

RIVERDALE HOUSE

Graham Road, Sheffield



Heritage Statement

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Final

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SUMMARY OF PROJECT DETAILS

TJC Project Code: D7
OASIS ID: thejesso I-387570
Project Type(s): Heritage Statement

National Grid Reference: SK 32007 85964 (centred)
County: South Yorkshire
District/Unitary Authority: Sheffield
Parish: Sheffield
Elevation: c. 149m above Ordnance Datum

Planning Reference(s): TBC
Designation Status(s): Grade II listed building (NHLE: 1255041)
Situated within the Ranmoor Conservation Area

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EXECUTIVE SUMMARY

This report presents the results of a heritage statement for Riverdale House, Graham Road, Sheffield, National Grid Reference: SK 32007 85964. It has been prepared to assess the heritage significance of the site and any potential impacts arising from its proposed conversion to residential use.

The site encompasses Riverdale House and its associated Coach House, the core buildings of a c.1871 high status villa built for Charles Henry Firth, the son of an influential Sheffield steel magnate and a notable industrialist and philanthropist in his own right. Alterations to elements of the interior circulation of the building and internal details; the loss of its grounds; and separation of its lodge and former ancillary buildings have negatively affected the significance of the property.

The building is a Grade II Listed Building of national heritage significance, notable in the quality of its architecture, craftsmanship of its detailing, general survival of elements of its interior, and its association with regionally important individuals. The building also makes a positive contribution to the character and appearance of the Ranmoor Conservation Area.

The proposed scheme seeks to create 8 apartments within the existing footprint of Riverdale House with a further apartment within the former coach house. The proposal has considered the heritage significance of the building in its design, and has avoided harm and focused enhancements on those aspects which are considered to make the highest contribution to its architectural interest. Where there is harm, this is to secondary aspects of the buildings architectural interest and is deemed to be the minimum necessary to enable the conversion.

It is also anticipated that the development will reverse some of the previous harm done to the building, invest in essential maintenance work, and establish a maintenance agreement that will preserve the building for future generations

Overall it is considered that the scheme is in accordance with policy and legislation and will have an overall neutral effect, such that the significance of the building will be preserved.

I INTRODUCTION

BACKGROUND

This report presents the results of a heritage statement for Riverdale House, Graham Road, Sheffield (hereafter, 'the site'; **Figure I**), National Grid Reference: SK 32007 85964. It has been prepared to assess the heritage significance of the site and any potential impacts arising from its proposed conversion to residential use.

AIMS

The purpose of this report is to gain an understanding of the historic environment resource in order to formulate (after ClfA, 2014):

- an assessment of the potential for heritage assets to survive within the area of study;
- an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests;
- strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;
- an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings; and
- strategies to conserve the significance of heritage assets, and their settings

SCOPE

The scope of this report included desk-based research and historic building appraisal.

The desk-based research and assessment of setting considered heritage assets within a **500m study area** of the site. This was to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by proposed scheme of works at the site.

CONSULTATION

Consultation was undertaken by Studio Gedeye with Historic England and Sheffield City Council's conservation officer via written correspondence (dated 27/02/2019 & 03/04/2019 respectively) and the designs amended accordingly. A subsequent site meeting was held on 15/01/2020 to review how initial comments had been addressed, and following the site meeting Historic England confirmed that their concerns had been addressed and deferred to Sheffield City Council for further details (email dated 11/02/2020).

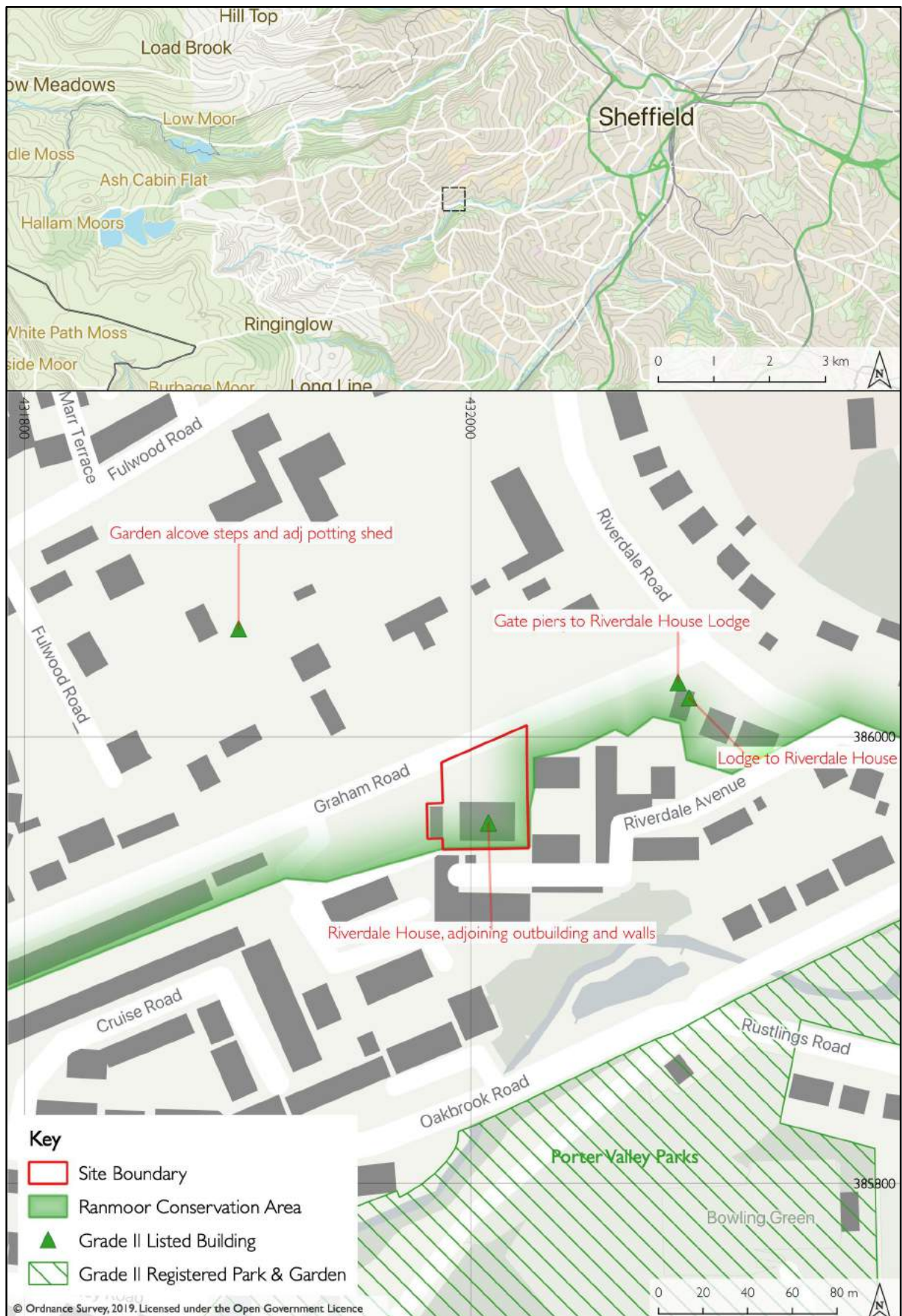


Figure I: Site location plan

2 METHODOLOGY

DESK-BASED RESEARCH

A review of the previous archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The sources consulted are listed in **Section 10** of this report, and include:

- Sheffield City Archives;
- South Yorkshire Sites and Monuments Record (SMR); and
- Online sources and relevant publications held by The JESSOP Consultancy.

SITE APPRAISAL

The site was inspected in January 2020 by James Thomson MClfA in order to appraise the exterior and interior areas of the buildings at the site, to assess its development and use over time and to make an assessment of its significance. All principal circulation areas were inspected although a few rooms on the ground and first floor were not accessible. The scope is based on a Level 2 (descriptive record) historic building record (HE, 2016).

ASSESSMENT

This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations. Details of the methodology and terminology adopted for assessment significance (and setting), sensitivity and impacts is provided in the supporting material section, with consulted guidance listed in the Bibliography.

The assessment is undertaken in reference to relevant legislation and planning policy, as set out in supporting material section.

3 SITE DESCRIPTION

LOCATION

The site comprises a roughly rectangular parcel of land on the southern side of Graham Road in Ranmoor c.3km to the southwest of central Sheffield.

The topography of the site is largely level, forming a terrace on an otherwise steeply descending slope that leads down to the Porter Brook. Raised banks, retained by sandstone walls, form a feature along the northern boundary of the site with Graham Road; broken at one point where there is a short drive.

Within the site are two buildings, comprising:

- **Riverdale House** – a large two storey villa; and
- **The Coach House** – a single storey linear range to the west of Riverdale House.

Between these two buildings lies a walled yard, accessed from the north.

GEOLOGY

The bedrock geology at the site is Crawshaw Sandstone which was historically quarried in Ranmoor, forms the predominant building material in the area and is potentially the principal building material at the site.

DESIGNATION

Riverdale House is a Grade II Listed Building (NHLE ref: 1255041). Its full listing description is reproduced in **Appendix 3**.

The site is also situated on the southern edge of the Ranmoor Conservation Area (**Figure 1**).

