

Masterplanning Burngreave and Fir Vale

Final Report / May 2005



TRANSFORM
South Yorkshire

Sheffield
City Council



LDADESIGN

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1 Introduction

LDA Design was appointed in January 2004 by Sheffield City Council and Transform South Yorkshire to prepare master plans for Burngreave and Fir Vale, to the north of the city centre, and Wybourn and Arbourthorne, to the south, as part of the city's response to the problems of low demand and obsolescence in its housing stock. LDA Design's team includes PricewaterhouseCoopers, providing advice on housing and finance, NAI Fuller Peiser, providing development market advice and Davis Langdon on cost planning.

The study process involves a staged approach as follows:

Stage 1: Audit of baseline conditions, including a physical appraisal of the study areas and analysis of the strategic framework within which the master plans must sit. Stage 1 concluded with a community visioning event, seeking to build consensus around the existing problems and opportunities for future improvement.

Stage 2: Options: the production of master plan options for the study areas, including identification of potential areas for major intervention, alternative mix of uses, areas for environmental improvement including streetscape enhancement. There then followed a second community consultation event.

Stage 3: Draft Master Plan and development briefs for key areas: the production of the overall draft spatial framework plans and the more detailed development briefs for key neighbourhoods. This was presented to the Council, Area Panels, and was also subject to a further round of public consultation.

Stage 4: Final report: Revised master plan produced following feedback from the various consultation exercises undertaken at the end of Stage 3.

This report is our Final Report and presents our proposals for each of the key areas of change. These proposals will promote the long term regeneration of the area to make it a location of choice for both existing and incoming residents.

2 Policy Context

2.1 Transform South Yorkshire - the Pathfinder Strategy

The Pathfinder initiative was set up to target Britain's rundown housing areas, and aims to provide solutions for communities blighted by derelict homes.

Nine areas have been identified for this initiative. Pathfinder projects have been formed in Greater Manchester, Merseyside, East Lancashire, Oldham and Rochdale, South Yorkshire, Humberside (Hull), Tyneside, North Staffordshire (Stoke), and Birmingham and Sandwell.

The targeted areas suffer from low housing demand which has led to a spiral of decline for thousands of local residents.

The Pathfinder Strategy for South Yorkshire highlights the complexity of the housing market in the area and identifies four key challenges facing the Pathfinder. These are:

- To match the supply of housing to the demand and to increase housing choice;
- To improve housing quality;
- To transform unsuccessful neighbourhoods, and
- To create sustainable communities with a distinctive sense of place.

These issues have been taken together to form one strategic goal for the pathfinder, which is:

"To build and support sustainable communities and successful neighbourhoods where the quality and choice of housing underpins a buoyant economy and an improved quality of life."

Transform South Yorkshire has established a clear ambition to bring transformational change to towns and neighbourhoods to create successful, vibrant places where people choose to live.

From this, the Pathfinder partnership has formed three strategic objectives which are to:

- Achieve a radical improvement in the character and diversity of neighbourhoods helping secure a more sustainable settlement pattern in the sub-region;
- Improve housing quality, ensuring that all tenures capitalise on the opportunities created through innovations in design, standards and efficiency, and
- Grow the area's range, increasing housing choice in order to meet the aspirations of existing, emerging and incoming households.

There are six key themes identified by the Pathfinder that are significant in promoting the achievement of the above strategic objectives. The six themes are:

- Key theme 1: High quality successful neighbourhoods. Successful neighbourhoods are defined by more than just housing alone. Access to services and facilities are critical to achieving sustainable local housing markets.
- Key theme 2: A sustainable pattern of neighbourhoods and communities, from the main urban centre to district and local centres.
- Key theme 3: Access and choice. The development of new mid-market and up-market housing is a requirement in parts of the Pathfinder area. Equally improved pathways to housing and improved quality and management of private rented stock is important.
- Key theme 4: Land and site acquisition. Where appropriate, acquisition and demolition of housing will be required to remodel neighbourhoods.
- Key theme 5: Quality and design. New and improved housing will be required to meet aspirations. High design standards will help introduce greater diversity and quality into the housing stock.
- Key theme 6: Sustainable homes. Investment in existing public and private sector housing stock will only be promoted where that stock has a viable long term future.

The inclusion of this area within the Housing Market Renewal Pathfinder is the latest of a series of regeneration initiatives aimed at this area, many of which are ongoing. These include: Burngreave New Deal for Communities; SRB 4, aimed at community capacity building; Fir Vale Neighbourhood Renewal Fund; Sure Start, for under 5s throughout the area; Education Action Zones, aimed at improving educational attainment; Health Action Zone, addressing health inequalities; and Objective 1 Strategic Economic Zone, priority funding for economic development through European funding.

2.2 Design Quality

The recently published PPS1 (Planning Policy Statement ODPM 2005) clearly advocates the need to deliver sustainable communities and Planning Authorities are urged to plan positively to achieve high quality and inclusive design for all development. The TSY mission outlined above advocates a common emphasis. This is strengthened by the Partnership's objective to involve CABE (Commission for Architecture and the Built Environment) and the HBF (House Builders' Federation) in establishing a 'Design Quality Initiative' (DQI) to ensure the raising of design standards within the pathfinder area.

Although a plethora of national guidance exists, there are a number of local and regional organisations creating a more local approach to raising residential design quality within the pathfinder area.

The DQI uses the CABE initiative 'Building for Life' (BfL) as a measure of design quality. The BfL scheme assesses the urban, landscape and architectural design qualities of a place including; development character, movement and safety, design and construction, and the impact on the environment and community. It also uses the BREEAM (British Research Establishment Environmental Assessment Method) 'Eco Homes' assessment to raise awareness and drive up sustainable standards of materials and energy use in residential development.

'Better Places to Live in South Yorkshire; A Guide to Residential Development' was prepared by the South Yorkshire Transport Executive, along with the four South Yorkshire Local Planning Authorities. Although not adopted as supplementary planning guidance by Sheffield City Council, the document is used as informal planning guidance. It covers; creating character and making places function through a process of site analysis, movement and particularly creating places and streets for people, and the importance of considering management and maintenance implications in design.

The Council also recognises the value of using the Police 'Secured by Design' accreditation scheme and the 'Lifetime Homes' initiative.

Through considering national guidance, best practice, and importantly the local and regional approach to raising the standard of residential design quality, a set of general urban design principles have been established for the Burngreave and Firvale masterplan. These are articulated in section 6 of the report and focus on; how the place will work as a sustainable community, how local identity and character will be created, and how to deal with movement and community safety. These general design principles are supported by individual urban design concept plans for each of the key sites, and overarching neighbourhood-based objectives.

2.3 Sheffield Unitary Development Plan

The present planning framework for the area is provided by the Sheffield Unitary Development Plan (UDP) adopted in March 1998. The UDP will be replaced by the Sheffield Development Framework (SDF). It will be the city's portfolio of local development documents, collectively covering the whole of the Sheffield City area except the Peak Park. A pre-submission informal public consultation exercise will take place in June/ July 2005.

2.4 Sheffield Central Riverside

The Sheffield Central Riverside is one of the 6 key initiatives identified as having strategic importance. Regeneration proposals for this area are being brought forward with local support and engagement through the following projects and action plans:

- St. Vincent's Action Plan
- Nursery St./Wicker Action Plan
- West Bar Redevelopment
- Kelham/Neepsend Action Plan

These documents seek to act as material considerations and to inform the Sheffield Development Framework, thus ensuring the City benefits from regeneration through investment into these predominantly run down industrial areas.

From these action plans/ projects the most relevant to the Burngreave Fir Vale Masterplan is the Nursery Street / Wicker Action Plan. This Action Plan proposes the enhancement of the Wicker, through public realm works and a facelift scheme for shops/restaurants and food outlets, to encourage greater use of the Wicker as a destination for visitors to the city and the wider population of Sheffield. The Action Plan also proposes the introduction of residential uses along the river frontage, and the imaginative refurbishment of the area's character buildings to provide employment space. In particular, the proposals for greater use of the Wicker and the Wicker Arches complement the Burngreave Fir Vale Masterplan's vision for Spital Hill, by increasing footfall through greater visitor, worker, and resident populations, and creating a vibrant route to and from the city centre.

The City Council is proactively seeking a long term funding partner via a 'Special Purpose Vehicle' (SPV) - a joint venture company set up for Sheffield Central Riverside and the Upper Don Valley areas to assist with their strategic regeneration.

2.5 East Sheffield Area Development Framework

The East Sheffield ADF covers not only Burngreave and Fir Vale, but also Darnall, Tinsley and Attercliffe. The area contains mainly private housing and developed as the heartland of Sheffield's industrial heritage. With industrial decline, there has been a loss of employment, skills, population and demand for housing. The area has become home to a higher than average proportion of older and more vulnerable people. Black and ethnic minority communities have moved in and helped sustain demand and created a vibrancy and diversity in areas that otherwise would have experienced severe decline. This can be built upon to support vibrant cosmopolitan areas and strong housing markets that support the growing economic revival of the city itself.

Increasing segregation needs to be countered by the development of mixed areas where all communities feel safe to live and work; communities that offer affordable homes and support to vulnerable people, but which are increasingly attractive to a wider range of residents and employers.

East Sheffield has been recognised as an area of priority for a range of government programmes, including New Deal for Communities, Sure Start, Fresh Start schools, Objective One and the Strategic Economic Zone.

The problems and weaknesses of East Sheffield that have been recognised in the ADF as contributing to the sense of it being a poor place to live are:

- Poorly maintained and ill perceived open space and poor environmental quality;
- Weak links with the city centre and with key employers, such as Northern General Hospital, Meadowhall and industry;
- Facilities and services which do not act as drawers into the area;
- A high level of disadvantage and exclusion;
- Levels of crime which impact on the strength of the housing market;
- A concentration of vulnerable people and services to support them;
- A context of low demand which means that poor condition of private and council owned housing is a weakness;
- Household incomes are well below average and other indicators of deprivation are high;
- Poor performing housing market with price rises being well below average;
- Empty properties that are a blight on their neighbourhood;
- A poor reputation locally as an area to avoid and/or fear.

Its strengths are:

- Proximity to the city centre, the Inner Relief Road and to the Eastern gateways into Sheffield by road making the area highly accessible;
- Its proximity to key employers;
- Its natural topography and urban waterways;
- Its diverse population whose communities are committed to their neighbourhood;
- Fresh Start schools at Fir Vale and Parkwood (which serves East Sheffield ADF residents) which will attract new residents and retain existing ones;
- The developing partnership between Sheffield City Council and Burngreave New Deal for Communities;
- Land already available through clearance of oversupply and non traditional homes;
- Its potential to be a focus for specialist shopping areas;
- Proximity to major sports and leisure facilities.

The ADF sees this area in the future as one which:

- Is perceived as having attractive, safe, diverse urban residential areas, as an alternative to the south west of the city;
- Attracts new and returning households;
- At the southern end, offers dense contemporary urban living with high quality public realm;
- Has strong cohesive communities whose common interest is the place in which they live;
- Has a good range of choice in housing type and tenure, with support where needed;
- Has clear focal points, including strong retail centres;
- Achieves high standards of management of rented housing;
- New homes are well designed;
- Has landmark buildings which identify place and are seen as city assets;
- Links with public transport are good, safe and well maintained;
- Residents feel safe walking around;
- It is perceived city wide to have outstanding, safe and well managed parks and open space provision;
- Its local communities run and manage services in the area, and community activity is asset rather than grant supported.

In east Sheffield the ADF intends to achieve:

- A radical transformation of the Woodside area;
- A consolidation of the high quality housing areas to lift value and enable refurbishment and maintenance by owners whose household income is low;
- Strengthening of the Spital Hill Service Centre as an attractive focal point for services, with easy access to the city centre;
- Acting upon the outcome of masterplanning in progress on Burngreave and Fir Vale to consolidate their position of strength as urban neighbourhoods;
- Gap funding rapid delivery of new housing developments at Woodside, Fir Vale which drive an uplift in value through high quality design and offering a real alternative to the south west;
- Consider the development of new 'green' housing in areas of special interest -Woodside and Wincobank Hill;
- Encouragement of private sector landlords to raise standards of their housing;
- Support for owner occupiers to release and spend investment on their home;
- An improvement in quality and attractiveness of the area, particularly along key transport routes and where green space can be linked through the area.

2.6 East Sheffield West Rotherham Baseline Study

Sheffield City Council, Rotherham Borough Council and English Partnerships commissioned DTZ Pbeda Consulting to provide an information baseline for the development of proposals in Sheffield's East ADF and part of North ADF and Rotherham's West ADF. It has been undertaken as part of Transform South Yorkshire's Housing Market Renewal Programme.

The key objectives of the project are:

- Look at the area from an economic, environmental and social aspect with a view to drawing up a strategy to create high quality desirable neighbourhoods where people want to work, live and play;
- Provide a route map for change to produce those high quality neighbourhoods, taking into account the socio-economic analysis and environment of the area;
- Set the context for future investment in the study areas across the public and private sectors, focussing on its economic as well as housing potential.

The study has three key deliverables:

- A robust and rigorous review of baseline data and presentation and assessment of the data, including an analysis of strengths, weaknesses, opportunities and threats (SWOT analysis);
- An option appraisal and development paper defining character areas and themes for change;
- A final report outlining strategic frameworks for intervention in the future.

The Baseline Study takes into account the recommendations of this Burngreave Fir Masterplan and provides a context for the proposals in the Masterplan. The Final Report was presented in April 2005.

2.7 Housing for Sheffield

The Council's Housing Strategy "Housing for Sheffield" has as its core housing objective the achievement of:

"A housing stock of the size, quality and type, in the locations and at a cost that meets the aspirations and needs of current and future residents and of which the city can be proud".

Housing for Sheffield sets out how the Council plans to achieve this in three main strands:

- Promoting successful housing markets;
- Achieving decent homes in sustainable neighbourhoods across all tenures, and
- Promoting independence and inclusion for vulnerable people.

Strand one: Successful housing markets

A large part of north and east Sheffield is characterised by low demand for social rented and private housing, the largest single area of housing market weakness in Yorkshire and the Humber. The problems include:

- oversupply of council housing.
- poor physical condition across all three tenures.
- the wrong size and type of housing for modern customers.
- poor reputation discouraging new people from moving in.
- failing local economies unable to sustain shops and other facilities.

The housing strategy aims, in conjunction with other economic and social regeneration strategies, to tackle these problems, now working under the umbrella of Transform South Yorkshire. Action cross-cuts with other themes of the strategy, and includes:

- dealing with unsustainable housing.
- promoting new mixed-tenure development meeting modern standards and expectations.
- improving environment, infrastructure and local centres.
- meeting the aspirations of minority groups.
- active promotion of neighbourhoods to encourage in-migration.

On the other side of the city, housing markets are overheating, exacerbated by the buoyant student housing market. It is difficult for first time buyers on low incomes to find housing even at the lowest end of the market. Spiralling demand in the south and west, and weak markets in the north and east are two sides of the same coin. The best way to address overheating in the south and west is to create equally attractive housing markets elsewhere in the city. Good quality city centre housing can also contribute, as well as supporting city centre economic development.

Strand two: Achieving decent homes in sustainable neighbourhoods

The Government has set all councils the task of achieving the Decent Homes target by 2010. A Decent Home is one which:

- Meets statutory minimum standards;
- Is in a reasonable state of repair, structurally sound and free from damp;
- Has reasonably modern facilities, including a kitchen less than 20 years old and a bathroom less than 30 years old;
- Provides reasonable thermal comfort and an adequate central heating system;
- Has adequate lighting, ventilation, water and drainage, and
- Is free from disrepair.

Council housing in Sheffield suffers from problems of poor quality and condition of both the housing itself and its environment, built up over many years of under-investment due to public spending constraints. The Council housing stock condition survey showed that in 2001 around 43,000 (72%) of Council homes failed to meet the standard. Of these, about 17,000 properties failed the decency standard due to their poor state of repair.

The Decent Homes in Sustainable Neighbourhoods standard is Sheffield City Council's own advancement of the Decent Homes standard. It recognises that a decent home on its own is not adequate if it lies in a poor neighbourhood. Thus, in addition to achieving the Decent Homes standard, the Council also intends to demolish unsustainable homes and promote environmental improvements in all its estates.

Thus, to summarise, the Council aims to achieve its own decent homes in sustainable neighbourhoods standard by:

- Pursuing a radical future for council housing that releases sufficient investment to achieve the Council's Decent Homes on Sustainable Estates standard by 2010.
- A planned programme of stock reduction through sale and demolition.
- Achieving excellence in housing management and maintenance.
- Addressing issues such as crime and anti-social behaviour.
- Building upon all these practical measures to brand the sector as a modern tenure of choice.

In the private sector, the picture is more encouraging. An estimated 65% of homes already meet the government's 'decent homes' standard. But in some areas, 50 to 60% fall below this level. The Council has set a target to bring 80% of private sector homes up to the standard by 2012, both across the city, and in the worst areas. This will be achieved through targeted investment, measures to encourage owners to maintain their homes, and, where appropriate, selective clearance.

Strand three: Independence and inclusion

- People with physical and mental health needs who are in homes who want to live more independent lives.
- The homeless who need housing, and help setting up a home.
- People who need help to sustain a tenancy
- Older people who need specialised housing or help to maintain their existing home
- Black and Ethnic Minority (BME) people in run-down or overcrowded homes in poor environments
- Refugees and asylum seekers

The Housing Strategy tackles this by:

- Running high quality services, for example for homelessness, tenancy support and for asylum seekers.
- Working effectively in partnership with other agencies such as health, social services, the voluntary sector and social housing providers.
- Having a comprehensive older persons housing strategy that brings together a wide range of actions to tackle this complex subject.
- Having a BME Strategy that integrates BME issues into the full range of housing activity.

2.8 Housing legislation

Housing Bill

The Government published its draft Housing Bill for consultation and pre-legislative scrutiny in March 2003. The Bill was introduced into the House of Commons in December 2003 and had its Second Reading on 12 January 2004. Subject to the Bill's passage through Parliament, Royal Assent is expected to be achieved by the end of 2004.

The main aims and provisions of the Bill, insofar as they affect the predominant housing issues in the study areas are:

Tackling low housing demand and problems of anti-social behaviour: The Bill will give local authorities new powers to selectively license private landlords. It will also give new powers to tackle anti-social behaviour in social housing to complement measures introduced by the Anti-Social Behaviour Act 2003.

Dealing with poor housing: The Bill will improve housing conditions by introducing the mandatory licensing of larger houses in multiple occupation and establishing a new Housing Health and Safety Rating System. Together, these will improve physical and management conditions in those properties that pose the greatest risk to the health and safety of their occupants. The provisions aim to address the close link between poor housing and poor health.

Helping the supply of affordable housing: The Bill contains provisions to modernise the right to buy scheme to tackle profiteering, including: extending the initial qualification period for right to buy from two to five years; extending from three to five years the period during which discount must be repaid when the property is resold; and providing that right to buy will not apply where there is a clear intention that the property in question will be demolished. It will also increase competition for Housing Corporation grant by allowing grants to be paid to organisations other than Registered Social Landlords.

Regulatory Reform Order - Housing Renewal (RRO-HR)

Another recent development in housing legislation is the change in the regime for house improvement grants for private owners. In the past, a number of grants were obligatory or mandatory and had to be provided to an owner if their property fell below the required standards. These mandatory grants were also supplemented by discretionary grants which permitted an authority to provide funding where improvements with less onerous requirements needed to be met.

The RRO-HR repeals, from 18 July 2003, "detailed legislative provisions" on housing grants and loans to owners of private housing and replaces them with "a new general power enabling local housing authorities to provide assistance for housing renewal". However, local authorities can only use this new power if it is "in accordance with a policy that has been adopted and publicised. Information on the policy must also be available to the public" ODPM Housing Renewal Guidance (HRG), Chapter 1.

Thus, with the exception of mandatory Disabled Facilities Grant (DFG), the Council is free to determine their own criteria for providing grants and loans as long as these criteria are incorporated and publicised.

3 Site Appraisal

3.1 The Study Area

Burngreave and Fir Vale lie directly north of Sheffield City Centre. They are delineated to the east by the large industrial area of the Lower Don Valley which stretches almost uninterrupted from Ponds Forge roundabout to Meadowhall shopping centre. To the west, the area abuts the undeveloped slopes of Parkwood Springs. The old industrial areas of Neepsend, Kelham Island and the Wicker and Nursery area which are currently the subject of separate regeneration initiatives are sandwiched between Burngreave and the city centre.

