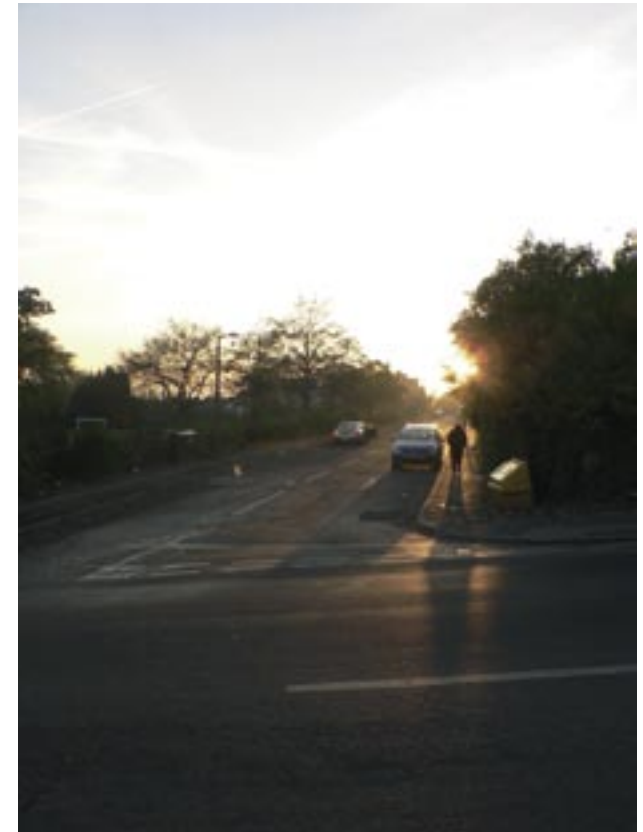




Brightside Grimesthorpe Neighbourhood Development Framework Neighbourhood Report

December 2007





The Brightside Grimesthorpe Neighbourhood Forum meet during the Visioning stage in 2005



The Brightside Grimesthorpe Neighbourhood Strategy report front cover, published March 2006

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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, once approved, it will become a ‘material consideration’ in the land use planning process, i.e. it will lay down rules and guidelines that will help ensure future developments will have a positive impact on Brightside Grimesthorpe. 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.

The Brightside Grimesthorpe Neighbourhood forms one quarter of the Brightside Shiregreen Area, and this report discusses in more detail the physical improvement projects that lie in this neighbourhood. The ideas have been developed and agreed with the Neighbourhood Forum.

An overarching Brightside Shiregreen report describes the work that has been undertaken across the whole of the Brightside Shiregreen area, and should be read in conjunction with this report.



The Event in the Tent II, December 2007, where the final proposals were displayed for the public to view and discuss.



Concord Park Fun Day, August 2007



Event in the Tent II, December 2007

Chapter 1 - Overview of the process

Project history

The initial vision for Brightside Grimesthorpe was produced by local residents, the Council and Fluid in March 2006, resulting in the Brightside Grimesthorpe Neighbourhood Strategy report. We would like to encourage readers to refer back to this report, and the area wide Brightside Shiregreen Neighbourhood Strategies Report, whilst reading this current document*.

Between then and now consultants Levitt Bernstein were appointed to give an independent view of whether the plans and ideas produced 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 from Brightside Grimesthorpe have continued to be involved in the process. A representative from the neighbourhood has attended the area-wide Steering Group, which has met on two occasions. This Steering Group has helped select Fluid to carry out this latest piece of work, and continues to comment on proposals and to give guidance on how they are communicated to the wider public. The original Neighbourhood Strategies 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.

Neighbourhood Forums have taken place on three occasions following each of the Steering Groups and for the final handover of the reports. They also took place prior to the current appointment of Fluid following the first vision stage of work. Positive discussions have taken place at each forum, during which the latest developments have been presented by the Council's North Sheffield Regeneration Team, and then debated and discussed by residents.

* The reports can be downloaded at www.sheffield.gov.uk/northregen

Alternatively you can contact Julie Southwell at the North Sheffield Regeneration Team, Sheffield City Council, on 0114 203 9677

The following is a list of the meetings that have taken place since the initial Neighbourhood Strategies Vision meetings in Brightside Grimesthorpe in 2006/2007.

- 22/2/06 Grimesthorpe Family Centre
- 19/04/06 Grimesthorpe Family Centre
- 13/06/06 Castledine TARA
- 20/09/06 Castledine TARA
- 1/11/06 Grimesthorpe Family Centre
- 19/03/07 Grimesthorpe Methodist Church
- 09/05/07 Grimesthorpe Methodist Church
- 18/09/07 Grimesthorpe Methodist Church
- 06/11/07 Grimesthorpe Methodist Church

Project structure

As in the earlier vision 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 be addressed in a joined-up way.

