

DORE NEIGHBOURHOOD PLAN
HOUSING WORKING GROUP
VILLAGE HOUSING AREAS CHARACTER APPRAISAL
MARCH 2017

Housing Areas Appraisal

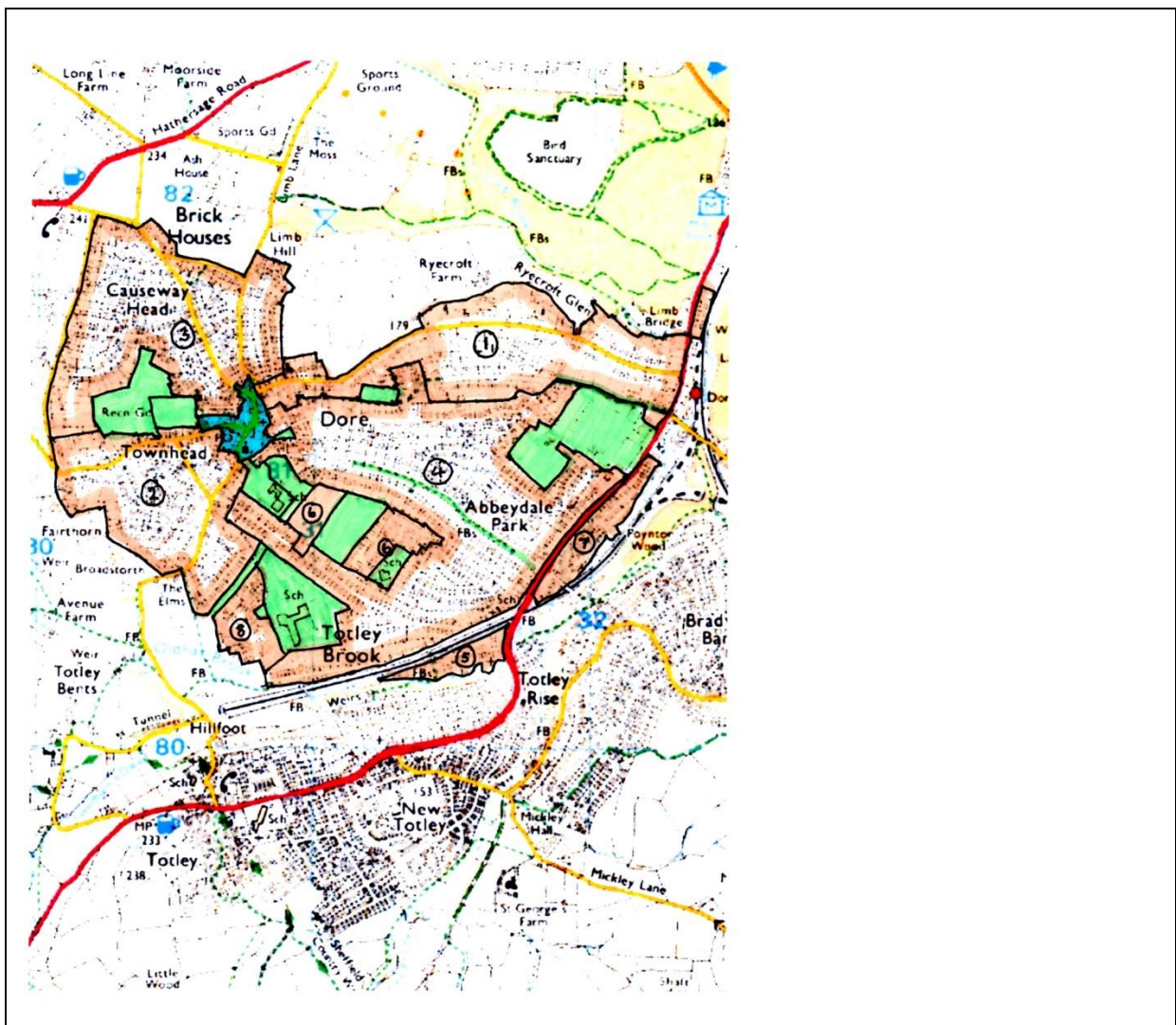
The Housing Working Group undertook a character appraisal of Dore Village's housing areas to provide a basis for developing a policy for safeguarding the character of the Village's housing areas.

