



Planning and Heritage Statement

Restoration of Rear Bay
Window and New Front
Porch

73 Brookhouse Hill,
Sheffield, S10 3TB

March 2024

Document Control Sheet

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1 INTRODUCTION

- 1.1** Planning & Design Practice is a town planning and architectural consultancy with chartered town planners and an architect-led architectural design team. The practice operates across the country and has an excellent record of success.
- 1.2** Planning permission is sought for the restoration of a rear bay window and new front porch at 73 Brookhouse Hill, Sheffield.
- 1.3** Pre-application advice was received on 13th December 2023 for the proposals. The advice concluded that planning permission would be required for the proposed development, with a heritage statement needing to be included as part of the submission.
- 1.4** This planning and heritage statement has been structured to provide an introduction to the site and discuss its planning history, details of the proposed development and the rationale for it; and an examination of the key planning issues to be considered. Including the principle of development and the impact on the character and appearance of the Fulwood Conservation Area.
- 1.5** Also submitted to accompany the report are the following:
 - Site Location Plan
 - Site Plans
 - Existing Elevations
 - Proposed Elevations
 - Existing Floor Plan
 - Proposed Floor Plan

2 SITE DESCRIPTION AND PLANNING HISTORY

Site Location

- 2.1 The site is located approximately 3 miles from the centre of Sheffield, within the Fulwood Conservation Area.
- 2.2 Fulwood is characterised by a range of building forms from various periods. The Victorian villa development gives the area its special character, but a range of architectural styles exist.
- 2.3 The site is a two-storey building, consisting of local stone and a slate roof. This building style is prevalent throughout the Fulwood Conservation Area. The site also features a coach house to the front, attached to the main house by an extension. There is also a hardstanding area to the front for parking.
- 2.4 The site fronts on to Brookhouse Hill and forms part of a strong linear frontage which defines the grain of this part of the Conservation area.



Figure 1 – Site Location



Figure 2 – Photograph of the site

Relevant Planning History

- 2.5** **77/3324P** – Alterations to form 8 rooms for old people, communal rooms and a bedsitter for warden – *Granted September 1977*

- 2.6** **97/5529P** – Single storey rear extension to residential home – *Granted July 1997*

- 2.7** **10/02779/FUL** - Widening of entrance point – *Granted January 2011*

- 2.8** **18/03462/FUL** - Alterations to change existing glazed door on the front elevation into a window – *Granted November 2018*

- 2.9** **20/04615/FUL** - Change of use from residential care home (Use class C2) to use as a single dwellinghouse (Use class C3) – *Granted March 2021*

3 ASSESSMENT & DESCRIPTION OF THE FULWOOD CONSERVATION AREA

3.1 The dwelling makes a valuable contribution to the Fulwood Conservation Area. The architectural style is one that is common throughout the Conservation Area. It is clear from the historic maps that the building has formed an important part of the character of the area since the early 1900's.

