



making sense of heritage

# Portland Works, Sheffield, South Yorkshire

Conservation Plan  
Volume 1



Ref: 100880.02  
March 2014



**Portland Works,  
Sheffield,  
South Yorkshire**

**Conservation Plan  
Sections 1-3**

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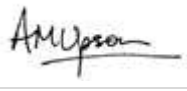

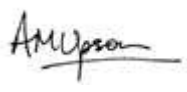
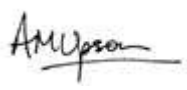

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# Portland Works Sheffield, South Yorkshire

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# Portland Works Sheffield, South Yorkshire

## Conservation Plan Sections 1-3

### **SECTION ONE – UNDERSTANDING THE ASSET**

#### **1 INTRODUCTION**

##### **1.1 Origins and aims of the Conservation Plan**

- 1.1.1 Portland Works is one of the earliest surviving examples of an integrated metal trades works complex, constructed in 1877. In 1914 it became the first place in the world to manufacture stainless steel cutlery. The Works continues to be used for small scale manufacturing, and by independent artists and craftspeople, including engineers, furniture makers, various craftsmen, metal workers, artists and musicians. In 2011, a Community Benefit Society was established to buy, manage and conserve Portland Works which is now owned by nearly 500 individual shareholders and managed by 12 elected directors.
- 1.1.2 Portland Works was upgraded to a Grade II\* listed building (No. 456275) in July 2007, which identifies that it is a complex of “*particularly important building(s) of more than special interest*”, and placing it within the top 8% of all listed buildings on the *National Heritage List for England*.
- 1.1.3 Portland Works also lies within the John Street Conservation Area (JSCA). The overall ethos of the JSCA is to ensure that the built character of the area is retained, enhanced and preserved.
- 1.1.4 In order to undertake the conservation works necessary to preserve this highly significant works complex for the benefit of this and future generations, the Portland Works Community Benefit Society (PWCBS) will need to draw on grant aided funds from bodies such as the Heritage Lottery Fund (HLF). These awarding bodies will require demonstration that the proposed conservation works have been based on an appropriate level of understanding of the origins and significance of the asset to be conserved, which can be best provided through the preparation of a Conservation Plan (CP).
- 1.1.5 The PWCBS, are a company with limited liability to undertake the conservation and management of the works complex on behalf of the Society. Portland Works Little Sheffield Ltd, through their appointed Buildings Committee, have therefore commissioned the preparation of Parts One to Three of a CP for Portland Works, to inform and guide the development of appropriate proposals for the repair, refurbishment and long-term conservation and enhancement of the works complex.

##### **1.2 Scope and limitations of the current document**

- 1.2.1 The basic format of the report follows that established by James Semple Kerr for a Conservation Plan (Kerr, 1982); a format that has been widely adopted as an exemplar of good practice. The structure of the document aims to firmly base the development of



policies for the future use and management of the historic property on a clear understanding of its origins, development, and the relative significance of its component parts. Kerr's basic approach is endorsed and enshrined in the current HLF guidance (HLF, October 2012a).

- 1.2.2 The preparation of the CP is being undertaken in stages. This document comprises Parts 1-3, - 'Part One - Understanding the Asset', 'Part Two - Statement of Significance' and 'Part Three – Issues: Constraints and Opportunities'. Parts 4 – Policies, and Part 5 - Adoption and Review, will be undertaken in due course. It is likely that proposals for the future repair, refurbishment and maintenance of the works buildings will be set out and supported by a Management and Maintenance Plan, as required by HLF for complex projects (HLF, October 2012b)

### **1.3 Authorship**

- 1.3.1 This document has been prepared on behalf of PWLS Ltd. by members of the Built Heritage Team of Wessex Archaeology. The archaeological review of the site and its context, historical research and site assessment was undertaken by Lucy Dawson, a Senior Buildings Archaeologist, who was also principal author of Sections 1 and 2 of the report. The work was managed and overseen by Anne Upson, Built Heritage Team Leader, who is also author of Section 3.

## **2 HISTORICAL BACKGROUND AND DEVELOPMENT OF PORTLAND WORKS**

A great deal of historical research has been undertaken previously by various people including Anna de Lange (2013) and Jeff Warner (2013). Below is a summary of the results of their research regarding R.F. Mosley and Portland Works.

### **2.1 Historical background**

- 2.1.1 Robert F. Mosley, a one-time scissor manufacturer in Brookhill, turned entrepreneur, had Portland Works purpose built in 1877, to designs by J.H. Jenkinson.
- 2.1.2 The Whites Trade Directory for 1879 lists Robert Fead Mosley (manufacturer of table cutlery), George Gill (cutlery manufacturer) and William H. Green (spring knife manufacturer). George Gill moved with Mosley from their former premises of 228 West Street. By 1881 census information reveals that Mosley employed 240 people, of whom 20 were boys and 20 were girls, and Kelly's trade directory shows that George Gill had left the works, and John Green & Sons were making spring knives at the works. Kelly's of 1898 reveals that William Green had vacated the works by that date, and that John Thomas & Sons (steam manufacturing joiners) and W. Mammott & Sons (electroplate manufacturers) had moved in.
- 2.1.3 In 1883 Mosley registered a Sheffield silver mark, with the business continuing to expand and moving into high quality products, as well as cutlery. A review in the late 1880s commented on their "manufacture of case goods on an exceedingly artistic and extensive scale". The 1890 Town Plan (**Figure 2**) depicts Portland Works fully constructed and identified as 'cutlery'.
- 2.1.4 In the 1890s, R. F. Mosley & Co Ltd. made a connection with Alexander Clark Manufacturing Co. through Robert Fead Mosley's son, Robert Frederick Mosley, who became a jeweller in London and was employed by Alexander Clark (dressing bag, portmanteau, purse and empty bag maker, silversmith & cutler). Clark's premises in



London were on the corner of Oxford Street and Great Portland Street, and thought to have been called the Portland works. This is likely to have been the reason for their metal-manufacturing works in Randall Street, Sheffield being called the 'Welbeck Works' in the early 1900s, to avoid confusion. By 1906 Robert Frederick Mosley was one of the directors of the Alexander Clark business, and by 1910 Robert Fead Mosley and Louis Vernon Clark had also become partners. In the same year the London Post Office Directory had the entry:

*Alexander Clark Manufacturing Co: 125 & 126 Fenchurch Street, EC; 8 & 9 Fenchurch Street EC; & 188 Oxford St W; manufactories **Portland Works**, 29 Market Place W; & **Welbeck silver plate & cutlery works**, **Randall St & Hill Street, Sheffield**.*

- 2.1.5 Alexander Clark Manufacturing Co became a Limited company in 1912 with Alexander Clark and Robert Fead Mosley as the two directors. By 1914 Alexander Clark Manufacturing Co Ltd. were silversmiths, cutlers, precious stone mounters and dressing bag manufacturers, employing 620 people, and specialised in the production of silver, 'Welbeck' silver plate and electroplate, cutlery, fitted dressing cases and bags, and high-class leather goods.
- 2.1.6 In 1908, Alexander Clark and Co. produced an illustrated catalogue which contained photographs showing the Sheffield Portland Works, which were declared in the catalogue as 'Welbeck Works – The Alexander Clark Manufacturing Co'.
- 2.1.7 During 1912 and 1913, a scientist called Harry Brearley employed by Thomas Firth & Sons Ltd. invented a new alloy, comprising 12.8% chromium and 0.24% carbon. This was 'Stainless Steel'. Brearley urged his employer to investigate the steel's usefulness for cutlery. Without Brearley's knowledge, Firth and Sons sent samples to two Sheffield cutlers who reported that the difficulties with forging, grinding and hardening were too great and were unable to make viable knife blades. Brearley knew that the manufacturers would need his advice on the temperatures and processes needed. In June/July 1914 however, Brearley was introduced to Ernest Stuart, the Cutlery Manager at R. F. Mosley & Co Ltd., who was willing to try out a sample of the steel. After several attempts, Stuart allowed Brearley to advise during the process and to explain how to work with the new steel, and how to overcome the problems encountered by cutlers using conventional methods. As a result of this collaboration, R.F. Mosley & Co Ltd. was the first firm in the city to place orders for stainless steel and bring a new product to the market which they sold under the trade name 'Rusnorstain'.
- 2.1.8 Robert Fead Mosley continued as chairman of the company until his death in January 1921, age 79. The business continued under the management of his sons, although Robert died in 1926 and Henry in 1928. Albert Oswald continued to run the company until his death in 1950. In the 1930s R.F. Mosley's went bankrupt and sold off its stock before voluntary liquidation. The company managed to find enough money to reorganise and recapitalise under the old name. By the 1950s the company was exporting most of its produce to Australia. However, due to the Australian quota restrictions of 1952, the company lost four-fifths of that trade.
- 2.1.9 R.F. Mosley & Co Ltd. formally ended on 7<sup>th</sup> August 1968. Portland Works was sold and the company name and trademark were acquired by a flatware company called Sipelia Group. By the 1960s, the firm was led by Kenneth L Collin who registered Mosley (Rusnorstain Cutlery) Ltd. However, by 1972 Sipelia Group had gone into bankruptcy and the Mosley name was liquidated for the final time.

## 2.2 Historical development of Portland Works

- 2.2.1 This section should be read with reference to **Figures 17-20**; a set of phased floor plans which identify the date of origin of built elements of the site, wherever possible.
- 2.2.2 The John Street area developed to the east of the hamlet of Little Sheffield during the mid-19<sup>th</sup> century. Gradual development of former agricultural land with the introduction of roads and the construction of St. Mary's Church in the 1820s, created a new infrastructure for expansion within this part of the city. The 1853 Town Plan depicts the area as comprising fields and gardens. It was not until the 1870s-1880s that this part of the city became urbanised. Development of the area took a grid formation interspersed with a series of irregular interconnecting streets, comprising a mixture of large integrated cutlery works, back-to-back housing arranged around courtyards, and small shops, public houses and workshops.
- 2.2.3 Portland Works was constructed in 1877 as a large integrated cutlery works, which consisted of a layout similar to other Sheffield works such as Beehive Works, Butcher Works and Eyewitness Works, with workshops, forges, grinders etc. all within a single self-contained complex. The works is first depicted on the 1890 Town Plan (**Figure 2**), showing ranges of buildings set around a central yard with projecting central range and chimney. However, in the 13 years since its initial construction, there had been alterations and additions to the works.
- 2.2.4 The original Phase 1 works comprised a principal range on two storeys fronting Randall Street and Hill Street with curved elevation at the junction of the two roads (**Block A**). This housed the offices, warehouse, showroom and caretaker's house. Attached to the northeast of **Block A** was a three-storey range, **Block D** which contained buffing/polishing shops and hafting/cutling. To the rear was a further range (**Block C**), although the phase 1a extent of this rear range is currently unknown, and contained the grinding shops, engine house and buffing. These were arranged around a central works yard. Projecting into the yard from the centre of the rear range was a single-storey power forge range (**Block G**) with flanking bays of hand forges, and adjacent to this was a large brick chimney.
- 2.2.5 By 1890 (Phase 2) (**Figure 2**) the hand forges flanking the west side of the central range (**Block G**) had been extended to the south, and the west range, **Block B**, had been constructed. Between 1894 and 1905 (Phase 3) (**Figure 3**), a further single-storey block had been constructed in the works yard, **Block F**, to the west of **Block G**. This was used for electroplating. In addition, a ground floor loading room and first floor showroom (**Block E**) was also added to the north of **Block A**. It was likely around this time that the southwest end of the front range, **Block A**, was altered/rearranged.
- 2.2.6 By 1923 (Phase 4), **Block E** had been further extended to the north at first floor level, and the south end of the central range, **Block G**, rebuilt and a first floor added, altered slightly at ground floor during phase 5. During WWII, the basement of the front and eastern ranges (**Blocks A and D**) were used as an air raid shelter and around this time a single-storey room was added to the north side of **Block A**, built over the former northern lightwells serving the basement.
- 2.2.7 Very few significant, structural alterations were subsequently made. A new external staircase at the north end of the west range, **Block B**, was built during phase 7, whilst phase 8 largely comprises modern partition insertions throughout the works, further subdividing the spaces, removal of partitions within former small workshops and the blocking of doors/windows whilst also inserting new openings.

### 3 DESCRIPTION OF THE ASSET

#### 3.1 Introduction

- 3.1.1 Individual components of the site were allocated a unique component number, and detailed individual descriptions of each component are contained within 'component data sheets' which together comprise the **Gazetteer** in **Volume 2**. These have been prepared to provide a comprehensive description of all elements of the site, and will together form the basis upon which the assessment of significance of the site as a whole will be based. They will also help to identify both the constraints and opportunities for the appropriate future redevelopment and refurbishment of the site. Alterations to the layout and fabric of the works are shown on the phased floor plans (**Figures 17-20**). The individual components are identified by their unique numbers and are also depicted on **Figures 17-24**.
- 3.1.2 It is not intended to duplicate here the descriptions of the individual site components, but to focus on the interpretation of the building complex as a whole, and on those components of the site which provide the greatest information relating to original function, and are therefore of greatest significance.

#### 3.2 Interpretation of historic functions within the works

- 3.2.1 Portland Works was constructed as a large integrated cutlery works, though the primary production of steel was not carried out on site. It is likely that it was being bought in from specialist manufacturers, which was not unusual for a works of this date. Although the slightly irregular footprint of the works was dictated by the site it occupies, in most matters it conforms closely to the standard characteristics of the building type.
- 3.2.2 Most integrated works were broadly rectangular in plan, within the constraints of the site. The buildings were arranged to enclose a yard, or often two yards following on from expansion. The front principal ranges were the public face of the works. They were generally built of brick with ashlar dressings and incorporating a covered cart passage entrance to the works yard within the main façade. Invariably the cart passage was embellished with decorative surrounds with ashlar blocks, and often with tripartite window lighting the room over the cart passage. Portland Works was no exception, having all of these features, which are retained.
- 3.2.3 At Portland Works the front range curves round at the junction of Randall Street and Hill Street, divided by the cart passage. The works principal façade is clearly that fronting Randall Street to the east of the elaborate cart passage with decorative pedestrian doorway, large sash windows which are round headed at first floor, all of which is to impress. Timber sashes were also present in the rear elevation indicating this to have been the highest status range. The façade fronting Hill Street to the west of the cart passage is plainer, although still more elaborate than out of view elevations within the works. It comprised the works caretakers' house adjacent to the cart passage and workshops at the northwest end, which had clearly been substantially altered with window openings on both floors having been inserted and an attempt to continue the decorative façade had been made. The rear elevation contained functional timber casements like the remainder of the workshop ranges, and unlike the principal range along Randall Street.
- 3.2.4 The works central yard provided a secure place for the loading and unloading of goods via the cart passage. Often the cart passage would contain a weigh-machine, though there is no evidence of a weigh-machine at Portland Works, which is fairly unusual for a works of this size. A second role of the central yard in built-up areas, was to act as a large lightwell for the ranges set around their edge, which were often abutting buildings in adjacent plots.

