Brightside Shiregreen
Neighbourhood Development Framework
Area Report

December 2007

Sheffield City Council

cnfsheffield

Brightside Shiregreen Area Panel

Photograph of the Event in the Tent and the 5 report front covers from the Visioning stage, March 2006

Contents

Introduction

In July 2007, Fluid was commissioned by Sheffield City Council to help work up the previously developed "Vision" for Brightside Shiregreen into a more detailed set of plans and designs. This work will help enable the Council and its partners to identify funding for each of the physical improvement projects proposed. The next stage will be to begin detailed design and building of some of the projects whilst at the same time continuing the development of other projects that are larger and more complex.

This stage of work is particularly important as the work produced will become a 'material consideration' to new planning applications in the area i.e. it will lay down rules and guidelines that will help ensure future developments will have a positive impact on Brightside Shiregreen. These reports and plans will together be called the "Neighbourhood Development Framework" (NDF) and will sit alongside the Sheffield Development Framework, which is currently being prepared by the Council to guide future development across the city.

This overarching report describes the work that has been undertaken across the whole of the Brightside Shiregreen area, while the accompanying neighbourhood reports discuss in more detail the physical improvement projects that lie in each of the individual neighbourhoods.

Concord Park Fun Day, August 2007

Event in the Tent II, December 2007

Event in the Tent II, December 2007

Event in the Tent II, December 2007

Chapter 1 - **Overview of the process**

Project history

The initial vision for Brightside Shiregreen was produced by local residents, stakeholders, the Council and Fluid in March 2006, resulting in a suite of five Neighbourhood Strategy reports. We would like to encourage readers to refer back to the Neighbourhood Strategy reports, whilst reading this current suite of reports.

Between then and now consultants Levitt Bernstein were appointed to give an independent view of whether the vision's plans and ideas were realistic and of good quality. They worked with Council officers to investigate issues such as whether projects were likely to get planning permission. This work was completed in May 2007 and the outcomes have helped guide the current work.

Local involvement

Local residents have continued to be involved in the process. Members of the Steering Group helped select Fluid to carry out this latest piece of work, and the Steering Group continues to comment on proposals and to give guidance on how they are communicated to the wider public. The Neighbourhood Strategies 'Visions' Area Report includes an overview of how the Steering Group and Neighbourhood Forums are arranged. Please refer to this document for a more detailed understanding of how local involvement is organised.

Regeneration takes a long time, and it is a credit to those who are involved that they remain committed to giving their time, opinions and local experience to the ongoing process of making improvements in Brightside Shiregreen.

Project structure

As in the earlier work, residents continue to understand and value the fact that it is necessary to look at Brightside Shiregreen as a whole as well as a series of individual neighbourhoods. This will help ensure that projects remain viable and avoid competing with each other both for funding and for people to use them. It will also help area wide issues such as housing and greenspace to be addressed in a joined-up way.

Project methodology

The project has been broken down into four stages:

Stage 1. A reassessment of "where we are at" by reviewing all of the work produced to date and clarifying the briefs for each improvement project. A review of the feasibility studies produced by Levitt Bernstein and a detailed project briefing by the North Sheffield Regeneration Team provided the information Fluid required to proceed to stage two.

Stage 2. Development of an area-wide Brightside Shiregreen identity and separate neighbourhood identities that will help ensure that all building and landscape projects have a distinctive local character that enhance and complement the assets of the area.
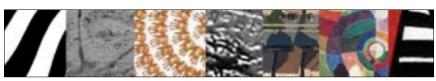
Stage 3. Design development work on all of the projects within each neighbourhood

Stage 4. Further development and final checking of the projects.

Consultation with local councillors, the Steering Group and Neighbourhood Forums took place near the end of stages two and three. The first Steering Group meeting took place at Firth Park Library on the 13th September. The second Steering Group meeting took place on the 1st November at the same location.

Levitt Bernstein Reports

Some of the inspirational images used in defining the identity

Sketch plan

Final masterplans

Chapter 2 – **Initial Assessment**

Broadly speaking, all of the projects identified in the Neighbourhood Strategies vision stage remain active. This is an encouraging situation and although some minor development sites have been removed (because they are either not feasible or not required), the main projects are all still in place and progress has been made in bringing them closer to fruition.

A number of projects have made significant progress, and we hope that this illustrates to residents and others that improvements are already taking place in the area.
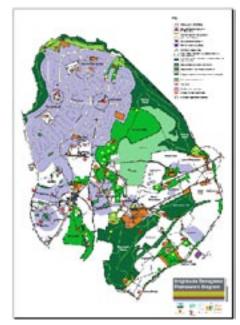
Here is a list of key changes and project updates that have occurred since the vision stage that we assessed during Stage 1:

- Five Roads housing development at Flower. Haslam Homes have received planning permission for this project, and work is due to start on site shortly. The project will deliver approximately 204 new homes of different designs and sizes that will help improve the choice and quality of housing available to residents in Brightside Shiregreen.
- Some of the smaller sites identified initially as sites able to support new housing have been dropped following discussions with stakeholders. It has been felt that these sites would result in the loss of too much open space, which would be difficult to justify.
- The new Hinde House Primary school has been built and opened on the Flower estate
- The Extra Care scheme at Five Roads has secured Planning Permission.
- The Education department have confirmed that in principle they support the future amalgamation of junior and infant schools in Wincobank and Brightside Grimesthorpe to make two new Primary schools, one in each neighbourhood.
- Decent Homes work is due for completion in Flower and Wincobank by December 2007. Similar work in Stubbin and Brushes is due for completion in March 2008.
- In Shiregreen the first phase of Decent Homes work is almost complete and the second phase is due to begin soon.
- Approximately £11 million funding has been identified to make streetscape improvements in the Shiregreen Neighbourhood. This is a significant bonus as such improvements were identified by residents as being very important during the vision stage.

- A masterplan for Concord Park has been commissioned by the Council's Parks Woodlands and Countryside Department. This has been carried out and completed by LDA Design in conjunction with a newly formed resident group – The Friends of Concord Park. LDA's masterplan work has been influenced by the Neighbourhood Strategies process.

- A similar 'Friends' group in Wincobank have successfully raised funding for improvements to the children's play area adjacent to Ecclesfield Road in Wincobank

- Proposals to build a new community facility at Steel City have become unfeasible as no long-term 'anchor tenant' can be identified to ensure such a building would remain sustainable.

- The Brightside Shiregreen Accessibility Strategy is being developed and is due to be approved and published in August 2008.

- The Sheffield Homezone Guidelines is being developed and is due to be approved and published in Spring 2008.

We have updated the original Neighbourhood Strategies Framework Diagram to reflect the updated situation. A larger version of this drawing accompanies this report.

