easily written off.

It is also important to recognise the contribution made even by more recent buildings. Examples include the Sinclair building in Glossop Road, Royal Plaza in West Street and Phoenix Court in Rockingham Street. These set a good standard for future buildings to aspire to, but without Conservation Area designation and recognition of examples of good contemporary architecture there is a risk of more bland and derivative apartment blocks being created.

Humble early and mid-19th century buildings

The city centre has been transformed through major rebuilding in the late Victorian period, reconstruction following the Blitz, and more recent economic and social pressures. Sheffield has a long history, with the Georgian and early Victorian periods being of particular importance on account of the massive social change, population growth, industrial transformation and radical politics of the time. Outside the area north of the Cathedral there are now only rare glimpses of the streetscape seen by the people of the period; and even within that area it is mainly higher-status dwellings, institutions and commercial premises that survive.

The shops, houses and taverns of the ordinary Sheffielder survive only in small numbers, and often in isolation. Small clusters exist in Dixon Lane, Haymarket, West Street, Devonshire Street and elsewhere. Sometimes individual buildings may be hemmed in by new development, as at 157 and 167 West Street, or even hidden entirely behind a more recent façade, as at 8-10 Haymarket. Some remain in use, but others, such as the Red Lion in Holly Street, suffer from long-term neglect and are at risk of being lost.

Such buildings are precious, despite or even because of their humility. They provide evidence of lives that are generally unrecorded. They connect us with a time that otherwise seems very remote. Wherever they occur they must be recognised and the greatest efforts made to ensure that they are not lost through neglect, development pressure or disregard. The draft appraisal acknowledges their existence, but as with post-war buildings this needs to be more consistent. Images of higher-status, more photogenic buildings predominate.

Challenges

The draft appraisals give a fairly comprehensive account of issues and opportunities in each character area, although not for the proposed extensions to the City Centre. We are broadly in agreement with these, but would make some additions and highlight some particular concerns.

Façadism

Many historic buildings in Sheffield have been demolished except for the façade, most recently the important collection forming the west side of Pinstone Street. This has resulted in the loss of a great deal of surviving historic fabric. Conservation Area protection does not cover building interiors (although Listed Building protection does, and Listed Buildings have received the same treatment, e.g. Carmel House and Parade Chambers), but it does cover all external aspects, whether visible from the public realm or not. The opportunity should be taken to strongly discourage façadism. For both historic and environmental reasons buildings should be re-used whole, and this should be explicit in the Management Plans.

Shopfronts

The draft appraisal rightly highlights the damage done by poor quality replacement shopfronts and inappropriate signage. There is also a particular problem with new shopfronts which consist of large expanses of frameless glazing. This is almost always inappropriate in historic buildings, and should be strongly resisted, with encouragements to rectify existing installations.

Featureless shopfronts are also often inappropriate for post-war buildings, which were often intended to have colourful shopfronts (see the description below of the former Burton's on The Moor). Design guidance is needed to create a degree of consistency.

More recent buildings are often designed with the basic assumption that the shopfront will consist only of glass. This should be discouraged, as it creates a street-level appearance that lacks distinction and provides little visual interest for pedestrians, especially when shops are closed.

Canopies

Many historic buildings once had built or retractable canopies projecting over the pavement which have since been lost. These were often an integral part of the visual character of the building, as well as their practical function of

protecting from the rain and sun. Opportunities should be taken to reintroduce these to existing buildings, and to incorporate them in new ones where space allows. Property owners need to be encouraged to keep them clean and well-maintained.

Whole historic environment

The treatment of any building, regardless of its status, should be seen in the context of the whole historic environment. For this reason we recommend designating entire street frontages and not excising individual buildings, even where these are considered today to be of limited merit. High-status or photogenic buildings should not be seen as valuable in isolation, but as part of a varied and eclectic streetscape to which they make a particular contribution. All buildings have their own individual stories, but collectively they tell a bigger story. The contribution made by an individual building cannot be judged only by its architectural ambition or recorded historic connection.

Roof extensions

We are in complete agreement with the appraisal's comments about ill-judged roof extensions. There are some particularly crass examples, such as 95-111 West Street. The approach of making such extensions "lightweight" in the hope that they will have less impact has not worked. Most historic buildings are unlikely to be appropriate for upward extension. Where such extensions can be accommodated without distorting the scale of the host building or intruding into the streetscape they should either replicate the existing style (as at 111 Arundel Gate) or establish a positive identity of their own. However, a key characteristic of the areas designated or proposed for designation is the predominant human scale, and this should be maintained.

High-rise development

The draft appraisal identifies inappropriate high-rise development as an issue in or near some designated areas. There is little to be done with existing high-rise buildings. In some cases, for example Fountain Precinct, such buildings are of high quality and have stood the test of time, and can be valuable for what they bring to the townscape without in any way setting a precedent.

It is of particular importance that re-cladding is not assumed to be a solution to the appearance of existing high-rise buildings. Where this has been done, for example at Redvers House in Furnival Gate or Don Valley House on Savile Street, the results have been entirely negative, creating a bland, characterless and cheap appearance. Fargate Court has been an especially disastrous example. There may be cases where the original cladding is poorly designed and can be replaced by a better alternative, but these should still be approached with care.

It is unlikely that new high-rise development will be appropriate in most designated areas. There may be exceptions, in which case such development should certainly not intrude as exemplified by the Heart of the City buildings on the west side of Pinstone Street. It should also be of particularly high quality, and should not follow the unimaginative example set by many apartment blocks in Furnace Hill.

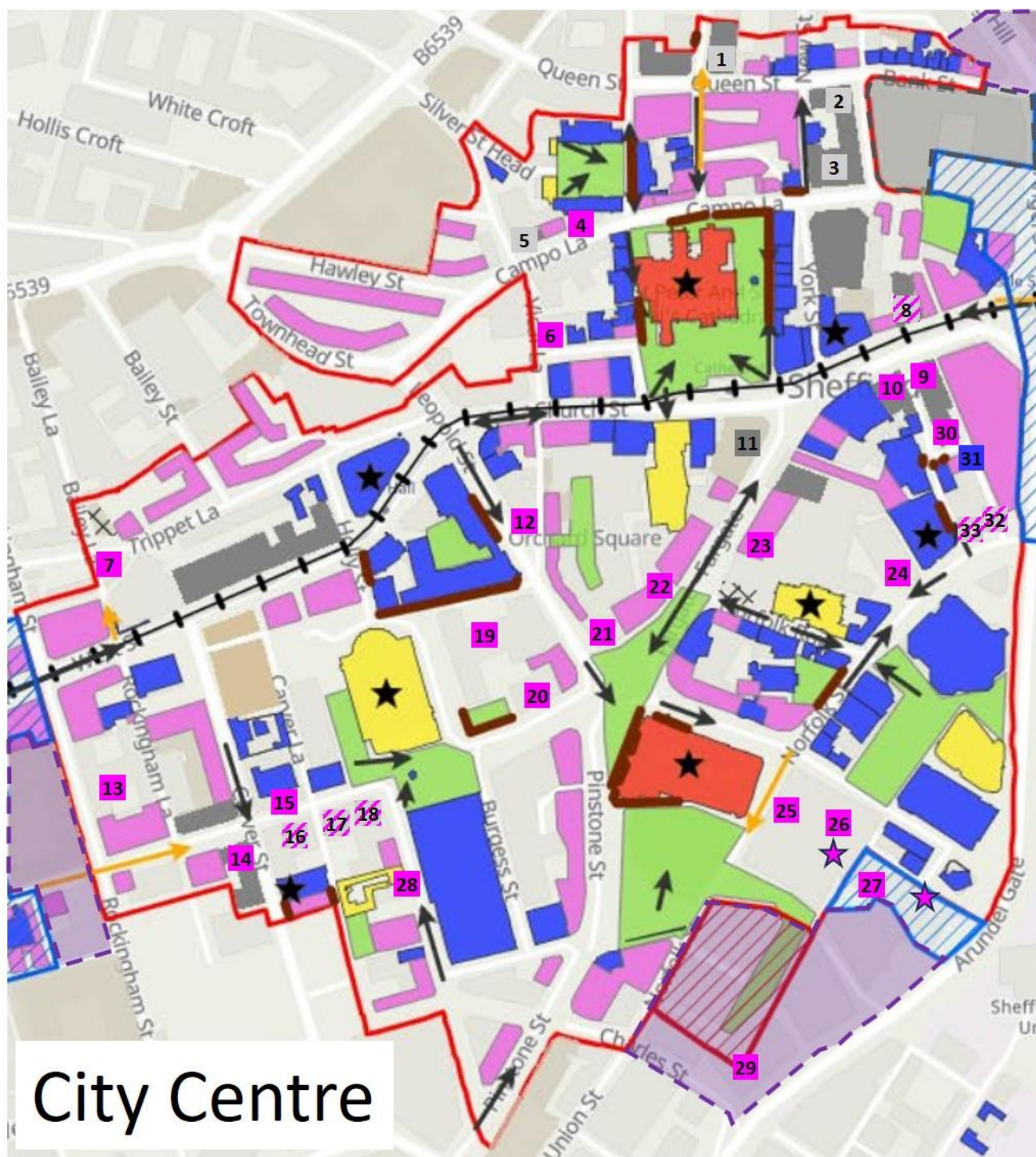
Industrial character

The threat posed by new residential development to the industrial character of Neepsend is identified. This has already had a very serious impact on the existing Kelham Island Industrial Conservation Area, which is no longer industrial despite the presence of industry being part of the character for which it was designated. We believe that it remains appropriate to designate industrial areas, but that there must be explicit protection for the presence of industry in such areas. This requires a Management Plan that uses creative solutions to enable residential and industrial uses to exist side by side.