It is relatively unusual for large buildings to be constructed within the centre of the works, as at Portland Works.

- 3.2.5 The layout of integrated works varied from site to site, but some general rules were common. Noisier, heavier, processes such as grinding, located near to the engine house would be positioned to the rear of the works. The workshops positioned around the works yard would be used for lighter processes such as cutling, and possibly hand forging. The front ranges would house cleaner, quieter unpowered processes causing minimum disturbance to the offices, showrooms, and dwelling. The works would also have a logical process flow for goods moving towards the front of the works ready for sale (**Figures 21-24**).
- 3.2.6 Access into the different workshops within the works was via a number of doorways which demonstrates the independent working of separate parts of the complex, and the restrictions of staff movements around the works. Upper floors of workshops would often be accessed via external staircases from the yard, still in use at Portland Works.
- 3.2.7 Integrated works also usually housed hand forges which were small individual units, each with independent access from the yard and their own hearths. A commonly found feature is the presence of a timber stable door with adjoining casement window, sharing a common timber frame beneath a single lintel. At Portland Works these are present on the ground floor of the western workshop range, **Block B** (1.19) and along the west side of the central range, **Block G** (1.34 and 1.36). However, evidence provided by historic photographs dating to 1908 shows that the hand forge doorways and adjacent windows were originally open, with the stable door and casement window added later. Inside each of these hand forges there would have been a hearth, bellows and anvil. None of these have been retained at Portland Works, although their general arrangement and a selection of historic doors and windows are in situ (**Figure 12**).
- 3.2.8 A cutler was the craftsman who fitted the handle to the blade and finished the article for sale and refers to those craftsmen who specifically assembled tableware knives and pen and pocket artefacts only. This process would be carried out in utilitarian brick-built workshop ranges, with timber floors. These were often tall ranges with a mono-pitch roof, often built when it was only possible to fenestrate the yard elevation due to presence of buildings on the adjacent plot. This appears to correspond well with the eastern range, **Block D** (1.33), of Portland Works. This eastern range was powered and has retained wall boxes and sections of line-shafting indicating the use of power. The layout has also remained largely unaltered with the first and second floors accessed from the external staircase at the north end and containing individual units leading off a rear corridor likely for 'Little Mesters' which is of significance.
- 3.2.9 Grinding workshops were also normally located within ranges with blind rear walls, and well lit yard elevations and which contained brick vaulting (jack-arches) for additional strength and fireproofing qualities. The rear blind walls would also contain high vents and the fenestration to the yard would comprise large window openings with bars but no glazing due to the amount of dust produced during the grinding process. This type of loud and dirty process would be located at the rear of the works away from the principal ranges fronting the roads. This is also the case at Portland Works, with the grinding workshops located on the ground and first floor of the rear range, **Block C** (1.22, 1.24, and 1.26) (**Figure 11**). Here the general layout has been retained along with jack-arched ceilings, wall and bearing boxes, belting slots and high vents in the rear wall.
- 3.2.10 Although the process of cutlery production within the works can be generally inferred – forging; grinding & glazing; hafting/cutling; buffing/polishing – the processes for the

production of flatware and hollow-ware and the use of sterling silver and electroplating are different and involve more processing than cutlery. Silver hollow-ware needed hand shaping from flat sheets of silver, carried out by hammering on 'stakes' or anvils, or later by stamps. Once shaped, the article would be put together by soldering by the silversmith. Following this the decoration, either by chasing, engraving, or piercing, could then be applied. The article was then sent for buffing and polishing. The buffing and polishing of flatware was traditionally carried out by women, whilst that of hollow-ware was done by men. Flatware would have also used the processes of stamps, shaping by cross rolling, followed by 'bowling' with drop stamps. The areas within Portland Works which would have housed a stamp shop, or cross rolling shop, as well as processes such as engraving, acid etching or saw piercing or even an acid store are currently unknown. Due to the 1908 Alexander Clark catalogue we do know that the silversmiths were located within the basement of **Block A** and the south end of **Block D** (1.1 and 1.4) (**Figures 15 and 16**) and electroplating was undertaken in 1.5 at the west end of **Block A**, and 1.39 in **Block F** (**Figures 8 and 9**). However, little, if any, archaeological evidence within these rooms is present to reflect or infer their former use.

### 3.3 Current uses of the works

- 3.3.1 Currently Portland Works contains a diverse selection of small scale manufacturing firms, and independent artists and craftspeople, including engineers, furniture makers, various craftsmen, metal workers, artists and musicians. Some of the units are temporarily vacant or under-used; and some are currently utilised solely for storage. Due to the changing uses of different parts of the buildings, elements of fabric have been altered and adapted according to the requirements of the individual tenants.

### 3.4 Condition of the buildings

- 3.4.1 As mentioned above, due to the changes of use within the buildings, especially over the last 30-40 years, the structure has been altered and changed in order to comply with the on-going and changing needs of the tenants. In addition, the Works has had minimal maintenance and improvement works carried out in recent years. Large parts of the structure are now in need of renewal and/or repair. This especially applies to the roofs of all the ranges, and includes the renewal of guttering and drainage. Water ingress is apparent in all ranges causing on-going damage to the fabric of the buildings.
- 3.4.2 A Building Survey Report (Bond Bryan, 2011) has, in addition, proposed the replacement of all fenestration and many of the doors of the Works. However, it is considered that those which are original and are in a serviceable condition should be retained and refurbished, wherever possible, as the preferred option. The basement areas (1.1-1.4) all have issues of damp, whilst the south elevation of the rear/north range (**Block C**) has structural problems. The south wall has shallow foundations, and the off-centred jack-arches supporting the upper floors of the building are not properly distributing the load to structural piers between the ground floor openings. This problem has been further exacerbated by the widening and conjoining of openings in order to create larger doorways.
- 3.4.3 The 2011 Building Survey Report identified, and provided ball park costs for a variety of remedial works considered necessary. These were categorised by perceived priority, and included a set of urgently required works which are necessary to improve certain health and safety issues at the site.



### 3.5 Current management of the works

- 3.5.1 The works have been owned, since February 2013, by Portland Works Little Sheffield Ltd. (PWLS), a Community Benefit Society with shareholders. In their Business Plan of 2011, they stated their vision for the future as:

*“...that Portland Works will be a physically sound, fully-occupied building owned and managed in a democratic way by its tenants and supporters. It will provide affordable workshops and studios for craftspeople and the creative industries and for small business start-ups. The management will be responsive to their needs, fostering opportunities for education and promotion of the heritage values of the Works, along with support for workplace training and apprenticeships...”*

- 3.5.2 PWLS is currently undertaking priority repairs to the building identified in the 2011 Building Survey, in order to make the structures safe, wind and weather-tight, which will help to halt further deterioration of the fabric. These have recently included stabilisation of the fabric of the entrance and portico, repairing fire alarm systems, improving fire escapes, upgrading power supply and enhancing welfare facilities. Roof repairs are also to be carried out in the short term.
- 3.5.3 A longer-term priority is to move towards locating the right tenant within the most appropriate workspace within the complex, and to open up and occupy previously vacant and redundant spaces.
- 3.5.4 The management are fully committed to taking into account the issues and significance raised within the Building Survey Report and this Conservation Plan when prioritising works to renovate the buildings.

## 4 PLANNING POLICY AND GUIDANCE CONTEXT

### 4.1 Introduction

- 4.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 4.1.2 The following sections outline national and local planning guidance governing the treatment of sites such as the Portland Works and designations specifically attached to the Site.

### 4.2 National Legislation and Policy

- 4.2.1 **Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990** – this Act requires planning permission before any development of land and Local Planning Authorities may grant permission for development, subject to sections 66, 67, 72 and 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.2.2 **Planning (Listed Buildings and Conservation Areas) Act 1990** – works affecting Listed Buildings and Conservation Areas require further planning approval (for example Listed Building Consent) prior to commencement. English Heritage are consulted on cases which relate to Grade I or II\* listed structures. Certain minor works may be exempt from

Listed Building Consent, such as internal painting, depending on the grade of the listed building, to be clarified by the local authority.

**4.2.3 National Planning Policy Framework 2012, Section 12: Conserving and Enhancing the Historic Environment.** The following Policy is not a law, however its requirements should be met as they serve as guidelines for local authorities to ensure that the impacts of planning application proposals have been considered and mitigated for appropriately, and without them the application may be refused. Regarding the heritage significance of the Works, this includes:

- Paragraph 128 – at planning application stage, the applicant should describe the significance of heritage assets and their settings, to understand the potential impact of the proposal on their significance, including a search of the historic environment record (HER). Where archaeological interest may be present, a desk-based assessment and where necessary, a field evaluation may also be required.
- Paragraph 129 – consideration by the local authority, of the significance of a heritage asset in relation to avoiding or minimizing conflict between the asset and the proposal.
- Paragraph 131 – consideration by the local authority, of the desirability of sustaining and enhancing the heritage asset through an appropriate viable use, the positive contributions to the character and local distinctiveness of the area and also its draw boosting the economy of the area.
- Paragraph 132 – consideration of avoiding loss of significance from the heritage asset or its setting, through conservation of the building. Substantial loss or harm on a Grade II\* listed building should be wholly exceptional.

**4.2.4** The NPPF Annex 2 defines significance as: “Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

### **4.3 Sheffield Unitary Development Plan**

**4.3.1** The Sheffield Unitary Development Plan (UDP) is the statutory development plan for the city, and was adopted in March 1998 (Bajaria 1998). The John Street Area is allocated as a ‘Fringe Industry and Business Area’, however major developments undertaken within the last ten years include large student halls of residence. Specific policies that are relevant to the built heritage and the Portland Works are as follows:

**4.3.2** Policy BE15: Area and Buildings of Special Architectural or Historic Interest

- Buildings and areas of special architectural or historic interest which are an important part of Sheffield’s heritage will be preserved or enhanced.

**4.3.3** Policy BE16: Development in Conservation Areas

- In Conservation Areas permission will be given for proposals which would preserve or enhance the character and appearance of the Conservation Area.

**4.3.4** Policy BE19: Development Affecting Listed Buildings



- The demolition of listed buildings will not be permitted. Proposals for internal or external alterations which would affect the special interest of a listed building will be expected to preserve the character and appearance of the building and, where appropriate, to preserve or repair original details and features of interest;
- Proposals for development within the curtilage of a building or affecting its setting, will be expected to preserve the character and appearance of the building and its setting;
- The original use of a listed building will be preferred but other uses will be considered where they would enable the future building to be secured.

#### 4.4 Statutory and Local Heritage Designations

4.4.1 Portland Works was upgraded on 25<sup>th</sup> July 2007 to a **Grade II\* listed building** (No.456275). It is a building of more than special interest, and falls within the top 8% of listed buildings on the national register.

4.4.2 Portland Works falls within the **John Street Conservation Area** (JSCA) located within the Sharrow ward of Sheffield (see Character Appraisal Study by BDP and ARCUS 2004). The key characteristics of JSCA as defined by BDP and ARCUS (2004) largely relate to the underlying street arrangement, which still has areas of historic paving surviving and kerbstones. There are a number of historic public houses still in existence at the street corners, interspersed by a mixture of post-war housing and light industrial units. These various elements form a cohesive structure within which a total of eleven former metal trades buildings survive to varying levels of preservation, but including two of the most exemplary examples of this type of factory within Sheffield – the Stag and Portland Works.

4.4.3 The overall ethos of the JSCA is to ensure that the built character of the area is retained, enhanced and preserved. A total of thirteen general policies are identified within the Conservation Area Character Appraisal and those that have specific relevance to the Site are as follows:

- Policy 2: There is a presumption against the alteration of the historic street pattern;
- Policy 3: There is a presumption against the demolition or damaging of buildings, both listed and unlisted, which have been identified as making a positive contribution to the special architectural or historic interest of the area;
- Policy 5: Façadism will be discouraged;
- Policy 7: The careful repair and adaptive reuse of existing buildings, both listed and unlisted, which have been identified as making a positive contribution to the architectural; or historic interest of the area is encouraged. In such cases buildings should be repaired using matching materials and details. Missing elements may be reinstated where this can be done without conjecture;
- Policy 10: Changes of use will only be permitted where they support the viability and character of the area.



- 4.4.4 In addition to the policies identified above, the JSCA guidance states that development proposals for any listed building in the area should be accompanied by a Conservation Plan.

## **SECTION TWO – STATEMENT OF SIGNIFICANCE**

### **5 STATEMENT OF SIGNIFICANCE**

#### **5.1 Introduction**

- 5.1.1 Portland Works is a Grade II\* listed building characterised by a long curved façade positioned on the junction of Randall Street and Hill Street, and within the John Street Conservation Area. The very specific design of the purpose built integrated works is one of a now dwindling number of a once abundant building type in Sheffield. Of great significance is the Works' continued manufacturing use by small independent companies and tradespeople, including the cutlery and plating industries. The surviving layout of the works, features and fixtures and fittings reflect the former use of the Works, and can infer the former functions of the spaces. The Works' changing uses throughout its history can also be concluded from the fabric of the structure and developments in its layout. The overall appearance of the Works is one which reflects adaption and change as well as its original functions .

#### **5.2 Assessment methodology**

##### Aims of the assessment

- 5.2.1 In order to plan appropriately for the future conservation and management of the site, it is necessary to assess the heritage values inherent in the site; the relative significance of its component parts, and those whose loss or alteration would most seriously affect the heritage interest of the site.

##### Values of Portland Works

- 5.2.2 Four types of heritage values, as set out by English Heritage within *Conservation Principles Policies and Guidance*, (EH, 2008), are used within this report, which are intended to provide a guide to the assessment of significance for Portland Works. These heritage values are:

- Evidential - Evidential value derives from the potential of a place to yield evidence about past human activity usually by the physical remains or genetic lines that have been inherited from the past.
- Historical -Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It can be illustrative or associative.
- Aesthetic - Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal - Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

##### Levels of Significance of Portland Works

- 5.2.3 The levels of significance used to value the site as a whole, as presented in the Summary Table at Section 5.8.2 below are:
- Exceptional – important nationally and possibly internationally;

- Considerable – important regionally in the context of the cutlery industry;
- Some – usually of local value but possibly of regional significance for group value;
- Negligible – features which make little contribution to the value of the site, but do not detract;
- Negative – features which actually detract from the significance of the site.