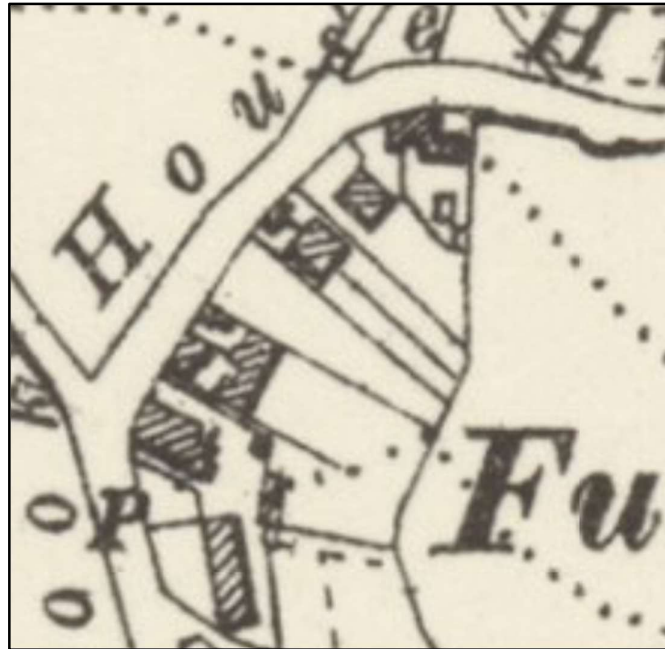


Figure 3 – Historic Map from 1896, showing the site as vacant

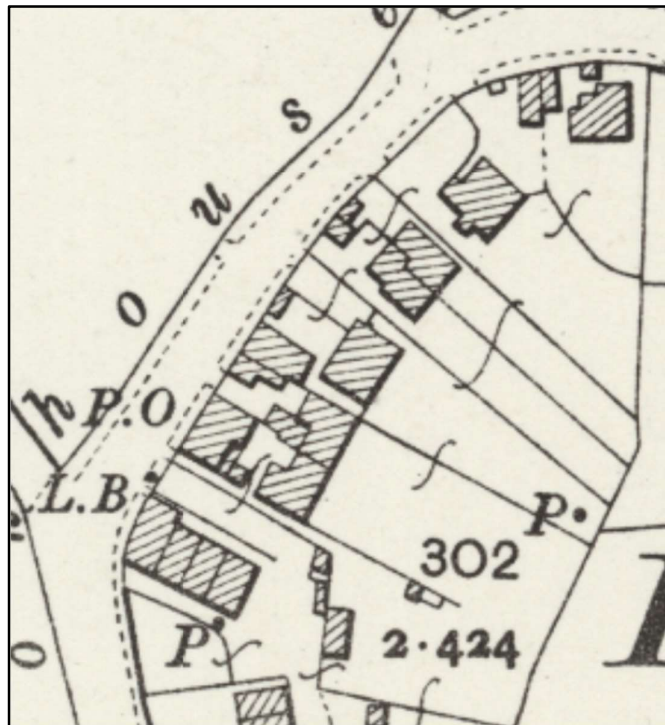


Figure 4 – Historic Map from 1905, showing the site with the subject building erected

- 3.2** The property features an existing stone wall, with stone pillars either side of the entrance. This wall then joins to both associated outbuildings, maintaining a similar stone style to that of the main building.
- 3.3** Properties along Brookhouse Hill are primarily constructed of local stone, a defining building material and a feature of the many properties within the Fulwood Conservation Area. Bay windows and front porches are common domestic features throughout Fulwood, as detailed in paragraph 7.5 of the area appraisal.
- 3.4** Directly opposite the site there are a number of dwellings that showcase this style of bay window, which are also prominent along Oriol Road. Oriol Road also possesses examples of porches located over the main entrances to these dwellings. These porches vary in size but are consistently facing the highway and built out of timber and dark felt or slate.
- 3.5** This site is located approximately 155m from the nearest Listed Building – the Grade II Listed Christ Church Fulwood.
- 3.6** The planning history for the site suggests alterations to the original building were made primarily between 1977 – 1997. Latterly the building has been reinstated as a single dwelling from its former use as a care home. The applicant is working to restore the building back to its historic form.

4 THE PROPOSED DEVELOPMENT

- 4.1** The Applicant seeks to reinstate the rear bay window and create a new front porch.
- 4.2** The proposals seek to remove the single storey rear extension and create a bay window. This will provide additional outdoor amenity space, whilst also reinstating a traditional architectural feature. The new windows and door will have off-white timber frames to match the existing. The stonework for the bay window will reuse stone which will be salvaged from the demolished extension. The timberwork will be painted black.
- 4.3** The proposals also seek to create a new front porch. This new porch will replace the existing glass porch which is located above the entrance to the building. The roof will reuse slates from the demolished rear extension, with the porch frame being constructed from solid green oak. The guttering will be painted black, to match the existing dwelling's guttering.
- 4.4** The proposals have considered the architectural merits of the conservation area. The reinstatement of the rear window and the slate roof porch are both features which are visible throughout the conservation area and their reinstatement will make a positive contribution to the CA.



