

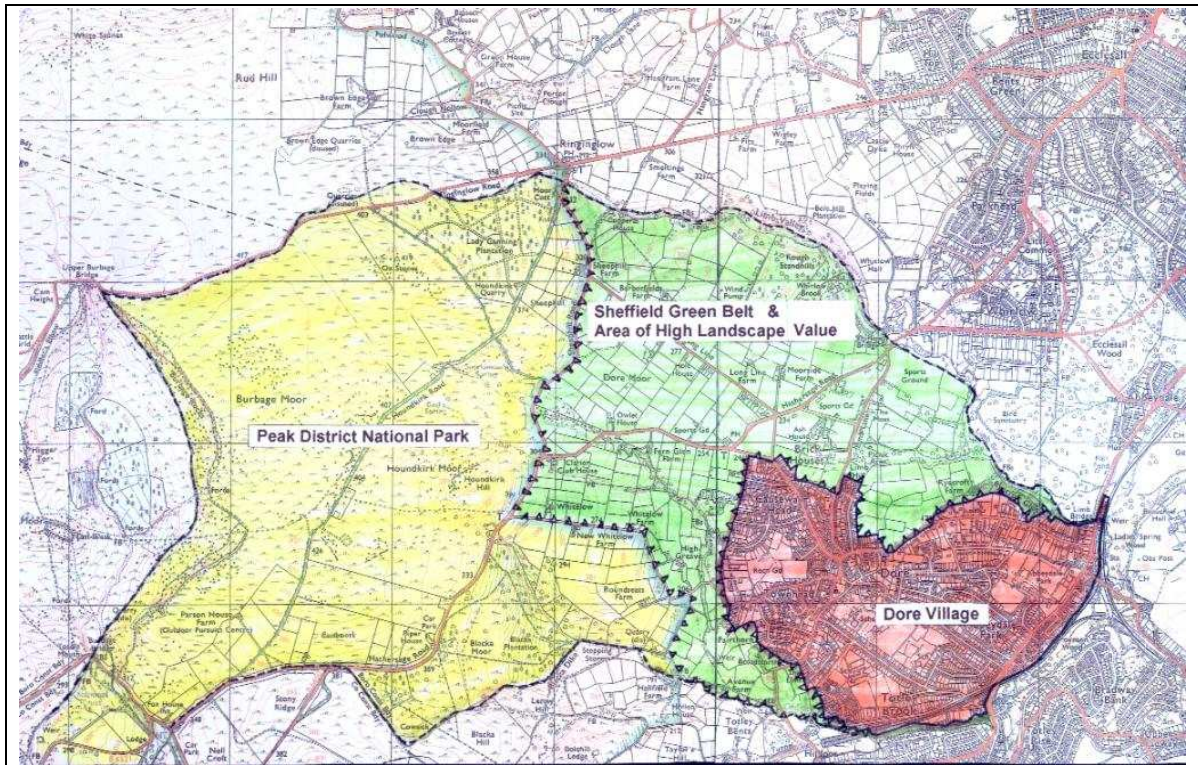
Dore Village
Design Statement
Supplementary Planning Guidance

Dore Village Society 2005

Dore Village Design Statement

Dore Village Design Statement (VDS)

- Defines the boundaries of Dore Village and its historic 'Township' countryside context,
- Identifies the character of the village and the qualities valued by its residents,
- Highlights development pressures,
- Sets out the planning policy context and
- Proposes supplementary planning guidance for future development.



The Dore VDS aims to conserve and enhance the character of Dore Village and its countryside setting as a quiet, attractive and desirable residential environment. The VDS enables everyone to look at Dore in a new way, to appreciate what makes it special and most importantly, enables planners, developers and residents alike to sustain the character of Dore by conserving what is special and influencing the design of new development.