Fargate/Norfolk Row site

While we agree that this site needs to be redeveloped, this should not be done in a hurry. A scheme has already been consented which we found to be entirely inappropriate, poorly designed and of much lower quality than the historic buildings on Fargate. It is a site that warrants a substantial, landmark development of a prominence and flamboyance comparable to the listed Carmel House façade opposite. This represents a once-in-a-lifetime design opportunity which is unlikely to be met by a hastily-conceived scheme, and which the consented scheme entirely fails to meet.

City Centre existing area



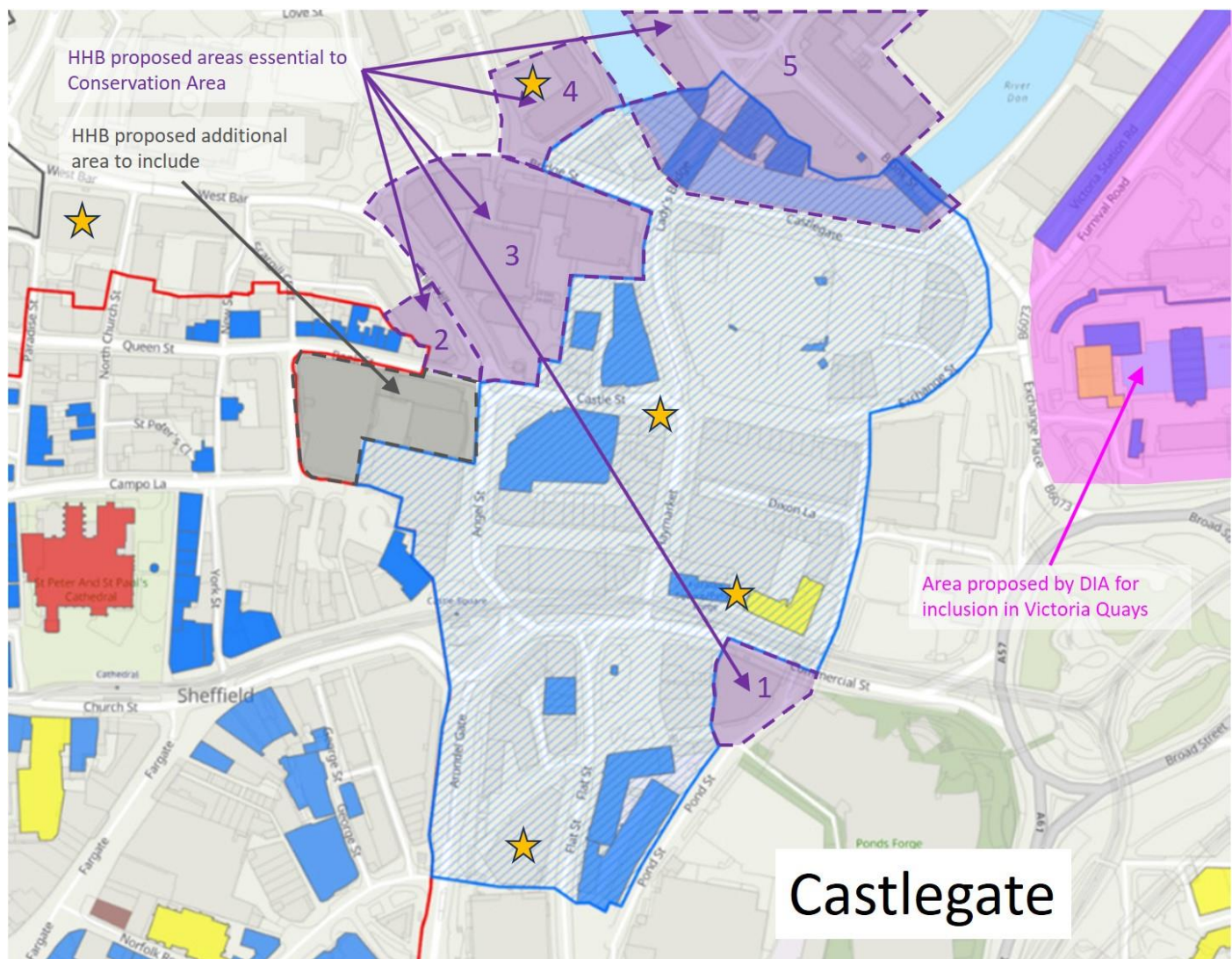
The buildings listed below should be explicitly shown in the appraisal as Positive, except as indicated otherwise:

- [1] North Church House 84 Queen St. Although of no great merit the dark red brick and corner oriel are effective. Shown as Negative, but should be Neutral.
- [2] Belgrave House 6 Bank Street. Light brown brick lightens the appearance, and the brick detail to the ground floor and projecting upper storey add interest. Shown as Negative, but should be Neutral.
- [3] St. Peter's House, Hartshead. As [2]. Shown as Negative, but should be Neutral.

- [4] Wig & Pen 44 Campo Lane. Some components mid-19th century or earlier and the building and the name Wig & Pen have been a local landmark for at least half a century.
- [5] Lee Croft House 56-66 Campo Lane. Facing materials include granite and mosaic in common with many good post-war buildings. Upper facade appears poor but may have been over-painted or render applied, and could readily be improved. Shown as Negative, but should be Neutral.
- [6] Quaker Meeting House, Vicar Lane/St. James Street. 1989, Abel Sykes Partnership. A well-considered building that fits in to the CA well. Quakers are part of Sheffield's nonconformist tradition and have been in the area a long time, as the name "Meetinghouse Lane" indicates. Pevsner guide describes as "characteristically unostentatious but confidently Postmodern in a soft, pleasingly-varied pinkish brick with dark brown window frames and quirky stone details that hint at classical forms".
- [7] 89 Trippet Lane Trippet's Bar. Corner block on an interesting triangular site, mid-19th century or earlier.
- [8] Former Old Blue Bell, 31 High Street. Tasteful post-Blitz building with interestingly moulded cladding in stone or concrete. Shown as Negative, but borderline Positive/Neutral.
- [8] 33 High Street. Although somewhat out-of-keeping with surrounding buildings and original mosaic insensitively overpainted, this is a post-Blitz building contributing to the substantial group in one of the more concentrated areas of damage and care should be taken before it is written off. Shown as Negative, but borderline Positive/Neutral.
- [9] National Westminster Bank, 36-42. Portland stone and granite of c1964, with distinctive window layout. Appearance largely unchanged since it was built. Shown as Negative, should be Positive.
- [10] Former Saxone, 30-34 High Street Halifax. 1954-6, Teather & Hadfield. The 1959 Pevsner guide describes it as "a cleverly designed modern shop with offices above". Portland stone and granite plinth. Although somewhat spoiled by recent changes to the ground and first floors this remains a good example of a post-Blitz building. Shown as Negative, should be Positive.
- [10] 26-28 High Street. Another post-Blitz building, modest but of good quality and in keeping with the rest of the group. Shown as Negative, should be Positive.
- [11] 1 Church Street/2-18 Fargate. Former East Midlands Gas Board showrooms, c1966, which was a poor replacement for the Cole Brothers store. Unfortunately spoiled beyond redemption by the enclosure of the ground floor at the corner. Negative.
- [12] All Bar One 11-15 Leopold Street. 1962, Ronald Ward & Partners. Grey marble panels to the five upper floors and rich green marble facing to the ground floor, which the Pevsner guide describes as a "crisply detailed office block".
- [13] Phoenix Court, Rockingham Lane/Street. Although materials are modest, detailing is good, especially the use of galvanized metal and the balustrades with poetry by Benjamin Zephaniah.
- [14] 43 Division Street Star House. Dark multicolour brick striking and carefully chosen, canted sills, strong uprights and copper mansard. Contributes to the more eclectic mix on Division Street and a decent representative of its era, presumed 1970s/80s.
- [15] 32-44 Division Street. Exactly the kind of humble 19th century building the is now very rare in Sheffield and is frequently overlooked. Unsympathetic re-roofing, but nonetheless important.
- [16-18] 11-17 and 23 Division Street and 2-6 Cambridge Street. Although late 20th century, these buildings fit in well and are much better-detailed and more appropriately scaled than most contemporary buildings in Sheffield. Borderline Positive/Neutral.
- [19] Fountain Precinct, Balm Green. Although when new in the 1970s seemed brash and unsympathetic, it has established its worth. Bronze glass and brown tiles carefully chosen to complement the predominant buff sandstone of historic buildings. The mirror glass borrows the surrounding streetscape successfully, while the tiles echo the listed Cole Brothers store.
- [20] 10-16 Barker's Pool New Oxford House. Good 1960s Modernist by famous and historic practice Hadfield Cawkwell Davidson with a variety of well-chosen high quality cladding materials. A good representative of Sheffield's postwar architecture.
- [21] Orchard Square. Rare example of 1980s historicism which works very well even amongst listed buildings. Pevsner guide describes it as a "successful extension to the central shopping area by Chapman Taylor Partners, 1987. One of the first of the new style of developments more sympathetic to the urban grain".