Brightside Grimesthorpe forms an important part of the overall neighbourhood. The proposals for Limpsfield Playing Fields, described later in this report, will directly benefit the neighbourhood but also provide area-wide benefits for community facilities, education, housing and greenspace.

Project methodology

The project has been broken down into four stages:

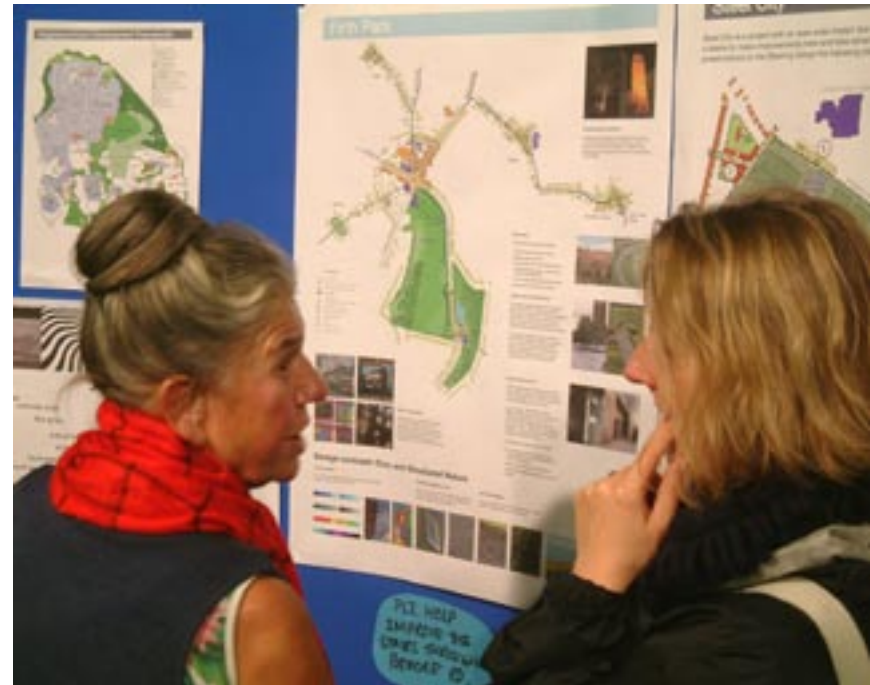
Stage 1. A reassessment of “where we are at” by reviewing all of the work produced to date and clarifying the briefs for each improvement project. A review of the feasibility studies produced by Levitt Bernstein and a detailed project briefing by the North Sheffield Regeneration Team provided the information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

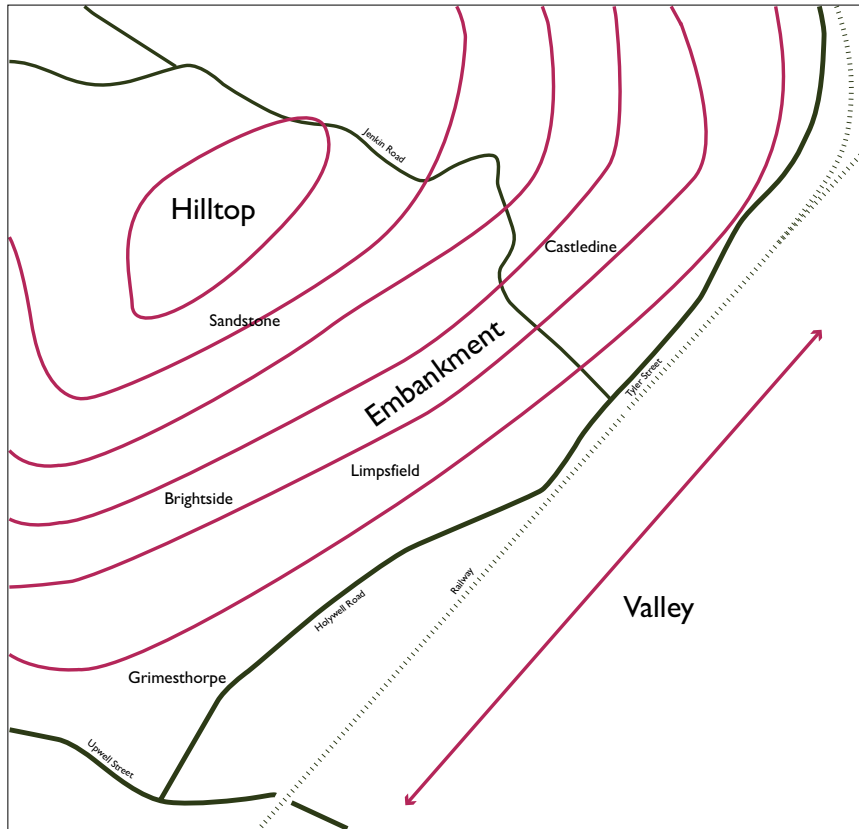
Stage 4. Further development and final checking of the projects.

