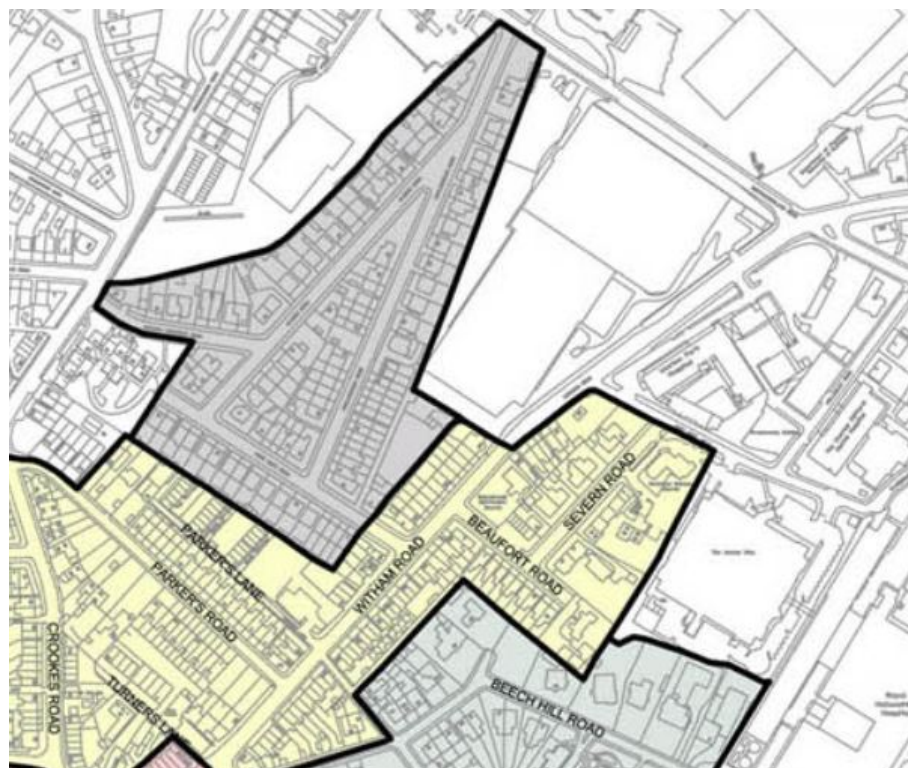


Heritage Design and Access Statement

Proposed Replacement Bay Window to 14 Elmore Road,
Sheffield S10 1BY

The proposals are to replace the existing white pvc-u bay window to 14 Elmore Road Sheffield S10 1BY.

