

An Archaeological Building Appraisal at The Howard Public House Complex, Sheffield



The Howard Public House viewed from the south

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Archaeological Research Services Ltd

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Executive Summary

In December 2010 Archaeological Research Services Ltd were commissioned by Michael Bates of Tweedale Architects on behalf of David Walker of Marston's Inns and Taverns to undertake an Archaeological Building Appraisal in support of an application for Listed Building Consent at The Howard Public House Complex, Sheffield.

The appraisal identified that the site contains some elements of special architectural significance, including most of the masonry structures as well as fewer fixtures and fittings within the buildings. Whilst some upgrading of building elements is unavoidable due to the requirement of current legislation, it would be desirable for repairs, renovations and developments to be undertaken in a manner sympathetic to the original fabric and design of the buildings. Where viable alternatives to standard practice or regulations cannot be achieved, proposed works as are essential should seek to upgrade, not replace, existing fabric.

The historical development of the site began in the late 18th century with the construction of most of the current masonry structures of Buildings A, B and D, which were originally designed as residential houses. Considerable physical remains survive amongst them, most notably within Building D. Fewer period fixtures and fittings survive, however Building D contains several sash windows which are typically mid to late Georgian. Further period features include wall panelling, moulding cornices and doorway's architraves within Buildings A, B and D.

During the late 19th century Buildings A and B were partially enlarged creating the Howard Hotel. Building E, a former Brush Works, was also constructed around this time; incorporating possibly an existing wall and a large chimney stack. During the third quarter of the 20th century minor alterations of the buildings included insertion of insignificant openings, replacement of doors and windows and refurbishment of the pub. Building F appears to have originally been designed as a factory or warehouse. The main elevation has been substantially disfigured with the insertion of later openings and blocking of former windows through time.

In summary whilst it must be recognised that any new use will require some change to the historic fabric of the building, the proposal should not impact upon the historic integrity of a public asset. A reasonable and sympathetic programme of re-development work would represent an opportunity to secure a viable future for the Listed Building which, if left in its present condition, may deteriorate.

1 Introduction

Scope of work

- 1.1 A planning application for the development of The Howard Public House Complex (the site), Sheffield, has been proposed to Sheffield City Council. The complex is a grade II Listed Building (LBS Number: 456263) composed of the Howard Hotel, attached shops and workshops.
- 1.2 South Yorkshire Archaeology Service/Sheffield City Council's Urban Design and Conservation team have advised that an archaeological building appraisal should be undertaken to supply information on the special architectural and historic interest of the buildings and archaeological potential of the site.
- 1.3 The archaeological building appraisal has been carried out in accordance with government guidance on archaeology and planning (PPS 5), 'The Standards and Guidance for Archaeological Building Recording' (Institute for Archaeologists 2008) and a brief produced by South Yorkshire Archaeology Service/Sheffield City Council's Urban Design and Conservation team on the 14th December 2010.

Location and topography

- 1.4 The study site is located to the south side of Sheffield city centre and approximately 200 metres west of the Midlands Railway station. The site has an area of approximately 400 square metres and is bounded by Howard Street to the south-west, Pond Street to the south-east, Surrey Lane to the north-east and an open plot covered with grass to the north-west. The site is centred at NGR SJ 3568886951 (Fig. 1). The site itself is composed of a series of amalgamated ranges including The Howard Hotel, attached shops and workshops with a central courtyard (Fig. 2). The complex represents the only surviving structures within the aforementioned streets block.
- 1.5 The solid geology of the study site is composed of Pennine Lower Coal Measures Formation (mudstone, siltstone and sandstone).
- 1.6 The topography of the site is relatively level, although the ground rises slightly towards the north-west, with an overall height of approximately 60 metres Above Ordnance Datum (AOD).

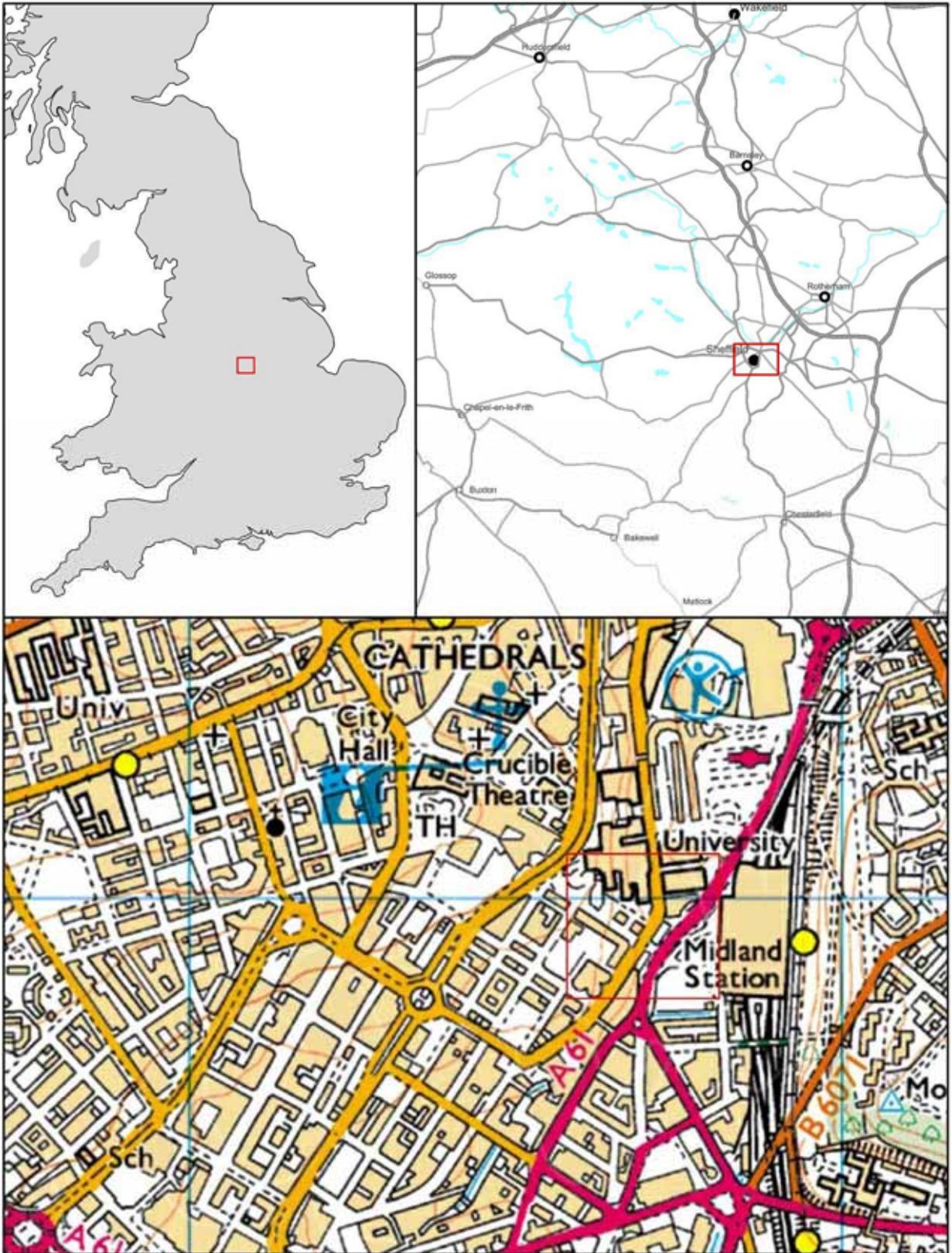


Figure 1: General site location

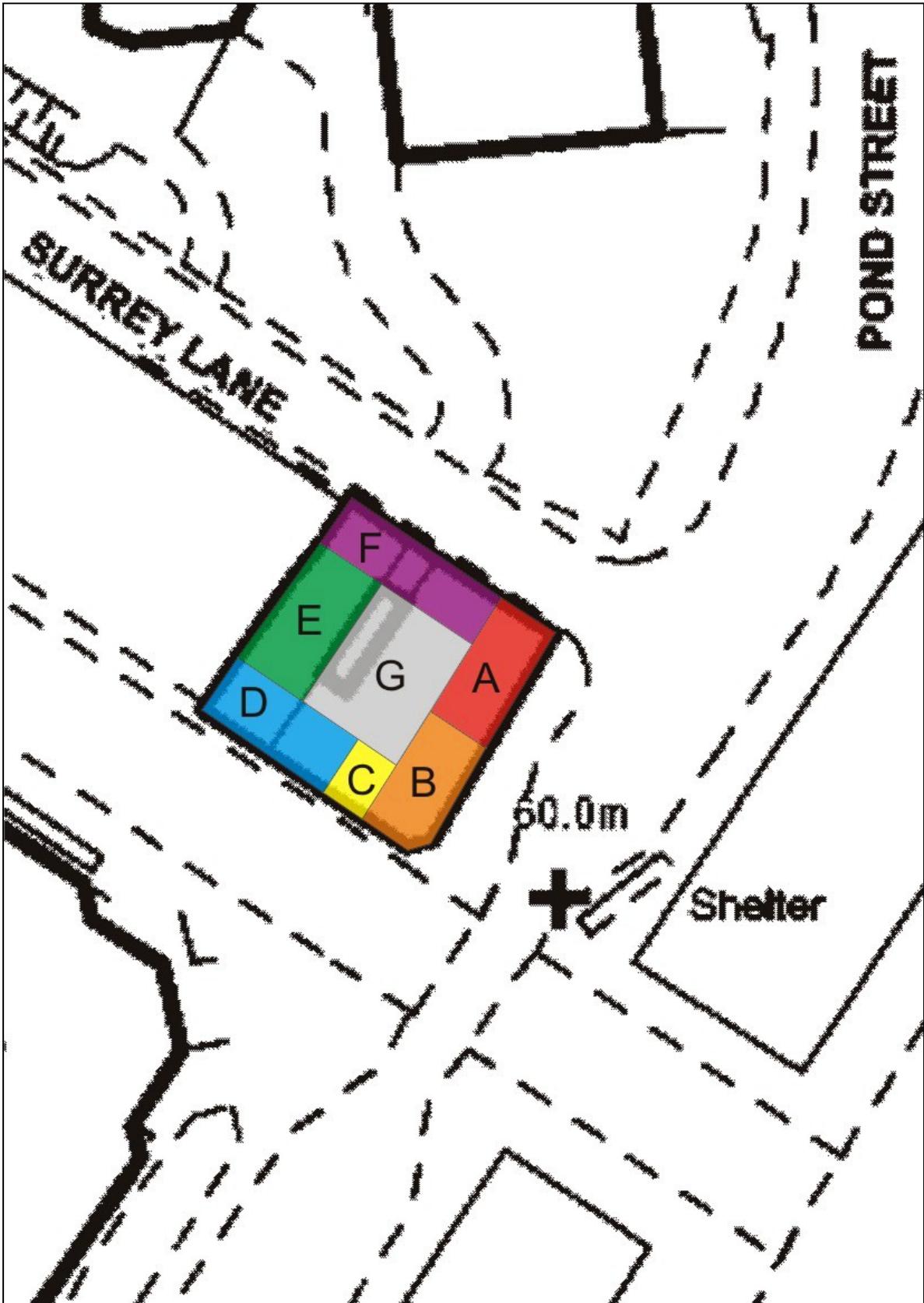


Figure 2: Plan of the site with the division of buildings

2 Aims and objectives

- 2.1 The main objective of the archaeological building appraisal was to provide an understanding of the historic character and significance of the buildings and to put them in historic context by a study of documentary sources.
- 2.2 The building appraisal also aimed to provide an understanding of the form, function and phasing of the surviving building. It also aimed to identify all fixtures and fittings relevant to the original and subsequent uses of the building. This was to be achieved through a building investigation complemented by a drawn, written and photographic record.
- 2.3 An assessment of the likely nature of the buried deposits of the site was also undertaken based on archaeological records held at the South Yorkshire Historic Environment Records (HER).
- 2.4 The building recording provided an enhanced understanding of the development of the buildings which allows an informed consideration to be given to any Listed Building consent application.
- 2.5 All aspects of the Building Recording were conducted according to the guidelines in 'Recording Historic Buildings' published by the Royal Commission on the Historical Monuments of England (1996) and 'A Guide to Good Recording Practice' by English Heritage (2006).

3 Methodology

- 3.1 A detailed project design was prepared by Archeological Research Services Ltd. The archaeological building survey was carried out by Alvaro Mora-Ottomano and Dr Gillian Eadie on 15th of December 2010 and 5th January 2011. This consisted of the following:

- A written record of the buildings was carried out by annotating plans and elevations and by completing Archeological Research Services Ltd pro-forma building recording sheets. Descriptions and terms used follow Brunskill (1994 and 2000) and Lynch (1994) wherever possible.
- A metric survey was undertaken, initially based on elevations and plans drawn by the project's architect which were supplied by the client. These were annotated to include archaeological sequences and architectural features. Further measurements were carried out using tapes and a laser distance meter to increase the accuracy of the available drawings. The drawn survey comprised measured floor plans, elevations and sections at 1:100 and 1:50 scale.
- A detailed photographic survey composed of monochrome photographs (Ilford Delta 400 Professional 120) of identified features of interest and external elevations of the building taken with a medium format camera (ETRS

Zenza Bronica body fitted with a Zenanon E II 1:2.8 F+ 75mm lens). A further 35mm black and white print (400 Ilford HP5 Plus) and colour slide (200 Fuji Sensia) photographic survey of general exterior and interior views was also conducted using a Canon EOS 3000 N SLR camera fitted with a 28-90mm lens and a Canon EOS 3000 V SLR camera fitted with a 28-90mm lens respectively. Moreover, high resolution digital photographs (7.1 megapixels) were also taken using an Olympus 790 SW camera with a 20.1mm lens and a Minolta DIMAGE A1 with a 7.2-50.8mm lens. Where possible, photographs included a graduated scale and cameras were mounted on tripods for extra stability. Details of the photographs were recorded on pro-forma index sheets, which included location, subject and orientation. The location and direction of the photographs were plotted on scaled plans.

3.2 Documentary research was undertaken in order to put the site in historic context and to establish the function, dates and sequence of development of the buildings. Archival research included the consultation of relevant secondary sources pertinent to the study area located at the South Yorkshire HER held at Sheffield City Council, Sheffield Local Studies Library and Sheffield Archive. The following web sources, which provided information relevant to the study area, were also consulted:

- Magic Maps: <http://www.magic.gov.uk/>
- Archaeological Data Service: <http://ads.ahds.ac.uk/>
- British Geological Survey: <http://www.bgs.ac.uk/geoindex/index.htm>
- National Archives online: <http://www.nationalarchives.gov.uk/default.htm>
- Sheffield Picture: <http://www.picturesheffield.com/>

4 Historical and archaeological background

4.1 The first activity within the study area occurred in the post-medieval period. The water power of the River Sheaf was harnessed by a series of goits and reservoirs known as ponds, to power a series of tilt hammers and mills (Scott Wilson 2007). As Sheffield became an increasingly important industrial city, especially in the metal trades, the population began to expand and, as a result, the study area became surrounded by cramped, unhygienic developments of small-scale industrial workshops and domestic housing (*ibid.*).

4.2 The late 18th century expansion of the town took place mainly to the south and west, continuing outwards from the modest development of the early 18th century, and was initiated by the principal landowners, particularly the Duke of Norfolk and the Church Burgesses (Harman and Minnis 2004, 13). The 9th Duke commissioned plans for a grid of new streets to be laid out in Alsop Fields (*ibid.*). During a period of forty years from the 1780s, the area where The Howard Public House Complex lies was developed gradually with ninety nine year leases of modest plots for mixed housing and industry (*ibid.*).

- 4.3 In the 1860s, some of the remaining ponds, dams and tilt hammers were demolished and filled in to allow the construction of the Midlands Railway Station which opened in 1870 (Olive 1994, 390).
- 4.4 Trades directories were consulted in order to identify the tenants and trades within the entire site from the mid 19th century to the 1950s. A summary of the relevant entries has been tabulated according to their publisher, date, name and trades of the occupants of the premises within the site. It was identified that some house numbers have changed slightly through time, most notably The Howard Public House (formerly Howard Hotel) which used to be number 59 Howard Street and changed to number 57 in the 1870s. Although the site is bounded by three main streets, the relevant records were classified in the directories under Howard Street only.