Burngreave and Fir Vale contain over 7,000 households. The study area is a diverse inner city suburb of Sheffield, containing a broad mix of housing and a diverse multi-cultural population, including approximately one third from ethnic minority communities, some of whom are refugees or asylum seekers. The area suffers some of the worst social disadvantage in Sheffield, with Burngreave Ward being in the worst 1% of wards in England as defined by Government multiple deprivation indices.

Figure 3.1 - Study Area

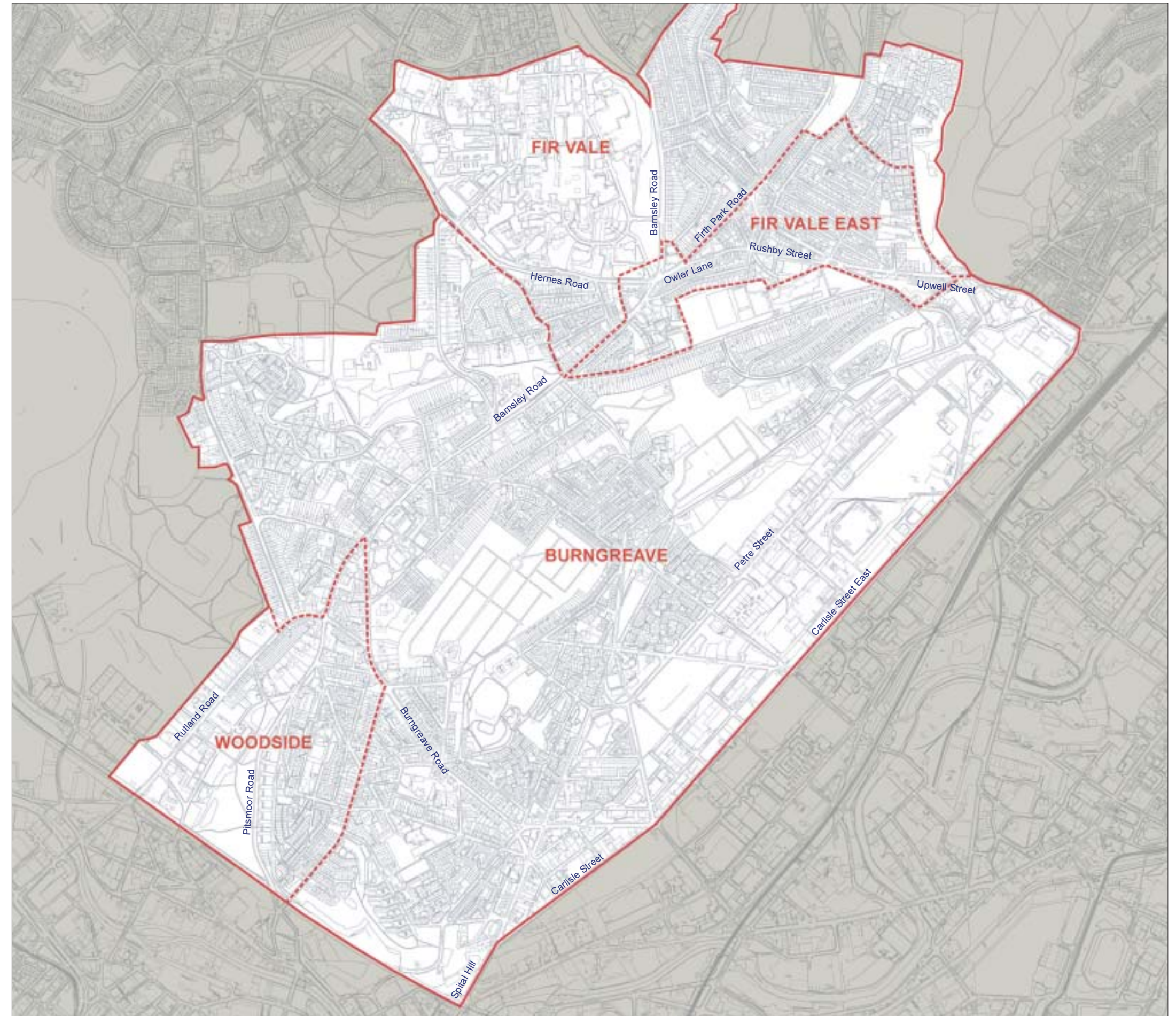
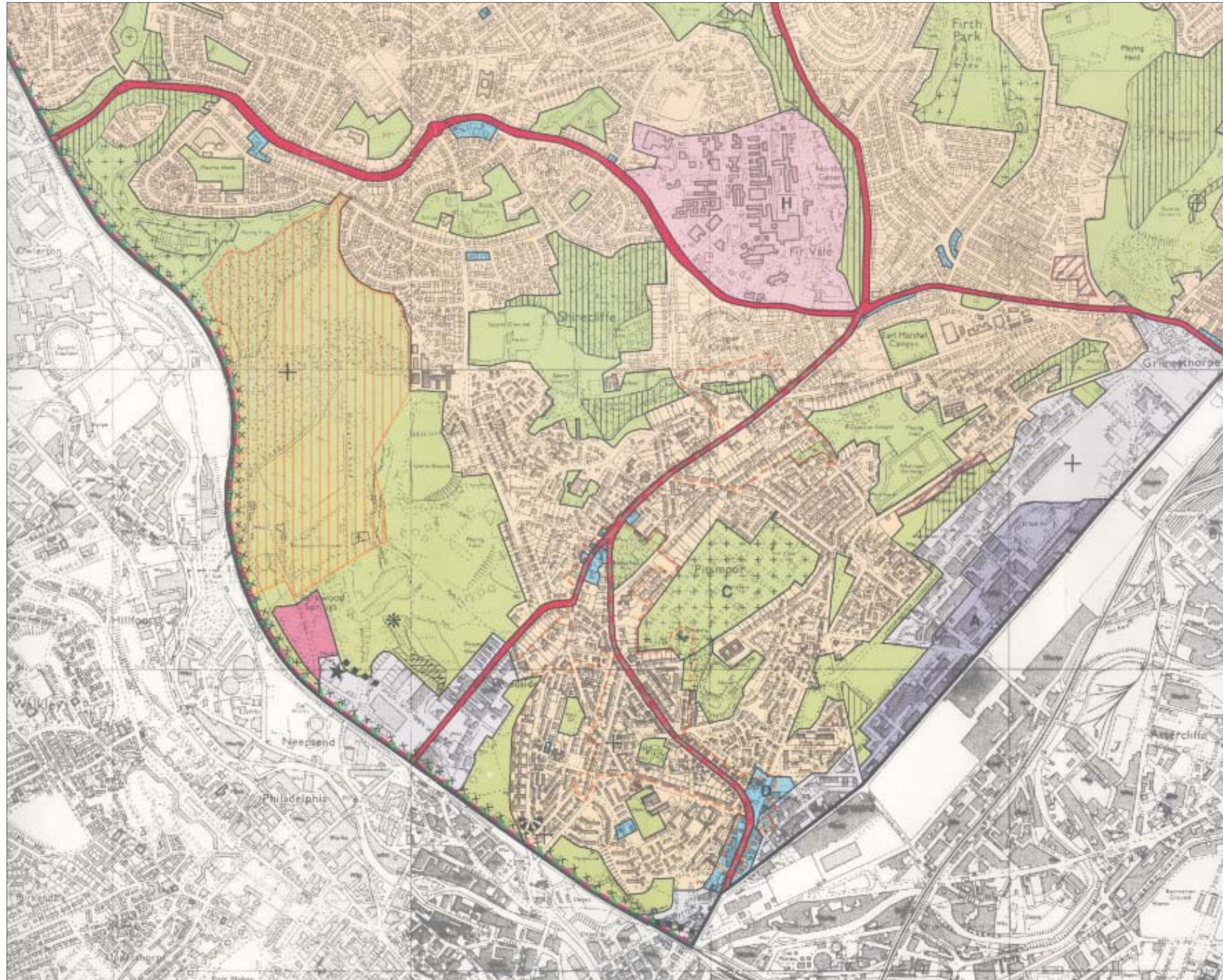


Figure 3.2 Extract of the Sheffield UDP



KEY




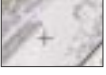








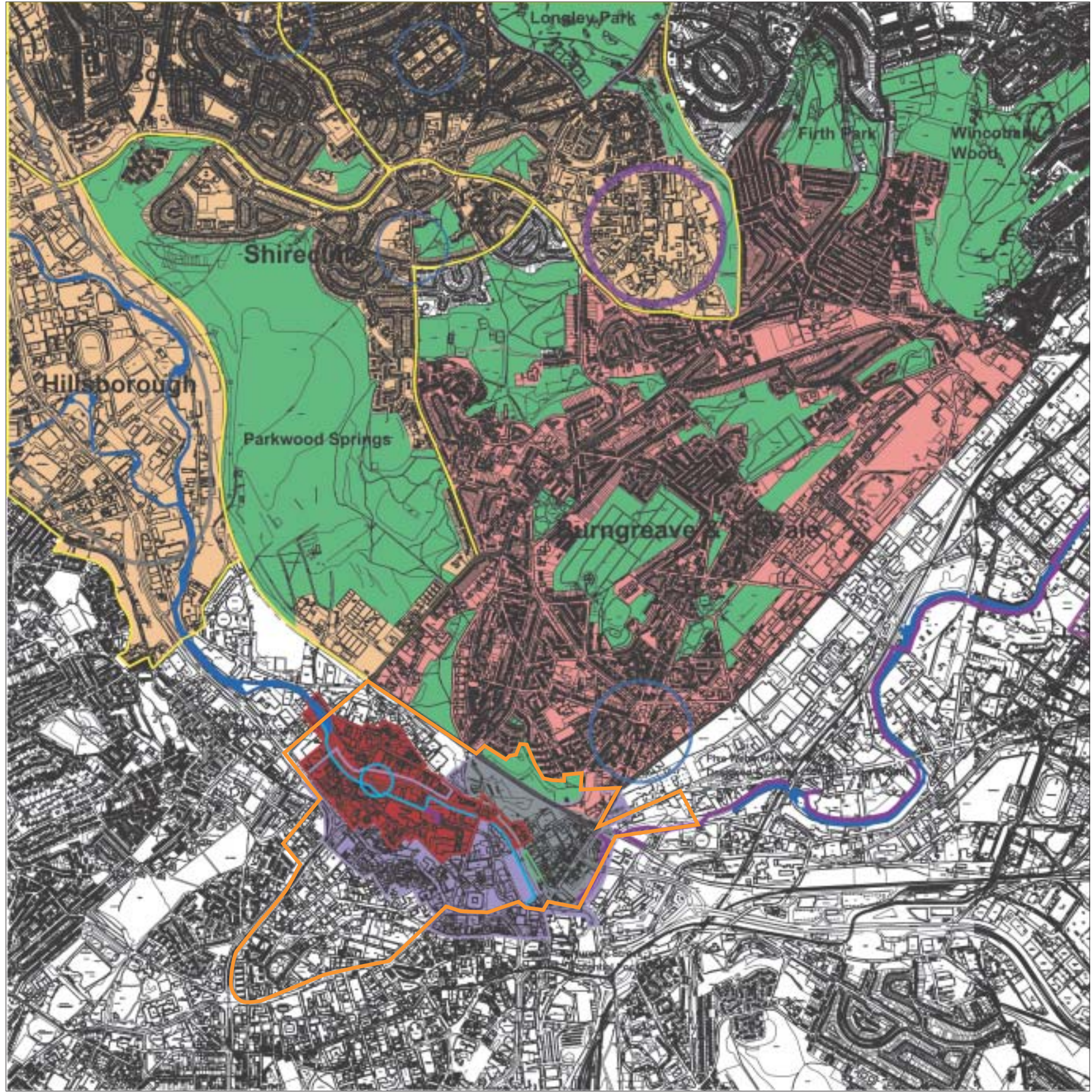
-  Housing Area
-  Business Area
-  Health Institution Area
-  Fringe Industry and Business Area
-  General Industry Area
-  Open Space Area
-  Area of Natural History Interest
-  Waste Disposal Area
-  District Shopping Area
-  Local Shopping Area
-  Strategic Road
-  Strategic Road with bus priority



Figure 3.3 Context Plan



Key

- Burngreave & Fir Vale Area
- Burngreave New Deal Boundary
- Inner Relief Road Strategy Area
- Sheffield Central Riverside
 - Nursery St./Wicker Action Plan
 - Kelham/Neepsend Action Plan
 - West Bar Redevelopment
 - St. Vincent's Action Plan
- Southey Owlerton Neighbourhood Strategy Area
- Southey Owlerton Neighbourhood boundaries
- Wicker/ Nursery Study Area
- Kelham Island Conservation Area
- Public Open Spaces
- Proposed public open spaces
- Northern General Hospital
- D Burngreave District Shopping Centre
- Local hubs & neighbourhood centres
- Five Weirs Walk
- Upper Don Trail
- Upper Don Trail Trust "Brooklyn Bridge" Initiative
- Upper Don Valley Masterplan Area
- Lower Don Valley Masterplan Area



Figure 3.4 - Aerial Photograph of Burngreave

3.2 Burngreave

The Burngreave area is on the fringe of the city. It is a key gateway site to and from the centre but in spite of this advantageous position, it has not yet benefited from the regeneration in the city. It contains a district centre, Spital Hill, which is run down and depreciates the area as a whole for the visitors passing through. It also contains a 5 hectare development site at Woodside where unpopular council housing has recently been demolished. With its location next to the city centre, its elevated position and panoramic views, Woodside has great potential to contribute to dramatic changes in the housing market in the area.

Burngreave counts nearly 5,000 households with a population of over 11,000 people. Statistics from Sheffield City Council's Successful Neighbourhoods initiative, although incomplete at this stage, give a flavour of the population profile in the area. They indicate that 43% of the population in Burngreave is from an ethnic group other than white. More precisely, they show that some 15% of the population is of Pakistani origin, almost 10% are Afro Caribbean and about 6% are Black Africans. The area also has significant populations of Asians, Somalis and Yemenis and numbers of asylum seekers of various provenance.

Almost 40% of the population live in single person households and another 12% of households consist of a lone parent with one or more children. This figure is nearly twice that of Sheffield as a whole.

In terms of economic activity, the statistics indicate that only 4% of the population are employed in higher managerial and professional occupations. This is in sharp contrast with Sheffield as a whole where over 10% of the population work at the higher end of the employment spectrum. At the other end of the spectrum, nearly 15% of the Burngreave population is long term unemployed or has never worked. In Sheffield overall, this number is below 4%.



Figure 3.5 Aerial photograph of Fir Vale

3.3 Fir Vale

Fir Vale is laid out on either side of the Northern General Hospital, adjacent and directly to the north of Burngreave. Officially, Fir Vale East, also known as Page Hall, comprises the residential area east of Firth Park Road with the lower part of Wensley estate, the new primary school, Owler Lane / Rushby Street and the area to their south that includes the new secondary school, Skinnerthorpe Road and Earl Marshal estate. Fir Vale West includes the Northern General Hospital, the Crabtree area to its south and the large residential area directly east of the hospital, between Barnsley Road and Firth Park Road as well as the northern part of Wensley estate. Effectively, Fir Vale is split in four parts by Barnsley Road, Herries Road, Firth Park Road and Owler Lane with significant levels of traffic restricting the links between the different parts.

The area has a dual focus with two clusters of shops around Owler Lane and Page Hall Road. The Page Hall shopping centre is on the intersection of two busy roads and has a lively mix of shops which reflects the ethnic diversity of the local community. The Owler Lane shopping centre is on a busier intersection still and presents a variety of take-aways, groceries and other small shops.

The Northern General Hospital occupies a large chunk of land right in the heart of Fir Vale. Although the hospital brings a lot of visitors to the area, they seem to have a greater impact on traffic and the consequently poor environmental quality than they do on the local economy. Few hospital visitors or staff patronise the local shops and fewer staff live in the immediate vicinity of the hospital.

Fir Vale counts nearly 3,000 households with a population of 7,500 people. Statistics from the Successful Neighbourhoods initiative indicate that 48% of the population is from an ethnic group other than white. More precisely, they show that some 32% of the population is of Pakistani origin, 4% of other Asian origin and 3% are Afro Caribbean. As in Burngreave, Fir Vale has significant populations of Yemenis and Somalis as well as an important numbers of asylum seekers a high proportion of whom are located on the Wensley estate.

Some 35% of the population live in single person households. In contrast with Burngreave where the incidence of lone parents with children is high, the situation in Fir Vale is similar to that of Sheffield as a whole. Only 7% of the population are lone parents with children and 30% of the population consist of married couples with children.

Statistics indicate that 6% of the population are employed in higher managerial and professional occupations. In Sheffield as a whole, this proportion is over 10% of the population. Some 14% of the Fir Vale population are small employers or self employed. Just above 10% of the Fir Vale population is long term unemployed or has never worked. This is significantly lower than in Burngreave where this figure is 15% but it is much higher than in Sheffield as a whole where this number is below 4%.



3.4 Historical development

Until 18th century, much of the study area was agricultural land with the exception of a number of woods, namely Hall Carre Wood, Burn Greaves Wood, Great Roe Wood and Little Roe Wood and a mediaeval institution, the St. Leonard hospital, which laid in the area of today's Spital Street and gave its name to Spital Hill.

During the 18th and 19th centuries Burngreave became a location of choice for many of Sheffield's industrialists and professional classes. At the time, Burngreave and Fir Vale were small districts centered around Burngreave Road and Barnsley Road. The large Victorian villas along these roads are visible proof of the wealth of the area at the time. Abbeyfield House (circa 1852), a block of stables and the generous walled garden which nowadays form Abbeyfield Park are typical of the luxurious accommodation enjoyed by the early industrialists. Another witness of the past wealth is Burngreave cemetery, which was one of the first public cemeteries in Sheffield when it was established in 1859. Its beautiful mortuary chapels, one Church of England, the other Non-conformists, are linked by an elaborate stone spire which certainly matched the ambition of the local residents of the time.

In Fir Vale, the old workhouse already extended into a large complex at the end of the 19th century. Apart from this institution and its extensive grounds, Fir Vale consisted of a small cluster of residential development around Page Hall Road and Rushby Street with a few isolated large properties such as Bolsover Hill, Skinnerthorpe Farm, Page Hall Farm and Hinde House.

In the late 19th and early 20th century, both Burngreave and Fir Vale saw large residential development to house the steel, tool and cutlery workers. The narrow fronted terraces with one back yard shared between four units and one shared alleyway leading to the yard are typical of that period.

From as early as 1905, both Burngreave and Fir Vale were served by public transport with tramway services along Burngreave Road initially to Page Hall and later to Firth Park, along Page Hall Road and Owlter Lane towards the Lower Don Valley and along part of Petre Street.

The middle of the 20th century saw the clearance of many areas of small terraces such as Stanley Field at the bottom of Woodside or Earldom Street. These areas have since been used as public open spaces. The Catherine Street / Somerset Road area was also cleared and is now a public open space.

In the 1960s and 1970s sizeable areas of Burngreave were redeveloped into Council estates such as Woodside, Ellesmere, Firshill Close, Margate Drive and Earl Marshal. The Wensley estate in Fir Vale was developed shortly after.

History repeated itself in 2004 with the clearance of the Woodside area and smaller demolitions in the Earl Marshal and Earldom estate.