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.



Event in the Tent II, December 2007

A large-scale area-wide public consultation was carried out in at the beginning of December at Firth Park at the “Event in the Tent II” (the original “Event in the Tent” was held during the initial visioning stage of work in December 2005).



The challenging topography results in lots of steps running up and down the slope of the 'embankment,' which are likely to be inaccessible to many.

Chapter 2 – Understanding the Neighbourhood

Introduction

During the visioning stage, Fluid spent time in Brightside Grimesthorpe to get a feel for the physical characteristics of the neighbourhood. In the vision stage neighbourhood report, you can read our descriptions of the area and view diagrams that help describe its characteristics. These diagrams help shape the strategy for improvements in the neighbourhood.

This time round, we have added further analysis to back up the previous work, and to support the proposals in this document that develop the improvement strategy

Topography

The topography of Brightside Shiregreen plays an important role in the identity of the area and helps to give each neighbourhood a very different character from the others. Brightside Grimesthorpe was originally described as a hillside in the Visions area report, however, we now feel that it is more appropriate to consider it as an embankment.

Embankment implies a sloping linear landform very similar to the south east side of Wincobank Hill along which Brightside Grimesthorpe has developed. This embankment enjoys expansive and open views over the Lower Don Valley, and is the most exposed and visible part of Brightside Shiregreen. Above it is the hilltop of Wincobank Woods, forming a green blanket over Brightside Grimesthorpe.

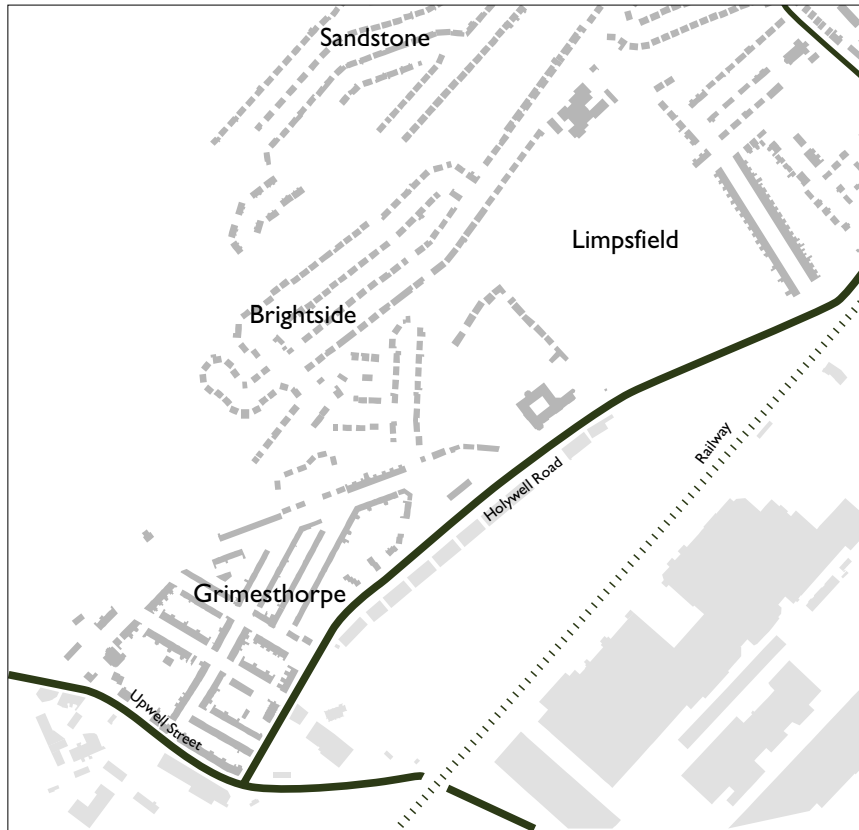


Movement network

The movement network has been shaped by the strong landform of the area. Large-scale movement infrastructure including the railways and the M1 both follow the valley, whilst residential streets mainly traverse the hillside, following contour lines.