Directory	Date	Description
White	1852	Howard Street: <ul style="list-style-type: none"> No. 51: Boler Charles, baker No. 57: Pepper C. plumber No. 59: Rawson Fras. Richard
White	1862	Howard Street: <ul style="list-style-type: none"> No. 51: Boler Charles, baker No. 57: Mettam S. horn presser No. 59: Kemp Robert, butcher
White	1864	Howard Street: <ul style="list-style-type: none"> No. 51: Boler Charles, baker No. 53: Blyde W. & E. manufacturers No. 55: Mettam S. horn merchant No. 55: Pashley w. & E. button manufactures No. 57: Chambers G. shopkeeper No. 59: Gibson James, beerhouse
Kelly	1865	Howard Street: <ul style="list-style-type: none"> No. 57: Chambers George, shopkeeper and Mettam Samuel, Howard horn works No. 59: Gibson James, beer retailer
White	1868	Howard Street: <ul style="list-style-type: none"> No. 55: Mettam S. horn presser No. 59: Gibson James, beerhouse
White	1876	Howard Street: <ul style="list-style-type: none"> No. 49-51: Waterhall Geo. grocer and baker No. 53: Rhodes Jenoiada A. silversmith and electroplater No. 57: Rothwell George, beerhouse and refreshments
White	1879	Howard Street: <ul style="list-style-type: none"> No. 57: Howard Hotel, Mrs Elizabeth Parsonage
Kelly	1883	Howard Street No. 53: Rhodes Jenoiada A. silversmith and electroplater Nos. 55 Howard Street & 154 Pond Street: Mrs Elizabeth Parsonage
Kelly	1888	Howard Street: <ul style="list-style-type: none"> No. 57: Howard Hotel, Luke Beatson
White	1898	Howard Street: <ul style="list-style-type: none"> No. 57: Howard Hotel, Tom Bocking
White	1902-1922	Howard Street: <ul style="list-style-type: none"> No. 57: Howard Hotel, Tom Sharp
Kelly	1931-1937	Howard Street: <ul style="list-style-type: none"> No. 57: Howard Hotel, Tom Sharp
Kelly	1938-1951	Howard Street: <ul style="list-style-type: none"> No. 57: Howard Hotel, Cyril E. Beck
Kelly	1957	Howard Street: <ul style="list-style-type: none"> No. 57: Howard Hotel (no name of tenant provided)

- 4.5 The archaeological record of the area around the site has recognised that post-medieval activity has tended to remove evidence of earlier occupation. Post-medieval industrial activities have been identified in the vicinity of the study area from excavations undertaken by West Yorkshire Archaeology Service (WYAS) at Sheaf Square in 2007, which identified the remains of a tilt forge hammer founded in 1793-4 including part of the wheelpit, dam and main buildings (HER 01740/02).
- 4.6 Remains of a former 19th century saw mill was identified during ground works at Sheaf Valley Development in 2008 (WYAS).
- 4.7 Archaeological monitoring of ground works carried out by Archaeological Research and Consultancy at the University of Sheffield (ARCUS) in the area of the nearby Sheffield Hallam University campus indicated that heavy truncation has removed all the buildings to foundation level, with little or no potential for floor layers and/or evidence of domestic/industrial activity surviving (HER). A further archaeological watching brief carried out by ARCUS (report 449B) found evidence for 19th and 20th centuries cellars infilled with rubble from its use as a car park, and also finds of architectural remains associated with a former pub and bone knife handle manufacture (HER).

5 Cartographic Regression Analysis

- 5.1 Gosling's map of Sheffield issued in 1736 shows the area where Howard Street lies undeveloped, comprising of large fields named 'Alsop' (Fig. 3).
- 5.2 Fairbank's map of Sheffield issued in 1797 shows the proposed new streets within Alsop Fields including Howard Street (Fig. 4)
- 5.3 Leather's map of Sheffield issued in 1823 shows the developed area containing the site with the present street lay-out and buildings throughout the streets. The present railway station is not depicted.
- 5.4 Tayler's map of Sheffield issued in 1832 shows no further details from preceding maps.
- 5.5 Rapkin's map of Sheffield issued in 1850 shows several industrial sites in close vicinity of the site, including a lead works, a timber yard and a saw mill all located south of the site.
- 5.6 The Ordnance Survey map issued in 1853 (surveyed in 1850) shows the site composed of a series of buildings constructed around a large central courtyard (Fig. 5). Most of the current buildings' footprint, particularly the external walls, appears to correspond with the alignment of the present construction of the site. Public Houses appear indicated on the map however The Howard Hotel is not marked. Building E is not depicted although there are two smaller structures within the area of the referred building.

- 5.7 White's map of Sheffield issued in 1873 shows no further details from preceding maps; except for the addition of the railway station.
- 5.8 Drink's map Sheffield issued in *c.* 1884 although not very detailed shows the area developed with the addition of the railway station. The public house is shown as a licensed premise.
- 5.9 The Ordnance Survey map issued in 1889 shows the site with further developments from the preceding maps including the enlargement of Buildings A and B which is labelled as the 'Howard Hotel (P. H.)' and the addition of Building E which is labelled as 'Brush Works' (Fig. 6). There is an entrance to the courtyard from Howard Street.
- 5.10 The Ordnance Survey map issued in 1905 shows no further details from preceding maps within the site; except that the entrance to the courtyard is now depicted in Surrey Lane. In close vicinity to the site, the addition of tram lines along Paternoster Row and Pond Street is apparent (Fig. 7).
- 5.11 The Ordnance Survey map issued in 1923 shows no further details from preceding maps within the site. The Howard is labelled as 'P. H.' (Fig. 8).
- 5.12 The Ordnance Survey map issued in 1935 shows no further details from preceding maps within the site. There are further tram lines in close vicinity to the site (Fig. 9).
- 5.13 The Goad Insurance map of Sheffield revised in 1937 shows the site with some internal partitions of which most of them correspond to the original divisions of the ranges (Fig. 10). The number of stories within the buildings is specified with a number at the corner of each. Building F is depicted as two adjoining ranges. Building A contains a skylight or lantern roof. Building E is also depicted with a skylight and a chimney on the north-west corner. Both of these features are extant. The map shows a 'Bake House' adjoining an 'Oven' which in turn is abutting the north-western side of the aforementioned chimney. Building E is also labelled as 'P. H. 1st' suggesting that the first floor of the building had been incorporated to the public house/hotel complex.
- 5.14 The Goad Insurance map of Sheffield revised in 1959 shows the site with similar layout and internal partitions to the preceding revision, however further details include basements within the complex which are labelled as 'BAST' (Fig. 11). Building E is labelled as 'FURNE EMPTIES' which may indicate that the building might have been vacant or partially devoid of furniture. The adjoining buildings on the north-western side of the streets block appear to had been substantially demolished, including the bakery and oven, and replaced by two new single-storey structures with asbestos roofs.
- 5.15 The Ordnance Survey map issued in 1964 shows no further details from preceding maps within the site. The tram service appears to have been replaced by buses as the tram lines are no longer depicted. Some buildings along Howard Street and Surrey Lane appear to have been demolished and new buildings constructed adjacent to the site. Further larger development includes the 'County Hotel' and car parks in the vicinity of the site (Fig. 12).

- 5.16 The Ordnance Survey map issued in 1974 shows no further details from preceding maps within the site. However, development in the area around the site involved demolition of further buildings and the construction of wider roads, car parks and most notably the 'College of Technology' immediately north of the site (Fig. 13).
- 5.17 A modern Ordnance Survey map shows no further details from preceding maps within the site. There is however, a substantial re-development of the area around the site involving further demolition of existing buildings and the construction of new structures such as 'Howard Square'. The site is shown to be the only surviving street block within Howard Street and Surrey Lane (Fig. 14).

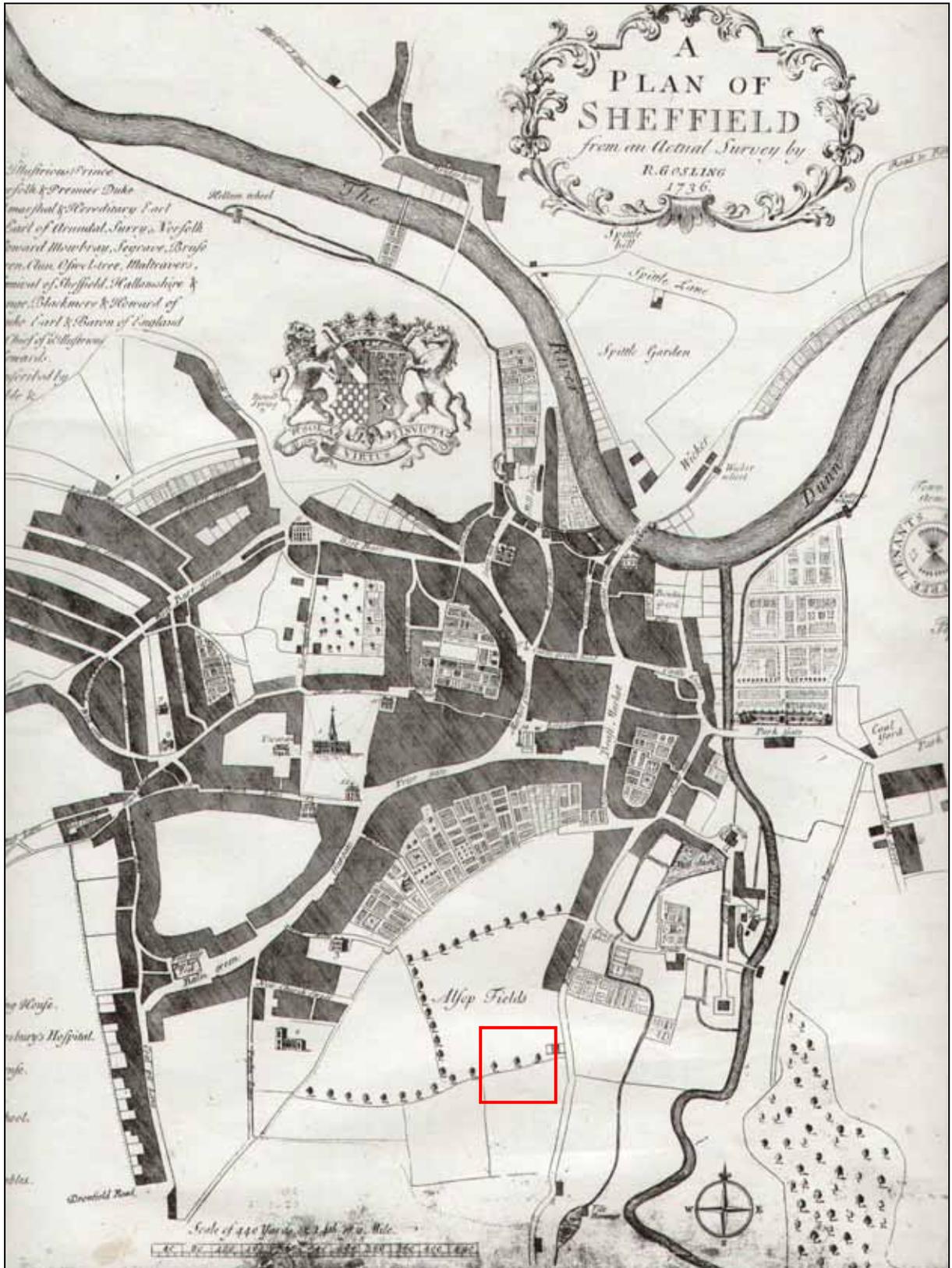


Figure 3: Gosling's map of Sheffield 1736

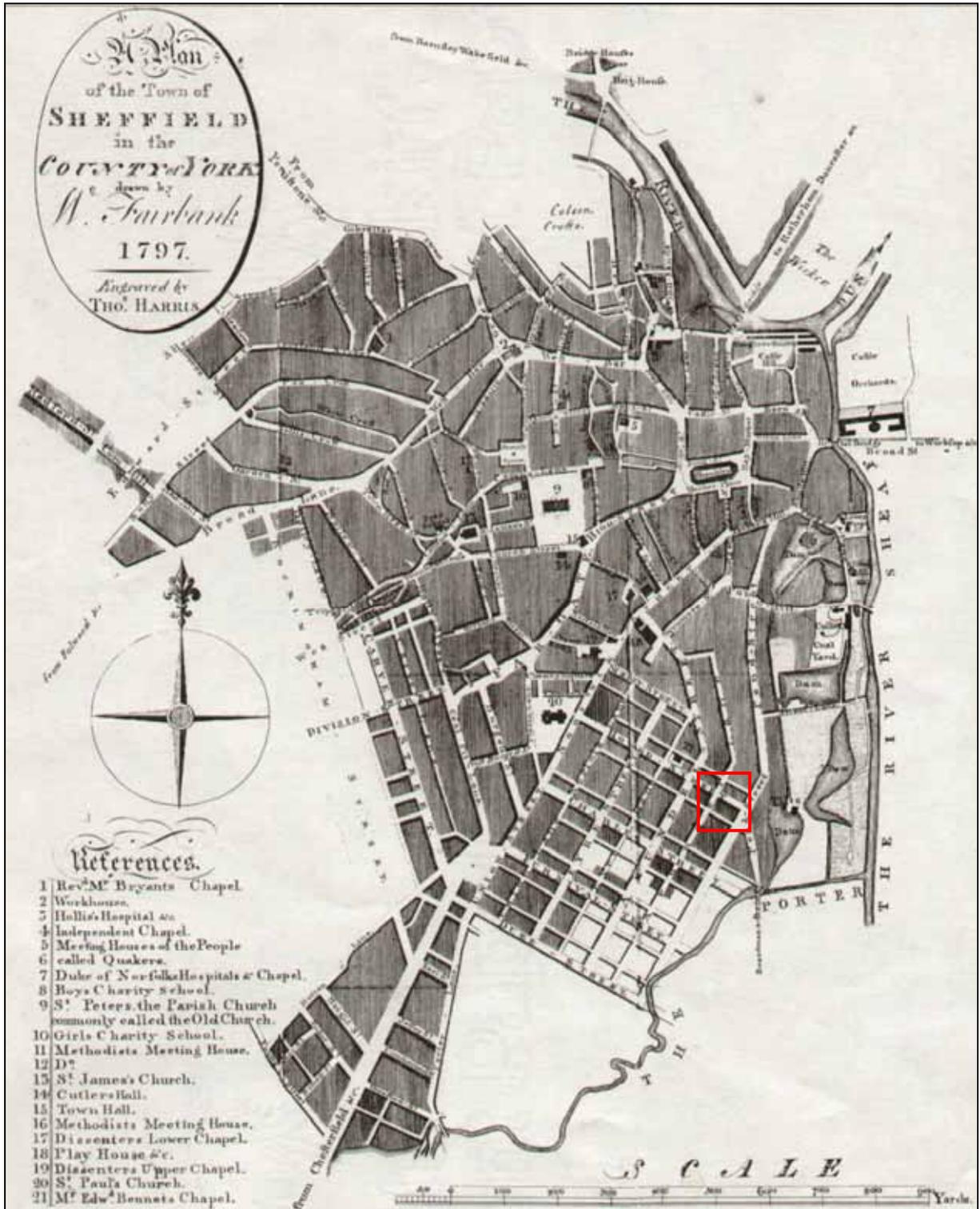


Figure 4: Fairbank's map of Sheffield 1797

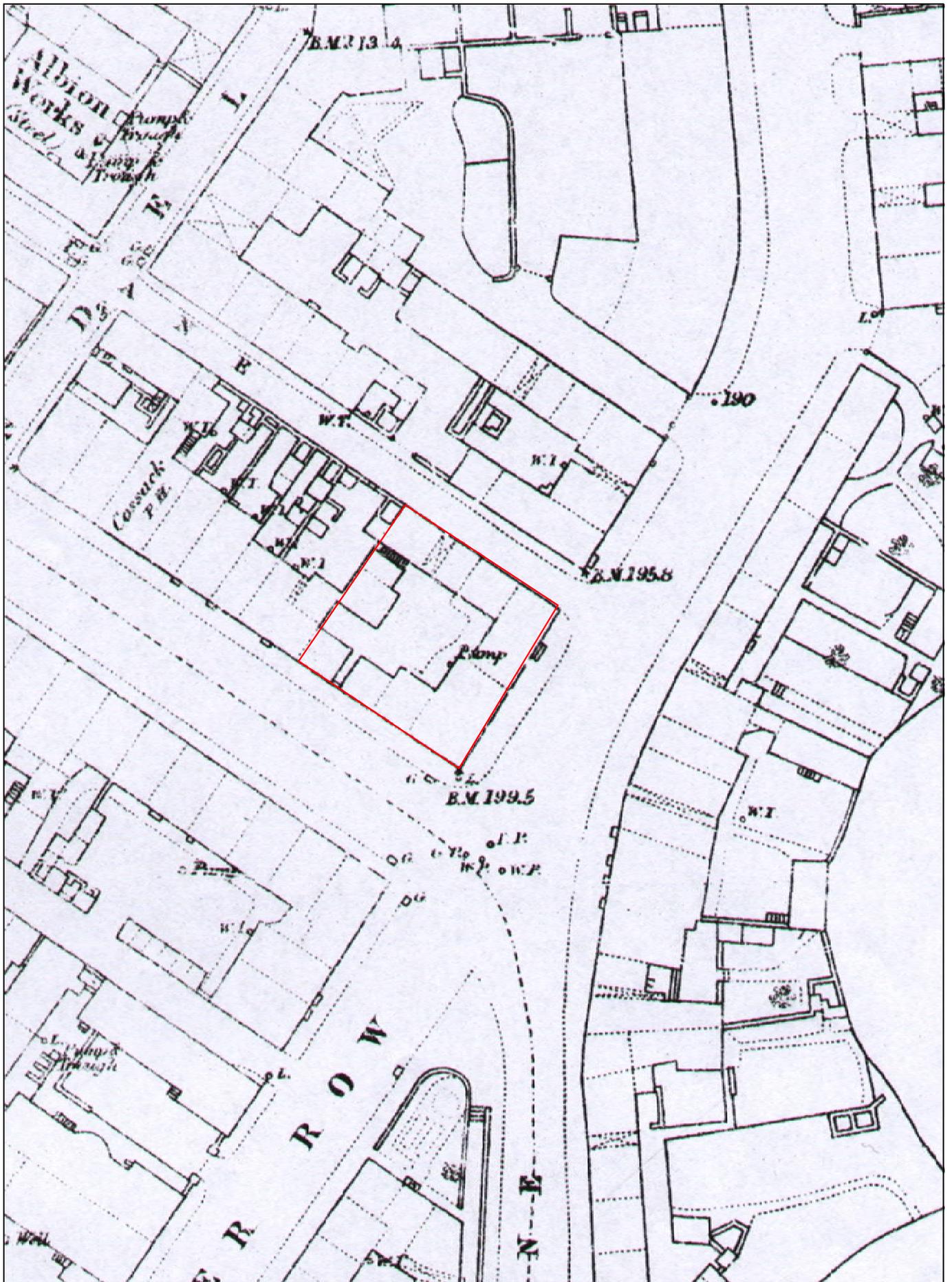


Figure 5.
OS map of 1853
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Key:
 Study area