Updated Neighbourhood Strategies Diagram

Chapter 3 – **Area Identity**

Developing an identity for Brightside Shiregreen and its four neighbourhoods

The Neighbourhood Strategies visioning stage included "Five Big Ideas" that helped identify where money should be spent on making improvements in the area. The fifth Big Idea began to suggest what it is that makes Brightside Shiregreen a place that is distinctive to other places in Sheffield. We have now developed our understanding of this distinctiveness further, and an "area identity" has emerged that can help shape projects and ensure that designs are special and recognisably part of the local character of Brightside Shiregreen. This is a good way of ensuring new buildings do not appear out of place and unsympathetic to what is present already.

A similar project was carried out in Southey Owlerton and has been successfully used in a number of regeneration projects. The process resulted in the creation of two different palettes of materials (valley and hillside) that have been used for informing streetscape and public space improvement projects across the Southey Owlerton area.

Neighbourhood identities have been developed for each individual neighbourhood and are briefly described here, we refer the reader to each of the accompanying Neighbourhood Reports for further description of the neighbourhood identities.

Area Identity

Why do we need an overarching identity?

- An overarching identity for the area should inform all new development
- An overarching identity can suggest how the area can be attractive to existing and new residents
- It is an opportunity to think about what sort of place Brightside Shiregreen wants to be in the future

What it needs to do:

- Represent the character of the area, and then be used as the basis for new design
- Protect the built and natural heritage of Brightside Shiregreen
- Allow Brightside Shiregreen to position itself within the city as a distinctive place – the area identity can be a useful marketing tool
- Physical projects need to be high quality and demonstrate the new identity in their conception, design and detailing.

Where does it come from?:

- The history of the area and how it has developed over time
- The people that live or lived here in the past
- Local cultures and ways of living
- The nature of the physical environment – both the buildings and open spaces

So what could the area identity be?

In order to define the area identity, we will present a series of 'layers' showing how the area has developed. These layers are presented in chronological order, beginning very early on at 10,000BC and bringing us right up to the present day. At the end, four defining phrases emerge that form the basis of the area identity:

- Hills and woods
- Hard and soft carpets
- A rich and layered history
- Best of city, best of country

Each layer is now described, using the graphics and words illustrated at the first Steering Group meeting on September 13th.

Layer 1 - A Distinct Landform

Probably the most distinctive feature of Brightside Shiregreen is the landform and this was highlighted during the Neighbourhood Strategies vision process. The model shown in the image illustrates how the whole landmass of Brightside Shiregreen is separated from the surrounding landforms by the Blackburn and Lower Don valleys. Within the overall landform are a series of different landforms that distinguish each neighbourhood:

- the Valley of Wincobank
- the Hillside of Shiregreen
- the Embankment of Brightside Grimesthorpe
- the Basin of Firth Park

It is an area that can be seen from far around. Brightside and Wincobank Hill can be seen from the Lower Don Valley and the M1, from which you can also see the valley of Wincobank and the hillside of Shiregreen.
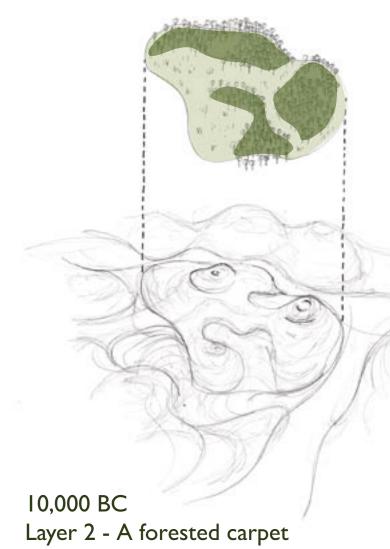
edges

hillside

valley   embankment

basin   ridges

one unifying landform containing a range of landforms

Blackburn and Lower Don valleys
separate from surroundings

spectacular views out and in

peaks at Shiregreen and Wincobank Hill

Shiregreen

Wincobank

Firth
Park

Brightside

Layer 1 - A distinct landform

carpet

green

woodlands

a green and ancient carpet
laid over the range of landforms
natural landmarks

10,000 BC
Layer 2 - A forested carpet

Layer 2 – A Forested Carpet

Back in 10,000BC at the end of the Ice Age, Brightside Shiregreen was covered in a green carpet, with the woodlands now known as Wincobank Woods and Woolley Woods extending across a much larger area. The carpet undulates over the range of landforms, and as a result the woodlands can be seen from some way away and act as strong landmarks.

small settlements
farms
buildings in landscape
pastoral
woods
fields

natural landscape gives reasons for settlement

the romans settle for height and military advantage
the woods are farmed for timber
and provide pasture for animals
large houses and farms become landmarks

4000BC - 1850
Layer 3 - Hills and woodlands encourage settlement

Layer 3 – Hills and Woodlands Encourage Settlement

Early settlement in Brightside Shiregreen came as a result of people recognising the assets of the natural features of the landscape. The Romans were attracted to Wincobank Hill for its strategic position, height and military advantage. The woods were farmed for timber and provided pasture for animals, and small collections of houses and farms emerged. At this time buildings sat within the countryside landscape. This green landscape remained the dominant feature of the area but larger houses and farms became local building landmarks.

brickworks
chapels schools
factories
formalised parks
travel
industry
roads railway

green carpet still dominant despite growth
surrounding industry begins to fuel settlement
roads wrap around and reinforce the landform
industrial buildings and railways become landmarks
organic planning growth due to industry

Layer 4 – Industrial housing growth

As the industrial revolution emerges, the intense production of goods and materials in the surrounding valleys promotes the rapid growth of small residential communities at Brightside, Grimesthorpe, Firth Park and Wincobank. Support facilities such as churches, parks and schools spring up. The green carpet is gradually being covered up. The introduction of the railways and more formalised road networks leads to Brightside Shiregreen being circumnavigated by transport routes, reinforcing the sense that it is a distinct landform separated from the surrounding areas. Large areas of land are donated to the city by wealthy landowners for the communal benefit of local residents, and the formal parks at Concord and Firth Park are created.