Fir Vale West, 1905



Fir Vale East (also known as Page Hall), 1905



Woodside, 1905



Burngreave Road, 1905



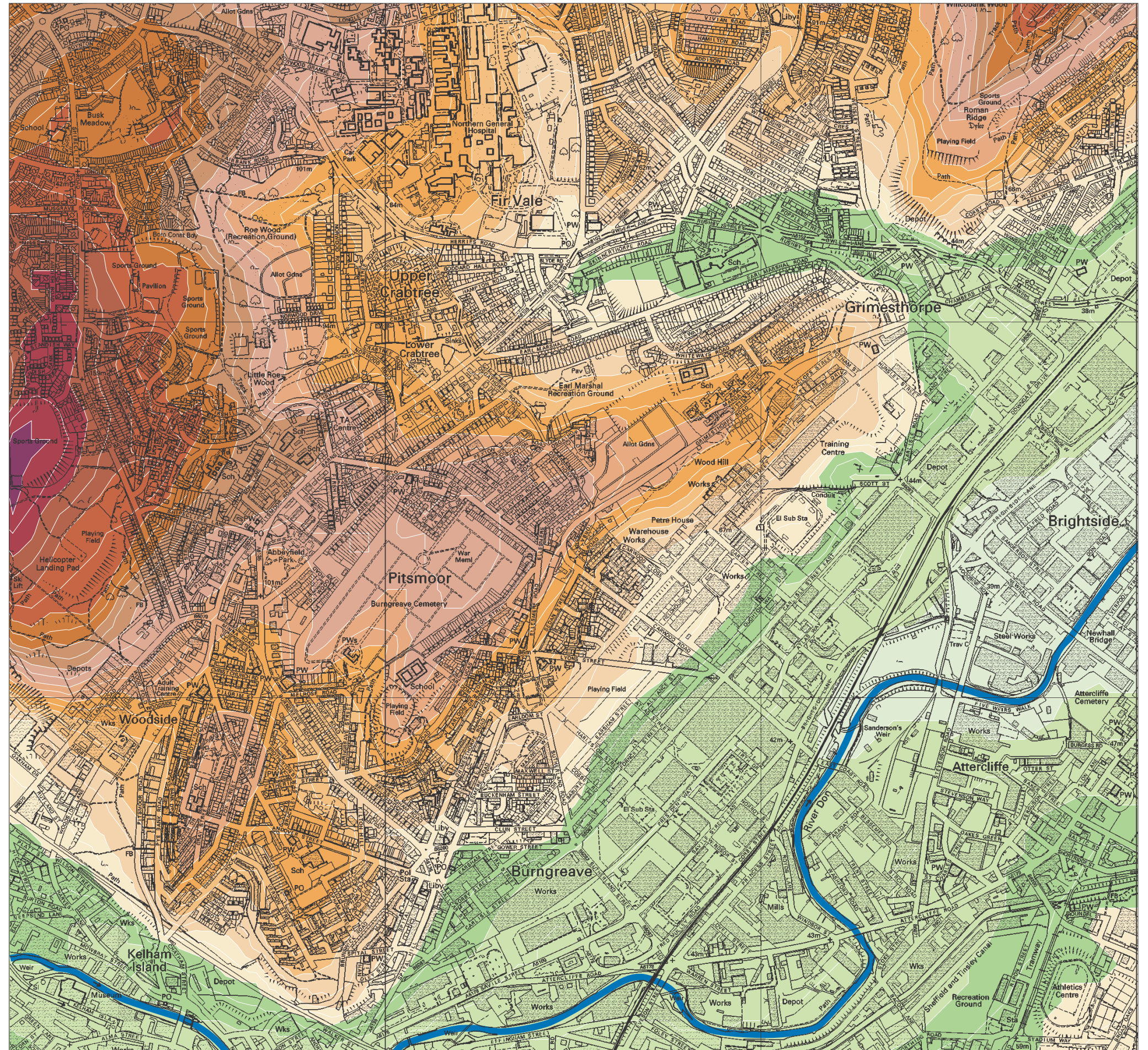
3.5 Topography

The area around Burngreave and Fir Vale is undulating like most parts of Sheffield. The industrial areas of the Lower Don Valley which abuts Burngreave to the east and south are flat and lie at levels between 40 and 60m above ordnance datum (AOD). From the valley, the land rises by 60 meters to a 120m AOD plateau around Burngreave cemetery. Towards the west, the land rises further to a peak of 170m AOD at Parkwood Springs. Moving from Burngreave cemetery to Fir Vale, the levels drop to about 60m AOD along Rushby Street. Most of Fir Vale East lies at levels of 70 to 80m AOD, gently sloping up towards Wincobank Wood where the levels increase rapidly to reach a peak of 165m AOD at the Iron Age hill fort. In Fir Vale West, the levels change rapidly from Owlter Lane which lies at about 60m AOD towards Upper Crabtree which sits at 100m AOD.

The most dramatic level changes in the study area are experienced in Woodside and around the ridge onto which Osgathorpe Park sits. In Woodside, slopes are generally of a gradient of 1:3 or 1:4. In Osgathorpe Park and on the southern side of the ridge, between Grimesthorpe Road and Petre Street, the gradients are typically 1:4. Elsewhere in the study area, gradients are gentler but the slopes are always perceptible for the pedestrians and cyclists. The gradients provide a varied perspective on the area and numbers of viewpoints from which the hills of Sheffield can be appreciated.

Figure 3.6 - Topography

- 150-160m AOD
- 140-150m AOD
- 130-140m AOD
- 120-130m AOD
- 110-120m AOD
- 100-110m AOD
- 90-100m AOD
- 80-90m AOD
- 70-80m AOD
- 60-70m AOD
- 50-60m AOD
- 40-50m AOD
- Below 50m AOD
- River



3.6 Movement

Roads

The study area is crossed by two primary roads. The A6135 which starts at the Wicker Arches and comprises Spital Hill, Burngreave Road and Barnsley Road is the main thoroughfare. The other primary route is the A6102 which crosses Fir Vale from east to west and encompasses Upwell Street, Owler Lane, Rushby Street and Herries Road.

Another primary road, the A6109 along Saville Street East, Brightside Lane and Meadowhall Road lies just outside of our study boundaries to the south. When implemented, the Inner Relief Road will link the A6109 with the A61 thus providing an important road link for all of Sheffield right at the bottom of Spital Hill, on the fringe of our study area.

Secondary roads in the area include the B6070 Rutland Road which provides access to the Woodside and Shirecliffe areas from the city, the B6086 Firth Park Road which connects Fir Vale with the district centre at Firth Park and the B6082 Carlisle Street which provides road connection towards Meadowhall. Other important road links include Shirecliffe Road which serves as the main distributor in the Shirecliffe area and Pitsmoor Road which connects Woodside directly with the city centre via Nursery Street and Corporation Street.

Figure 3.7 - Road Hierarchy

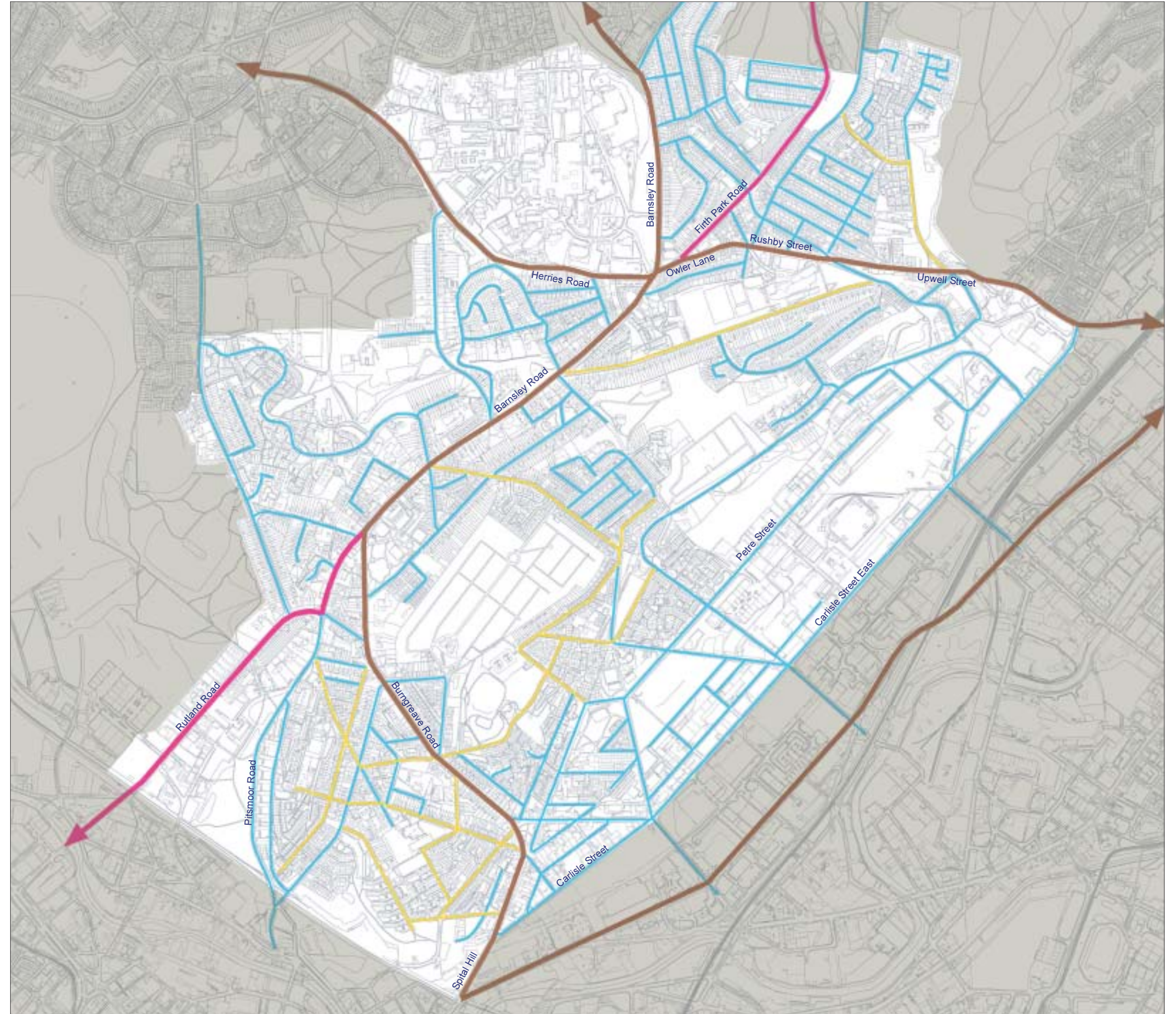


Figure 3.8 - Public Transport

Public transport

Burngreave and Fir Vale are served by a number of frequent bus services that originate in the city centre and run mainly along the main spine of Spital Hill, Burngreave Road and Barnsley Road.

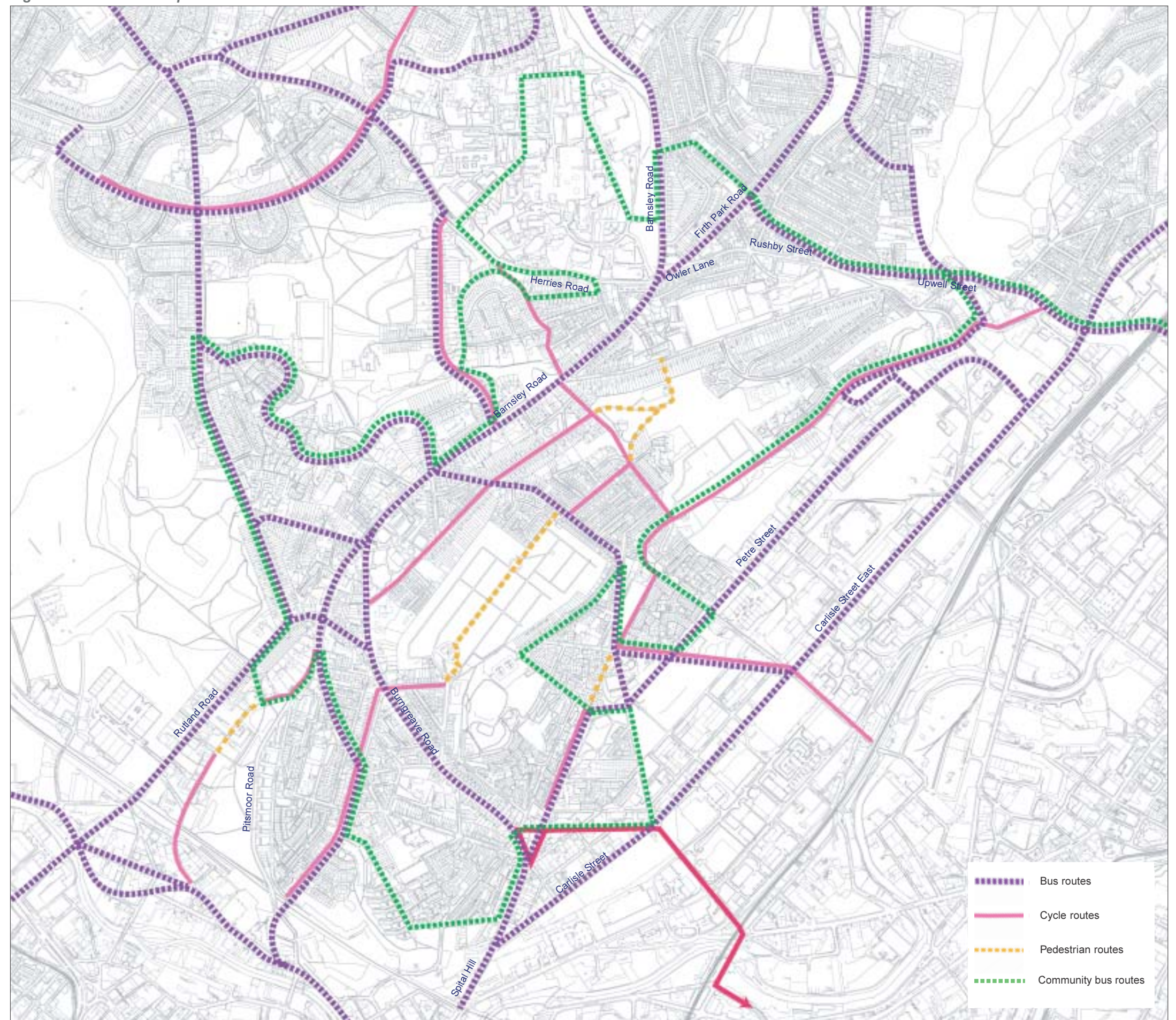
These services are:

- Route 76 which links the city centre with Fir Vale via Spital Hill, Burngreave Road, Barnsley Road and then Firth Park Road. The service continues to the north towards Ecclesfield and High Green;
- Route 75 which follows an identical route through Burngreave and Fir Vale but terminates at Ecclesfield;
- Routes 47 and 48 which link the city to the Northern General Hospital (NGH) via the Woodside area. They run along Nursery Street, Rock Street, Nottingham Street, Barnsley Road, stop near the hospital and then continue to the north along Hucklow Road to Firth Park and Shiregreen;
- Route 22 which links the city to the NGH via the Pitsmoor area. It runs along Spital Hill, Ellesmere Road, Scott Road, Barnsley Road, Norwood Road and Herries Road. After stops near the hospital, it continues towards Longley Park and terminates at Southey Green Road;
- Route 97 which links the city with the NGH along Spital Hill, Burngreave Road, Norwood Road and Herries Road. It then continues towards Parson Cross and Hillsborough interchange;
- Route 93 which links the city centre with Firth Park via the Meadowhall interchange and shopping centre. The service runs along Spital Hill, Carlisle Street then Carlisle Street East and Holywell Road.

A number of less frequent bus services cross the area. These include routes 8, 9, 33, 34, 38, 39, 17 and 17A. These are convoluted routes that penetrate further into the residential areas than the more frequent services and provide links towards Firth Park shopping centre and Meadowhall.

In addition to these services, there are also the Burngreave Link (B1 and B2) and Job Link (D1) bus services that were introduced in July 2004. These services provide several local links for the residents of Burngreave, and in many cases these services use roads that are not served by the existing bus routes mentioned earlier.

The B1 and B2 provide convenient access to all sites at the Northern General Hospital, whilst the D1 provides access to employment opportunities at Attercliffe, Darnall, Sheffield Business Park and Catcliffe. Sheffield Community Transport operate these services, which have been jointly funded by the partners who are South Yorkshire Passenger Transport Executive, Burngreave New Deal for Communities, Objective 1 and Sheffield City Council.



There are no official signed cycle routes in the study area. There are however a number of routes which, although not signed, are recommended to cyclists. One of these comprises Woodside Lane, a section through Stanley Field, part of Pitsmoor Road, Abbeyfield Road and then either on to Crabtree Close to reach the hospital, on to Osgathorpe Road and Grimesthorpe Road to reach Owler Lane or into Osgathorpe Park to reach the Fir Vale secondary school. Another recommended route links Spital Hill with Fir Vale via Ellesmere Road and Grimesthorpe Road.

Given the high levels of traffic along the main roads and the lack of signed routes on quieter residential streets, it is not surprising that cycling is not very popular in our study area. The difficult topography with long slopes and sometimes steep inclines is certainly another disincentive for potential cyclists.

Pedestrian routes

As seen in an earlier section, the study areas have a complex topography with significant local variations in levels which make pedestrian connectivity between different parts more difficult than might be imagined from a plan. Tall retaining walls create barriers to movement and severs areas from one another, especially in the Woodside area.

In addition to the challenging topography, pedestrian connections between our study area and the city centre are further obstructed by the continuous embankment that supports the railway. Five openings in the embankment allow pedestrians to reach the city centre from Woodside or Burngreave. These connections are located at:

- The Wicker Arches, right at the bottom of Spital Hill. This link will be further enhanced with the introduction of the Inner Relief Road;
- The bottom of Brunswick Road. When the Inner Relief Road is built, this will remain a pedestrian route but vehicular access will no longer be possible. In the absence of vehicular traffic, the development of new buildings to overlook this pedestrian link will be essential to make it safe. At the moment, the area of Brunswick Road is a favourite 'shooting up' place with local drug takers and the derelict sites adjacent to the road are littered with used syringes;
- The bottom of Pitsmoor Road and Rock Street;
- The bottom of Woodside Lane via a small archway and through rather unwelcoming industrial backland, and at;
- The bottom of Rutland Road.

The existing inner ring road is another impediment to pedestrian flow between the city centre and our study area. The proposed Inner Relief Road has been designed to facilitate pedestrian connections so pedestrians should find it easier and safer to reach Burngreave in the future.

3.7 Predominant land uses

Burngreave

The Burngreave area is predominantly residential with the exception of two main employment areas. The first is a linear swathe of land that is effectively the fringe of the Lower Don Valley industrial area. It stretches from Spital Hill to the south to Upwell Street to the north and from Petre Street down to our study boundary along Carlisle Street. The Sheffield Unitary Development Plan (UDP) allocates this area mainly for Fringe Industry and Business use with the central part allocated for General and Special Industry use. This study assumes the continuation of the existing employment uses in this area in the short and medium term. As the Lower Don Valley and its fringe have issues that are completely different from those of the failing housing markets that the Pathfinder was set up to tackle, we have not in this study addressed these issues and have considered this area as one of the interfaces of the study area only.

The second employment area in Burngreave sits at the bottom of Woodside, on either sides of Rutland Road. This area is allocated for Fringe Industry and Business use in the current UDP. This area is home to Stanley Tools, a site that has been considered in this study for potential redevelopment. A separate study into the long term suitability of this area for fringe industries has been commissioned by the Council but for the purpose of this study all the employment sites, with the exception of the Stanley Tool site, have been assumed to remain active in the short and medium term.

The other non-residential uses in the area are the local shops. These are located in three main clusters around Spital Hill, Pitmoor Road and Verdon Street.

Spital Hill has the biggest concentration of shops and services in Burngreave. It features half a dozen green grocers and small food stores, a few specialist shops selling hats and clothes, news agents, the famous Kashmir Curry Centre, a few pubs and take-away shops. It is home to a surgery, a public library, a post office, a Council housing office, the Burngreave New Deal information shop and Jobnet centre and the Recycling Matters centre. Although the number of outlets is high, the quality of the environment is poor and the offer is unattractive to many passers-by. There is a lack of convenient off-street parking, and competition for limited on-street spaces contributes to the unattractiveness of the centre alongside an impact on vehicle and pedestrian movements. The Sheffield UDP identifies Spital Hill as a District Shopping Centre.

The northern end of Pitsmoor Road has a few convenience stores and take-away shops, a post office, a couple of pubs and two car hire centres. Located almost halfway between Spital Hill and the next group of shops in Fir Vale, this centre provides facilities and services for the hinterland of Burngreave. As it sits on the high plateau around Abbeyfield Park, this centre is also more accessible by foot for the nearby residents than both the Spital Hill and Fir Vale at the bottom of the hill. This centre also benefits from the trade of passing vehicles that access Burngreave and Fir Vale via Rutland Road thus by-passing the shopping centre at Spital Hill.