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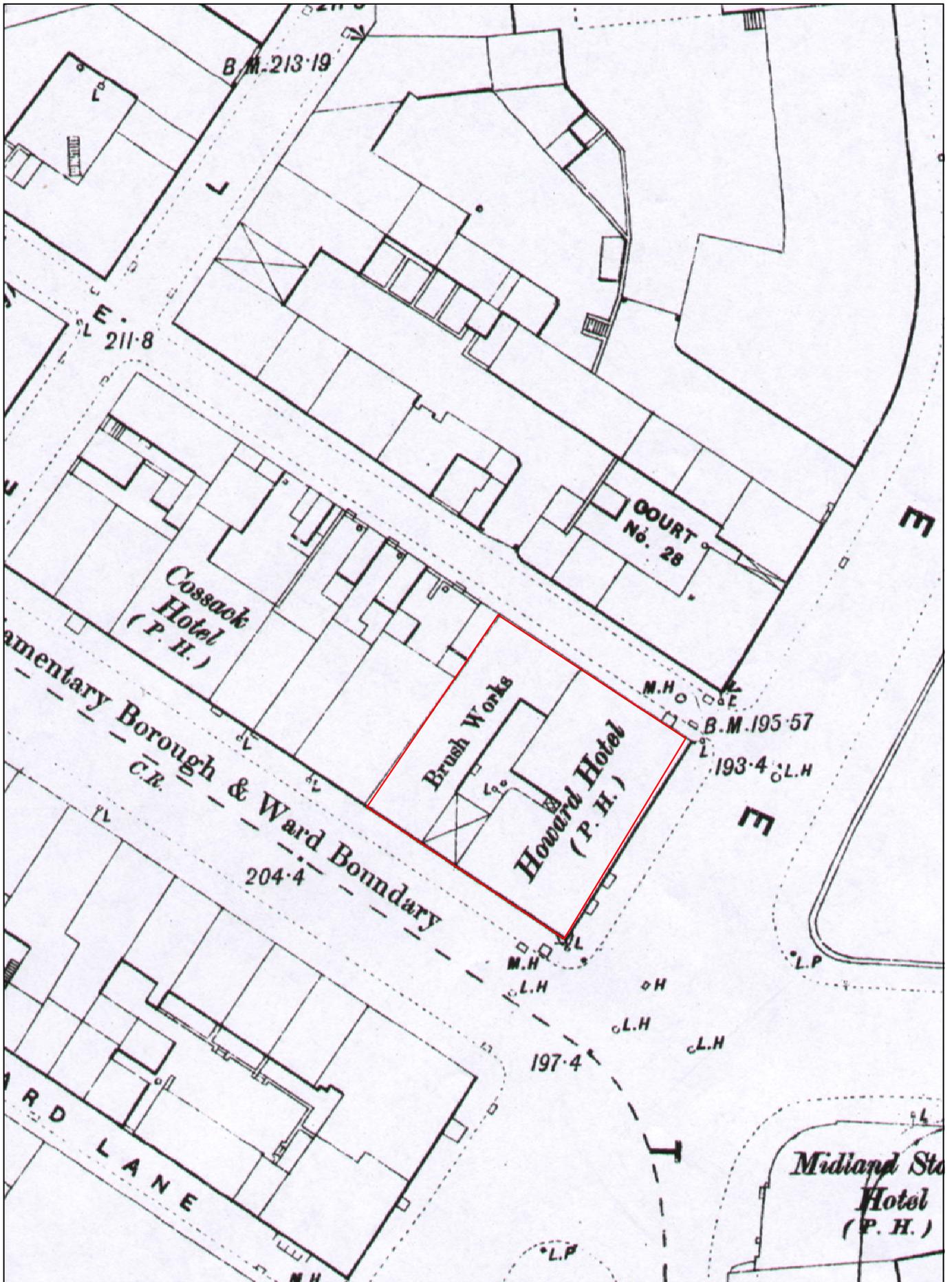
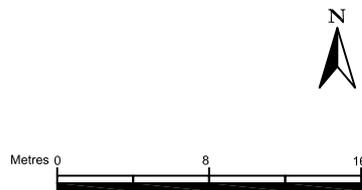


Figure 6.
 First Edition OS map of 1889
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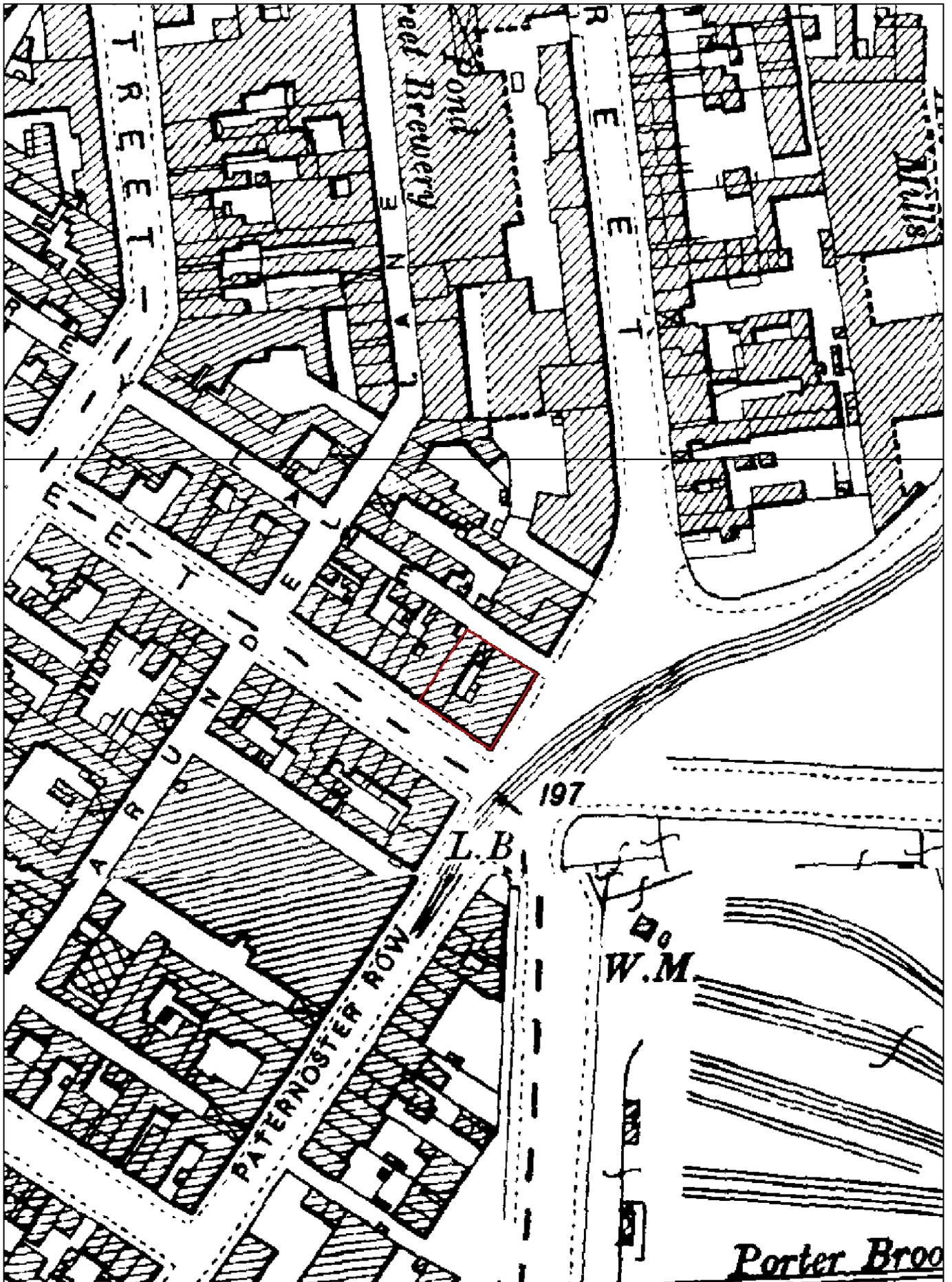


Figure 7.

1st Revision OS map of 1905 1:2500

scale = 1:1000 @ A4

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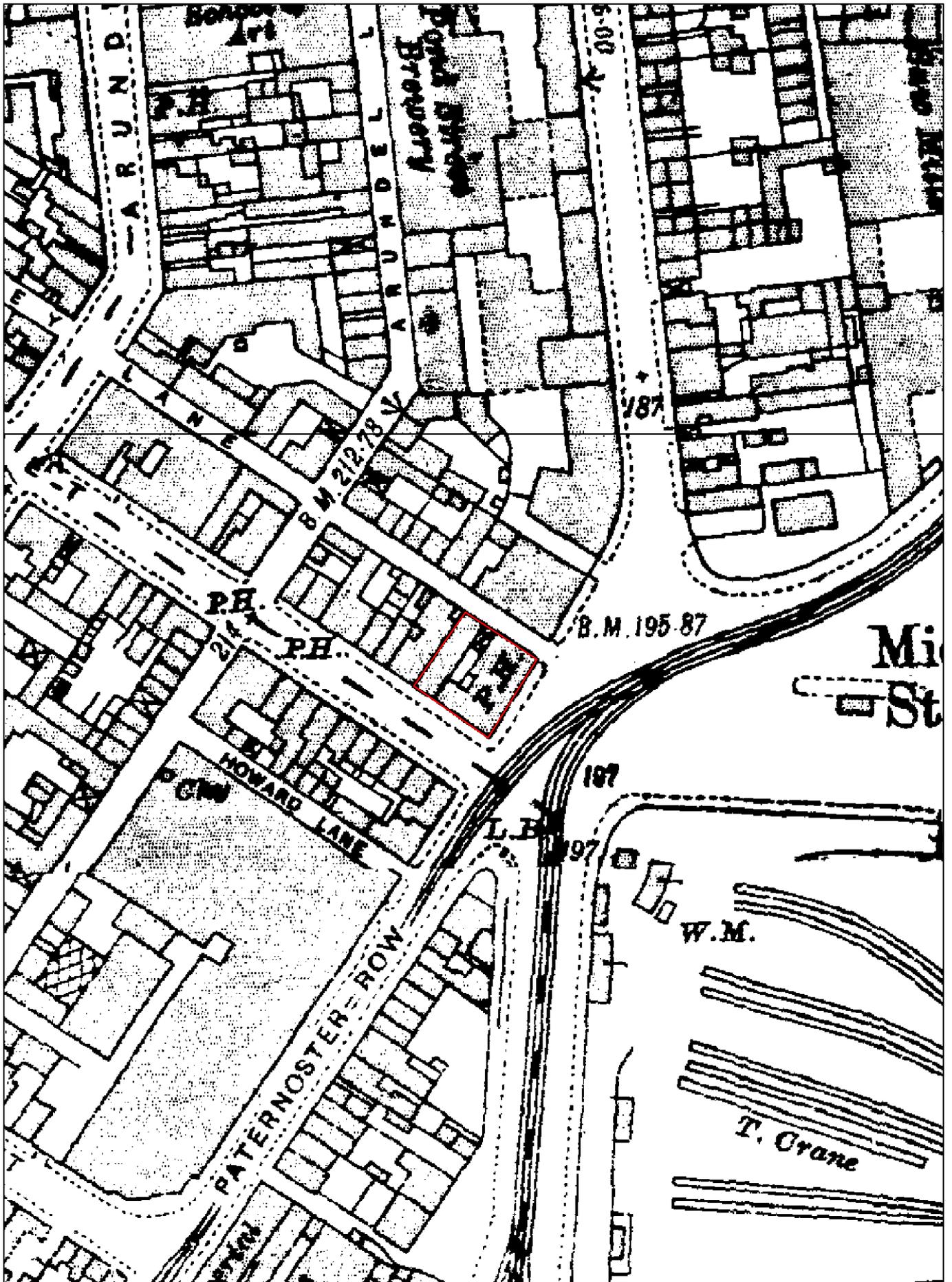


Figure 8.
 2nd Revision OS map of 1923 1:2500
 scale = 1:1000 @ A4

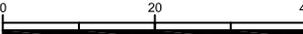
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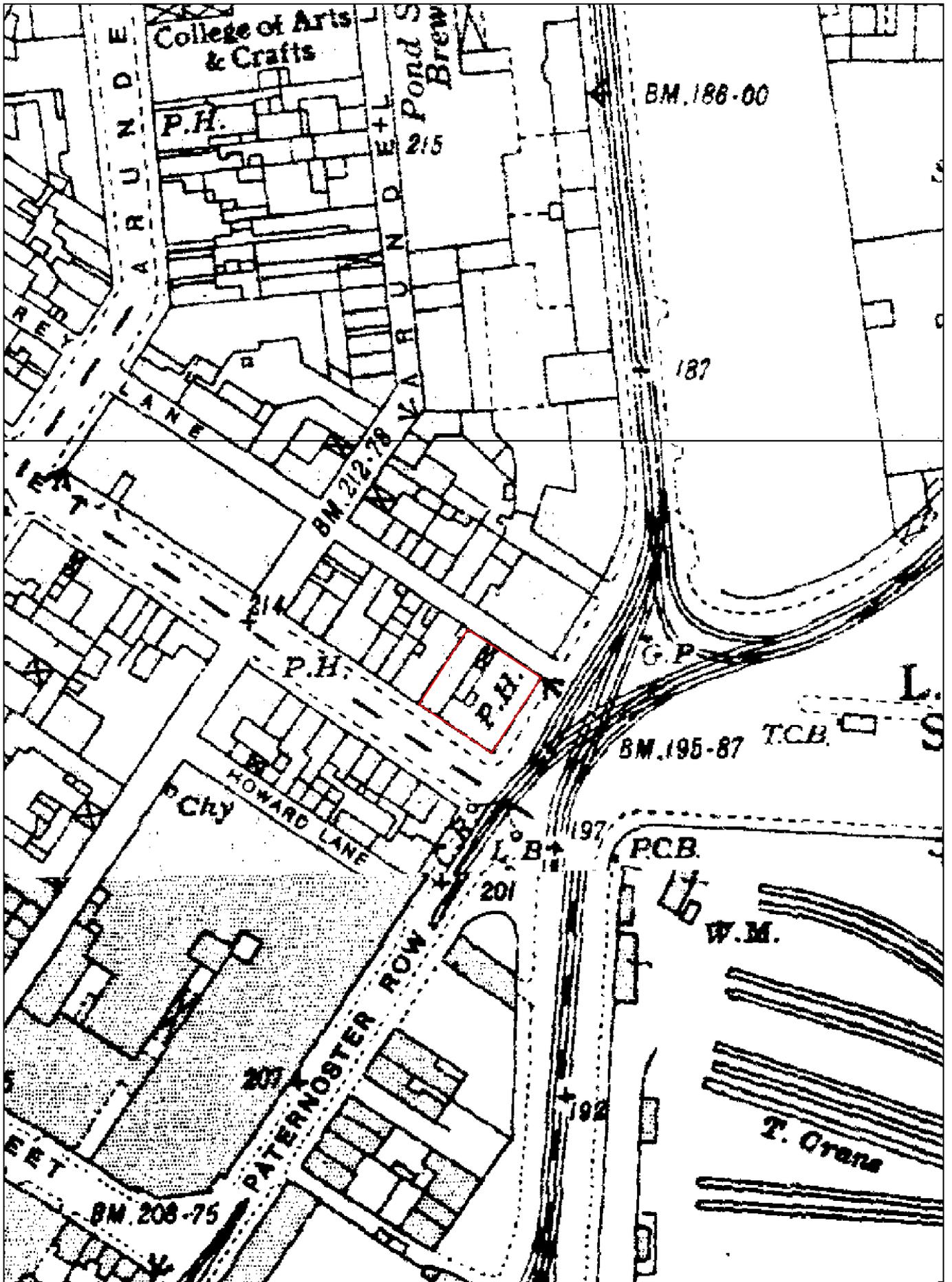


Figure 9.

