

**251 SHOREHAM STREET, SHEFFIELD**  
**PROPOSED RESIDENTIAL DEVELOPMENT**

**PRE-APP ENQUIRY SUBMISSION**  
**JUNE 2024**



TO TRAIN STATION

CULTURAL INDUSTRIES QUARTER

SITE

AG ST MARY'S ROAD

SHOREHAM STREET

SHEFFIELD UNITED FC

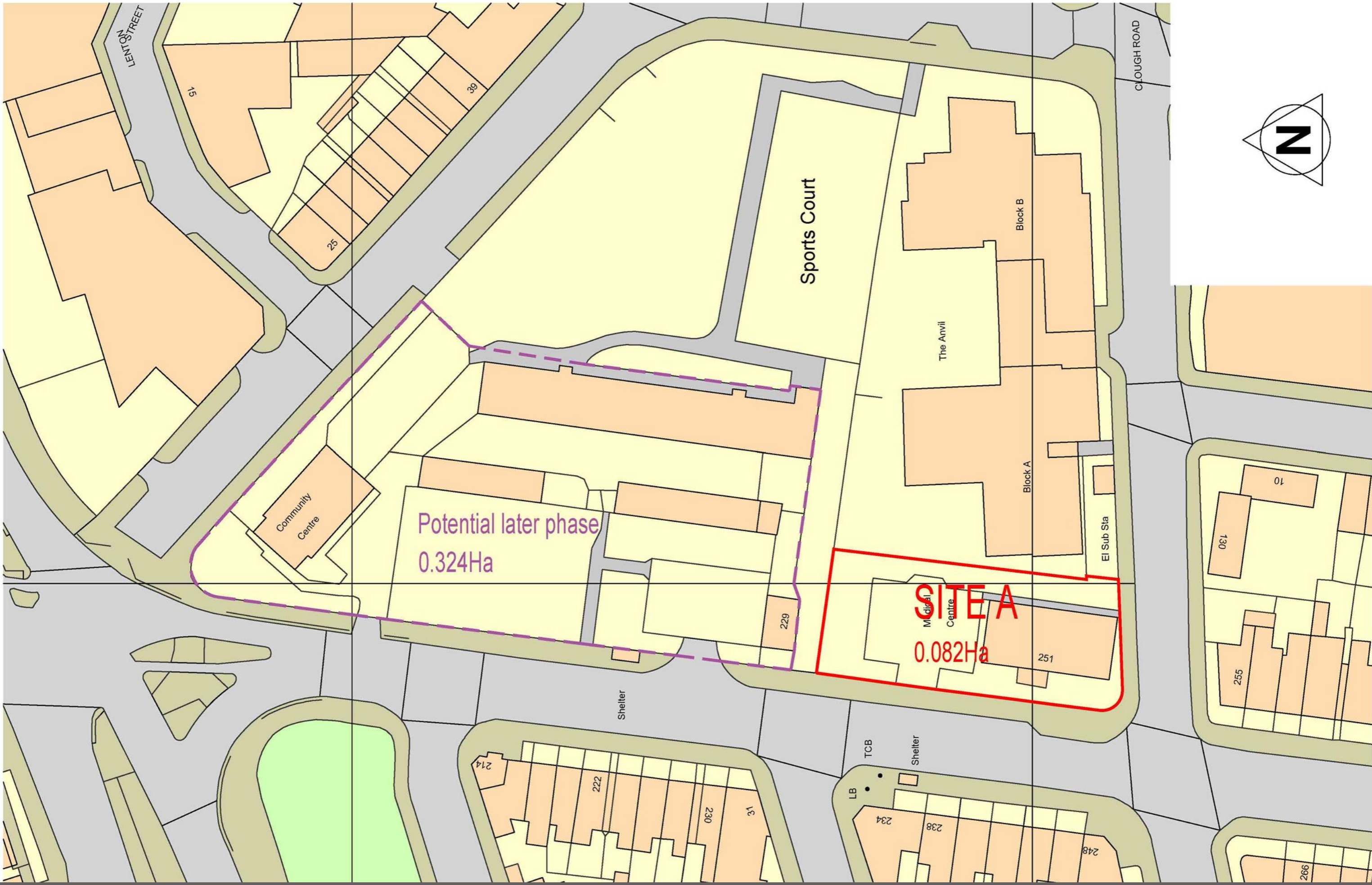
