

**TAPTON HALL
AND
EXPERIMENTAL GARDENS**

**Historic Landscape Appraisal
and
Recommendations**

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1 INTRODUCTION

1.1 The demise of historic gardens in Sheffield: the role of the Local Schedule

Over a period of three years from 1993 to 1996 a detailed survey of the historic parks and gardens in the city of Sheffield was undertaken to support Policy BE21 in the city's Unitary Development Plan. Research revealed that quite simply through lack of awareness and understanding there had been much loss and irreparable damage done to some of the city's finest designed historic landscapes in parks and gardens. It was discovered that features, settings and styles combined to give individual gardens a unique character. Gardens also reflected important historical associations in terms of style, had associations with nationally acclaimed designers, had links to significant historical events and persons, contributed to planning schemes or 'visions' for parts of the city and also contributed in some cases to clusters or groups of buildings or land of historic interest. The condition of historic gardens also gave cause for concern and provided an important criterion for considering their importance.¹ Such criteria were used to inform selection for inclusion in the Local Schedule of Historic Parks and Gardens, the background to which is explained in full in UDP Background Policy Paper No 4, 1998.

It was not possible to carry out a survey of all potential gardens for the Local Schedule at that time for various reasons: problems of scale - trying to cover the entire city using a relatively small team of research assistants; access to a garden may have been withheld by the owner; and, on occasion, restricted local knowledge limited the number of gardens considered. Research for the Local Schedule has continued since 1998 but at a much slower pace, largely dependent on information revealed by concerns relating to planning applications.

The gardens of Tapton Elms and Pisgah House were not considered at the time of the main survey and should now be considered for inclusion on the Local Schedule.

1.2 The demise of walled gardens in Sheffield

'Nationally, walled kitchen gardens were at the height of their productivity between 1800 and 1939. Their decline came with the success of modern marketing, the availability of cheap fruit and vegetables, imported from all over the world, and the soaring cost of labour. Not surprisingly most of the gardens that once supplied even the grandest kitchens are now in ruins.'²

Research to date reveals a number of walled gardens in Sheffield on land in public ownership, including former pre-Victorian villa garden landscapes in public parks such as Graves, Meersbrook, Chelsea Park and Hillsborough parks and in the

¹ Sheffield City Council, UDP Background Policy Paper No 4 (1998)

² Susan Campbell *Walled Kitchen Gardens* (2006)

grounds of public institutions such as formerly at Weetwood in Ecclesall; and walled gardens on land in private ownership such as at Barnes Hall, Whiteley Wood Hall and Oakes Park. In general they are a vulnerable landscape feature, particularly in urban areas where such a neat parcel of land, representing not too large an area to maintain for its intended use, presents an ideal opportunity for development as housing or parking. In most cases the walled garden has been derelict for some time or its internal layout has been simplified, for example grassed over for ease of maintenance. A number of walled gardens are represented in gardens included on the Local Schedule of Historic Parks & Gardens.

Notable examples of walled gardens that have been lost to development include the former walled garden at Weetwood, the former Ecclesall public library and that at Queens Tower, used as a squash club in the 1980s and 90s and later developed for housing. At Mylnhurst and Whiteley Wood Hall the walled kitchen garden has been grassed over for ease of maintenance and to maximise use.³

Despite the loss and modification of walled kitchen gardens, such features remain an important signature of the pre-Victorian, Victorian, Edwardian and C20 designed landscapes in the city and as such are worthy of conservation. Indeed, walled gardens were very much a feature of the villa landscapes of Broomhill. A number of walled gardens can be seen on the OS map of 1890 of the area. In particular, the large villas of Tapton Elms and Tapton Heights, on opposite sides of and at the north end of Taptonville Road, had elaborate ornamental gardens extending to the south-east, beyond and below which stood walled kitchen gardens. On approach, this would have created a distinctive and unusual patterning with the high walls and entrances of the kitchen gardens almost directly opposite one another. Ironically the kitchen garden of Tapton Heights was sold for development some years ago, presumably the high walls reduced and a large building, which pays some respect to appropriate building lines and scale, built in the middle of the former walled garden. Since ground levels are much higher in the former Tapton Elms walled garden such a development would be much more visually intrusive and thus inappropriate.

1.3 The distinctiveness and character of the Broomhill Conservation Area: the contribution of historic designed landscapes

Broomhill Conservation Area was designated in 1977. Reference to the important contribution of historic designed landscapes in the Area, and in the Taptonville Road area in particular, is given in the Broomhill Conservation Area Appraisal, for example: the ‘cohesive harmony of Taptonville Road and Taptonville Crescent, including iron railings, old lamp columns, stone floorscape and grassy crescent’; ‘the prevalent use of local stone for buildings, boundary walls, gate piers and floorscape’; ‘widespread tree coverage with mature deciduous and evergreen trees, shrubs and green boundary hedges’; views out of the conservation area over the Porter Valley (southwards) and views into the conservation area (northwards).⁴

³ Joan Sewell, Dore Moor House (unpublished report, 2006)

⁴ The Conservation Studio, Broomhill Conservation Area Appraisal (2006)

Reference is given to the fact that there is ‘no significant public park in the conservation area although the eighteen acre Botanical Gardens lie immediately to the south. The spaciousness of the conservation area derives from the large private gardens and the open spaces of school and university grounds.there are three semi-private spaces that make an important contribution to the green ambience and of the conservation area. These are lands enclosed by Taptonville Crescent, St Marks Crescent and Summerfield.’

In particular, the contribution of trees is highlighted: ‘Trees are a vital part of the conservation area’s identity. They enhance the setting of buildings, soften the suburban landscape and give the conservation area a distinctive sylvan character, shady in summer, strewn with leaves in winter.’

Five character areas are identified, Character Area 1 is the ‘Residential north-west quadrant formed within Taptonville Road, Fulwood Road and Hallamgate Road.’ Some of the key characteristics of Character Area are identified as:

- primarily residential with significant university presence
- outstanding historic ambience of Taptonville Road and Taptonville Crescent
- views across Porter Brook valley
- trees and well stocked leafy gardens
- grassy open space, historic floorscape and old lamps and railings in Taptonville Crescent
- stone gate piers, boundary walls and setted entrances

Some of the negatives include:

- modern university buildings at the north end of Taptonville Road
- loss of original building materials and details

It is clear that important and thus vulnerable elements in Character Area 1 include: the spaciousness afforded by large villa gardens; the built environment part of gardens including walls, entrances and drives; and existing trees, existing shrubs and garden greenery. Thus building within the open framework of garden areas will alter the ‘sylvan’ character of the area - a character that survives from the pre-development landscape - and gradual alteration and removal of features such as boundary walls, gate piers, entrances, drives will erode the character of the Conservation Area. Trees are particularly vulnerable both in the early stages of and during building works in new developments and remain vulnerable post building while adjusting to altered microclimatic and water conditions.