1850 - 1915
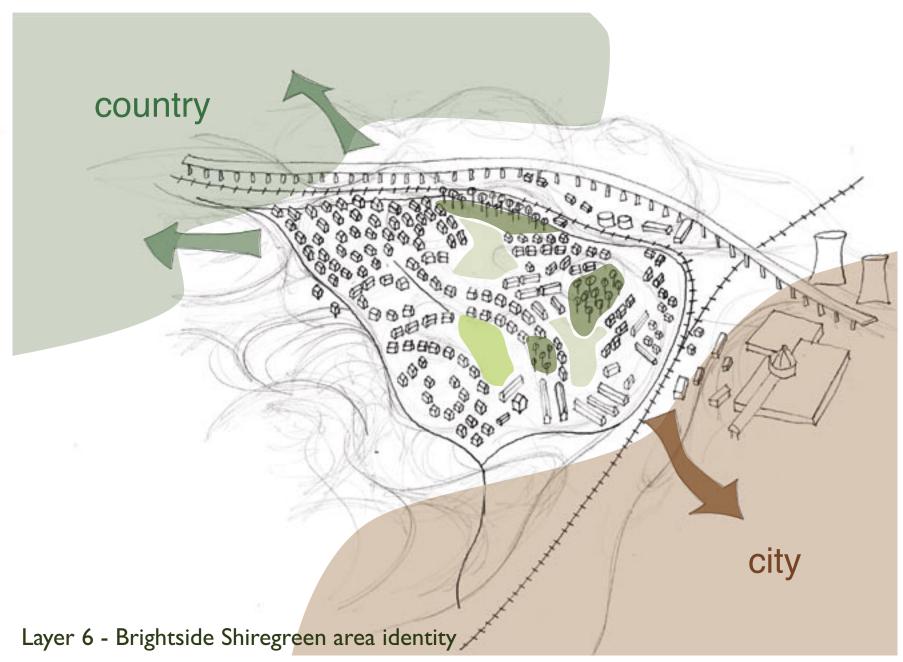Layer 4 - Industrial housing growth

industry receding

sport   retail

garden city   planned living

motorway   retail

leisure

green carpet extensively developed

industry recedes towards end of century

planned garden city housing growth

garden city replaces countryside

shopping, motorway and cooling towers sur-
round and reinforce distinctive landform

Layer 5 – Early 20th Century to present day

The continued organic growth of housing inspired by the industrial revolution is now complemented by the large scale and highly planned garden city housing at Shiregreen, Brushes, Stubbin and Flower. A 'built carpet' of streets is now laid over the green carpet. Large-scale infrastructure such as the M1 and the cooling towers begin to dominate the landscape, with shopping facilities such as Meadowhall appearing later on. Towards the end of the century, industry declines and Brightside Shiregreen becomes a place to live in its own right, supported by the commercial regeneration of the city centre and Lower Don Valley.

1915 - present
Layer 5 - Early 20th Century to present day

country

city

Layer 6 - Brightside Shiregreen area identity

neighbourhood distinctiveness

marketing the area

heritage

hills and woods

views

health

attractors for living

safe public spaces

urban walks

countryside walks

marketing the landscape

attractors for living

hard and soft carpets

sport

active residents

active streets

health

environmental sustainability

history gives clues to new materials

heritage gives local identity and distinctiveness

organic settlement

a rich and layered history

industrial heritage

telling the heritage story

garden city planning

pioneering developments

the sharpness and urbanity of the city

a distinctive offer

best of city, best of country

21st century garden city

attractors for living

the wildness and beauty of the countryside

Layer 6 – Brightside Shiregreen Area Identity

Taking the key phrases that emerge from all of the layers of history and development that have occurred to form the Brightside Shiregreen of today, we can see an identity emerging that can guide future development. Perhaps the most important phrase is "Best of City, Best of Country," which is accompanied by two key phrases – "the sharpness and urbanity of the city" and "the wildness and beauty of the countryside." This suggests that, in new buildings and landscapes it is important that the design reflects the fact that Brightside Shiregreen is part of the city of Sheffield, but one that benefits from such close proximity to the countryside. It is important that designs don't become rustic and "villagey," they should maintain the modern and urban feel of the city centre contrasted with the green qualities of the countryside.
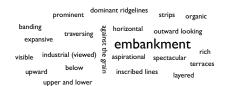
Firth Park Identity Illustration Board

well-kept
formal presentational
more built up radiating
on-show structured
basin
planned/organic pioneering
civic
smooth rich
generous busy
layered

Brightside Grimesthorpe Identity Illustration Board

dominant ridgelines strips organic
prominent
banding horizontal outward looking
traversing
expansive
industrial (viewed) embankment rich
visible
aspirational spectacular terraces
upward below
inscribed lines layered
upper and lower

Shiregreen Identity Illustration Board

planned
aspirational
precise
object organised
radial
segments
single layer pattern trees
hillside ideal
crescent quadrants
formal landmarks
duality family

Wincobank Identity Illustration Board

wild
layered
coarse
intimate scale
rough
fine grain

valley
industrial
organic
hard-wearing
hard-working
informal transport links
funnelling
framed vista
rich

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Neighbourhood Identity

Each neighbourhood in Brightside Shiregreen has distinctive characteristics that can influence the design of new buildings and landscapes. We have suggested an identity for each neighbourhood, and these are described in more detail in the accompanying neighbourhood reports. The previous page shows the illustration boards presented to representatives from each neighbourhood at the Steering Group meeting on September 13th.

Why we need neighbourhood identities?

- Neighbourhood identities should inform the design of physical projects within each neighbourhood.
- Neighbourhood identities will help ensure that each neighbourhood feels distinctive to each other.

How we have illustrated the identities

- The stand-out features of each neighbourhood have been studied and artwork has been identified that we feel reflect these features.
- Key words have been used to describe the nature of each neighbourhood, and these words can be used in the design briefs for the projects.

Precedent images used in the neighbourhood reports to describe ideas and approaches

Chapter 4 - **General approaches**

Housing

In contrast to other Housing Market Renewal areas, the housing strategy in Brightside Shiregreen is to develop available sites and improve the area through better services and an improved environment. The Neighbourhood Strategies have identified a number of potential development sites that are either underused existing open spaces or brownfield sites.

Development on these sites will aim to broaden the housing type, tenure and choice within the area in response to the Strategic Housing Market Assessment report, carried out on behalf of Sheffield City Council by DCA in 2007. Developments will help provide environmental improvements by framing open spaces, providing improved natural surveillance, creating better urban form and make better edges. They will all include streetscene works to surrounding streets following Home Zone principles where appropriate.

In Shiregreen, developments should aim to introduce green space, pocket parks or play facilities to address the existing shortfall.

Neighbourhood & District Centres

Big Idea 1 of the Neighbourhood Strategies visioning stage identified Brightside Shiregreen as being made up of a mini-city, a suburb and two villages. It suggested supporting the existing centres of Firth Park, Hartley Brook and Nethershire, and highlighted the need for the creation of new village centres in Wincobank and Brightside Grimesthorpe.

This document supports that strategy, recognising that these locations are locally important because the majority of local residents use them. Therefore any investment into these areas will be of benefit to a wider catchment of residents.

These areas will be improved through environmental works including a new high quality public realm, reconfigured or new car parking and façade improvements. Each area will be designed to become a focal point for the local area and include public art or landscaping to create a new landmark.

Green spaces

Big Idea 2: Countryside in the City from the vision stage outlined two strategies that impact on green spaces within the area; creating and improving countryside walks, and urban / wild transitions at entrances. These ideas have informed the more detailed proposals contained within the Green Web and the neighbourhood proposals, for example, a new entrance to Woolley Woods in Wincobank, and a new gateway to Firth Park adjacent to the Old Library.

The Green Web is a strategically important project for Brightside Shiregreen that is discussed later in this document.