The Working Group identified eight housing sub-areas based on their location, topography, period of development and general housing density. Three main factors formed the basis of the character appraisal;



1. The concentration of features that are distinctive to Sheffield and which should be safeguarded as part of the South-West Area of Sheffield, in accordance with CS Policy 31 *Housing in the South-West*, in particular the area's natural setting, the open spaces, trees and mature gardens and the stone-built houses of the older suburbs.
2. The main townscape features including urban grain.
3. Architectural character including housing type, height, massing and materials



The appraisal may be useful as supplementary planning guidance for making decisions on new housing infill and extensions



Map of Village Housing Sub Areas





Village Housing Sub-areas

Area	Housing Sub-area	Net Area(ha)	Dwellings	Density (dw/ha)
HA 1	<p data-bbox="264 315 695 338">Dore Road, Victor Road, Cavendish Avenue Area</p>  <p data-bbox="264 801 456 824"><i>Characteristic housing</i></p> <p data-bbox="264 853 1034 1003">1. The natural features include views of and access to the adjacent Green Belt and Ecclesall Woods, the amenity of the open spaces of Water Lane, Abbeydale Sports Club and Dore Road Allotments. The area has many trees and large mature gardens. Cavendish Avenue in particular has mature horse-chestnut trees in the highway verges. The area also comprises large stone-built houses of the late Victorian and Edwardian Period,</p> <p data-bbox="264 1032 1034 1211">2. The lower part of Dore Road and the adjoining Abbeydale Road South is of architectural and historic interest worthy of designation as a conservation area. And the townscape is characterised by its larger detached houses and mature trees. The urban grain is generally broad and coarse with the exception of tighter knots of newer developments such as Dore Close, South Court and the developments at 79 Dore Road. The urban grain is generally reinforced by adherence to a common building line on the principal highways.</p> <p data-bbox="264 1240 1034 1285">3, The area comprises generally larger detached stone houses of traditional stone and render with slate pitched roofs.</p>	34	334	10
HA 2	<p data-bbox="264 1296 871 1341">Blacka Moor Road, Church Lane, Drury Lane and Old Hay Close Area.</p> <p data-bbox="312 1330 328 1352">a.</p>  <p data-bbox="264 1682 456 1704"><i>Characteristic housing</i></p> <p data-bbox="264 1733 1034 1800">1. The natural features include of and access to the adjacent Green Belt with views of the Peak District National Park. The southern boundary of the area also benefits from the amenity of the Totley Brook Verge. The area has many trees and mature gardens.</p> <p data-bbox="264 1830 1034 1942">2. The area lies on generally level ground west of the Village Centre and the townscape is characterised by its mainly large detached houses and the urban grain is moderately open and generally uniform. The urban grain is reinforced by an adherence of the housing to a common building line on each of the principal highways.</p> <p data-bbox="264 1971 1034 2038">3. The area of post war housing development comprises generally individually designed two-storied houses constructed of brick with tiled pitch roofs. Old Hay Close comprises an estate of smaller bungalows and houses of late post-war construction.</p>	33	319	10

<p>HA3</p>	<p>Newfield Lane, Causeway Head Road and Rushley Avenue</p>  <p><i>Characteristic Housing</i></p> <p>1. The natural features include views across and access to the Green Belt to the west, north and south-east including views of the Peak District National Park and Ecclesall Woods. The area also benefits from the amenity of and access to Dore Recreation Ground and Old School Trust Sports Field. The area benefits from many mature trees and gardens. The area includes part of Dore Conservation Area and its older stone-built housing.</p> <p>2. The area lies on gently sloping ground to the north of the Village Centre and largely comprises post-war development of detached and semi detached dwellings. Recent developments at the Spinney, Knowle Green and St Katherine's is characterised by an architectural unity. A small development built as social housing linking Causeway Head Road and Rushley Road has a unified townscape including a green amenity space. The urban grain overall is consistent with the general density of the sub-area. The urban grain is generally reinforced by adherence to the building line on the principal highways.</p> <p>3. The housing is generally constructed of brick with tiled pitched roofs</p>	<p>41</p>	<p>482</p>	<p>32</p>
<p>HA 4</p>	<p>Furniss Avenue, Bushey Wood, Devonshire and Burlington Roads Area</p>  <p><i>Characteristic Housing</i></p> <p>1. The natural features include the Green Belt to the South and surprise views into the Sheaf Valley and Derbyshire countryside beyond. The area also benefits from the amenity of Dore Primary, King Ecgbert and Rowan School playing fields that are protected Open Spaces and also the open spaces of Kings Croft, Bushey Wood and the Abbeydale Sports Club. The southern part of the sub-area comprises older stone-built housing of the Edwardian period.</p> <p>2. The area lies south of the Village Centre on the south facing slope of the Sheaf Valley. And mainly comprises detached and semi detached dwellings with more modest mature gardens. The area has many mature trees with trees planted in highway verges. The urban grain of the area is consistent with the generally modest residential density and is reinforced by adherence to a common building line on the principal highways</p> <p>3. The mainly post-war housing is generally two-storied of various architectural designs but is generally characterised by their construction mainly of brick and render with tiled pitched roofs. There are two or three small apartment blocks also built of brick with pitched tiled roofs.</p>	<p>78</p>	<p>1104</p>	<p>14</p>