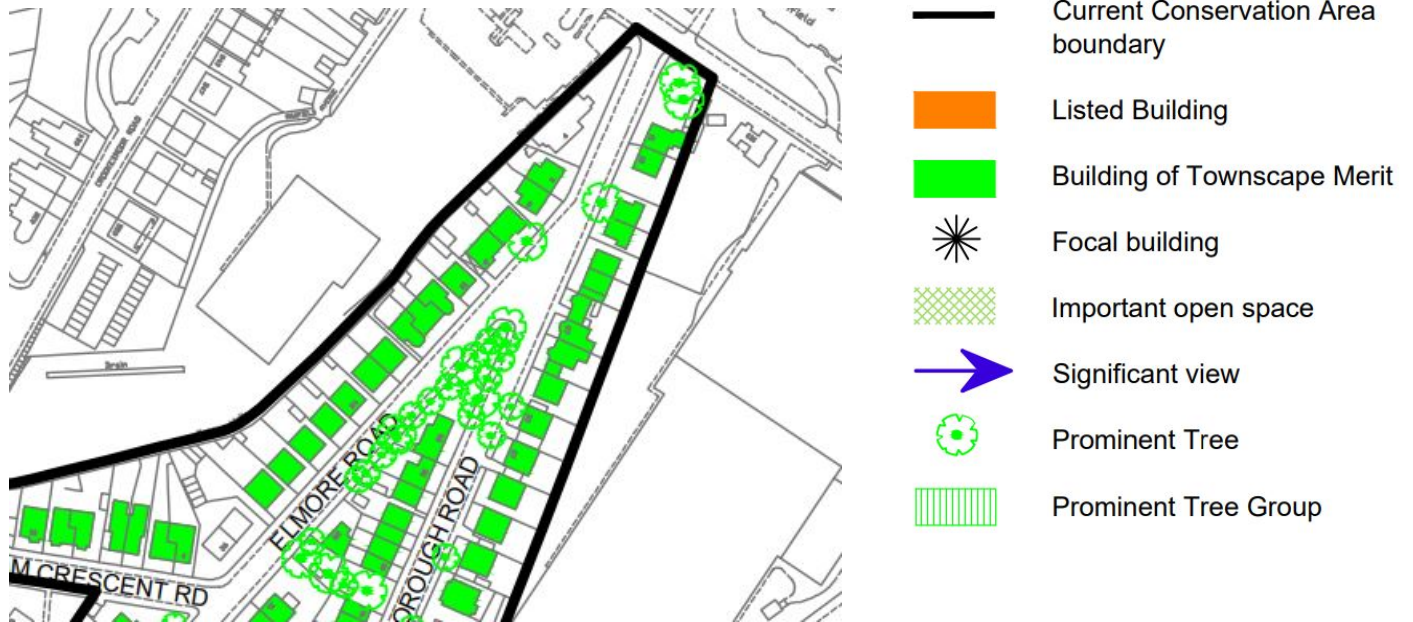


-  Character Areas
-  Residential north-west quadrant
-  Commercial core
-  North-east quadrant north and south of Witham Road
-  South-east quadrant east and west of Glossop Road
-  Residential south-western quadrant
-  Shore Lane
-  Moor Oaks Triangle

Extract of the Broomhill Conservation Area Character Map

Elmore Road lies within the Moor Lane Triangle of the Broomhill Conservation Area which was designated on 2nd March 1977.

14 Elmore Road is shown as a building of Townscape Merit on the Conservation Area Map.



Extract of the Broomhill Conservation Area Map

Moor Oaks Triangle

The Council's Conservation Area Appraisal states

The area... includes Moor Oaks, Elmore, Marlborough and Highnam Crescent Roads. This area of streets and buildings has its own special character, which is largely due to the similar style, age and type of buildings constructed here. Almost all the original mid to late Victorian housing still stand and there are many examples of buildings still retaining their original features such as sash windows, timber doors and decorative bargeboards.

Almost all of the buildings in the area can be classed as being of Townscape Merit but particularly good examples would include no.1 Highnam Crescent Road, nos. 38 and 40 Elmore Road and nos. 28-32 Elmore Road. Although part of Broomhill, this area has a special character all of its own and the general uniformity of the buildings bring a sense of cohesion to the area

Key Characteristics

- *Most buildings of similar age and style bringing a harmony to the overall character of the area and gives it a strong character of its own.*

- *The triangular layout of streets gives the area an enclosed feel.*
- *Although many buildings have had original features such as timber sash windows replaced with modern alternatives, there are still a number of properties that still have traditional features present.*
- *Primarily residential with some university presence.*



14 Elmore Road

The bay windows are a key element defining the character of the terrace and of Elmore Road generally. The terrace which comprises 14-18 Elmore Road has bay windows to either end, enhancing the symmetry of the block.



The house is currently a House in Multiple Occupation and also subject to an Article 4 Direction removing certain permitted development rights.

The existing white pvc-u bay window is in a poor condition.

The proposals are to replace it with a like for like substitution

The applicant has submitted a formal pre-application under application 24/00434/PREAPP and the Council has responded in positive terms, Stephanie Robinson wrote....

given the presence of uPVC windows on the rest of the property, and the prevalence of uPVC windows in the surrounding properties, the replacement with like-for-like uPVC would be considered acceptable

The proposals will have a moderately positive impact on the Conservation Area, and preserve it's character.