The purpose of the VDS is not to prevent all change but *to manage acceptable change through supplementary planning guidance* (guidance is indicated in the VDS by text in red italic capitals). Whether the change is major new development or cumulative small-scale in-fill or alterations, new development should be in harmony with its setting and contribute to the enhancement of the local environment. Residents of Dore are concerned to maintain the special identity and character of the Village in the context of the current Sheffield Unitary Development Plan (UDP) and the emerging Sheffield Local Development Framework and to ensure that the special identity of the Village continues to make a valued contribution to the regeneration of Sheffield City as a whole.

The government supports good design and the preparation of supplementary planning guidance (PPG1, PPG12) and Sheffield City Council and the Peak Park Planning Board have agreed to incorporate such guidance into the emerging Local Development Framework and future Supplementary Planning Documents where appropriate.

Sheffield Countryside Setting and Green Belt



Blacka Moor from Newfield Lane

The countryside setting is integral to the character of the village and is important to the attractiveness of Dore to its residents. The village is located on the eastern edge of the Pennines, sheltering below Burbage and Houndkirk Moors on a low knoll sloping south-easterly, less steeply north of the Village Centre, from 230 metres above sea level down to the River Sheaf at 125 metres above sea level. The village is partially bounded by steeply incised wooded slopes on its western edge at Newfield Lane and eastern edge, parallel to Dore Road. The northern village boundary with the countryside is sharply defined by the houses in Parker and Brick House Lanes and Rushley Avenue. The southern limit of development is provided by the steeply wooded north facing slopes of the River Sheaf. A narrow strip of open land and woodland around the railway cutting separates Dore Village from the adjacent suburbs of Bradway and Totley. Ryecroft Farm, Ecclesall Woods and Whirlow Brook Park give the village an identity separate from Sheffield City's south-western suburbs of Whirlow and Millhouses. From vantage points on the moors to the west and the higher ground in Totley and Bradway to the south the overall visual impression of Dore Village is of a low density settlement, embedded in wooded countryside, interspersed by open spaces and softened by considerable mature tree cover throughout.

Surprise views out of the village connect the community visually with the countryside and Dore residents value the immediate access to the mosaic of small-scale fields, woodland, streams and moors for recreation via the extensive local network of public footpaths, bridleways and Open Access Land.

The countryside is subject to various pressures for incremental change; the farming economy is less viable and there are incentives to diversify; farm buildings, traditional dry stone walls, tree groups and hedgerows are less well maintained; increased access to the countryside is threatening the condition of footpaths and bridleways and eroding wildlife habitats; there is a tendency for unsympathetic urban features of highway design, radio and telephone masts and advertisement signs to be introduced; there are pressures for improved sports and leisure facilities, all eroding the countryside character.

The western half of 'Dore Township' is under the strict control of the Peak District Planning Authority and the area of countryside immediately around the Village is designated Green Belt in the Sheffield City Unitary Development Plan (UDP). The Government attaches great importance to Green Belts as a means of preventing urban sprawl (PPG 2) and the UDP includes policies to protect the countryside

around Dore, including Green Belt policies GE1-6, the designation of the Area of High Landscape Value (GE8), the identification of Green Corridors (GE10) and conserving Sites of Special Scientific Interest (GE12) and Wildlife Reserves (GE13). However there is a need for more comprehensive proactive enhancement measures.

A COUNTRYSIDE CHARACTER APPRAISAL SHOULD BE CARRIED OUT AND MANAGEMENT PROPOSALS MADE FOR CONSERVATION, LANDSCAPE ENHANCEMENT AND RECREATION

Dore Conservation Area

A former Derbyshire settlement, the historic importance of Dore can be traced back to the year 829 when the King of Northumbria offered his obedience to King Egbert of Wessex and Mercia, who thus became 'Our Lord of the whole English speaking race'. This event is commemorated by a stone on the Village Green. The Limb Brook which marked the boundary between Northumbria and Mercia remained significant for centuries, as it defined the extent of the West Yorkshire Riding and the County of Derbyshire and the Sees of York and Canterbury until the early 20th Century.