1.4 Report structure

The historic landscape appraisal starts with a summary of historical development which merges information from various documentary sources and a sequence of maps through time. This leads to an historical analysis which highlights the

significant changes through time and identifies important surviving historic features. A summary of issues and vulnerability is then discussed followed by a statement of significance which gives an overview of the importance of this site. In conclusion observations are made regarding the suitability of the current development proposals from Miller Homes and recommendations made regarding appropriate safeguards for this particular site.

2 SUMMARY OF HISTORICAL DEVELOPMENT

The following review of maps and some documentary sources is not intended as a complete history but will highlight the changes through time that have contributed to the character of the area framed by Taptonville Road, Taptonville Crescent, Hoole Road, the grounds of Pisgah House and the grounds of Tapton Hall of Residence.

2.1 A Map of the Parish of Sheffield in the County of York, Wm Fairbank & Son, 1795 (map 1)

General

A pattern of fields and hamlets – Crookes and Broom Hill – and the commons of Crooks Moor.

Roads

Road leading north from Broom Hill curves north-west around the boundary of Hallam Gate.

Buildings

Hallam Gate is evident as the largest mansion in the area, with extensive grounds and perimeter tree planting. Note the distinctive ‘kink’ in the south boundary.

Landform

South of Hallam Gate field patterns suggest landform descending from north-west to south-east. East of Hallam Gate field patterns suggest landform descending to the east.

2.2 Five feet to one statute mile, published 1851: the pre-development landscape (map 2)

General

Predominantly rural with a pattern of fields. Hallam Gate as the largest mansion and, to the east, a new development of villas, for example Pisgah House, and associated ornamental gardens. Trees shown on some field boundaries and structural planting of trees for purposes of screening quarrying activity east of Pisgah Dam. Some further subdivision of fields. The southern boundary of the area is defined by the Sheffield Glossop Trust turnpike, opened 1821. The hamlets of Broomhill and Crookes are linked by roads, winding through pattern of fields.

Landform

Land descending to the south-east and from the crest of the hill at Hallam Gate towards the east. Views across the Porter valley towards the Brincliffe/Nether Edge area.

Roads/footpaths

Lydgate Lane, Witham Road, Crookes Road, Sheffield Glossop Trust, road from junction immediately west of Hallam Gate leading short distance to south-west.

Buildings & housing development

Hallam Gate house

This house was built for Francis Hoole and family and was occupied by him certainly in 1790, if not earlier. The house stood out in its locality in terms of scale and the nature of the garden layout (evident on Fairbanks, 1795) Later occupants were: Peter Frith, optician, from 1839 - 1844; Charles Hoole, grocer & tea dealer, from 1846 - 1879; Arthur Wightman, solicitor, Justice of the Peace for the City of Sheffield, Town Trustee, Trustee of the Birley's Charity, Governor of the Sheffield Royal Grammar School, member of the Council of the University of Sheffield, from 1879 - 1924; and G.Graves Ltd, wireless manufacturer from 1929-1948.⁵

LOCATION

At junction of roads: Crookes Road; Witham Road; Lydgate Lane; and what would become Hallamgate Road. Layout of gardens made full use of views to south and east and the house stood centrally on the site with outhouses to the west.

ENTRANCE

Off Witham Road curving drive to east façade – generous arrival/turning space.

West entrance to coach house.

BOUNDARIES

Along Witham Road and (the future) Hallamgate Road and to the south and east abutting fields. In addition two areas interspersed with trees, possibly orchard areas, one situated west of the coach house, the other located south of the garden with a curving boundary subdividing the area in two. To the western edge of these fields are substantial structure/shelter plantings which appear to be part of the extended landscape of Hallam Gate.

PLANTINGS

An ornamental garden in gardenesque style immediately surrounding the house on the north, east and south sides; possibly a kitchen garden in the north-west corner of the grounds; bold lines of tree planting at the perimeter for shelter and screening on the west, south and east boundaries; two small island groups of planting on the lawns, possibly directing views.

Buildings east of Hallam Gate

Pisgah House + additional villas with long gardens oriented to the eastern views.

Pisgah House (formerly The Grove) was built for Samuel Parker in 1829/30. Samuel Parker was a bone and horn merchant in Blast Lane and an ale and porter brewer, malt and hop dealer in Parkers Row, South Street.⁶

Smaller villas and gardens north of Pisgah House and, immediately adjacent to the sharp bend to the east of Witham Road a compact development of terraced properties. Villas are evident to east of Witham Road. Broom Hill has expanded

⁵ Miscellaneous research notes, Eva Wilkinson (1999)

⁶ Miscellaneous research notes, Eva Wilkinson (1999)

with a lesser expansion of the hamlet of Crookes.

Boundaries/fields

Distinctive field boundaries around Hallam Gate: field to the east of the garden now subdivided north-south with eastern portion occupied by villas; field to the south-east occupied by Pisgah House and other villas. As a result the surviving field to the east and south of the Hallam Gate garden has two sections with a distinctive pinch-point between the grounds of Pisgah House and the grounds of Hallam Gate.

Two long fields as shown on Fairbanks' map: south of Hallam Gate, that field is now subdivided into two halfway down field; the field on the western side is subdivided in a similar way and the north section subdivided again.

Landscape features

Pisgah Dam and troughs in fields suggest springs. Note one on the field boundary south of Hallam Gate.

Woodlands/plantings/gardens

Field boundary trees indicated; structure planting for shelter and screening; elaborate ornamental gardens associated with villas and more modest properties; Ratcliffe Gardens situated south of Pisgah House an extensive area of kitchen gardens (early allotments?) taking advantage of fertile soils, springs and the sunny southern aspect.

2.3 A Map of Sheffield, William White, 1868 (map 3)

This provides a wonderful vignette of a significant moment in the development of this part of Sheffield. In contrast to the densely built-up areas in the town of Sheffield, the area to the west is shaping into leafy suburbs with elegant layout of roads and large villas and mansions in substantial grounds. Tapton Elms, built in 1852, can be seen standing south of Hallam Gate house at the north-east end of Taptonville Road, the best plot, with ornamental gardens immediately to south-east; beyond which to the south-east is a walled kitchen garden. Taptonville Road was a planned development laid out by John Hobson, a successful scissor manufacturer on a row of fields that stretched from Hallamgate Road south to Glossop Road. Taptonville Road and Taptonville Crescent were laid out through the centre of the fields. Tapton Elms was Hobson's family home and the principal rooms would have had the best views over Sheffield to the east and open views to the south.