### 5.3 The Designated Resource

- 5.3.1 Portland Works has been listed as Grade II\* and is therefore considered as being of *particular importance*, and of *more than special interest* (EH website) within the national context. It is also considered to be of exceptional significance in the regional context through being a rare survival of a once common, but regionally specific building type.
- 5.3.2 Portland Works is also located within the John Street Conservation Area which is an area of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance.

### 5.4 Significance of the Portland Works complex

- 5.4.1 Portland Works is an extremely good and complete example of a large integrated cutlery works which were once in abundance in Sheffield, but which are now a rarity. Its continued use for small scale manufacturing including the cutlery and plating trades, for which the complex was originally designed, is of particular significance. The loss of a single ownership of the Works by the 1970s has led to a piecemeal break-up of the site into unrelated usage of the spaces, which no longer reflect its former integrated functions.
- 5.4.2 The works complex is a prominent feature of the streetscape with vistas leading away to the northeast and northwest. Its position to the south of the city away from Kelham Island, Shalesmoor, The Crofts and the Sheffield Cultural Industries Quarter – the core of Sheffield's cutlery works – is unusual, although located within a small area which was dominated by various types of industrial works, bounded by Denby Street, Hill Street, Randall Street and Bramall Lane, which developed in the late 19<sup>th</sup> century.
- 5.4.3 Its location at the edge of a larger block of land with adjacent structures flanking either side as well as to the rear, creates a series of secluded and private internal courtyard spaces, the character of which can only be appreciated from within the Site. The scale and massing of the Site is very deceptive from the street frontage, with only the top of gable of the eastern range (Block D) visible from Randall Street.
- 5.4.4 The architectural design and layout of the works was very specific in order to provide appropriate spaces for the various specialised processes for the manufacturing of cutlery, flatware and hollow-ware. As such the utilitarian nature of the architecture still retains a significant amount of historic character, which was designed with productivity in mind by the local architect J.H. Jenkinson in 1877. The complex design and layout is largely extant, at the various processes can still be 'read' within the surviving historic fabric of the works. The historic plan form of the Portland Works, comprising ranges of associated workshops that are accessed from both ground level and elevated walkways or staircases, is a fundamental characteristic of the Site. The structural design of the various ranges, incorporating fireproof jack-arch ceilings and blind back walls to the former grinding workshops, as well as remains of line-shafting, are recognisable features of these spaces, and which reflect the former internal layout and operation.

5.4.5 Whilst the adoption of ranges of workshops arranged around interconnected courtyards is not a unique factory model from the 19<sup>th</sup> century, it is the close proximity of the various branches of the cutlery trade in a single location that makes integrated sites such as Portland Works unique to Sheffield and therefore of national significance. It is the architectural arrangement of the workshops and associated yards that subtly preserves the individual stages of cutlery and associated products manufacture. This is partially obscured by modern subdivisions and the existing usage of the individual spaces, but the majority of these later 'obfuscating' features are easily reversible.

5.4.6 Whilst its significance with regards to its current usage does not specifically relate to the architectural and historic value of the buildings, as a working community of craftsmen it is regarded as making a very positive contribution to the local distinctiveness of the John Street Conservation Area. In terms of buildings and features relating to the historical process of manufacture and the evolution of a range of workshop spaces, such as the battery of adjacent hand forges, the multi-floored provision for grinding and the survival of the original factory chimney, the site is a heritage asset of considerable importance, and its preservation and repair is imperative.

## **5.5 Significance of Portland Works – First manufacturer of Stainless Steel knives**

5.5.1 Harry Brearley and Ernest Stuart, under R. F. Mosley at Portland Works produced the first ever stainless steel knives in 1914. Under the name 'Rusnorstain', they were the first ever to be forged, and marketed commercially in the world.

5.5.2 This achievement which occurred at Portland Works is of considerable historical significance, and of nationally importance.

## **5.6 Summary of heritage values and significance**

### **Heritage Value –Evidential: Considerable**

5.6.1 The retained design and layout of Portland Works, and the ability to 'read' the surviving historic fabric of the works from which manufacturing processes can be inferred, is of high importance. Although many of the fixtures and fittings relating to the original specific functions of the different parts of the complex have been lost, the quality of the fabric and finishes of different areas of the building continues to provide visual clues as to the original processes located there.

5.6.2 The evidential value of the works is further enhanced as it is a rare survival of a building/complex type which was once plentiful within Sheffield, but over the last decade has become increasingly rare.

### **Heritage Value – Historical: Exceptional**

5.6.3 Portland Works' association with the invention, forging and marketing of the first stainless steel knives is momentous internationally within the cutlery industry and within Sheffield's and the UK's manufacturing history.

### **Heritage Value – Aesthetic: Considerable**

5.6.4 Portland Works has retained much of its original design and layout which was very specific in order to provide specialised processes. Its design, form, massing, materials, decoration and detailing are unique to integrated complexes within Sheffield and are therefore of high regional significance. Some of these aspects have been impacted upon at Portland Works by modern additions, alterations and partitions.

## Heritage Value – Communal: Considerable

- 5.6.5 Portland Works clearly has strong social value, not only for those who continue to work within the complex but also within the wider Sheffield community. A considerable number of the population of Sheffield were historically employed in the cutlery industry, and for many, it has resonance within very recent generations. The survival of a complex of the type where the forebears of a considerable portion of the local population were employed survives as a tangible link to their past. The community and social value of the works is demonstrated by the establishment of the Community Benefit Society, over 500 shareholders and the on-going volunteering and fundraising.

## 5.7 Relative significance of site components

### Current level of understanding of components

- 5.7.1 The assessment of relative significance of an individual site component depends, to some degree, on our current level of understanding of that component. Our current level of understanding of individual components is presented in the table below. Each component has been given a numerical value according to the level of understanding in which:

1 = good                      2 = medium                      3 = poor                      4 = very poor

Component Number	Name	Current Level of Understanding
1.1	Block A - Basement 1	1
1.2	Block A - Basement 2	2
1.3	Block A - Basement 3	1
1.4	Block D - Basement 4	1
1.5	Block A - Ground floor 1 (10a)	3
1.6	Block A - Ground Floor 2 (Meter rooms/toilets)	3
1.7	Block A - Ground Floor 3 (Caretaker's House) (11)	1
1.8	Block A - Ground Floor 4 (Cart Passage)	1
1.9	Block A - Ground Floor 5 (13)	2
1.10	Block A - Ground Floor 6 (Circulation & Toilets)	1
1.11	Block A - Ground Floor 7 (1)	1
1.12	Block A - Ground Floor 8 (12)	1
1.13	Block A - First Floor (24)	3
1.14	Block A - First Floor 2 (25, 26-3)	3
1.15	Block A - First Floor 3 (26-1)	3
1.16	Block A - First Floor 4 (26-2)	1
1.17	Block A - First Floor 5 (27)	1
1.18	Block A - First Floor 6 (18)	1
1.19	Block B - Ground Floor (10B, 9, 14-1, 14-2, 14-2)	1
1.20	Block B - First and Second Floor (23, 34-1, 34-2)	2
1.21	Block C - Ground Floor 1 (6C.1)	1
1.22	Block C - Ground Floor 2 (6C.2, 7C)	2
1.23	Block C - Ground Floor 3 (8C-2, 5)	1
1.24	Block C - Ground Floor 4 (8C-1, 4)	1
1.25	Block C - First Floor 1 (21)	3

Component Number	Name	Current Level of Understanding
1.26	Block C - First Floor 2 (22)	1
1.27	Block C - First Floor 3 (20)	1
1.28	Block C - Second Floor 1 (31, 32, 33)	2
1.29	Block D - Ground Floor 1 (3-1)	2
1.30	Block D - Ground Floor 2 (3-2)	2
1.31	Block D - Ground Floor 3 (2-1)	2
1.32	Block D - Ground Floor 4 (2-2)	2
1.33	Block D - First and Second Floors (19,29,30)	1
1.34	Block G - Ground Floor 1 (17-1)	2
1.35	Block G - Ground Floor (17-2)	2
1.36	Block G - Ground Floor (15-2a)	2
1.37	Block G - Ground Floor (15-2b, 16)	1
1.38	Block G - First Floor (28)	1
1.39	Block F - Ground Floor (14-4)	2
1.40	Chimney	1

## 5.8 Significance of individual components

5.8.1 The relative significance of the principal components within the site has been assessed and included in the relevant 'component data sheet' in the Gazetteer **Volume 2**. The levels of significance range from 1-5, where 1 is the highest and have been assigned as follows:

- **1** – of very high significance nationally and potentially internationally;
- **2** – of high intrinsic heritage value and makes an essential contribution to the special historic character and heritage value of the property as a whole, and whose loss or inappropriate alteration should be avoided at all costs;
- **3** – of moderate intrinsic interest but makes a key contribution to the special character and interest of the property. All efforts should be made to retain and enhance these elements;
- **4** – of moderate to low intrinsic interest, but makes a positive contribution to the overall character and interest of the property, and may be an important element in the understanding of a key phase of development of the property. Their retention is desirable, but an argument could be made for their removal to allow enhancement of the site as a whole;
- **5** – of very low or no intrinsic historical value, or of currently unknown survival and interest, but which currently contribute little to the special character of the place. Their alteration or removal would result in little loss of heritage interest, and could allow development which would have a more positive effect.

5.8.2 A summary table indicating the levels of relative significance assigned to individual components is included below:





Component Number	Name	Relative Significance
1.1	Block A - Basement 1	4
1.2	Block A - Basement 2	4
1.3	Block A - Basement 3	4
1.4	Block D - Basement 4	3
1.5	Block A - Ground floor 1 (10a)	3
1.6	Block A - Ground Floor 2 (Meter rooms/toilets)	3
1.7	Block A - Ground Floor 3 (Caretaker's House) (11)	3
1.8	Block A - Ground Floor 4 (Cart Passage)	2
1.9	Block A - Ground Floor 5 (13)	4
1.10	Block A - Ground Floor 6 (Circulation & Toilets)	2
1.11	Block A - Ground Floor 7 (1)	4
1.12	Block A - Ground Floor 8 (12)	4
1.13	Block A - First Floor (24)	3
1.14	Block A - First Floor 2 (25, 26-3)	3
1.15	Block A - First Floor 3 (26-1)	3
1.16	Block A - First Floor 4 (26-2)	2
1.17	Block A - First Floor 5 (27)	3
1.18	Block A - First Floor 6 (18)	3
1.19	Block B - Ground Floor (10B, 9, 14-1, 14-2, 14-2)	2
1.20	Block B - First and Second Floor (23, 34-1, 34-2)	3
1.21	Block C - Ground Floor 1 (6C.1)	2
1.22	Block C - Ground Floor 2 (6C.2, 7C)	2
1.23	Block C - Ground Floor 3 (8C-2, 5)	2
1.24	Block C - Ground Floor 4 (8C-1, 4)	3
1.25	Block C - First Floor 1 (21)	2
1.26	Block C - First Floor 2 (22)	3
1.27	Block C - First Floor 3 (20)	3
1.28	Block C - Second Floor 1 (31, 32, 33)	3
1.29	Block D - Ground Floor 1 (3-1)	2
1.30	Block D - Ground Floor 2 (3-2)	4
1.31	Block D - Ground Floor 3 (2-1)	4
1.32	Block D - Ground Floor 4 (2-2)	3
1.33	Block D - First and Second Floors (19,29,30)	3
1.34	Block G - Ground Floor 1 (17-1)	2
1.35	Block G - Ground Floor (17-2)	4
1.36	Block G - Ground Floor (15-2a)	3
1.37	Block G - Ground Floor (15-2b, 16)	4
1.38	Block G - First Floor (28)	4
1.39	Block F - Ground Floor (14-4)	3
1.40	Chimney	2

## **SECTION THREE – ISSUES: CONSTRAINTS AND OPPORTUNITIES**

### **6 ISSUES – CONSTRAINTS AND OPPORTUNITIES**

#### **6.1 Introduction**

- 6.1.1 As agreed at the tender stage of this project, this section is only intended to provide a relatively brief set of guidance notes to the current owners/managers of Portland Works to help identify those characteristics of the works which are considered key to their present industrial character, and the constraints and opportunities which they provide for the future development of the Works.
- 6.1.2 This section will provide a summary of the key observations that we have made during the preparation of Sections One and Two of the CP, and provides our informal advice as to the elements of the Works which might provide the basis for enhancement, and which would thereby better reveal the special interest and significance of the Works.
- 6.1.3 This section of the document will need to be redrafted to provide a comprehensive set of issues which will need to be guided by conservation policies when the full Conservation Management Plan is completed.

#### **6.2 Key characteristics**

- 6.2.1 The features or attributes which are considered key to the character of the works are:
- the wide range of authentic scales of the workshops, which demonstrates and makes legible the range of activities once carried out here;
  - circulation within the complex is largely external: work units being independently accessed from the exterior (whether at ground or upper floors) with few original internal connecting doors;
  - the limited palette of materials and construction, and the uniform and regular positioning of doors and windows within individual ranges;
  - chimneys denoting the location of hearths in workshops and identifying the locations of hot working practices;
  - the use of stable doors and unglazed window openings, also identifying the location of hot working producing steam and/or fumes;
  - the differing wall, ceiling and floor finishes, and fenestration of different blocks, and different spaces within blocks which denote the relative status and requirements of the original activities which took place there, and that of their specific user groups;
  - the remains of power transmission/line-shafting indicative of the locations of former powered processes.

#### **6.3 Detracting features**

- 6.3.1 A number of features of the present works have been identified as detracting from the special character of the complex, which had occurred under previous ownership, and whose removal or replacement in the medium or longer term would provide an opportunity to enhance the character and appearance of the works. These features include:

- The corrugated sheet enclosure to the west of the cart passage entrance to the works;
- Inserted metal roller shutters providing security to some units;
- uPVC replacement doors and windows;
- modern inserted suspended ceilings;
- blocking of air vents to the rear of Block B;
- graffiti in the former high status stairwell (although of some intrinsic interest) – long term consideration of moving the graffiti memorial to a more appropriate part of the building.