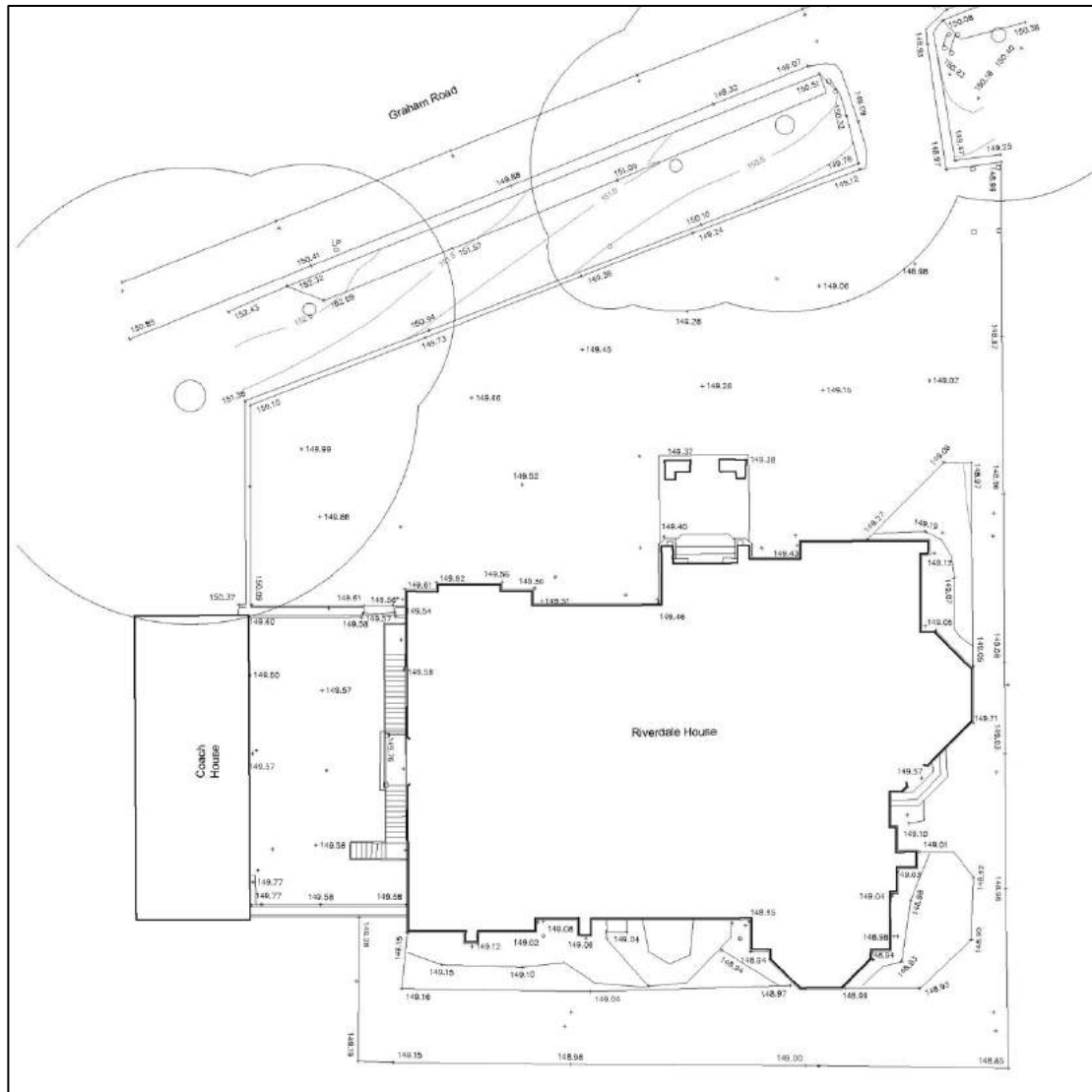


Figure 2: Site layout (after Studio Gedge)

4 UNDERSTANDING THE SITE – HISTORY

HISTORY OF THE SITE

The site is shown as being undeveloped land on the 1855 Ordnance Survey map (**Appendix I.1**), illustrated as fields north of Ibbotson Wood.

Charles Henry Firth

Riverdale House was constructed for Charles Henry Firth c.1872, although details of the formal application for its construction to the Sheffield Corporation could not be identified in the Building Registers.

Charles Henry Firth, b. 1837, was the tenth and youngest son of Thomas Firth who founded the firm Thomas Firth & Sons, one of the largest steel companies of the second half of the 19th Century. Charles would join the firm in the 1860s, and was a notable local benefactor.

Charles Henry married Adelaide Branson in 1860, and went on to have five children prior to her early death in 1870. He later remarried in 1874 to Marianne Bathurst King and had a further four children.

Adverts from September 1872 record the Charles Henry had put his previous residence on Endcliffe Vale Road up for sale, potentially providing a date for the completion of Riverdale House.

No early architectural plans or drawings survive for Riverdale House, although its general arrangement is shown on the 1893 Ordnance Survey map (**Appendix I.2**). Here the property is depicted as a large detached building, along the same footprint of the extant structure, with a detached range (the coach house) to the west.

The property was accessed via a sinuous drive from a lodge towards the corner of Riverdale Road and Graham Road. East of the lodge was an extensive range of glasshouses built against the boundary wall. The main house is shown as situated on a terrace with a lawn to its east. Along the northern perimeter of the property were wooded belts with shrubbery walks to the west, beyond which was an L-shaped range of ancillary buildings.

The earliest description of the house appears in the sale particulars published in 1898, five years after Charles' death (**Appendix I.3**):

The MANSION, which is approached by a Carriage Drive from Riverdale Road, has a massive Carved Oak and Stone covered Carriage Porch, and contains-

ON THE GROUND FLOOR: Inner porch, lofty and spacious entrance hall with noble staircase and stained glass by Dixon of London; parlour maids' room, library, billiard room, private corridor to splendid drawing room, grand dining room with serving room from Butler's pantry, safe room with Hobbs' patent safe, back corridor with inner porch, back entrance and servants' staircase, butler's pantry with fittings, fitted plate safe, fitted china closet, lavatory, servants hall with cooking range, hot plate and fittings, kitchen with excellent range and fittings, fitted plate and china room. The whole above excellent wine, beer and provision cellars.

ON THE FIRST FLOOR are spacious landing and corridor from which open nine excellent bedrooms, dressing room, bathroom, linen room and housemaid's closet

ON THE SECTION FLOOR are six servants' bedrooms, linen room and number of excellent box rooms, cistern rooms etc

In addition to the family, the Census returns from 1890 list a large number of personal staff at the property including: a butler, valet, head nurse, under nurse, lady's maid, head housemaid, under housemaid, cook and kitchen maid.

Whilst the architect and builders of the house are not known, contemporary historic newspaper and journal articles document that the stained-glass window lighting the main stairwell was made by William F. Dixon, and the surrounding gardens laid out by David Abbott. William Dixon had trained with the firm of Clayton and Bell before establishing his own business in 1872. The commission for Riverdale may have been one of his first on his own account. In 1882 he won the commission to design the windows for the Rijks Museum in Amsterdam, and later moved to Germany in 1874 to work for the firm Mayer and Co.

LATER OWNERSHIP AND USE

The property was purchased by Alleyne Reynolds, metallurgical engineer, who was advertising for staff at the property in 1899, and was recorded as resident there during the 1901 Census.

The building was evidently put back up for sale in 1901 when an advert was placed in the Sheffield Daily Telegraph. The description of the property at this time was largely similar to that of 1898, with the exception of numerous improvements listed as having been recently made including electric lighting and bells placed throughout, new WCs and a new system of drainage, and new dog-grates and tiled stoves in all reception rooms and bedrooms (those in the latter adapted to both gas and coal fires).

The house was subsequently bought by John George Graves, a watchmaker, by training, who went on to set up Britain's first mail order business. He was active in local politics and in the 1920s established public galleries, museums and numerous local parks. During a period of financial struggle between 1908 and 1915, John Graves was forced to rent out Riverdale, but evidently returned to the property and stayed there until his death in 1945.

The garden was obviously a source of pride to Graves. In 1903 and 1904 he won a number of prizes at the Sheffield Chrysanthemum society show for grapes, chrysanthemums, Begonias de la Reine (6 plants), orchids, tomatoes and Japanese blooms (Sheffield Independent 14th Nov 1903, Sheffield Daily Telegraph 12th November 1904, 12, and Sheffield Daily Telegraph 19th May 1905, 4), In 1905 he invited the public to view the bluebells in the grounds (Sheffield Daily Telegraph 19th May 1905, 4). The grounds were also used for fundraising and entertaining.

Plans of the property were drawn up in 1954 (**Appendices I.4-6**), which confirm that the functions and arrangement of the interior whilst it was still in use as a single dwelling and demonstrating a close correlation to those rooms recorded in 1898.

The property was occupied by Stanley Lithgow Drummond Jackson in 1954, who remained at the house until 1955.

The property was converted to flats and offices around 1972 when the surrounding park was also subdivided and developed to form Riverdale Park. Since this date the building has been renovated to modern offices, with 20 individual Companies using Riverdale as their registered address.

5 UNDERSTANDING THE SITE – BUILDING APPRIASAL

INTRODUCTION

The following section presents the results of the appraisal of the buildings at the site.

The building appraisal identified three principal phases of development and alteration:

Phase 1: c.1871	Construction of Riverdale House and Coach House as part of a larger estate including a lodge, ancillary range of stabling and cow house, and extensive grounds.
Phase 2: Late 19 th to early 20 th Century	Minor improvements were made to update domestic services.
Phase 3: Late 20 th Century	Alterations made to convert the property to offices including the insertion/blocking of some doors, and removal of domestic services.

RIVERDALE HOUSE

Exterior

Riverdale House is a two-storey, with attic, Gothic Revival style building built from rock-faced stone with ashlar dressings forming window surrounds with moulded lintels, foliated corbels, and diverse decorative pieces. The building has steeply pitched slate roofs, with prominent gables containing traceried arch braced bargeboards and tall stone chimneys

The exterior has a broad symmetry, in particular to its northern elevation (**Figure 2.1**), although fenestration is freely applied with extensive variation between bays reflecting the division and hierarchy of the interior. Whilst the principal elevation of the building appears to face south (**Figure 2.2**), across its former grounds, the main entrance is to the north where there is a large porte-cochere with iron crested flat roof supported on grouped timber columns.

Other notable details include the large north facing stained-glass double lancet windows by William Dixon with pink marble mullion, a south facing canted oriel window with stone carved figures forming corbels (**Figure 2.4**), and triple sash dormer with marble mullions and pointed arch above containing the initials "C H F" (**Figure 2.3**).