Big Idea 4: Good edges make good neighbourhoods, has also informed detailed landscaping proposals for Wincobank, Brightside Grimesthorpe and Steel City. This planting will begin to reveal the neighbourhood identity, make Brightside Shiregreen a more attractive place, and create a sense of entrance into the area.

A key strategy for all green spaces within Brightside Shiregreen is the creation of new character areas. This is supported by the masterplans for Concord Park and Firth Park, and involves the design of new zones with different roles. These zones might include places to sit, relax and meet people, places for informal play and sport, and new community gardens.

Finally, a network of new green spaces and pocket parks attached to new residential developments is proposed in Shiregreen. This is to address the significant shortfall of open spaces in this area.

Health

Big Idea 3 Let's Walk was a theme proposed at the vision stage to help address health and accessibility within the area. Urban Walks were proposed to help answer this theme and create a network of improved walking routes throughout the area to key destinations. Urban Walks form part of masterplans for each neighbourhood and are further complemented by the network of routes within the Green Web, improving accessibility to green spaces.

Good health is also promoted through increased sporting provision within the area. The Neighbourhood Strategies supports new facilities at the proposed Primary Schools in Wincobank and Brightside Grimesthorpe, at the redeveloped Firth Park Community Arts College, the refurbished courts on Firth Park, and new pitches and courts in Concord Park.

Health services within the area will be improved by new Extra Care Housing by Sanctuary Housing as part of the Five Roads development. These will provide residents with the opportunity to continue living independently but with improved care and support. A new medical centre has also opened recently in Wincobank.

An adjacent site has also been identified as the potential site for new Intermediate Care Housing. The Primary Care Trust is currently reviewing health care provison across the city before committing to this project.

In addition, the community buildings strategy proposes supporting existing community centres and creating new community hubs. Two new hubs will be formed in Shiregreen and will help to improve health services to local young people, specifically to help address high teenage pregnancy rates.

Education

The strategy towards improving education in the area is primarily focussed on the creation of two new primary schools and the redevelopment of Firth Park Community Arts College. These projects present great opportunities to increase access by the community to education through Extended Schools and the relocation of services to more accessible locations.

Further education opportunities will also be presented through support for the refurbishment of the Old Library to provide adult learning facilities. All these new facilities will also benefit from improved accessibility via the Urban Walks.

Less formal opportunities will also be on offer through public art projects and ongoing engagement exercises. These projects are likely to consider Big Idea 5 Telling the Story, and develop new focal points or landmarks in significant spaces at the end of urban walks. For example, initial consultation has revealed a desire from local people to develop new art work for the centre of Firth Park that talks about its role as the end point of one of the tram routes into the city centre.

Employment

At the vision stage, Brightside Shiregreen was identified as a place that has few employment opportunities within its boundary, but is surrounded by large areas offering employment. The main issue to local people were poor connections, and consequently the accessibility of these areas. Big Idea 3 Let's Walk and the Urban Walks will begin to address this issue.

This is complemented by an Accessibility Strategy which is being developed for the area by the Council and the South Yorkshire Passenger Transport Executive. The strategy will provide a mechanism for promoting good access to jobs or training, school or college, shops, leisure and healthcare in the area, and should be considered in conjunction with the Neighbourhood Development Framework.

Other services such as Jobnet at the Old Library at Firth Park will be supported through the community buildings strategy, whilst local business will benefit from the improved environment as described in the Neighbourhood and District Centres section (page 21). These improvements might include streetscape works, public realm improvements and better car and cycle parking facilities.

Community buildings

The Neighbourhood Strategies process has highlighted the need for each neighbourhood to have adequate buildings for community activities and resources. These are sometimes referred to as community hubs.

This strategy identifies the community buildings in each of these neighbourhoods that are key to its future sustainability and have the potential to act as community hubs.

Firth Park neighbourhood

The resources and facilities around Firth Park district centre, in particular the First Start building and new Library, constitute a major existing community hub, not just for the Firth Park neighbourhood but for Brightside Shiregreen area as a whole.

Four spokes, identified as Urban Walks, radiate from this hub to existing community facilities, one in each of the four smaller neighbourhoods that form Firth Park. These are Brushes, Stubbin, and Flower Estate Community Centres, and the Old Library.

Generally these facilities are well used and provide good services to the local communities; however each of the facilities would benefit from investment into the buildings, facilities and fabric, and surrounding landscape.

Wincobank neighbourhood

There are currently no community buildings in Wincobank since the closure of the Wash House in 2005. Plans are underway, subject to Council approval, to demolish the Wash House building and install a temporary community facility on the site.

Although the Wash House site represents the best focal point for a community hub, there is no foreseeable funding for a standalone replacement building. Nor is the site big enough for a self-sustaining hub building.

The Neighbourhood Strategies process has identified that the best long term option is to sell the Wash House site and invest the profits in a new community resource being developed by Brendan Ingle and associates on the site of the current St Thomas Boxing gym. This would establish a joint facility, run by a not-for-profit community trust, with separate space for boxing, fitness and community activities.

The project might also consolidate links between 'old' Wincobank and the newer housing to the south.

Brightside and Grimesthorpe neighbourhood

The proposal for Brightside and Grimesthorpe takes into account the limited community facilities in the neighbourhoods and the need for a new focal point for community resources.

The potential amalgamation of Brightside Infants and Limpsfield Junior Schools would offer the best opportunity to provide new community facilities. The proposal would build on the existing Library and Children's Centre resources at the schools and the proximity to Brightside Park and St Margaret's church.

Meanwhile the community buildings strategy suggests that potential for increased use of the existing building at Grimesthorpe Family Centre, which is owned by the church and managed by an independent organisation, should be investigated.

Shiregreen neighbourhood

Due to the size of the Shiregreen neighbourhood, and the scarcity of community facilities and available development sites, it is impossible to suggest one site as a community hub. This strategy suggests two key collections of community buildings, those around Beck School in north or lower Shiregreen and those around Firth Park Community Arts College in the south or upper Shiregreen.

The Shiregreen Neighbourhood Centre building is owned by the Council and sited next to Beck Primary School. It is currently let to Sanctuary Housing, prior to the development of their new office base at Beck Chapel. The building is well used by a number of community groups although the revenue support for community use after the departure of Sanctuary housing is unclear. Nearby will be the new Sanctuary Housing office at Beck Chapel which will include space for community use.

Firth Park Community Arts College site provides the best potential for the location of a community hub in upper Shiregreen. The hub area includes Hatfield Primary School, Cruck Barn in Concord Park, links to the Cricket Club and the potential future use of Verdant Way housing office, soon to be vacated. Firth Park Community Arts College is to benefit from major capital investment under the Building Schools for the Future programme, and further work needs to take place to identify how community facilities could best be provided to take advantage of the opportunities offered by the site.