- [22] 42-54 Fargate. Map is unclear, so for the avoidance of doubt both intervening buildings - 1950s Modernist and 1997 post-Modern - are Positive.
- [23] 19-41 Fargate [Marks & Spencer to Norfolk Row]. Map is unclear, so for avoidance of doubt M&S (entire building, not just the front as shown), Nos. 33-35 former Woodhouse store (1930s) and No. 37 former Thomas Cook (1901) are all Positive. Nos. 39-41 late 20th century next to vacant site is not very successful, so Neutral.
- [24] United Reformed Church, Chapel Walk/Norfolk Row. Shown Neutral. Area characterised Culture and Religion, and the fact that historically the site of the Nether Chapel and the stone cladding is sympathetic if rather plain, this building is making a contribution to the significance of the CA.
- [25] St. Paul's Hotel, Surrey/Norfolk Street. Weintraub Associates 2003. Part of the first Heart of the City and designed to complement the Grade I listed Town Hall (which it does fairly well despite being a little too large) and integrate with the Millennium project of the Winter Garden. Contributes to architectural character of the CA.
- [26] Winter Garden. Pringle Richards Sharratt 2002. With adjacent Millennium Galleries a landmark building. Extremely well-liked, architecturally excellent, and certainly contribute to the character of the CA. Positive and a Landmark.
- [27] Millennium Galleries. Pringle Richards Sharratt 2001, As Winter Garden. Positive and a Landmark.
- [28] Former Sportsman Inn, 26 Cambridge Street. 1863, as Leah's Yard. Only the façade remains (as is true of the buildings on Pinstone Street) but important as a critical part of the setting of Leah's Yard.
- [29] Cheesegrater car park, Charles Street. Allies and Morrison 2009. Multiple awards including RIBA National Award 2009. Highly distinctive and one of very few 21st century buildings to capture the public imagination.
- [30] Cutlers Hotel, former Sheffield Club, George/Mulberry Street. Mansell Jenkinson & Partners 1961-64. Moulded concrete and steel structure which the Pevsner guide describes as being "expressed unusually creatively". Stained glass over the entrance. In a more visible location this would certainly be a landmark, and it is one of the city's undiscovered gems. Shown as Negative, should be Positive.
- [31] 35 George Street. The building extends to the elevation on Mulberry Street and the whole extent is listed, ref. 1254886.
- [32] 34-38 Mulberry Street. Solid redbrick works and offices, 1880s. Pawson and Brailsford, well-known printers and stationers. Borderline Positive/Neutral.
- [33] 37-43 George Street. Late 19th century, appearance obscured by modern render and paint. Not clear from directory entries who it was previously occupied by, so may have been an extension to Alliance Chambers or part of Pawson and Brailsford on Mulberry Street. Borderline Positive/Neutral.

Castlegate



There are several options for designating the Castlegate, Victoria Quays and Wicker areas separately or in combination. These are described in our document “Wicker: The case for Conservation Area designation”. For convenience in the current document recommendations for Castlegate and Wicker are given separately, but this does not imply a preference for separate designation.

We recommend the designation of the following areas marked in purple:

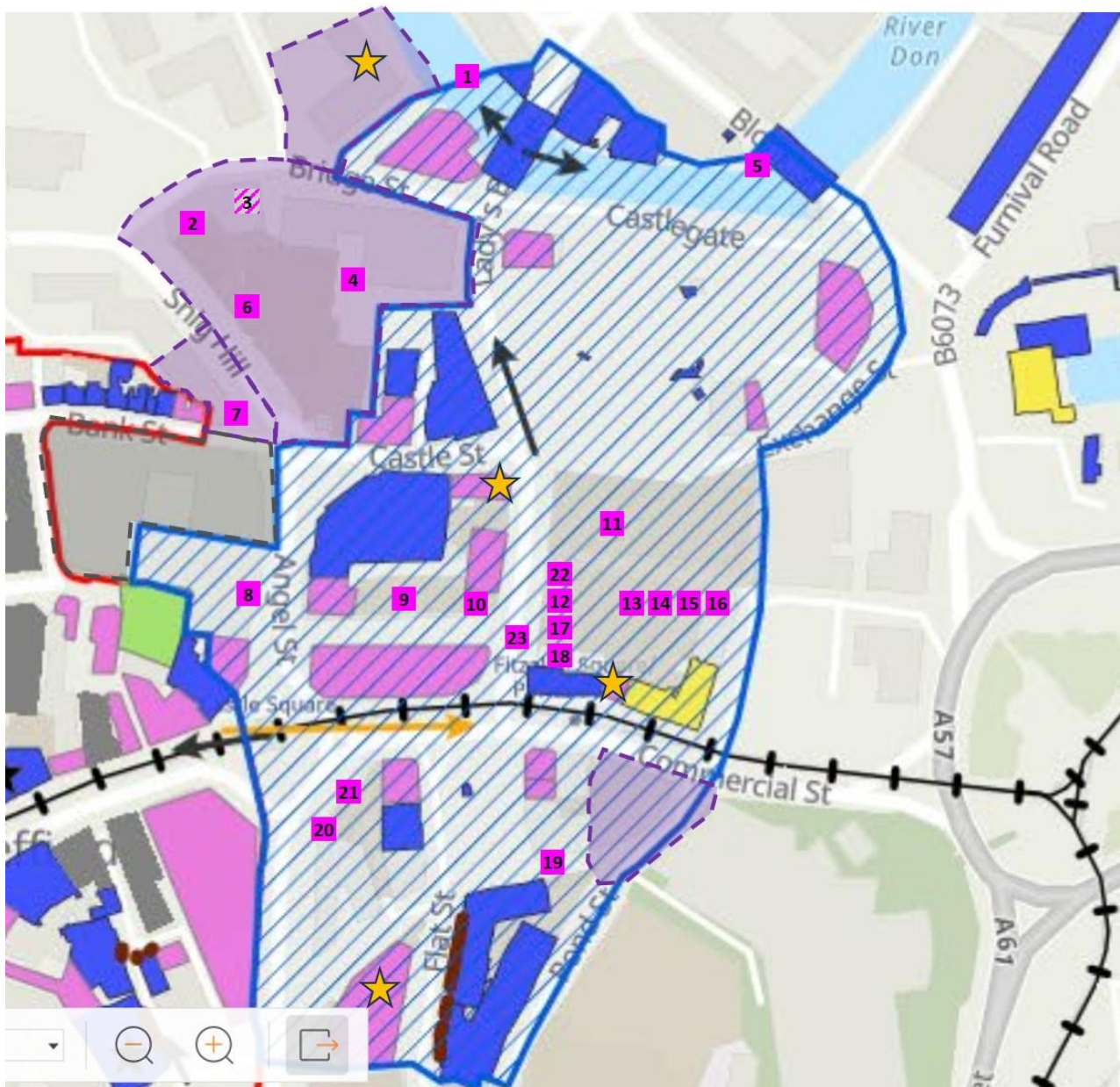
1. Area to the east, south of Commercial Street. Although plain, this building is of good quality, clad in natural stone, and complements nearby modern buildings within the area proposed for designation. It is also within the area thought speculatively to have formed the castle outer courtyard, of which below-ground remains may exist.
2. Area to west containing the former Black Swan/Boardwalk. This building forms part of the collection of post-war buildings with natural stone cladding replacing those lost in the Blitz. It is also an important location in Sheffield’s popular music heritage, having hosted early performances by many bands that went on to become influential, including the first public performance by The Clash.
3. Area to the northwest. This contains Corporation Buildings on Snig Hill, an attractive early example of Council housing, and other buildings of merit Bridge Street. The Magistrates Court and South Yorkshire Police Headquarters continue the tradition of the administration of justice in this area, established by the

Old Town Hall in Waingate. They are characteristic of their age and may in the future become heritage assets. Even if they do not, the area needs to be protected from their inappropriate replacement, extension or re-cladding.

4. Area on the west bank of the river Don containing the locally listed Marshall Bros. Cementation Furnace (locally listed);

5. Wicker area, including Lady's Bridge weir (only partly included in the proposals), Lady's Bridge, Blonk Bridge, the crucible stack on Blonk Street (not included in the proposals), Royal Exchange Buildings, Royal Victoria Buildings and Castle House. Some of these are already proposed for designation as part of Castlegate, but have equally close or closer historical associations with the Wicker area. In the event that the Wicker is designated separately it should include these.