The windows throughout are timber sashes with single plate glass panes to both lights, and ogee moulded horns.

Interior

The main entrance leads into a vestibule with embossed wallpaper and glazed timber screens dividing the exterior and main hall. The main hall (**Figure 2.4**) beyond is large with carpeted floor, embossed paper dado, coffered ceiling and large ornately decorated gothic oak staircase. The doors off this main space all have ornate three-over-three panelled doors with gothic detailing (**Figure 2.9**).

Around the hall are the former reception rooms, now all offices. The majority preserve original doors, skirting, architraves, window shutters, and cornices. Fire surrounds survived in the rooms to the north-east, east and south (**Figures 2.6-2.7**). Circulation has been altered in places, but remains largely as built. A corridor east from the central hall retains an ornate tile floor (**Figure 2.8**).

Of particular significance is the grand dining room (**Figure 2.12**), which preserves a decorative parquet floor, ornate skirting and dado with gilded embossed paper panel, foliate painted frieze, gilded cornice and decorative ceiling with central rose. Also present within the room are a fireplace with tiled cheeks, iron fire back and ornate oak over mantel; and an ornate fitted sideboard with framed mirror.

Further fitted furniture includes glazed bookcases in the north-east reception room (**Figure 2.6**), most likely early 20th Century in date.

Within the west of the house is the former back-of-house, inspected rooms retaining skirting, doors, window shutters and architraves. The detailing in these rooms is notably less ornate (**Figures 2.10**).

The first floor is accessed via the principle staircase from the main hall, and a secondary staircase within the back-of-house. The latter staircase is enclosed in walls, with a single turned newel post at ground and first floor level (**Figure 2.13**). The principle staircase enters onto a large hall, subdivided by an inserted glazed screen with pointed arched detailing (**Figure 2.14**). The hall possesses original skirting, embossed paper dado, cornice, coffered ceiling and three-over-three panelled doors with moulded architraves (**Figure 2.15**). The rooms of this floor largely preserve their original circulation, with some alteration evident in places. Within rooms accessed original skirtings, architraves, window sashes and cornices were all noted to survive, as were several altered fireplaces retaining their original surrounds (**Figures 2.16-2.17**). The only fitted furniture noted was a set of high-level cupboards in the room north of the back-stairs (a former maids' closet) which appear secondary to the room and potentially early 20th Century in date (**Figure 2.18**).

The second floor is accessed via an inserted staircase from the main landing (**Figure 2.19**; which partially obscures the stained-glass window) and a continuation of the back-stairs. The rooms of this floor are largely accessed from room to room, and conform to irregular shapes matching the roof voids within which they are formed. The rooms to the west of the floor are plainly decorated retaining some skirting, architraves, a blocked fireplace with timber surround and large water cistern with original staircase (**Figures 2.20-21**). The rooms in the east of the floor all possess late 20th Century fixtures and fittings (**Figure 2.22**).

COACH HOUSE

Exterior

The Coach House (**Figures 2.23-25**) is a single storey building of a single room depth, with pitched slate roof. The building is built from roughly dressed sandstone with ashlar dressings to window surrounds and corner quoins. The pitched roof has decorative traceried braced barge boards, and cast-iron finials.

The principal carriage entrance now faces onto land which is under separate ownership, and is glazed with a modern timber frame. The elevation facing the central courtyard has an irregular pattern of openings, with two blocked doorways evident to the north and south of the elevation and former covered internal porch towards the centre which has been enclosed with a doorway.

Interior

The interior of the carriage shed has been wholly refurbished and retains no visible historic fabric.

CURTILAGE

The majority of boundary walls to the site appear to be of modern origin, although those forming the northern boundary are stone built and could incorporate historic fabric.

Between Riverdale House and the Coach House is a stone paved yard, enclosed to the north and south by linking stone-built walls with ashlar coping. The northern wall has a segmental pointed gateway under a shouldered gable.

6 UNDERSTANDING THE SITE – SIGNIFICANCE

INTRODUCTION

The following statement of significance follows the methodology and terminology set out in the supporting material section of this report.

RIVERDALE HOUSE

The site encompasses Riverdale House and its associated Coach House, the core buildings of a c.1871 high status suburban mansion built for Charles Henry Firth, the son of an influential Sheffield steel magnate and a notable industrialist and philanthropist in his own right. The other notable resident of the property is John George Graves who pioneered catalogue marketing and is well known regionally for his extensive and generous philanthropy.

The architect and builders of Riverdale House are not recorded, and the building has not been stylistically linked to any others. Records do recall that the stained glass was undertaken by William F. Dixon, and the surrounding gardens laid out by David Abbott. Neither individual feature in the Oxford Dictionary of National Biographies (a rule of thumb for determining national historic interest), although Dixon was involved in a number of notable commissions including for St Peter and St Paul's Cathedral in Sheffield, Llandaff Cathedral in Wales, and the Rijksmuseum in Amsterdam.

The design of the building is of a detailed and well-proportioned Gothic Revival of notable quality and represents a regional exemplar of the application of what was a national architectural trend. Internally the hall and former grand dining room retain original joinery and decoration of special architectural and artistic interest. More generally, the arrangement of rooms, the circulation between them and surviving decoration is typical of the period but contributes to historic and architectural interest in respect to preserving the general integrity of the building's original design.

Overall, the building is considered to be of **national heritage significance** on account of its selectivity as a high-quality regional example of the Gothic Revival style with several notable internal features; and its historical association with several regionally, if not nationally, important individuals.

Physical Surroundings and Experience

The setting of Riverdale House has experienced extensive change in the 20th Century, resulting from the near total loss of its associated grounds and gardens, its physical detachment from its lodge by subdivision, and the demolition of its former ancillary buildings to its west. Within the direct vicinity of the site these changes have also resulted in the re-landscaping of grounds to its north to

incorporate a carpark, and the creation of a boundary wall around its east and south where levels have been cut away to create building platforms for adjacent apartment blocks. All present access to the property is of modern origin, and there is no legibility of historic drives. Whilst elements of the properties former grounds survive in the form of the lodge and boundary walls, they no longer form a legible single entity. The overall contribution made by the present setting of Riverdale Houses' former grounds is considered to be negative.

The wider Ranmoor area is characterised by the broad framework of its post-medieval road network; the verdant aspect of views along, across and through the area created by the topography and large mature gardens; the large grain of piecemeal 19th Century suburban development into which there has been a substantial degree of subdivision and infill; and the presence of a number of standout Victorian buildings of high architectural interest (of which Riverdale House is one example). Riverdale House is partially visible from Graham Road within a limited visibility cone to its north where gaps in vegetation allow views of the upper gabled, ridgeline and chimneys of the building beyond a high c.2m boundary wall which bounds a raised bank with hedgerows, trees and shrubs. The broad width of Graham Street, with its high bounding walls with limited openings and enclosure by dense mature trees and vegetation preserve the Victorian suburban character of this area and contribute positively to the setting of Riverdale House.

No views were identified towards the property from outside of its immediate environs, owing to the degree of modern development surrounding it, the situation of the site towards the base of a valley, and the density of mature vegetation along roads within the wider Endcliffe Park and Ranmoor area.

Summary of Significance

The building is considered to possess national heritage significance, deriving from:

- a high level of architectural interest as a quality example of the application of Gothic Revival architecture within the region including several internal features, such as hall, dining room, and stained-glass window which are of notable artistic interest;
- a medium level of historical interest in relation to its association with regionally respected individuals (Charles Henry Firth and John George Graves) who whilst not present in the Oxford Dictionary of National Biography (a rule of thumb for determining national historic interest) are known to be associated with important national and regional events; and
- a low level of archaeological interest, deriving from evidence for the phased development of the structure.

Elements of Riverdale House that are considered to be of key importance are:

- The arrangement of access into the main house and circulation between the principal rooms and central hall of the ground floor;
- Fabric relating to Phase I (c.1871) phase of the building; and
- The range of fixtures and fittings that relate to the above phase, in particular:
 - a) The main staircase;
 - b) Embossed wall and ceiling papers;
 - c) Skirtings, architraves, doors, window frames and shutters;
 - d) Plaster cornices and friezes;
 - e) Tiled and parquet floors, noted in the garden corridor and dining room but potentially present beneath carpets elsewhere; and the
 - f) Stained-glass window.

Elements of Coach House that are considered to be of key importance are:

- The scale, massing and positioning of the building in respect to the main house and in demonstrating its association and subservice.
- Fabric relating to Phase I (c.1871) phase of the building.

7 IMPACT ASSESSMENT

PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The proposal comprises the conversion of Riverdale House and its coach house to 8 apartments, with limited landscaping and new garage. The principal changes arising from the proposal with the potential to affect the significance of the heritage asset comprise:

1. Repairs to external envelope (roof, gutters, joinery etc) of all buildings.
2. Changes to circulation pattern within Riverdale House through alterations to the main staircase; removal of first and second floor flights of secondary staircase; insertion of lift; subdivision of rooms; blocking of internal doors; and insertion of internal openings.
3. Impact to fabric within Riverdale House through insertion of internal openings; insertion of new services for kitchens and bathrooms.
4. Insertion of a new floor within the Coach House
5. Re-glazing of existing windows throughout all buildings.

MITIGATION BY DESIGN

The proposed scheme has been produced by an architect experienced in the development of schemes affecting designated buildings, in consideration of written recommendations from The JESSOP Consultancy as specialist built-heritage consultants (TJC Heritage, 2020) and in respect to consultation from Historic England and Sheffield City Council's conservation team.

The overall scheme has aimed to retain as much historic fabric as possible whilst enabling a practical conversion that will deliver a scheme that is appropriate to its long-term conservation and which will ensure its preservation.

IMPACT ASSESSMENT: RIVERDALE HOUSE

External Alterations

The proposal has adopted a light touch approach to the external fabric of the building, with no planned interventions to the principal ordering and decoration of the envelope. Where there are changes, they have been designed to be unobtrusive, including the proposed re-glazing of existing sashes with thin profile double glazing; the rearrangement of skylights; the creation of a sunken patio to provide an external access from the cellar; the development of a roof terrace within the hidden valley of the roof; and the removal of the external fire escape.