The local shopping centre on Verdon Street has a convenience store, a pub and a recreation centre. This centre used to accommodate a post office which has closed down. The declining success of this centre may be partly due to the large scale demolition that has taken place in Woodside and the smaller scale demolition on Neville Drive which have deprived the centre of previous customers. The location of the centre away from primary arteries also limits its trade to customers from the immediate surroundings. Although it is located at the bottom of the hill, Spital Hill with its wider offer of shops and services comes in direct competition with the smaller centre on Verdon Street. The declining fortune of the Verdon Street group of shops may be redressed by the potential redevelopment of the Woodside area and the influx of new residents. This is conditional to the centre being able to offer the quality of services and environment that the new residents will expect.

Fir Vale

Fir Vale is predominantly residential with the important exception of the Northern General Hospital. The hospital occupies over one third of Fir Vale itself. It employs over 6,000 staff and is one of two principal campuses of the Sheffield Teaching Hospitals NHS Trust. Although the hospital has a proportion of staff from Black and Ethnic Minorities (BME) groups which corresponds with the ethnic profile of the Sheffield population, this profile does not match that of the surrounding communities and would indicate that few staff are actually local residents. Poor communication with the local community, inadequate recruitment strategies, the lack of appropriate language or other skills in local population and cultural barriers may explain this situation.

The area is bisected by the Outer Ring Road, and the combination of heavy traffic levels and road junctions impact on the area in terms of congestion, pollution and poor pedestrian access.

Many of the ancillary and support staff that form 20% of the hospital staff and occupy the lowest paid posts do travel to work from all over Sheffield and cite the limited residential choice and quality in Fir Vale as one of the main reasons for not wishing to relocate.

The provision of convenience stores, restaurants and banks directly on the campus have hindered the integration of the staff within the existing communities. Fear of crime is another reason cited by the staff for not making better use of the local facilities.

Other non-residential uses in Fir Vale include two clusters of shops at Owler Lane and Page Hall.

The Owler Lane group of shops comprises a few food and take-away shops, travel agents, news agents and some community facilities including a surgery and a youth centre. This shopping centre is a single-sided parade of shops facing onto a primary artery. This location allows for high visibility and considerable passing trade but the high levels of traffic

and the limited parking provision restricts the potential custom at these facilities. Most of the shops are small as many of them are converted Victorian houses. These shops back onto residential properties leaving no scope for rear access and servicing. This further aggravates the congestion problem on Owler Lane. Delivery vehicles parked on the pavement also degrade the quality of the pedestrian environment and have safety implications.

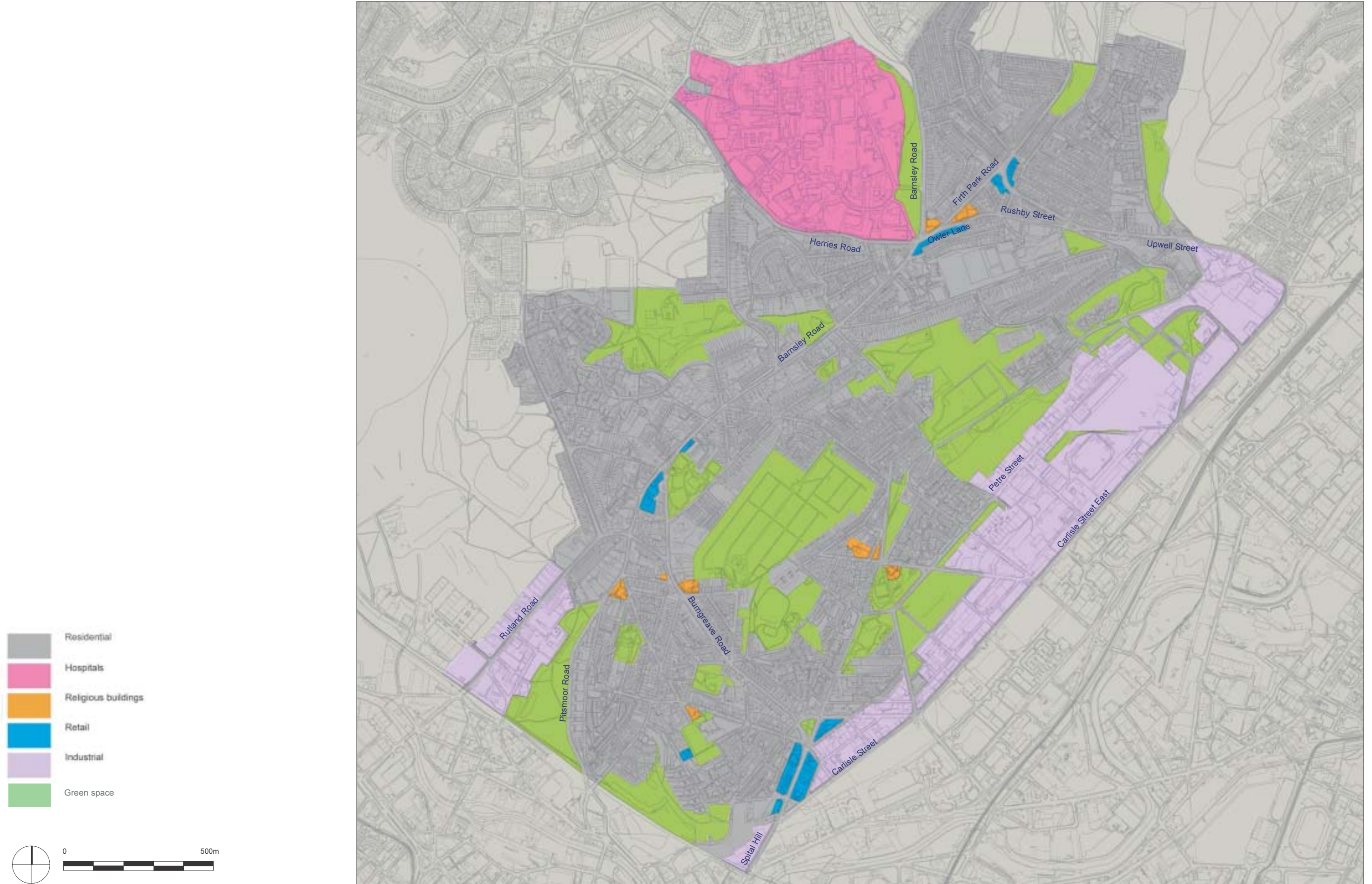
The perceived quality and range of products and services on offer at Owler Lane is variable. Residents have expressed their dissatisfaction with the amount of litter and vermin associated with the take-away shops.

The cluster of shops on Page Hall Road is located only 200m from Owler Lane. It comprises a Halal supermarket, a few specialist shops and convenience stores and news agents. The variety of the offer reflects the ethnic composition of the local population.

Although it is located on a less busy road than Owler Lane, this shopping centre has similar access and environmental problems. Customers and delivery vehicles park on the pavement as the shop owners and residents occupy the limited number of on-street parking spaces. Pedestrians face crossing and safety problems.

The predominant land uses are shown on Figure 3.9.

Figure 3.9 - Predominant Land Uses



3.8 Green spaces

It is said that Sheffield is one of the greenest cities in England. It is certainly true that the residents of Burngreave and Fir Vale have access to extensive areas of open space. The major green spaces in and around the study area include Parkwood Springs, Shirecliffe, Firth Park, Wincobank and Osgathorpe recreation ground. Other important green spaces include Burngreave cemetery, Abbeyfield Park and Stanley Field.

The green spaces in our study area can be classified in four main groups:

- Heritage parks and green spaces;
- Victorian recreation grounds;
- Hills and steep slopes that were never developed or were previously used for allotments, and
- Sites of 20th century housing clearances.

Abbeyfield Park, Devon Gardens and Burngreave cemetery are the three historic green spaces in the study area. As stated earlier, Abbeyfield Park lies within the former grounds of Abbeyfield House and was acquired in 1909 to provide much needed recreational space in an area of poor provision. Devon Gardens, the former Edwardian 'nanny' park where the nannies of the wealthy Victorians of Burngreave would congregate with their charges was donated to the City in 1913 for a similar purpose. Burngreave cemetery, established in 1859, is still in use today and is open to the public. Just outside of the study boundaries, Firth Park is another beautiful historic park. These heritage spaces with their mature trees and old buildings are well-loved and frequently used by the local residents. Some of the historic buildings such as the twin chapels of Burngreave cemetery and the stables at Abbeyfield are in need of a new function and some refurbishment.

A number of the small recreation grounds were established at the end of the 19th century to alleviate the shortage in recreational provision. Burngreave and Nottingham Street recreation grounds were acquired in 1887 and given to the City of Sheffield to this effect. Whilst the Nottingham Street recreation ground is popular, well equipped and well used, the Burngreave recreation ground is barely overlooked by housing, away from the main pedestrian routes and generally unpopular with the local residents who complain about drug abuse, joy riders and overgrowth with the safety problems that ensue.

Other spaces, such as Osgathorpe Park were created on slopes previously used for allotments or on sites, such as Wincobank and Shirecliffe which were never built on due to the steep gradients or historical designations. These spaces are generally open in character with long views and large grassed areas. Due to the vast size of some of these sites, there is usually no lighting at night, very little informal supervision from adjacent housing and limited control on access. As a result, these spaces are often considered remote, unsafe and typically have litter and joy riding problems. Many residents complain that these spaces are not suitable for small children as they cannot easily supervise them.

Many of the green spaces in the study area were created on former areas of terraced housing cleared throughout the 20th century. These include the open spaces on Stanley Field, Somerset Road, Petre Street and Earldom Street. As these spaces were not designed as public parks, the interface with the surrounding housing is often poor with, for example, rows of garages instead of houses facing onto the space. Some of these spaces also lack proper tree planting and the self-seeded trees present on site often contribute to the screening of the space and the feeling of danger. A consequence of these design flaws and the urban location of many of these spaces make them a favourite spot for drug dealing and taking and other anti-social behaviour.

Figure 3.10 - Green Spaces

Green Spaces:

- 1 Abbeyfield Park
- 2 Burngreave Cemetery
- 3 Burngreave recreation ground
- 4 Cyclops Street Open Space
- 5 Denholme Close Open Spaces
- 6 Devon Gardens
- 7 Earldom Street green space
- 8 Ellesmere Green
- 9 Ellesmere Park
- 10 Grimesthorpe Allotments
- 11 Grimesthorpe Greenspace
- 12 Harleston Street Playing Field
- 13 Land off Spital Street
- 14 Nottingham Street Recreation Ground
- 15 Open space off Botham Street, Hunsley Street, Bland Street and Carlisle Road
- 16 Osgathorpe Park
- 17 Osgathorpe Road woodland
- 18 Petre Street Urban Wildlife Zone
- 19 Pitsmoor Road Open Space
- 20 Open spaces off Sedan Street
- 21 Somerset Road Open Space
- 22 Verdon Street Recreation Ground
- 23 Smith's Field
- 24 Firth Park
- 25 Green space by Rushby Street and Earl Marshal Road
- 26 Wensley Street Open Space
- 27 Wood by Northern General Hospital
- 28 Roe Woods and Shirecliffe playing field
- 29 Shirecliffe Open Space
- 30 Crabtree Woods and Pond



3.9 Schools

Burngreave and Fir Vale are served by the following Secondary School:

- Fir Vale secondary school on Oowler Lane and Earl Marshal Road (1);

Burngreave is served by the following nursery and primary schools:

- The Pye Bank (CE) NIJ on Andover Street (2);
- The Byron Wood NIJ school on Earldom Road (3);
- The Firs Hill NIJ schools on Barnsley Road and Orphanage Road (4), and
- The St. Catherine's (RC) NIJ school on Firshill Crescent (5).

The Pye Bank NI and Pye Bank Trinity (CE) J were recently amalgamated. The grade II listed building is now vacant and as it is surplus to requirement we have considered its reuse in the development proposals for the Woodside area.

Fir Vale is served by the following nursery and primary schools:

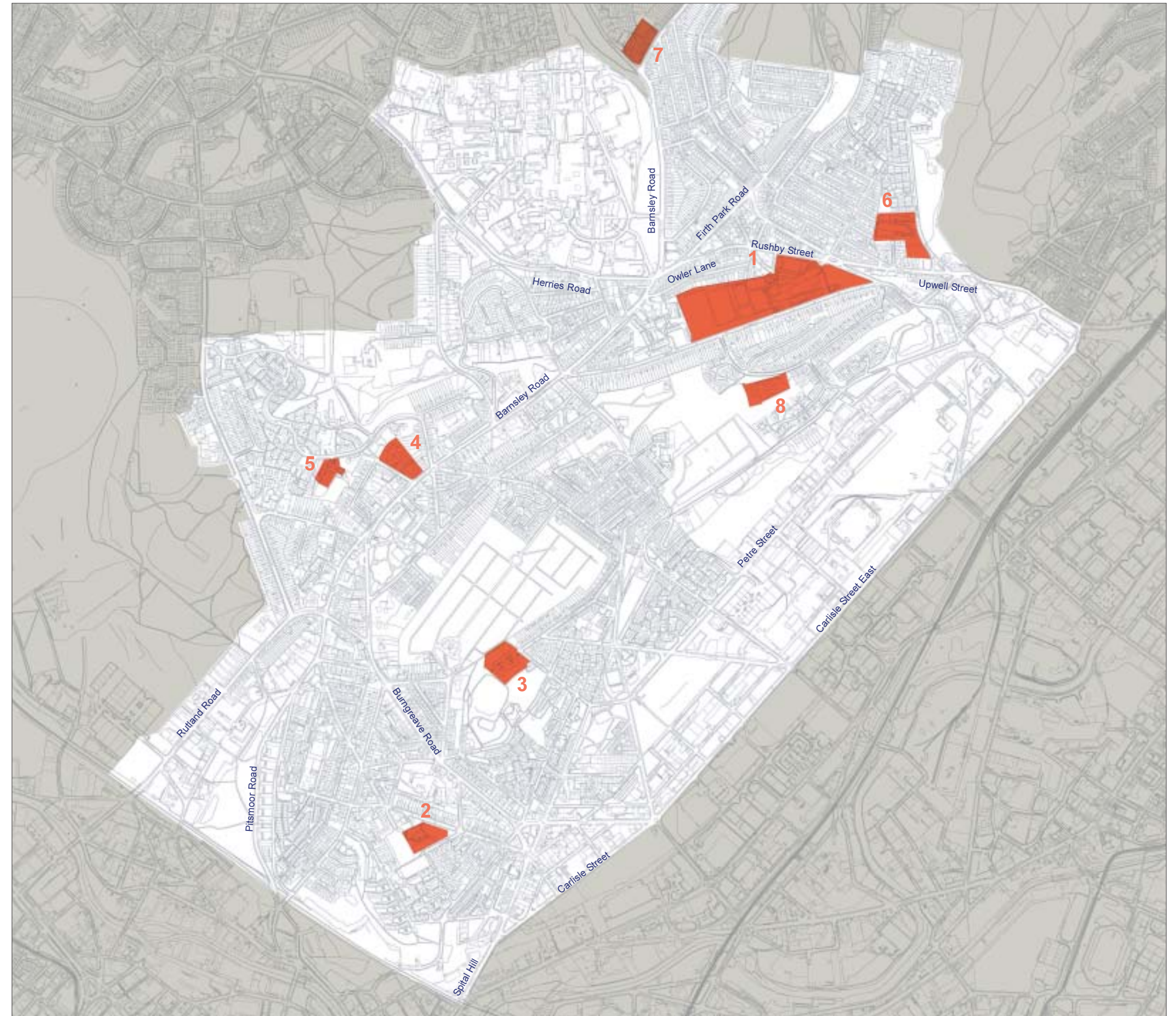
- Oowler Brook NI school on Wensley Street (6);
- Hucklow IJ school on Barnsley Road and Hucklow Road (7), and
- Whiteways J school on Whiteways Road (8).

A sixth form college at Longley Park has recently been opened.

Figure 3.11 - Schools

Schools:

- 1 Fir Vale secondary school
- 2 The Pye Bank (CE) NIJ school
- 3 The Byron Wood NIJ school
- 4 The Firs Hill NIJ school
- 5 The St. Catherine's (RC) NIJ school
- 6 Oowler Brook NI school
- 7 Hucklow IJ school
- 8 Whiteways J school



3.10 Built form and streetscape

Burngreave and Fir Vale have a more varied character than many of the interwar housing estates that typify Sheffield's suburbs. They have many buildings of interest and a diverse built form. These contribute to the distinctive characters of the areas.

The main building types in Burngreave and Fir Vale are:

- Georgian and Victorian villas. These are very large properties which originally housed wealthy industrialists and were mainly built along Barnsley Road and Pitsmoor Road in Burngreave. A few impressive examples remain, one of the better known being Abbeyfield House. The streetscape associated with this house type include wide building setbacks from the road, on plot parking, extensive landscaped grounds and boundary walls. The streets are generally wide and lined with trees;
- Victorian and Edwardian semi-detached houses. Many of these sizable properties remain and form the bulk of the built frontage along Burngreave Road, Abbeyfield Road and Earl Marshal Road. In Fir Vale, they are present along Barnsley Road and Firth Park Road. The typical streetscape associated with this building type includes a mix of on-street and curtilage parking, street trees, low boundary walls and front gardens with either clipped hedges or generous flower beds;
- Victorian and Edwardian terraces. These are small to medium size properties usually with a small front garden and a bay window. They are found along Scott Road, Melrose Road, Bolsover Road, Idsworth Road, Vickers Road, Page Hall Road and on many streets in Crabtree. The streetscape associated with this building type includes on-street parking on one or both sides of the street, some street trees, boundary walls and clipped hedges;
- Narrow Edwardian terraces. These are small properties typically featuring a back yard shared between 2 to 4 units which is accessed via a shoulder-wide alleyway. Some of the units are not provided with a front door on the street but with doors halfway down the shared alleyway. This building type sits directly at the edge of the pavement and therefore has no front garden or privacy strip whatsoever. This building type is prominent in Fir Vale East (Popple Street, Robey Street, Lloyd Street, Wade Street, Willoughby Street and Skinnerthorpe Road) as well as on Addison Road and

Hamilton Road near Firth Park and along Ellerton Road and Wheldrake Road near the hospital. In Burngreave, small areas of this house type are found on Sturton and Blayton Road near Scott Road, on Catherine Road and Burngreave Bank next to Burngreave recreation ground, on Maxwell Street and Sutherland Road near Ellesmere Park and on Fox Street near Woodside. The streetscape associated with this type has road corridors that look empty and bleak due to the repetitive architecture of the buildings and the absence of front gardens or boundary walls. Some home owners have sought to change this by painting their properties in bright colours or adding architectural details to the façade. Parking is usually available on both sides of the street. As there are few street trees, the environment is dominated by the sight of the parked cars.