Figure 5 – Existing elevations



Figure 6 – Proposed Elevations



Figure 7 – Photograph of the dwelling with the existing extension

5 PLANNING POLICY CONTEXT

- 5.1** The purpose of this section is to set out the relevant planning policy background which is pertinent to the site and proposed development, as well as identify any key studies or reports which will assist in the determination of this application.
- 5.2** Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.3** In this case, the development plan consists of the Sheffield Core Strategy (2009) and Unitary Development Plan (1998). Other material considerations include the National Planning Policy Framework ('the Framework'), the National Design Guide (2021), the South Yorkshire Residential Design Guide (2011) and the associated Planning Practice Guidance ('the Guidance').

Sheffield Core Strategy

5.4 Policy CS 74 Design Principles

High-quality development will be expected, which would respect, take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods, including:

c. the townscape and landscape character of the city's districts, neighbourhoods and quarters, with their associated scale, layout and built form, building styles and materials;

d. the distinctive heritage of the city, particularly the buildings and settlement forms associated with:

iii. Victorian, Edwardian and Garden City suburbs

iv. historic village centres and the city's rural setting.

Unitary Development Plan

5.5 Policy BE1

A high-quality townscape will be promoted with a positive approach to conservation and a high standard of new design. The best of Sheffield's buildings will be kept and refurbished, and their settings improved.

5.6 Policy BE5

Good design and the use of good quality materials will be expected in all new and refurbished buildings and extensions.

a. original architecture will be encouraged but new buildings should complement the scale, form and architectural style of surrounding buildings;

5.7 Policy BE15

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

5.8 Policy BE16

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

5.9 Policy BE17

In Conservation Areas and Areas of Special Character a high standard of design using traditional materials and a sensitive and flexible approach to layouts of buildings is demonstrated.

National Planning Policy Framework

5.10 Paragraph 8

Achieving sustainable development means that the planning system has three overarching and interdependent objectives.

An economic objective to help build a strong, responsive, and competitive economy; a social objective, to support strong, vibrant and healthy communities, and finally an environmental objective, to protect and enhance our natural, built and historic environment.

5.11 Paragraph 135

Planning policies and decisions should ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

5.12 Paragraph 197

When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

5.13 Paragraph 203

In determining applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

- *the desirability of new development making a positive contribution to local character and distinctiveness.*

5.14 Paragraph 205

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

5.15 Paragraph 208

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.16 Paragraph 212

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

5.17 Paragraph 213

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

6 KEY PLANNING ISSUES

Principle of Development

- 6.1 The principle of development for the proposed alterations to a property are acceptable. The issues surrounding the suitability of any proposed development relates to the impact the alterations will have on the character and appearance of the conservation area. The overall assessment is a question of whether a development will enhance and preserve the area.

Character and Appearance of the Fulwood Conservation Area

- 6.2 There are no Listed Buildings within the vicinity of the site the nearest is Christ Church Fulwood (of 150m East) and therefore the relevant considerations are the effect of the proposals on the appearance of the existing building, wider group of buildings and on the character and appearance of the Fulwood Conservation Area.
- 6.3 The proposals will result in minimal change to the appearance of the site, especially when viewed from Brookhouse Hill.
- 6.4 The alterations to the front porch are considered to be minimal and will result in an improvement compared to the existing porch. The existing glass porch will be replaced with a slate roof porch, supported by a green oak frame. The proposed porch will reuse slate from the demolished rear extension. This allows for existing materials to be repurposed as part of the proposals, helping to reducing the building waste that will be created by the proposed development.
- 6.5 Slate is more in-keeping with the overall character of the Fulwood Conservation Area. Paragraph 7.5 of the appraisal discusses the use of prominent materials. It states;

“The conservation area’s late 19th Century houses have an austere and solid appearance arising from the colour of the stone and slate, and heavy Victorian detailing. Typical details include canted bays in stone and timber, some two storeys in height...”

- 6.6 The proposed front porch will enhance this architectural style, which is prominent throughout the conservation area, and is an improvement on the existing glass porch.

- 6.7** With regard to the rear alterations, the existing rear extension will be removed and replaced with a more traditional bay window. The bay window will use a mix of stone and timber, utilising stonework from the demolished extension, resulting in a more traditional appearance than the existing extension.
- 6.8** Figure 8 shows an old photograph of the dwelling with the original bay window present. The proposals will ensure that the original character of the dwelling is reintroduced by reinstating the window, returning the rear of the house to its traditional form. The stone that will be used as the base of the bay window, whilst currently forming the base of the rear extension, is also the original stone repurposed from the original bay.