The insertion of double-glazing will replace clear unblemished plate glass, of no special aesthetic or historic interest, and can be accommodated within the existing profile of the sashes such that the

overall character of fenestration will be unchanged and historic fabric preserved. This alteration will achieve improved thermal efficiency without the requirement for internal secondary glazing that would affect the usability of shutters that survive within nearly all ground and first floor windows. It is considered that this aspect of the proposal will have a **neutral effect** on the significance of the building.

At present there are a variety of skylights across the roof of Riverdale House, evidently dating from numerous phases of insertion throughout the 20th Century. These are generally of old types and possess raised profiles that stand proud of the roof slates. The proposal is to replace all the existing skylights with a conservation type which sits flush to the roof slates, thereby reducing their prominence and effect on the building. A number of new skylights are also proposed in the new style, including two to the north elevation, two to the east elevation and two to the south elevation. The quantity of skylights is not considered to be disproportionate, and serves to provide a formal rhythm and consistency of design that it is anticipated will balance out the existing skylights. It is considered that this aspect of the proposal will have a **neutral effect** on the significance of the building.

The excavation of the sunken patio adjacent to the south elevation will expose part of the foundations of Riverdale House and require alterations to low openings associated with ventilation and potentially former lightwells, widening them and lowering their cills. This will change the external aesthetic of the building within a discrete and screened location, but will not reduce its architectural or historic interest, and is thus considered to have a **neutral effect** on the significance of the building.

The proposed rooftop terrace will occupy the space currently taken by a hidden valley. This area is a by-product of the original desire to establish high pitched roofs across a large footprint building in line with the buildings wider Gothic Revival style, and does not hold heritage value in its own right. The terrace will be positioned below ridge height, such that the modifications will not be visible. This is considered to represent a novel solution to providing outdoor amenity space for residents within a heavily constrained site and is considered to have a **neutral effect** on the significance of the building.

The proposed removal of the fire escape staircase against the west elevation will remove a detractive feature from this elevation, restoring the original elevation including the reinstatement of a window where a fire door had been previously inserted at second floor level. This aspect of the proposal will have a **very positive effect** on the significance of the building in enhancing a key aspect of the building's architectural interest.

Internal Alterations

The proposed alterations to the interior of the building have been guided by the consultation responses from Historic England and Sheffield City Council to ensure that proposed impacts are proportionate to the significance of the building and the minimum necessary to secure the wider benefits of conversion.

The principal changes arising from the scheme include the rearrangement of the inserted principal staircase from first to second floor; the removal of the secondary staircase from ground to second floor; and alterations to circulation to create a lift shaft and internally cohesive apartments.

The present staircase from first to second floor is a late 20th Century insertion which has obscured the stained-glass window in the north wall and cut through decorative plaster work. The proposal seeks to realign the staircase, pulling it back from the window in order that it can be fully appreciated. This proposal will have a **very positive effect** on the significance of the building in enhancing a key aspect of the buildings architectural interest.

The proposal seeks to remove the existing secondary staircase from ground to second floor. This aspect of the design will remove historic fabric that preserves legibility of the former division of circulation between family and servant spaces, and its loss will have a **negative effect** on the significance of the building. Consideration was given during the design process as to whether the stairs could be incorporated, for instance in respect to duplex flats, however it was found that it would necessitate other impacts including the insertion of other staircases within adjoining flats and associated new access that would collectively amount to a larger impact. Whilst three quarters of the staircase will be lost, the section to the basement will be retained in use and will preserve some legibility within the floor plan of the secondary stair.

Alterations to circulation between rooms and planform have been necessary to achieve internally cohesive apartments. On the whole these changes have been kept to the absolute minimum required to achieve the conversion, although some **negative effect** on the significance of the building through loss of legibility of original design is unavoidable.

Of additional note, is that the scheme will have a **neutral effect** on the principal central ground floor hall which will be unaffected by the works; and has taken special care in the design of the former grand dining room to ensure that the conversion can be undertaken whilst preserving legibility of its volume and without affecting its significant decoration and fixtures and fittings.

Additional Considerations

The proposed scheme will release substantial new investment in the building and onward maintenance agreements that will ensure that the conservation of the building is enhanced, and its long-term preservation secured, aspects of the scheme which will have an ongoing **positive effect** on the significance of the building.

IMPACT ASSESSMENT: COACH HOUSE

Exterior

The proposals seek minimal changes to the exterior of the Coach House, principally limited to the opening up of blocked doors with full height glazing; the relocation of a skylight from its principal to rear elevation; and the replacement of the central modern door with a more traditional panelled door with fanlight. These changes respect the character of the building and will enhance the legibility of its previous arrangement, leading to a **positive effect** on the significance of the building.

Interior

Internally the Coach House has already been stripped of historic fixtures and fittings, and its sensitivity to further change is considered to be minimal. The proposal proposes the removal of parts of some internal walls but retains the principal units of division whilst adding a new staircase and mezzanine floor. Overall internal alterations are considered to a **neutral effect** on the significance of the building.

IMPACT ASSESSMENT: RANMOOR CONSERVATION AREA

The scheme will not affect the character or appearance of the Ranmoor Conservation Area. The degree of external changes to the site from the proposal are limited, primarily comprising the addition of a small two-vehicle garage recessed slightly into the bank that borders Graham Road. This structure will not be visible from Graham Road, and has been sympathetically designed such that it does not dominate the car park or compete for prominence with Riverdale House.

8 DISCUSSION

SUMMARY OF SIGNIFICANCE

The site encompasses Riverdale House and its associated Coach House, the core buildings of a c.1871 high status villa built for Charles Henry Firth, the son of an influential Sheffield steel magnate and a notable industrialist and philanthropist in his own right.

The building is a Grade II Listed Building of **national heritage significance**, notable in the quality of its architecture, craftsmanship of its detailing, general survival of elements of its interior, and its association with regionally important individuals. The building also makes a **positive contribution** to the character and appearance of the Ranmoor Conservation Area.

Alterations to elements of the interior circulation of the building and internal details; the loss of its grounds; and separation of its lodge and former ancillary buildings have negatively affected the significance of the property.

SUMMARY OF IMPACT

The proposed scheme seeks to create eight apartments within the existing footprint of Riverdale House with a further apartment within the former coach house. The proposal has considered the heritage significance of the building in its design, and has avoided harm and focused enhancements on those aspects which are considered to make the highest contribution to its architectural interest, including its external envelope and the interiors of its principal hall, staircase and former dining room. Where there is harm, this is to secondary aspects of the buildings architectural interest, including its servant's stair and circulation between first floor rooms; and is deemed to be the minimum necessary to enable the conversion.

It is also anticipated that the development will reverse some of the previous harm done to the building, invest in essential maintenance work, and establish a maintenance agreement that will preserve the building for future generations

Overall it is considered that the scheme will have an **overall neutral effect, such that the significance of the building will be preserved.**

CONCLUSIONS

In preserving the significance of Riverdale House, a designated heritage asset, and its contribution to the character of the surrounding conservation area, the scheme is in accordance with local planning authority key heritage policies CS74, BE15, BE16 and BE19.

National Planning Policy Framework para. 189 states that local planning authorities should give great weight to the conservation of designated heritage assets, which also fulfils their obligation under sections 66 and 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in giving special regard to the desirability of preserving Listed Buildings and the character and appearance of Conservation Areas.

RECOMMENDATIONS

It is considered that there is potential for further mitigation of the negative effects to be implemented through agreement of detail design that could be conditioned as part of planning permission for the scheme. Taking these additional measures into account could reduce the assessment of harm, leading to an overall positive effect on the significance of the building:

- Design details to demonstrate how the modern staircase from first to second floor will be achieved in respect to the preservation and/or enhancement of existing historic features and those previously impacted by the existing staircase;
- Design details to demonstrate how double glazing will be incorporated into cross-section of existing historic windows;
- Design details to secure legibility of previous plan form and circulation, including method by which redundant doors will be fixed shut; how inserted partitions will be detailed such that they are as removable as possible and preserve the detailing of historic decoration that they abut; and where walls are removed how stubs and new ceiling beams will be detailed to preserve historic cornices;

Furthermore, in accordance with para. 199 of NPPF it is recommended that an archaeological record of the building should be made prior to the commencement of works to advance understanding of the significance of the asset. This would take the form of a Level 3 historic building record, in accordance with Historic England guidance (20016a) and the methodology agreed with the South Yorkshire Archaeology Service through a Written Scheme of Investigation.

9 SUPPORTING INFORMATION

LEGISLATION

The principal legislation in relation to the protection and management of the historic environment comprises:

Historic Buildings and Ancient Monuments Act 1953 – established the register of parks, gardens and battlefield sites of special historic interest. The effect of proposed development on the sites and their settings on the list is a material consideration in planning decisions. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

Ancient Monuments and Archaeological Areas Act 1979 – affords statutory protection to Scheduled Monuments and Areas of Archaeological Interest. Consent of the Secretary of State (Department for Digital, Culture, Media and Sport) is required for works affecting these assets.

Planning (Listed Buildings and Conservation Areas) Act 1990 – provides additional planning controls for works affecting Listed Buildings and Conservation Areas. The Act established that the Local Planning Authority should have special regard to the desirability of preserving Listed Buildings, or its setting, (Section 66); and a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and revised in July 2018, with further minor updates in February 2019 – sets out the Government's planning policies for England and how these should be applied by local planning authorities in plan-making and decision-taking.

Para. 11 – a presumption in favour of sustainable development is placed at the heart of the framework. To achieve this, the NPPF identifies three overarching objectives (economic, social and environmental) that are to be pursued in mutually supportive ways, and which include contributing to the protection and enhancement of the historic environment (para. 8).

Para. 127 – encourages local planning authorities to ensure that developments establish or maintain a strong sense of place and are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (also reflected in para. 185).