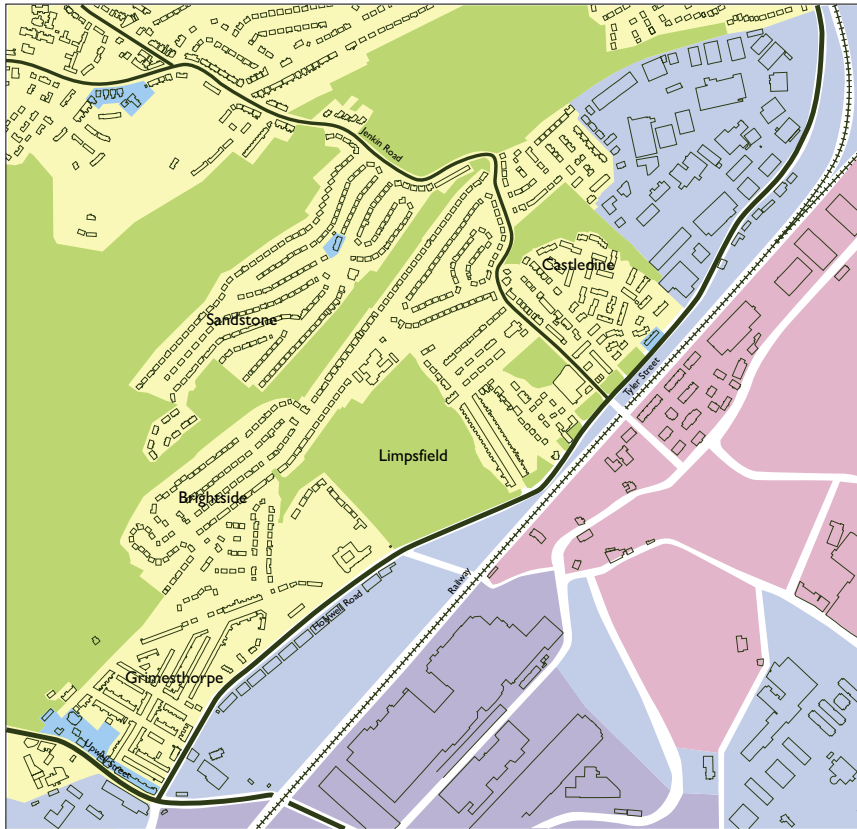
The busy Holywell Road / Tyler Street at the base of the embankment provides the main vehicular access for the area. It is a barrier to movement towards Meadowhall and rail connections to the City Centre, and is an unwelcoming environment for pedestrians and cyclists.

Jenkin Road is the primary linking road within the area, rising steeply up over Wincobank Hill and provides the main connection back into Brightside Shiregreen. The steepness of this connection provides a significant barrier to pedestrians and cyclists.



Scale and Urban Grain

Brightside Grimesthorpe is made up of a variety of different built forms, terraced and semi-detached housing, and light industrial units. This variety of scales reflects how the area has developed and is generally domestic in character. This dramatically contrasts with the large-scale industrial and retail forms that the area overlooks, including the steel works and Meadowhall shopping centre.



Land Use

Brightside Grimsthorpe is mainly residential with two small areas of retail on Upwell Street and Tyler Street. There is no immediately identifiable centre to the area and this was identified as a strategic aim during the visions stage. This issue is addressed by the proposals detailed in this report.

The area benefits from the large open spaces of Wincobank Woods and the Roman Ridge, although access to these needs to be improved. The area overlooks large areas of business and industrial use classes, including the regionally important retail centre of Meadowhall. There is significant industrial land use along Holywell Road and Tyler Street.

Chapter 3 – A Neighbourhood Identity

In the area wide report, we have described how we have developed an “area identity” 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 the existing look and feel of the place.

As well as defining an area identity, we have defined neighbourhood identities too. Each neighbourhood in Brightside Shiregreen has distinctive characteristics that can influence the design of new buildings and landscapes within each neighbourhood.

How we have illustrated the identity

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 when they are worked up in more detail. Design features such as the shape, appearance and materiality of new buildings should use these words and the associated images as inspiration.

We have then chosen two words or phrases that we hope capture the essence of the identity, creating a design concept for the neighbourhood.

All of these words and images will be included in the individual design briefs for projects within the neighbourhood.



The Brightside Grimesthorpe identity picks up on the horizontality of the streets and houses laid out along the 'embankment' of Wincobank Hill



Artwork from left to right represents the horizontal layout of the streets running with the undulating embankment.

lines and windows dominant and

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

Key descriptive words can be used in the design briefs for new Brightside Grimesthorpe

The identity

The artwork reflects the physical pattern of the built and natural environment in Brightside Grimesthorpe, a series of horizontal terraces, streets and banding of houses along the embankment.