Key

 Existing community facilities

 New and improved community facilities (indoor)

 New and improved play, sports and youth facilites (outdoor)

 New and improved shopping

 New employment opportunity

 Streetscape improvement

 Urban Walks - New and improved pedestrain links

 Countryside Walks - New and improved pedestrain and cycle routes/links

 Improvement to key formal park spaces

 Improvements to key countryside entrances

 Long-term improvements to large areas of countryside

 Existing private green space

 Viewpoints

 Housing investment areas

 Potential for new development

 Hubs and neighbourhood centres

Chapter 5 – **Area-wide projects**

Brightside Shiregreen projects and the Green Web

The NDF diagram illustrates the masterplanning work that has been undertaken on each of the demonstration projects. Most projects are clearly located in a particular neighbourhood, and these are described in the relevant accompanying neighbourhood reports. Whilst these projects do of course have a benefit to the overall Brightside Shiregreen area, their main role is to improve that neighbourhood.

There are some projects that are considered to be not neighbourhood projects but area wide projects. These projects all form the "Green Web" landscape that flows through the middle of Brightside Shiregreen, one that is shared by all of the neighbourhoods together.

The Green Web starts with Tongue Gutter at the top which wraps around Shiregreen. Woolley Woods and then Concord Park bring the Green Web down to Shiregreen Lane, a road that connects all of the neighbourhoods (extending into Hatfield House Lane to the west and Jenkin Road to the east). Crossing into Steel City, one can walk through Brickworks and through to the new housing development at Five Roads or down through Flower to the flat terraces of Wincobank Hill. Both of these locations link to Wincobank Woods and the hillfort, then down into Brightside Grimesthorpe.

The overall vision for the Green Web is to deliver the 'Best of City, Best of Country' area identity, and it is planned that improvements should occur at all of the above locations to strengthen the Green Web for the benefit of all.

These improvements are described below.

- Concord Park & Woolley Woods – new entrance works – the three corners, as well as a new masterplan
- Tongue Gutter - gateways
- Wincobank Woods - gateways
- Brickworks – recent work between local residents and SCC Parks and Countryside has defined this area as a potential community garden and event space
- Steel City – a critical project to connect the Green Web across the busy Shiregreen Lane and introducing landmark housing development that celebrates the contrast between the countryside and the city.

The Steel City project is described in more detail in the following pages of this report. Please refer to the Green Spaces Framework Report produced by Levitt Bernstein as a starting point for development of the other Green Web projects.

Steel City

Steel City is a project with an area-wide impact due to its strategically important location. There has long been a desire to make improvements here and take advantage of the opportunities the site provides, and over the years much work has been done in pursuit of this goal. The plans for Steel City outlined in the Neighbourhood Strategies Visioning process included as a central component a building or buildings that could act as community space. This would be surrounded by new housing and improved greenspace.

Recent work by the Council and its delivery partners has illustrated that a community space on this site would be unsustainable due to the lack of a suitable anchor tenant who could help fund the continuing running and upkeep of a new building. As a consequence, Fluid have looked at an alternative option for Steel City that focus on housing and greenspace improvements, with the potential to provide supporting sports facilities for the playing pitches such as changing rooms and a pavilion. This will require further investigation as part of the detailed project development and feasibility.

The design of any of the projects should reflect the following key phrases derived from the area wide identity:

- neighbourhood distinctiveness
- marketing the area
- telling the heritage story
- health
- attractors for living, views
- 21st century garden city
- the wildness and beauty of the countryside
- safe public spaces
- pioneering developments

Following extensive discussions with the planning department and presentations to the Steering Group, the following proposals have been agreed as the best way forward at this stage.

1 Improved crossing between Concord Park and Steel City to improve links between the two greenspaces
2 New housing on the north west of the site.

As this site is designated as greenfield land and is proposed for new housing, proposals for its development are subject to the planning justification set out in the accompanying planning justification document.

During the development of the project additional housing provision had been proposed to further increase housing mix and quality, increase pedestrian activity levels, improve natural surveillance, improve the general urban design qualities of the site and raise further funding to make greenspace improvements at Steel City and Concord Park. Open Space Assessments by Forward and Area Planning have subsequently found that such a level of development would constitute an unacceptable level of open space loss, so these proposals have not been pursued.

The proposals are illustrated in the masterplan drawings overleaf.

Drawing key

- rear gardens
- arrows indicate house frontage direction
- new housing
- new home zone
- strong building frontage

- [¦ ¦ ¦] site boundary
- existing greenspace and topography
- ◯ new gateways
- ▼ new pedestrian access
- ▼ new vehicular access
- greenspace character areas
- community core buildings
- existing houses

2. New housing

Concord Leisure Centre

1. Improved crossing

Shiregreen Lane

Junior football pitches and cricket pitch

Steel City Community Centre

Senior football pitches

Existing Bowling Green

Disused Blowling Green

Brickworks

Hinde House Primary

1. Improved crossing between Steel City and Concord Park (via the Leisure Centre).

The design intention is to create a feeling of people walking or driving through Concord Park and Steel City rather than past these two important greenspaces. There are a number of ways of achieving this:

- Investigate the possibility of implementing road safety measures to slow traffic and increase pedestrian priority. This may include narrowing the road to reduce speed and increasing the area of footway on either side of the road.
- Resurfacing of the footways using the material palettes proposed in the new masterplan for Concord Park would help draw elements of Concord Park out of the park itself, and assist in creating a better link with Steel City.
- Identifying the best place for a new pedestrian crossing (subject to discussion with SCC Highways).
- New planting on both sides of the road. This could be in the form of verge planting, box planters or new trees, all of which could be creatively lit with new lighting. On the Steel City side, new planting would need to take into account the existing fence which has recently been erected.

- New planting around the sports pitches, possible at each corner, would help define the edge of the pitches and create smaller character areas in what is currently a wide open site. New planting and landscaping around the existing Shiregreen Community Club and bowling green could help revitalise the middle of the Steel City site.
- The sports centre could be encouraged to investigate the possibility of addressing the relatively low quality of the façade of the building facing Shiregreen Lane. New signage, feature lighting, creeper planting or cladding could all help to improve the image of the building, which is currently poor.
- New signage using the same palette as proposed in the Concord Park masterplan.
- A new entrance to Steel City is required, although it may be wise to consider this as part of the improvements to the community club and new sports support facility, should these happen.

2. New housing on the tennis court sites. The key aims and design parameters for this site are as follows:

- The site is currently disused and redevelopment will resolve the negative impact it currently has on the rest of Steel City.

- Development for housing is acceptable to SCC Forward and Area Planning and Parks departments on this site.

- It may be possible to ring-fence the capital receipt from the sale of the land to invest in other Steel City and Concord Park projects.

- At a density of 50 houses per hectare, the site may be able to contain up to 30 houses, although this is subject to detailed design issues being resolved.

- A terrace design may be most suitable to meet the density required for a site of this nature.