3rd Revision OS map of 1935 1:2500

scale = 1:1000 @ A4

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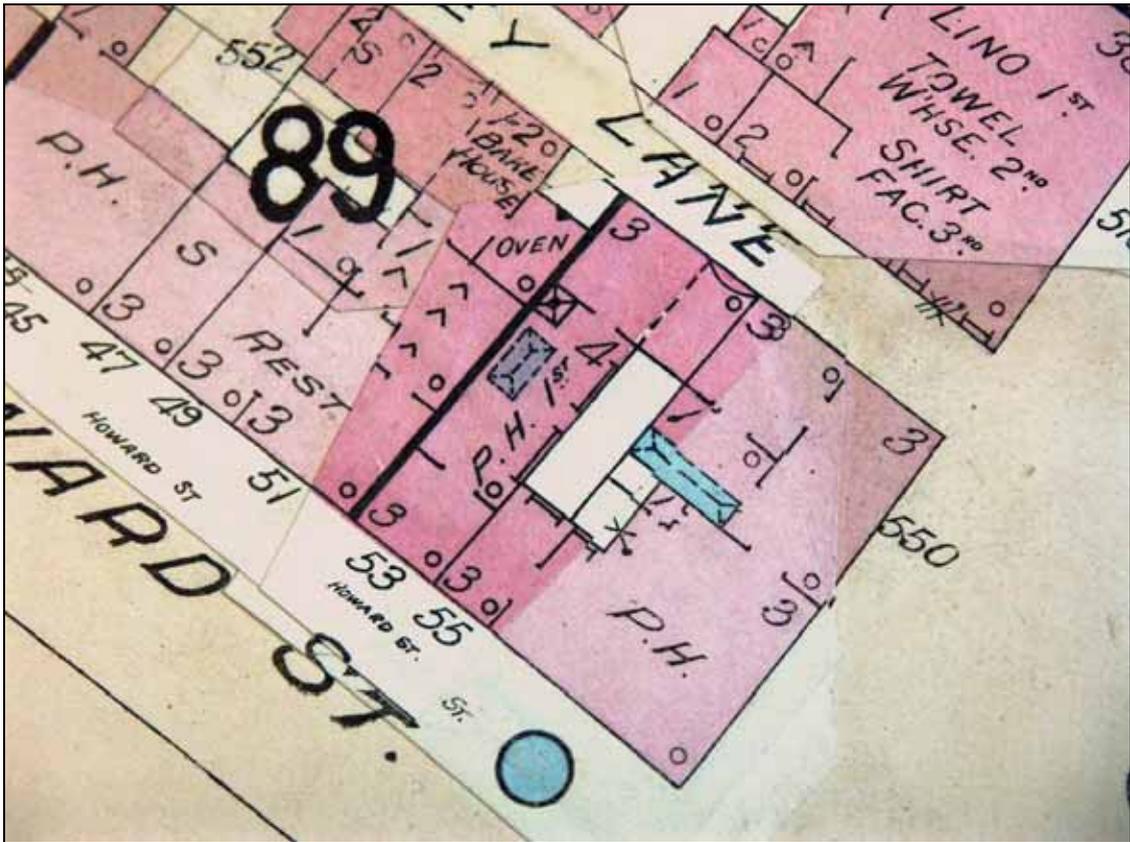


Figure 10: Goad Insurance map 1937

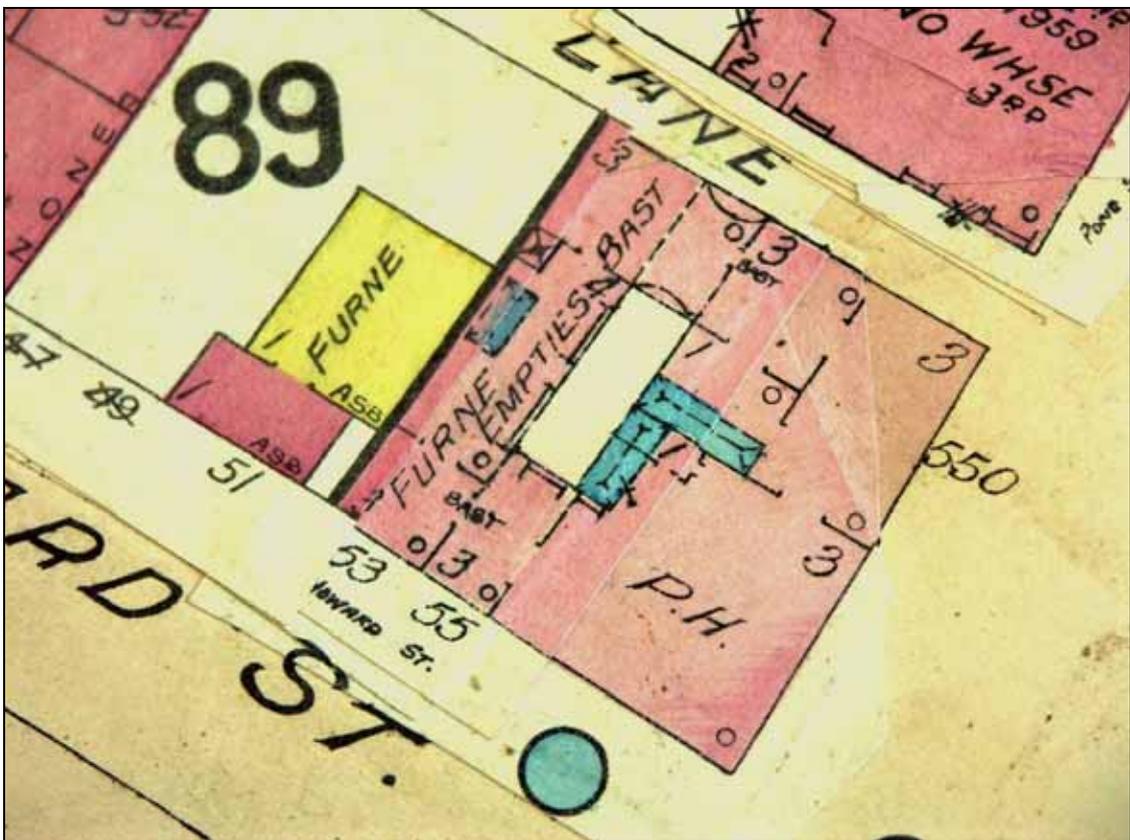


Figure 11: Goad Insurance map 1959

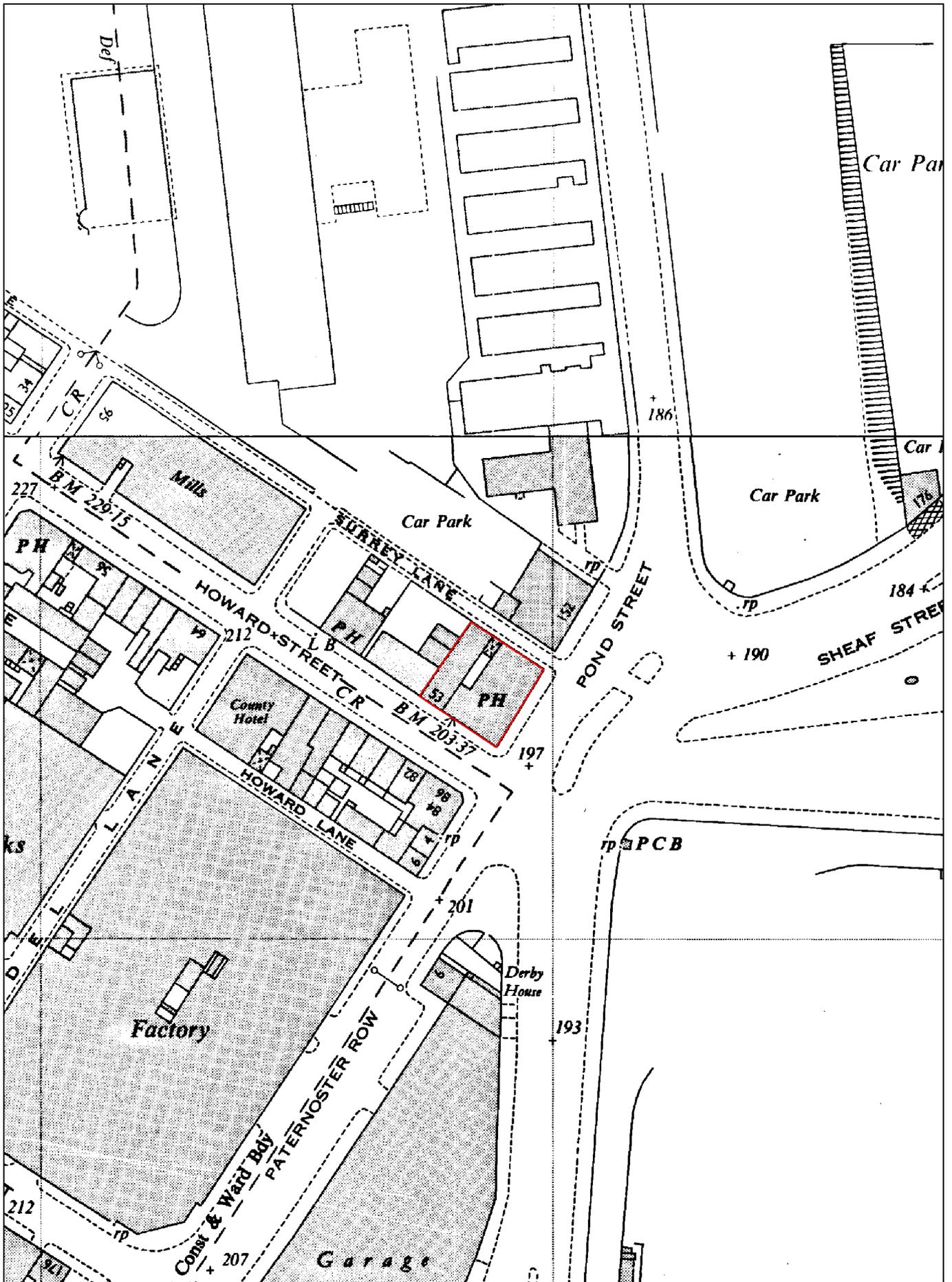


Figure 12.
 OS map of 1964 1:1250
 scale = 1:1000 @ A4

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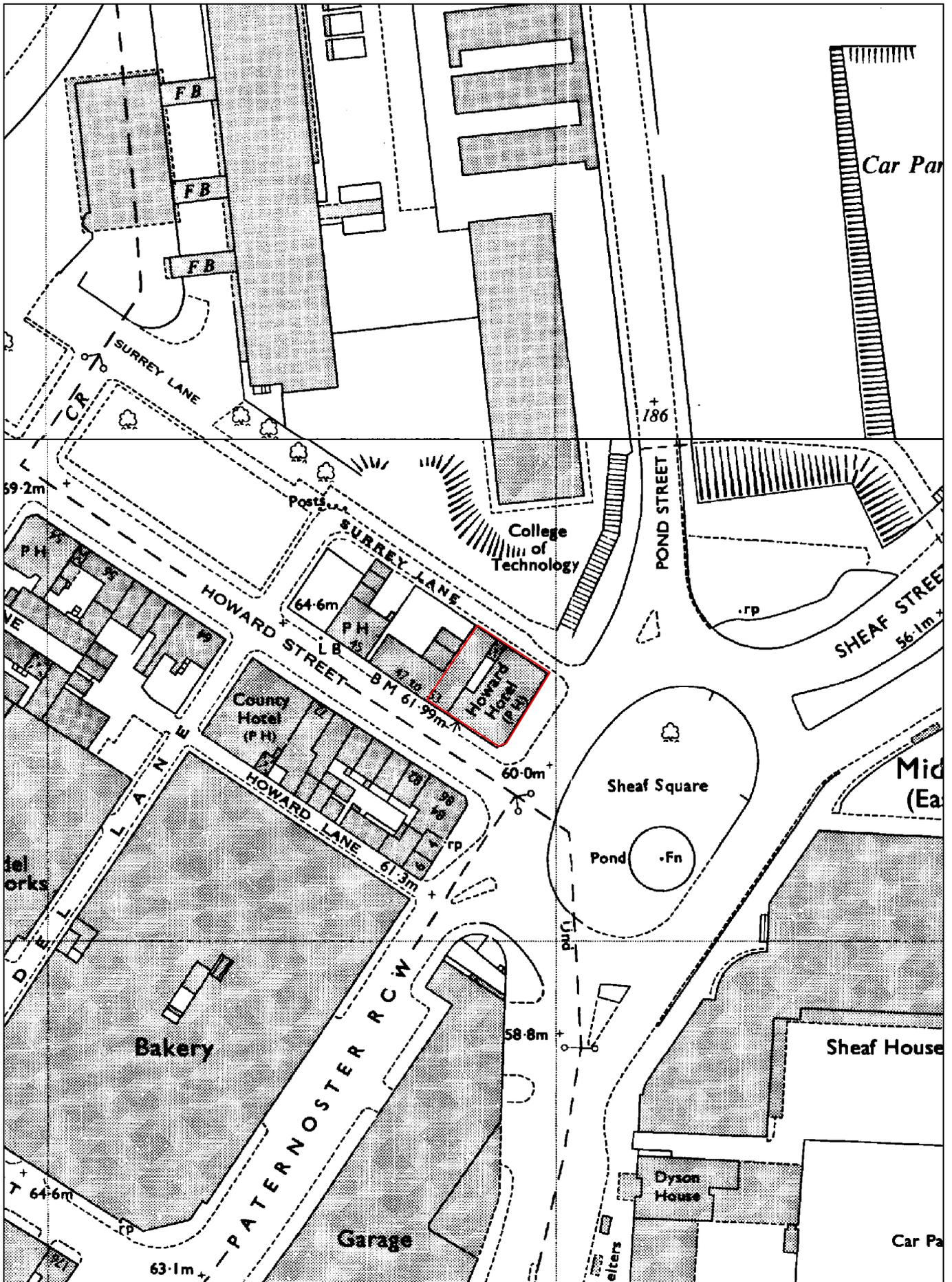
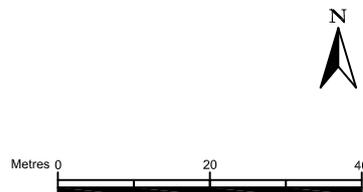


Figure 13.
 OS map of 1974 1:1250
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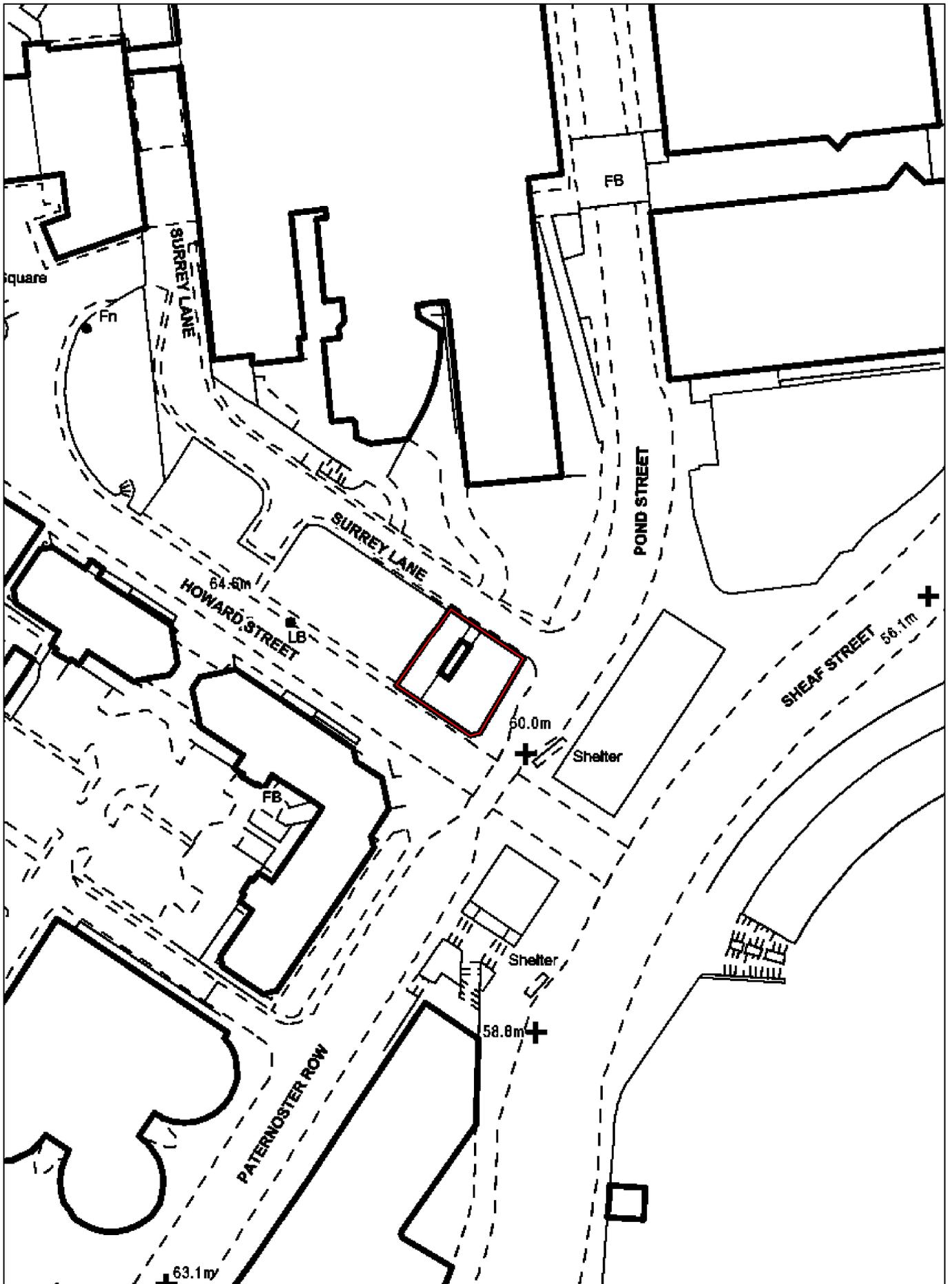


Figure 14.

Modern OS map

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6 Building recording

- 6.1 The current site consists of The Howard Public House, composed of ranges A, B and C; and a series of ranges (D, E and F) built around a central courtyard (Fig. 2). Each original building was analysed individually and the results are included below. The survey drawings are included in Appendix I.

Building A

- 6.2 Building A is a three-storey brick-built range with a slated pitched roof and stacks at each gable ends. The roof has projecting eaves and verges. The front elevation consists of three bays with false timber frame, composed of thin planks, on the upper stories which are continuous with the adjoining Building B (Fig. 15). The current appearance has been substantially altered from its original design. The primary window openings can be seen on the ground floor of a photograph taken in 1988 consisting of flat arched heads with wide *voussoirs* and slightly larger key stones (Fig. 16). The actual windows are later Victorian replacements composed of one-over-one sliding sash reinforced with horns. The windows are recessed and placed in behind reveals.
- 6.3 The basement of the present Howard Public House is accessed from a modern staircase in Building D which leads to a series of rooms within the footprint of Buildings A, B, C and E. The basement of Building A has a barrel chute located along Surrey Lane and an obsolete brick straight staircase adjacent to it (Fig. 17). Most of the original fabric has been substantially modified with the insertion of concrete ceiling and floor. The walls are built with bricks including modern repairs.
- 6.4 The ground floor is a large area opened up to the adjacent Buildings B, C and part of F. The original walls dividing the amalgamated buildings have been removed and the upper stories are supported with RSJ girders which in turn are held by stanchions. The entire interior is composed of modern fabrics, such as concrete floors, plaster and plywood (Fig. 18).
- 6.5 The first floor consists of two large obsolete bedrooms linked by a passageway. The rooms retain original decorated plaster cornice throughout (Figs 19 – 21). The moulding cornice is in good state of preservation, although there are some small areas slightly damaged. Each room has a chimney breast and their respective fire places are now blocked up with plaster. The windows, doors and skirting boards are later replacement. The floorboards are mainly original and in good condition. The ceiling is made of lath-and-plaster supported by two exposed beams covered with decorative paper.
- 6.6 The second floor is comparable to the floor below although all the doorways contain moulding architrave of late 19th century date (Figs 22 and 23).