- The **embankment** is outward looking and there is a sense of real openness (not like Firth Park where views are across the neighbourhood rather than away from)
- The neighbourhood is highly **visible** (from the motorway and from the Lower Don Valley for example), and new distinctive rooflines could be a key design feature of new buildings
- It's a **prominent** neighbourhood (new interventions will be highly visible so it's important they are high-quality and signpost regeneration in Brightside Shiregreen)
- There is an **upward** and **downward** grain (the streets of Grimesthorpe and around Jenkin Road, and the jennels running up to the speculative housing at the top)
- Development has generally been **organic** rather than planned. The homes in Brightside Grimesthorpe have been built over a long period of time, from the industrial-led construction of houses in Grimesthorpe to the more speculative 70's housing development in Sandstone. There is a sense that the development of the area has been **layered** into different time periods, and this is reflected in the physical **banding** of the terraces.
- The streets are like **inscribed** lines along the embankment
- Views are **spectacular**



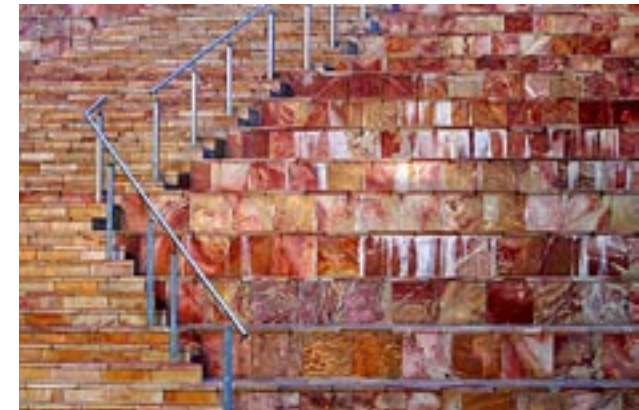
Looking out to the Lower Don Valley from Limpsfield Road. The road runs up and down against the main horizontal grain of the neighbourhood, and views are impressive with the industrial heritage and current revitalisation of the valley being clearly visible.



Colour palette - Earth, brick, 70's development and sky



One example of how the identity could be implemented - this sports centre integrates well with the surrounding green landscape, embedding itself into the hill at the rear and utilising an appropriately green colour scheme. The horizontal louvers and dynamic roofline would work well on the horizontal terraces of Brightside Grimesthorpe.



Building materials & scale

Design concept: Bold and Strips

The Design Concept

After considering the artwork and key words, and talking through the development of the identity with the Steering Group and Neighbourhood Forum, we have chosen the words: “Bold” and “Strips” to summarise the Brightside Grimesthorpe identity.

The images on the left illustrate the colour palette and types of materials that designers should be influenced by when drawing up detailed designs and concepts for each of the development projects in the neighbourhood

The Colour Palette

The colour palette is a representation of the layers of colour that one can see when looking at or looking outwards from Brightside Grimesthorpe.

At the bottom, the darker and more earthy colours represent the large industrial buildings in the Lower Don Valley, that helped spur the settlement in the neighbourhood, and the earth of the hill and valley on which they sit.

The rich shades of red can be seen in the brickwork of the housing in Grimesthorpe, whilst the orange and yellow shades above reflect the later post-war development of the speculative housing in Brightside and Sandstone.

At the top, the blues represent the sky, a dominant feature in the neighbourhood due to it's hillside location and fantastic views.

Material examples

The contrast between the heavy industry and solid hillside on which the neighbourhood sits, and the lighter weight of the trees and sky above, could be emphasised by designing buildings that appear 'solid' and 'grounded' at the bottom and 'lighter' and more translucent above.

Materials should emphasize the bold, horizontal planes with contrasting vertical elements such as structure or stairways reflecting the vertical roads such as Limpsfield Road and Jenkin Road

The use of fine grain materials rather than larger slabs would reflect the small scale grain of the neighbourhood, it's not a place where huge buildings sit, these can be seen further down in the Lower Don Valley.

Brightside Grimesthorpe Masterplan



Chapter 4 – Brightside Grimesthorpe Projects

The strategy for improvements in Brightside Grimesthorpe was established during the visioning stage, and based on the Five Big Ideas. We have included the strategy diagram to the right to remind readers of the intention, which primarily is to establish a strong and successful central community focus to the neighbourhood and improve pedestrian access to it.

This strategy centres around proposals to develop a “village” centre at Limpsfield Playing Fields with new housing, a series of improved and diverse greenspaces, with the possibility of a new primary school and small shops. These proposals will benefit the whole neighbourhood by providing new types of housing, modern community facilities and better greenspaces. It will also help give Brightside Grimesthorpe a focus that people across the neighbourhood can feel is a shared community place. The new primary school is currently a long term aspiration and it would require funding and a separate consultation process, however these plans allow for this to happen should the opportunity arise.