- A high standard of urban design and architectural quality is required. The exact details of these should be stipulated in the market brief for the site.

- It would be desirable to establish a safe pedestrian access from Bellhouse Road. This would hopefully encourage residents of the new housing development to the west of Bellhouse Road to use Steel City more. The careful design of a bespoke house in the existing gap in the row of terraces on Bellhouse Road may allow such a route to be established without compromising the security of either that house or the pedestrian route.

- An alternative would be to construct two new houses to fill the gap, and improve pedestrian access elsewhere.

- SCC Highways have stated that vehicular access from Shiregreen Lane would be acceptable, but not from Bellhouse Road.

- The new access route should be designed along Home Zone principles, and its construction provides the opportunity to improve the landscape along the edge of the pitches. New lighting, seating, planting and footpath could be considered.
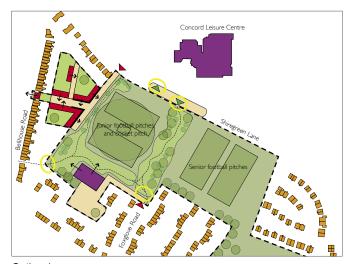
Should the opportunity present itself in the future, the following projects may also be pursued. These projects assume that the Shiregreen Community Club is no longer in use and has been removed. The images and drawings illustrate the new landscape and the improvements that may happen should the existing club and bowling green be relocated.

3   A new landscape running down the centre of the site between the pitches creating a better pedestrian link to the Flower estate and beyond.

4   The existing community club and bowling green could be relocated. The bowling green would be acccommodated in Concord Park, whilst a new building containing changing rooms and a sports pavilion might be located in one of three possible locations.

3. Central landscape. The key aims and design parameters for this site area as follows:

- The project will improve the greenspace connection between Concord Park and Steel City, and will link to the new crossing described earlier.
- The design could be an undulating landscape that provides a contrast to the flat sports pitches on either side. This will help create a diversity of different types of greenspace within the area.

Option 1

- Viewing and seating areas could be incorporated to the design.
- Historical and way-finding information, reflecting the geographically central and strategically important location of Steel City could be embedded into the design.
- Tree planting along this landscape, possibly in the form of a copse, could reference the wooded landscape of Woolley Wood and Wincobank Woods that can be reached at either end of the Green Web.
- The project may be linked directly to a new sports support facility if site 2 for that facility is pursued (see page 34).
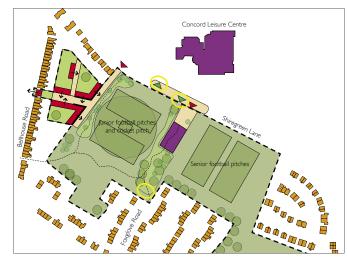
4. New sports pavilion/changing rooms

The brief for such a building would need to be discussed and drawn up by all stakeholders in terms of the actual amount and size of support facilities provided. However generally speaking there are three possible sites for the location of such a building. All three possible sites have been illustrated in outline below, with associated pros and cons listed. All three sites are likely to be acceptable to SCC Forward and Area Planning and Parks departments, although detailed proposals would need to be examined.

Option 1 – Site of disused bowling green/children's play area.

Pros
- The site is currently disused and redevelopment will resolve the negative impact it currently has on the rest of Steel City.
- Although far away from Shiregreen Lane, a new pavilion building could have a strong façade overlooking the eastern pitches. The need for a well-designed and highly visible façade should be part of the design brief
- The development is very close to the tennis courts site and would create an impressive portfolio of improvement works to this edge of Steel City
- Vehicular access could be shared with the new housing development on the north west of the site
- Proximity to the new housing is likely to reduce the chances of the building being a magnet for vandalism or other crime. The side and rear elevations would be private, and only one façade would be public, increasing security significantly.
- Depending on detailed design studies, some new housing may be acceptable as part of the scheme, either adjacent to or on top of the new facility. Proximity to sports facilities would be a design obstacle to overcome but this may be possible if a high quality bespoke design is pursued.
- Car-parking may be concealed to the rear of the building, utilising this akward corner of Steel City

Site 2

Cons
- The new building would be some distance away from Shiregreen Lane, reducing the visual regeneration impact to passers by.
- The building would only directly serve the pitches on the western side of the Steel City site. This may be acceptable but this can only be assessed following an extensive briefing session with all stakeholders.
- The site would not be part of the new central landscape, although it could link to it. This may reduce the viability of the landscape as works wouldn't be associated with the construction of the building

Site 2 – Adjacent to the existing Shiregreen Community Club but nearer the road.

Pros
- The new building would be adjacent to Shiregreen Lane and highly visible to passers-by. A high-quality design would signpost the regeneration of Steel City. Associated environmental works would improve this stretch of road for the benefit of all
- The site is central to both sets of sports pitches, meaning that the facilities would directly benefit both. Any pavilion or viewing area would be able to look out to both sets of pitches, subject to detailed design issues.
- The site would be part of the new central landscape, and delivering this landscape is likely to be easier if associated directly with the construction works for the new building.

Cons
- The building would be exposed on all four sides to the public, in a similar way to the existing building. As a result, the building could be vulnerable to vandalism and other crime. The new housing on the north west of the site would improve natural surveillance but only to a limited extent.
- Back of house facilities such as bin storage would be visible. Fencing could resolve security issues but would be highly unattractive and a poor urban design solution.

Site 3

Option 3 – On the eastern side of Steel City

Pros
- The new building would be adjacent to Shiregreen Lane and highly visible to passers-by. A high quality design would signpost the regeneration of Steel City. Associated environmental works would improve this stretch of road for the benefit of all.
- Depending on detailed design studies, some new housing may be acceptable as part of the scheme. Proximity to sports facilities would be a design obstacle to overcome but this may be possible if a high quality bespoke design is pursued.

Chapter 6 - **Design Principles**

All of the projects that form the Neighbourhood Development Framework are very different from one another, however they do share some common design principles. These principles can be found in national planning policy and follow what most people recognise to be good architectural, landscape and urban design practice. Please refer to the Reference chapter in this document for more information on the standards mentioned in this section.

Character

The character of an area is formed through its identity and sense of place. The neighbourhood identities should be used to inform design decisions on materials, scale, form, colour, texture, and so on. The identities of each of the four neighbourhoods are discussed in more detail in each of the neighbourhood reports. All projects should aim to achieve as a minimum a Silver award for the Building for Life standard, which includes measures for the character of an area.

Safety

Design places that are safe and secure by ensuring overlooking of external spaces, clear distinctions between public and private areas and defensible space. All projects should achieve Secured by Design.