Figure 15: Front elevation of Building A (right) incorporating adjacent Building B (left), looking north-west



Figure 16: Front and side elevation of Building A photographed in 1988 (copyright Sheffield City Council)



Figure 17: Cellar floor of Building A, looking north-east (scale 1m)



Figure 18: General view of the present pub within Building A, looking south-west (scale 1m)



Figure 19: Detail of moulding cornice in the southern room of the first floor of Building A



Figure 20: Decorative cornice in the northern room of the first floor of Building A



Figure 21: Detail of moulding cornice in the first floor of Building A



Figure 22: Second floor of Building A



Figure 23: Passageway between Buildings A and B

Building B

- 6.7 Building B is comparable to the adjoining Building A and is now an integral division of the pub. The gable end, along Howard Street, appears to have originally been a hipped form; however it has been modified into a pitched gable with the insertion of a mock dormer (Fig. 24). There are two more dormers along Pond Street within both Buildings A and B which might have been inserted to create a sense of symmetry with the addition of the new pitched gable end. The roof has projecting eaves and verges.
- 6.8 The basement floor is used as a beer cellar and general storage (Fig. 25). The majority of the structure has been altered with modern fabrics including concrete and breeze blocks. The floor level is slightly higher than the level of the adjoining Building A.
- 6.9 The ground floor is comparable to Building A (Fig. 26). The floor level is equivalent to Building A but lower than the adjoining Building C to the north-west.
- 6.10 The first floor is similar to the interior of Building A except for the lack of moulded plaster cornice (Fig. 27). The second floor is also similar to the adjoining building with fire places blocked with plasterboard (Fig. 28) and 19th century doorway architraves (Fig. 29).



Figure 24: Front elevation of Building B (centre) with adjoining Buildings A (right) and C (left)



Figure 25: Cellar floor of Building B, looking south (scale 1m)



Figure 26: General view of the present pub within Building B, looking south-west (scale 1m)



Figure 27: Chimney breast in the first floor of Building B, looking north (scale 1m)



Figure 28: Second floor of Building B



Figure 29: Detail of architrave in Building B

Building C

- 6.11 Building C is also a three-storey brick-built range with a pitched slated roof with projecting eaves (Fig. 30). The external fabrics have also been altered with the insertion of the continuous false timber frame and later windows. The building itself appears to be an extension of the adjacent Building B.
- 6.12 The basement has an original sandstone wall along Howard Street (Figs 31 and 32).
- 6.13 The ground floor is a continuation of the bar area of pub which bears no significance. The first floor consists of a bedroom containing a chimney breast with the fire place blocked up (Fig. 33). The window, doors and skirting boards are later replacement. The floorboards are mainly original and in good condition. The ceiling is made of lath-and-plaster. The second floor is comparable to the floor below.



Figure 30: Front elevation of Building C (centre), looking north-east (scale 2m)



Figure 31: Cellar room of Building C, looking south (scale 1m)



Figure 32: General view of cellar in Building C, looking south (scale 1m)



Figure 33: Chimney breast in the first floor of Building C, looking north-west (scale 1m)

Building D

- 6.14 Building D is a tall three-storey brick-built range of four bays with a slated pitched roof containing two stacks of which the one positioned at the gable end appears to be original. The roof has plain eaves and close verges. The main elevation, fronting Howard Street, has been somewhat disfigured with the insertion of a modern large window on the ground floor, alteration of the original position of the window openings on the easternmost bay and blocking of two window openings on the second bay from the eastern end (Fig. 34). The front façade is currently painted but the remaining original window openings are perceivable. The openings have flat arched heads, composed of wide *voussoirs* with slightly larger key stones; and projecting sills of which the first floor's is a continuous band or string course. The surviving primary windows consist of vertical sliding sash with slender glazing bars of late 18th century date.
- 6.15 The gable end is covered with rough-cast render and the only visible feature is a narrow doorway which is now blocked up (Fig. 35). The doorway would have connected the present lobby with a former adjacent structure. It is suggested that the doorway is a later insertion as it does not match the character of the Georgian building.

- 6.16 There is a small basement adjoining Building C. Most of the original fabrics of the basement have been substantially modified with the insertion of concrete ceiling and floor as well as breeze blocks to create a small boiler room. The lobby on the ground floor contains a quarter-turn timber staircase with winders and close strings (Figs 36 – 38). The staircase has an original timber panelling with short mid rails jointed into long muntins. These are flush but decorated with beaded moulding edges. There is a banister fixed on the panelling wall. However there are scars on the opposite wall indicating that its original location would have been on the brick wall rather than on the present position. Halfway up the lower section of the staircase, an inserted doorway leads to the adjoining record shop within Building E. However, the staircase would have originally enabled access to the upper floors adjoining Building D. The rest of the ground floor is part of the pub and opened up to the adjacent Building C.
- 6.17 The first floor consists of a kitchen which although has been substantially altered is lit by original sash windows of late 18th century date. The original floor level can be defined from the plinth height inside the plat room door. The second floor is no longer accessible from its original staircase, as it is in a poor state of repair; instead it is accessed from a later abutment Building G. The original staircase has a turned balustrade although some balusters are no longer extant (Fig. 39). There is an inserted doorway which leads to the adjacent Building F (Fig. 40). The floors of Building D were removed and new floor inserted to run through from Building C. The connection between these two buildings involved lowering some areas of the floors and blocking some windows



Figure 34: Front elevation of Building D, looking north-east (scale 2m)



Figure 35: Gable end of Building D with adjacent Building E on the left, looking east



Figure 36: Staircase of Building D, looking west (scale 1m)



Figure 37: Detail of steps and close string (scale 1m)



Figure 38: Original panelling in staircase (scale 1m)



Figure 39: Staircase of Building D (scale 1m)



Figure 40: Inserted doorway to adjacent Building E

Building E

- 6.18 Building E is a large four-storey brick-built range with rough-cast render and a slated pitched roof (Fig. 41). The roof has plain eaves and close verges. This building appears to have originally been designed as a factory or warehouse. There is a partially truncated chimney stack on the western gable and a larger stack on the north-eastern corner of the building. A damaged area of the rough-cast around the base of the large stack enabled inspection of the brick wall, suggesting that the larger stack appears to be a possible earlier structure, made of different type of bricks, which is neither keyed in with the main front wall of the building, nor aligned in the same horizontal brick course (Fig. 42).
- 6.19 The rear elevation facing the central courtyard is of five bays with casement windows, flat heads composed of soldier courses and projecting continuous sill (Fig. 43). There is a projecting beam which appears to be a later insertion to hoist material up to the upper floors.
- 6.20 There is a cellar room on the western side of the building. The cellar contains original sandstone walls and flagstones (Fig. 44). The ceiling however, is a later repair made of concrete over an RSJ beam.
- 6.21 The ground floor is part of the pub including the lavatories. The fabrics are comparable to the rest of the pub itself, bearing no architectural and/or historical significance.
- 6.22 The first floor is currently a second-hand record shop. It is an open rooms lit with encasement windows set in the north-eastern wall of the central courtyard (Figs 45 and 46). An original staircase had been dismantled from the north-western wall and is currently boarded up. The floor has painted brick walls, timber floorboards and a lath-and-plaster ceiling. There is a chimney breast on the western wall.
- 6.23 The second floor has small divisions created by secondary partition walls. There is a studio and a kitchen. The original internal layout and fabrics are equivalent to the floor below, although the windows are smaller (Fig. 47). There is a third floor which was not survey due to restricted access.



Figure 41: Front elevation of Building E (centre) flanked by Buildings D (right) and F (left)



Figure 42: Construction break shown at the base of the chimney stack and main wall of Building E



Figure 43: Rear elevation of Building E, looking north



Figure 44: Cellar floor of Building E



Figure 45: Record shop in Building E, looking north-east



Figure 46: Detail of windows in the record shop in Building E, looking east



Figure 47: Second floor of Building E, looking south-east (scale 1m)

Building F

- 6.24 Building F is also three stories high, made of bricks and has a slated pitched roof with a stack along the main elevation in Surrey Lane (Fig. 48). The roof has projecting eaves and close verges. This building appears to have originally been designed as a factory or warehouse. The main elevation has been substantially disfigured with the insertion of later openings and blocking of former windows through time. Former secondary openings can be also seen in a photograph dating to 1988 (Fig. 49). It could be discerned that the building might have originally been two adjoining structures of five bays marked by the present casement windows (north-western side) and possibly two bays with a central projecting stack which has been mostly removed except for the top section over the roof (south-eastern side). The rear elevation is only partially visible from the central courtyard between Buildings A and E (Figs 50 and 51). The second floor has a series of different casement windows and a central opening blocked up.
- 6.25 The ground floor is part of the pub including a kitchen. The fabrics are comparable to the rest of the pub itself, bearing no architectural and/or historical significance. The upper stories are mainly empty and their fabrics consist of wooden floors and lath-and-plaster ceiling. No period doorways or architraves are extant. The second floor has exposed tie beams encased with planks (Fig. 52) and the casement windows are of several types suggesting that they might have been inserted whenever required (Figs 53 and 54).



Figure 48: Front elevation of Building F, looking south-west (scale 2m)

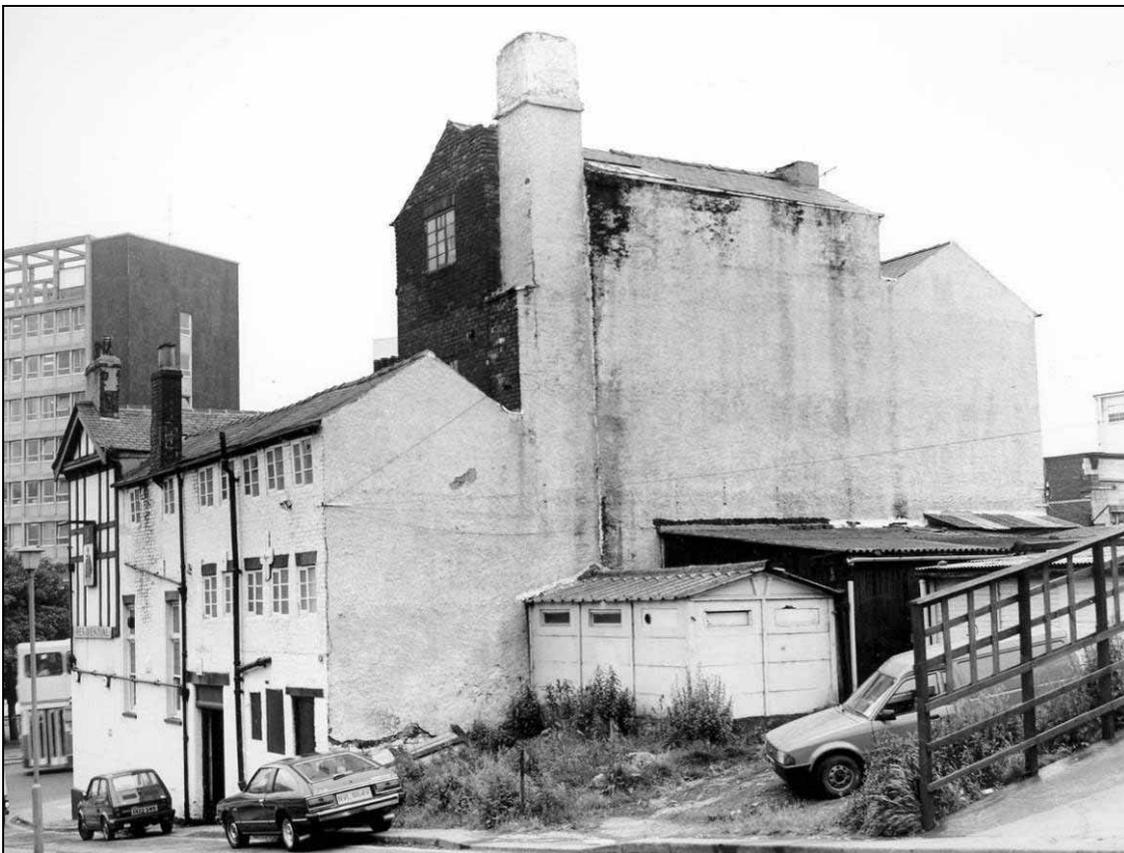


Figure 49: Front and side elevation of Building F photographed in 1988 (copyright Sheffield City Council)



Figure 50: Rear elevation of Building F, looking north-east



Figure 51: Rear elevation of Building F, looking east



Figure 52: First floor of Building F, looking east (scale 1m)



Figure 53: Detail of window of the first floor of Building F



Figure 54: Southern side of Building F (scale 1m)

Building G

- 6.26 Building G consist of a series of minor lean-to structures situated at the rear of the preceding buildings and thus situated in the courtyard. The ground floor is merely an infill of the modern pub. The first and second floors contain a straight staircase, and small rooms including bathrooms within a brick structure of no architectural or historic significance (Figs 55 and 56). The staircase has a primary panelling wall covered with plywood (Fig. 57). The panelling is in moderate condition. There is a newel post on top of the staircase which is partially truncated and currently encased with board (Fig. 58).



Figure 55: Building G, looking south-west

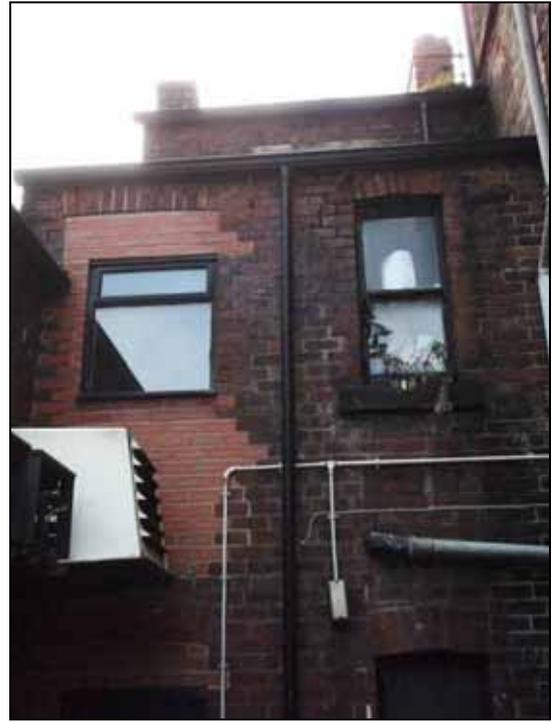


Figure 56: Second floor of Building G



Figure 57: Panelling in staircase of Building G



Figure 58: Newel post in Building G

7 Discussion

7.1 The result of the historical and archaeological research together with the archaeological building survey successfully identified clear evidence of different phases of construction. This is represented mainly by changes in the building plan, with additional extensions, and the insertion of building material. Phased plans have been compiled based on the results and are included in Appendix I. The sequential developments of The Howard Public House Complex are considered below. An assessment of the archaeological, historical and architectural significance of the site and buildings is also included.

Sequential developments

- 7.2 The first activity within the study area occurred in the post-medieval period. The water power of the River Sheaf was harnessed by a series of goits and reservoirs known as ponds, to power a series of tilt hammers and mills.
- 7.3 The late 18th century expansion of the town took place mainly to the south and west, continuing outwards from the modest development of the early 18th century, and was initiated by the principal landowners. The 9th Duke of Norfolk commissioned plans for a grid of new streets to be laid out in Alsop Fields, the area where The Howard Public House Complex lies.
- 7.4 The earliest phase of The Howard Public House Complex equates to the general structure of Buildings A, B and D which were erected around the late 18th century as residential houses. Considerable physical remains survive amongst them, especially within Building D. Fewer period fixtures and fittings survive, however Building D contains several sash windows which are typically mid to late Georgian (e.g. Cunnigton 2002; Iredale and Barrett 2002; Jackson and Day 2008). Further period features include wall panelling, moulding cornices and doorway's architraves within Buildings A, B and D.
- 7.5 During the early to mid 19th century Building C appears to have been built, as indicated by the 1853 Ordnance Survey map as well as some structures within the current footprint of Building E. Trade directories dating from 1864 to 1868 record: Gibson James, beerhouse at no. 59 Howard Street.
- 7.6 During the late 19th century Buildings A and B were partially enlarged towards the central courtyard as indicated by the 1889 Ordnance Survey map. The current pub within Buildings A and B is referred to as 'Howard Hotel'. White's trade directory dating to 1876 lists: Rothwell George, beerhouse and refreshments at no. 59 Howard Street. From 1879 to 1883 further trade directories refer to Mrs Elizabeth Parsonage as the landlady of The Howard Hotel. The following landlords were Luke Beatson listed in 1888 and Tom Bocking listed in 1898.
- 7.7 In the latter part of the 19th century the present Building E was erected incorporating an existing north-western wall and possibly a large chimney stack. This building is labelled as 'Brush Works' in the 1889 Ordnance Survey map. Unfortunately no brush manufacturers were identified in Howard Street from the

town trades directories. There is no evidence of former industrial activities within the building except for the character and amount of windows, which are indicative of a factory or warehouse. The large chimney stack does not appear to have been employed in this building and, instead, it might have been associated with an adjacent oven and bake house observed in contemporary cartographic records.