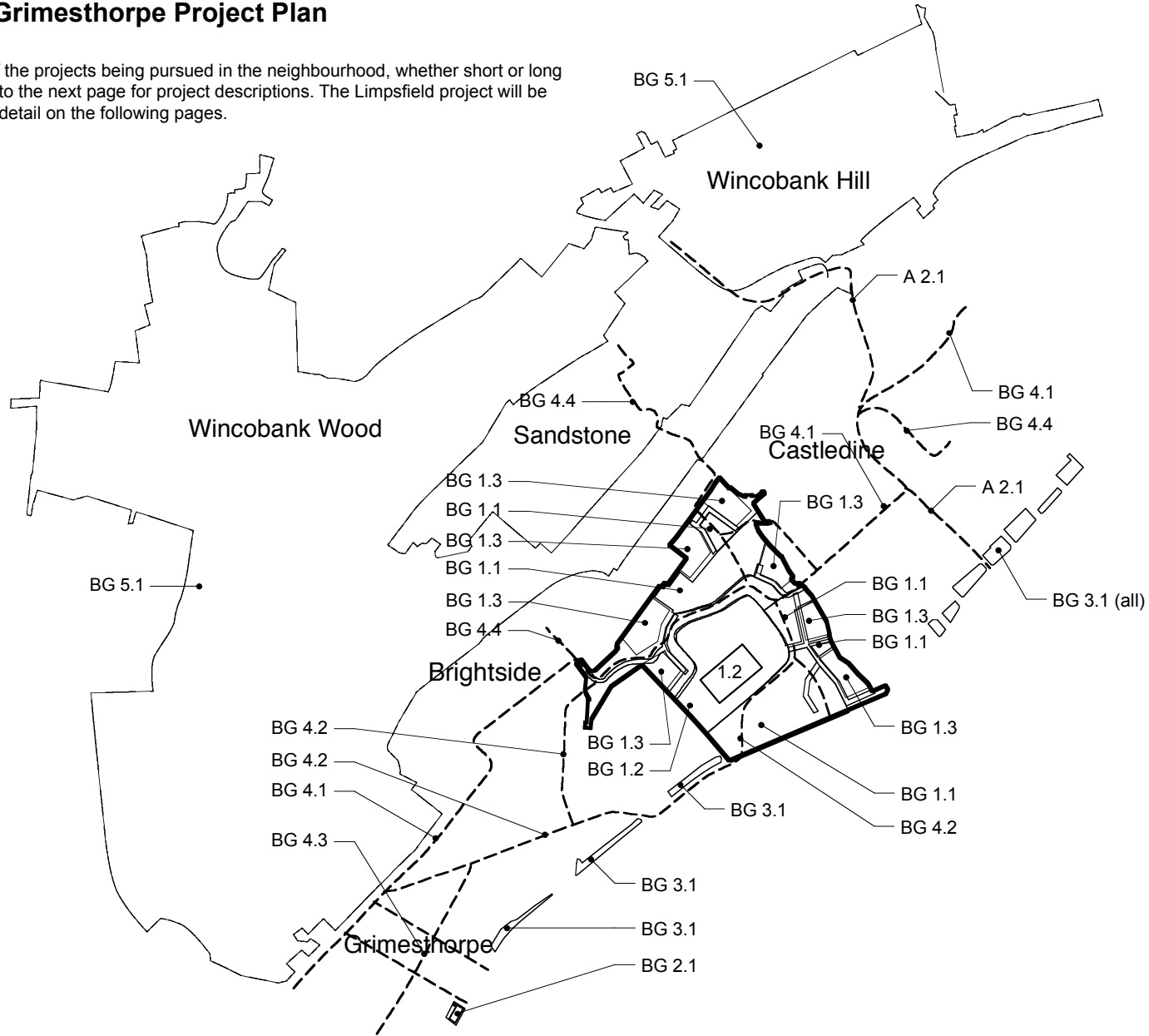
Wincobank Lane Play Area has recently been improved, and other public spaces improvements in the neighbourhood have been proposed, such as the small greenspaces along Holywell Road. The ‘Urban Walks’ remain important, and where new projects are constructed the pathways and streetscape along these routes will be improved. 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.



The strategy for improvements outlined in the 2006 Brightside Grimesthorpe Neighbourhood Strategies Report

Brightside Grimesthorpe Project Plan

The plan lists all of the projects being pursued in the neighbourhood, whether short or long term. Please refer to the next page for project descriptions. The Limpsfield project will be described in more detail on the following pages.