General

This map shows new housing development and new roads south and south-west of Hallam Gate.

Roads

Three new roads can be seen between Hallamgate Road and Fulwood Road: Taptonville Road & Crescent; Lawson Road and Sale Hill. In addition a new road is established in the former Ratcliffe Gardens area (to become Spooner Road west of Witham Road).

Buildings

Tapton Elms is evident on the north-east side of Taptonville Crescent. The mansion of Tapton Elms is shown standing in the north half of the garden. The ornamental garden extends only a short way to the south-east, the walled garden is not evident on this map. There is the suggestion of a building on this part of the site by the dark rectangle at the south-west tip of the trapezoidal field. The houses shown along the west side of Taptonville Road and those on Lawson Road appear to be more

diagrammatic, of a speculative nature, giving an impression of the intention of the developer. Taptonville Crescent is indicated in principle only.

2.4 Ten feet to one statute mile, published 1889 (map 4)

General

This map provides a closer look at the new villas standing in spacious ornamental gardens to either side of Taptonville Road and Crescent. It is essentially a designed landscape with a pattern of streets, villas, entrances, drives, ornamental gardens and kitchen gardens (of which at least four are indicated on this section of map). The area retains a rural sylvan character.

Roads

Taptonville Road and Crescent are evident as a distinctive development. To the west of Hallamgate Road are open fields.

A pattern of buildings and gardens

By this time a distinct hierarchy of buildings has emerged:

Hallam Gate remains the largest mansion in the neighbourhood with: entrances, drives & paths; boundaries and tree plantings and a feature impossible to show on any previous larger scale map – a ha-ha providing the boundary to the south and east between the garden and adjacent fields - very much a C18 landscape feature.

Tapton Elms (and Tapton Heights) at the north end of Taptonville Road, on opposite sides of the road, present large villas in extensive ornamental gardens to the south-east, beyond which stands a walled kitchen garden. Such a layout would ensure unimpeded views across the Porter valley.

Tapton Elms was built for John Hobson (1816-1889), descended from the Hobson family, well known in Sheffield and Bradfield for 300 years. Many previous family members had been connected with the cutlery trade. In his turn, John Hobson was a successful scissor manufacturer, thus associated with one of Sheffield's classic trades - the manufacture of edge tools. He was a prominent local figure, for example: Trustee and treasurer of the Upper Chapel of Sheffield; Trustee of the Rotherham, Uppertorpe and Doncaster Chapels; for over 30 years a member of the weekly Board of the Royal Infirmary; Treasurer of the literary and Philosophical Society, once its President; prominent member of the Chamber of Commerce; a member of the Town Council for 10 years. His son Albert John Hobson was also a prominent local dignitary and successful businessman, for example: a Town Trustee from 1917-1923, Lord Mayor in 1911, and Master Cutler from 1902-1903. He and his brother Wilfred bought the Suffolk Works of Thomas Turner & Co Ltd as well as two other local firms, Wingfield Rowbottom and Joseph Haywood & Co. This new group was highly successful with the production of saws, files, scissors, razors, table and pocket cutlery. On his death his estate was valued at £146,374 and he left a substantial sum to Sheffield University, around £50,000. John Hobson's eldest son, Bernard went to Owen's College in Manchester and successfully completed BSc and MSc degrees. He studied mineralogy and petrology under Dr Rosenbusch in Heidelberg and was a lecturer in geology, petrology and physical geography at Manchester University. He left Sheffield University £142,124 on his death.⁷

⁷ Miscellaneous research notes, Rosemarie Thomas (2008)

As seen on this map, **Tapton Elms** stands centrally at the north end of the plot with a coach house to the north. Glasshouses and a layout of growing beds is indicated north-west of the house, beyond which is a small lodge. Apart from a small pedestrian entrance to the lodge the boundary wall to the Tapton Elms property presents a long continuous wall punctuated only by the main entrance, situated to the south of the house. From the entrance a wide drive leads to the west side of the house where there is an elegant turning circle and access to the north-west to the stables area. Walls surround the ornamental gardens which occupy a rectangular area to the south-west. In this part of the garden serpentine footpaths explore the perimeters of the garden and island beds of planting* probably orchestrate vistas within the garden and views beyond across the valley. It is very much a gardenesque layout and may have been much influenced, as many of the villa gardens were, by Robert Marnock's approach at the nearby Botanical Gardens. At the south-east end of the garden a large mound was created probably to screen views of the kitchen garden and its walls from the house and to deflect the eye to the distant view. From the paths this would provide an element of surprise on discovering a further part of the garden and an entrance to the world of the kitchen garden to the south-east. The layout of the kitchen garden is simple and practical and there is no evidence of anything other than that the landform follows the natural fall of the land. This is evident by the way in which in other parts of the map landform such as slopes and mounds is clearly indicated.

*A special note about the planting in the Tapton Elms garden – evidence suggests that evergreen shrubs were particularly popular in such gardens and it is known that there is a bank of holly specimens surviving from the early-mid C19 throughout the villa gardens of Sheffield's western suburbs. Many will have originated from the nursery of Fisher Son & Sibray, established in Handsworth village by the beginning of the C19. The nursery specialised in the growing of hollies and it is known that at least 70 varieties were available.⁸ (Note that a number of holly specimens are still evident on what remains of the former Tapton Elms ornamental garden).

Taptonville Crescent

A distinctive development with spacious individual plots arranged around a central ornamental garden, the Crescent giving access to each property. Each house appears to have individual architectural features with sufficient similarity to create a coherent whole. The gardens are elaborate and gardenesque in layout but quite individual with such features as island beds (Mountshill House), raised terraces and steps (Holme Lea & Oakwood House), Rockeries (Taptonholme) and a conservatory (Oakwood House).

Pisgah House

What appears to be the kitchen garden of Pisgah House is shown on the eastern edge of surviving fields.

Views

From principal buildings oriented towards the views to south-east; smaller villas facing street on north-east/south-west orientation; the buildings on Taptonville

⁸ Miscellaneous research notes, Joan Sewell, 1995

Crescent arranged around a central communal and private area of lawns, and specimen tree and shrub planting.