## 6.4 Issues, constraints and opportunities

- 6.4.1 A full CMP will need to identify and address a wide range of issues currently affecting, or likely to affect the premises in the future, which will need to be addressed by the creation of appropriate conservation policies. The following discussion derives from the stakeholder meeting held in December 2013, and identifies only the issues of greatest relevance to the protection and enhancement of the heritage interest of the complex, and aims to provide informal advice to the property managers.
- 6.4.2 **Variety of workspaces** – the former uses of the individual spaces in the complex are still legible, to a greater or lesser extent, in the scale, construction, finishes, lighting and heating of the units. This is a great asset, as it provides a good variety of units for potential tenants.
- 6.4.3 The subdivision of the premises into individual units is likely to have occurred on a rather ad-hoc basis, resulting in the amalgamation of spaces, or conversely, their sub-division, without historic precedent. A suggested potential layout of units, based on a more authentic configuration, is presented in **Figures 29-32**. It is unlikely that this re-configuration could be achieved in the short term, and is intended solely to provide guidance to the management company as to how units might be more appropriately re-sized if this can be achieved through the refurbishment programme.
- 6.4.4 **Compatibility between tenants and work units** – the availability of vacant units, and the space requirements of prospective tenants, will be a difficult correlation to resolve. The aims and ethos of the management company, which seek to accommodate manufacturing and craft activities appropriate to the history of the works, will make this equation even more difficult, though imperative, to resolve. It is recommended that some consideration be given to the possible re-definition of units, and the identification of potential uses which would be most compatible with their size, finishes, heating and natural light resources. This would then provide an 'aspirational' plan which could be moved towards when units became available.
- 6.4.5 **Demand for work units** – it is understood that there is currently a high demand for units within the complex, but that this is likely to be more to do with the relatively low rents, than due to a sympathy with the ethos of the new management. It will be necessary to calculate the likely demand for units at higher rents once the units have been refurbished. However, affordability is one of the PWLS key aims and it is anticipated that the rents will

continue to be at the lower end of the market following refurbishments and a programme of phased rent increase over the next four years.

- 6.4.6 **(Encouragement of) Appropriate functions** – at present, demand for the units comes from a range of potential users. While it is imperative that the works are economically viable, which will necessitate that most units are tenanted, it is important for the long-term aspirations and for achieving the ‘vision’ of the management company that appropriate trades are encouraged to locate within the works. The aspirations that the works will become a “*centre of excellence for traditional crafts and offer training in these skills*” and provide a successful prototype for other similar community-owned enterprises, will necessitate appropriate types of business being located here.
- 6.4.7 **Educational and mentoring opportunities** – it is understood that PWLS intend to identify opportunities to create and/or support system of mentoring by trades and craftsmen operating within the works. This would be an important contribution to continuing the metal trades skills for which Sheffield is famous. The potential exists for a similar system of apprenticeships or mentoring to be undertaken by contractors appointed to the repair and refurbishment work, dependant on the existence of contractors with apprenticeship schemes in the area and their availability. This would similarly support the development of an enhanced resource of builders with specialist conservation skills, in the city.
- 6.4.8 **Refurbishment and reinstatement of historic finishes** – four different types of wall finish have been identified within the works and, with the exception of the modern finishes, are clearly indicative of the differing functions of the spaces (**Figures 25-28**). The use of wall plaster with timber skirtings is confined to the high status pedestrian entrance and stair, and the caretaker’s house. Timber tongue and groove match-boarding exists in the former engine houses and the possible original showroom/offices at [1.14]. Historically, these spaces were lined to reduce dirt and create a clean environment, and an opportunity exists to reinforce this by the repair and reinstatement of these finishes, and the introduction of suitable new uses which require a cleaner environment. This will serve to highlight the former functions of the spaces, and the variety of working environments in the early works.
- 6.4.9 **Inappropriate activities** – a number of activities have been previously undertaken within the works which have had a detrimental impact on the fabric of the listed buildings. These include unauthorised alterations to the fabric of the buildings and spray painting affecting external historic brickwork. The PWLS have developed a tenants handbook that covers the issues associated with the designated status of the buildings, and the constraints on working practices that come with that status. Any future tenancy contracts should include information on these matters, and impose clear restrictions on illegal and inappropriate activities.
- 6.4.10 **Public access** – the receipt of public funding such as provided by the Heritage Lottery Fund, will require a limited level of public access to the works. While this is already being provided on a temporary basis through open days, some thought could be given to the provision of more regular access, but limited to a well-defined and limited area of the site. Consideration will need to be given to matters of public health and safety and the ability of tenants to work unimpeded. In order that the enterprise remains financially viable, it is not feasible that a large area be given over to non-commercial public uses, but it is considered that the location of an attractive commercial enterprise for the public within an appropriate area of the works, would allow both aspects to be satisfied.

- 6.4.11 The high status pedestrian entrance from Randall Street would seem to offer an ideal 'public' entrance to the complex, set away from the 'commercial' vehicle entrance to the yard, and would provide direct access to spaces at first floor which provide views across the works (see **Figures 30-32**). This would provide clear demarcation between the public areas, and the working yards, which could remain inaccessible to the public. It would also recreate an authentic historical scenario if the large Phase 3a top-lit former showroom were included in the public area. It may be possible to attract a tenant to provide café/commercial gallery facilities. This would provide both refreshment and meeting space for tenants, and a gallery through which resident artists and craftspeople might showcase and sell their products. The circulation and/or viewing spaces might also provide space for a permanent installation explaining the history of the works.
- 6.4.12 If public access, following the project, is not considered to be a viable option, then exploration of different types of displays will need to be considered. These could be in the form of temporary displays/exhibitions using the Works' fenestration to present its history, displays which could move around different locations within the City and digital displays and explorations using the website, and/or digital media and social networking.
- 6.4.13 **Site security** – the issue of multiple users, using their units at different times of night and day creates potential problems with site security. The use of security cameras could be an appropriate short term solution.
- 6.4.14 The complex includes a former two-storey with basement 'caretakers' house, adjacent to the cart passage, which could be refurbished for a return to residential status. This would provide 24/7 surveillance for the site. This could be considered as a long term aspiration for the Works.
- 6.4.15 **Welfare facilities** – the welfare facilities for tenants currently available on the site are both sparse and rudimentary, and will need to be improved as part of the refurbishment of the works. The insertion of new facilities and services will need to be carefully considered in areas of the works comprising large workspaces with painted brick finishes, which would be masked by partitions or 'boxing-in'.
- 6.4.16 **Health and safety** – The 2011 Building Survey identifies two main H&S concerns: the lack of secondary means of escape in event of fire, and the potential for defective and loose fabric to fall from elevations. Works to resolve these two issues will be of the highest priority and PWLS have already started a programme of works addressing these issues.
- 6.4.17 **Environmental upgrading of buildings** – it is appreciated that the solid walls of the buildings do not provide environmental efficiency in terms of insulation and heating costs. While some of the workshops are currently unheated, activities in others require some form of space heating, and therefore consideration needs to be given to raise the thermal efficiency of the fabric. However, wall finishes have been shown to provide not only a guide to the status and former functions of individual spaces, but also to contribute to the character of the space, whether industrial, administrative or residential. Careful consideration will therefore need to be given to the introduction of internal thermal lining of solid walls to ensure that this does not fundamentally change the character of the spaces, and destroy the legibility of the former functional difference between spaces. The solid floors throughout the complex are largely compromised by later patching and re-surfacing, and the introduction of solid floor insulation is not considered likely to be detrimental to the character of the spaces affected.
- 6.4.18 **Priorities for repair** – the Bond Bryan Building Survey report of March 2011 provides an overview of the key defects in the layout and fabric of the works complex which will need

to be addressed over the next ten years. The two outstanding priorities will be to improve means of escape in the event of fire, and to make all buildings wind and weathertight. This report appears to provide a well-considered set of proposals which identify minor repairs which could be carried out as an interim measure to halt further deterioration, to allow more major programmes of repair and refurbishment to be undertaken once funding is in place. Defects which currently pose a potential threat to personal/public health and safety have been identified, and will need to be addressed as a matter of urgency.

- 6.4.19 It goes without saying that all repairs will need to be carried out to the highest conservation standards of materials and workmanship. The relative standardisation of materials and architectural elements throughout the different ranges of buildings makes the reproduction of authentic profiles and mouldings relatively straightforward. Historic components will need to be repaired or replaced on a like-for-like basis, in terms of both design and materials. Surviving elements and fabric, and historic images will need to be used to inform the removal of inappropriate or unsympathetic later interventions, and to restore known authentic features. Where no information survives to inform replacement of features, these will need to be discussed and agreed with the LPA and EH. PWLS have already started a programme of essential repairs and have been in consultation with the Sheffield City Council's Conservation Officer.
- 6.4.20 The 2011 building survey notes the poor thermal efficiency of timber casements and generally recommends the wholesale replacement of windows throughout entire blocks. Costs of over £250,000 have been identified for this wholesale replacement. A decision will need to be taken as to whether a better conservation (and/or financial) solution would be to repair and refurbish, with replacement only where absolutely necessary. Thermal efficiency could be enhanced by the introduction of secondary glazing, which would not impact on the external appearance of the ranges.
- 6.4.21 **Heritage Partnership Agreement** – these decisions and parameters regarding repair vs. replacement will need to be set out and agreed in the Heritage Partnership Agreement, and will allow future works to be undertaken in accordance with the HPA without the necessity of further LB consent applications.

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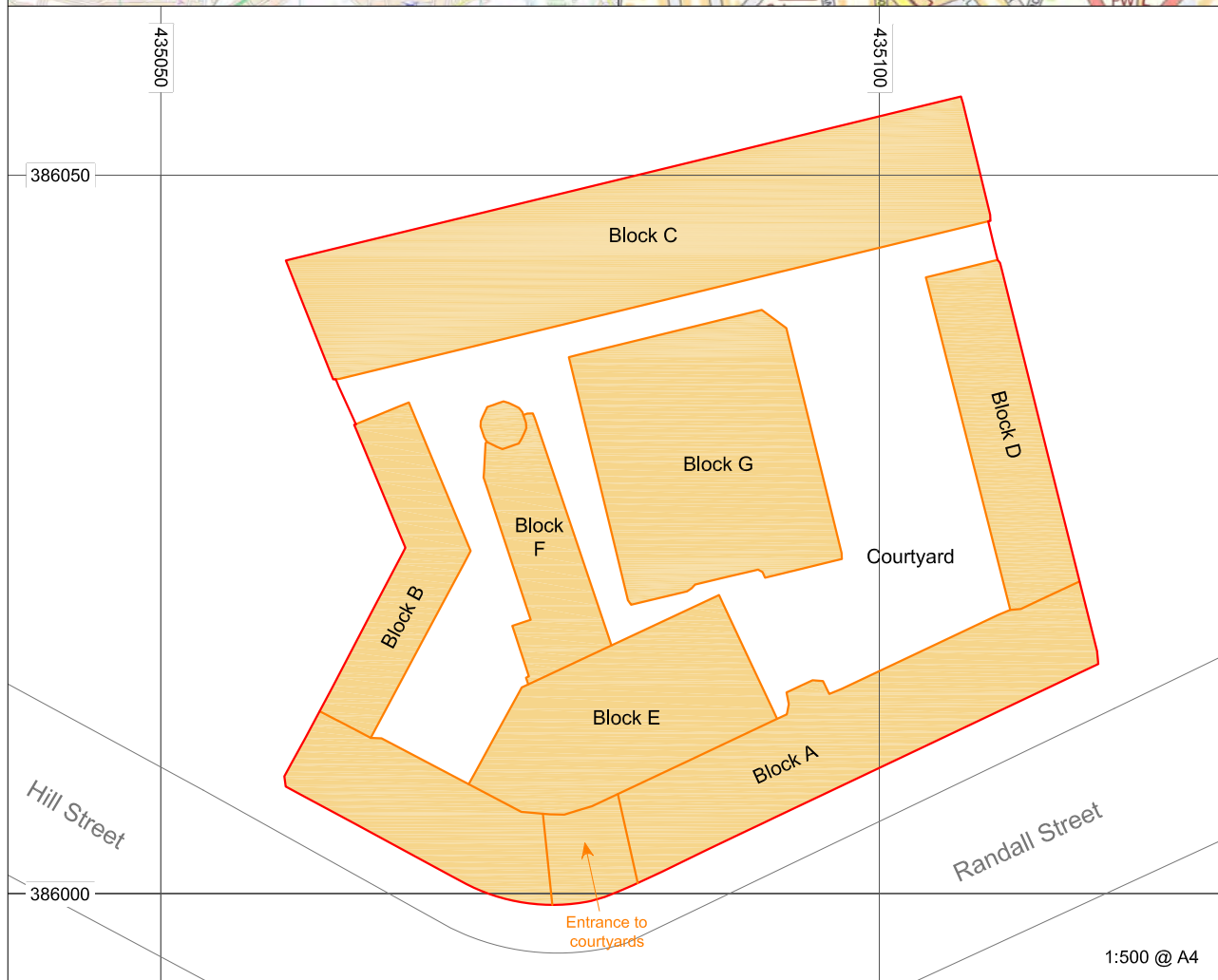
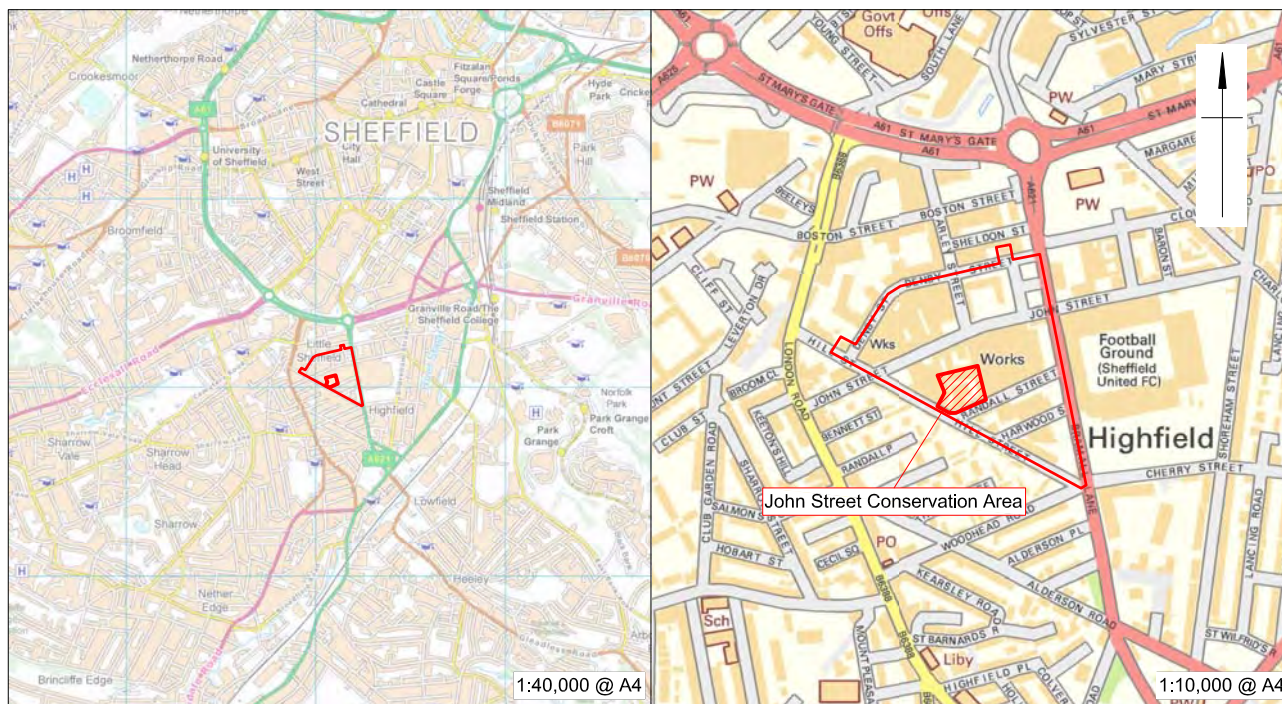
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- <http://www.heritagegateway.org.uk/gateway/>