1 Limpsfield Playing Fields (new village centre)

BG 1.1 New greenspaces

- Conversion of flat grassed landscape to high quality greenspace character areas.
- New seating, lighting, tree planting, soft landscaping and hard landscaping
- Children's play area
- Removal of some trees

BG 1.2 New Primary School

- Demolition of existing Limpsfield Junior School
- New two form entry primary school
- The amalgamation of these schools is in line with council policy but is not a priority for the city for at least the next five years.
- Children centre, preschool provision and community rooms
- All weather multi-use games area
- Infant and junior playgrounds with supporting external spaces such as wildlife areas and outdoor classroom
- One storey building of very high design quality with green roofs and usable roofs (for hard-surface play)

BG 1.3 Limpsfield Playing Fields new housing

- Mix of two and three storey flats and family housing
- Challenging vehicular access issues due to surrounding steep verges.
- Home zone routes through and around urban blocks

2 Grimesthorpe Community Centre

BG 2.1 Grimesthorpe Community Centre

- General building improvement works
- Streetscene improvements surrounding the building

3 Edge Greenspaces

BG 3.1 Edge greenspaces

- Soft landscaping and tree planting to improve visual amenity along Holywell Road.

4 Brightside Grimesthorpe Urban Walks

BG 4.1 Urban Walk from Grimesthorpe to Limpsfield (via Wincobank Lane and Jenkin Avenue) then onto Castledine

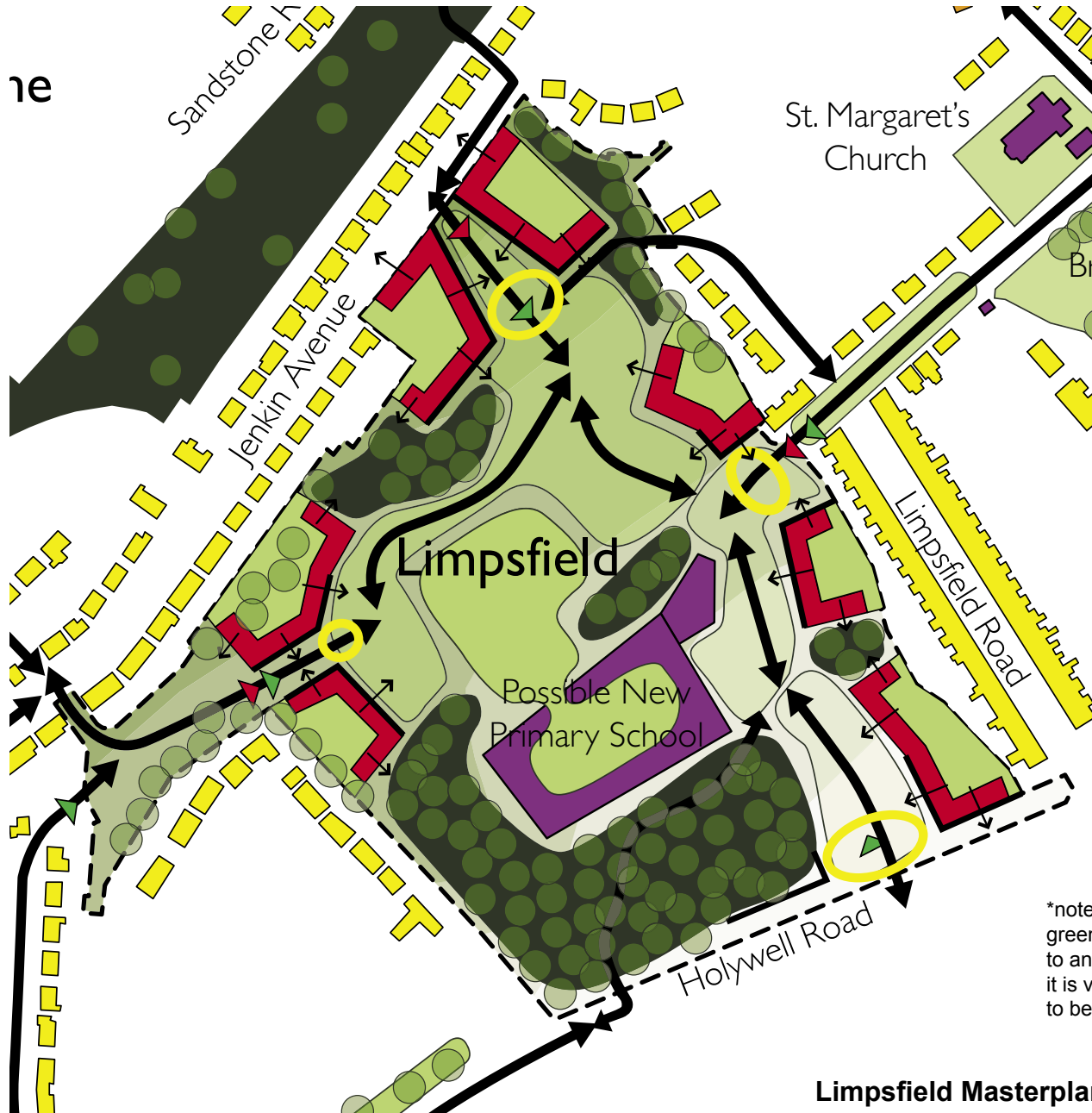
BG 4.2 Urban Walk from Grimesthorpe to Limpsfield via Skelwith Road