Cockpit Green

At the beginning of the nineteenth century Dore comprised a scattering of stone farm buildings and cottages linked by unmade tracks and open spaces forming a network of greens until the Dore Enclosure Act of 1809 resulting in straightened roads and boundaries. The Old School founded in the C18th, Christ Church erected in 1828, the walled churchyard and other remaining stone buildings, boundary walls and greens retain, at the centre of Dore, something of its Derbyshire village character. Small groups of shops built in the mid and late 20th century on Townhead and Causeway Head Roads provide a range of services and together with the Parish Church, Church Hall, Methodist Church, Old School, Dore Club and two public houses dating from the nineteenth century, create a viable Village Centre and important social focus for the community of Dore. This generally older village core, together with the Recreation Ground, was designated a Conservation Area in 1972.



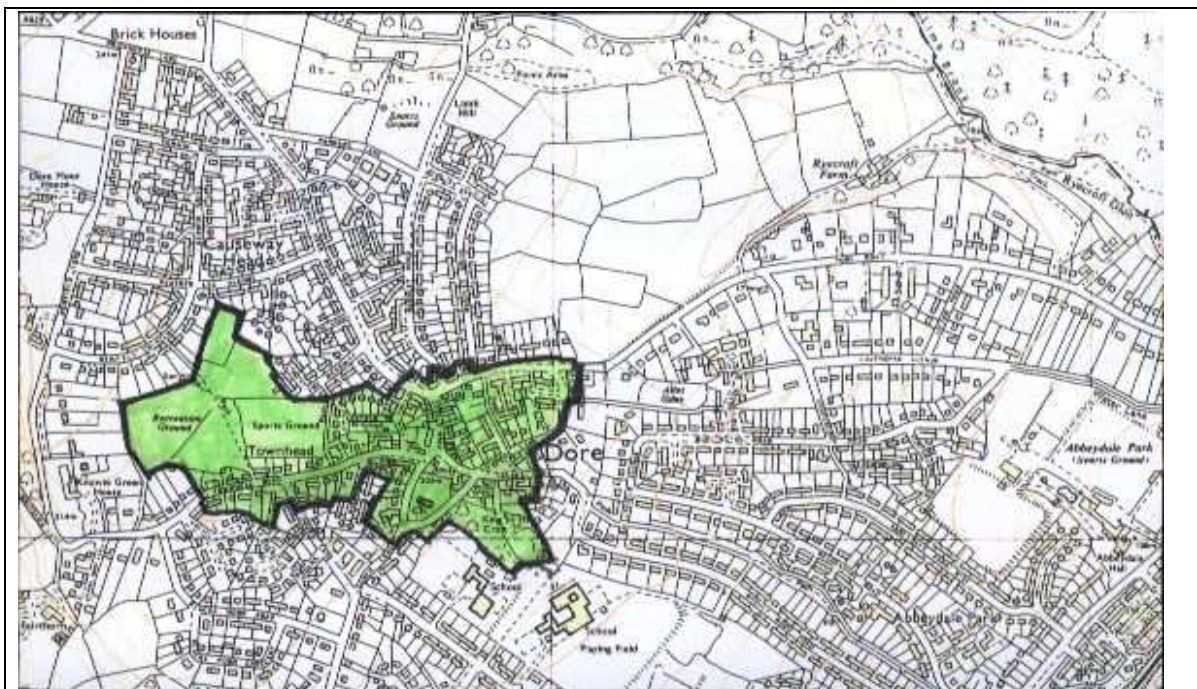
Dore Conservation Area

The Government supports the conservation of the historic environment and sustaining the sense of local distinctiveness, retaining the character and appearance of our towns and villages as a means of supporting the key aim of achieving the regeneration of our urban areas (PPG 15). UDP policies are in place to protect and enhance the Dore Conservation Area and the buildings listed of special architectural or historic interest (BE 9,10,12,13,16). The Village Centre and Conservation Area are under some pressure from small-scale developments and would benefit from some relatively modest environmental improvements based on a conservation area appraisal.

A CONSERVATION AREA APPRAISAL SHOULD BE UNDERTAKEN AND ENHANCEMENT PROPOSALS MADE.

NEW BUILDINGS AND EXTENSIONS TO EXISTING STONE BUILDINGS SHOULD BE CARRIED OUT IN NATURAL STONE AND WITH SLATE ROOFS.