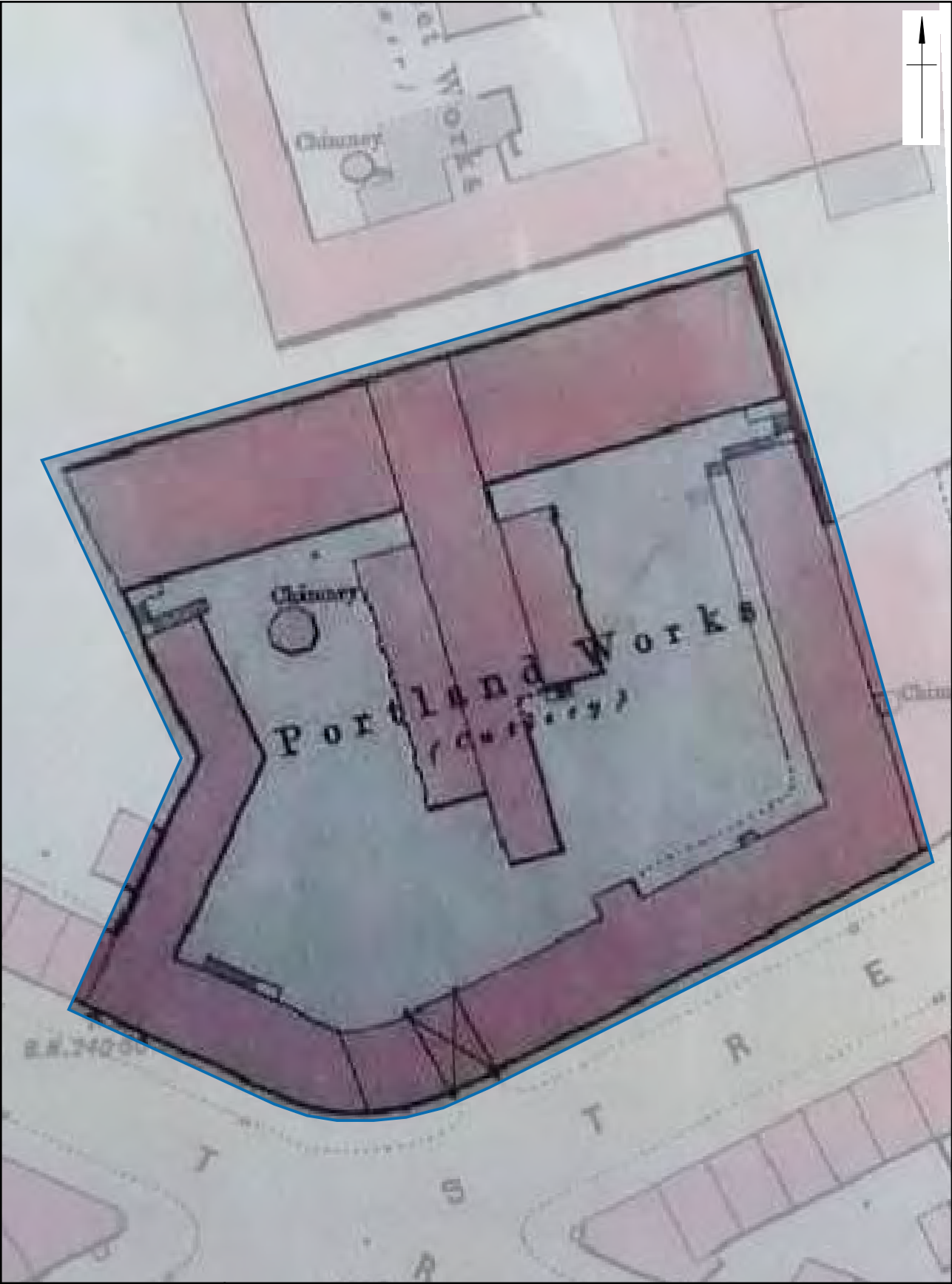
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Site location & layout

Figure 1



 Site boundary



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Historic Mapping: 1889-1890 OS Figure 2

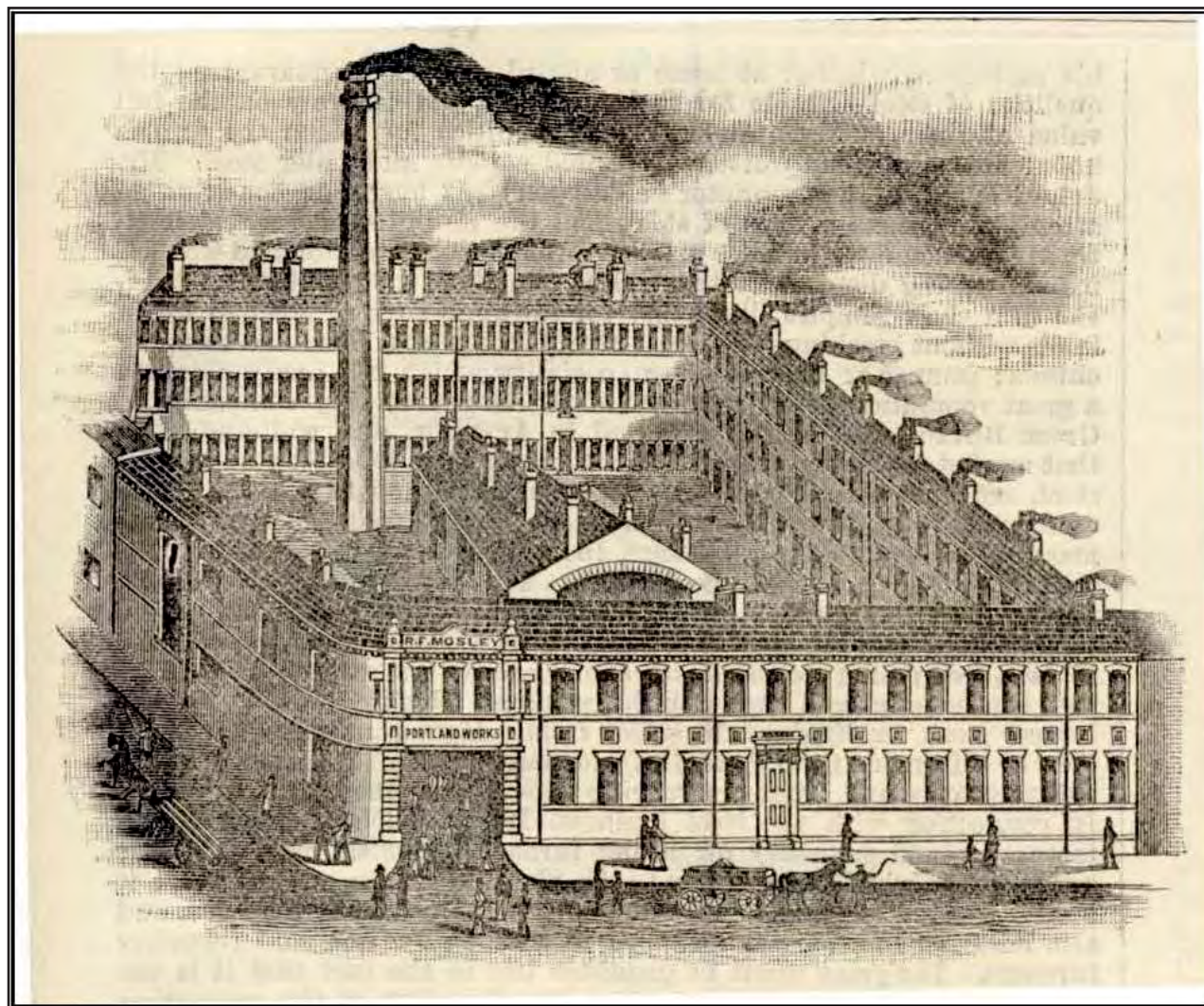





Historic Mapping: 1894, 1905, 1923, 1935, 1953 and 1974 OS

Figure 3





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Street frontage, 1908 (courtesy of Professor G. Tweedale and H. Housley )



Randall Street elevation, 2013



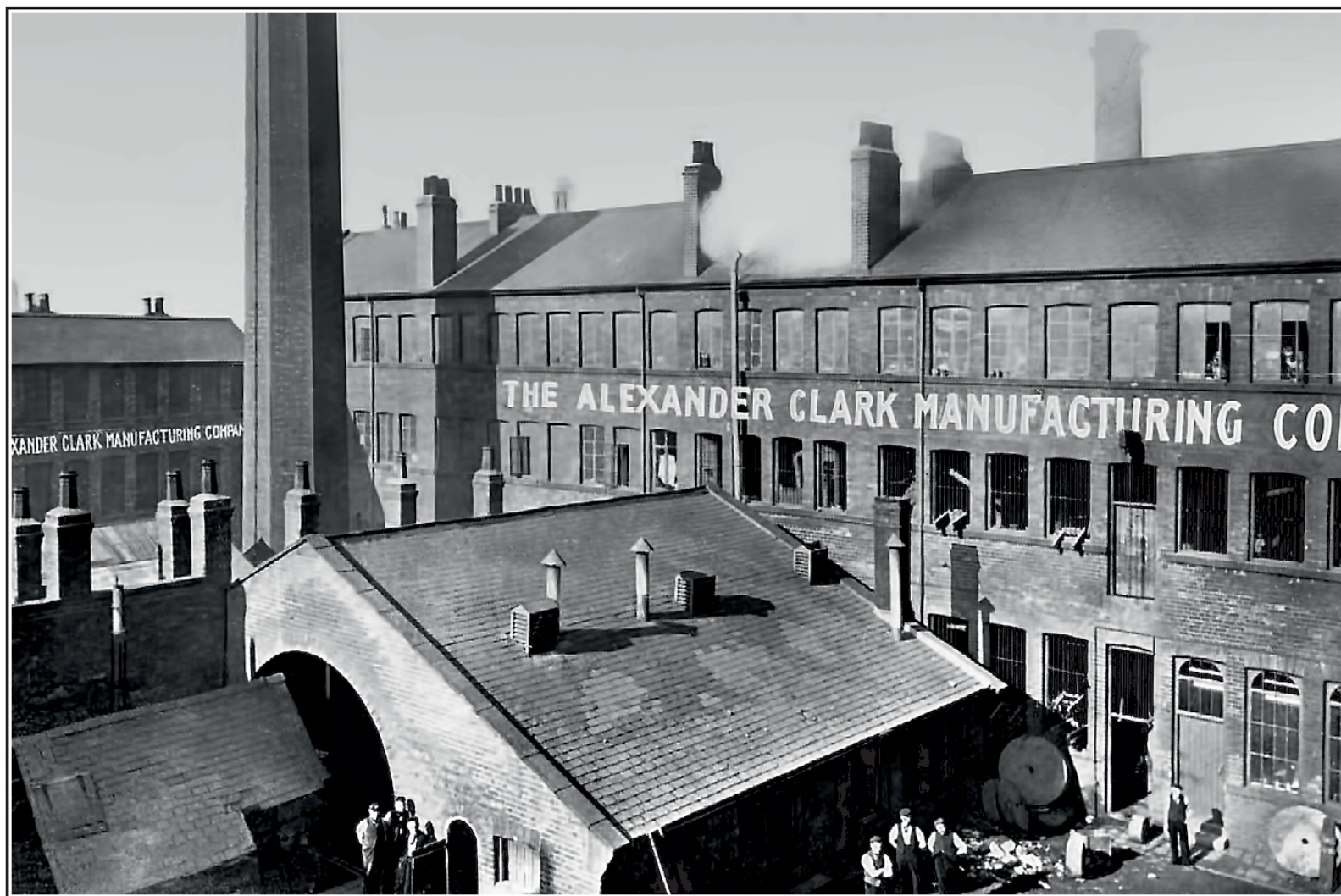
Randall Street elevation, 2013



Hill Street elevation, 2013

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Portland Works, 1908 (courtesy of Professor G. Tweedale and H. Housley)

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Burnishing and Polishing, 1908, Block A 1.18 (courtesy of Professor G. Tweeddale and H. Housley)



Block A 1.18, 2013

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Electroplating, 1908, Block F 1.39 (courtesy of Professor G. Tweedale and H. Housley)