Fields

Surviving fields framed by the ha-ha of Hallam Gate, the east boundary of Tapton Elms ornamental and kitchen garden, the north end of Taptonville Crescent, the west boundary walls of villa properties such as Pisgah House and The Grove and Witham Road to the north.

Woodlands/plantings

Extensive in the grounds of Hallam Gate Hallam and screening tree planting along the full length of the eastern boundary between surviving fields and the gardens of properties on the west side of Witham Road such as Pisgah House and The Grove.

Other landscape features

Pisgah Dam is now Hadfield Dam. Note that the trough seen on a previous map is equivalent to the well now shown in the Tapton Heights garden.

2.5 1:2500 Ordnance Survey 1890s (map 5)

General

The distinctive designed landscape and built environment is still evident unchanged around Hallam Gate, Taptonville Road and Crescent. There is still a wider setting of fields and open countryside, with an edge of the countryside feel. Some development in Crookes and new roads indicated east of Hadfield Dam.

Roads

Hoole Road appears for the first time

2.6 1:2500 Ordnance Survey 1905 (map 6)

General

Little change to the study area which retains its rural character, set within fields.

Other changes

Hoole Road is built up on the north side and Pisgah House Road with houses now built, thus reducing the garden of Pisgah House on the east side with the loss of its ornamental garden. Tapton House Road and Hallamgate Road are properly formed and some new-build and building plots are shown on the north side of Hallamgate Road. East of Crookes Road, encroachment of large areas of terraced housing is shown – a much higher density than that around Taptonville. The study area still retains fields and some open space. Trams have extended into the area towards Crookes.

2.7 1:2500 Ordnance Survey 1923 (map 7)

Little change to the study area although all around is encroachment of high-density housing. The designed landscapes of Hallam Gate and Tapton Elms survive, maintaining open land in that part of Broomhill. All the building plots west of Hallamgate Road are occupied till some fields. There is footpath access off Hoole Road into the south-east corner of the triangular paddock. Sale plans dated 24th June 1919 describe the house of Tapton Elms and grounds as ‘an imposing structure of dressed stone, occupies an elevated position with south aspect.....The grounds are

extensive, tastefully laid out and well planted..... well-cultivated and productive kitchen garden.’ The locality is described as ‘a favourite suburb near the Fulwood and Crookes Tramways, and with excellent shopping facilities.’⁹ In October 1920 the University of Sheffield bought Tapton Elms including the ornamental gardens, walled kitchen garden and a plot of land at the north end on the west side of Taptonville Crescent. Tapton Elms was offered to the Stephenson Trust and became Stephenson Hall offering accommodation for 26 men. During this time an upper room in the stable block was converted into a chapel for their use.¹⁰

2.8 1:2500 Ordnance Survey 1935 (map 8)

Housing development has encroached onto the open space east of Hadfield Dam. Additional housing development around Hallamgate Road, Lydgate Lane/Tapton Crescent Road and south of Hallamgate Road infilling some of open space template. Taptonville Road and Crescent still maintain landscape template with little change. There is a dramatic contrast in density, style and layout with housing development in Crookes. Hallam Gate = Hallamgate Works (Radio) with some changes to the buildings and a rectangular parcel of land, probably levelled, appears to the east of walled garden, in the triangular paddock. This may have been tennis courts and it has been suggested that at this time a nine-hole golf course occupied the triangular paddock. With the outbreak of war Stephenson Hall was closed. A number of women students from London University were evacuated to Sheffield and some were housed in Tapton Elms. The extensive cellaring provided air-raid facilities. In 1946 the house was brought into temporary service as a Hall of Residence for women, but was too inconvenient and uneconomical and was closed in 1950.

2.9 1:1250 Ordnance Survey 1951 (map 9)

The triangular parcel of land was acquired by the University in 1944, bought from the executors of the Hobson estate. The Botanic Garden of the University was established here in 1951. By 1951 although changes to ownership, the previous established landscape patterns remain unchanged: Hallam Gate with its ornamental gardens, extended lawns with perimeter tree plantings; a rectangular paddock east of Hallam Gate gardens with screen tree planting to the eastern boundary; Tapton Elms with ornamental gardens to the south-east and the kitchen garden beyond; and a triangular plot of land framed between the boundaries of the Hallam Gate gardens, the Tapton Elms gardens and the grounds of Pisgah House and private residential properties on the north side of Hoole Road.

2.10 1:1250 Ordnance Survey 1961 (map 10)

This map shows dramatic changes with the study area - under threat for the first time. In 1963 the University of Sheffield acquired the former grounds of Hallam Gate house. The house was demolished and Tapton Hall of Residence was built in 1969 with a subsequent removal of trees and loss of green-space. The previous

⁹ Sale Plans for Tapton Elms, 24 June 1919 (Sheffield Local Studies Library)

¹⁰ Miscellaneous research notes, Rosemarie Thomas (2008)

boundaries to the north of Tapton Elms have been removed creating vehicular and pedestrian links between Tapton and Hadow House (former Tapton Elms). In 1971 the Music Department moved into Hadow House. The stable block and lodge to the former Tapton Elms have been retained but the glasshouses removed. The previous elegant turning circle immediately south-west of the entrance to Tapton Elms has been simplified to a more rectilinear layout and boundary walls removed.

The boundary formerly on the north-east side of the Tapton Elms ornamental garden appears to have been removed. An enclosed rectangular area incorporating a rifle range has been created and added to the north-west boundary of the walled garden. Within the walled garden the footprints of the buildings and glasshouses of the experimental gardens are indicated as well as a modified layout of footpaths and retaining walls. This layout did not obliterate that of the original, parts of which are still visible. Although trees appear to be shown diagrammatically, it is evident that a number of previously existing trees have been removed by this time. Electricity substations are shown adjacent to the Hoole Road. In the 1960s more trees + shrubs were added to the experimental gardens with a view to establishing an arboretum.

2.11 1:1250 Ordnance Survey 1977 (map 11)

This map shows further loss and threats to the historic landscape. By this time two blocks are shown to occupy the former ornamental gardens of Tapton Elms and boundaries have been re-established to the north-east, north-west and a zigzagging boundary to the west. Pedestrian access to these blocks has punctured through the former boundary walls of the ornamental gardens of Tapton Elms and adversely affected the setting of Hadow House (former Tapton Elms). Note that on the opposite side of Taptonville Road the footprints of additional blocks are shown. The Broomhill Conservation Area was designated in March 1977.