- Post war terraces and semis. These are medium size properties usually built by the Council or by social landlords. They are typically laid out around a series of cul-de-sacs and some are accessed via segregated pedestrian alleyways. They form the bulk of the hinterland housing on either side of Ellesmere Green. The areas around Lopham Street, Neville Close, Bressingham Close, Earldom Close, Buckenham Drive, Lucas Street, Sedan Street, Jamaica Street and Carwood Road feature this building type. These properties can also be found in Firhill, in Upper Crabtree and on Wensley estate. This building type often produces poor streetscape with wide roads and buildings fronting away from them and on to internal walkways;
- Post war blocks of flats. These are mainly one and two bedroom flats with deck access which were built by the Council in the 1960s and 1970s. The building height varies from three storeys in Margate estate to six storeys in Woodside. A number of these properties which were suffering from low demand have already been demolished in our study area. These were on Neville Drive, Pye Bank Drive, Grimesthorpe Road and on Earl Marshal estate. These buildings often relate poorly to their surrounding, leaving streets and public open spaces unsupervised. The streetscape found around these flats often have large areas of surface car parking;



Abbeyfield House



Narrow Edwardian terraces



Typical houses on Abbeyfield Road



Post war houses

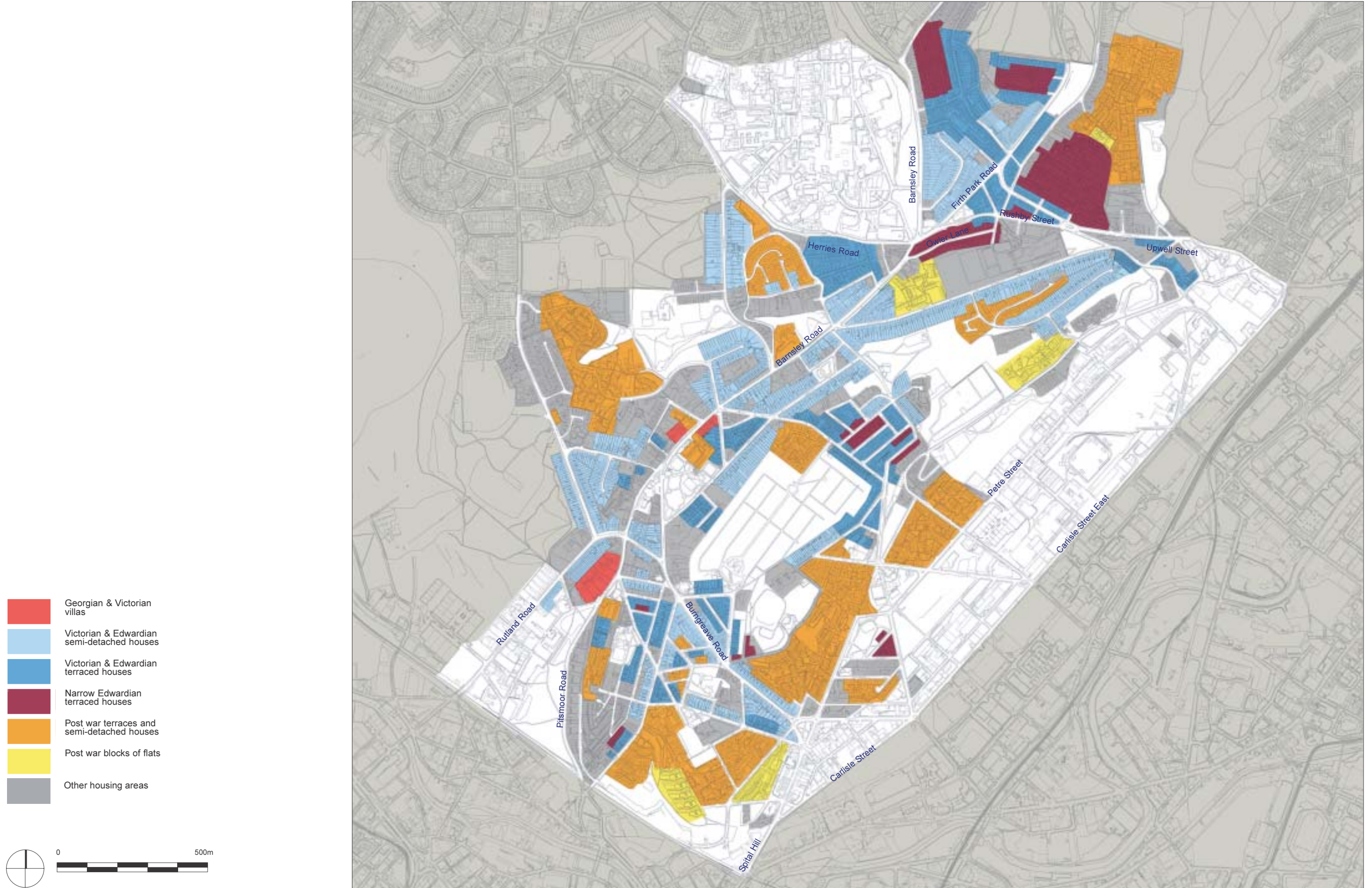


Edwardian terraces on Idsworth Road



Post war flats

Figure 3.12 - Predominant House Types



In addition to these building types which, when predominant in an area, provide a distinctive character, there are also individual buildings which, because of their height, location or architectural expression, contribute to the character of specific areas and punctuate one's journey through the area. Burngreave and Fir Vale have a number of these landmark buildings.

The main landmarks in Burngreave are:

- The listed Wicker Arches. The arches in the railway embankment literally form a gateway into Burngreave. All visitors to the area pass through the decorated sandstone archway on the way to Spital Hill and to the Wicker area. The Arches are visible from the top of Spital Hill and are associated with this part of town;
- The listed Vestry Hall building. The old 1804 Vestry offices sit in a prominent location right at the top of Spital Hill and catch the eye as the road curves to become Burngreave Road. The sandstone building is currently empty and boarded up. Burngreave New Deal have acquired Vestry Hall and are undertaking its refurbishment for a community learning resource centre;
- Pye Bank school listed building. The now defunct school sits on a plateau at the top of Woodside. With the recent demolition of the council housing in this area, the ornate building is now visible from part of the city centre, especially the West Bar area. The school is also visible from Verdon Street and other nearby areas;
- The local churches. These include St. Catherine's Catholic Church with its Italianate brick campanile, Christ Church in Pitsmoor characterised by the four pinnacles of its bell tower, the Seventh Day Adventist Church on Andover Street with its stone spire visible from Pye Bank School and the modern church on Lyons Road;
- The listed chapels at Burngreave cemetery. The chapels and the stone spire sit on the axis of Burngreave Street and are also visible from the Somerset Road public open space;
- Abbeyfield House listed building in Abbeyfield Historic Park.

The main landmarks in Fir Vale are:

- The church at the corner of Barnsley Road and Owler Lane. This church seems to sit right at the end of Barnsley Road as one approaches from Burngreave;
- The church and mosque at the corner of Firth Park Road and Owler Lane. Whether approaching from Firth Park Road, Rushby Street or Barnsley Road, this church is visually prominent as it sits high on a plinth;
- The hospital gates. The gates of the old workhouse may have a negative connotation for some older members of the community but they are nevertheless a feature which is strongly associated with Fir Vale;
- The Halal supermarket. Right in the heart of the Page Hall shopping centre, the Halal supermarket has recently been refurbished. Its contrasting colours make it a focal point for Page Hall Road;
- Mosque on Barnsley Road opposite Crabtree Pond;
- Firth Park Library. Right at the top of Fir Vale, as Firth Park Road curves to hug the open space, the tall clock tower of this sandstone building stands out.

The last features which contribute to the character of Burngreave and Fir Vale are the views out towards the city or towards open landscape. In Burngreave, the most important of these are the panoramic views afforded from Woodside. These encompass the best part of the city centre as well as the hill of Parkwood Springs and some more distant hills. In Fir Vale, the rising grounds of the hospital and Barnsley Road provide view points from which the large expanse of Osgathorpe open space can be appreciated.



Vestry Hall



St. Catherine's Catholic Church



Pye Bank School



Adventist Church



Christ Church



Burngreave cemetery chapels

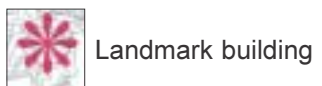
Figure 3.13 - Landmarks and Views



Halal Supermarket



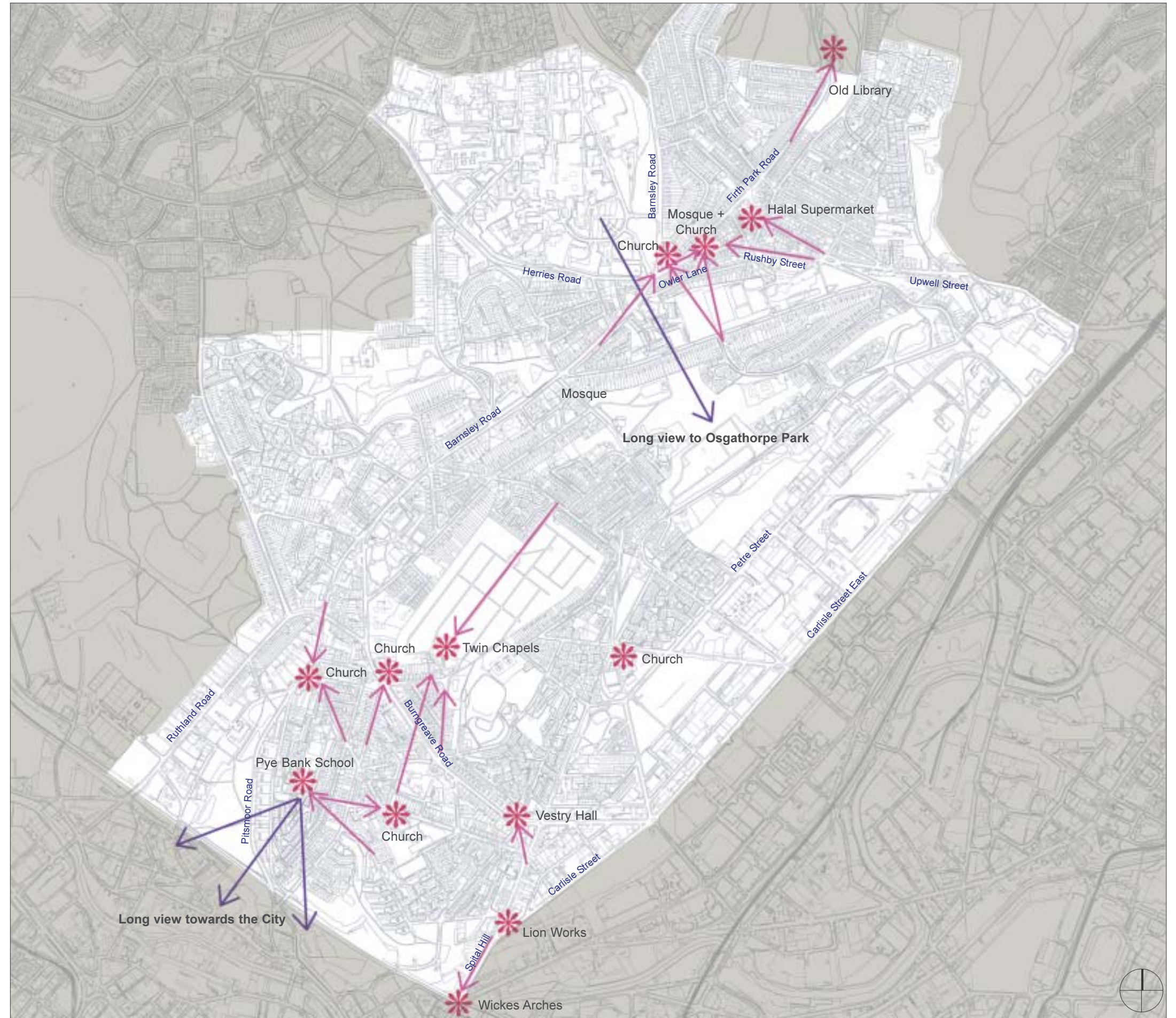
Firth Park Library



Landmark building



Vista



3.11 Areas of Special Character, Listed Buildings, Historic Parks, Historic Cemetery and Areas of Natural History Interest

Some areas and buildings have a statutory protection because of their special character or historical importance. There are no conservation areas in either Burngreave or Fir Vale but there are Areas of Special Character, Listed Buildings and Areas of Natural History Interest.

The Sheffield UDP defines an Area of Special Character as 'an area which has the special architectural or historic qualities to justify considering its future designation as a Conservation Area'. The UDP identifies two such areas in Burngreave. The first, the Burngreave/Pitsmoor area, includes both sides of Burngreave Road from Ellesmere Green to Abbeyfield Park. The second, the Crabtree/Abbeyfield area, includes Devon Gardens, part of Abbeyfield Road and part of Upper Crabtree. Both these areas are shown on the plan opposite.

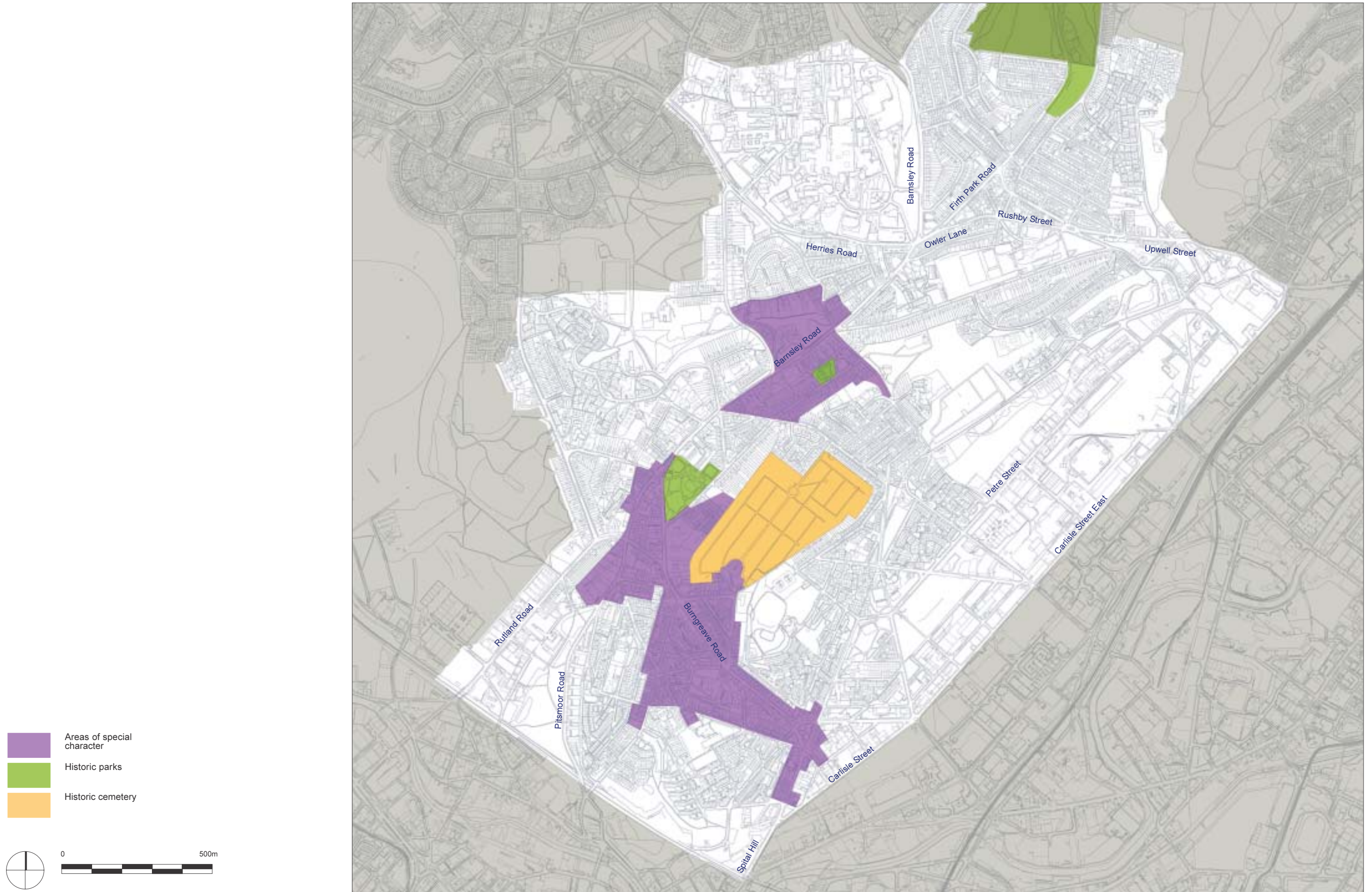
Listed Buildings are defined as 'buildings or structures considered to be of special architectural or historic interest and included in the List giving details of each buildings. They are protected from unauthorised demolition'. There are a number of listed buildings in the study area. These include the Lion Works on Spital Hill, Vestry Hall, Pye Bank School, the Burngreave cemetery chapels, Abbeyfield House and some of the local churches.

Historic Parks are defined as 'public or private parks and gardens which have a historic layout, landscape or architectural features'. Abbeyfield Park and Firth Park are protected by this designation.

Areas of Natural History Interest are 'areas designated by the City Council in consultation with the local natural history groups and the regional office of English Nature'. This designation applies to Roe Wood and Little Roe Wood, the open space on Harleston Street (part of Petre Street Urban Wildlife Zone), parts of Smithy's Field, Wincobank Wood, the open space on Crabtree Road and some escarpments off Whiteways Road.

Burngreave Cemetery is a historic cemetery with listed chapels.

Figure 3.14 - Areas of Special Character and Historic Parks



3.12 Housing tenure and types

Statistics from the Successful Neighbourhood initiative indicate that over 60% of houses in Fir Vale are owner occupied. This rate is similar to that of Sheffield as a whole. Less than 1% of houses are in shared ownership and some 20% are rented either from the Council or from a Registered Social Landlord (RSL). The private rented sector accounts for over 15% of properties. This is particular to Fir Vale where the rate of private rental is double that of Sheffield as a whole.

The majority of dwellings in Fir Vale are terraced houses. At 52% of all dwellings, this proportion is well above that of Sheffield as a whole where the rate is 31%. Fir Vale also counts 29% of semi-detached houses, compared with 39% in Sheffield and 7% of detached houses compared with 15% for the wider city area. The average number of rooms per dwelling is 4.98 in Fir Vale. This is below the average dwelling size in Sheffield which counts 5.16 rooms. The smaller dwelling size in Fir Vale is not reflected in the average number of people per household. This figure is 2.59 persons per household in Fir Vale compared with only 2.32 for Sheffield. These figures indicate that the average dwelling is more crowded in Fir Vale than it is in Sheffield.

For Burngreave, the statistics are incomplete but they nevertheless provide an indicative profile of the area. They show that roughly half (52%) the properties are rented either from the Council or from a RSL. This percentage is much higher than in Sheffield as a whole where this figure is 30%. Only 36% of properties in Burngreave are owner occupied. Again, this rate differs from that of the city as a whole where the proportion of owner occupiers is 60%. Few properties are in shared ownership in Burngreave and the private rented sector accounts for 9% of properties.

Half the dwellings in Burngreave are terraced houses (49%). Few units are detached houses: only 5% as opposed to nearly 15% in Sheffield as a whole. The percentage of semi-detached properties is also below the Sheffield average with 27% compared with 39%. On the other hand, the percentage of purpose built flats, at 24%, is well above that of Sheffield which is 16%. The average household has 4.78 rooms. This is below the equivalent statistic for both Fir Vale (4.98 rooms per household) and Sheffield (5.16 rooms per household). This is probably due to the high number of Council one bedroom flats in the area. The smaller than average size of the units is partly reflected in the average household size. At 2.36 persons per household, this is below the figure for Fir Vale but is slightly higher than in Sheffield as a whole where this rate is 2.32 people per household.

The figure overleaf shows the distribution of Council estates in the study area.