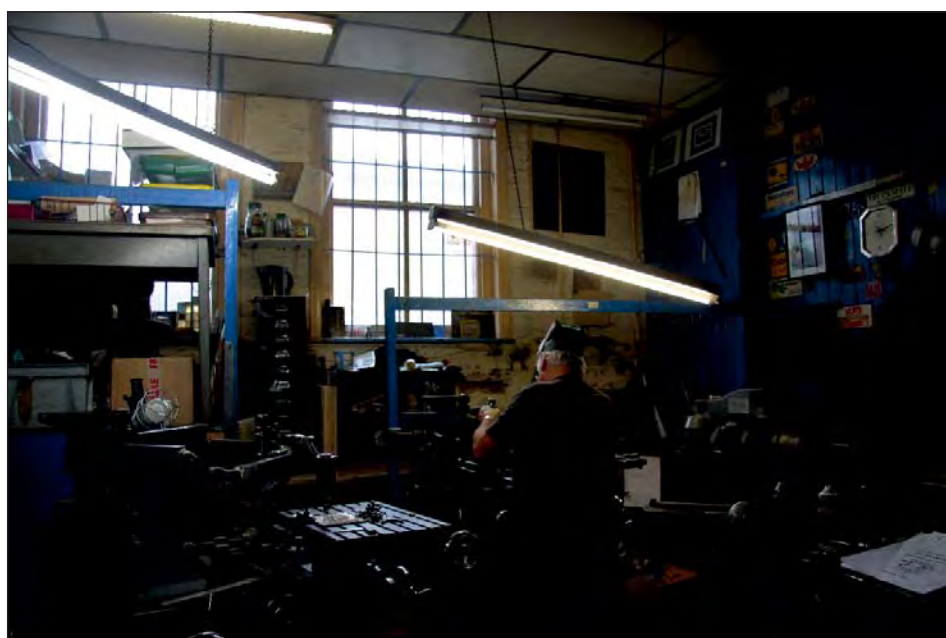


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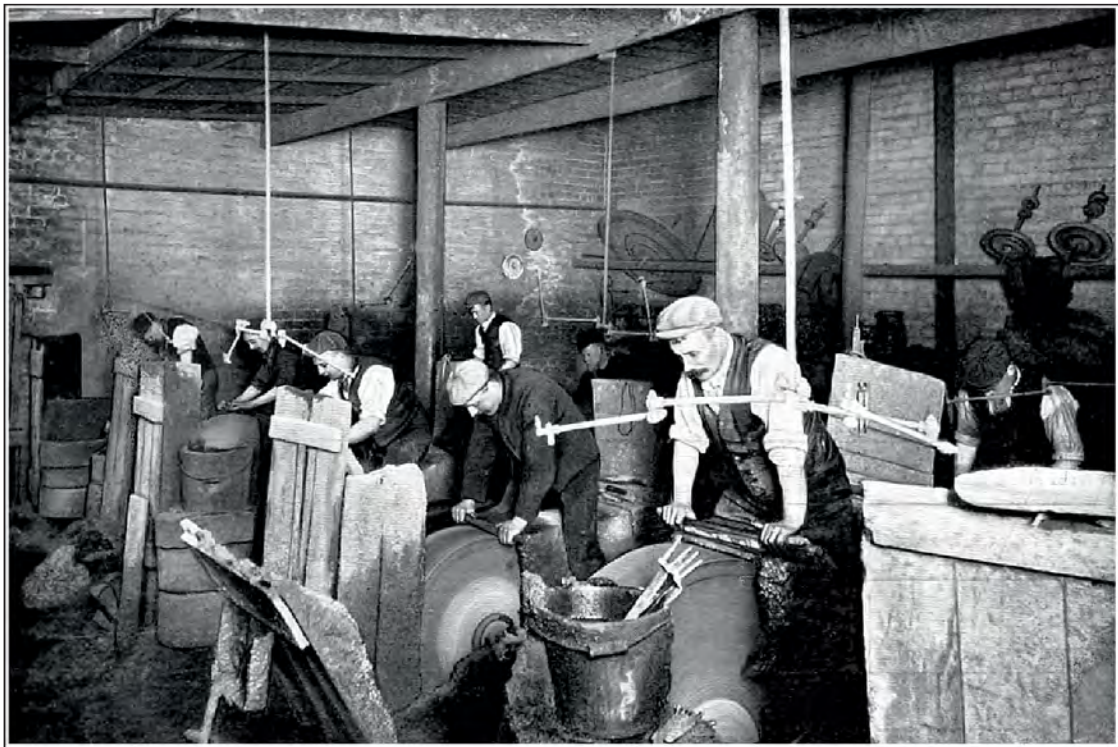


Gas Engine, 1908, Block C 1.23 (courtesy of Professor G. Tweedale and H. Housley)

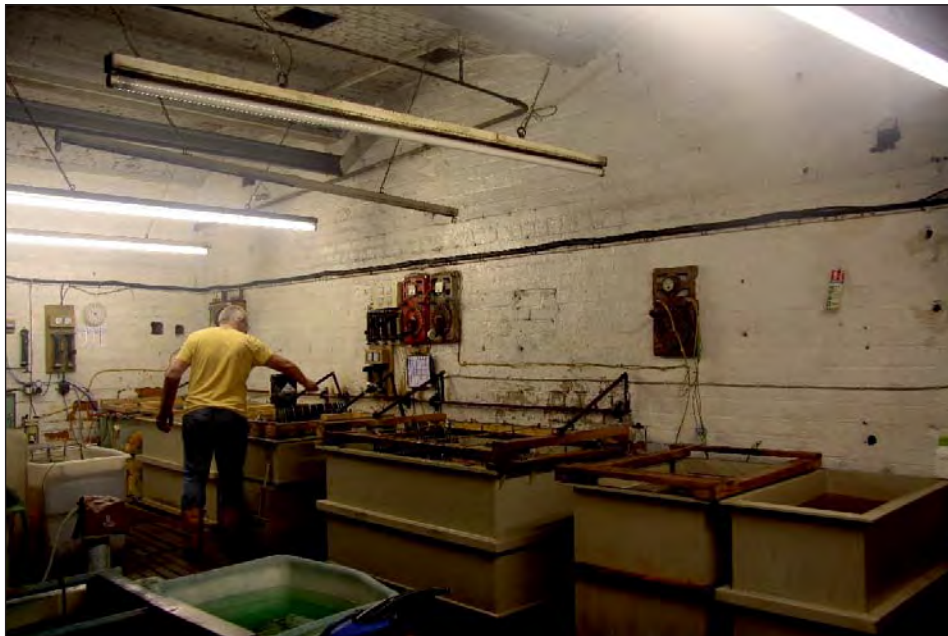


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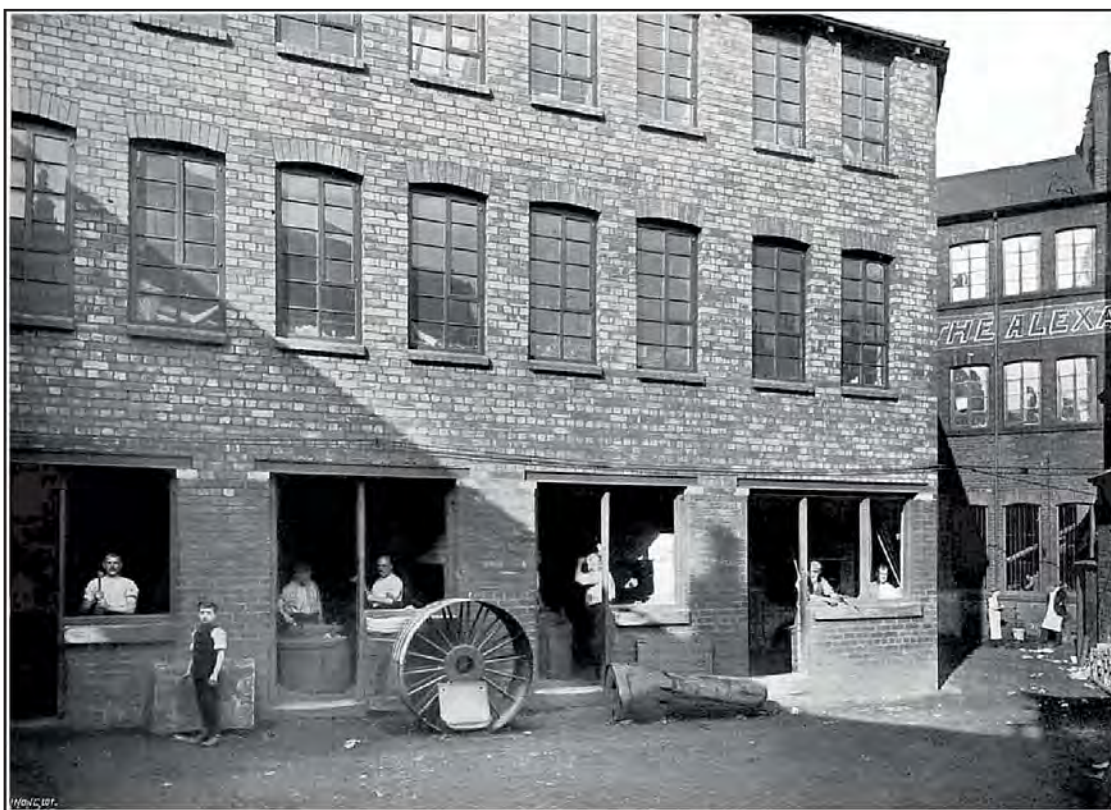
Grinding, 1908, Block C 1.24 (courtesy of Professor G. Tweedale and H. Housley)



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Hand Forges, 1908, Block B 1.19 (courtesy of Professor G. Tweedale and H. Housley)



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Knife Inspection, 1908, Block A 1.11 (courtesy of Professor G. Tweedale and H. Housley)



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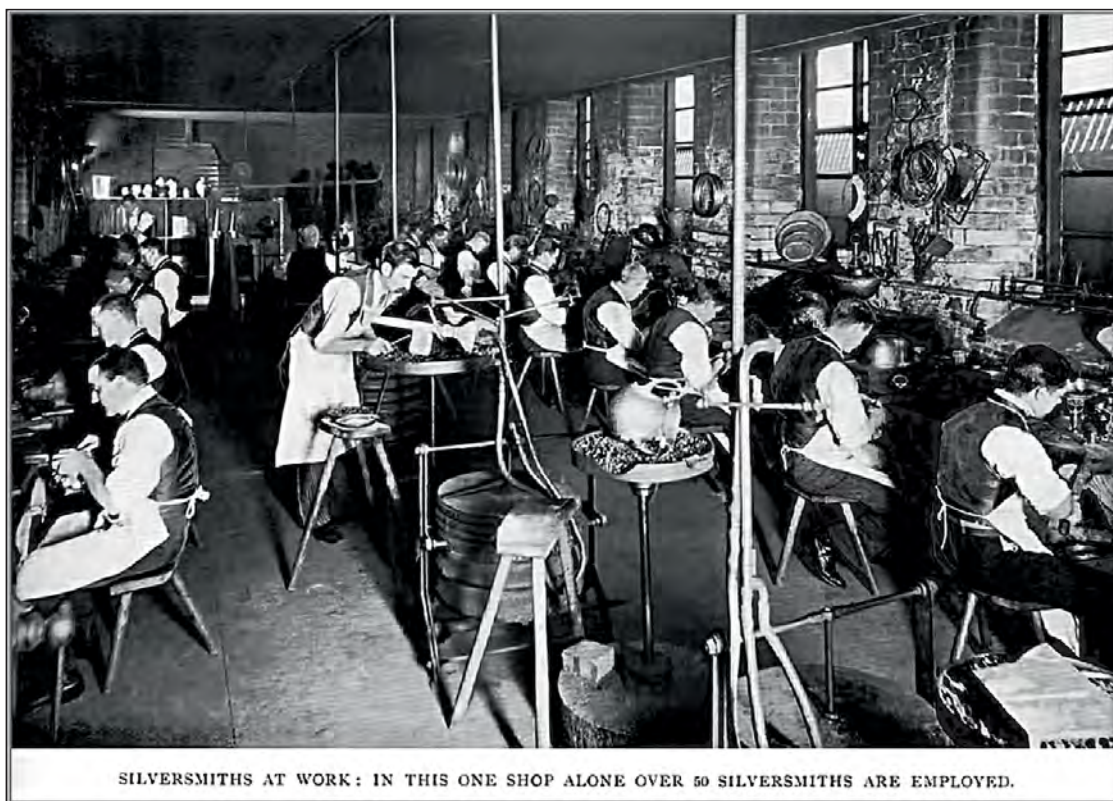
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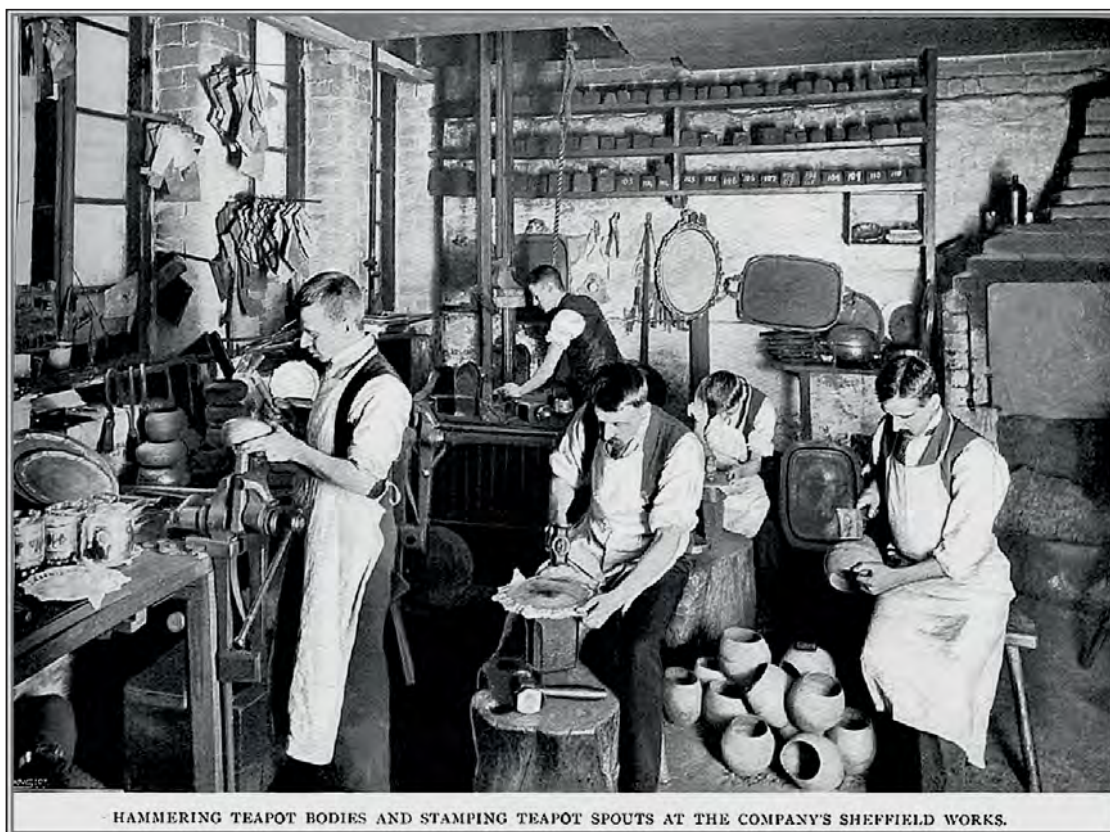
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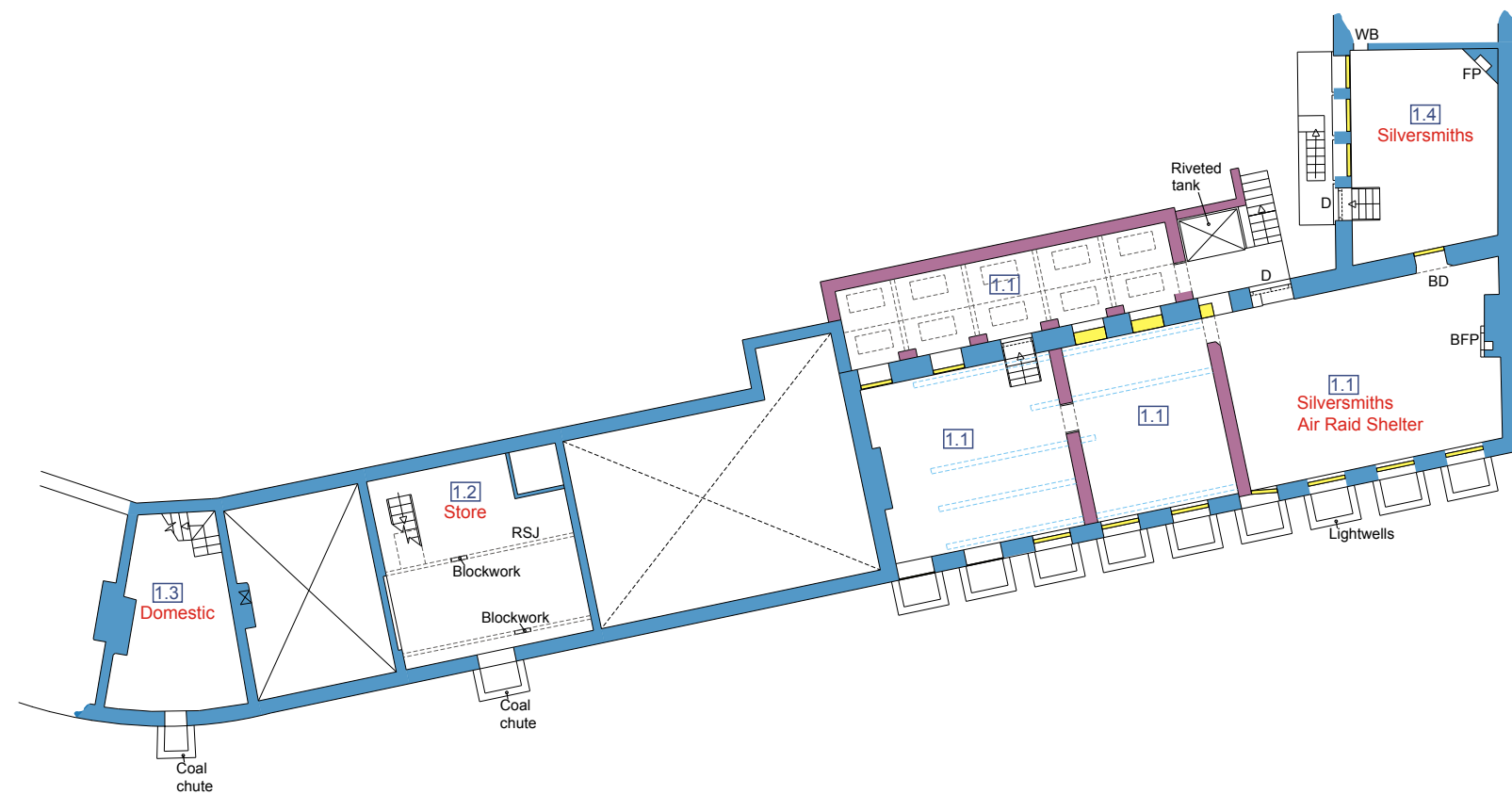