Para. 130 – recommends that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area.

Para. 131 – states great weight should be given to outstanding and innovative designs that raise the standard of design in an area whilst fitting with the overall form and layout of their surroundings

Para. 184 – identifies heritage assets as an irreplaceable resource.

Para. 189 – states that local planning authorities should require an applicant to describe the significance of any heritage assets affected to a level proportionate to their importance. Where a site includes or has the potential to include heritage assets of archaeological interest, this should include an appropriate desk-based assessment and, where necessary, a field evaluation.

Para. 194 – when considering the impact of a proposed development on the significance of a designated heritage asset, NPPF states that local planning authorities should give great weight to the asset's conservation. The more important the asset the greater this weight should be. Any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.

Para. 197 – the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application, although a balanced judgment will need to be made having regard to the scale of harm, or loss, and the significance of the heritage asset.

Para. 199 – states local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and that results should be made publicly available. It goes on to state that the ability to record evidence should not be a factor in deciding whether such loss is justified.

Para. 200 – recommends that local authorities should treat favourably those proposals that preserve elements of a heritage asset's setting that make a positive contribution to its significance.

LOCAL PLANNING POLICY

Sheffield Core Strategy

Policy CS 74 – Design Principles: states that high quality development will be expected which takes advantage of and enhances the distinctive features of the region, including its distinctive heritage and in particular those associated with metal trades; the city centre; Victorian, Edwardian and Garden City Suburbs; historic village centres; and the city's rural setting.

Sheffield Urban Development Plan

Policy BE15 – Areas and Buildings of Special Architectural or Historic Interest: states that buildings and areas of special architectural or historic interest which are an important part of Sheffield's heritage will be preserved or enhanced, and that development that would harm the character or appearance of Listed Buildings, Conservation Areas or Areas of Special Character will not be permitted.

Policy BE16 – Development in Conservation Areas: states that development in conservation areas which preserve or enhance its character or appearance, including its setting and views into or out of the area.

Policy BE17 – Design and Materials in Areas of Special Architectural or Historic Interest: developments in conservation areas are required to be undertaken to high standard of design using traditional materials.

Policy BE19 – Development affecting Listed Buildings: The demolition of listed buildings will not be permitted, and proposals for internal or external alterations that would affect its special interest will be expected to preserve its character and appearance, and where appropriate undertake repairs. The original use of a listed building will be preferred, but other uses will be considered where they would enable the future of the building to be secured.

METHODOLOGY FOR ASSESSING SIGNIFICANCE

The significance of heritage assets is their value to this and future generations because of the archaeological, architectural, artistic or historic interest embodied in their physical presence and way in which they are experienced, i.e. their setting (after definitions in National Planning Policy Framework). Planning Practice Guidance (PPG; MHCLG, 2018) defines these heritage interests as (compatible values of Historic England's *Conservation Principles* (2008) shown in italics):

- **Archaeological interest** (*Evidential value*): As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and Artistic interest** (*Aesthetic value*): These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest** (*Historic and Communal value*): An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.

The assessment of heritage interest is undertaken in consultation with GPA 2 (Historic England, 2015); Part 4 of the British Standard 7913:2013 *Guide to the Conversion of Historic Buildings*; Chartered Institute for Archaeologists standards and guidance (2014); and the staged approach for understanding significance published in HEAN 12 (Historic England, 2019):

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits;
2. Understand the significance of the asset(s);
3. Understand the impact of the proposal on that significance;
4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF;
5. Look for opportunities to better reveal or enhance significance.

In addition, the assessment of setting follows the staged approach published in GPA 3 (Historic England, 2015b; step 5 of which is not relevant at this stage):

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid harm;
5. Make and document the decision and monitor outcomes

By understanding the heritage interest of an asset or place, it is possible to derive an assessment of overall significance through reference to published guidance and assessment criteria:

Heritage Significance		
International	Heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List (section II.D of UNESCO, 2019).	1
High National	Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for listing at a high grade (i.e. as a Scheduled Monument, or Grade I or II* Listed Building / Registered Park and Garden) (DCMS 2013 & 2018 & https://historicengland.org.uk/listing/selection-criteria/).	2
National	Heritage assets of special interest that fulfil the criteria for listing (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site) (DCMS, 2018) & https://historicengland.org.uk/listing/selection-criteria/ .	3
Regional	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda.	4
Local / Negligible	Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.	5

Heritage assets or places recognised to be of sufficient significance to receive formal status under law or policy intended to sustain those values (such as a Listed Building, Scheduled Monument of Conservation Area) are commonly referred to as *Designated Heritage Assets*. Assets recognised to have heritage significance, but insufficient to meet the criteria for statutory designation, are referred to as *Non-Designated Heritage Assets*. It should be noted, however, that designation does not automatically bestow national or higher significance as in rare circumstances designation can be reversed where significance has been misjudged or denuded; and it is equally possible for non-designated assets to be demonstrably of national or higher significance, warranting designation.

Assessment of Contribution

Elements of a heritage asset, including elements of their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest embodied in its fabric, where there is capacity for an asset to support change without loss of significance, and where there are opportunities for significance to be enhanced. Contribution to significance is expressed in line with the following scale:

Contribution to Significance		
High	Element is fundamental to the key heritage interest/s that define the significance of the asset.	H
Medium	Element makes an important contribution to the significance of the asset, either as embodying a secondary aspect of the asset's heritage interest or comprising an aspect of the asset's key heritage interest that has been affected by moderate (under 50%) loss such that its contribution to significance is reduced.	M
Low	Element makes a slight contribution to the significance of the asset, either as embodying that complements an aspect of the asset's heritage interest or comprising an aspect of the asset's key heritage interest that has been affected by substantial (over 50%) such that its contribution to significance is greatly reduced.	L
Neutral	Element does not contribute to the significance of the asset.	N
Negative	Element represents an unsympathetic change which detracts from significance.	Neg
Uncertain	Sensitivity uncertain: more information required.	?

Assessment of Effect

An assessment of the effect of the proposed works considers the contribution made by the affected element to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal		
Very Positive	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	++
Positive	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	+
Neutral	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	o
Negative	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	-
Very Negative	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	--
Uncertain	Effect uncertain: more information required.	?

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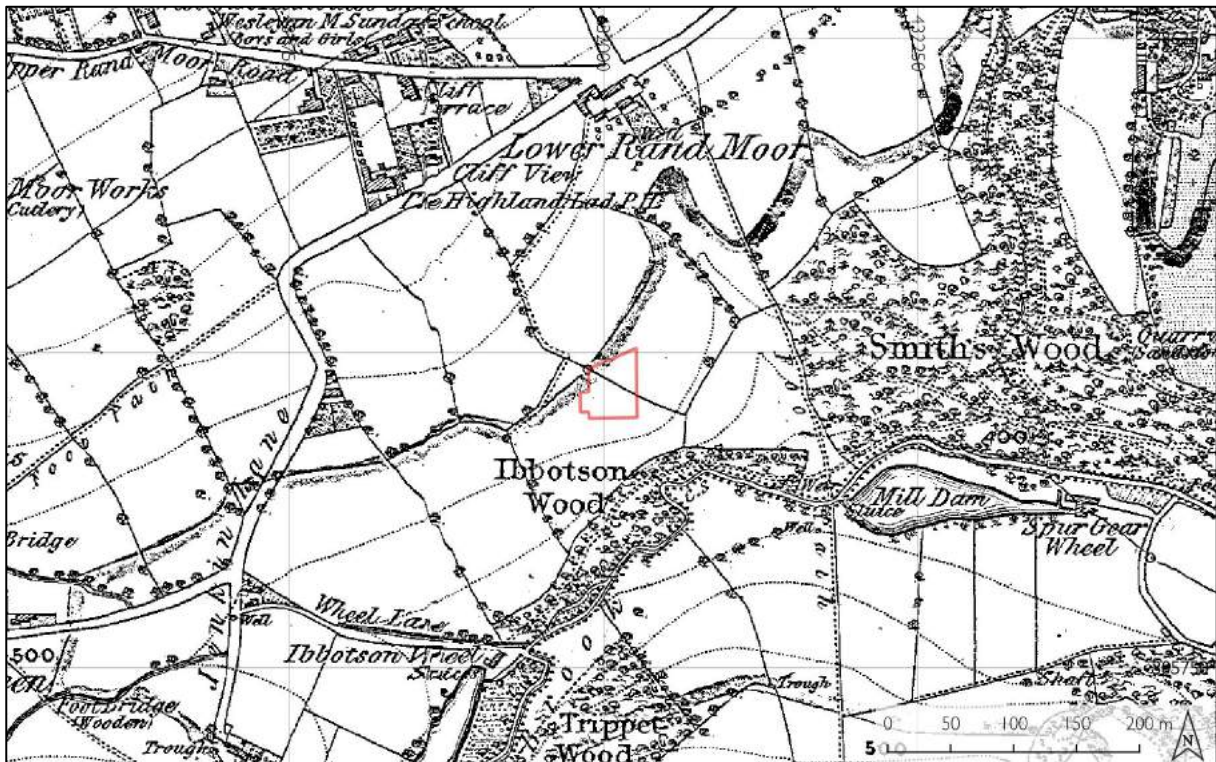
The Victorian Web (references to WF Dixon):

