

Relevant Planning History

05/01428/FUL - Extension to warehouse

19/03962/FUL - Demolition of front extension, re-cladding to external elevations, provision of new roller shutter doors, reconfiguration of yard area and siting of 30no. external storage units

**Heritage assets affected by the allocation/
Historic England RAG rating**

RAG Rating - Amber

**The Significance of Heritage Assets Sensitive to
Development on the Site**

Kelham Island Conservation Area

Moderate

The site lies within the Kelham Island Conservation Area. The special interest of the conservation area derives principally from its 19th century industrial origins, characterised by high quality works organised around courtyards within a piecemeal planned street pattern with remnants of a more diverse mixed development including residential and civic buildings. The site has a long history of use having partly overlain land associated with an 18th century cotton mill, and later developed in the early 19th century with housing, shops and a warehouse, the latter being converted to a steel works in the late 19th century. The current development dates to the late 20th century and is of no heritage interest and detracts from the valued characteristics of the wider area. The irregular southern boundaries of the site reflect the alignment of the former Russell Street and Bower Street which were lost when the inner relief road was constructed, but lack context and make little contribution to the character of the area.

Furnace Hill Conservation Area including Bower Spring
Furnace Scheduled Monument

Moderate-High

This Conservation Area is characterised by its tight grain, curving street pattern, mixture of 19th century development, and steep topography which presents numerous views in and out of the area. Whilst survival of development is piecemeal, it represents a distinctive diverse mix of contemporary metal trades buildings, dwellings, commercial buildings, and civic buildings. Within the northern edge of the area, and overlooking the site are the Scheduled remains of Bower Spring Furnace, the setting of which is intrinsically linked to that of the conservation area. Whilst outside of this conservation area, the site has a negative impact on its setting with the current use responding poorly to the historic character of the wider area.

Summary

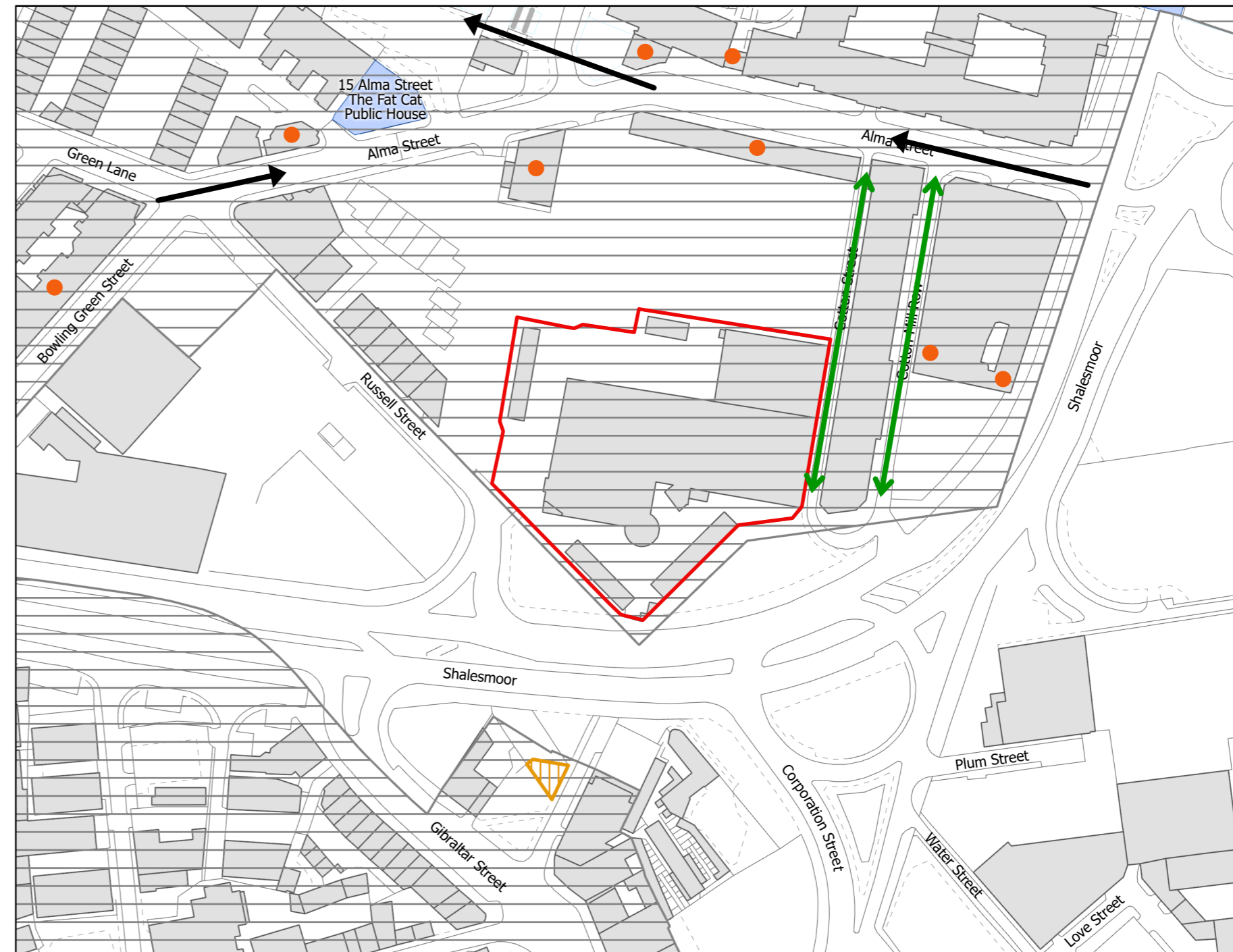
The site currently makes a negative contribution to the character and setting of nearby heritage assets, which have high significance and which could be affected by future development.

**Potential Mitigation, Parameters and Principles
for Development**

- Opportunity for greater height exists adjacent to the ring road
- Care should be taken regarding how height of development transitions from the ring road to new development to the north and similarly from the heights set by development on Cotton Street and spanning across to Russell Street
- Good quality materiality and contextual design has been critical to the success of new development in Kelham Island and new development on this site should uphold this quality
- New development should consider scale and massing and the opportunity to reinforce the visual qualities produced by industrial sites which have developed in phases over a number of years
- Opportunities for pedestrian permeability north/south through the site should be considered to connect into the wider conservation area

Impact on Significance with Mitigation in Place

C= Development as open space would result in a beneficial change to the significance.



S04410

Key

- Site boundary
- Scheduled Monument
- Conservation Area
- Listed Building

Kinetic Views



Locally Listed Building



Area of sensitivity



Key views



Key Building Line



Non-designated Heritage Asset



Existing tree belt/trees to be retained/enhanced



Existing access/road to be retained



Key

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Site reference	Site address	Site area	Proposed site allocation
S04410	Safestore Self Storage, S3 8RW	0.62 ha	Housing site