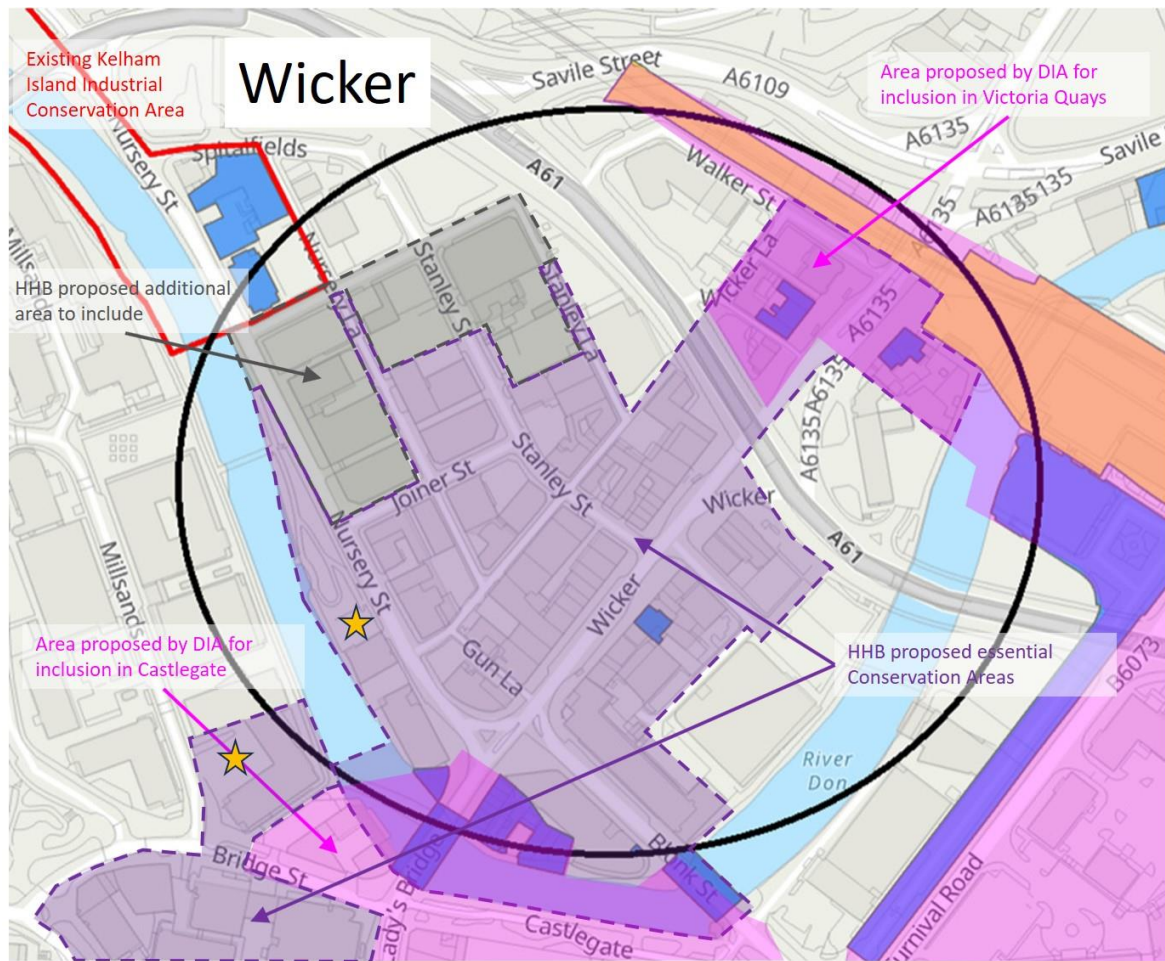
We also recommend designation of the area marked in grey. Although this contains no buildings of great merit, the Conservation Area could be damaged if they are replaced or modified unsympathetically. Designation will create an opportunity for future development to enhance the area.



The buildings listed below should be explicitly shown in the appraisal as Positive, except as indicated otherwise:

- [1] Lady's Bridge weir. Serves the Wicker Wheel which is first recorded in 1581. A founding component of Sheffield's water-powered industries which enabled the industrial revolution during the 18th century.
- [2] Richfield House, Bridge Street/West Bar. 1957-1963. Modest but attractive building with framing of the window apertures and glazing bar layout characteristic of the period. Borderline Positive/Neutral.
- [3] 13-17 Bridge Street. Mid-20th century by Mansell Jenkinson for W. T. Avery Ltd. Scale and weight manufacturers. An example of the city's ancillary industries supporting the metal trades and others. Art Deco/Moderne with many interesting architectural details including carvings of weighing scales.
- [4] Magistrates Court (1970, B. Warren) and South Yorkshire Police Headquarters (1978) form a coherent group in an area serving justice since before the Old Town Hall of 1808. Potential future heritage assets.
- [5] Former public convenience, Blonk Street. Unusual curved ashlar stone frontage, a type of building once common now converted to a café. Built 1930s with the creation of Castlegate, contemporary with the castle site markets.
- [6] Corporation Buildings, Snig Hill. Early public housing by Gibbs & Flockton c1904. Flats and maisonettes access from rear, ground floor shops. Half the block destroyed in the Blitz.
- [7] Black Swan/Boardwalk, Snig Hill. Post-Blitz building clad in natural stone which it shares with several nearby buildings. Important to Sheffield's popular music heritage, as it hosted early performances by well-known bands, including the first public performance by The Clash.
- [8] Former Cockaynes department store, Angel Street. 1955-56, J. W. Beaumont & Son, also the original architect of the nearby post-Blitz Walsh's store. The city lost more department stores during the war than any other large town and the replacements form an important collection.
- [9] Kings Chambers, 29-39 King Street. Post-Blitz of fair quality faced with Portland stone and granite, and very much in keeping with adjacent buildings characteristic of the area.
- [10] Pearl House, 41-55 King Street. Post-Blitz of good quality with well-chosen facing materials including Portland stone, strong verticals of alternating widths.
- [11] Former Woolworth's store, 34-38 Haymarket. 1960-61 for Hammerson Group of Companies by Thomas and Peter Braddock. Woolworth's largest store in Europe. An example of duplication within the city centre, with stores for the same business existing on The Moor and elsewhere owing to the length of the retail core. Natural stone panels. First floor gallery was part of a bold two-level scheme to separate pedestrians and traffic and link the markets and shops across the Sheaf Valley to Park Hill.
- [12] 22 Haymarket. 1960s, for Burton's, also with first floor gallery. Montagu Burton moved to Sheffield in his early years in business and expanded his nationwide chain from here. The city has a variety of branches in Burton's various distinctive styles.
- [13] 14-16 Dixon Lane. Early 19th century shops, a glimpse of Castlegate's historic appearance.
- [14] 18-20 Dixon Lane. Early 19th century shops, a glimpse of Castlegate's historic appearance.
- [15] 22-24 Dixon Lane. Stated in the Pevsner guide to be "apparently early 18th century" and certainly early.
- [16] Norfolk Arms, 26 Dixon Lane. Early 19th century corner pub.
- [17] Former British Home Stores, 12-18 Haymarket. 1966 by BHS chief architect G. W. Clarke, the 89th BHS branch and largest in the UK. An example of duplication within the city centre, as above. Includes first floor gallery. Clad in blue pearl granite in an obvious reference to the same material on Castle House n Angel Street.
- [18] 8-10 Haymarket. Modern frontage hides older building behind, mid-19th century or earlier.
- [19] Bakers Hill steps, Fitzalan Square. Created as a link between the new development of Fitzalan Square c1880 and the traditional route along Shude Hill.
- [20] Oneeleven, 111 Arundel Gate. Portland Stone facing, recently extended upwards with sensitivity by Sheffield Hallam University. Probably built with Arundel Gate c1965, reflecting the aesthetic of the nearby post-Blitz buildings.
- [21] 40 Castle Square. Portland stone and green stone (probably slate) creating a strong presence across the splay made by Castle Square, c1965. Tall stair tower window openings each side with characteristic glazing bar layout.
- [22] Footbridge, Dixon Lane. Remnant of the 1960s two-level scheme, providing access between galleries in Burtons and Woolworths. "Dixon Lane" decoration added during a more recent attempt to revive the area.
- [23] Footbridge, Haymarket. Remnant of the 1960s two-level scheme, providing access from the far side of Haymarket. "Castlegate" decoration added during a more recent attempt to revive the area.

Wicker



We recommend the designation of the area shown in purple, either separately or in combination either or both of the adjacent Castlegate and Victoria Quays areas. Our reasoning and a full account of the historic character of the area is given in our document “Wicker: The case for Conservation Area designation”.