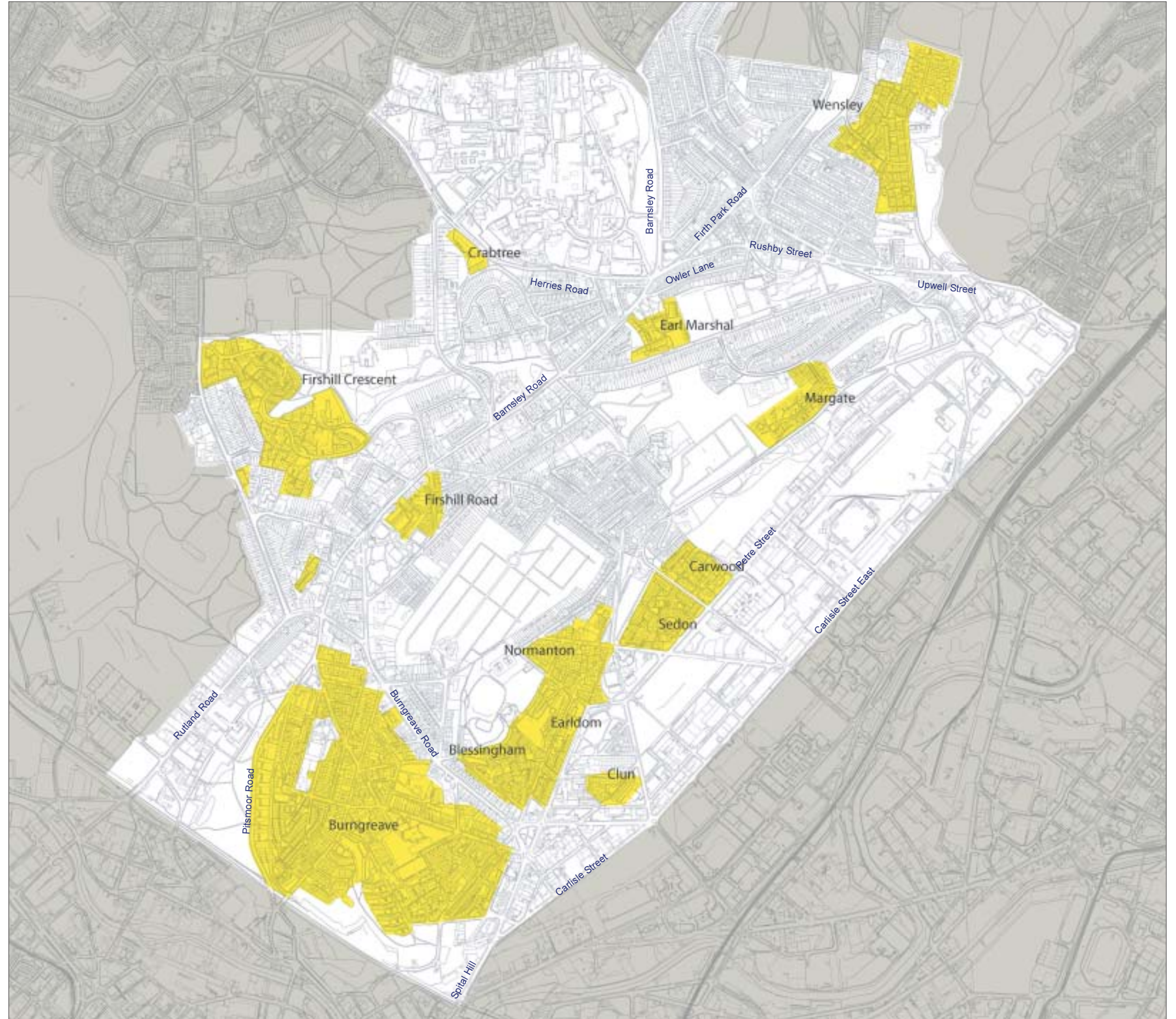
In Burngreave, the estates are:

- The Burngreave estate. This counts some 825 units. More than half (427 units) the units have two bedrooms, a quarter (248 units) have one bedroom and the last quarter of the units has 3 or more bedrooms. The estate is fairly popular with tenants. The area west of Spital Hill, particularly properties in the Lopham and Verdon Street area are popular due to the proximity of the town centre and of shopping centres on Verdon Street and Spital Hill. The area north of Burngreave Road, which includes the development at Earldom, is also popular due to the proximity of Ellesmere Green but is less so than the units around Verdon Street;
- The Bressingham, Earldom, Normanton and Clun estates. These have a total of 240 units, 80 of which (33%) are one bedroom units (either bungalows or flats), 54 (23%) are two bedroom houses and 115 (48%) are 3 bedroom houses. There is also one four bedroom house. The estate is fairly popular due to the close proximity of the shops at Ellesmere Green but the flats are not popular and one block of flats in Earldom is now boarded up.
- The Firshill estate. This estate has a total of 483 units comprising 352 (73%) one bedroom units, 98 (20%) two bedroom units and 33 (7%) three bedroom houses. This estate has recently benefited from investment on security door entry systems, wall insulation, footpath refurbishment and additional lighting. UPVC windows are also in the process of being replaced. This is the most popular estate in the area;
- The Carwood and Sedan estates. These counts 498 units, 186 (37%) of which are one bedroom units, 268 (54%) are two bedroom units and 44 (9%) are three bedroom maisonettes. This estate has received some capital investment in the form of upgraded security door entry systems, loft insulation, footpath improvements and new kitchens. Although this is an attractive estate, it is less popular than it used to be. This is possibly due to anti-social behaviour problems on the estate and the bad publicity that the estate received as a result;
- The Margate estate. This estate has 162 units which are mainly flats with the exception of 6 houses. Some 52 (32%) units are one bedroom flats and 104 (64%) are two bedroom flats. Although this estate has benefited from investment in new windows, secure door entry systems, heating systems and insulation, it is not popular with tenants. This may be due to the limited number of houses. The flats also attract a more transient population, and

Fir Vale has the following estates:

- The Wensley estate. This counts 321 units of which 196 (61%) have one bedroom, 64 (20%) have two bedrooms and 59 (18%) have three bedrooms. There are also two four bedroom houses. 39 of the one person flats/bedsits are currently allocated to asylum seekers. The estate has received capital investment in the form of heating replacement, new gutters, waterproofing of balconies, additional lighting and door replacement. In spite of this, the estate is less popular than previously due largely to anti-social behaviour caused by youths. One block of flats has been demolished;
- The Crabtree estate. This is sheltered accommodation for the elderly which counts 31 bedsits and nine one bedroom flats. The bedsits are not popular and are therefore usually readily available.
- The Earl Marshal estate. This estate is mainly flats. The block of flats close to the site of the former Cannon Hall Pub has been demolished recently.

Figure 3.15 - Council Tenure



3.13 Committed demolition and potential development sites

The plan opposite shows the areas of Council housing that have been committed to demolition. The Woodside area is now largely cleared of its Council properties and comprises a site of some five hectares. This is probably the most important site in the Burngreave area where large scale redevelopment can take place and bring a completely different offer in term of housing type, size and quality. In Fir Vale, a small area of the Wensley estate, Wensley Court, a block of 40 or so flats, has been demolished.

There are other sites in the area which are either in Sheffield City Council or in private ownership and have redevelopment potential. The main sites in Burngreave are:

- The former depot on Woodside Lane which is in the Council Ownership. We have included this site in our proposals for the Woodside area;
- The site at the corner of Brunswick Road and Spital Street which is in Council Ownership. This should be part of a comprehensive development plan to include the adjacent pieces of land which are in private ownership;
- The former Wigfalls site on Brunswick Road next to the Council site. When the Inner Relief Road is introduced, the lower end of this site will be directly adjacent to the new road. The Owners have had pre-application discussions with the Council and have proposed a mixed-use development;
- The Lion Works site which is adjacent to the Wigfalls site. The grade II listed building is privately owned. A planning application for a mixed-use scheme including an outdoor market in the courtyard has been submitted in the past but was withdrawn. This building has good potential for small workshops, studios or offices, perhaps with residential units on the top floors. The site area is very limited and would have to rely on the adjacent developments for parking. Part of the building was fire damaged and is without a roof. Urgent weatherproofing is needed to prevent further damage to the building. The current owners are having pre-application discussions for a mixed-use development;

- The Carryliam site which lies next to the Wigfalls site. This site is in private ownership and is currently used for waste transfer. This use does not marry well with the existing and future uses on Spital Hill and should be relocated;
- The former petrol station on Spital Hill. This site is in private ownership. We have included this site and the Council owned narrow strip of land directly behind, along Spital Lane, in our development proposals for Spital Hill;
- The Gower Street car park. This site is in Council ownership and could be developed together with the adjacent site;
- The Ellesmere Old Persons Home. This site lies next to the Gower Street car park and is also in Council ownership. This site is located in close proximity to the Spital Hill shopping district and is adjacent to the Ellesmere Children's Centre. It has the potential to link this community facility with the cluster of services around Ellesmere Green and could accommodate residential or community uses. This site is also being assessed for the potential of accommodating a supermarket;
- The former Stanley Tools site on Rutland Road. An application for re-cladding was granted permission at the end of 2003. Part of the site adjacent to Stanley Fields has been included in the Woodside proposals. The current owner of the site is also having pre-application discussions with the Local Planning Authority.

The potential development sites in Fir Vale are:

- The former Cannon Hall Pub on Skinnerthorpe Road. This site is in private ownership and has recently been the subject of a planning application for residential development. This is a key site in the Owler Lane/Skinnerthorpe area;
- The former Esso petrol station on Barnsley Road. This site shares a boundary with the Cannon Hall site. It is in private ownership. With a frontage on Barnsley Road and being directly adjacent to the local shopping centre at Owler Lane, this site holds great potential for the remodelling of the area. Tesco have submitted an application for a Tesco Express on this site;
- The clearance site at Earl Marshal estate. This Council owned site was cleared of a block of flats. It is adjacent to the two previous sites. Although this site lies at a higher level than the sites on Skinnerthorpe Road and Barnsley Road, its future development should complement the proposals for these two sites.

Figure 3.16 - Potential Development Sites



4 Stakeholder and community consultation

4.1 The consultation process

Stakeholder and community participation is an integral part of the masterplanning process and has taken place from the initial phase of the study. The consultation events have been planned to take place at the end of each study stage. The process consists of the following:

- Initial announcement
- Stakeholder workshop on key issues
- Public exhibition on key issues
- Public exhibition on redevelopment options
- Public exhibition on preferred options
- Final public exhibition

4.2 Initial announcement

An announcement was made in the local press notifying the community that a master plan was being prepared and that the residents would be invited to attend exhibitions about the options and the draft proposals.

4.3 Stakeholder workshop on key issues

An interactive stakeholder workshop was held on 17 March at the Sadacca Centre near Spital Hill. Invitees were selected from the combined mailing lists of the Burngreave New Deal, the Burngreave Community Action Forum, the Fir Vale Forum and the Area Panel. Over 30 people attended the workshop; participants included representatives from the local police force, the local schools, residents groups, housing associations, the Northern General Hospital and officers from Sheffield City Council.

The participants were divided into three groups and asked to discuss a series of key issues, with each group reporting back to the whole group at the end of each session. LDA provided an overview of the objectives of the Pathfinder initiative and presented its own assessment of the key issues in the area in order to kick start the debates. LDA staff assisted the groups in their discussions.

The topics of discussion were:

- Quality of the residential environment;
- Local services and facilities;
- Green spaces;
- Linkages and movement, and
- Main areas of change.

The key points from the group discussions are:

Quality of the residential environment

- There are large areas of good quality housing on either side of Barnsley Road. Crabtree and the areas around Abbeyfield Road, Shirecliffe Lane and Barnsley Road east of the hospital have good quality residential environments;
- In the Catherine Street Triangle, many houses are in poor state of repair and some are derelict. Some of these houses have poor energy efficiency;
- Woodside clearance: in the short term, the clearance creates safety problems for nearby residents. In the long term the area has very high development potential due to panoramic views and proximity to City;
- Some housing off Scott Road is considered a low quality residential environment;
- Spital Hill has poor streetscape and so does most of Burngreave Road;
- Carwood and Wensley estates have poor layouts which facilitate anti-social behaviour;
- Skinnerthorpe Road and East Fir Vale have poor quality residential environments and suffer from overcrowding but they have a vibrant and close community;
- The small terraces in East Fir Vale with their narrow shared alley are a problem for the disabled;
- Some participants question the effectiveness of the Facelift scheme
- Burngreave suffers from a negative reputation: the area is thought to be a crime hotspot and university students are advised not to live in the area.

Local services and facilities

- A marketplace or Sunday market is suggested at Ellesmere Green
- Community and medical services are concentrated around Spital Hill / Ellesmere Green;
- There are no cash points in either Burngreave or Fir Vale;
- There are two petrol stations in the area: one near the Wicker Arches and one on Owler Lane, east of Fir Vale. There was some debate as to whether this provision is sufficient;
- A number of small food stores are dotted along Spital Hill, Owler Lane and Page Hall but there are no supermarkets;
- A wider range of shops is needed at Owler Lane / Page Hall;
- Burngreave and Fir Vale are well provided with mosques, temples and churches;
- Fir Vale needs a central community facility as well as safe kids play areas;
- Youth and leisure provision is generally poor or cramped in the two areas.

Green spaces

- Drug dealing / taking and anti-social behaviour take place in many parks and there is a perception that these spaces are not safe;
- Some public open spaces are well hidden, with no frontage onto a main road. These could benefit from better signage to increase their use;
- Pedestrian routes need to be well signed and to take people through the green spaces.
- Osgathorpe Park is visible from afar but not from its immediate surroundings. It is linked to Barnsley Road by a narrow pathway only;
- There is a need for cricket pitches but few level areas are available;
- The area needs to be better connected to the Iron Age hill fort at Wincobank Hill;
- Woodside is visible from afar and therefore needs to be made more attractive.

Linkages and movement

- In spite of the low car ownership rate in the area, there is an overall parking problem;
- Traffic congestion is an important issue at Owler Lane;
- Owler Lane has serious parking problem and the busy road network is detrimental to the pedestrian movement around the shopping strip;
- With the introduction of the Inner Relief Road, the Woodside area may have potential for some employment uses;
- Spital Hill is the gateway into Burngreave from the city. The Lion Works and Ellesmere Green could be used to create 'gateway' features along this route;
- There is potential for new car parking facilities at the bottom of Spital Hill;
- Bus services are good towards the City and the north but not good towards the Don Valley and Meadowhall;
- Grimsthorpe Road has high traffic speed problems;
- If a tram extension is ever built to link the Northern General Hospital with the existing tram network, it should run along Burngreave Road, not along Rutland Road as this route would not serve the existing communities;
- The City centre will get 'closer' with the opening of the relief road.

Main areas of change

Spital Hill

- Vibrant place, needs fewer retail units but higher quality;
- Need to increase footfall through the area;
- Debate on size / type of foodstore: the existing small food shops have a limited offer which do not provide for the general shopping needs of the local residents;
- Possible location of a community college on Spital Hill as it is a very accessible location and could provide access to skills;
- Potential for flats / offices above shops;

Woodside

- It is a good location for public art as it is highly visible;
- It is a good location for aspirational housing due to accessibility to the city centre and long views;
- It calls for a landmark development;
- The steep slopes are not elderly-friendly and difficult to build on;
- Should some of it be kept as a public open space?

Re-use of historic buildings

- Potential use of the Abbeyfield Park stables / Burngreave cemetery chapels as a gallery / arts centre;
- Potential use of Vestry Hall as a combined community facility, lifelong learning centre or for community businesses

Fir Vale

- Traffic problem needs to be solved. The traffic junction on Owler Lane may need to be reconfigured;
- Some housing on Rushby Street, Popple Street, Skinnerthorpe Road and Bagley Road may need to be replaced;
- Improve community and children's facilities, provide halls.

4.4 Public exhibition on key issues

A public exhibition was held in Burngreave on Saturday 3 May and in Fir Vale on the following day. The Burngreave event was attended by some 40 local residents and business people. The Fir Vale event was held alongside a Fir Vale community day at the local school and was attended by over 80 local people.

The exhibition introduced the Pathfinder initiative as well as key issues in the two study areas. A series of panels with maps, aerial photos and photos of the key sites asked what can be done to improve the quality of the residential environment, the green spaces and the local services. Visitors were asked to fill a comment sheet with their suggestions for the improvement of the area.

The key points from the Burngreave comments sheets were:

On existing housing conditions in Burngreave:

- Too many dilapidated houses;
- Conditions are poor;
- More interventions are needed to refurbish houses and improve the neighbourhood.

On what could feature in a potential redevelopment at Woodside:

- Recreational space and good quality accommodation for families;
- High quality private residential scheme;
- Affordable housing;
- Housing / shopping linked to Spital Hill and new Relief Road;
- Park with playing facilities, and
- City centre type housing with upmarket cafes.

On what could be done to improve Spital Hill:

- New shopping and eating places;
- New supermarket;
- New bank or cash machine, bigger post office;
- Redevelop the former garage site into a skills training centre;
- Complete facelift including road, pavement, lighting;
- Complete redevelopment;
- Refurbish disused buildings for upmarket cafes, and
- Improve car parking.

On what could be done to improve the green spaces:

- Involve children and youngsters in the planning and design of green spaces so that they take pride in them and respect them;
- Clear the litter;
- Improve lighting and sitting facilities;
- More play equipment for small children - perhaps on Ellesmere Green;
- Introduce park keepers / rangers;
- Café in Abbeyfield Park;
- Picnic areas with BBQ facilities, and
- Jogging track.

On what could be done to improve the area generally:

- More policing to curb crime and drug dealing;
- Improved street lighting;
- Build buildings of distinction;
- CCTV;
- Improve parking;
- Facelift Rock Street;
- Tackle rubbish dumping and litter problem;
- Tram to go through Burngreave to link the city centre with the Northern General Hospital;
- Arts centre or artist space, perhaps in Vestry Hall, and
- Traffic calming measures on Grimsthorpe Road.

On which key sites need improvements:

- Spital Hill & Ellesmere Green;
- Junction of Spital Hill and Spital Street;
- Vestry Hall area;
- Woodside and immediate surroundings;
- Carlisle Street (renovate factories and commercial sites);
- Deserted tennis courts and bowling green adjacent to Sutherland Street (drug dealing area);
- Ellesmere old people's home (now empty), and
- Hindu Temple and community centre on Buckenham Street.

Other comments:

- "The problem in Burngreave is the people";
- Start work ASAP;
- You will not attract new people or change the reputation of the area until the drug dealers and visiting junkies have gone;
- Burngreave is the true cultural quarter in Sheffield;
- Training and employment will relieve pressure on refugees and asylum seekers, and
- Many grocery shops in the Spital Hill area would lose trade and jobs if a supermarket came to this area.

The key points from the Fir Vale comments sheets are:

On existing housing conditions in Fir Vale:

- Some houses are in very poor condition;
- Wensley estate is poorly designed;
- Terraced housing is damp and small;
- Few good quality large houses.

On what could be done to improve the Owler Lane and Page Hall shops:

- They are in poor condition. Demolish them and start again;
- Facelift needed;
- Need different shops, perhaps a beauty salon;
- Road widening needed;
- Re-open pedestrian crossing in Page Hall;
- Improvement pedestrian safety along Owler Lane, prevent cars from parking on the pavement and improve pedestrian crossings;
- Improve street lighting and parking, and
- Demolish the shops and build a proper shopping mall as a focus for the community.

On how can the hospital integrate better with the local community:

- Improve access to employment;
- Improve job advertising;
- Knock hospital boundary wall down;
- Address the road junction problem;
- Provide training for local residents;
- Let local business advertise in the staff rooms, and
- Better transport links to the hospital e.g. free local bus.

On what could be done to improve the green spaces:

- Introduce rangers or wardens;
- Make play areas visible from the houses so that kids can be seen and supervised;
- Clean the litter and make the parks safer;
- Gardens and new open spaces are needed;
- Something for the kids and something for the elderly, and
- Green space next to Fir Vale school has dead trees and plants which need replacing.

On what could be done to improve the area generally:

- Reuse existing mosque as a community centre and build new mosque;
- Need a community centre;
- New supermarket, library, bank;
- Demolish some old terraced housing;
- Concern about traffic calming scheme on Owler Lane. It was discussed at a public meeting but has not been implemented, and
- CCTV and more policing.

On which key sites need improvements:

- Skinnerthorpe Road;
- Robey Street, Popple Street, etc. Demolish the small terraces and replace with family houses 3-5 bedrooms with gardens and open space;
- Wensley estate. Alter the layout of the estate;
- Page Hall shopping area;
- Owler Lane and Barnsley Road congestion area;
- Hospital entrance;
- Cannon Hall pub and former garage site;
- Fir Vale Mosque. It is a grade II listed building but it is too small and cannot readily be extended, and
- Earl Marshall clearance site.

Other comments:

- Better communication with the residents is needed;
- Landlords are now buying up properties. The future improvements may not benefit local residents;
- The plan for Fir Vale must be bold;
- The hospital has a good reputation which can help Fir Vale which is regarded as run down;
- Crack down on drug dealing and anti-social behaviour;
- Clear the drains and get road sweepers;
- Create a park in Fir Vale, and
- Create a pedestrian route between Earl Marshall road and Skinnerthorpe Road via the Fir Vale Sports Centre.