2.12 1:1250 Ordnance Survey 1988 (map 12)

Very little change on the ground. It is known that during the 1980s outline planning permission was applied for by the University to develop the site of the Experimental Gardens but that the City Council would not grant permission because the site was part of a 'green wedge' or wildlife corridor.

2.13 Plans of the University of Sheffield Botany Gardens & Tapton Hall of Residence, Hadow House and flats in an unpublished report: Peter Conlon, Landscape Management Report (for the University of Sheffield 1987) (maps 13,14 & 15)

In 1987, Peter Conlon of the Department of Landscape, University of Sheffield, completed an unpublished report regarding the landscape development and grounds management of land owned by the University. The report was in three parts: part one presented a simple classification and qualitative description of the university landscape; part two made recommendations for policy design and management levels; and part three provided detailed plans and schedules for maintenance as

performed at that time. It is a very useful record of the nature of the landscape at that moment in time.

The area described as ‘Taptonville’ is given consideration in the report with a detailed discussion of its character, vulnerabilities and potential in terms of what is described as ‘creative management’. This is accompanied by useful detailed maps showing the exact nature of the area described as the Botany Gardens (on which the Pisgah House garden is also shown) and the area described as the Tapton, Hall of Residence, Hadow House & Flats.

Taptonville is described as a ‘compact assemblage of properties... set in a residential area’ which is ‘the major reserve of large trees in the neighbourhood ...the grounds have a special responsibility for local landscape character, which is more vulnerable than it may appear to be...also a certain obligation to conserve this particular amenity at Tapton where the six storey slab blocks are very close to ordinary houses, and would be very intimidating but for the large trees. This apparently secure landscape is actually very vulnerable due to the development potential in the grounds of the Hall and even in the Botany Gardens. In urban conservation terms it could be argued that these sites are already fully developed...There is another peculiar problem facing this type of compact landscape which derives its character essentially from its large mature trees...invariably restricted to the site boundaries where at risk because of nuisance caused (by) close proximity of adjacent properties, roads and services.’

‘The Botany Garden has special significance...it is a unique feature of considerable educational and scientific value and, for that reason alone, deserves a continued high level of specialist management...it is becoming increasingly important as an annexe to the grounds of Tapton, providing a highly valued amenity and resource both for normal student residents and the rapidly expanding vacation enterprises...in the event of the proposed conference centre development (on the Hallam Gate Road car park at Tapton), the Botany Garden would be regarded essentially as part of the grounds of the Hall (of Residence) having forfeited so much landscape elsewhere.’

‘The two sets of flats either side of Taptonville road...detract severely from the high quality of Hadow House and the old cottage (lodge?).’

Management objectives highlighted in the report are:

- conserve selected boundary trees
- create diverse perimeter woodland
- enhance road frontages
- enrich building entrance
- reduce grass areas
- enrich cartilage of flats
- screen car parks ¹¹

¹¹ Peter Conlon, Landscape Management Report (unpublished, for the University of Sheffield, 1987)

3 HISTORICAL ANALYSIS

3.1 KEY LAYERS & CHANGES SUMMARISED

This is a summary of the key layers that have contributed to the character of the study area. Layers 1 - 5 have made the most significant contribution to the overall character of this part of Broomhill. Consideration is also given to the effect, positive (+ve) and negative (-ve), of changes of layout or of features on the character and nature of the site, since the establishment of the layout as shown on the OS ten foot to one mile 1889 .

KEY LAYER 1: By 1800

The template of fields, land enclosures of Crookes Moor, main routes and the mansion and ornamental grounds of Hallam Gate all established

KEY LAYER 2: First half of C19

Some existing fields subdivided, new roads introduced and small pockets of new development in the form of villas and ornamental gardens becoming evident on east facing slopes affording good views across the town and beyond. Structural tree planting for screening and shelter established adjacent to villa development.

KEY LAYER 3: By mid C19

Distinctive housing development and associated road layout, low density suburbs, established on the existing template of fields, oriented from north-west to south-east to take advantage of landform and views afforded to the south across the Porter valley and east across the town of Sheffield.

KEY LAYER 4: By late C19/early C20

The development of Taptonville Road and Crescent, now completed, combine with Hallam Gate creating a distinctive elegant low density suburb, still rural in character. With the arrival of trams, some areas of contrasting high density housing established around Crookes and to the north-east of the study area. Some new build around new roads adjacent to study area subsequently Pisgah House garden reduced in size. Study area remains unchanged.

c1905 Pisgah House garden reduced/Housing development on Hoole Road & Pisgah House Road

-ve encroachment of housing on historic garden/erosion of character

c1905 Villa development along west side of Hallamgate Road

+ve enhance character around Sale Hill, Lawson Road and Taptonville Road

KEY LAYER 5: 1920 - 1950

During this period the University acquire land: Tapton Elms and gardens in 1921; the triangular parcel of land in 1944; Hallam Gate in ????? Few changes

c1935 Tapton Elms becomes Stephenson Hall/some modifications to walled garden/triangular paddock - landform altered in small area

-ve landform changes would modify but not obliterate the original layout of the walled garden

c1935 Hallam Gate = Hallamgate Radio Works/alterations to buildings

-ve change of character

KEY LAYER 6: 1950 - now

Dramatic changes: University Botanic Garden established in 1951; demolition of Hallam Gate house and building of Tapton Halls of Residence in 1969 with subsequent loss of trees and land; experimental gardens established within the walled garden with subsequent level changes introduced; two blocks of student residences built on the former Tapton Elms ornamental gardens.

c1951 University Botanic Garden established

+ve initiating the establishment of an arboretum and a varied and unusual plant collection for research, teaching and identification purposes

c1961 Hallamgate Radio Works demolished/ Tapton Hall built/Hadow House now University building

-ve reduction of open space character

-ve loss of mature trees

-ve introduction of large car park - change of character in north-west sector of site

-ve loss of definition of former boundaries of historic gardens

-ve rifle range and enclosure introduced on north-west boundary of walled garden

-ve electricity substations introduced adjacent to Hoole Road entrance

-ve surviving grounds of former Hallam Gate and surviving grounds of Tapton Elms connected with altered circulation and access

-ve former complex entrance layout immediately south-west of the former Tapton Elms simplified to rectilinear layout/loss of character

-ve loss of glasshouses north-west of Hadow House

+ve modification of the land enclosed within the walled garden/subsequent introduction of buildings within walls and modifications to the path layout and retaining walls: facilitates continued use of the walled garden for botanical/horticultural purposes with minimum intervention to existing features

c1977 Blocks of flats introduced into ornamental garden of former Tapton Elms

- ve loss of character through the erosion of both area and detail in the former ornamental gardens of former Tapton Elms
- ve subsequent alterations to the boundary walls on Taptonville Road
- ve affects the setting of hadow House (former Tapton Elms)