<p>HA 5</p>	<p>Grove Road Area</p>  <p><i>Characteristic Housing</i></p> <ol style="list-style-type: none"> 1. The natural features include the adjacent Green Belt woodland of Akley Bank and Old Hay Brook. The housing area benefits from modest mature residential gardens. 2. The area lies on level ground separated from the main part of the Village housing areas by the Hope Valley Railway. The entrance to the area comprises old stone houses of the Edwardian period opposite the stone-built Totley Rise Methodist Church complex. The main housing estate has a unity of townscape derived from its strong architectural design and is of an urban grain consistent with its unified design and residential density reinforced by an adherence to a common building line on the principal highways. 3. The older houses are built of stone with natural slate roofs whilst the modern dwellings are constructed of red brick with dark painted barge boards and windows. 	<p>3.87</p>	<p>59</p>	<p>15</p>
<p>HA 6</p>	<p>Durvale Court, Wyvern Gardens and Wyvern Grange Area</p>  <p><i>Characteristic Housing</i></p> <ol style="list-style-type: none"> 1. The natural features include surprise views over the wooded Sheaf Valley and the Derbyshire Countryside beyond and the amenity of the local open spaces of Kings Croft and the King Ecgbert and Rowan School playing fields. The area benefits from modest mature gardens and retained mature trees in the Wyvern Grange estate. 2. The area lies on the southerly facing slope south of the Village Centre and comprises three post war estates of creating unified townscapes of mainly detached dwellings, The unified townscape creates an urban grain consistent with its residential density which is reinforced by an adherence to the common building line. . 3. The dwellings on all three estates are constructed of matching brick with tiled pitched roofs. 	<p>6.34</p>	<p>143</p>	<p>22</p>

<p>HA 7</p>	<p>Abbeydale Road South, Five Trees and West View Close Area</p>  <p><i>Characteristic Housing</i></p> <ol style="list-style-type: none"> 1. The natural features include the views of the wooded banks of the River Sheaf.. The area also benefits from the amenity of the generous grass verge with mature trees on the southern side of Abbeydale Road South. The area comprises housing developments with modest-sized mature gardens. 2. The area lies on level land adjoining River Sheaf and the modest post-war housing has a townscape unity born of the consistent use of traditional materials and pitched roofs. The urban grain is even textured consistent with its residential density. The urban grain is reinforced by an adherence to the common building line. 3. The dwellings comprising smaller detached house, bungalows and apartments are constructed of brick and render with tiled pitched roofs. 	<p>5.27</p>	<p>140</p>	<p>22</p>
<p>HA 8</p>	<p>Totley Brook Estate, Wessex Gardens and Kings Coppice Area.</p>  <p><i>Characteristic Housing</i></p> <ol style="list-style-type: none"> 1. The natural features include the adjacent Green Belt with views to the Peak District National Park., the Old Hay Brook and public footpath and the amenity of the Totley Brook Green Space, Totley Brook Road verge and amenity space, 'The Orchard.'. The Totley Brook Estate also has well-landscaped amenity spaces. The housing benefits from small nature residential gardens and local trees in amenity spaces 2. The area is separated from the other housing areas by the King Ecgbert School site and lies on land gently sloping southwards towards the Old Hay Brook. The area comprises three post-war estates each of strong architectural and townscape unity. The three estates have a tight urban grain consistent with the common density of the sub-area. In Kings Coppice and Wessex Gardens adherence to the building line reinforces the urban grain but the building line has contributes to a more complex delineation of the urban grain in the former social housing area. 3. The largest estate was built as social housing and comprises terraced houses, bungalows and integrated apartment blocks set around local amenity spaces. Kings Coppice comprises detached housing with occasional mature trees in the gardens. The Wessex Garden development comprises bungalows, smaller terraced houses and apartments constructed of buff brick with tiled pitched roofs 	<p>8.15</p>	<p>249</p>	<p>31</p>