- 7.8 From the first quarter to the mid 20th century few developments took place within the site except for the construction of a series of minor structures in the central courtyard, classified as Building G. The trade directories list Tom Sharp as the landlord of The Howard Hotel from 1902 to 1937; and later Cyril E Beck from 1938 to 1951. Building E appears to have changed its function by 1937 as the Goad Insurance map indicates that the first floor is part of the pub and some of the remaining areas became empty.
- 7.9 During the third quarter of the 20th century minor alterations of the buildings included insertion of insignificant openings, replacement of doors and windows, refurbishment of the pub, etc. By the end of the 20th century, due to a systematic demolition programme to create car parks and newer buildings, the site became the only surviving built plot within Howard Street.

Assessment

- 7.10 The Howard Public House Complex is a Grade II Listed Building indicating that the group of buildings are nationally important and of special interest as defined by their listed status and any alteration to these specific heritage assets will require Listed Building Consent. No further heritage assets known from the HER or NMR are present within the site itself. Moreover, no Scheduled Ancient Monuments, Registered Parks and Gardens or Historic Battlefields lie within the proposed development site.
- 7.11 The site contains some elements of special architectural significance, including most of the masonry structures as well as fewer fixtures and fittings within the buildings. Whilst some upgrading of building elements is unavoidable due to the requirement of current legislation, it would be desirable for repairs, renovations and developments to be undertaken in a manner sympathetic to the original fabric and design of the buildings. Where viable alternatives to standard practice or regulations cannot be achieved, proposed works as are essential should seek to upgrade, not replace, existing fabric.
- 7.12 The historical background, archaeological work and cartographic regression analysis have shown that the study area was part of the post-medieval field systems with small scale industrial sites located in the periphery of the town of Sheffield. The area where the site lies was developed in the late 18th century.
- 7.13 Post-medieval industrial activities have been identified in the vicinity of the study area. However, modern developments have substantially altered the original character of the town. Although the potential for archaeological remains and deposits to survive within the proposed development site is low, archaeological monitoring of any groundworks may be requested by South Yorkshire Archaeology Service.

- 7.14 In summary whilst it must be recognised that any new use will require some change to the historic fabric of the building, the proposal should not impact upon the historic integrity of a public asset. A reasonable and sympathetic programme of re-development work would represent an opportunity to secure a viable future for the Listed Building which, if left in its present condition, may deteriorate.

8 Publicity, Confidentiality and Copyright

- 8.1 Any publicity will be handled by the client.
- 8.2 Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

9 Statement of Indemnity

- 9.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

10 Acknowledgements

- 10.1 Archaeological Research Services Ltd would like to thank all those involved with the archaeological fieldwork, especially, Dinah Saich, Principal Archaeologist of South Yorkshire Archaeology Service, Michael Bates of Tweedale Architects, David Walker of Marston's Inns and Taverns and the helpful staff of the Sheffield Local Studies Library.

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APPENDIX I: SURVEY DRAWINGS



Archaeological Research Services Ltd
Angel House
Portland Square
Bakewell
Derbyshire
DE45 1HB

Site Code:
Drawing Ref:
Date: 05/01/2011
Drawn: GE
Scale: 1:100 @ A3

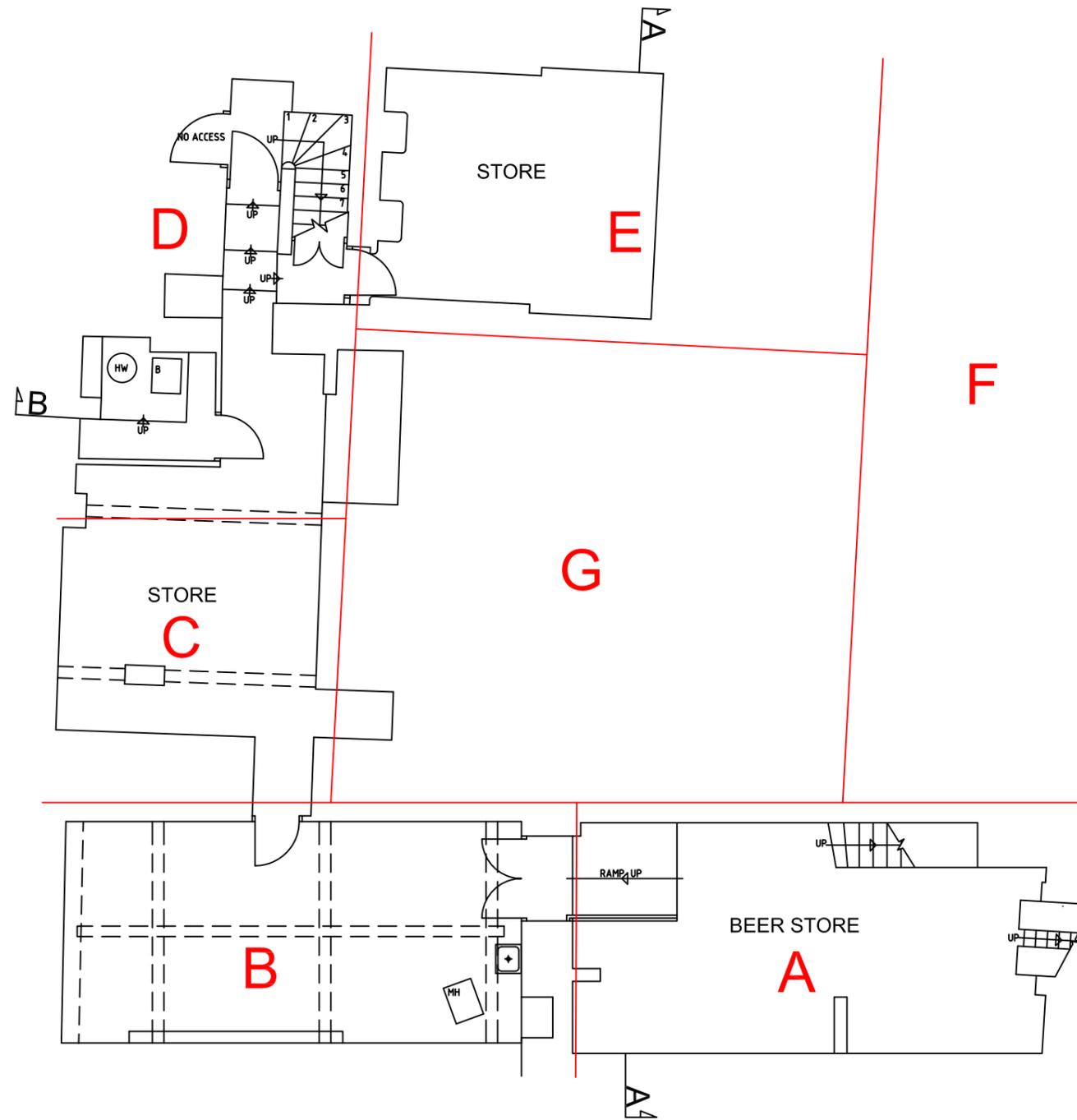
Drawing 1: Basement Plan

Key:

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 Portland Square
 Bakewell
 Derbyshire
 DE45 1HB

Site Code:
 Drawing Ref:
 Date: 05/01/2011
 Drawn: GE
 Scale: 1:100 @ A3

Drawing 2: Ground Floor Plan

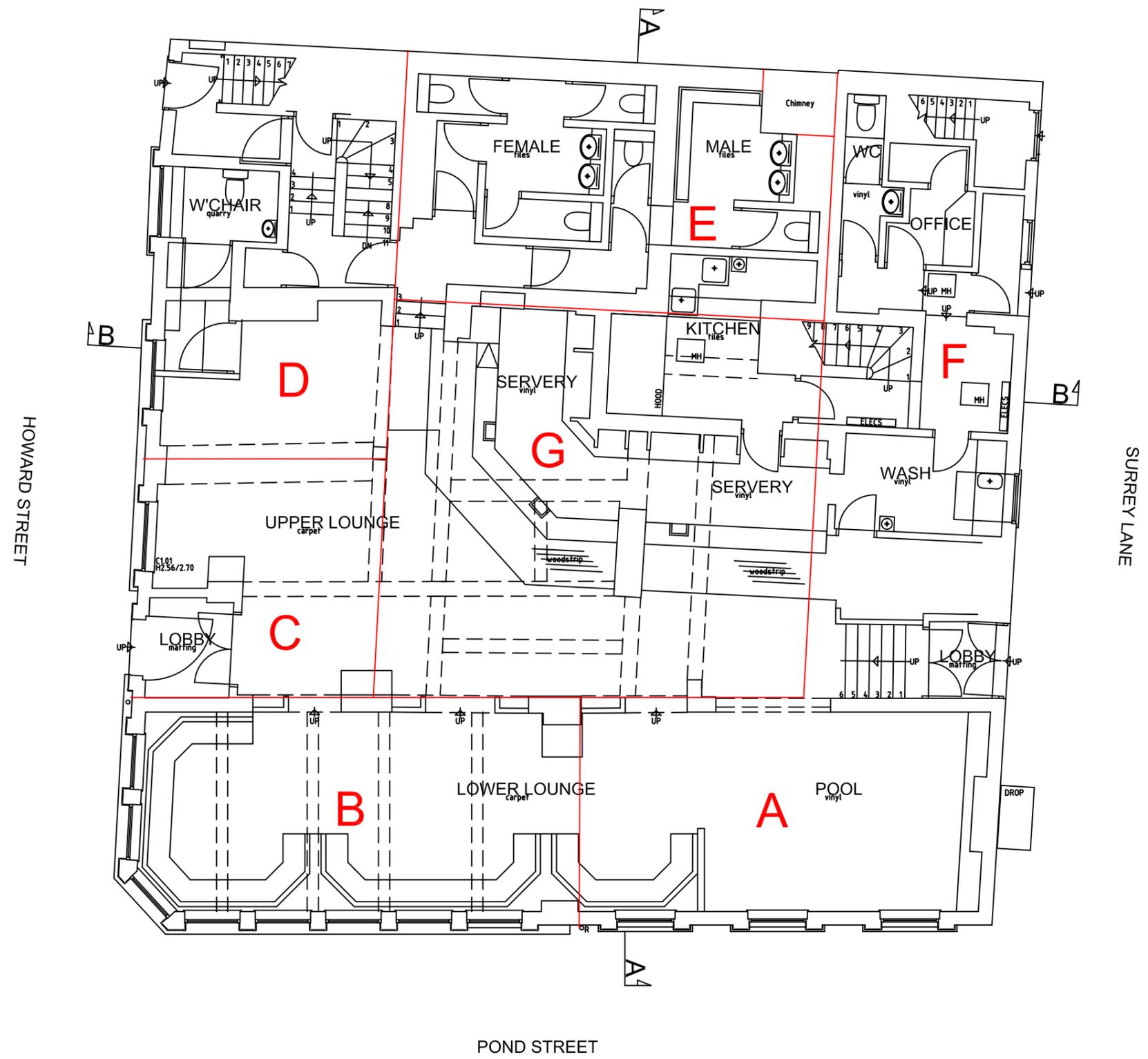
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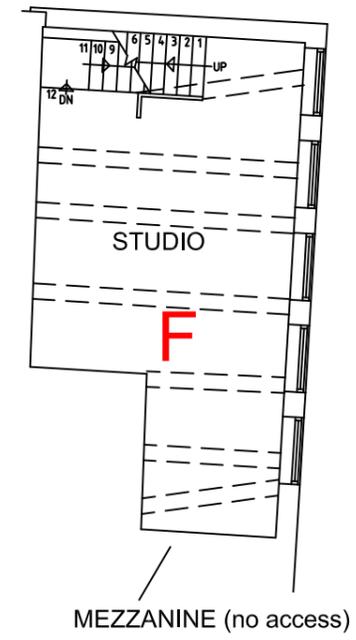
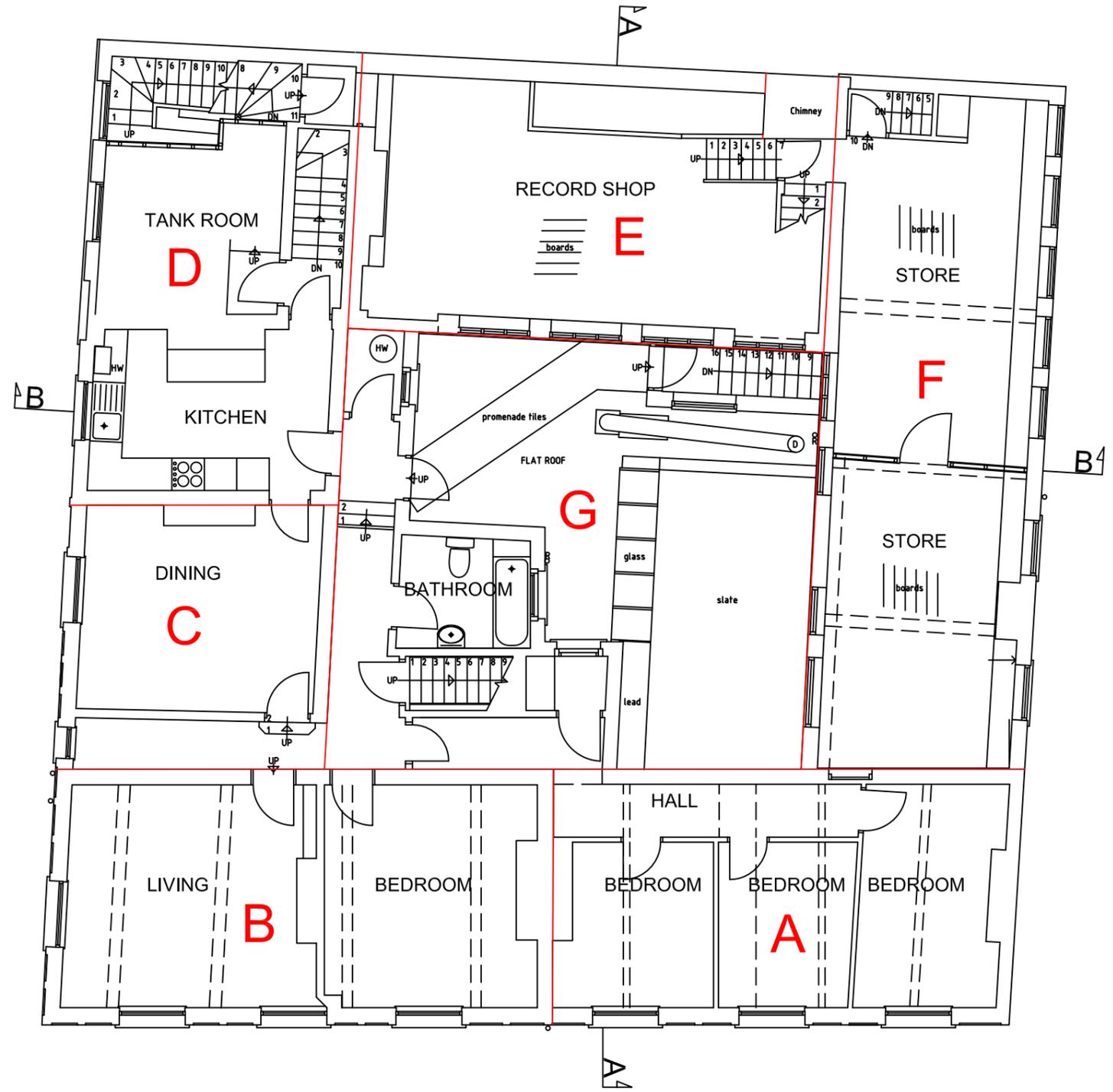
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FIRST FLOOR