3.2 SURVIVING HISTORIC FEATURES

3.2.1 In general: the character of this part of Taptonville Road

Since the mid C20 there have been many changes to the site, some dramatic in the form of the building of Tapton Hall and the building of two blocks in the former ornamental gardens and other associated changes more insidious, leading to a gradual erosion of character at the north end of Taptonville Road. Loss of boundary walls, modifications to boundary walls, loss of gate piers, loss of complexity at the entrance to the former Tapton Elms, loss of mature trees, the introduction of large car parks are just a few examples of the adverse changes affecting the character at the north end of Taptonville Road. This loss of character has been reinforced by the building of a house in the former walled garden of Tapton Heights on the opposite west side of Taptonville Road with subsequent alterations to boundary walls and entrances. In addition the new blocks recently built in the north-west corner of Taptonville Road pay little reference to the language of the Conservation Area and thus set a dangerous precedent for this enclave at the north end of Taptonville Road.

Evidence from development sites around the city suggests that the greatest threat to the character of designed historic landscapes is a combined dramatic intervention such as the introduction of new buildings and the subsequent loss of and alteration to existing features. If this were to be allowed on the current site it would encourage the pattern of mediocrity that blights the very north end of Taptonville Road to migrate south, eating in to the character of the Conservation Area

Surprisingly, the special character of this site remains evident, reinforced by what survives, and the following sections describe the features that have survived throughout a period of two hundred years. Such surviving features not only represent periods and styles in garden making in Sheffield but also make a special and distinctive contribution to the Conservation Area and are thus worth conserving.

3.2.2 Template of former fields/field boundaries/tree plantations

- the template of part of a former field, of triangular configuration (five feet to one mile 1851)

- the alignment of Taptonville Road, Lawson Road and Sale Hill reflects the pattern of earlier field boundaries (five feet to one mile 1851& ten feet to one mile 1889)

3.2.3 Features from the designed landscape of Hallam Gate

- boundary walls on the eastern boundary of the estate (five foot to one mile 1851)
- ha-ha (ten feet to one mile 1889)
- surviving boundary trees (five feet to one mile 1851)

3.2.4 Features from the designed landscape of Pisgah House

- Pisgah House (Grade II)
- western part of the Pisgah House garden survives (five feet to one mile 1851)
- boundary walls (five feet to one mile 1851)
- surviving trees (five feet to one mile 1851)

3.2.5 Features from the designed landscape of Tapton Elms

- Hadow House (former Tapton Elms) (ten foot to one mile 1889)
- the former lodge, stables and outbuildings of former Tapton Elms (ten foot to one mile 1889)
- remnants of the former ornamental gardens, particularly plantings, including hollies (ten foot to one mile 1889)
- the walls that surround and the entrances that give access to the former walled kitchen garden, remnants of retaining walls and circulation in the kitchen garden (ten foot to one mile 1889)
- surviving trees (five foot to one mile 1851)

3.2.6 Features from C20 additions to the site

- the arboretum and varied and unusual plant collection established for research, teaching and identification purposes

4 SUMMARY OF ISSUES & VULNERABILITY

This section identifies factors that have adversely affected the character of the site in the past, that affect its significance now and factors that have the potential to affect its significance in the future.

- **Buildings and the designed historic landscape**

Until the mid C20 there existed a harmonious relationship between key buildings - Hallam Gate, Tapton Elms and Pisgah House – and their respective garden settings.

Through time the relationship has been blurred, boundaries dissolved and new patterns of circulation introduced. This has fostered a loss of legibility making it more difficult to understand and appreciate the significance of the historic designed landscape layers. To safeguard the surviving elements of these gardens an overarching and unifying approach should be adopted to raise levels of awareness of the significance of the historic landscape.

- **Housing density considerations**

The enclave that incorporates the former Hallam Gate house and grounds, Pisgah House and adjacent villa development and gardens, villa development on Taptonville Road and Crescent, Lawson Road and Sale Hill presents a coherent designed environment, with distinctive and individually designed villas standing in spacious leafy, well-treed gardens embellished with a palette of signature features such as stone gate piers, stone boundary walls and broad drives leading to the main building. In this way the historic designed landscape lends ample setting and a green backcloth for the existing villas. The building of housing development at a higher density as infill within the historic designed landscape would alter the character of this enclave in an irreversible way and have a detrimental impact on the Broomhill Conservation Area.

- **The compact nature of the site**

The erection of Tapton Hall and the subsequent loss of features, particularly existing trees, demonstrates the dangers of building at high density on a compact site. This is a sensitive site, both in terms of historic designed landscape and in ecological terms, (referred to in detail elsewhere) and it is also a compact site with fine existing mature trees and surviving historic features worthy of conservation. Development of the site would make such features vulnerable to damage and loss both during building works and post building.

- **Loss/erosion of historic character & loss of features**

The demolition of Hallam Gate and the erection of Tapton Hall, the building of blocks of flats on the former Tapton Elms ornamental garden, the subsequent modification of features, additions and alterations to the layout of the former gardens, have caused a gradual erosion and loss of historic character and visual appeal of the former estates of Hallam Gate and Tapton Elms. Continued erosion of character particularly on the vulnerable frontage of Taptonville Road would affect the character of this part of the Broomhill. Any further loss or erosion of historic character as well as loss of features will have an adverse impact on Broomhill Conservation Area.

- **Sensitive edges**

The edges of the site under scrutiny, along Taptonville Road, along the south-east boundary adjoining Taptonville Crescent, adjoining Spooner Road and the west boundaries of the Pisgah House garden and the surviving section of ha-ha marking the south boundary of the former Hallam Gate grounds present areas sensitive to visual intrusion.

- **Some loss of vistas/views**

The building of blocks of flats in the former ornamental gardens of Tapton Elms has obscured important views. Gradual maturing of trees has partially obscured views. Some important views can be afforded from parts of the experimental gardens.

- **Loss of trees through development**

Existing mature trees on the site are an important presence in this part of Broomhill and a significant contribution to the character and amenity of the area. Due to the compact nature of the site, any proposed development, both in the stages of construction and post completion, would put pressure on the survival of existing mature trees through changes of water-table, wind patterns, storage of building materials and potential damage to root systems. Such damage may not be evident for some years.