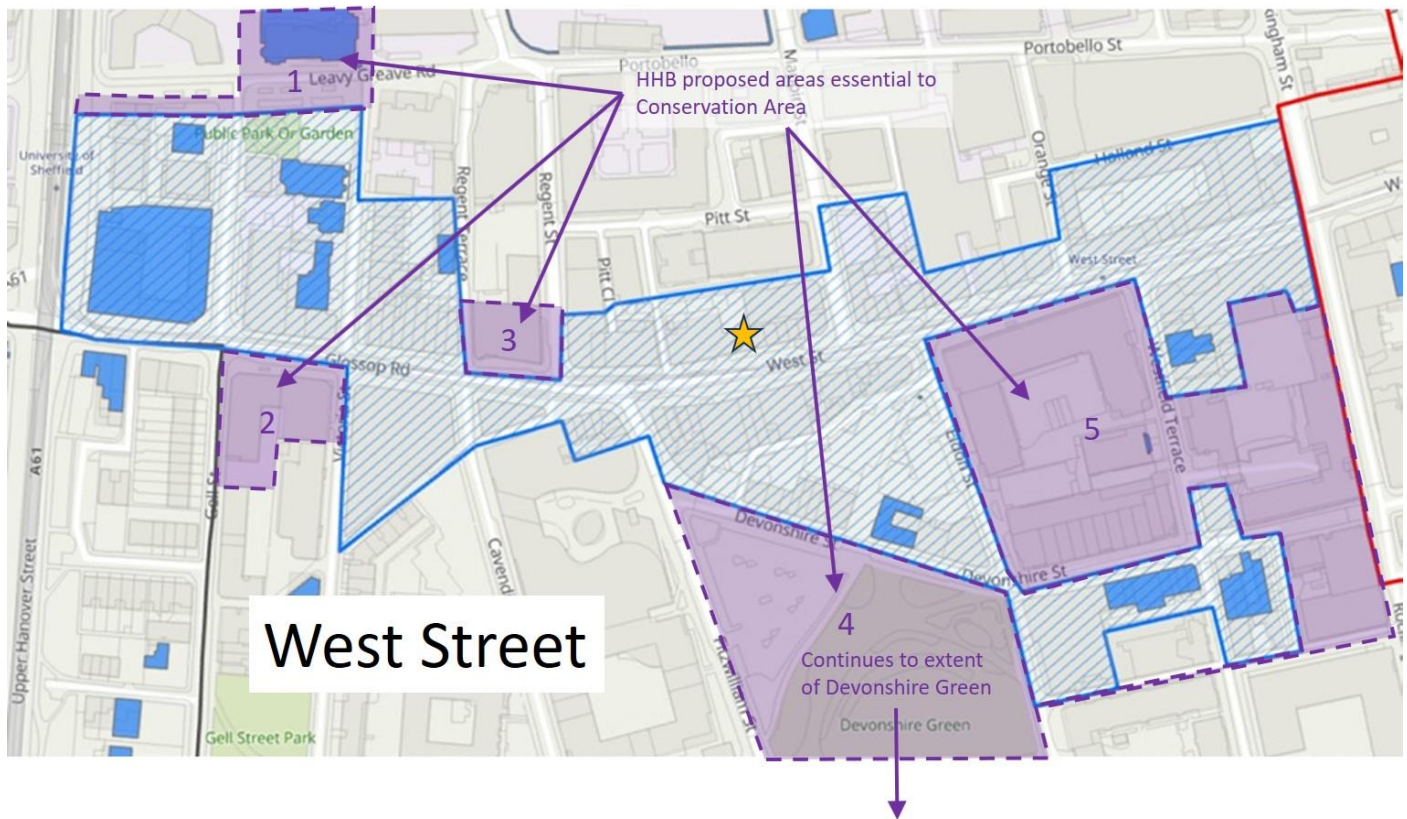
The Wicker contains many buildings of heritage value, some from the early 19th century or before, and has a strong industrial and commercial character of a kind typical in Sheffield. It is very much at risk from unsympathetic development, as we have already seen with the loss of the Old Coroner’s Court and approval of unimaginative towers on Nursery Street.

Highlights include the SADACCA building on the Wicker; the banks and Station Hotel near the Wicker Arch; Stanley House, Thomas Wragg’s firebrick works and the flamboyant former United Yeast building, all on Stanley Street; Oxo House on Joiner Street; the remains of Cocker Brothers Cementation Furnace on Nursery Street; and the shops, former pubs and workshops that give a flavour of what 19th century Sheffield was like. Some lanes retain their stone kerbs, and stone setts are visible in some places and very likely to be found in quantity under the tarmac.

Areas shown in bright purple are proposed for designation as part of Castlegate or Victoria Quays, but have equally close or closer historical associations with the Wicker area. In the event that the Wicker is designated separately it should include these.

We also recommend designation of the area marked in grey. Although this contains buildings of no great merit and vacant spaces the Conservation Area could be damaged if they are redeveloped unsympathetically. Designation will create an opportunity for future development to enhance the area.

West Street



We recommend the designation of the following areas marked in purple:

1. Area to the north containing the Jessop Hospital and sewer gas destructor lamp (both listed Grade II), with an adjustment to the proposed boundary to ensure that all of the Henderson's Relish building is included;
2. South side of Glossop Road between Victoria and Gell Streets, in accordance with the principle of ensuring that entire streetscapes are protected. The buildings here are neutral in quality, but any redevelopment needs to be in keeping with the overall street frontage;
3. Area on the north side of Glossop Road where it meets West Street containing the Sinclair Building. This is an unusual modern building of particularly high quality, winner of the RIBA Yorkshire Building of the Year Award in 2007, which successfully complements nearby historic buildings;
4. Devonshire Green, a highly valued public open space created on the site of Blitz-damaged streets;
5. Area to the east. This contains Royal Plaza on West Street, a better-quality recent building of real presence, the Grade II listed Mount Zion Congregational Chapel façade, and two striking brutalist buildings on Division Street. Other buildings are of no great merit, but the Conservation Area could be damaged if they are replaced or modified unsympathetically.

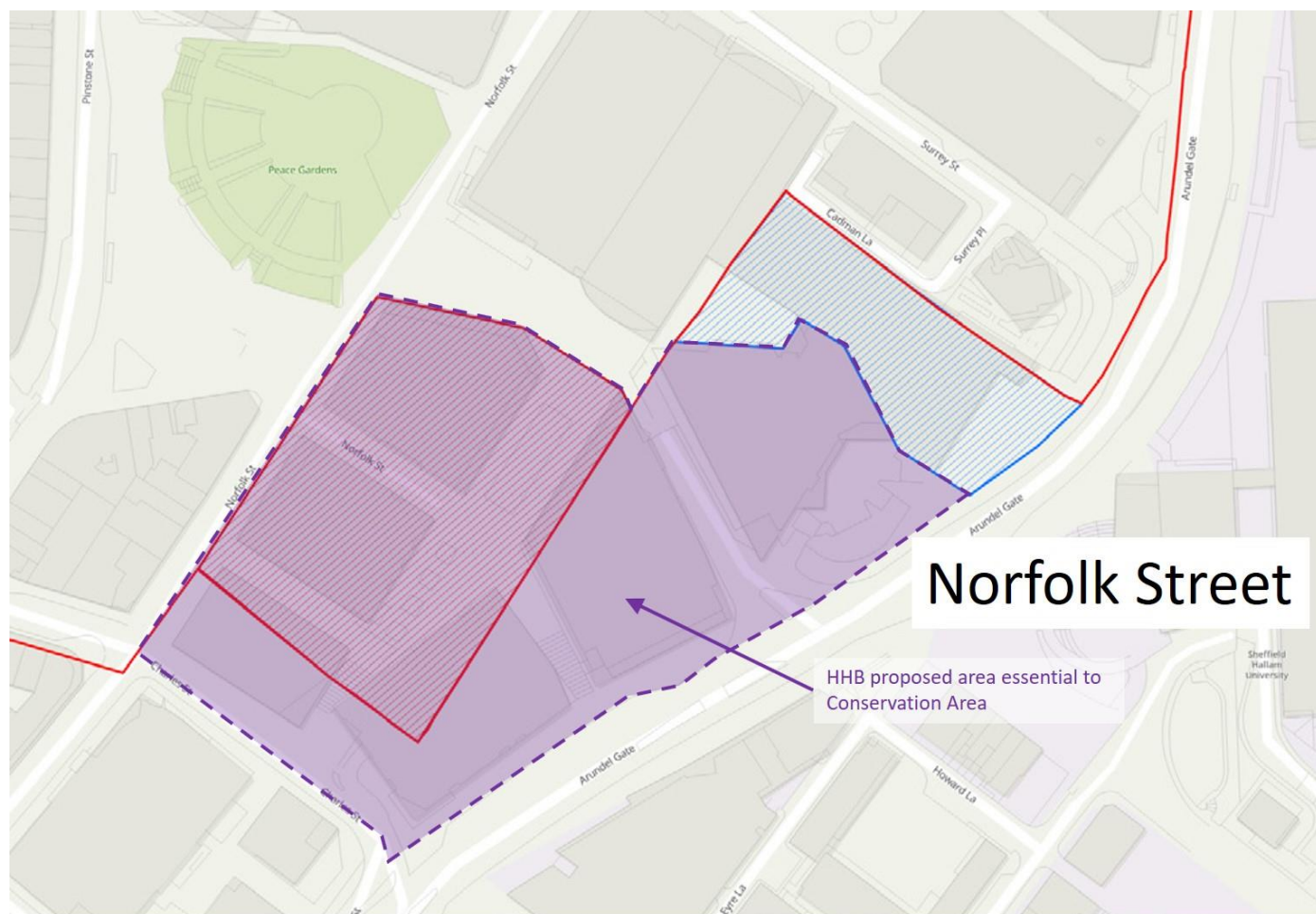
Note that the Edwardian wing of the listed Jessop Hospital was demolished in 2013, although it is shown as still present on the consultation boards. The Victorian building survives on Leavygreave Road.