Stakeholder workshop on issues

4.5 Public exhibition on redevelopment options

The interim report contained preliminary options for the redevelopment of key sites in Burngreave and Fir Vale. Following the submission of our report, these options were the focus for another round of consultation. The consultation included:

- Saturday 26 June 2004- an exhibition held after the Fir Vale Forum AGM
- Monday 28 June - Friday 2 July 2004 - an exhibition bus visited schools within Burngreave and Fir Vale for parents and students (letters were sent to parents in advance to notify them of the exhibition bus)
- Wednesday 30 June 2004 - exhibition taken to Burngreave New Deal for Communities Board
- Friday 2 July 2004 - exhibition held at Burngreave New Deal for Communities Information Shop at Spital Hill
- Saturday 3 July 2004 - exhibition held after the Burngreave Community Action Forum Quarterly Meeting
- Thursday 8 July 2004 - exhibition and discussion session with the Asian Women Focus Group at the Pakistani Advice Centre
- Sunday 11 July 2004 - exhibition held at the Abbeyfield Multicultural Festival at Abbeyfield Park
- Monday 12 July - Friday 16 July 2004 - exhibition and business consultation at Burngreave New Deal for Communities Information Shop at Spital Hill
- Tuesday 20 July 2004 - residents consultation for the Catherine Street Triangle

All of the above consultation events were advertised in various ways including press releases, flyers to businesses and households in the Master Plan area, articles in the Burngreave Messenger and Fir Vale newsletter, and letters. These events were organised by members of the Master Planning Steering Group. This group comprises of Council Officers, a local member, a representative from Transform South Yorkshire, and representatives from the key community organisations in Burngreave and Fir Vale, these being the Fir Vale Forum, Burngreave New Deal for Communities and the Burngreave Community Action Forum. These community organisations are very active in their area and the representatives on the Steering Group have sound experience of what types of events work well in their localities. Hence, have been actively involved in organising the events and providing invaluable advice on suitable venues, format of events, times, and key community languages and needs.

Over 400 people attended the events for the second round of public consultation.

The exhibition presented potential improvement or redevelopment alternatives for each of the five key areas of change. A series of panels with maps, aerial photos, sketches, cross-sections and photos of similar developments were presented. Visitors were asked to express a view on their preferred option and comment on the proposals with the use of a comment sheet.

The key points from this consultation exercise are:

General comments

There is general concern about the affordability of proposed housing and commercial premises. There is agreement on the need to retain the existing population and businesses and on the need for mechanisms to be built into the proposals not to price the local residents and businesses out of the area. Burngreave and Fir Vale are considered to provide the only affordable housing in the city and should continue to do so.

The local residents cherish their local cultural landmarks i.e. the Kashmir Curry Centre, East House Pub and Sam's and want these retained or offered acceptable relocation options within the immediate area.

There are concerns about traffic implications of the different options and current deficit of parking and pedestrian crossing facilities throughout the area.

There have been many comments on the preference for private housing over Council or Housing Association schemes. The impression is that these landlords attract a transient population that does not contribute to long term stability of the area and its community cohesion.

Family housing is generally preferred to flats but this is largely due to the recent memories of Council estates flats and the anti-social and crime problems they were associated with. Environmental improvements are needed in the entire area: better street lighting, pedestrian crossings and footpaths, street furniture, benches, trees, play facilities, etc.

There is a shared concern about crime and safety and a recognition that these need to be tackled before new developments become attractive to newcomers.

The Facelift scheme has done much good to the area and should be carried out in the remaining areas (the Rock Street / Fox Street area, the Pitsmoor Road / Minna Road / Shirecliffe Lane area and the Page Hall area are mentioned as being in need of Facelifting).

Many have commented that future publicity leaflets / ads should be translated in community languages.

Some would like to see a tram link to the Northern General Hospital.

Specific Comments

The questionnaires asked the public for their opinions on the redevelopment options shown, whilst also asking them to express a view on which option they preferred. In assessing the questionnaire results it is important to acknowledge that only a minority of attendees completed and returned written questionnaires. A significant majority of people who attended the consultation events preferred not to fill in questionnaire forms. Furthermore, some of those who did fill in questionnaires did not specify a preferred choice but indicated their views on what is needed in the area.

The decision making process

The Master Planning Steering Group that comprises of Council Officers, a local member (Area Panel Chair), a representative from Transform South Yorkshire, and representatives from the three key community organisations (these being the Fir Vale Forum, Burngreave New Deal for Communities and Burngreave Community Action Forum) were the decision making body. Having studied the results of the second round of public consultation lengthy discussions and debates were undertaken to formulate the decisions made.

The written questionnaire results for each area of change are as follows:

Spital Hill

Out of the people who expressed a specific view 21% stated a preference for option 1, 25% for option 2 and 54% for Option 3.

There is an important desire to retain the buildings and businesses that give this area its character. The Kashmir Centre and East House, especially are synonymous with Spital Hill and should be protected.

Many people are concerned that the local business people must be kept informed and be given realistic alternatives for relocation / compensation. It is important not to price them out of the area.

The area needs a good combination of shops, businesses, social enterprises, cafes and restaurants. It also needs community facilities such as an internet café, and childcare drop-in centre.

The new housing proposed must be affordable and aspiration to change the perception of the area.

Both the supermarket and the indoor market proposals are generally welcomed. There is some concern that the indoor market should not come in direct competition with the existing shops on Spital Hill.

Cycle lanes / racks and on-street parking should be included in the proposal.

Sorby House is considered an eyesore and needs a make-over.



Catherine Street Triangle

Out of the people who expressed a specific view 41% stated a preference for option 1 and 59% for option 2.

There is a marked preference for private sector housing as opposed to Council or Housing Association schemes. This may be due to the drug and anti-social behaviour problems identified with the one bedroom Council flats in the area. It is also thought that Housing Associations attract a more transient population than private sector housing and make for a less stable community.

There are mixed views over the closure of Brotherton Street. Some like it, some don't.

Safety in the park is a concern for most respondents who see the need for clearing out the overgrowth at the bottom part of the park and increasing passive surveillance generally.

Those who expressed a specific view for option 1 have generally stated that they do not want the park to be encroached upon.

Those who expressed a specific view for option 2 accept the compromise of reduced park area for increased supervision.

Some have questioned the need for demolition and suggested that refurbishment should be considered first.

Like in all areas of change, the respondents want some of the new housing to be affordable.

Some have highlighted the fact that given the abnormal ground conditions development on this site may be expensive.

Woodside

Out of the people who expressed a specific view 17% stated a preference for option 1, 44% for option 2 and 39% for option 3.

Whilst many respondents thought the hillside village idea worthy of consideration, many were concerned about the design detail and quality and about the crime opportunities that the narrow lanes may provide.

There is a desire to see a variety of uses take place on this site. This could include community and leisure facilities, small scale employment, shops, live-work units as well as housing.

There seems to be a preference for family houses rather than flats and a preference for private sector rather than Council or Housing Association housing.

There is concern with the affordability of the new homes.

A few people have suggested an environment-friendly housing pilot scheme on this site. There were also suggestions of self-built schemes.

Some people have suggested using Pye Bank school for private flats upstairs and for enterprise or community uses downstairs.

There is the general desire for much green space. Some have suggested an open space at the top of the hill, in front of the school.

Owler Lane

Out of the people who expressed a specific view 30% stated a preference for option 1 and 70% for option 2.

Many respondents have chosen option 2 with the condition that the residents of Skinnerthorpe Road should agree with the proposal.

Some Skinnerthorpe Road residents have expressed their wish for a separate meeting to discuss their future.

Many respondents are concerned that none of the options presented really address the traffic issue at this major junction.

General desire for better parking facilities and safer access to shops.

The redevelopment of the shops is generally welcomed and so is the proposal for a hotel and gym on the Northern General Hospital corner site.

There is a concern that a good mix of shops should be provided as well as some community facilities such as a nursery and an activity centre for children / youngsters.

Some have asked for an increase in the number of proposed houses on Skinnerthorpe Road to allow more current residents to remain in the area.

Fir Vale East (also known as Page Hall)

Out of the people who expressed a specific view 16% stated a preference for option 1, 48% for option 2 and 36% for option 3.

Some have suggested that a mix of options is preferred since not all houses need refurbishment / replacement.

There is a need for larger houses (3 and 4 bedrooms) but there is also a concern that all local residents i.e. single people, couples, small and large families should be catered for.

There is a general concern with the affordability of the proposed new dwellings. Shared ownership and discounts have been suggested.

The local residents would like to hear about relocation plans and compensation arrangements as this may affect which option they support.

There is much support for proper play areas / greens and for general environmental improvements.

Page Hall Shopping Area

There is general support for the proposal.

Some have commented that the proposed parking area on Idsworth Road is too far from the shops and won't be used. It also emerged that the land owner has an agreement with a mobile phone relay company which prevents redevelopment of its land for at least five years.

Some feel the need for CCTV and added policing to reduce the perceived anti-social behaviour problems.

Much concern about traffic and congestion levels.

Some have suggested that Page Hall Road should be 'facelifted'.

Wensley and Carwood estates / Upwell area

Carwood

Some have suggested removing groups of houses in the Carwood estate to make the estate more open. Other suggestions include improving the footpath visibility / overlooking / lighting to make the area safer.

Wensley

Crime seems to be the most pressing issue on the estate.

Most agree on the need for safer and better play areas for kids.

Many have asked for more resources for the youth. This may be a consequence of the youth gang problems in the area. On a similar logic, an information centre providing advice on jobs, education, drugs, IT skills and life skills has been suggested. There was also a suggestion for an after school club.

Some have suggested the complete demolition of the estate and its replacement with private sector housing. Others think that the crime problem can be solved with more policing and CCTV. Other still have suggested opening up the estate to rid it of dark areas / alleyways which are difficult to police.

Some have suggested building a new police station on the site of the flats to be demolished.

Upwell

Someone has suggested building a supermarket on the 'woodyard' in Upwell Street.

Some have suggested providing space for up-coming (start-up) businesses in the area.

4.6 Public exhibition on preferred options

Following the production of a draft final report, a third round of public consultation took place. The consultation process was similar to that of the option stage. However, the consultation was held over a longer period which spanned from October 2004 to March 2005 due to high levels of interest and more people wanting to get involved at this stage.

The consultation included

- Wednesday 13 and Thursday 14 October 2004 - an all day and evening exhibition event at the Fir Vale Forum offices
- Saturday 16 October 2004 - an exhibition held at the Burngreave Community Action Forum meeting
- Monday 18 October - Friday 12 November 2004 - a permanent exhibition at the Burngreave New Deal for Communities Information Shop at Spital Hill
- Monday 25 October 2004 - an all day exhibition at Abbeyfield House in Abbeyfield Park
- Tuesday 26 October 2004 - a staffed session at the Burngreave New Deal for Communities Information Shop at Spital Hill
- Thursday 28 October 2004 - Burngreave Area Panel meeting in the evening
- Friday 29 October 2004 - an exhibition held for Catherine Street residents
- Wednesday 3 November 2004 - a staffed session at the Burngreave New Deal for Communities Information Shop at Spital Hill
- Thursday 4 November 2004 - an exhibition held at the Fir Vale forum offices
- Friday 5 November 2004 - a staffed session at the Burngreave New Deal for Communities Information Shop at Spital Hill
- Saturday 6 November 2004 - an exhibition held at the Burngreave Library and a staffed session at the Burngreave New Deal for Communities Information Shop at Spital Hill
- Wednesday 10 November 2004 - a staffed session in the evening at the Burngreave New Deal for Communities Information Shop
- Within the period of Monday 18 October and Friday 12 November exhibitions were held at several schools in Burngreave and Fir Vale.

Just like the second round of public consultation, the Master Planning Steering Group have been involved in organising these events, that were highly successful and attracted over 1500 people.

Due to increasing levels of interest in the draft Master Plan, the third round of public consultation was extended significantly from the original programme of events outlined above. This consultation was extended to March 2005 and incorporated further intense consultation which included the following:

- Additional meetings with residents and businesses
- Drop-in sessions for residents directly affected by demolition
- One-to-one sessions with residents directly affected by demolition
- Household questionnaires for residents directly affected by demolition in Fir Vale
- One-to-one sessions for Burngreave businesses concentrated into a 3 week period, organised by the Burngreave Business Forum
- Additional meetings with the Burngreave Business Forum
- Meetings with the Spital Hill Ashram Group and Burngreave Local Voice Group

At the end of the third round of public consultation the Master Planning Steering Group were involved in finalising the Master Plan proposals, taking into account additional factors raised through the extended consultation period. Several key changes were made to the Master Plan proposals:

- Spital Hill - phase 2 has been deleted to avoid uncertainty amongst businesses upon their longer-term future,
- Spital Hill - the Master Plan no-longer identifies a specific site for a new supermarket that is needed, instead an area of search has been highlighted that forms the basis for further work to be undertaken.
- Page Hall (formerly referred to as Fir Vale East) - the proposal for wholesale demolition has been withdrawn, and replaced with a proposal for a further community planning exercise to be undertaken in the next 12 months
- Olwer Lane/ Skinnerthorpe Road - the junction at Barnsley Road/ Herries Road reconfigured to address congestion, pollution and pedestrian safety

An overall summary of the results is as follows:

Burngreave Fir Vale Masterplan

This extended third round of consultation showed considerable support for the overall proposals but raised significant issues in three key areas:

Burngreave - Spital Hill

- General support for the principle of a supermarket but no consensus agreement on its location
- Desire to bring about regeneration through a continuous programme rather than separate phases
- Fear that new investment would disadvantage local businesses

To address these issues a series of meetings and individual discussions with affected businesses was arranged, with assistance from Burngreave Business Forum and Burngreave New Deal for Communities. The results showed a complex range of responses from businesses that defy simplistic analysis. As a result:

- Phase 2 has been deleted to avoid uncertainty amongst businesses upon their longer-term future
- The Masterplan no longer identifies a specific site for a new supermarket. Instead a new area of search has been highlighted that forms the basis of further work to be undertaken

Fir Vale - Page Hall (formerly referred to as Fir Vale East)

- Considerable opposition to the "wholesale demolition" proposals
- Strong desire for refurbishment and conversion options as alternatives to demolition
- Anxiety about market values and re-housing options

Fir Vale - Skinnerthorpe - Owler Lane

- Residents anxiety about market values and re-housing options
- Traders uncertainty about business disruption

These issues were addressed through both small group meetings, individual drop-in sessions and the Fir Vale door-to-door Household Survey. The individual drop-in sessions gave residents opportunity to discuss their own personal housing options. The Household Survey was conducted by the independent Fir Vale Vision project and achieved 430 returns, the results are summarised below. These processes have influenced the final Masterplan as follows:

- Proposal for wholesale demolition of Page Hall streets has been replaced by an extended period of community planning to evaluate the options
- Commitment given that any demolition will only be with the support of residents
- Costed options will include support for suitable relocation packages

Full details of the final Master Plan proposals are presented at section 6 of this report.

4.7 Fir Vale Household Survey

In addition to the consultation events and one-on-one meetings with residents and business owners organised by Sheffield City Council, an independent household survey was conducted by Fir Vale Vision.

Fir Vale Vision conducted door to door interviews following written notice. 826 individual households were called upon up to 6 times to ascertain a response. 35 households refused to participate, 64 houses were found to be empty and 430 participated. The remainder did not respond or were not in despite multiple visits at varying times of the week. Total contacts were therefore 64%, but the actual participation rate was 52%. The overall distribution of returns shows a representative balance of the numbers on a street by street basis.

Most people had seen the Masterplans and over half had been able to participate in one of the drop-in sessions. Over half said they heard about the plans through letters to their home and around a third from neighbours or friends.

Overall residents were very divided about demolition proposals, but most expressed a definite opinion, either positive or negative. Almost half of people wanted new housing to replace the old and over a third thought their own house should be demolished. Although most people wanted less demolition than proposed, when asked where any demolition should be, only 44% of respondents said there should be no demolition at all.

The most common suggestions for demolition were Skinnerthorpe (32%), Popple (27%) and Bagley 25%, but every other street had not less than 20% of residents suggesting it as a candidate for demolition.

The highest proportion of support for demolition comes from residents of Owler La (78%), Skinnerthorpe (75%) & Bagley (75%), but other streets also recorded significantly high support, Wensley Close (53%) Robey (49%), Willoughby (40%), Wade (37%), Popple (36%), Lloyd (32%).

Some street by street variations emerged that may be summarised as:

- The Skinnerthorpe / Bagley block is most prepared for demolition;
- Skinnerthorpe, Bagley, Owler & Rushby show the most consistently negative features;
- Hinde is the most consistently positive street; and
- All others show some significant weaknesses, but also a number of positive elements

4.8 Report to Cabinet

On submission of the Final Report, this will be submitted to Cabinet for approval as a material consideration in the planning process and for integration in the emerging Sheffield Development Framework.

Masterplanning Burngreave & Fir Vale

Introduction

The exhibition is about planning a better future for Burngreave and Fir Vale. These areas have been selected because they form part of the Government's Housing Market Renewal Pathfinder programme.

What is the Housing Market Renewal Pathfinder?

This is an initiative to tackle areas, mainly in the North and the Midlands, where obsolete housing and low demand have produced a falling housing market. Transform South Yorkshire is the largest of the new Pathfinders set up by the Government. Transform South Yorkshire has recently secured £70 million to be invested over the next 2 years for selected areas in Sheffield, Rotherham, Barnsley and Doncaster. Beyond that, further investment is expected over a period of 10 to 15 years.

Plans are to be drawn up for regeneration of the area by promoting modern standards of housing accommodation and high quality community facilities and services that underpin successful communities. We want to look at all possible options for making the area a better place to live.

What is the masterplan about?

The master plan will set the framework for new investment in Burngreave and Fir Vale. It will define not only where the Pathfinder money should be invested, it will also help to direct investment by the private sector and other public spending programmes to achieve the maximum regeneration effect.

We are not starting with a blank sheet of paper in Burngreave and Fir Vale - a lot has already been done and a lot more is already planned. The master plan needs to recognise this and pull it all together. It also needs to examine where there are problems that are not being addressed and come up with ideas and proposals.



Sheffield City Council / Transform South Yorkshire

Burngreave Area



Burngreave Today - What needs to change?

The Burngreave Community

Much of the Burngreave area developed in Victorian times to service the heart of Sheffield's industrial growth in the Lower Don Valley. With industrial decline, there has been a loss of employment, skills, population and demand for housing. The area has become home to more vulnerable people with low income, unemployment, poor health and low educational attainment common problems. Burngreave is a priority area for a number of Government programmes in addition to the Housing Market Renewal Pathfinder, including the New Deal for Communities, Sun Start, Fresh Start schools, Objective One and the nearby South Yorkshire Technology Corridor.

Burngreave housing

The Burngreave Neighbourhood contains a mix of private and Council housing. There are about 5,000 houses and flats in Burngreave. Many have already benefited from refurbishment grants and facelift schemes. Elsewhere, there are houses in poor condition and empty properties that are a blight on the area. About 500 houses, flats and maisonettes are currently being demolished at Woodside.



Sheffield City Council / Transform South Yorkshire

How can we improve Burngreave?

How should we redevelop the Woodside Area?

- What mix of uses is appropriate for this location?
- What types of housing are needed?
- How can we resolve the problems of the steep changes in levels?
- Should the Pibmore Road open space be smaller to allow it to be better laid out and maintained?

What can be done to improve the rest of Burngreave?

- Should the Facelift scheme be extended to all areas that have not benefited so far?
- What are the priorities for the Council housing estates in Burngreave?
- Which areas do you think would benefit from traffic calming, tree planting, improved street lighting, on-street parking and other environmental improvements?
- Should there be radical solutions in certain parts of the area and where?
- How can we improve conditions for businesses in the area?
- What is the most important site you think needs to be developed or improved?



Sheffield City Council / Transform South Yorkshire

What can be done to improve Spital Hill?

- What do you think of these ideas?
- Should we provide a site for a new supermarket?
 - How do we improve the quality of the buildings?
 - Should we plan for new flats above shops or offices?
 - Does Spital Hill need improved short stay car parking for shoppers and long stay car parking for employment?
 - Should redevelopment include new managed workspace to create local business and employment opportunities?
 - Should we develop a specialty shopping and eating quarter?
 - Does Spital Hill need more community facilities? If so, what is needed?
 - What environmental improvements are needed?

What can be done to improve the greenspace?

- Should we make Pibmore Road open space into a proper park?
- Do urban parks need more tree planting and play facilities? If so, which?
- How can we make existing parks more accessible?
- How can we make parks safer and more secure?

Fir Vale Area



Fir Vale Today - What needs to change?

The Fir Vale Community

Fir Vale is a densely packed neighbourhood, mostly built in Victorian times. The population of Fir Vale includes a mix of different communities. Fir Vale is adjacent to the Northern General Hospital, but few local residents work at the hospital. Over one quarter of the local community has lived in Fir Vale for over 20 years, indicating that this is a stable community. However, there are also a relatively large number of people who have lived here for a short time (less than one year) and there are also a large number of people (30%) who have expressed the desire to move out in the next year.

Fir Vale housing

Approximately 60% of the housing is owner occupied, 20% is rented from the Council or a Housing Association and about 20% is privately rented.