EXISTING STONE BOUNDARY WALLS SHOULD BE RETAINED AND NEW BOUNDARY WALLS BUILT IN NATURAL STONE



Map of Dore Conservation Area



Dore Area of Special Character

Dore Area of Special Character

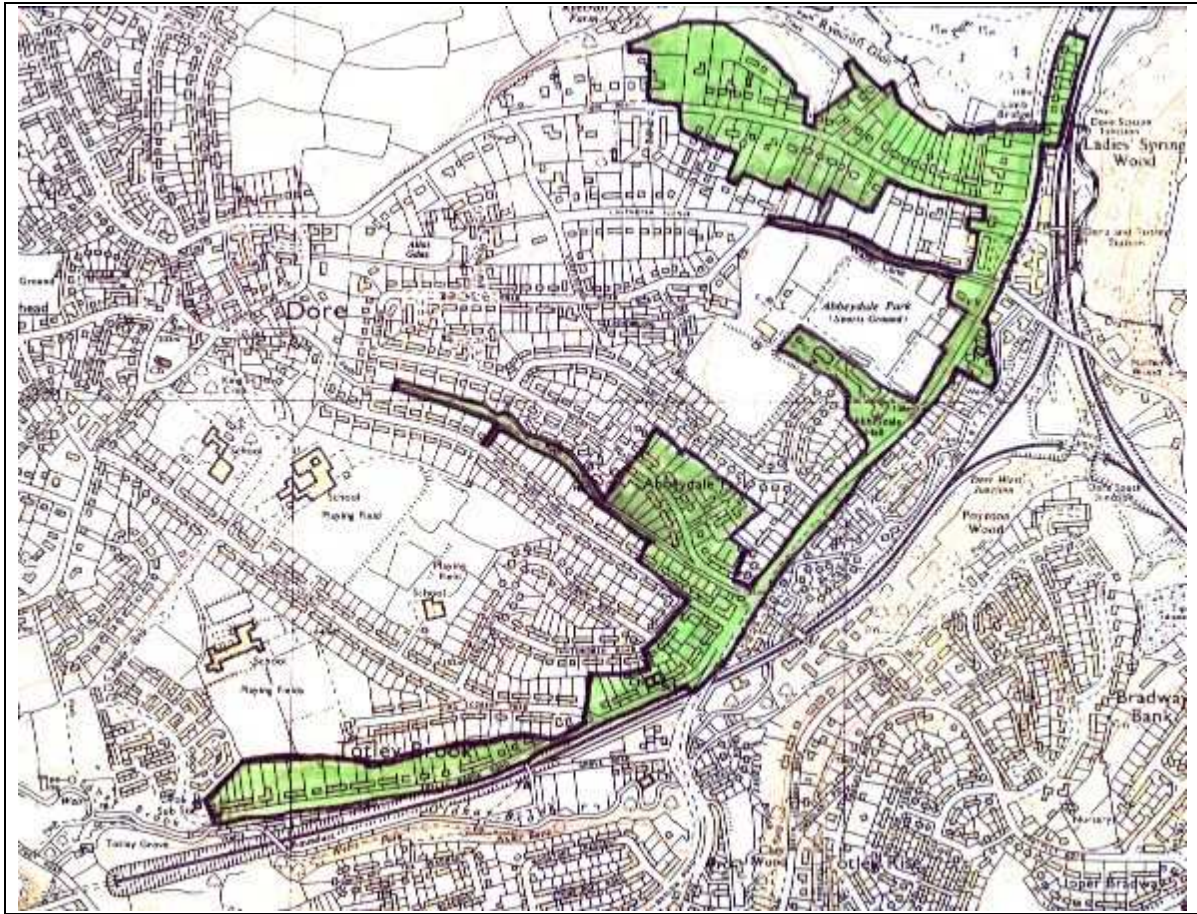
The coming of the railway at the end of the C19th and the building of the Dore and Totley Station heralded the development of larger villas by Sheffield businessmen realising that they could live in comfort outside the smoke of the city. A 'New Road', now Dore Road, was built to connect the Village to the railway station. Large, stone-built and steeply pitched slate-roofed Victorian and early Edwardian houses characterise parts of Abbeydale Road South, the lower part of Dore Road, Devonshire Road, Brinkburn Vale, Bushey Wood, Chatsworth and Totley Brook Roads. Abbeydale Hall, almshouses, St John's Church, Church Room and Vicarage were all built at the same time, adding to the special architectural interest of the area. The area is enhanced by a series of linking open spaces. There has been some uncharacteristic modern redevelopment and infill but most of the original stone buildings of a strong neo-gothic Victorian and Edwardian origin remain to give this part of the Village a unique character.