The buildings listed below should be explicitly shown in the appraisal as Positive, except as indicated otherwise:

- [1] Former Henderson's Relish factory, Leavygreave Road. Early 20th century, home to a genuinely "iconic" brand, and recently rebuilt by the University of Sheffield following Henderson's relocation to a more modern factory.
- [2] 290-296 Glossop Road. Early 20th century shops, single storey on garden of much earlier villa. Decorative ironwork and rounded corner echoing nearby buildings.
- [3] Sinclair Building, 266 Glossop Road. An unusual modern building of particularly high quality, winner of the RIBA Yorkshire Building of the Year Award in 2007, which successfully complements nearby historic buildings.
- [4] 169-171 West Street. External appearance poor, but probably the same building that appears on the OS 1889 plans which may incorporate a pre-1850 building. Borderline Positive/Neutral, subject to further investigation.
- [5] 167 West Street. Mid-19th century or earlier, one of a handful of such survivals on West Street.
- [6] 157 West Street. Mid-19th century or earlier, one of a handful of such survivals on West Street.
- [7] 143-147 West Street. Mid-19th century or earlier, small group out of a handful of such survivals on West Street.
- [8] Royal Plaza, West Street. 2002, Carey Jones. Red brick on stone-faced arcade, window openings framed in green granite facings, curved stainless steel balustrades. A building of real presence that with some success follows the scale and interest of the nearby Government officers and Hutton's Buildings.
- [9] 17-19 Westfield Terrace. Brick with flat arches over the windows, similar to the adjacent listed Nos. 13-15 but much altered on the ground floor. Mid-19th century or earlier.
- [10] Division House/Westfield House, 87 Division Street. Brutalist with angular concrete façade, mosaic-clad columns and tall stair tower. One of the better examples of an adventurous type of building once unpopular but gaining more acceptance with age. Complements the Positive adjacent building at Nos. 89-93.
- [11] Devonshire Green. Much-valued public open space with sculptural public realm installation in concrete and mosaic, created on a Blitzed site. A "village green" for this more independent and diverse part of the city centre.
- [12] Kingfisher House, 90 Rockingham Street. Map is unclear, and although this decorative pre-1889 building with elaborately moulded window lintels, mullions and door case is probably intended to be part of the Positive marking, it is included here for the avoidance of doubt.

Norfolk Street



We recommend that all the buildings in the St. Paul's Place development, marked in purple, be added to the Conservation Area. The cheese grater carpark has quickly become very popular and provides an instantly-recognisable landmark at the edge of the Heart of the City development. Although the other buildings have not caught the public imagination to the same extent, they are vulnerable to damaging changes such as re-cladding or upward extension to the detriment of the Conservation Area. Changes have recently been consented to the roof terrace of No. 1 St. Paul's Place which are detrimental to the Conservation Area and the settings of multiple Listed Buildings. Removing the designation here can only encourage further changes.

The Moor

The Moor suffered almost complete obliteration by the Blitz. After the widespread destruction of 1940 many businesses operated from temporary premises, sometimes elsewhere in the city but also from partial reconstructions of damaged buildings or created on ruined sites on The Moor itself. Atkinson's, for example, occupied five temporary sites, two of them on The Moor itself, and created a showcase to display goods on the site of their destroyed store.

Before the war The Moor had been the busiest shopping street in the city. The Council's Sheffield Replanned of 1945 showed it widened from 60 to 100 feet to create a combined shopping street and major highway. This was scaled back to 72 feet to create a street primarily for shopping, with new traffic roads created either side. In 1947 the Council began buying land, and the following year agreed the first 99-year leases to businesses that had previously had stores so that they could rebuild on the new layout.

Some prefabricated shops were erected on The Moor but rebuilding could only begin in earnest following a Government allocation of steel in 1949. This was enough for three firms to rebuild, but the pace and scale of development was restricted by limits on the supply of materials, so progress was gradual and architectural ambition had to be modest. Some buildings had façades of three storeys with only two behind, awaiting the later creation of third storeys that were never built. Even so, redevelopment was rapid considering the circumstances, with rebuilding more or less complete by the early 1960s. This was quite an achievement, only matched previously on a comparable scale by the building of the new Pinstone Street in the late 19th century.

The modesty of the architectural detailing and the plain white of the Portland stone can be misleading. They were often intended to be complemented by more colourful shopfronts, such as the one specified by Burton's (under the Jackson brand) which included Royal Verte marble fascia and pilasters, Yarino marble transom, plinth and lobby, bronze shopfront, walnut architrave, and lettering in cream cellulose double-outlined in red neon.

The changing architectural taste over time is clearly visible, from the Marks & Spencer store of 1952 in a pre-war style reminiscent of the Central Library to the pure Modernism of Nos. 69-75, one of the last to be completed. This change is illustrated by the modification of the design for the Atkinson's store, which in 1949 was proposed to be similar to Walsh's in High Street and Cockayne's in Angel Street. It was a very different store that opened in 1960.

Despite this evolution in style, in its use of Portland stone and modest scale the street is a largely successful attempt at architectural consistency, creating a highly recognisable memorial to the losses of the Blitz. The Moor also contributes two buildings – Atkinson's and Debenham's – to Sheffield's unique collection of post-war department stores. A third, Roberts Brothers, was demolished c2016. All buildings constructed up to the 1960s are of historical significance and make a positive contribution.

The Moor's character is at risk, and a number of buildings have already been lost to the developments of the new Moor Market building and The Light. The latter replaced the Roberts Brothers store, which was one of the more impressive buildings on the street, only the 1954 datestone being preserved. Both buildings are of reconstituted stone, meant to match the Portland stone, and the market includes some attractive features, but the effect is not entirely successful. The market street elevation consists mainly of large expanses of glazing, while the Light is overbearing in scale. The replacement for Nelson House is somewhat more successful, although anachronistic. There is a substantial risk that it will continue to be seen as easier to demolish and rebuild and that the character and significance of the street will be further eroded.

We recommend the designation of the area marked in purple on the maps below. This extends to the southwest to include the important façade of Dearing House (formerly Pickering's box factory) on the corner of Moore Street and Young Street, and also the adjacent Wickes site which is vulnerable to unsympathetic development.

Is there sufficient architectural or historic interest for the area to be considered 'special'?

The Moor was rebuilt in a relatively short period from 1950 to 1965, during which time all buildings were replaced including the majority that were destroyed in the Blitz. Most of the buildings that we see today are from that rebuilding, and stand as a highly recognisable memorial to the losses of the Blitz and a clear record of both the impact to the city and the impetus created to rebuild.

The street also includes two of Sheffield's unique collection of six (formerly seven) post-war department stores: Atkinson's and Debenham's. No other large town lost so many stores to the Blitz, and their rebuilding in up-to-date formats that met the needs of modern shoppers prompted the building of additional stores in order to compete.

The architecture of the buildings illustrates very well the changing architectural taste during this period, with more backward-looking early buildings standing alongside later buildings influenced by Modernism. Most streets in Sheffield offer a wide variety of age, style and scale, whereas The Moor is remarkably consistent. It complements other groups of buildings that illustrate rapid phases of development in other eras, such as the west side of Pinstone Street in the late 19th century and the Cultural Industries Quarter in several phases during the 19th century.

It is our view that the area fully justifies the description 'special'.

Is this special interest experienced through its character or appearance?

The special interest of The Moor is experienced entirely through its character and appearance. This is probably more so here than anywhere else in the city, since that appearance is the direct consequence of a single event and its aftermath. The street width and the design of the buildings are both clear expressions of the area's special interest.

Does this relate to the existing conservation area or is it distinct?

The Moor is unique in that it is the only area in which this particular special interest is expressed on such a large scale and so consistently. In that sense it has distinction. However, there are other post-Blitz buildings in the city centre, and the cluster of buildings in High Street, Angel Street, King Street and Castle Street have the same special interest on a smaller scale.

The unique collection of post-war department stores also includes Cole Brothers in Barker's Pool, Walsh's in High Street and Cockayne's and the Brightside and Carbrook Co-operative Society in Angel Street.

There are clear historical and architectural connections between The Moor and parts of the existing City Centre Conservation Area and proposed extensions, and they have some aspects of special interest in common.

Is it desirable for this character or appearance to be preserved or enhanced?

We consider it highly desirable to preserve the character and appearance of The Moor for the reasons given above, the memorial aspect being of particular importance.