Google Earth

Image © 2024 Airbus

100 m

251 SHOREHAM STREET

AERIAL CONTEXT VIEW

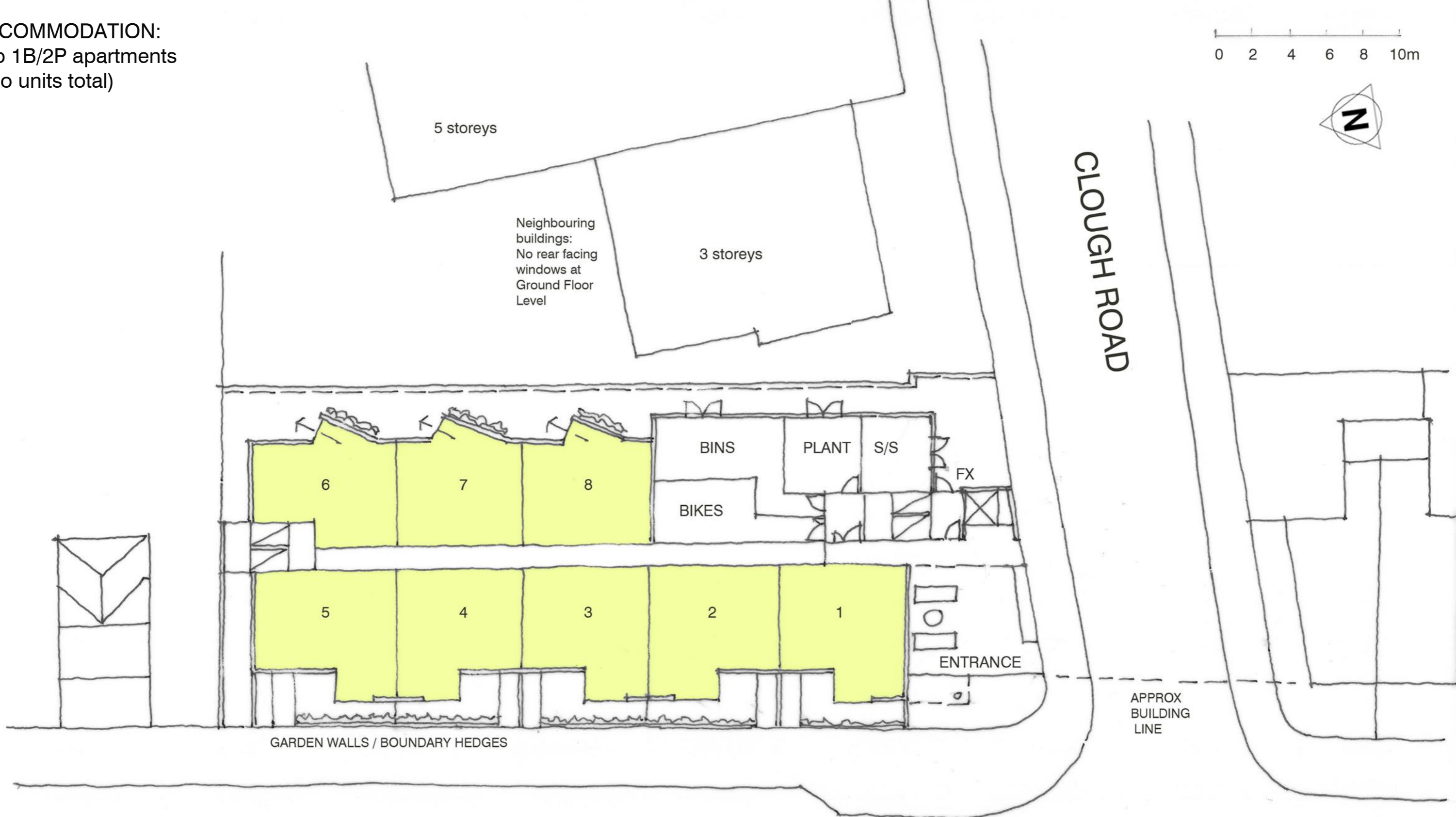


251 SHOREHAM STREET (SITE A)

SITE LOCATION 1:500@A3 approx

ACCOMMODATION:  
8no 1B/2P apartments  
(8no units total)