- **Loss of/fragmentation of wildlife habitats**

It has been demonstrated that existing trees on the site provide roosting for bats and a variety of birds. Any loss of trees would have an adverse effect on habitats and roosting sites.

- **Visual sensitivity & topography**

As the site slopes steeply towards the south-east, major alterations and introductions of new build would affect the setting of this part of Broomhill and be visually prominent/intrusive as viewed from across the valley. Alterations to landform within the walled garden has produced a substantial change of level along the south-east boundary, a sensitive boundary adjoining the distinctive character of Taptonville Crescent.

- **Fragmented management/decline in condition and coherence/site integrity**

The piecemeal acquisition of parcels of land by the University, the diversity of uses to which it has been put and the lack of co-ordination in terms of managing the land coupled with inappropriate building on the former ornamental garden of Tapton Elms has fragmented and affected the integrity of the site.

5 **STATEMENT OF SIGNIFICANCE**

- **A distinctive contribution to the Broomhill Conservation Area**

As part of the Broomhill Conservation Area, the historic built environment and historic landscape features on Taptonville Road and the well-treed space framed between the former grounds of Hallam Gate, Tapton Elms and Pisgah House make an important and distinctive contribution to the Broomhill Conservation Area.

- **Historical association with a prominent local family**
The former Tapton Elms had associations with the Hobson family, a prominent local family in Sheffield.
- **A sizeable green-space**
This green-space presents one of the largest and only surviving fragments of open space in this part of the city. Unlike other districts which are well provided with public parks, the northern part of Broomhill is underprovided, making this open, green space all the more valuable.
- **Valued by local community**
Local opposition to previous proposed schemes demonstrates the level of interest in conserving this collection of historic designed landscapes. A community trust has already been formed with the aim of conserving the site.
- **Mature and unusual tree collection**
A mature and unusual tree and shrub collection is represented on the site: mature existing trees, mainly limes, make an important visual contribution on Taptonville Road and to the Conservation Area; surviving mature trees from the former grounds of Hallam Gate, Tapton Elms and Pispah House, many around the perimeter; the C20 'arboretum' provides an interesting and unusual collection which makes an important contribution to the local landscape and has the potential to ; the holly collection connects to the holly heritage evident in the Victorian historic designed landscapes in the city. More detail of the importance and significance of existing trees is given in the recent tree survey (2008) commissioned by Miller Homes Ltd.
- **Importance to wildlife**
Bats, Great Crested Newts (protected species), palmate newts, the common frog and a diverse population of birds are an example of some of the wildlife supported by the arboretum, existing mature trees and existing pond on the site.

6 CONCLUSION: RECOMMENDATIONS

6.1 How appropriate are the current proposals?

6.1.1 General comments

A THERE WILL BE A DETRIMENTAL IMPACT ON THE BROOMHILL CONSERVATION AREA

In summary through loss of historic designed landscape, fragmentation of the integrity of the historic designed landscape, the detrimental visual impact of the proposals, over-development of the site, the subsequent loss of trees and potential

damage during the course of building works due to the compact nature of the site, the impact of the proposed development on the Broomhill Conservation Area will be both severely damaging and irreversible.

B THERE WILL BE LOSS OF HISTORIC DESIGNED LANDSCAPE

The proposed development reaches into all parts of the site over-riding the original design intentions of the layout and building on and within important features of the historic designed landscape. Thus historic designed landscape will be lost which will have a detrimental impact on the Conservation Area.

C THERE WILL BE FRAGMENTATION OF THE HISTORIC DESIGNED LANDSCAPE

The introduction of blocks of flats into the former ornamental gardens of Tapton Elms set a dangerous precedent of building on the historic designed landscape, affecting the setting of the former Tapton Elms and dissolving the meaning and integrity of the garden layout. The current proposals take this damage further by building units over or extending access roads across former garden boundaries. The one exception to this is the walled garden which does retain its boundaries (in part) in the development but through change of use from botanical and horticultural purposes to the building of 6 four bedroom villas within its confines, the walls and entrances are rendered meaningless, dwarfed by the scale of the proposed development and disconnected from the historic references which gave its existence meaning.

D THE DEVELOPMENT IS OUT OF CHARACTER AND OUT OF SCALE WITH THE CONSERVATION AREA AND REPRESENTS OVER-DEVELOPMENT OF A COMPACT AND SENSITIVE SITE

The density, scale and character of the proposals bears no reference to the qualities and characteristics of the Broomhill Conservation Area, characteristics which provide the key benchmarks for acceptable development in the Area. The current proposals represent over-development of the site. The site is compact and sensitive with the triple presence of an adjacent listed building, Pisgah House, significant historic designed landscape layers and important nature conservation considerations. The edges of the site are both physically and visually sensitive and the scale of the development bears little reference to this important issue.

E THERE WILL BE LOSS OF MATURE EXISTING TREES

The site stands at the north end of Taptonville Road, specifically selected by John Hobson as a site for a family home with fine views across the valley of the Porter. A number of mature existing trees survive but close inspection of the development proposals reveals that some trees will be lost and many will be vulnerable. Trees on development sites are susceptible to damage both during and after completion of building operations. The traumatic and detrimental effects of changes such as reduction of root systems, changes in microclimate, changes to the water table and

altered wind patterns can be exhibited either immediately after building operations but more usually some years later. In such cases the life of the trees will have been dramatically shortened by the impact of the development. Loss of trees on this site will have a detrimental impact on the character of the Conservation Area. Without trees the visual impact of the proposals will be detrimental to the Conservation Area, both immediately and in the long term, and will have an adverse impact on the wider setting, making the over-development of the site highly visible from across the valley.

F THERE IS THE POTENTIAL FOR DAMAGE TO EXISTING FEATURES AND TREES DURING THE PROCESS OF BUILDING WORKS/INTRODUCTION OF SERVICES

Research into development sites in general, and observation of sites in Sheffield in particular, show that it is during preparation for and the process of building that existing features in the historic designed landscape are extremely vulnerable to damage. This includes not only trees but existing features. There should be concern regarding the compact nature of the site, the vulnerability of existing historic features and the vulnerability of wildlife on this site.

6.1.2 Detailed concerns

Drawing number YK 16-10-30 Demolition Plan

- This plan shows the removal of part of the walled garden walls on the north-west section. This is unacceptable as it affects the character of the walled garden and leaves a section of the walls isolated from the whole.
- There should be concern regarding the general vulnerability of the walls and entrances to the walled garden as there will be a lot of demolition taking place and material to be removed.