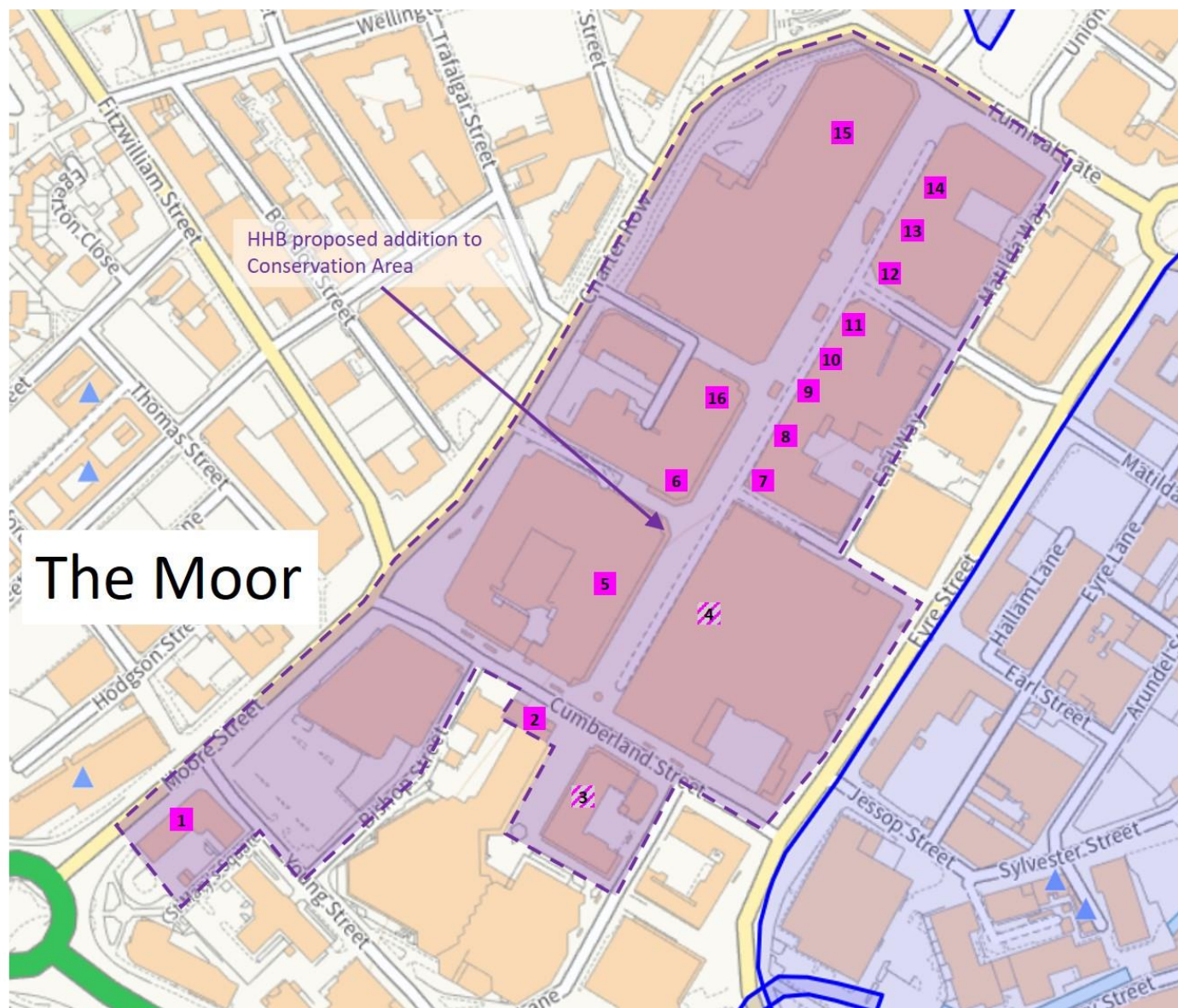
What problems does designation help to solve?

The Moor has already suffered some losses, including the fine Roberts Brothers store, and the intrusive and overbearing development of The Light. These have harmed the historic significance of the area. Designation can help to prevent further losses and to control the scale of future development. It could also encourage a more imaginative and less corporate aesthetic in shopfronts.

This is now perhaps the most successful retail area in the city centre, as it was in the pre-war period. Conservation Area status can help to maintain standards in the event of economic fluctuations.

The historic environment is a significant factor in bringing workers, visitors and customers to an area. The recognition and understanding of historic value brought by designation enables the use of historic significance to attract more people for these purposes.

Apart from a plaque in the Atkinson's store entrance there is nothing that explicitly commemorates the immense impact of the Blitz. Designation will raise awareness of this critical event and could lead to more extensive memorialisation.

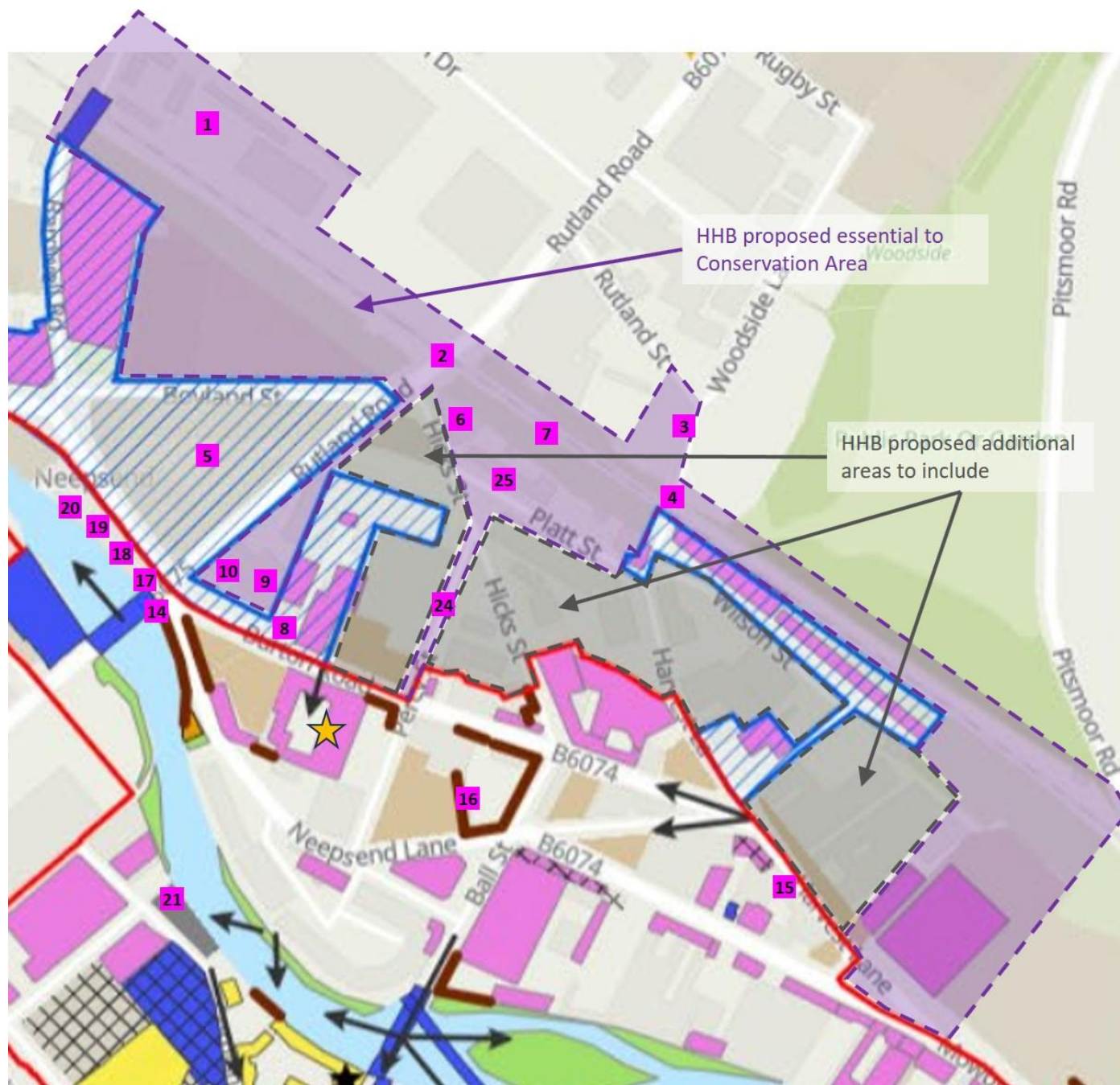


The buildings listed below should be explicitly shown in the appraisal as Positive, except as indicated otherwise:

- [1] Dearing House, Moore Street. Early 20th century cardboard box factory for Pickering's, inventors of Blanco polish. Extremely elaborate faience façade.
- [2] Former Royal Bank of Scotland, 106 The Moor. Built by 1963, Portland stone and granite in a robustly rectilinear and sharply-defined style, one of the later post-Blitz buildings.
- [3] 127-139 The Moor. Brutalist style, with concrete facing and interesting detailing including projections, grooved mouldings, "inverted crenelation" parapet and tiled canopy. Only a small part of the site suffered Blitz damage and it was cleared and rebuilt 1971-72 as part of the overall scheme to widen and redevelop The Moor. Borderline Positive/Neutral.
- [4] The Moor Market and external seating. Opened c2013. Some architectural interest created by the pierced metal parapet and timber-framed northern elevation, although the only connection to the historic character is the use of white reconstituted stone. Of historic importance as it was the first time the markets had moved from their original home in Castlegate since the 13th century, and inscriptions on the external seating celebrate market trades and history. Borderline Positive/Neutral.