The area falls into three zones; Abbeydale Road South, Dore Road and Devonshire/Bushey Wood and Totley Brook Roads. The three zones are linked by attractive open spaces and mature trees on Abbeydale Road South and incorporate important belts of mature trees to the rear of some of the houses in the historic footpaths of Water Lane and Bushey Wood and an avenue of mature lime trees in Totley Brook Road.

The stone houses in these areas are generally imposing in their scale, exhibit a rich diversity of architectural design and detail and many, in their larger plots, include mature trees contributing to the special character of the area. These older larger houses are under potential threat of redevelopment, damaging incremental change to architectural features and the loss of mature trees. The southern part of Dore Road is designated an Area of Special Character (BE11) but this designation is inadequate protection for the architectural or historic character of the area. The entire area of older houses could be more effectively afforded protection by designating a new conservation area. Any new development proposals would have to meet the test of satisfactorily protecting or enhancing the area and all mature trees would be safeguarded. Further enhancement proposals could be made to enhance the area.

A NEW CONSERVATION AREA SHOULD BE DESIGNATED COMPRISING PARTS OF ABBEYDALE ROAD SOUTH, DORE ROAD, BUSHEY WOOD ROAD, BRINKBURN VALE ROAD, DEVONSHIRE ROAD, CHATSWORTH ROAD AND TOTLEY BROOK ROAD