Drawing 4: Second Floor Plan

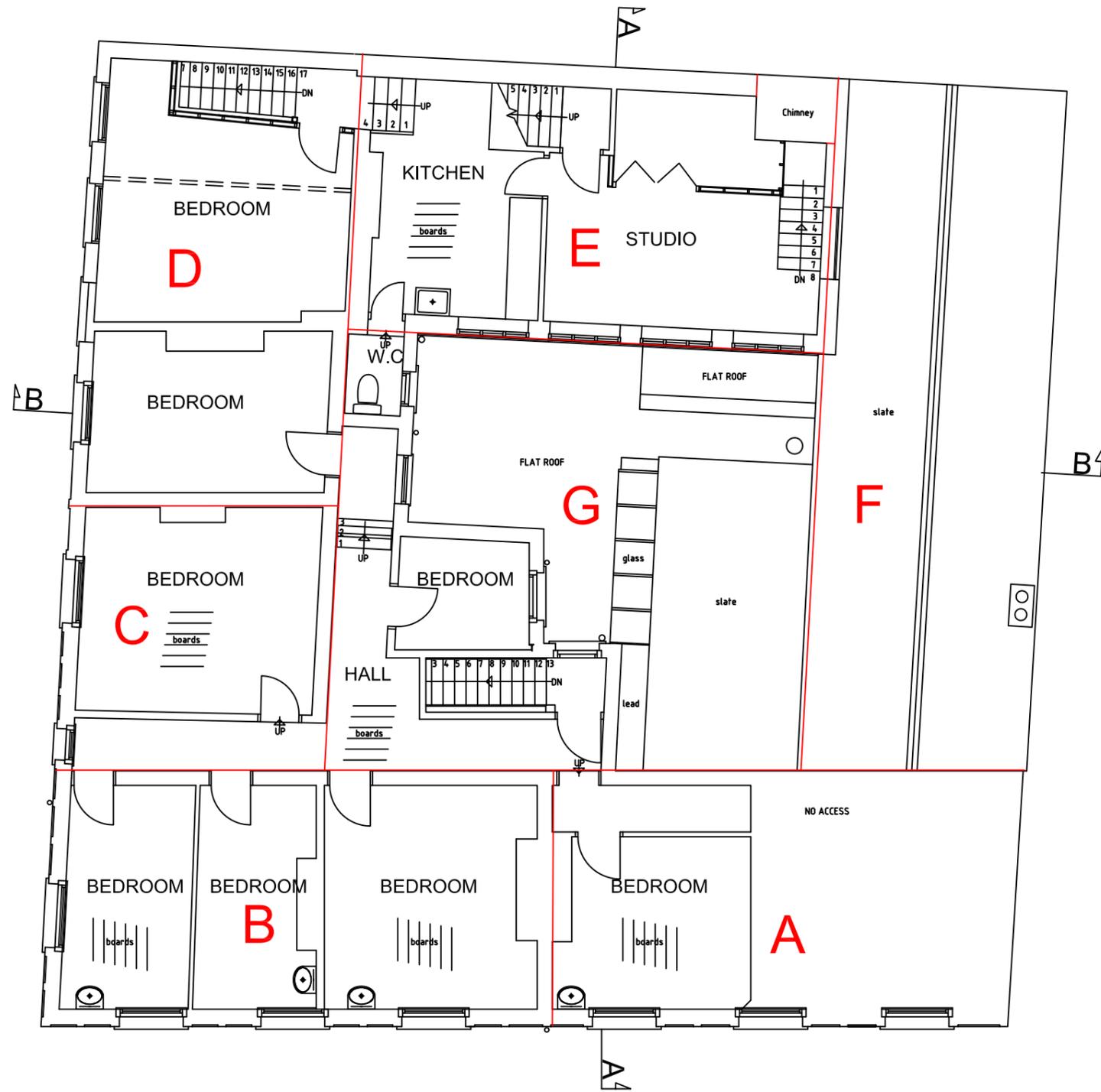
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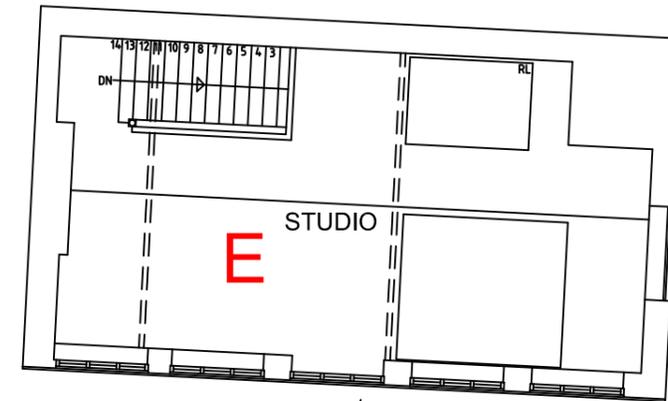
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SECOND FLOOR



THIRD FLOOR (no access)



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Portland Square
Bakewell
Derbyshire
DE45 1HB

Site Code:
Drawing Ref:
Date:06/01/2011
Drawn: GE
Scale:1:125 @ A3

Drawing 5: Building Sections

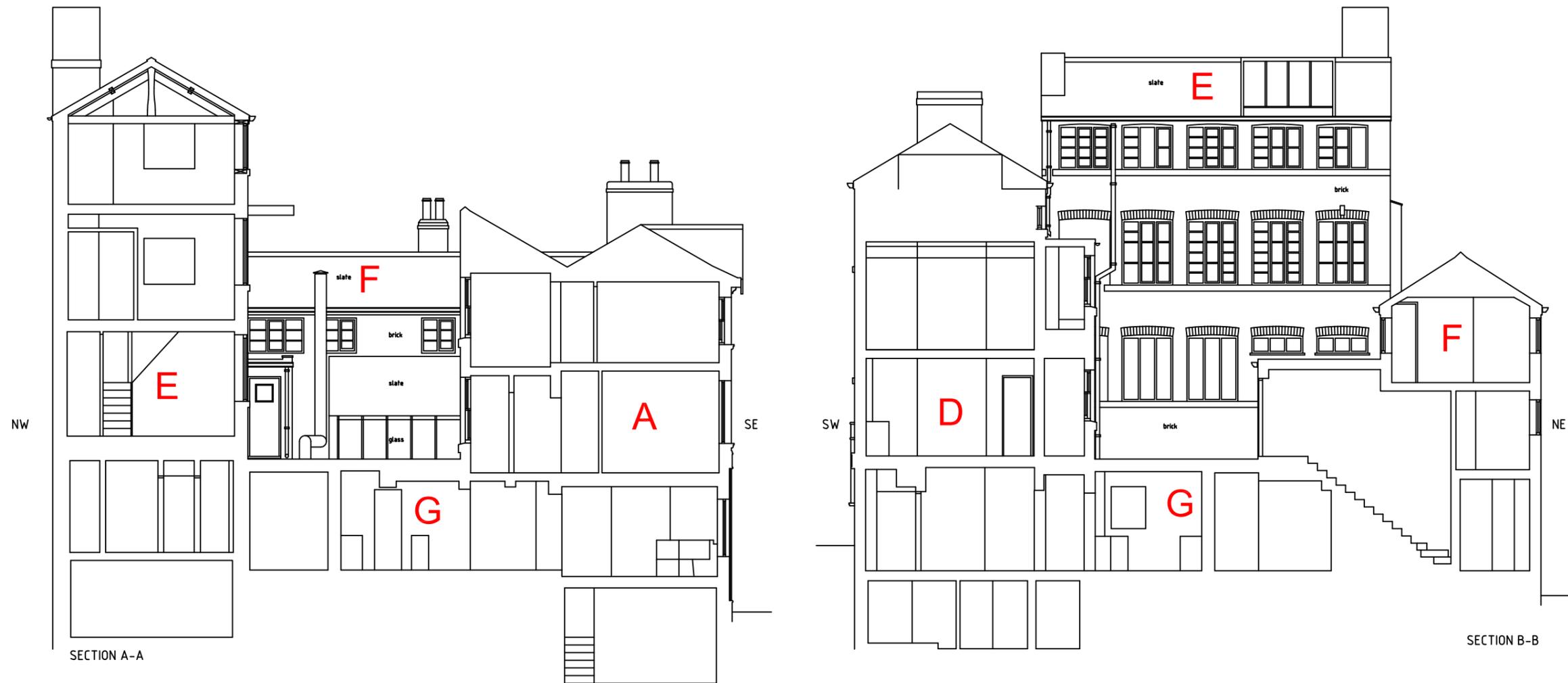
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Site Code:
Drawing Ref:
Date: 06/01/2011
Drawn: GE
Scale: 1:150 @ A3

Drawing 6: Building Elevations

Key:

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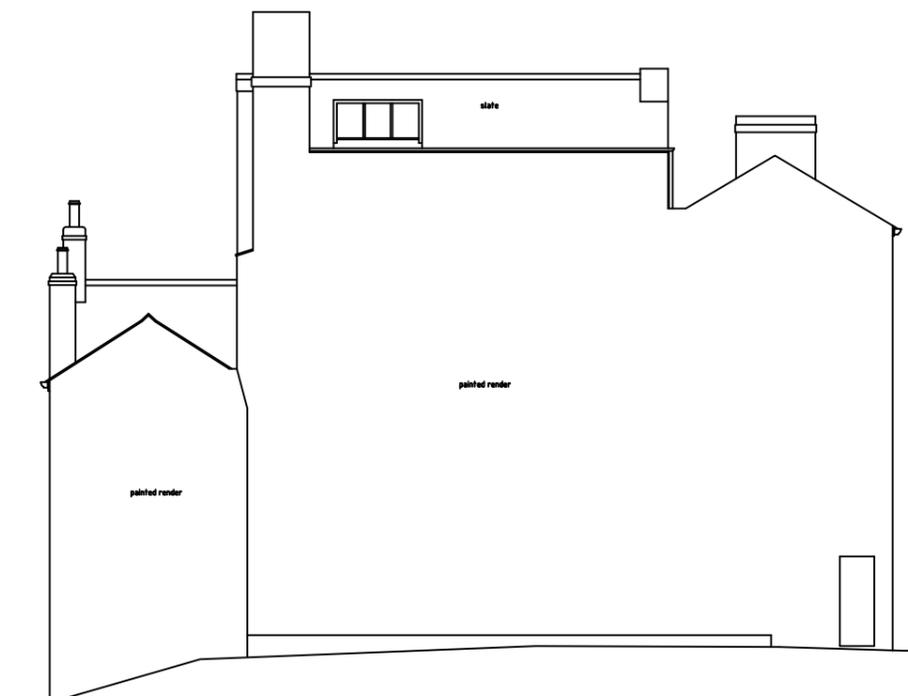
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SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



Drawing 7: Phased Plans

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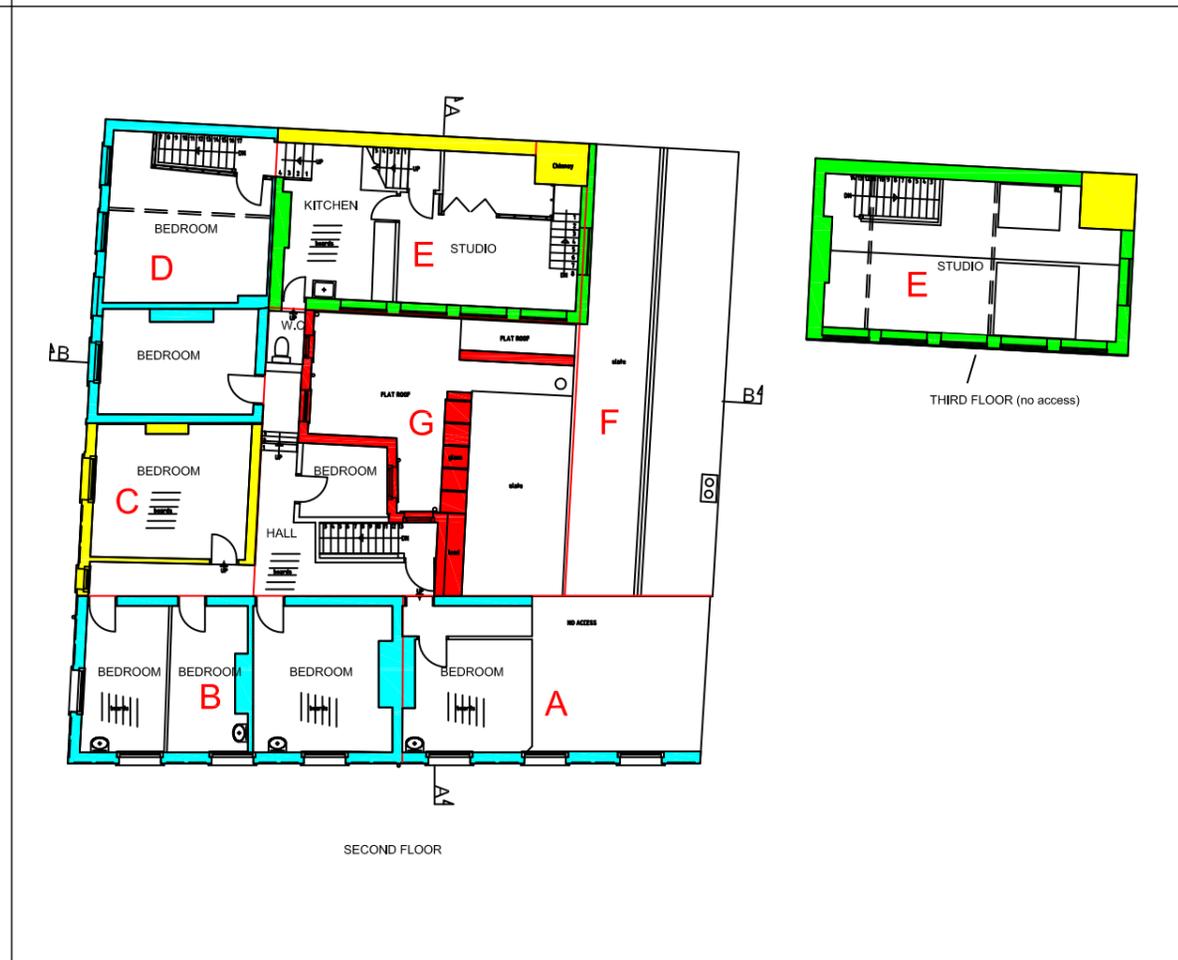
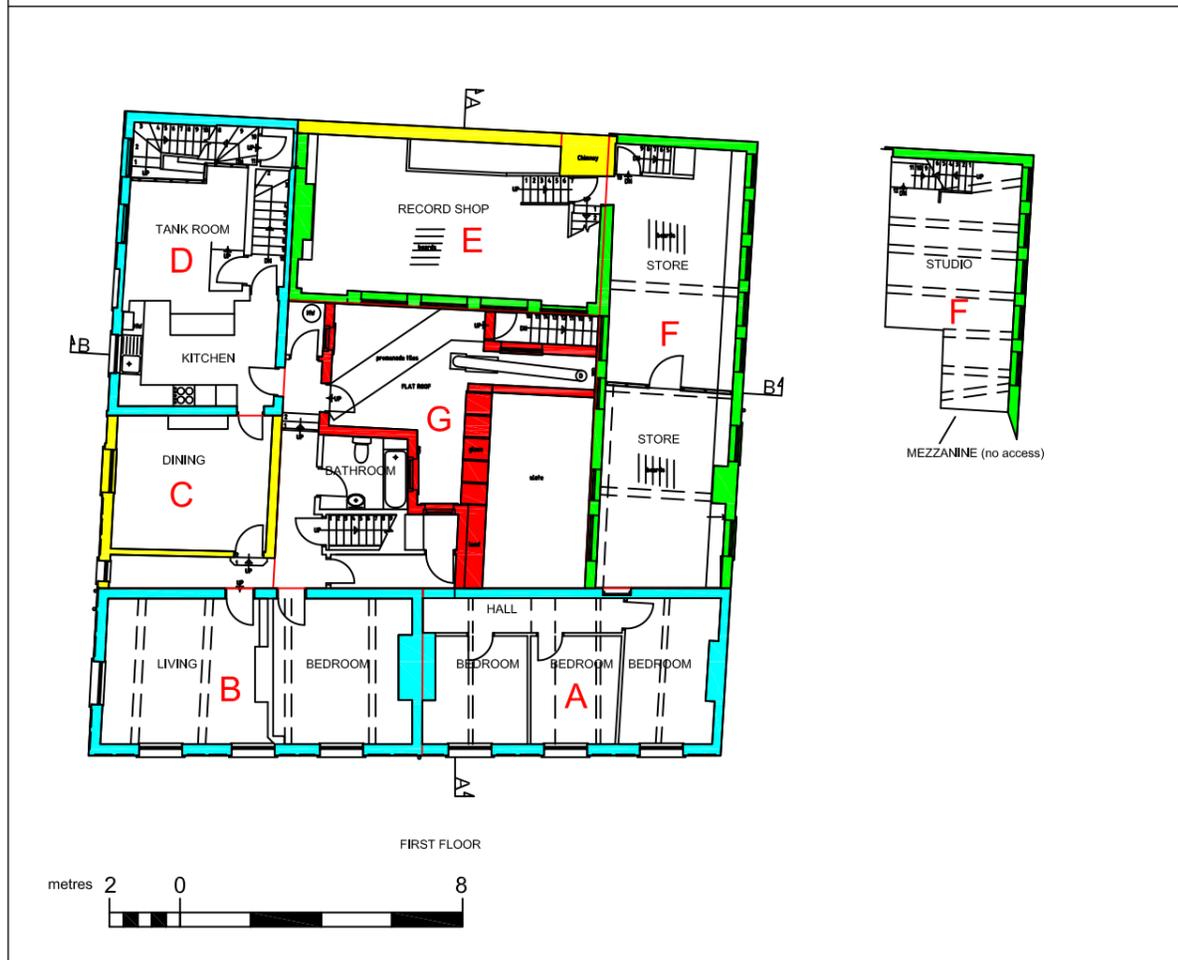
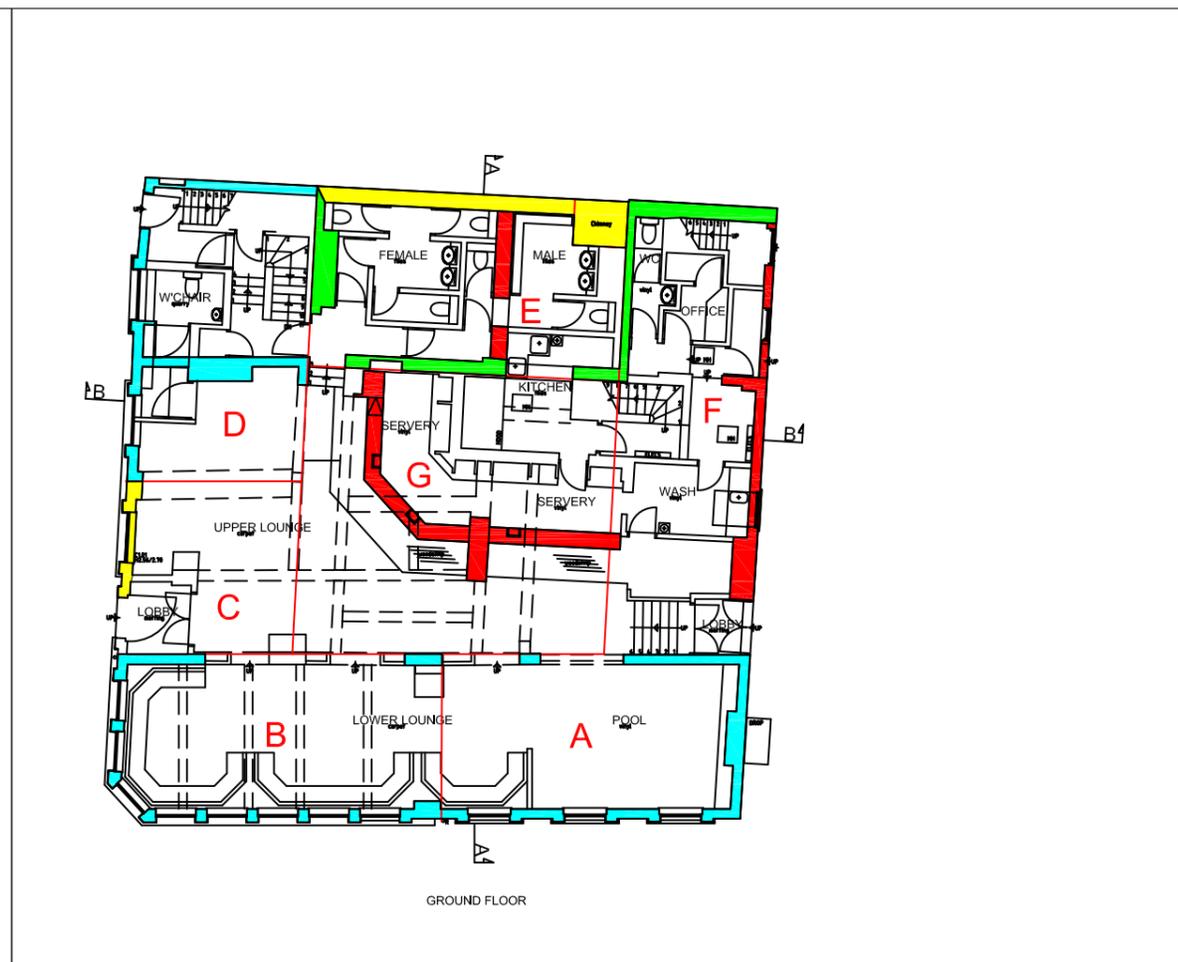
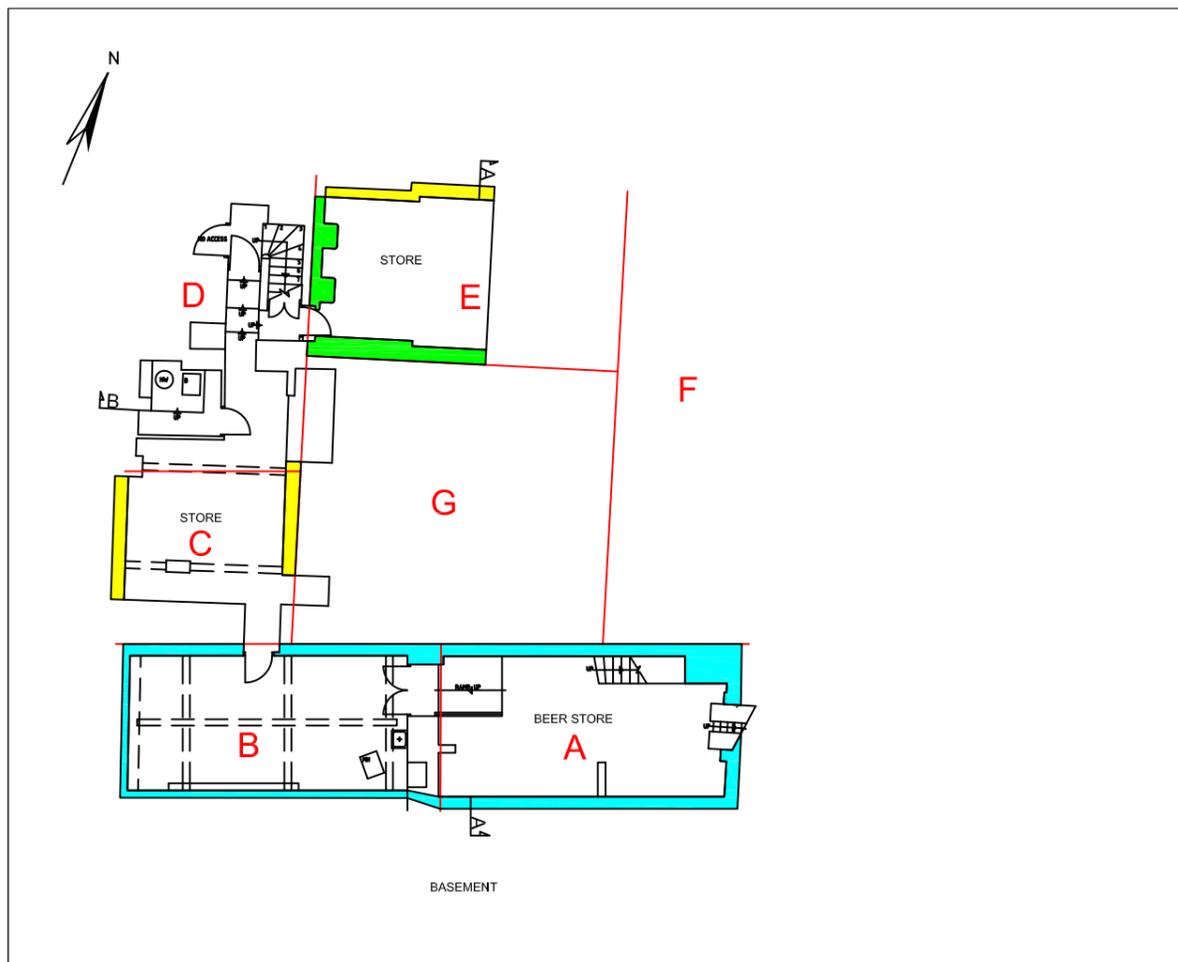
- Late 18th Century
- Early/Mid 19th Century
- Late 19th Century
- Early/Mid 20th Century