Figure 8 – Old photograph of the dwelling with the traditional bay window present

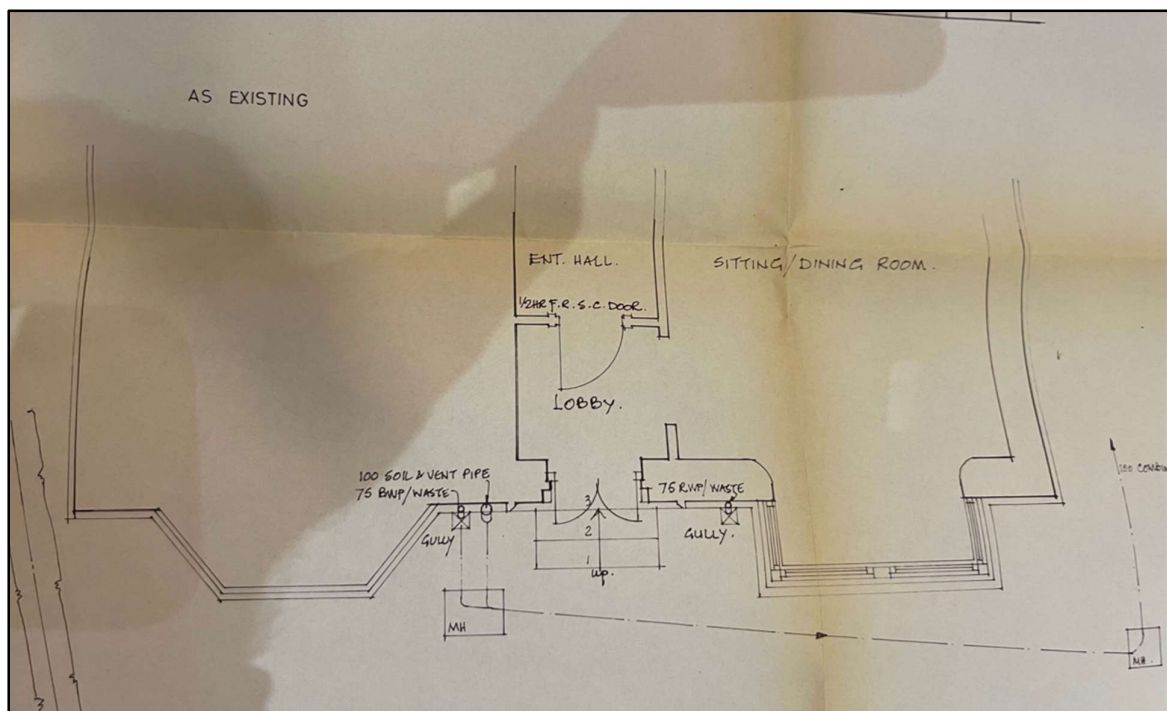
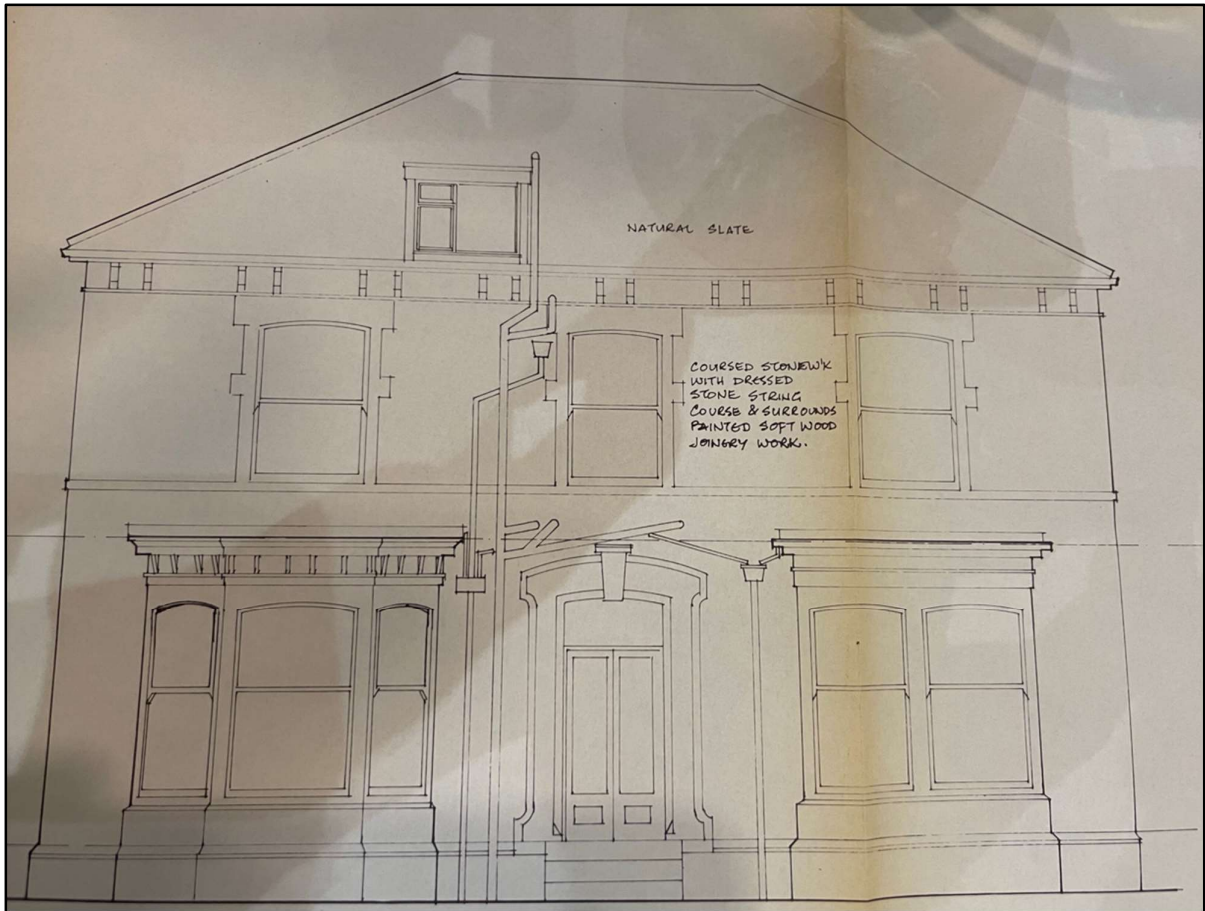
- 6.9** The original architectural drawings are included as Appendix A.
- 6.10** The rear of the building is not visible from Brookhouse Hill, nor is it visible from Oriol Road to the east. The alterations will not impact on the character of the conservation area.
- 6.11** It is considered that the proposal complies fully with the design policies set out the in the Adopted Sheffield Local Plan for development in a Conservation Area. The proposed alterations have considered the key architectural features that are prominent throughout