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- Phase 1a: 1877-1880
- Phase 1b: 1877-1880
- Phase 2: 1880-1890
- Phase 3: 1894-1905
- Phase 4: 1905-1923
- Phase 5: 1923-1935
- Phase 6: 1935-1953
- Phase 7: 1953-1974
- Phase 8 (Blocking): 1974 onwards
- Blocked door
- Door
- Inserted door
- Blocked window
- Window
- Wire box
- Fireplace
- Blocked fireplace
- Overhead detail
- Timber beam



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Phased plan of Basement

Figure 17



Phased ground floor plan

Figure 18

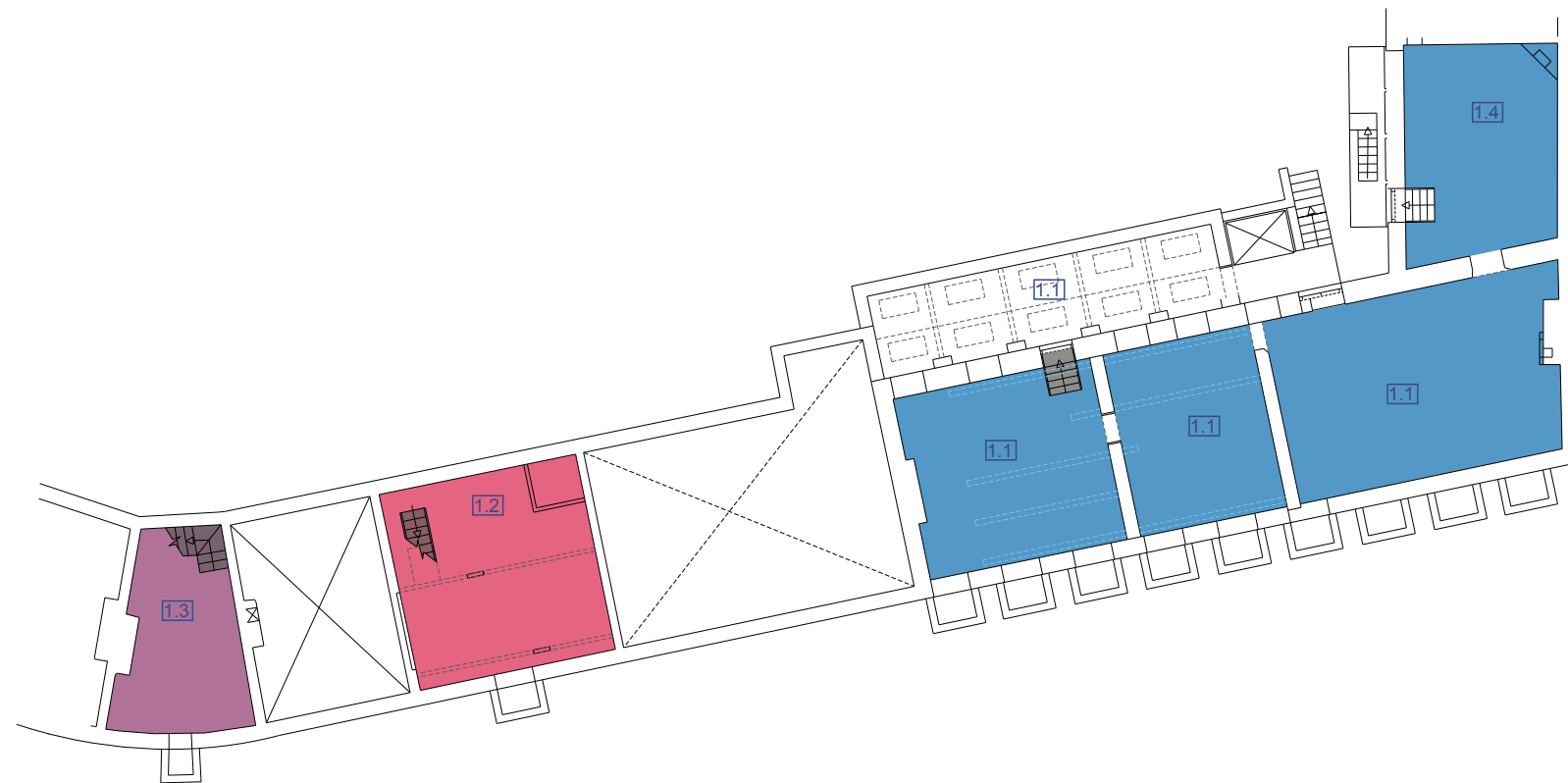
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- Workshop
- Storage
- Domestic
- Circulation



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- Workshop
- Storage
- Domestic
- Hand Forges
- Engine
- Grinding
- Showroom
- Office
- Welfare



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- Workshop
- Storage
- Domestic
- Hand Forges
- Engine
- Grinding
- Showroom
- Office
- Warehouse/Packing
- Welfare
- Circulation
- Unknown

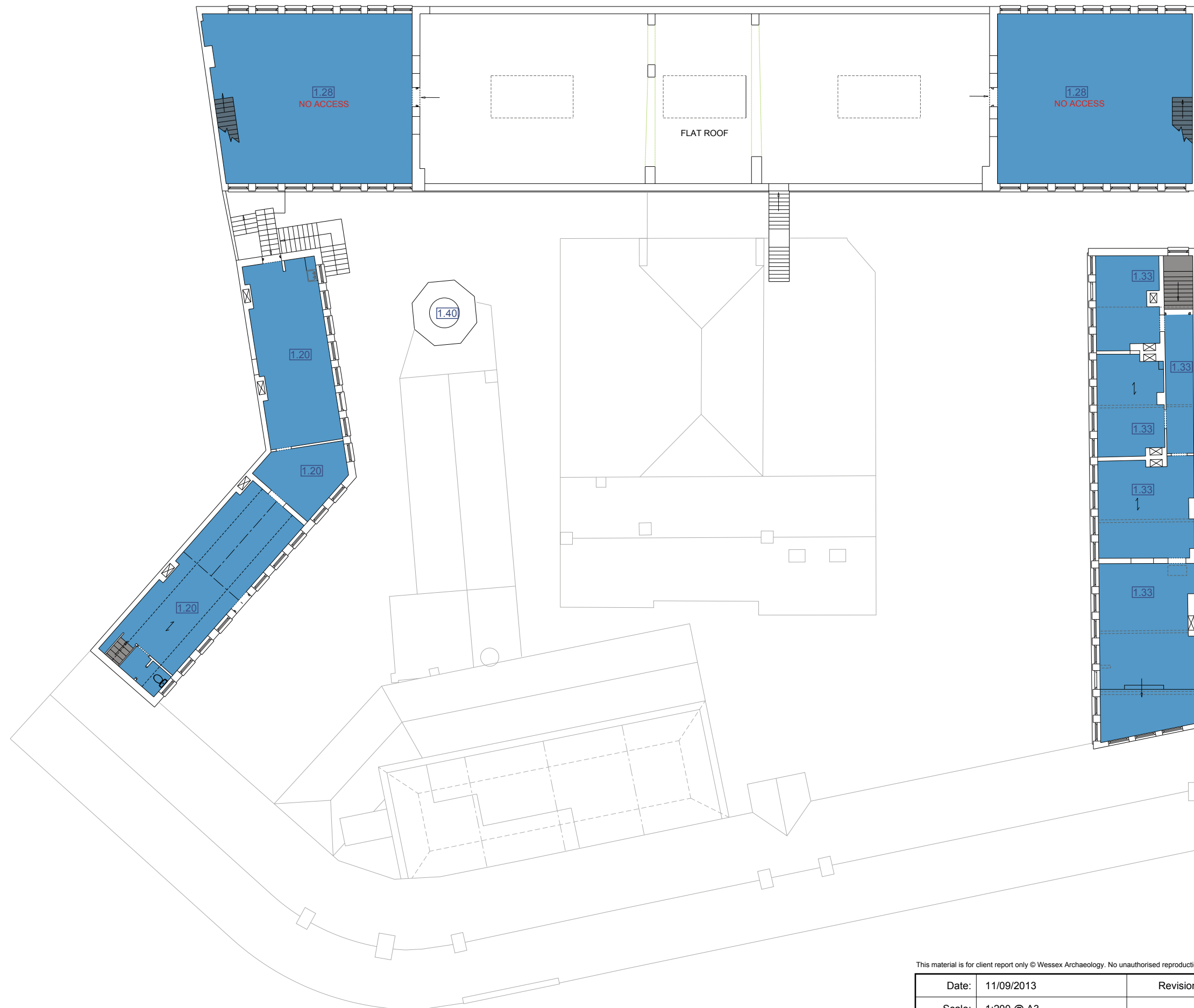


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Workshop  
Circulation



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Painted brick



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- Painted brick
- High Status (Plaster and Skirting)
- Tongue and Groove matchboarding
- Modern



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- Painted brick
- High Status (Plaster and Skirting)
- Tongue and Groove matchboarding
- Painted Brick and Tongue and Groove matchboarding
- Modern