A CONSERVATION AREA APPRAISAL SHOULD BE UNDERTAKEN AND ENHANCEMENT PROPOSALS MADE



Map of proposed Conservation Area

Existing Housing Areas

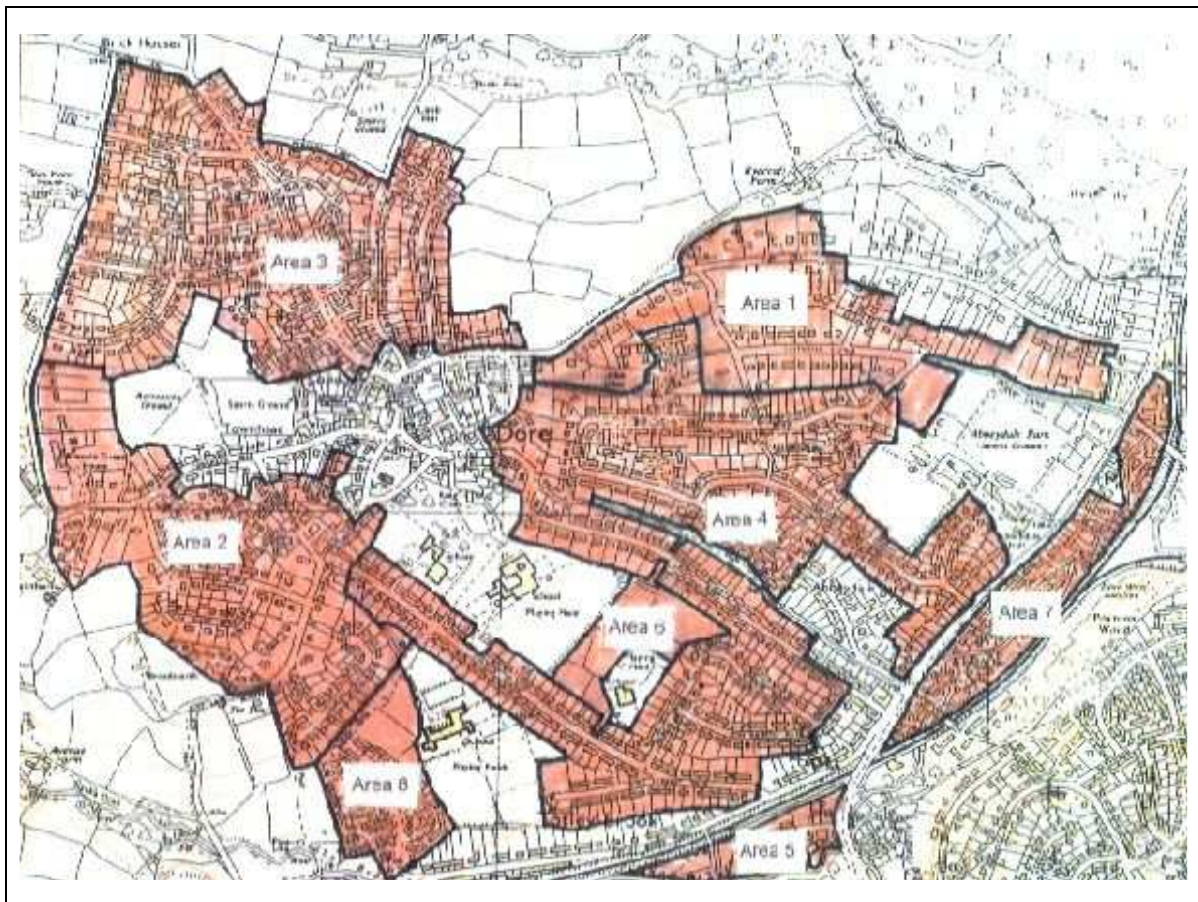
Large-scale and generally low density suburban residential development commenced between the two World Wars and continued steadily throughout the entire latter half of the twentieth century until of the area from the River Sheaf to the Village Centre and beyond was generally built-up with a mixture of bungalows and two storey detached and semi-detached houses.

Several large open spaces have been retained, interspersed between the housing areas; the Allotment Gardens behind Dore and Burlington Roads, the Recreation Ground north of Townhead Road, The Abbeydale Sports Ground, King Ecgbert School and Dore Primary School and Rowan School playing fields add to a visual separation and amenity of the village housing areas as well as providing for residents' recreation. Bushey Wood, running through housing areas from near the Village Centre to Abbeydale Road South, provides an important visual amenity, public footpath and wildlife corridor. At Tottle Brook, the large open recreation space related to the housing area lies outside the Village boundary in the Green Belt. Many housing areas also enjoy direct views out of the Village towards Ecclesall Woods or the Moors, or gain surprising glimpses of higher ground, adding to their amenity and attraction.

Nearly 90% of the defined area of Existing Housing is characterised by a relatively low residential density ranging from 8 dwellings per hectare in the Dore Road and Cavendish Avenue Area to 12 dwelling per hectare in the Burlington Road and Furniss Avenue Area. Four of the Existing Housing Areas are characterised by relatively higher densities of between 15 and 30 dwellings per hectare (see Table and Map of Existing Housing Areas).

Table: Existing Housing Area Densities

Area	Existing Housing Area	Net Area(Ha)	Dwellings	Density dw/ha
1	Dore Road, Victor Road & Cavendish Avenue Area	20.86	179	8 dwellings/hectare
2	Blacka Moor Road, Church Lane, Drury Lane and Old Hay Close Area	28.94	272	9 dwellings/hectare
3	Newfield Lane, Causeway Head Road & Rushley Area	40.00	447	11 dwellings/hectare
4	Bushey Wood Road and Furniss Avenue Area	58.17	698	12 dwellings/hectare
5	Grove Road Area	3.87	59	15 dwellings/hectare
6	Wyvern and Durvale Area	3.5	76	22 dwellings/hectare
7	Abbeydale Road South Area	4.27	93	22 dwellings/hectare
8	Totley Brook and Kings Coppice Area	8.15	249	30 dwellings/hectare