<http://www.victorianweb.org/art/stainedglass/dixon/index.html>

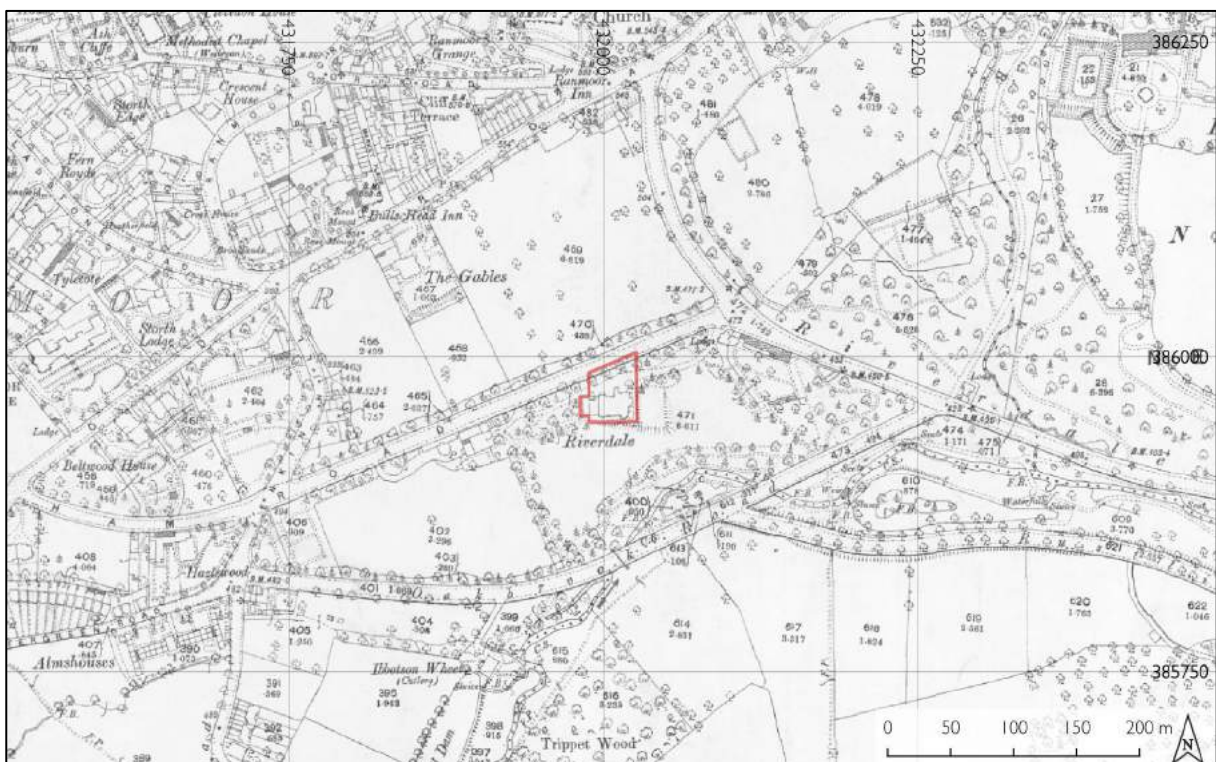
<http://www.victorianweb.org/art/stainedglass/dixon/1.html>

APPENDIX I:

HISTORIC MAPPING



Appendix I.1: 1855 Ordnance Survey map



Appendix I.2: 1893 Ordnance Survey map

CHARLES HENRY FIRTH, ESQ., DECEASED.
"RIVERDALE," RANMOOR, SHEFFIELD.

SUBSTANTIALLY STONE - BUILT FAMILY MANSION, and upwards of 13 acres of Valuable FREEHOLD LAND (exclusive of roads), surrounded by excellent Boundary Walls, and belted with Well-grown Plantations and Ornamental Timber, together with The LODGE, COACHMAN'S HOUSE, Capital STABLING, COW HOUSES, GREEN-HOUSES, and other erections suitable for a Residence of this description.

To be SOLD by AUCTION, by Messrs NICHOLSON, GREAVES, BARBER, and HASTINGS, at the SHEFFIELD ESTATE AUCTION MART, No. 2, HIGH STREET, on TUESDAY, the 28th day of June, 1888, at four o'clock in the afternoon, for half-past four, precisely, subject to the General Conditions of Sale of the SHEFFIELD DISTRICT INCORPORATED LAW SOCIETY, and by order of the TRUSTEES of the late CHARLES HENRY FIRTH, ESQ.:—

The WELL ARRANGED and SUBSTANTIALLY BUILT FAMILY MANSION, known as "RIVERDALE," erected, regardless of cost, for the Late Owner, by whom it was occupied down to his death, and since then by his widow and family.

The MANSION, which is approached by a Carriage Drive from Riverdale Road, has a massive Carved Oak and Stone-covered Carriage Porch, and contains—

ON THE GROUND FLOOR, Inner Porch, lofty and Spacious Entrance Hall, with noble Staircase, and Stained Glass Window, by Dixon, of London; Parlourmaids' Room, Library, Billiard Room, Private Corridor to Grounds, Splendid Drawing Room, Grand Dining Room, with Serving Room from Butler's Pantry, Safe Room, with Hobbs' Patent Safe, Back Corridor with Inner Porch, back Entrance and Servants' Staircase, Butler's Pantry, with Fittings, and fitted Plate Safe, Fitted China Closet, Lavatory, Servants' Hall, with Cooking Range, Hot Plate, and Fittings, Kitchen, with excellent Range and Fittings, fitted Plate and China Room. The whole of the above having most excellent Wine, Beer, and Provision Cellars under.

ON THE FIRST FLOOR are Spacious Landing and Corridor, from which open Nine excellent Bedrooms, Dressing Room, Bath Room, Linen Room, and Housemaid's Closet.

ON THE SECOND FLOOR are Six Servants' Bedrooms, Linen Room, and a number of excellent Box Rooms, Eastern Rooms, Etc., Etc.

THE OUTBUILDINGS consist of Stonebuilt Entrance Lodge, Laundry, Knife, Stick, and Coal Houses, Long Range of Buildings, comprising Potting Shed, Peach House, Vinery, Store, Fernery, Cucumber House, and Two General Houses, Long Range of Hot Pits, Walled Coal and Stick Yard with Shed, Walled Rustic Cow Houses, adjoining the Paddock, Coachman's House, and Outbuildings, fitted Harness Room, Four-stall Stable, and Loose Box with Hay Chamber and Chop Room over, Two-stall Stable, Corn Room, Hay Chamber, standing for Three Cows, Poultry House, Piggery, Blacksmith's Shop, Three Loose Boxes, Tool Shed, and Capital Coachhouse.

THE GROUNDS, which have valuable frontages to four good roads, are most beautifully laid out with delightful Walks, Lawns, Shrubberies, and Plantations.

THE PORTER BROOK runs through part of the Estate, and supplies an Ornamental POND.

THE PROPERTY IS FREEHOLD, and comprises 13a. Or. 3p. or thereabouts, and there are productive Kitchen Gardens, enclosed Orchard, and good Grazing Paddock for Horses and Cattle.

THE MANSION faces the South, and all the principal windows command delightful views over the beautiful scenery of the West End of Sheffield, including Endcliffe and Whiteley Woods, with The Moors beyond. IT IS WITHIN HALF AN HOUR'S DRIVE of either of the Sheffield Railway Stations.

Possession may be had on completion.

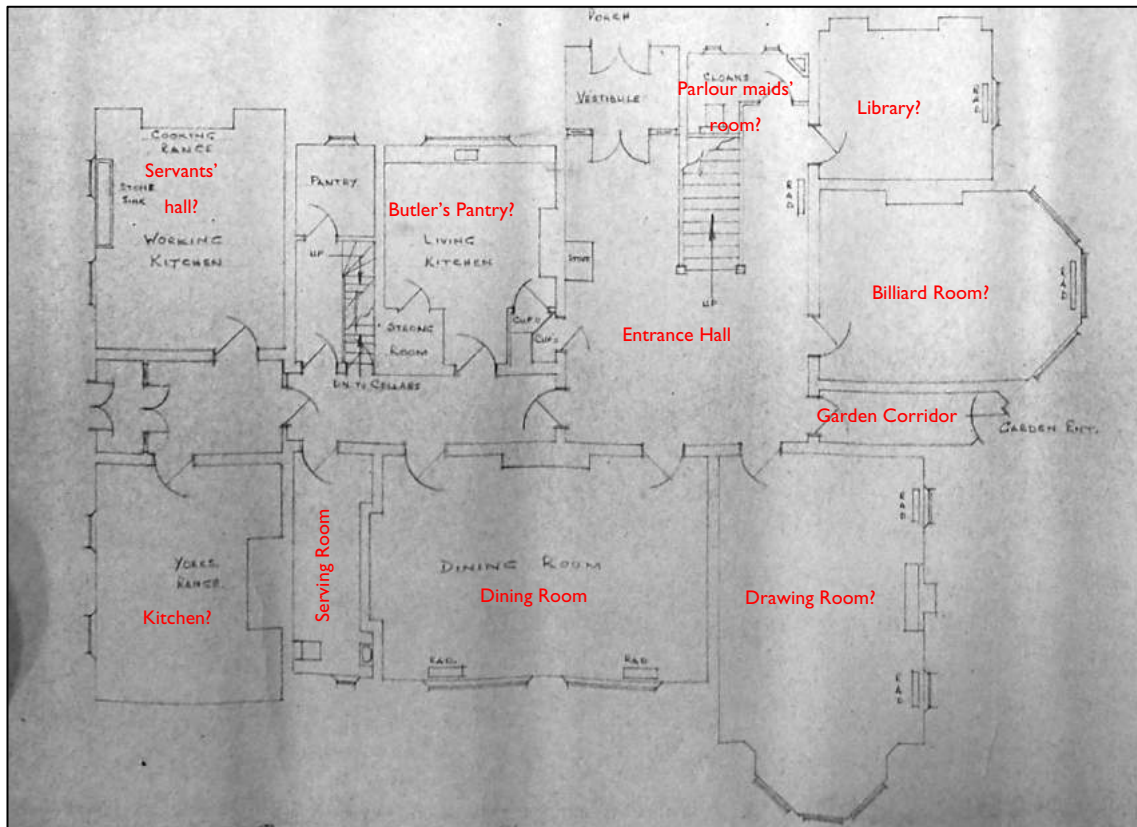
The Vendors reserve the right to hold a Sale by Auction upon the Premises.