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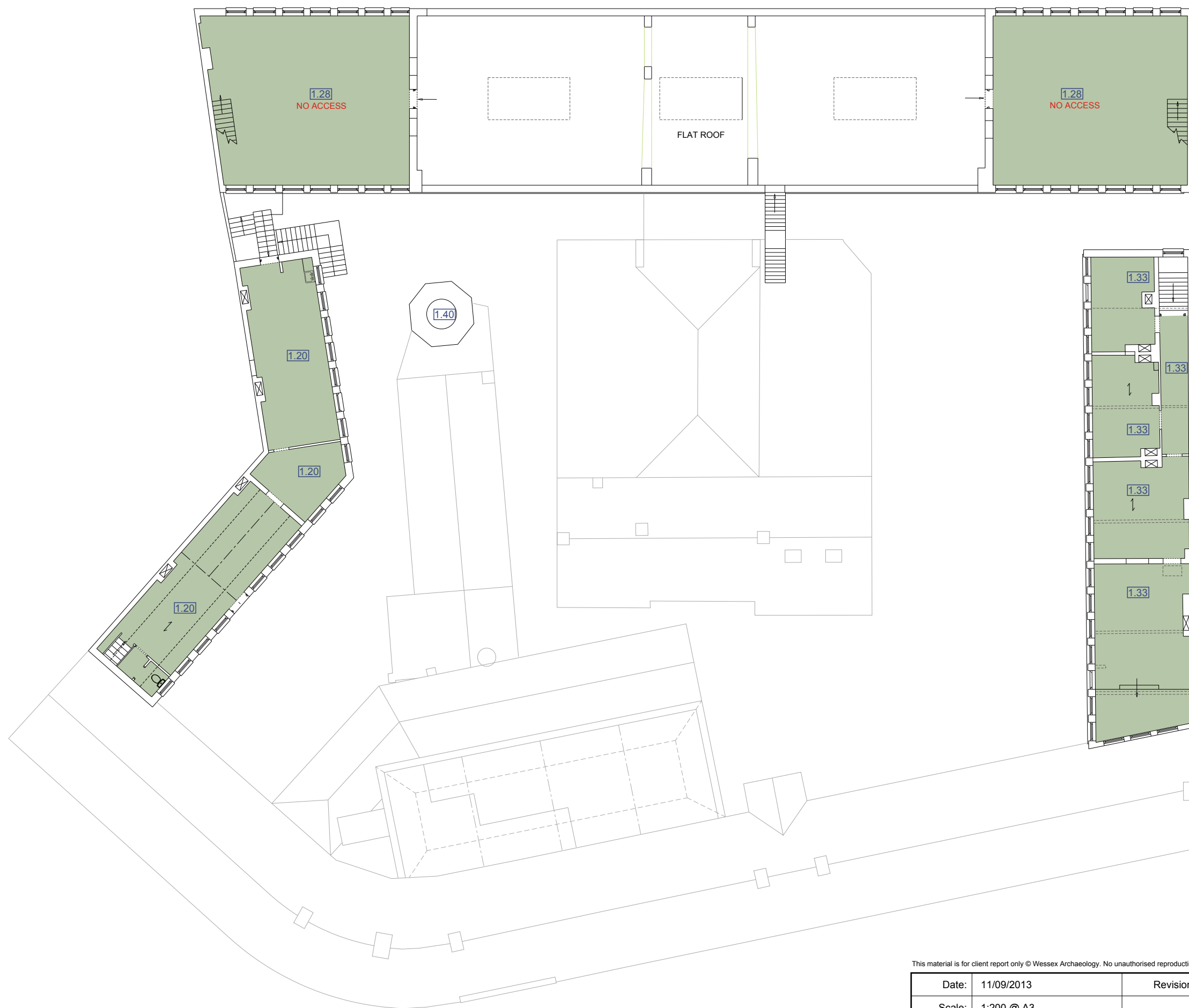
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First floor plan: Historic Wall Finishes

Figure 27

Painted brick

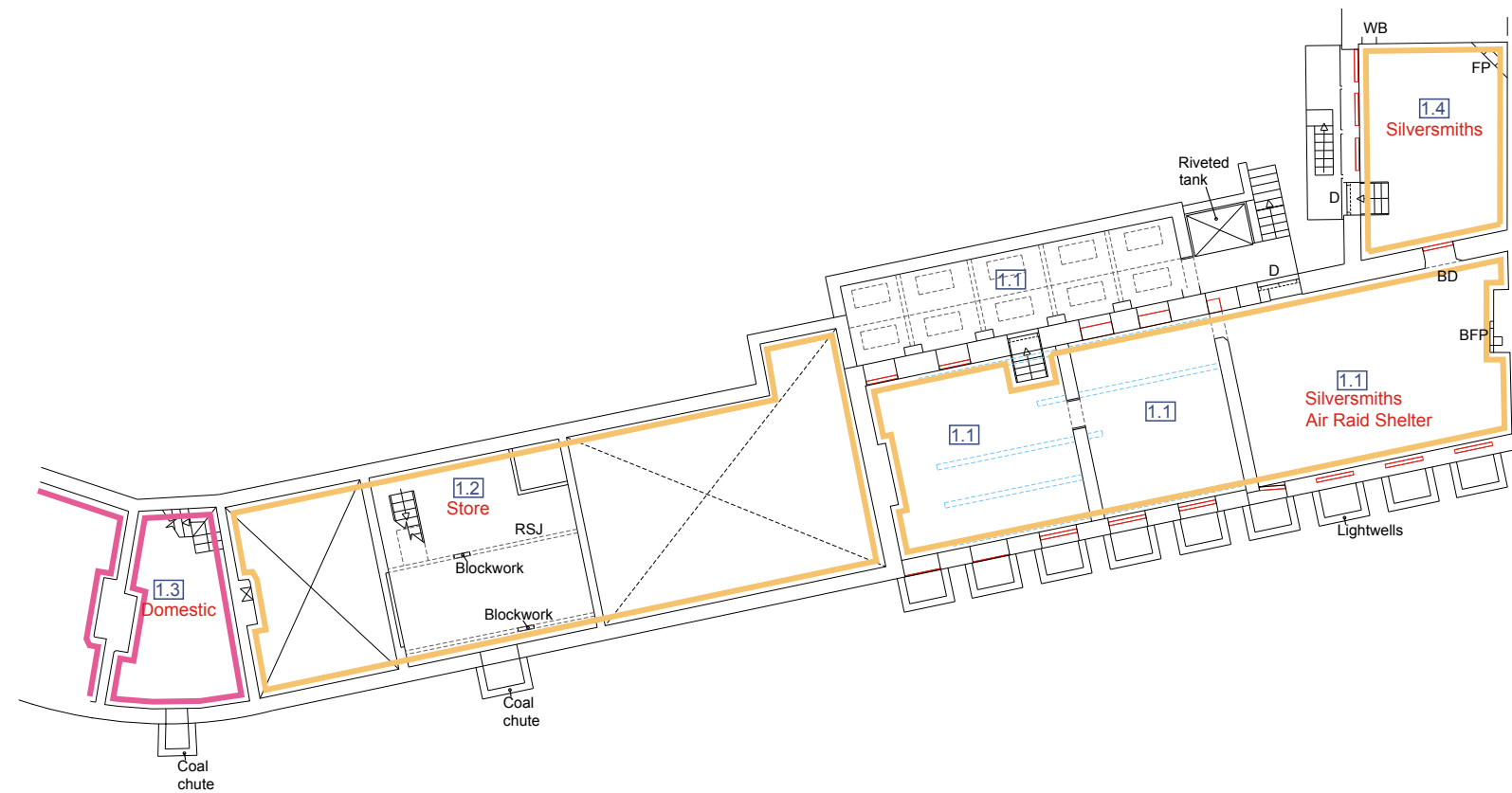


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- Public access
- Residential
- Workshop units



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Basement: Proposed layout of units

Figure 29

- Public access
- Residential
- Workshop units



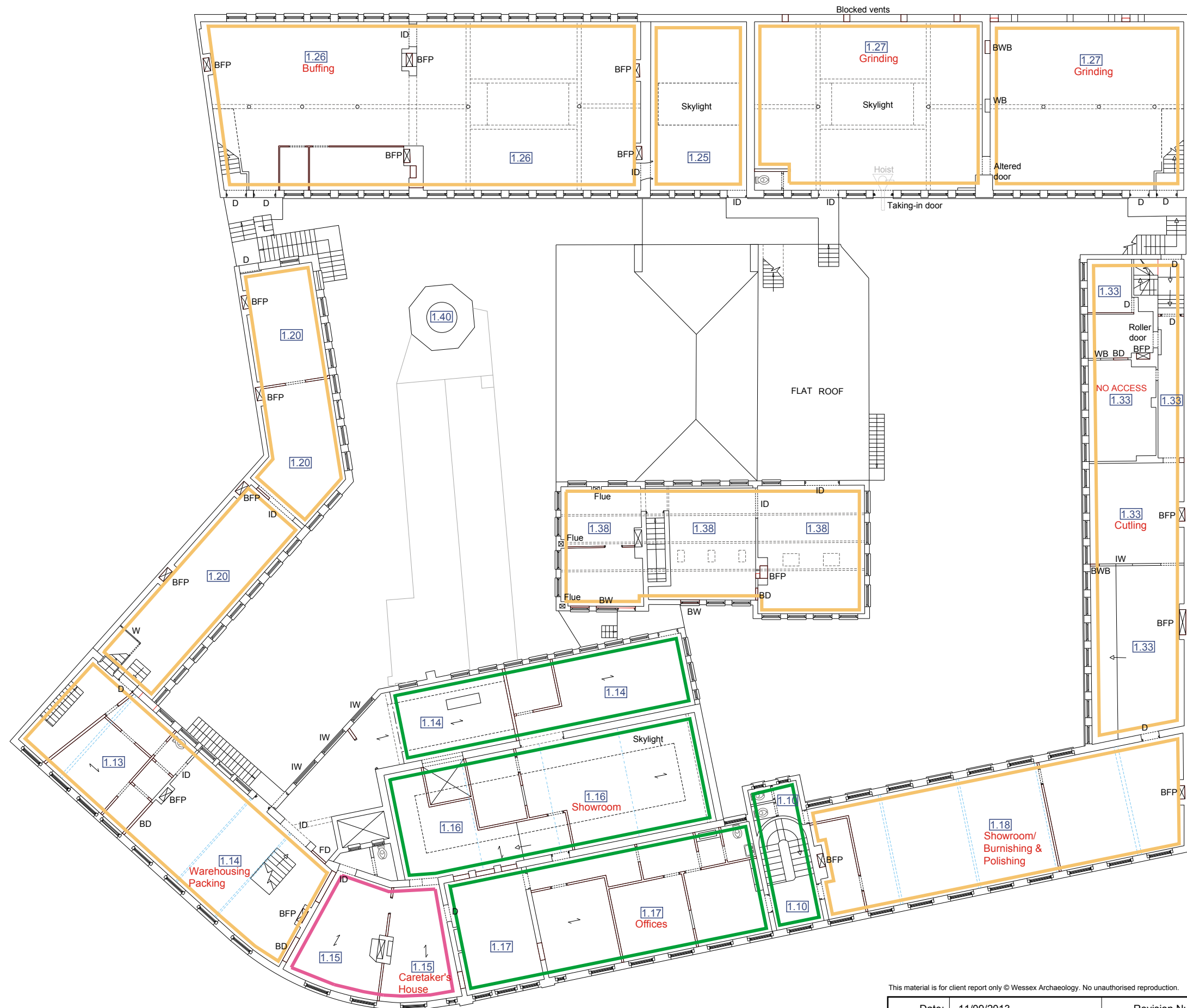
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Ground floor: Proposed layout of units

Figure 30

- Public access
- Residential
- Workshop units



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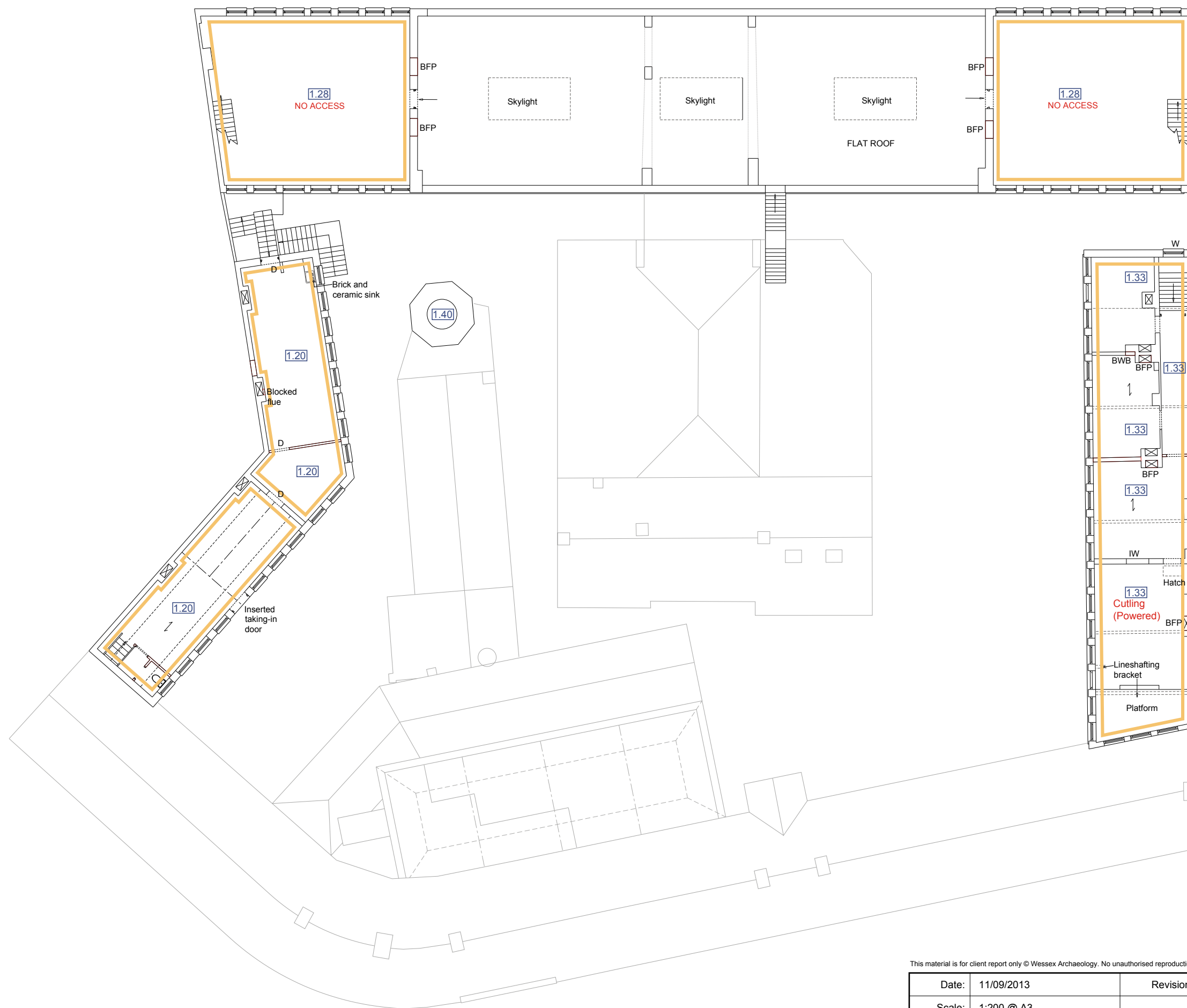
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First floor: Proposed layout of units

Figure 31



- Public access
- Residential
- Workshop units



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