BG 4.3 Other Urban Walks in Grimesthorpe

BG 4.4 Urban Walks along various other routes

5 Wincobank Wood and Hill

BG 5.1 Long-term improvements



Drawing key

- rear gardens
- arrows indicate house frontage direction
- new housing
- new home zone
- strong building frontage
- site boundary
- existing greenspace and topography
- urban walks
- new gateways
- new vehicular access
- new pedestrian access
- greenspace character areas
- woodland
- community core buildings
- retail
- existing housing

*note: The proposal to locate new housing and greenspace adjacent to Holywell Road will be subject to an environmental assessment to determine whether it is viable, in light of the number of trees that will need to be removed.

Limpsfield Masterplan

Project detail - Limpsfield Masterplan

Background to the project

- The Neighbourhood Strategies process identifies Limpsfield as a site with potential to support the creation of a neighbourhood centre in Brightside Grimesthorpe, one that doesn't currently exist. The project could deliver the first four Big Ideas.
- SCC Children and Young People's Directorate have indicated their interest in merging Brightside Nursery and Infant school and Limpsfield Junior School on the site. The amalgamation of these schools is in line with council policy but is not a priority for the city for at least the next five years.
- For the school project to be prioritised Children and Young People's Directorate require justification, i.e. that a new school is central to the regeneration aims of the neighbourhood.
- The new school building(s) would be a key component of the neighbourhood centre offering community facilities in a central fantastic location, surrounded by revitalised managed greenspace. However it is suggested that the school alone would not make up the critical mass of development that is likely to be required to make this large and non-overlooked site 'work' as a safe and active space with good urban design qualities at all times of the day and evening.
- Children and Young People's Directorate feel that a capital

receipt from some of the land would assist in strengthening the case for the new school (stated at inception meeting).

- The investment in the greenspaces central to each of the sites that would go hand-in-hand with the construction of any new housing would improve the housing offer. This is in line with the recognition that a high-quality neighbourhood environment attracts moving residents.
- 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.

Project description

- At Limpsfield the greenspaces are large, open and uniform, with significant areas of woodland. Limpsfield Junior School are not currently able to use the playing fields due to the steep hill between both elements. The site is not visibly accessible or overlooked on any side, all surrounding development turns it's back on the site.
- The proposal seeks to reduce the amount of greenspace while significantly increasing quality and diversity by breaking the site down into a series of greenspace character areas. The character areas would included a mixture of large, flat

greenspaces, wooded areas, smaller and more intimate landscaped spaces and a childrens play area.

- Accessibility to the greenspaces should significantly improve. New 'gateways' are proposed at four entrances to the site, each overlooked and 'protected by natural surveillance from new housing which also help frame each gateway.
- Pedestrian usage of the greenspaces should significantly increase with the possible relocation and merger of the new school and as a result of new community facilities within or attached to the new school building. New residential buildings will assist in achieving the critical mass of activity required to ensure the site functions adequately as a neighbourhood centre.
- The amount of residential development proposed is considered appropriate in urban design terms for creating a place that does not feel too expansive and 'baggy.' The residential blocks frame each greenspace, providing a visual landmarks across the site.
- The proposals opens up the Limpsfield site to pedestrian and cycle access from Holywell Road, increasing the visibility of the new development to passers-by, encouraging people to stop and use the new spaces. The proposals should include small scale retail to ensure that the location functions properly as a neighbourhood centre.

Limpsfield design precedents and ideas



Horizontal planes reflect the neighbourhood identity, with structural or other elements that 'go against the grain' reflecting the vertical roads and gennels that bisect the horizontal streets



Strong roof forms could be visible from a distance, highlighting the development and the regeneration of the neighbourhood. The proposals promotes the use of green roofs and active uses, maybe as playspaces.



The use of large, picture windows takes advantage of views and improves the quality of space within new residential and other buildings types. There is also strong potential for the Limpsfield site to take advantage of it's location to utilise environmental technologies and renewable as a core part of the design.

Chapter 5 – Next Steps

Following two years of project development and consultation, it is now time to begin to move forward with the delivery of projects in Brightside Grimesthorpe and in the other neighbourhoods that comprise the Brightside Shiregreen area. Projects will be phased, i.e. some will happen before others. This is due to the more complex nature of some projects, and the fact that funding will become available for different projects at different times.

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. There will then be a project manager and a project team that will oversee the day-to-day delivery of projects.

A number of other structures (either currently established or yet to be established) will be used to assist in the development and delivery of these projects. These structures involve the general public, council officers and other stakeholders, including: -

- 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.

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