Drawing numbers YK 16.10.31 (Revision F) Site Layout Plan, YK 16.10.40 (Revision F) Site Layout Plan Sheet 1 of 2 CAD Format & YK 16.10.41 (Revision F) Site Layout Plan Sheet 2 of 2 CAD Format

- Over-development of the former Tapton Hall site
- Over-development of the former ornamental gardens of Tapton Elms
- Over-development of the former kitchen garden of Tapton Elms and the potential adverse impact on existing trees
- Proximity to and extreme elevation above the north end of Taptonville Crescent by the proposed townhouses in the walled garden
- The building line of the proposed townhouses in the walled garden and former ornamental kitchen gardens bears no reference to the existing building line in this part of the Broomhill Conservation area
- The introduction of an access road south-east of the former Tapton Elms alters the original historic layout and character and thus design dynamic of this section of Taptonville Road

- The extreme proximity of the crescent of townhouses (F) to the north-east section of the walled garden
- The loss of a large number of trees and the vulnerability of many others due to close proximity of the development and the compact nature of the site
- In particular, the mature existing perimeter trees indicated with proposed tree grilles around the perimeter of the northern part of the site are extremely vulnerable, for example: T122, Beech, A1. Beech trees are wide and shallow rooting and this tree will be severely affected by the proposed changes
- There are a number of trees due for removal that are of moderate to high quality, for example: T164, Californian Coast Redwood, A1; T63, Lime, B1; T193, Larch, B1; T194, Holm Oak, B1; T201, Paper-bark birch, B1; T205, Caucasian Wingnut, B1; T241, European Lime, B1; T272, Birch, B1; T294, False Acacia, B1

Drawing number YK 16.10.32 Streetscenes

Streetscene along retained wall

- The townhouses stand 9m higher than the height of the existing walls on Taptonville Road and approximately 7m back from the walls – the townhouses will be visually prominent and intrude into the ‘outstanding historic ambience of Taptonville Road and Taptonville Crescent’¹²
- It can be seen that trees T243, T244, T245 & T249, all B1 graded, will be extremely
- vulnerable to excavations, changes to ground level and surface and alterations to water table, for example
- This section aptly demonstrates the extreme proximity of the proposed crescent to the existing wall
- A new opening with new piers creates an unacceptable breach of the existing walls

Streetscene along Taptonville Road

- Vulnerability of trees T258, T257 at the south end of the site
- The townhouses on the southern half of the walled garden would be visually prominent and intrusive into the setting of Taptonville Crescent; note the 5.6m height difference between the roof ridges
- On entering the walled garden to access the townhouses turning left there is a proposed flight of steps and severely altered ground levels which will have an adverse effect on the existing wall
- The base of the south gable of the townhouses occupying the northern section of the walled garden is 0.5m higher than the height of the existing walls
- Vulnerability of trees T249, T248 and T255 at the north-west boundary of the walled garden
- Vulnerability of trees T50, T52 & T54 standing south of Hadow House due to changes in ground levels and proximity of the development
- The lowered diagonal wall format to create an entrance at the time of the building of two blocks on the former ornamental gardens of Tapton Elms and adopted in the

¹² The Conservation Studio, Broomhill Conservation Area Appraisal (2006)

proposed development is unacceptable, and should be restored to its original uniform height to conserve the character of the walls

Streetscene of crescent overlooking retained landscape area

- No trees are shown on this section - it is thus misleading in the extent of its impact on existing trees at the very centre of the site - some trees will be removed and many others will be extremely vulnerable to the changes in ground levels and alterations to ground conditions
- This is inappropriate and over-development - it bears no relationship to the character of the Conservation Area and through potential loss of trees in the future would be visually detrimental to the Conservation Area

6.2 Conclusion: Proposed appropriate safeguards

6.2.1 Inclusion on the Local Schedule of Historic Parks & Gardens

It is recommended that the following historic designed landscape composite should be added to the Local Schedule to be known as ‘Tapton Elms, Pisgah House and Taptonville Crescent’ gardens. This would incorporate the following designed historic landscapes:

- the triangular parcel of land to the south of the C18 ha-ha of Hallam Gate, including the ha-ha
- the early C19 gardens and grounds of Pisgah House
- the mid C19 ornamental gardens and kitchen garden of Tapton Elms
- the mid C19 private ornamental gardens of Taptonville Crescent

Inclusion on the Local Schedule can be justified with reference to the following criteria:

1. The scale and style of the surviving gardens of the former Tapton Elms represents an example of C19 villa gardens.
2. Survival of features:
 - a. boundary walls on the eastern boundary of the estate;
 - b. ha-ha dating from C18;
 - c. surviving boundary trees;
 - d. western part of the Pisgah House garden;
 - e. the former lodge, stables and outbuildings of former Tapton Elms;
 - f. remnants of the former ornamental gardens of Tapton Elms, particularly plantings, including hollies;
 - g. the walls that surround and the entrances that give access to the former walled kitchen garden, remnants of retaining walls and circulation in the kitchen garden;
 - h. the arboretum and varied and unusual plant collection established for research, teaching and identification purposes

3. The intention of the original layout of the former Tapton Elms gardens is still evident.
4. The former Tapton Elms and its gardens as well as other villas on Taptonville Road and Crescent have significant connections with the Hobson family, who for over 450 years have been associated with the cutlery trade, and in particular, the manufacture of edge tools.
5. The surviving garden of the former Tapton Elms is one of several villa gardens along the length of Taptonville Road and Crescent which are of important group value, laid out for John Hobson in a distinctive way to enhance the suburb of Broomhill. The surviving garden of the former Tapton Elms, the surviving former grounds of Pisgah House and surviving former triangular field fragment make a composite collection of historic designed landscapes of significant group value.

Some additional information will be required to complete the entry for the Local Schedule.

6.2.2 Tree preservation orders

It has been shown that existing trees are an important surviving element of the historic designed landscapes and that they continue to make an important contribution to the character and sylvan quality of this part of the city. It is recommended that careful consideration is given to selecting appropriate trees for protection but that these should include: surviving perimeter trees which probably date from the late C18 and early C19; surviving trees in the former Hallam Gate, Pisgah House and Tapton Elms gardens; and the arboretum established in the 1960s by the University Botany Department.

6.2.3 A conservation management plan for the site as a whole

It is recommended that a conservation management plan be prepared for the composite group of historic landscapes to address the issue of a lack of a coherent approach to the stewardship of this area of land.

6.2.4 The importance of community involvement

This has become a high profile site in the eyes of the local community and there is great potential for community use and involvement in this site. At all stages of discussion the community should be involved and consulted.