THE FOLLOWING FIXTURES are to be taken by the purchaser at the price of £250, viz.:—The Pollard Oak Sideboard and Overmantel in the Dining-Room, all the Picture Rods and Venetian Blinds, Gas Engine and Fixed Choppers in the Hay Chambers, Manure Pump, Swing and Gymnastic Appliances in the Grounds, and the purchaser will have an OPTION of taking, at a valuation, in the usual way, any of the general Tenant's Fixtures and Fittings.

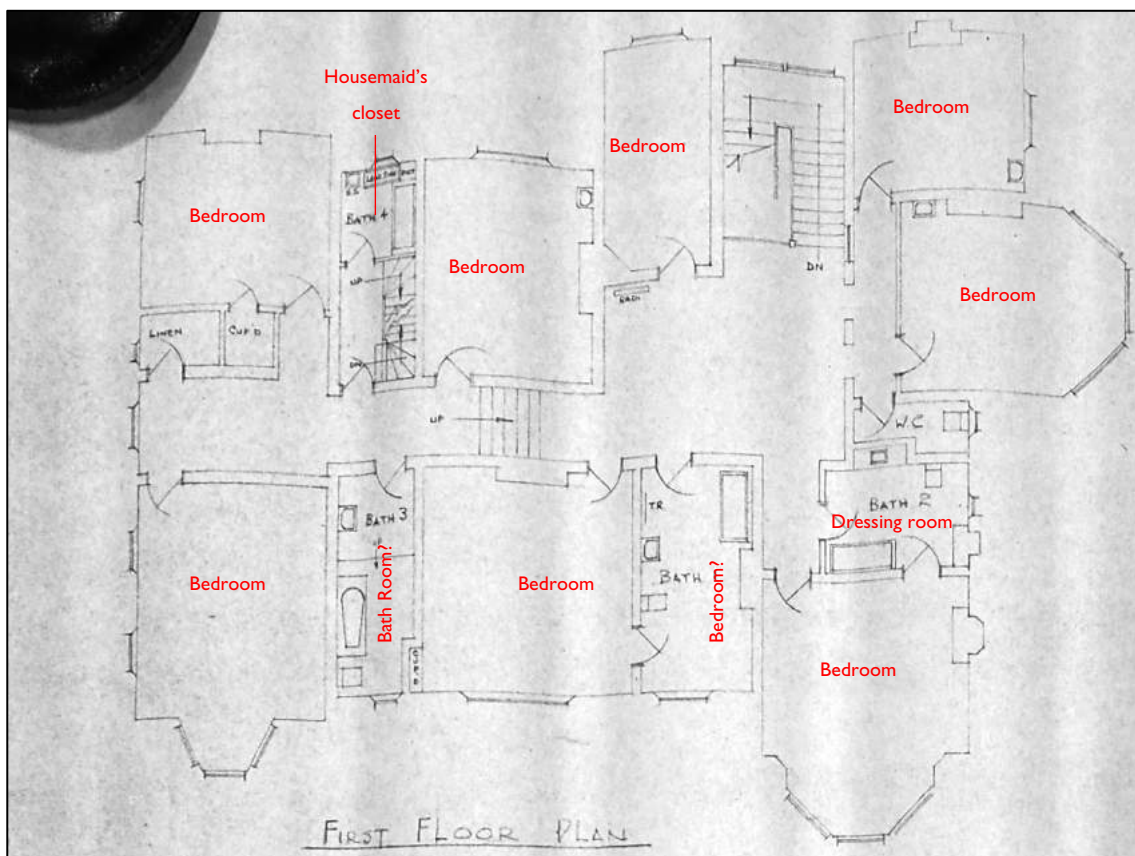
CARDS TO VIEW MAY BE HAD OF THE AUCTIONEERS, and any further particulars can be obtained from them; from MESSRS. FOWLER AND MARSHALL, SURVEYORS, HARTSHEAD; or from

MESSRS. BROOMHEAD, WIGHTMAN, AND MOORE,
Solicitors, George Street, Sheffield.

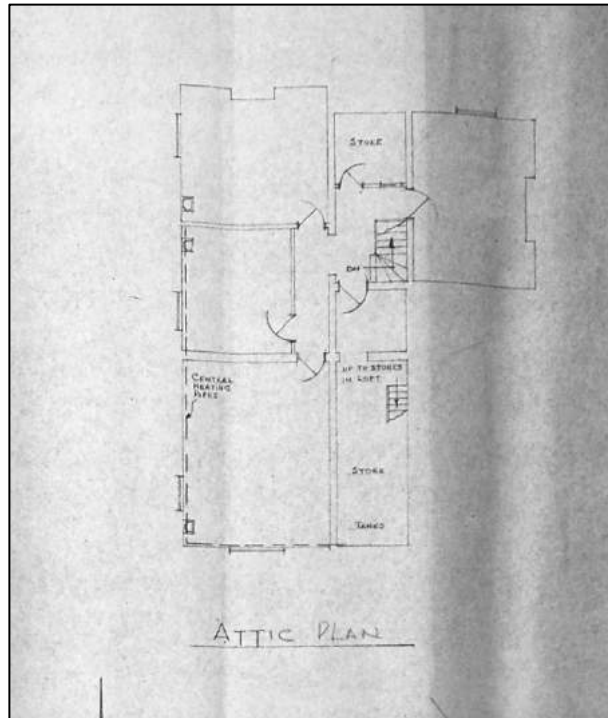
Appendix I.3: Sheffield Daily Telegraph 4/6/1896



Appendix I.4: 1954 Ground Floor Plan (possible 1898 uses shown in red)



Appendix I.5: 1954 First Floor Plan (possible 1898 uses shown in red)



Appendix I.6: 1954 Attic Floor Plan

APPENDIX 2:

PHOTOGRAPHY

Appendix 2.1:
View of the north
elevation of Riverdale
House

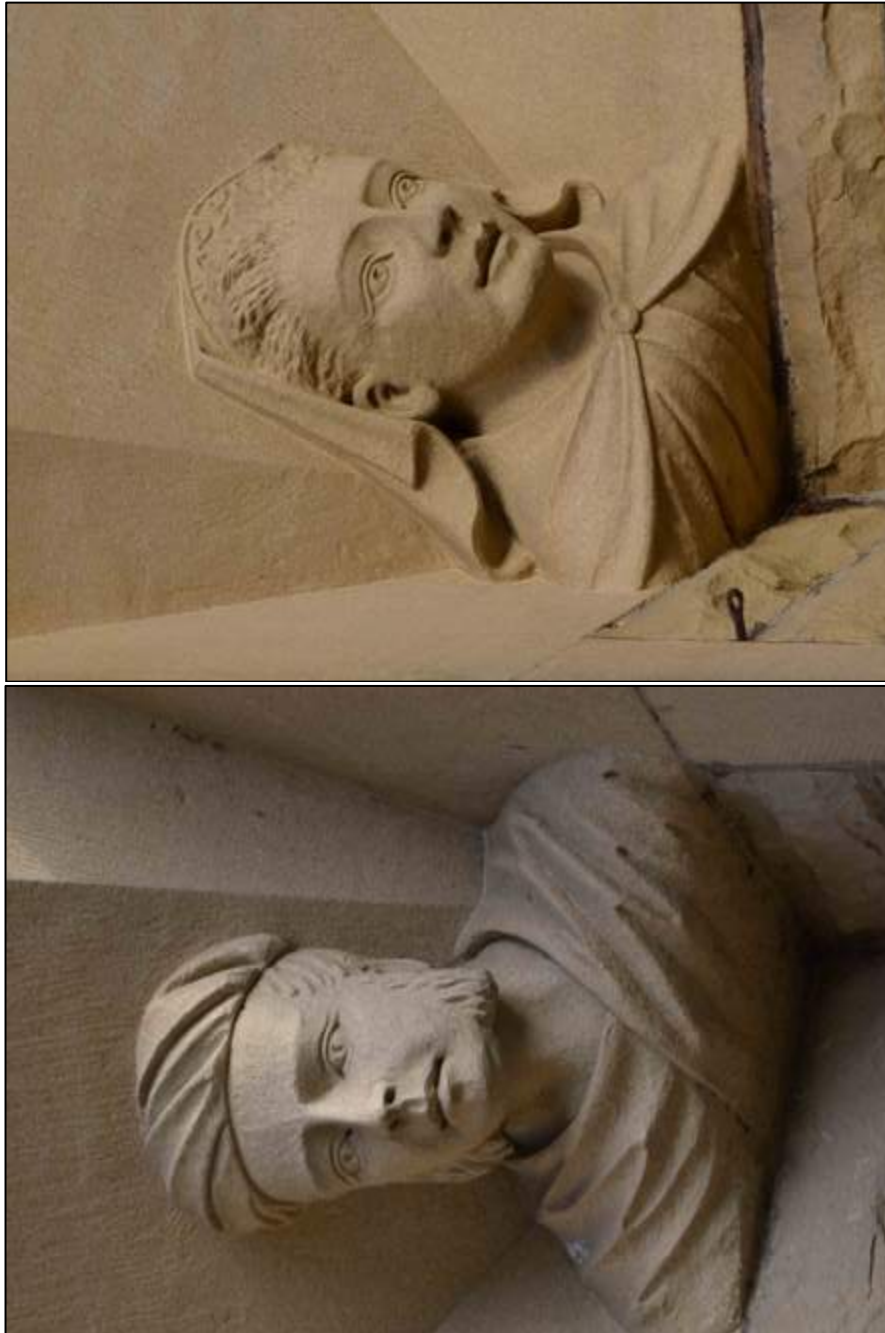


Appendix 2.2:
View of south
elevation of Riverdale
House



Appendix 2.3:
Detail of the first
floor window on the
south elevation of
Riverdale House with
CHF monogram



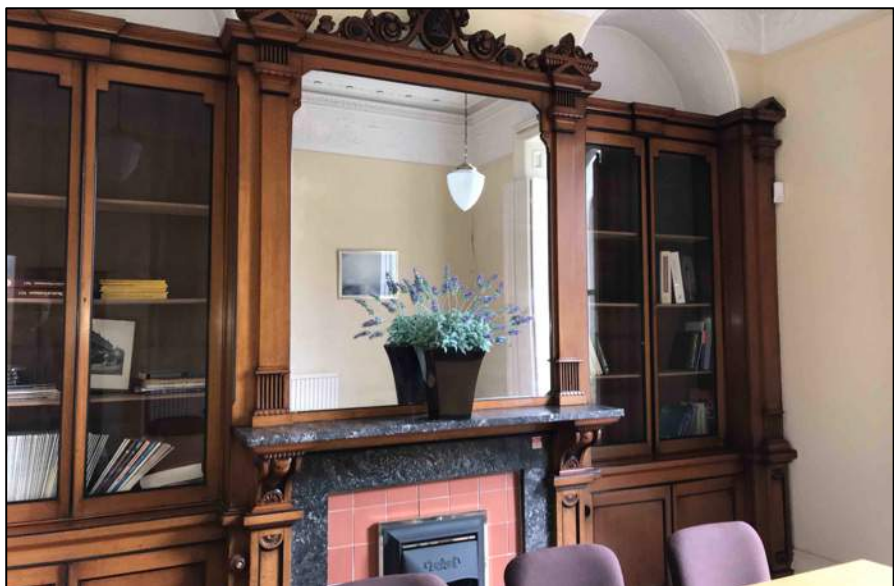


Appendix 2.4: Detail of figures to corbels of south elevation oriel window.