Map of Existing Housing Areas

Existing Housing Areas in Dore exhibit a variation of arcadian character dependent on the density of the Area, the type and number of mature trees in the highway verges or within the residential plots and the proximity of mature groups of trees adjacent to the Area. The Areas of lower residential density generally feature larger front and rear gardens and more and larger mature trees. The Areas of lower density also tend to be characterised by a greater diversity of house types and building materials. Garden boundary walls though, are usually constructed of natural or artificial stone and internal garden boundaries often comprise mature hedges, commonly of beech. The Areas of higher density and the later housing areas exhibit a greater architectural integration, use of similar house types, common building detail and materials. Front gardens of later developments usually have open plan frontages with well-stocked mature planting. All the existing housing areas are characterised by the use of traditional materials; stone, brick or rendered walls and slate or tiled pitched roofs. Housing

layouts in Existing Housing Areas generally comprise detached and semi-detached dwellings following a building line fronting the street layout. Rear gardens, thus enclosed, benefit from considerable quiet seclusion and privacy. The identity of Existing Housing Areas is reinforced by the large intervening open spaces and there is a need to maintain and enhance these spaces for their amenity and recreational use.

There is continuing pressure for development and redevelopment *within* Existing Housing Areas and the relatively low density of these areas is threatened by large-scale residential extensions, redevelopment of residential plots and rear garden infill. Such developments often have a detrimental impact on privacy, amenity, landscape and wildlife habitats and tend to detract from the character of the existing housing areas. Previous infill developments have tended to break into rear garden areas and disturb the street frontage building rhythm and disrupt the rear garden amenity and seclusion. New developments have not always respected the need to be sensitive to the existing scale and character of adjacent dwellings or used of appropriate building details, windows, materials or boundary walls. Proposals for new development within Existing Housing Areas should not be seen as invoking Government guidance to increase residential densities on 'brownfield' sites as these sites are not 'underused' or 'vacant'. The intrinsic character and attractiveness of these suburban Areas depends upon their relative spaciousness.

The UDP Policy H14 requires new building or extensions to be well designed and to be in scale and character with neighbouring buildings and requires sites not to be overdeveloped, deprive residents of light, privacy or security or cause serious loss of garden space which would harm the character of the neighbourhood. Developers are also required to retain mature trees, copses and hedgerows, wherever possible and replace any trees which are lost. (GE15). Existing Supplementary Planning Guidance supports detailed consideration of development under the above policy; extensions to dwellings should not have flat roofs, dormer windows should not extend above the ridge or dominate the roof plane, materials and building features should match those existing. Existing guidance also states that house extensions should not overshadow or over-dominate neighbouring dwellings and facing windows should be kept a minimum of 21metres apart. However there is a need to reinforce the need for privacy in infill developments and maintain existing garden space.

RESIDENTIAL DEVELOPMENT WITHIN EXISTING HOUSING AREAS SHOULD NOT INVOKE PLANNING GUIDANCE RELATED TO 'BROWNFIELD SITES'

RESIDENTIAL EXTENSIONS OR NEW INFILL HOUSES SHOULD RESPECT THE LOCAL HOUSING AREA DENSITY AND NOT REDUCE EXISTING REAR GARDENS BY MORE THAN 50%

NEW DEVELOPMENT IN EXISTING HOUSING AREAS SHOULD RESPECT EXISTING BUILDING LINES

TANDEM DEVELOPMENT (SEPARATE DWELLINGS IN REAR GARDENS USING THE SAME VEHICULAR ACCESS AS THE EXISTING DWELLING) SHOULD NOT BE PERMITTED.

RESIDENTIAL BOUNDARY ENCLOSURES ADJOINING A HIGHWAY SHOULD BE DESIGNED AND CONSTRUCTED TO MATCH THE GENERAL PATTERN OF THE STREET. STONE BOUNDARY WALLS ARE USUAL IN DORE.