Notes:

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APPENDIX II: ENGLISH HERITAGE LISTING



© Mr David Clayton

IoE Number: 456263

Location: 53 HOWARD STREET
SHEFFIELD, SHEFFIELD, SOUTH YORKSHIRE

Photographer: Mr David Clayton

Date Photographed: 18 April 2002

Date listed: 13 June 1988

Date of last amendment: 13 June 1988

Grade II

NOTE - The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For an updated version of the statutory list you should visit our LBOonline database <http://lbonline.english-heritage.org.uk/Login.aspx>

SHEFFIELD SK3586NE POND STREET 784-1/31/603 (West side) 13/06/88 Howard Hotel and attached shop and workshops (Formerly Listed as: SURREY LANE Former workshop range, now the northern corner block of Howard Hotel) II Includes: No.53 HOWARD STREET. Hotel and attached shop and silver workshops. Early and mid C19, with late C19 alterations. Remodelled 1990. Brick, partly colourwashed and the front rendered, with slate roofs. EXTERIOR: 3 storeys; 6 x 7 windows. Hotel has false timber framing with rendered nogging. Double gabled front has 6 windows and above, 6 smaller windows, mostly renewed. Ground floor has continuous wooden shopfront, 1990, with 6 segment-headed windows to left, and 3 flat-headed windows to right, with panels between them. Right return, to Surrey Lane, is a workshop block with a side wall stack. To left, 2 partly blocked enlarged windows. To right, five 2-light casements with wedge lintels. Above, 2 similar casements to left, and 5 more to right, all without lintels. Below, to right, 2 blocked windows of different sizes, flanked to left by a blocked carriage opening and to right by a door, both with wooden lintels. Left return, to Howard Street, has a false timber-framed range to right, with a gable to right, and 3 windows on the upper floors. Below, shopfront with a door flanked to left by a single window and to right by 2 windows, all segment-headed. To left, a higher block, 3 storeys, 4 window range. To left, two 12-pane sashes and above, 2 similar 9-pane sashes, To right, a blank on each floor, then 2 plain sashes set lower in altered openings. All these windows have splayed lintels. Ground floor has to left, a C20 shopfront with door and segment-headed window, and to right, 2 more segment-headed windows, all late C20. At the rear, a truncated square factory chimney stack. INTERIOR not inspected.

APPENDIX III: SPECIFICATIONS

Brief for Archaeological Assessment & Building Appraisal

Site Name:

Location:

Status: Listed Building/Conservation Area/Area of Special Character/Scheduled Monument/Registered Park or Garden/Not listed or designated

Grid Reference:

Area of site (hectares):

Planning application number(s):

Summary

In advance of proposed redevelopment, a detailed assessment of the archaeological importance and an appraisal of the special architectural or historic interest of this site & building are required; the results will be used to inform the design process and act as supporting information to the Local Planning Authority. This combined assessment/building appraisal is required as the site may contain standing and buried features of importance that need to be considered during both planning and development. Such features are likely to relate to Sheffield's development, including of its steel and other metals trades.

1.0 Purpose of Assessment/Appraisal

1.1 An understanding of the significance of the standing buildings on the site is required; the buildings will be put in historic context by a study of documentary sources. An assessment of the likely nature of the buried deposits on this site is also required; the assessment will go on to consider the need for further investigation (evaluation), to fully inform on the nature of the buried archaeology present.

2.0 Archaeological/Historical interest

2.1 E.g. the present Challenge Works was built in the 1880s, replacing earlier buildings on the site. The rear ranges, forming 47 Eyre Street, have been demolished and this part of the site is vacant. The Arundel Street frontage and some rear workshops survive. The site's early occupiers are listed as merchants and manufacturers. The new building was probably for Osbaldiston and Co – steel,

saws, files, etc. manufacturers. The 1896 Goad Fire Insurance plan shows various tool forges occupying the site.

3.0 Previous Recording

3.1 E.g. The Challenge Works were looked at externally by the RCHME, during their recent study into surviving metals trades' buildings.

4.0 Archival Study

4.1 An archival study of the site/buildings to be affected is to be undertaken. This will include consideration of:

- Plans and maps of the site and its immediate environs, including historical maps and including pre- and post-war Ordnance Surveys, up to the present day.
- Trade and Business Directories.
- Place and street name evidence.
- Oral history evidence.
- Historical documents and photographs (including aerial) held in libraries, archives and museums – those held by Sheffield Local Studies Library and Sheffield Archives must be studied, as a minimum; for metal trades buildings, the Hawley Collection (University of Sheffield) must also be consulted.
- Records and information held by Sheffield City Council's Conservation team.
- The South Yorkshire Sites and Monuments Record (SMR).
- Appropriate archaeological and historical journals and books.
- Geotechnical data, where available.

4.2 The results of this study will be used to discuss the development of the site over time and the sequence of construction and use of the buildings. The results will be used to put the site and standing buildings in context and establish their archaeological, architectural and historical significance.

5.0 Nature of Appraisal

5.1 The building appraisal is necessary to enable a detailed understanding to be gained of the form, function and phasing of the standing buildings. The buildings (including curtilage structures) and their street or landscape setting should be carefully examined. This work will identify all features, fixtures and fittings relevant to the original and subsequent historical uses of the site and establish the buildings' contribution to the area's historic character. It is anticipated that the appraisal will take the form of a photographic record supplemented by a drawn record.

6.0 Photographic Recording

6.1 A general and detailed photographic record is to be made of the building complex.

6.2 General photographs of the interior & exterior of the building(s), the site and its setting are required. These can be taken with a 35mm camera. Detailed photographs of identified features of interest are also required and are to be taken with a Medium or Large Format camera. All photographs are to be black and white. All detailed photographs must contain a graduated photographic scale. Where appropriate, perspective control is to be used.

6.3 This basic photographic record is to be supplemented by 35mm colour slide photography, especially where colour is an aspect that needs to be recorded, e.g. decoration.

6.4 A photographic register detailing (as a minimum) location and direction of each shot must be completed.

6.5 The location and direction of each photograph must also to be noted on plans of each building.

7.0 Drawn Record

7.1 It is anticipated that the drawn record will equate to floor plans, showing features of archaeological/historical significance - to put those features fully in context. Existing plans – for example those submitted with a planning application – may be suitable for adaptation and use. However, a contingency must be allowed for undertaking this element of work, in case such plans are not of a suitable standard. RCHME drawing conventions will be followed. The scale to be used for drawings will be discussed and agreed with the local authority monitor.

7.2 A contingency should be allowed for at least two drawn sections through the building(s) to be produced.

7.3 Sketch illustrations that will assist in interpreting the buildings are also required, e.g. phase plans giving, where possible, the use of the rooms and spaces within the building; isometric views, etc.

7.4 Evidence for construction techniques and sequences should be noted and appropriately illustrated. Typical features of interest may include tool marks left over from the preparation of structural timbers, carpenters' marks, etc.

8.0 Scientific Analysis

8.1 A contingency allowance should be made for detailed analyses, should the appraisal reveal aspects of the building that warrant such an approach. The need for analysis of paint, mortar, stucco, etc. and dendrochronological dating of timbers should be considered.

9.0 Health and Safety

9.1 The contractor on site will naturally operate with due regard to health and safety regulations.

10.0 Monitoring

10.1 Sheffield City Council's Conservation & Urban Design team will be responsible for monitoring the contractor's work. The contractor must give a minimum of one week's notice of the commencement of fieldwork in order that arrangements for monitoring can be made. **Contact: Craig Broadwith/David James/Zoe Mair in Conservation on tel. , or Dinah Saich of the South Yorkshire Archaeology Service on 0114 – 273 6354.**

10.2 The need for contingency work to be undertaken must be discussed with and agreed by the monitor whilst the assessment/appraisal work is ongoing. Any alterations to the agreed programme, found to be necessary during the work, are also to be discussed and agreed with the monitor.

10.3 In particular, the contractor should advise the monitor if archive material, i.e. paper records or artefacts relating to the use of the building being appraised, are found to be present; a contingency is to be allowed for specialist assessment of any material identified. The monitor will then discuss the removal of this material off site, to an appropriate archive store, with the site owners. Such evidence will be used by the contractor to supplement their previous research.

11.0 Report Preparation

11.1 Record photographs are to be printed at a minimum of 5" x 4".

11.2 A fully indexed field archive is to be compiled consisting of all primary written documents, plans, sections, photographic negatives and a complete set of labelled photographic prints. Labelling should be in indelible ink on the back of the print and should include: film and frame number; date recorded and photographers name; name and address of feature/building; national grid reference. Photographic prints should be mounted in appropriate archival stable sleeves.

11.3 A written report is to be produced. A non technical summary outlining the results of the work should be included at the start of the report. The report will go on to detail who undertook the assessment/appraisal, when the work was done, where the site/building is located, what research was undertaken and why the work was required.

11.4 A discussion of the construction sequence and use of the building(s) is to be included. The report will include a synthesis of the information gathered during the archival study. The report will include an analysis of the results that will allow an understanding of the building's historical and architectural significance to be established. The building's contribution to the area's historic character will also be discussed.

11.5 The report will also consider the results of the archival study, to assess the likely buried archaeological potential of the site. The report should assess:

- The importance of the archaeological remains expected to survive on site
- The degree of disturbance caused by existing and previous buildings/structures on the site – areas of disturbance should be recorded on plan (include basements, foundation trenches, services, etc.).
- The identification of areas of archaeological survival – these should similarly be recorded on plan.
- The quality and reliability of the evidence and whether it needs to be supplemented by site evaluation.

11.6 The report illustrations should include, as a minimum: a location map at not less than 1:2500 and a site plan at not less than 1:500; copies of all historic map extracts consulted (where possible), with the buildings/site clearly visible and outlined; copies of any borehole logs consulted; a complete set of photocopies of all photographs (excluding duplications) and selected slides - of at least laser copy standard - appropriately labelled or captioned (these can be bound into the back of the report and referenced as necessary, but selected photographs/slides should then also be used as illustrations); the photographic record plans; reproductions of any record and sketch drawings made.

11.7 A copy of this brief should be bound into the back of the report.

12.0 Submission of Report

12.1 Two copies of the completed report are to be submitted to the developer or their agent (or as many as have been agreed); one is for submission to the Local Planning Authority.

12.2 Two copies are also to be submitted to the Conservation & Urban Design team, Development Services, Howden House, 1 Union Street, Sheffield, S1 2SH - one for inclusion in the South Yorkshire Sites and Monuments Record (SMR) and one for the relevant Conservation Officer.

12.3 As well as a printed copy of the report, a CD Rom containing the text of the report and illustrations (including the appended photos and slides), scanned at 300 dpi, should be provided to the Conservation & Urban Design team.

12.4 For buildings that are Grade 1 or 2* listed, a copy of the report is also be sent to the relevant Inspector at English Heritage, 37 Tanner Row, York, YO1 6WP.

13.0 Submission and deposition of Archive

13.1 The archive, including a copy of the report, will be compiled, indexed and then offered for deposition with the following institution (contact the senior archivist on 0114 - 203 9395):

Sheffield City Archives, 52 Shoreham Street, Sheffield, S1 4SP

13.2 The contractor will either arrange for copyright on the deposited material to be assigned to Archives, or will licence Archives to use the material, in perpetuity; this licence would allow Archives to reproduce material, including for use by third parties, with the copyright owner suitably acknowledged.

14.0 Publicity

14.1 The results of the work will be published in the appropriate issue of Archaeology in South Yorkshire; to facilitate this, the contractor will submit a summary report plus illustrations, in digital format (ASCII text and tiff images at 300 dpi). If the results warrant it, a report will also be published in an appropriate regional or national journal – to be discussed and agreed with the monitor – a contingency should be allowed for this.

14.2 Results of the work will also be disseminated by other means of publicity, such as: giving talks to local societies and at the South Yorkshire Archaeology Day, etc.

14.3 The contractor is also to complete an online OASIS form at <http://ads.ahds.ac.uk/project/oasis>.

15.0 Further Work

15.1 The contractor should be aware that this work is being undertaken at an early stage in the development process. As such, the assessment/appraisal may lead on to further fieldwork, in due course, both in the form of archaeological investigation and detailed building recording