Inclusive

To make places inclusive they must be welcoming and easy to use by all people. This can be achieved by following design standards such as the DfT's 'Inclusive Mobility' and 'Guidance on the use of Tactile Paving Surfaces' and the Joint Committee on Mobility of Blind and Partially Sighted People's policy statements. These should be used as a starting point for considering the inclusive design of all elements of proposals and be adopted at the earliest stages of design. 25% of all new residential must be of Mobility Housing standard, as defined in the Council's Supplementary Planning Guidance. All designs will comply with the guidance and design standards listed in Chapter 8 - Reference of this report.

Diversity

All projects should try to provide variety and choice. This is especially relevant for housing projects where different housing types and tenures will help make Brightside Shiregreen a more sustainable community with greater opportunities for all people. The current Strategic Housing Market Assessment report should be used to inform the mix of housing types. The Council's Interim Planning Guidance on Affordable Housing should guide housing tenure.

Legibility

The legibility of an area is important for residents and visitors because it helps people understand where they are and where they need to go. Making sure that new routes align with existing ones, that roads have a clear hierarchy, and that urban blocks are strong in urban form with landmarks at key locations, supports the legibility of an area.

Ease of movement

Ease of movement is important to make places easy to get to, move through, safe and successful. All forms of transport - pedestrian, cycle, car, car clubs, bus, rail and tram - should be considered. Parking and storage facilities need to be carefully integrated into designs and the transitions between different modes made as easy as possible. The emerging SCC Accessibility Strategy and Walkable Neighbourhoods should be considered in all projects, and are especially relevant to Urban Walks.

Good streets and public spaces

Streets and public spaces form the public realm and are vitally important in making successful neighbourhoods. They should be designed to be attractive spaces that are vibrant, safe, well lit with good sight lines and inclusive. Residential streets should be designed using Home Zone principles and have a maximum speed of 10 mph. Care needs be taken to prevent vehicles from dominating the street and a variety of parking techniques should be used. 'Car Parking - What Works Where' by English Partnerships is a good guide for a variety of ways of providing car parking, and the Council has minimum requirements for cycle parking.

Sustainability

Consideration of sustainability issues is essential to ensure that new developments are successful, long-lived, environmentally sensitive, and positively contribute towards the success of the wider area. Successful projects will work together to help build a strong and sustainable community that has a strong sense of ownership in the local area, leading to reduced vandalism and anti social behaviour.

Adaptability

A key component of sustainability is anticipating the need for change and ensuring that projects are design with the ability to adapt. At least 25% of all new housing developments should meet the Lifetime Homes standard, so homes can change to meet the changing demands of residents.

Good sustainable buildings

Constructing environmentally friendly buildings is fundamental to the environmental strategy for the area. All projects must consider sustainable urban drainage systems (SUDS) and achieve a BREEAM rating of very good or higher, or Level 3 or higher of the new Code for Sustainable Homes. Information from publications such as the "Green Building Handwork" and the "Green Guide to Specification" should guide the specification of A or B rated materials.

Chapter 7 – **Implementation**

This section of the Neighbourhood Development Framework considers the delivery of the key projects that comprise the strategy.

The table overleaf shows how the implementation of the identified projects will be phased. The phasing attempts to take into account the complexity of some of the projects and when the funding may be secured for each intervention.

Sheffield City Council will take a strategic lead in the co-ordination of project delivery. The governance arrangements will play an important role in delivering the regeneration in the area, and structures will be put in place to assist effective implementation and ensure stakeholder engagement and involvement.

Individual projects will be delivered through the procurement of partner agencies or commercial enterprise, and where residential sites have been identified for development they will be disposed of through an individually tailored process.

Project Groups will be formed to oversee the delivery of each project and the membership of these groups will represent the interests of all relevant stakeholders. A project manager and project team will oversee the day-to-day delivery of projects.

A number of other structures will be used to assist in the development and delivery of these projects. These structures involve the general public, council officers and other stakeholders, and will be established where necessary.

They are as follows: -

- Brightside Shiregreen Neighbourhood Development Framework Steering Group – a review of this group will determine what role it should have as the framework moves into the delivery phase.
- Neighbourhood Forums – Forums will be involved as one way of engaging with local community representatives.
- Area Panels - Local community involvement / wider community information update
- Brightside Shiregreen Officer Support Team – regular meetings with officers from the City Council and other organisations will take place to ensure a holistic approach to work in the area.
- Website – Key source of information.
- Events – Engagement events will take place to consult, inform and involve stakeholders in projects as appropriate.

Phases	Interventions	Funding Source
Phase 1 – 2008/11	**Firth Park**	
	• Improvements to the Firth Park district centre and park.	HMR 2008/11
	• Strengthened routes into the centre	
	• Development of an extra care scheme and some 200 new homes on the Flower site and improvements to Centenary Green.	Haslam Homes, Housing Corporation, Sanctuary
	Brightside Grimesthorpe	
	• Support for Grimesthorpe Family Centre as a community building	HMR 2008/11, Community Buildings capital budget
	• Environmental improvements to the neighbourhoods edge i.e. Upwell Street/ Holywell Street/Tyler Street.	
	Wincobank	
	• Strengthening of the "village centre" through public realm improvements and the provision of a temporary community facility on the Wash House site.	HMR 2008/11 Community Buildings Capital Budget
	• The provision of new homes on land surplus to CYPD's requirements adjacent to the new Hinde House Secondary School	
	• Environmental improvements to the neighbourhoods edges i.e. Ecclesfield Road/Barrow Road/Tyler Street.	HMR 2008/11
	Shiregreen	
	• Improvements to the streetscape to address the legibility of the road network and improve the quality of the environment.	VAT recovered through decent homes work.
	• New housing on the Papermill shops, Woolley Woods Special School and Shiregreen Community Centre increasing the range of housing types.	HMR 2008/11 for acquisition and demolition.
	Green Web	
	Green space improvements to Wincobank Hill, Concord Park and Woolley Wood.	HMR 2008/11

Phases	Interventions	Funding Source
Phase 2 – 2011/13	**Brightside Grimesthorpe** • Improvements to the connecting routes between the micro-neighbourhoods including the pedestrian routes in and around the focal centre. **Wincobank** • Residential development on the Wash House site and Newman Court sheltered housing scheme once it is decommissioned and a new community facility linking with the existing Wincobank Gym. • Improvements to the permeability of the dead-end road structure through providing clearer signage and more accessible pedestrian routes. **Green Web** • New residential development on the periphery of the Steel City site to increase the surveillance of the sports facilities and a closer relationship with Concord Park sports facilities.	 Private funding, LEGI Private funding
Phase 3 – 2013 +	**Brightside Grimesthorpe** • Creation of a focal centre to the neighbourhood incorporating a new primary school, a new community facility and additional residential development around the Limpsfield Junior School site. **Wincobank** • A new primary school at the top of Fife Street. • The provision of new homes on the vacated Wincobank Infant school site when the new primary school is created.	 Private funding

Chapter 8 – **Reference**

National Planning Policy Guidance

- Planning Policy Statement 1 for Delivering sustainable development (PPS1)
- Planning Policy Statement 3 for Housing (PPS3)
- Planning Policy Guidance 13 for Transport (PPG13)
- Planning Policy Guidance 17 for the Planning of open spaces (PPG17)
- The Sustainable Communities Plan

Sheffield Development Framework (SDF)

The Government has introduced a new planning system that replaces the current Unitary Development Plan (UDP) with a Local Development Framework. The reviewed Regional Spatial Strategy for Yorkshire and the Humber, once approved, will also form part of this new statutory development plan for Sheffield.