THE LARGE OPEN SPACES RELATED TO THE HOUSING AREAS SHOULD BE ENHANCED BY LANDSCAPING



Existing Housing

New Housing Development

Two areas in Dore may be considered as 'brownfield sites'; King Egbert Mercia School Site, with outline planning consent for residential development, and the potential housing site at the Rowan School. These sites require careful consideration to protect the character of the existing housing areas and access to and the amenity of the adjacent open spaces. Views out of the village to the surrounding countryside that are characteristic features of existing housing areas in Dore need also to be protected.

The Government supports good design in its planning guidance (PPG1) and UDP Policy H15 requires that new buildings be well designed and be in scale and character with neighbouring buildings. The Government expects that higher densities will be achieved on developments such as these and has provided guidance for a range of residential densities (PPG3) however, there is concern in Dore that overdevelopment of new housing sites could be detrimental to the visual character and amenity of the Village and could lead to an undue increase in traffic generated, impacting on Existing Housing Areas and throughout the Village. By adopting the lowest residential density of 30 dwellings per hectare advised for brownfield sites in planning guidance, the amenity of the Existing Housing Areas in Village may be safeguarded and traffic impacts of any new development mitigated.

The community feels that there is a need to include affordable housing in new housing development in order to sustain Dore as a 'lifetime community', for a succession of families; by providing houses for elderly people to remain in the Village, or to move near relatives and to enable young families to remain or come to live near their parents. Existing UDP Policy H4 and supplementary planning guidance state that affordable housing will be promoted on housing developments of over 1.5hectares or 40 dwellings for those whose incomes are insufficient to enable them to afford adequate housing.

NEW HOUSING DEVELOPMENT AT THE KING ECBERT MERCIA AND ROWAN SCHOOL SITES SHOULD PROTECT THE AMENITY OF EXISTING HOUSING AREAS AND ADJACENT OPEN SPACES BY NOT EXCEEDING 30 DWELLINGS PER HECTARE

NEW HOUSING DEVELOPMENT SHOULD MAINTAIN VIEWS OF THE COUNTRYSIDE

PUBLIC FOOTPATHS SHOULD LINK NEW HOUSING DEVELOPMENT WITH THE EXISTING FOOTPATH NETWORK

NEW HOUSING DEVELOPMENT AT THE KING ECBERT MERCIA SITE SHOULD INCORPORATE 20% AFFORDABLE HOUSING FOR ELDERLY PEOPLE AND YOUNG FAMILIES

Traffic Management

The increasing amount of traffic in Dore is felt by residents to be detrimental to highway safety and damaging to the environmental character of the Village Centre and throughout the Village. Vehicles are often travelling too fast for the local conditions, causing undue noise, road traffic accidents and creating unsafe conditions for pedestrians, particularly the elderly and young children especially where footpaths are absent or very narrow. There is a lack of car parking and some traffic congestion in the Village Centre. There is a general demand for appropriate traffic management measures to be considered on a comprehensive basis.

UDP Policies are available to tackle the issues of concern (T12, T13, T14)

AN AREA-WIDE TRAFFIC MANAGEMENT SCHEME SHOULD BE PREPARED FOR THE VILLAGE

AN EXTENSION OF THE 40MPH SPEED LIMIT SHOULD BE MADE ON HATHERSAGE ROAD FROM LIMB LANE TO THE DORE MOOR INN

WHITELOW LANE SHOULD BE DESIGNATED A 'QUIET LANE'



Dore Village Centre

CONSULTATION

Dore Village Society has prepared the Dore Village Design Statement in consultation with the Sheffield City Council and the Peak District National Park local planning authorities. Residents have been consulted through articles in the Society's publication 'Dore to Door', a questionnaire, a Design Workshop Day and a copy of the Village Design Statement distributed to every household in the village.



Newfield Lane

Dore Village Society
8 Thornsett Gardens, Dore
Sheffield S17 3PP
www.dorevillage.co.uk

*Cover Photograph
Dore Village Green*

*Maps reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown copyright 2005. All rights reserved. Ordnance Survey Licence number WL7990*

Printed in UK by Pickard Communication, Telephone: 0114 275 7222 or 7444