- [5] Atkinson's, 78-104 The Moor. 1958-59, T. P. Bennett & Son. Replacement for Blitzed building for what is now Sheffield's last department store, a local independent. Like many buildings on The Moor a significant stylistic departure from the buildings destroyed, but well-detailed with projecting pilastered window bay, canopy, coloured panels, characteristic glazing bar layout and incised stone decoration. The architects are of national standing, having designed several buildings that are now listed including Smithfield poultry market and the Pennine Tower restaurant at Lancaster services. At the time of opening it had the longest frameless plate glass window in the country. One of the city's unique collection of post-Blitz department stores.
- [6] Former Marks & Spencer (now Sainsbury's), 76 The Moor. 1952, by Norman Jones Sons & Rigby. One of the earliest post-Blitz buildings reflecting an earlier architectural taste.
- [7] 69-75 The Moor. North & Partners, Maidenhead. Previously site of the Central Picture House. Pure Modernism in Portland stone and green stone. One of the last buildings of the post-war reconstruction to be completed, approved 1961-62 but not shown on the 1963 OS map.
- [8] 65-67 The Moor. Built by 1963. Modest, but distinctive window layout and modern appearance characterise the later style of development.
- [9] 59-63 The Moor. Built between 1957 and 1963, possibly as replacement for the Trimming House store on the same site. Modest, but the distinctive "TV screen" style with large window aperture surrounded by Portland stone frame characterise the later style of development.
- [10] Former British Home Stores, 43-51 The Moor. 1953-54, Braithwaite and Jackman. Tall window openings and restrained but effective moulding details. BHS opened their first store outside London on this site in 1930 and this is its replacement following destruction in the Blitz.
- [11] Former Phillips Furniture Store, 31-39 The Moor. Built between 1957 and 1963 in imitation of the destroyed building. Portland stone and green stone with tall window openings and simple but effective mouldings to these and to panels above. Characteristic glazing bar layout.
- [12] Former Burton's, 29 The Moor. 1954-58 by Burton's house architect N. Martin. Montagu Burton moved to Sheffield in his early years in business and expanded his nationwide chain from here. The city has a variety of branches in Burton's various distinctive styles. Portland stone with large format window openings, simple but effective mouldings on these and parapet, distinctive glazing bar layout and band of green marble above the shopfront.
- [13] F. W. Woolworth, 15-19 The Moor. 1951-52, W. L. Swinnerton. Repeats the pattern of tall window openings in a format that resembles a Classical colonnade. Moulded "W" for Woolworth's appears either end of the shopfront.
- [14] Former Redgates, 7-9 The Moor. Built by 1957. Redgates was a very well-loved local business that at one time had the largest toyshop in the country (in Furnival Gate) which was connected by bridges and a tunnel to their branch on The Moor. Façade repeats some of the common characteristics of Moor buildings, but windows have unusually deep reveals.
- [15] Former Debenham's, 2-14 The Moor. 1963-65, Healing & Overbury. Metal cladding hides original Portland stone and black glass mosaic. Back-painted glazing was originally bright blue and orange. One of the city's unique collection of post-Blitz department stores.
- [16] Former Fox's store, 64-74 The Moor. Part-built by 1962. Striking folded window, dark granite, canopy and a more horizontal emphasis than other surviving buildings on The Moor.

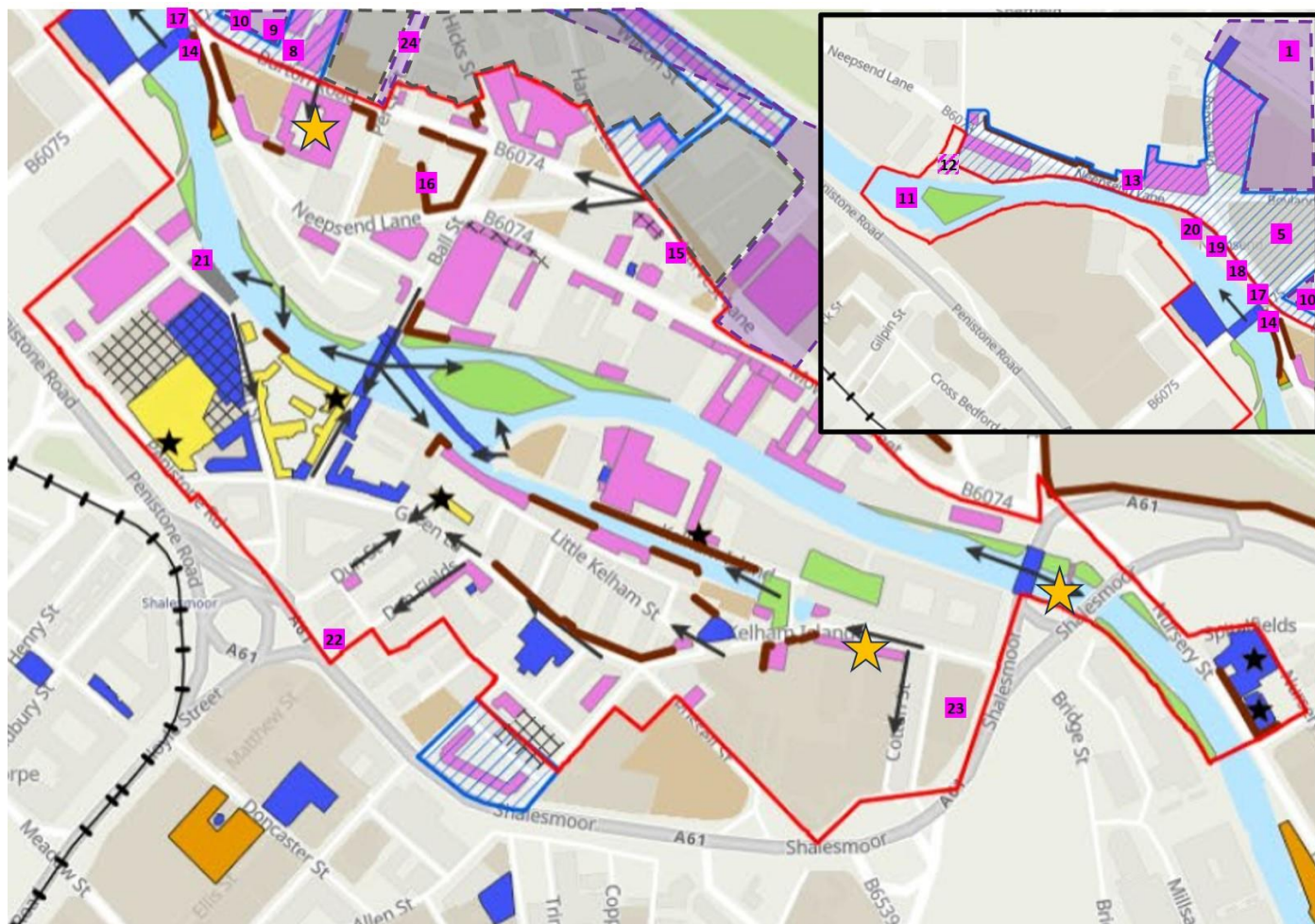
Kelham Island & Neepsend



We recommend designation of the area marked in purple. This contains a number of positive buildings, and also the railway with its associated bridges.

We also recommend designation of the areas marked in grey. Although these contain buildings of no great merit and vacant spaces the Conservation Area could be damaged if they are redeveloped unsympathetically. Designation will create an opportunity for future development to enhance the area.

The existing area contains many examples of original stone kerbs and exposed stone setts. These make a positive contribution that should be explicitly acknowledged in the appraisal, but are not identified separately on the map below.



The buildings listed below should be explicitly shown in the appraisal as Positive:

- [1] Site of former engine shed, Douglas Road. Stone wall to Douglas Road and potential for underground remains within the site.
- [2] Rutland Road railway bridge. Formerly carried sidings for the engine shed and coal drops.
- [3] Boundary wall, Rutland Street. Formerly the curtilage of turntable and sidings.
- [4] Woodside Lane railway bridge.
- [5] Former Burton Brewery, Rutland Road/Boyland Street/Neepsend Lane.
- [6] Rutland Hall, Rutland Road/Hicks Street. 1906, built for the Neighbourhood Guilds Association as an early community centre.
- [7] Railway embankment supporting wall, Platt Street.
- [8] Burton Road Brewery. Map omits buildings to west fronting Burton Road.
- [9] Turton Bros. spring makers, Burton Road.
- [10] Cannon House, Rutland Road/Burton Road.
- [11] Morton Wheel weir.
- [12] Area included in the CA, part of the former Toledo Steel Works, which may mean that it was previously assessed as containing heritage assets. Requires further investigation.
- [13] Former Neepsend Tavern, 144 Neepsend Lane. Pre-1889.
- [14] Former public convenience, Neepsend Lane/Rutland Road. Early 20th century. Unusual design cantilevered over the river Don.
- [15] Former entrance arch to Harvest Lane Wire Works. Pre-1889.
- [16] Canopy to former Neepsend Gannister Mills. Pre-1889.
- [17] 71 Neepsend Lane, corner of Rutland Road. Former Post Office.

[18] Cutlery Works Food Hall 73-101 Neepsend Lane. Former tool works, built between 1905 and 1923.

[19] Jenkinson Marshall paint workshop, 103 Neepsend Lane. Pre-1901.

[20] Gardeners Rest, 105 Neepsend Lane. Pre-1901.

[21] 90 Cornish Street. The elevation of the western end of the building from opposite Dixon Street to the five bays east of the large entrance is much older than the eastern end. It is probably pre-1889. The eastern end is Negative, but the western end is Positive.

[22] Ship Inn, 312 Shalesmoor, including the building behind on Dun Fields.

[23] Pilot Works, 69-79 Shalesmoor. Consent for demolition and replacement.

[24] Original stone kerbs, Percy Street. Setts may still exist under the tarmac.

[25] Former Watson's (Metallurgists), Platt Street works, and original stone kerb. Specialists in crushing and grading ferrous alloys.

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5th July 2025*