The "Submission" version of the Sheffield Development Framework's (SDF) Core Strategy was sent to the Government in September 2007, and an independent examination of this document is now in progress, with a public hearing to be held in April 2008. There are Core Strategy policies relating to Firth Park and the Blackburn Valley areas in particular that are of relevance to Brightside/Shiregreen.

The "Preferred Options" versions of the SDF City Policies, City Sites and Proposals Map were published for consultation in summer 2007. Amendments will be made where necessary and the Submission versions of these documents will be published in early 2009.

Once approved by the Government, the SDF will replace the UDP as the statutory development plan for Sheffield. The Brightside Shiregreen Neighbourhood Development Framework anticipates and responds to the emerging SDF and will be a material consideration in the planning process once approved.

Strategies, Studies and Reports

- Southey Owlerton Regeneration Framework, May 2002
- Green Web Study by Kinnear Landscape Architects for SOAR, January 2005
- Shiregreen Masterplanning Analysis, PRP, June 2005
- Southey Owlerton Streetscene, April 2006
- Brightside Shiregreen: Community Building Strategy, Levitt Bernstein, November 2006
- Brightside and Shiregreen Neighbourhood Development Framework, Final Transport and Movement Network Analysis, Colin Buchanan, December 2006
- Brightside Shiregreen: Green Spaces Framework, Levitt Bernstein, February 2007

- Sheffield Brightside History and Identity, Levitt Bernstein, February 2007
- Brightside Shiregreen Local Area Profile, Strategic Urban Futures
- Firth Park Centre Masterplan Options, Levitt Bernstein, March 2007
- Brightside Shiregreen Urban Walks, Levitt Bernstein, April 2007
- Steel City and Brickworks Community Garden, Levitt Bernstein, April 2007
- Firth Park: Review of the Masterplan, Levitt Bernstein, April 2007
- The Heart of Wincobank Stage 1, Levitt Bernstein, April 2007
- Wincobank Village: Heart of Wincobank, Levitt Bernstein, April 2007
- Wincobank School Site at Fife Street, Levitt Bernstein, April 2007
- Limpsfield Road / Jenkin Road Village Centre, Levitt Bernstein, April 2007
- Shiregreen Masterplan Initial Housing Options, Levitt Bernstein, April 2007
- Shiregreen Streetscape Improvement Strategy, Levitt Bernstein, April 2007
- Sheffield Development Framework (Draft), April 2007

Design guidance

- Car Parking What Works Where, English Partnerships
- Manual for Streets, Department for Transport
- Home Zone Design Guidlines, Sheffield City Council
- Better Places to Live in South Yorkshire – A guide to residential development, Transform South Yorkshire
- Guide to Green Building, BRE
- Sheffield Developer Panel Developer Manual, Sheffield City Council
- By Design, Urban Design in the Planning System: Towards Better Practice, Communities and Local Government
- Safer Places: The Planning System and Crime Prevention, Home Office
- Planning and Access for Disabled People: A Good Practice Guide, Communities and Local Government
- Inclusive Mobility, Department for Transport
- Guidance on the use of Tactile Paving Surfaces, Department for Transport
- Access for Disabled People, Sport England
- British Telecom Countryside for All Standards and Guidelines, Fieldfare Trust
- Adjacent Facilities for Pedestrians and Cyclists, JCMBPS
- Design and Access Statements - How to Write, Rad and Use them, CABE
- Guidance on Changes to the Development Control System, DCLG

Design standards

Guide to Green Building

Published by the BRE (Building Research Establishment) this guide rates materials and products commonly used in the construction industry according to their environmental impact and efficiency. A & B are the highest ratings with the least environmental impact.

Code for Sustainable Homes

In April 2007 the Code for Sustainable Homes replaced Ecohomes for the assessment of new housing in England. The Code is an environmental assessment method for new homes based upon BRE's Ecohomes and contains mandatory performance levels in 6 key areas - energy efficiency, water efficiency, surface water management, site waste management, household waste management, and the use of materials.

The Code aims to protect the environment by providing guidance on the construction of high performance homes built with sustainability in mind. The Code has a scoring system of six levels. The different levels are made up by achieving both the appropriate mandatory minimum standards together with a proportion of the 'flexible' standards. Code Level 3 is approximately equal to the Ecohomes VERY GOOD score.

www.bre.co.uk

Secured by Design

Secured by Design is the UK Police flagship initiative supporting the principles of "designing out crime" by use of effective crime prevention and security standards for a range of applications.

www.securedbydesign.com

Building for Life

Building for Life aims to improve the quality of English housing by:

- Identifying successful new housing schemes and explaining to industry and decision makers why they work so well and how we can learn from them
- Identifying the barriers to delivering quality new housing developments and campaigning to remove them
- Contributing to the wider understanding of the needs and aspirations of homebuyers and encouraging house builders to create housing that satisfies them.

www.buildingforlife.org

Lifetime Homes

The Lifetime Home Standards are the result of careful study and research. They apply to both the interior and exterior of the home.

There are 16 design features included in the standard; car parking width, access from car parking, approach gradients, external entrances, communal stairs & lifts, doorways and hallways, wheelchair accessibility, living room, entrance level bed space, entrance level WC and shower drainage, bathroom and WC walls, stair lift / through-floor lift, tracking hoist route, bathroom layout, window specification and controls, fixtures and fittings.

Each of the 16 design features is valuable in itself, but a Lifetime Home is incomplete without all of the standards.

www.lifetimehomes.org.uk

Home Zones

Home Zones are streets where people and vehicles share the road space safely and on equal terms. Where quality of life takes precedence over ease of traffic movement.

The Transport Act 2000 makes provision for Local Authorities to designate Home Zones and Quiet Lanes in their area.

www.homezones.org.uk

Sheffield Developer Manual

Sheffield City Council, as part of the South Yorkshire Pathfinder, is committed to delivering transformational changes across its Housing Market Renewal (HMR) areas. The Pathfinder agenda is about more than 'bricks and mortar'; it's about delivering social, economic and infrastructural changes to achieve sustainable and successful neighbourhoods.

To enable delivery of this ambitious programme, the Council has set up a Developer Panel, made up of smaller, medium and larger Developers. Members of this panel are invited to sign the Developer Charter and follow the guidlines and standards set out in the Developer Manual.

http://www.sheffield.gov.uk/planning-and-city-development/sheffield-developer-panel