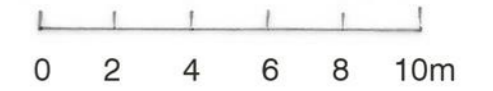
0 2 4 6 8 10m



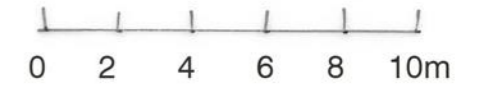
OVERALL SUMMARY OF ACCOMMODATION:  
40no 1B/2P apartments  
10no 2B/4P apartments  
**50 units total**

SHOREHAM STREET

ACCOMMODATION:  
11no 1B/2P apartments per floor  
(22no units total)



ACCOMMODATION:  
7no 1B/2P apartments  
(7no units total)



ACCOMMODATION:  
1no 1B/2P apartment per floor  
4no 2B/4P apartments per floor  
(10no units total)

0 2 4 6 8 10m



ACCOMMODATION:  
1no 1B/2P apartment  
2no 2B/4P apartments  
(3no units total)

0 2 4 6 8 10m





## CONTEXT / LOCATION

The site (0.082 Hectares) occupies a prominent corner position on Shoreham Street / Clough Road, approximately 150 metres from the City Centre Ring Road, with Sheffield City Centre, Train Station and the Sheffield Hallam University main campus, in walking distance and all within 0.5 miles. Bramall Lane, Sheffield United FC's football ground is a similar distance away along Shoreham Street and we are aware that pre-planning discussions have been held regarding high density residential development to the stadium perimeter on Shoreham Street.

The site is currently occupied by a GP Surgery, with the practice planning to relocate to new premises in the New Era Square Development off London Road.

Immediately adjacent the site, on Clough Road is a 3-5 storey student residential development, The Anvil, operated by Unite Students, containing cluster flats with en-suite accommodation, with the wider context being traditional terraced housing, 2 storey generally with roofspace / attic conversions.

Located to the north of the site is The Sheffield Children's Centre and Duchess Road Community Centre, with associated MUGA and landscaped green space. There are plans potentially for these two sites to be acquired by the same developer as this site, with these uses being incorporated into an exemplar large scale residential development, providing accommodation for all age groups including families and for the older demographic, following HAPPI design principles.

## PROPOSED SCHEME

Redevelopment of the site as a mainstream residential development (Use Class C3) with a mix of 1bed / 2p and 2bed / 4p apartments, ranging from 3– 7 storeys in height and with the sizes of units closely following NDSS standards. The proposals are for a car free scheme.

We envisage the development footprint on Shoreham Street is to line through with the main terraced housing building line, with projecting bays and with the Ground Floor accommodation incorporating front gardens, set behind a low boundary wall at the back edge of footpath, with beech hedging - all designed to replicate the boundary treatment to the existing terraced housing, a characteristic of the area / this typology.

Oriel windows are proposed on the eastern elevation to minimize any privacy / overlooking issues, with the massing stepped to respond to the height of the Unite scheme and reduce any overbearing impacts.

Roof gardens are proposed at each step in level, as communal amenity space, with a combination of green roof / bio-diverse roof construction.

Balconies are proposed on the Shoreham Street frontage, providing dedicated amenity space, located either side of the projecting bays and with positions replicated above on the larger units.

## MATERIALITY

Primarily in facing brickwork with horizontal banding detail and with a vertical format, full height windows in colour-coated aluminium. Balconies to incorporate vertical format flat bar balustrading, colour coated to match the windows.

Indicative massing of potential future residential development on adjoining 0.324Ha site



251 SHOREHAM STREET

Aerial 3D view from South-West



251 SHOREHAM STREET

Aerial 3D view from North-West



251 SHOREHAM STREET

Aerial 3D view from North-East



**251 SHOREHAM STREET**

Aerial 3D view from South-East

Indicative massing of potential future residential development  
on adjoining 0.324Ha site





**251 SHOREHAM STREET**

3D view looking South on Shoreham St



**251 SHOREHAM STREET**

3D view looking West on Clough Rd





**251 SHOREHAM STREET**

3D view looking East at Clough Rd / Baron St junction



**251 SHOREHAM STREET**

3D view looking East at Clough Rd / Charlotte Rd junction



251 SHOREHAM STREET

3D view looking East on Clough Rd



**251 SHOREHAM STREET**

3D view looking East at Clough Rd / Shoreham St junction