the conservation area, in accordance with Policy BE17. The scale and form of the proposals protect the character of the conservation area, in line with details from the Fulwood Conservation Area appraisal. Consequently, it is considered that the proposals will result in less than substantial harm on the Conservation Area, as detailed in Paragraph 208 of the NPPF.

7 CONCLUSIONS

- 7.1** Planning permission is sought for the restoration of a rear bay window and new front porch at 73 Brookhouse Hill, Sheffield.
- 7.2** The proposals seek to replace an existing glass porch. The new porch will be supported by a timber frame and will replace the existing glass porch with slate. The slate will be taken from the demolished rear extension, which is a more in-keeping material within the Fulwood Conservation Area.
- 7.3** The proposed bay window to the rear of the property will replace an existing rear extension. The rear of the property is not visible from Brookhouse Hill or Oriel Road. The window will also utilise building materials that will be taken from the demolished extension.
- 7.4** The proposed alterations have considered the architectural importance of the Conservation Area. Due to the historic form of the bay window, and the improvements to the front porch, it is considered that the proposed alterations would not represent harm to the Conservation Area.
- 7.5** For the reasons given above, having regard to all matters raised and when assessed against the relevant provisions of the Local Plan and the guidance contained within the National Planning Policy Framework, it is considered that planning permission should be granted.

8 APPENDIX A – ORIGINAL ARCHITECTURAL DRAWINGS





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