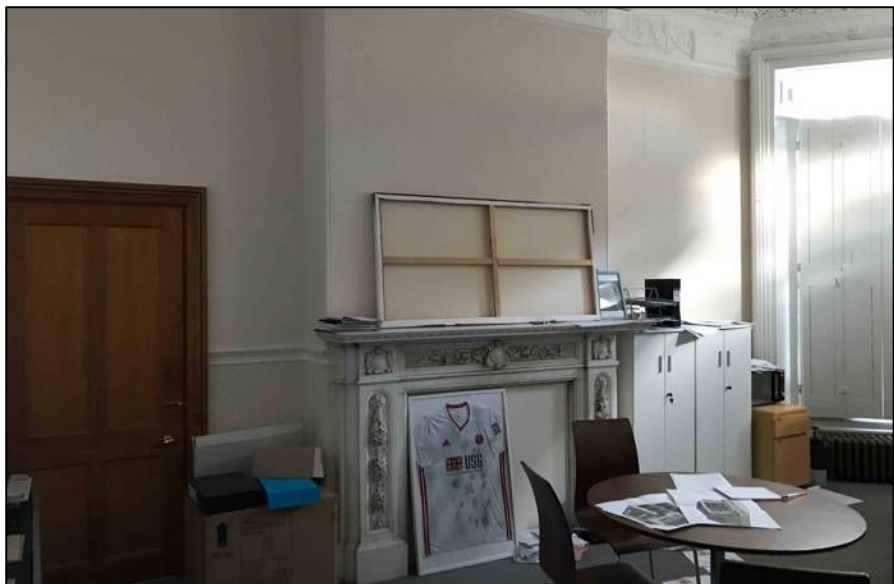
Appendix 2.5:
View of the main
ground floor hall,
looking north-west



Appendix 2.6:
View of fixtures in the
ground floor north-
east room (former
library)



Appendix 2.7:
View of the ground
floor east room
(former billiard room)





Appendix 2.10: Former serving room, west side of ground floor



Appendix 2.9: Detail of door in main ground floor hall



Appendix 2.8: Detail of former garden corridor to east of ground floor

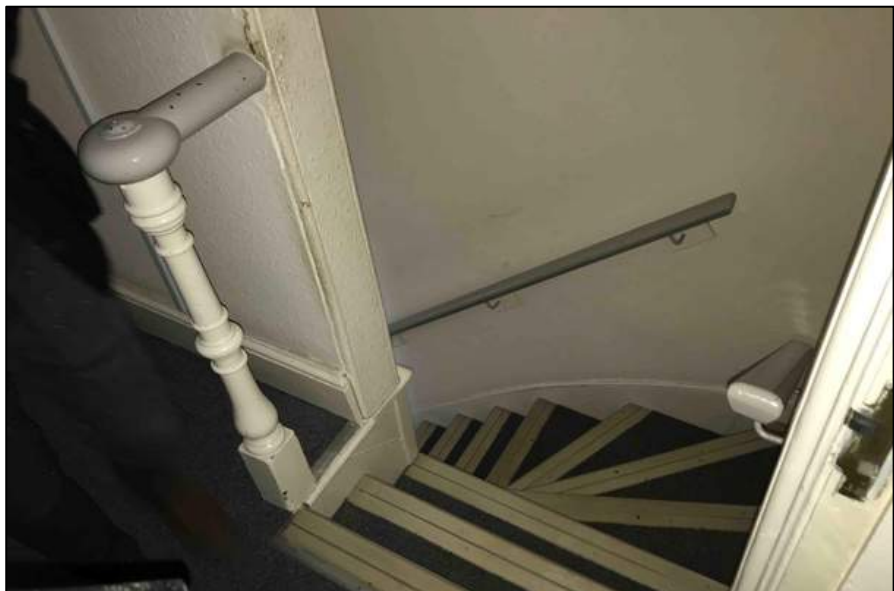
Appendix 2.11:
View of the ground
floor south-east room



Appendix 2.12:
View of the former
Grand Dining room
to the south of the
ground floor



Appendix 2.13:
Back-stairs, first floor
level



Appendix 2.14:
First floor hall



Appendix 2.15:
Doors to first floor
hall



Appendix 2.16:
Fireplace in first floor
south-west room



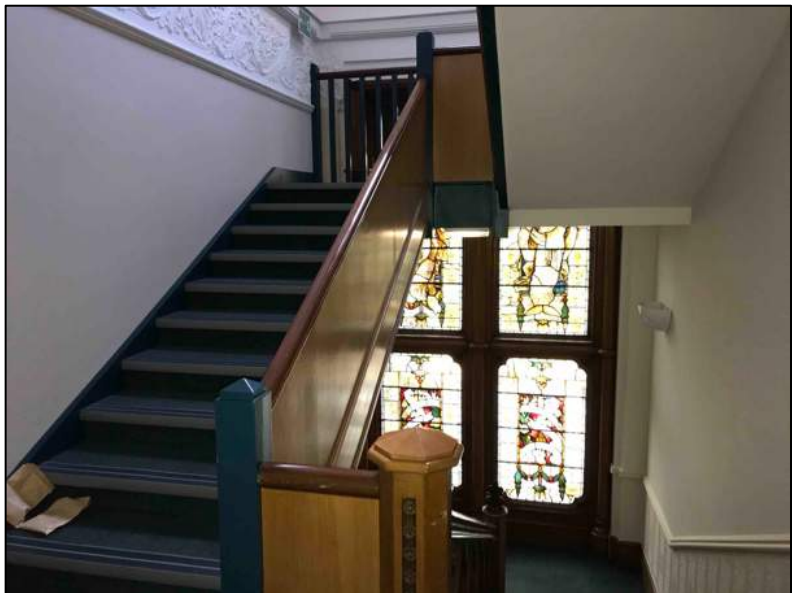
Appendix 2.17:
East room, first floor



Appendix 2.18:
North room (former
maids' closet)



Appendix 2.19:
Inserted staircase
above main stairs



Appendix 2.20:
North-west
attic room



Appendix 2.21:
South-west
attic room
with cistern



Appendix 2.22:
South attic room



Appendix 2.23:
East elevation of the
Coach House



Appendix 2.24:
North elevation of
the Coach House



Appendix 2.25:
View of Coach
House from the
south-east



APPENDIX 3:

LISTED BUILDING DESCRIPTIONS

RIVERDALE HOUSE AND ADJOINING OUTBUILDING AND WALLS

Grade: II

List Entry Number: 1255041

Date first listed: 28-Jun-1973

Date of most recent amendment: 12-Dec-1995

LOCATION

County: Derbyshire

District: Sheffield (Metropolitan Authority)

National Grid Reference: SK 32008 85961

DETAILS

House, now offices. c1860. Rock-faced stone with ashlar dressings and gabled and hipped slate roofs with fish scale bands and finials. 2 external gable stacks, one with coped double octagonal shafts, and external side wall stack in the form of a buttress. Gothic Revival style. EXTERIOR: moulded plinth, string course, traceried arch braced bargeboards in various patterns. 2 storeys plus garrets; 5 bays. Central projecting gable with 2-light window in segmental pointed surround, with central shaft. Below, a half hipped porte-cochere with iron crest to flat roof, and grouped wooden posts with shaped braces. Beneath it, a 2-leaf glazed door with sidelights and overlight. To left of the central gable, a 2 storey transomed double lancet stair window with 2 small single lights below it. To right, a double and a single lancet and above, a through-eaves dormer with a single lancet. Below, a double and a single plain sash. Beyond, on each side, a gabled wing, the left one larger and blind, the right one with 2 plain sashes to the second floor. Both have external stacks. Left return has to right a 2 storey canted hipped bay window with 3 plain sashes above and 3 lancets below. To left, a balustraded extruded corner with 3 plain sashes and below, a half-glazed door with stone traceried fanlight. Above, to right, a plain sash and a single lancet. Garden front has in the centre a through-eaves dormer with a triple sash, flanked to left by a lancet and to right by a plain sash. Below, to left, a large buttress, flanked to left by a sash and to right by 2 double lancets. Smaller left gable has a buttress carrying a canted stone oriel window with hipped roof and crest. Above it, a double sash. Right gable has a canted hipped 2 storey bay window with crest. 3 plain sashes above, 3 lancets below. Above it, a single lancet. Rear has adjoining single storey outbuilding, 5 windows, with octagonal gable stack and large off-centre through-eaves dormer. Coped linking wall has segmental pointed gateway under a shouldered gable. INTERIOR not inspected.