A housing condition survey showed that 27% of the property in Fir Vale is unfit or in poor repair. There are also a significant number of empty properties. Whilst house prices have risen locally, they are well below the Sheffield average, with a terraced house in 2013 only fetching on average just above 50% of the average for the City.

A common house type in Fir Vale is the narrow fronted terrace with shared alleyway, small rear back yard and no front garden. These are very small and do not appear to match the larger than average family size in the area. Car parking is off-street.

Other terraced housing in the area is larger and has a front garden. Some of these properties have benefited from the Facelift programme, especially those along the main roads.

Page Hall and Ower Lane

Page Hall and Ower Lane / Barnsley Road are the two main local shopping centres and provide the focus of activity in Fir Vale. Neither centres are used by the staff and visitors to the Northern General Hospital. Ower Lane is a single-sided parade of specialist shops along a very busy road - it is a good location for passing trade but a difficult environment for pedestrians, with some vehicles parked on the pavement. Some buildings are in a poor state of repair. Page Hall has a good number of shops and is located centrally in Fir Vale, within walking distance for most residents. The Hala supermarket acts as a local landmark and was recently refurbished.

Greenspace

There are few open spaces within Fir Vale. On the edges of the area are Fifth Park and Woodbank Wood which provide large scale open spaces. Is there a need for a small scale urban green space at the heart of Fir Vale?



Sheffield City Council | Transport, Urban Mobility

How can we improve Fir Vale?

How should housing in Fir Vale be improved?

- How can the Council improve housing in the area?
- Should there be radical solutions to certain parts of the area and where?
- What types of housing are needed in the area?
- Should local people be given priority for the purchase of any new property?
- Should the Facelift scheme be extended to properties that have not yet benefited?
- What type of improvements are needed at the Worsley Estate?

What can be done to improve Ower Lane and Page Hall?

- How can we improve these centres?
- How can we improve the pedestrian environment?

What can be done to improve greenspace?

- Is there a need for a small scale urban green space at the heart of Fir Vale?

What else could be done to improve Fir Vale?

- Are there any other things that should be considered to help improve the quality of life for people in Fir Vale?
- How can we make the Northern General Hospital become a positive part of the Fir Vale community?
- What is the most important site you think needs to be developed or improved?



Sheffield City Council | Transport, Urban Mobility

Please help Give us your views

What happens next?

Please help us by telling us what you think could, or should, be done to improve Burngreave and Fir Vale.

We will consider your ideas and come back to you with draft plans for consultation. We expect to do this towards the end of June.

This will then help us to produce the preferred plan, which will again be subject to further consultation later in the Summer.

Please fill in the comments sheet. This will help us to record your views as well as allowing us to contact you about future consultation events.



Sheffield City Council | Transport, Urban Mobility

Masterplanning Burngreave & Fir Vale

Introduction

The exhibition is about planning a better future for Burngreave and Fir Vale. These areas have been selected because they form part of the Government's Housing Market Renewal Pathfinder Programme.

What is the Housing Market Renewal Pathfinder?

This is an initiative to tackle areas, mainly in the North and the Midlands, where obsolete housing and low demand have produced a falling housing market. Tanshore South Yorkshire is the largest of the area Pathfinders set up by the Government. Tanshore South Yorkshire has recently received £70 million to be invested over the next 3 years for what is called in Sheffield, Rotherham, Barnsley and Doncaster. Beyond that, further investment is expected over a period of 10 to 15 years.

Plans are to be drawn up for regeneration of the area by promoting modern standards of housing accommodation and high quality community facilities and services that create successful communities. We want to look at all possible options for making the area a better place to live.

What is the masterplan about?

The master plan will set the framework for new investment in Burngreave and Fir Vale. It will define not only where the Pathfinder money should be invested, it will also help to direct investment by the private sector and other public spending programmes to achieve the maximum regeneration effect.

We are not starting with a blank sheet of paper in Burngreave and Fir Vale, a lot has already been done and a lot more is already planned. The master plan needs to recognise this and pull it all together. It also needs to ensure where there are problems that are not being addressed and come up with ideas and proposals.



Burngreave & Fir Vale Overall Plan

The prime objectives of the Pathfinder Programme are to bring radical improvements to the housing market in selected areas and to bring neighbourhood change to create successful, vibrant places where people choose to live.

These will be achieved by creating a different balance of tenure and house type, a quality environment and thriving network, such that the area can become a location of choice for both existing and incoming residents.

The masterplan covered deal with every individual site in detail but rather attempt to focus on strategic sites which could bring about a step change in the character and perception of the area, combined with successful environmental improvement works to ensure that the whole neighbourhood is transformed.

Our vision for Burngreave and Fir Vale encompasses:

- selective redevelopment to provide higher quality housing, broadening the mix of housing types in the area
- improvement to the local service centres of Spital Hill and Oxlip Lane/Page Hall
- general improvement to the existing housing stock by private investment and improvement grants where required
- investment in Stanley Fields Park, partly funded by the new development on the fringes of the park



Sheffield City Council / Transform South Yorkshire

Improving Spital Hill

Spital Hill needs a special role and identity so that it can not just survive but prosper as a commercial centre as close to the city centre.

Our vision for Spital Hill is that it should reflect and reinforce the ethnic diversity of Burngreave. This could take a number of forms, special shops, those of which could be quite small as part of an arcade selling Asian and Afro-Caribbean goods which attract people from all over Sheffield and South Yorkshire; restaurants offering a variety of cuisines, some of which are already located in Spital Hill, and a programme of events on Doreave.

Of course, perhaps linked to the renovated Varsity Hall. The centre should also include a good range of convenience shops, space for local community groups, businesses and services, such as hairdressing.

The drawings show a series of interventions in the Spital Hill area. They range from environmental improvements to partial redevelopment to comprehensive redevelopment.



Sheffield City Council / Transform South Yorkshire

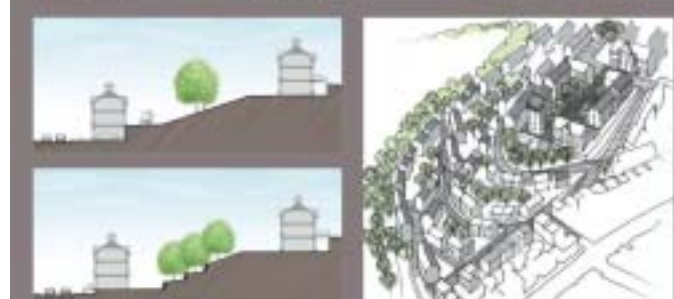
How should the Woodside area be redeveloped?

Woodside has potential as a new landmark development. It offers panoramic views, is within walking distance of the city centre and has a wide open space.

A site of five factories is currently being cleared in Woodside. In addition to this, part of the Stanley Fields site is available for development and so is the former Council depot on Woodside Lane. Such a large site is likely to attract private development.

The scale of the development also makes it possible to build a new quarter with its own character and could make small design ideas viable. Our focus was on location. This is the best opportunity to create a new housing market in Burngreave.

The drawings show a series of development scenarios for Woodside. They illustrate different mixes of house types and intensity of development.



Sheffield City Council / Transform South Yorkshire

Catherine Street improvement

Catherine Street is an important area that needs improvement due to a group of derelict properties that limit the area, and the dog problem associated with the local public open space.

The Bennett Road open space suffers from some neglect, a lack of stable play facilities, overgrown vegetation and a feeling of vacancy that causes local residents to be alarmed by the fact that of course that has made the park unusable and an undesirable neighbour.

In spite of these problems, the park can be turned into a positive asset for the neighbourhood. It contains a listed hall roof, a site and attractive mature trees. The park would benefit from increased footfall and overlooking to provide passive surveillance.

The drawings show two development options for this area. They focus on the replacement of derelict housing and the improvement of the park footfall.



Owler Lane & Page Hall

Page Hall and Owler Lane / Bentley Road are the two main local shopping centres in Fir Vale. Owler Lane is a major retail centre of specialist shops along a very busy road. It is a good location for parking but difficult environment for pedestrians, with some vehicles parked on the pavement. Some buildings are in a poor state of repair. Page Hall has a good number of shops and a local cinema in Fir Vale, within walking distance for most residents. The local supermarket acts as a local landmark and was recently refurbished, but again the centre would benefit from environmental improvement.

The drawings show two options for the Owler Lane area.

Option 1 replaces the existing shops with a new row of shops and a terrace level to improve parking and walking.

More car parking is also provided to the rear of the shops, surrounding the demolition of some of the housing at the end of Skelton Road. It also includes new shops and flats on the old garage and job site and a new hotel and leisure facility on the grounds of the Northern General Hospital.

Option 2 involves the complete redevelopment of not only Owler Lane shops but also Skelton Road and links the area to a new community focus near the school. It also incorporates a new link road between Owler Lane and Skelton Road to help relieve congestion at the roundabout junction.

A series of environmental improvements are proposed for Page Hall shopping centre, providing better car parking, better pedestrian crossing facilities, better catering and ground floor shopfront improvements.



How can we improve Fir Vale?

A housing condition survey showed that 27% of the properties in Fir Vale are unfit or in poor repair. There are also a significant number of empty properties. Major areas are well below the Sheffield average.

A common house type in Fir Vale is the narrow fronted terrace with shared driveway, small corner back yard and no front garden. These are very small and do not appear to match the larger than average family size in the area. Car parking is an on-street. Other tenured housing in the area is larger and has a front garden. Some of these properties have benefited from the Council's programme, especially those along the main roads.

The drawings show three options for Fir Vale.

Option 1 - Developmental improvements and housing refurbishment. Most of the existing houses would be retained and refurbished and the streets would be improved by providing better parking and a small front garden to the properties.

Option 2 - Partial redevelopment. Some demolition to allow two new streets to be introduced surrounded by large family houses. The remainder of the housing in the area would be refurbished and environmental improvements introduced.

Option 3 - Comprehensive redevelopment. Complete clearance of the housing in the area shown and its replacement by larger two and three storey tenured houses and, again, the introduction of new green space to the area.



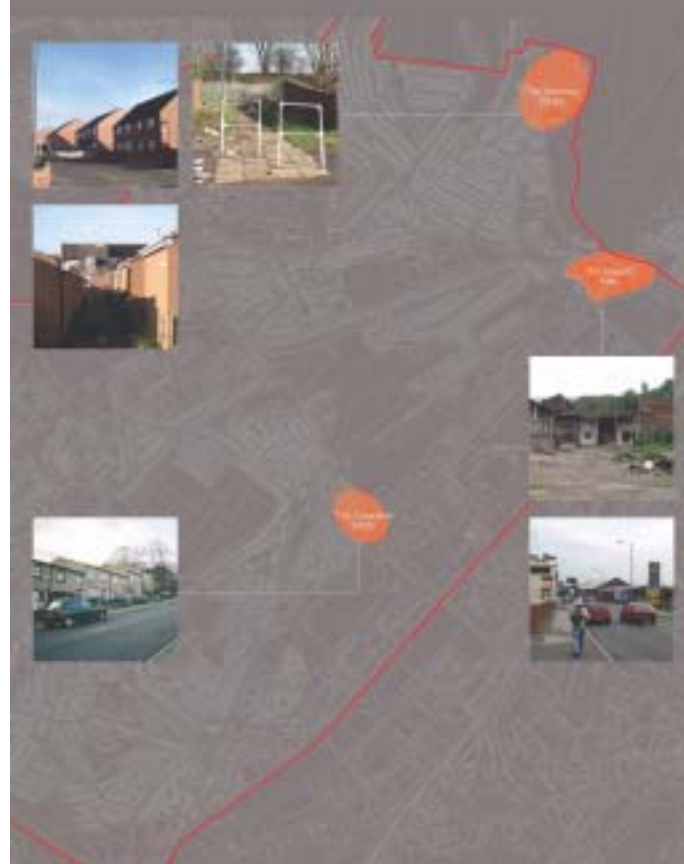
Please help Give us your views

Other Areas

The exhibition has concentrated on ideas for the primary areas of change. There are other areas where change may also be desirable. Three of these areas are highlighted below. Please tell us if you think changes are needed in these, or any other, areas.

What happens next?

Please help us by telling us what you think could, or should, be done to improve Burngreave and Fir Vale. We will consider your views and come back to you with draft plans for consultation. We expect to do this towards the end of August. We will then help us to produce the preferred plan, which will be submitted to Sheffield City Council for approval in the Autumn.



Burngreave & Fir Vale Masterplan

The prime objective of the Housing Market Renewal Pathfinder programme is to bring radical improvements to the housing market in selected areas and to bring transformational change to some existing housing stock to create successful, vibrant places where people will choose to live.

It is our vision of Burngreave as a different balance of housing and better type, quality environment and living options, rich but not an exclusive enclave. A focus of choice for both existing and incoming residents. The masterplan concept deals with ways to realise the potential but rather attempts to focus on strategic sites which could bring about a significant change in the character and perception of the area, consistent with essential environmental improvement work to ensure that the whole neighbourhood is transformed.

Our vision for Burngreave and Fir Vale encompasses:

- Deliver the development in the major areas of change to provide higher quality housing, alongside the mix of housing types in the area.
- Improve access to the local service centres of Spire Hill and Chester Lane/Spire Hill.
- General improvement to the state of housing stock, to provide new owner and improvement grants where required.
- Improve parks (Staley Park and Fir Vale Park), and build new parks in Fir Vale, where open space is currently lacking.
- Increase the improvement in existing residential stock, including 'strategic-outlets' in areas where existing housing is in a state of disrepair.
- Improvement of the historic and the early 20th century housing, to reduce public expenditure while creating a vibrant sustainable estate.
- Provide better links to major employment centres, especially the Health and General Hospital.



Sheffield City Council / Transform South Yorkshire

Improving Spital Hill

The Spital Hill area is a residential area that has been largely overlooked since a retail centre was built in the 1960s. The area is currently a mix of residential and commercial uses, with a high concentration of retail units.

Proposed improvements include:

- A new retail centre, with a mix of retail and leisure uses, including a cinema, a restaurant, and a public house.
- A new residential development, consisting of a mix of residential and commercial units.
- A new public house, to provide a focus for the community.
- A new public square, to provide a focus for the community.
- A new public square, to provide a focus for the community.



Sheffield City Council / Transform South Yorkshire

Redevelopment of Woodside

Woodside has potential as a new residential and commercial development. It is a mix of residential and commercial uses, with a high concentration of retail units.

Proposed improvements include:

- A new residential development, consisting of a mix of residential and commercial units.
- A new public square, to provide a focus for the community.
- A new public square, to provide a focus for the community.
- A new public square, to provide a focus for the community.



Sheffield City Council / Transform South Yorkshire

Catherine Street improvement

Catherine Street is a key route through the city, and its improvement is a priority. The street is currently a mix of residential and commercial uses, with a high concentration of retail units.

Proposed improvements include:

- A new residential development, consisting of a mix of residential and commercial units.
- A new public square, to provide a focus for the community.
- A new public square, to provide a focus for the community.
- A new public square, to provide a focus for the community.



Sheffield City Council / Transform South Yorkshire

Owler Lane, Skinnerthorpe Road & Earl Marshal

Owler Lane has a parade of specialist shops along a very busy road - it is a good location for parking vehicles as a direct extension for pedestrians, with some vehicle parking in the pavement. Some building are in poor state of repair.

Development has a corner lot of the parcel facing the city, with other properties in poorer condition and much more likely to be used or vacant than in the city as a whole.

Some of the local area was originally designed for the motorist, but now it is difficult to demand from a busy street for some parking. Some of the local roads have been demolished. Because of low demand, proposals are put forward for development for new family housing.

New old people's housing is proposed instead at Eagle Road and new single person accommodation will be provided at Owler Lane and Wensley Road.

Walls on the approach road to the junction of Wensley Road/Owler Lane will be replaced in a single project. The new pavement, not at an equivalent standard to the pavement for pedestrians and cyclists. The Council currently working on a Wensley Road project to improve walls there, create safe pedestrian crossings and improve conditions for buses.

So further work on walls, even just the scheme discussed here is a critical start that may change to include other work, perhaps road and other design proposals will be brought forward for public comment.

For Council staff proposals for Owler Lane include:

- New shops with flats above and with car parking underneath at the rear;
- New housing to replace the existing houses on Skinnerthorpe Road;
- A cluster of new community facilities and old people's housing near the CP and youth centre next to the Walsbrook;
- New housing on the site of old market site;
- A school and gym and transport interchange on the corner of the Wensley Road/Hospital site;
- New development on the site of the former garage and petrol shop, shops or offices on ground floor and flats above.



Fir Vale East & the Wensley Estate

Existing conditions mean about 10% of the property in Fir Vale has a loft or a porch. House are very small. Car parking is at a distance.

By contrast, housing conditions in the Wensley Estate are generally good, but properties are built very close together, with narrow pathways which give little privacy in the outdoors and also provide inadequate fire escapes, making difficult for the police to control some fires.

So plans for Fir Vale East and the Wensley Estate include:

- Re-use some of all vacant houses along Haggie Street, Fisher Street, David Street, Wals Street, Milling Street and Wensley Street. There are a further 100 properties in 270 houses with off-street parking.
- Use some green spaces will provide children's play spaces and playgrounds for the neighbourhood.
- The existing streets will generally be retained but the building form will be altered to allow for small front gardens. This will allow the planting of the development, thereby reducing disruption to the existing community in Fir Vale.
- New buildings connecting Fir Vale to the Wensley Estate are proposed between Wals Street and Wensley Road and also to the south of Owler Road. A new parking area and walking route will be provided to the south of Owler Road School.
- The Council is also looking at other options to "disrupt" some Wensley houses, especially by the removal of some windows, doors and improvement lighting.
- Potential for House Links.

Housing mix is anticipated to be approximately 80% private housing but a mix of 20% could serve it in the long term.



Page Hall & Upwell Street

Page Hall

Page Hall has a good number of shops and is located centrally in Fir Vale, with the Walsbrook (stream) for most residents. The retail opportunities are in a good location and are mostly residential, but again the area is well served by bus routes and pedestrian improvements.

A range of environmental improvements are proposed for Page Hall including better access to the stream, better parking, better pedestrian crossing facilities, better walking and cycling routes and improvements to the street lighting.

Upwell

Upwell can be a little better served by bus routes, with some small buildings, located up the street and a lot of poor quality buildings and for the shops, for shops etc. Improvements to the bus routes into the area will be a priority. The potential for additional housing could also provide temporary accommodation for those affected by redevelopment in Fir Vale while they wait for new housing in their neighbourhood to become available.

So the best proposals for Upwell are those in the Fir Vale:

- Strength features of the development proposed to be done just along the Walsbrook, lined by new housing that faces onto the street.
- New housing development will be through the Wensley Road, Upwell Lane and Wensley Lane as also proposed.
- Use plan shows approximately 10 units of additional accommodation.
- There are also several buildings in need of being the better served but some business situations will be retained.



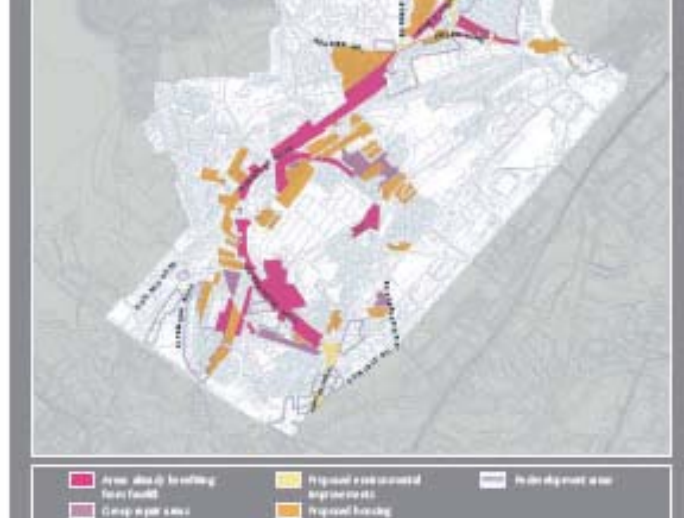
Housing Improvement Areas

The early proposals have been for one day areas, mainly in the Wensley Road/Hospital site and the Walsbrook.

There are also several buildings in need of being the better served but some business situations will be retained.

Proposed housing improvement areas are shown in the Plan. Areas identified as those that will be a combination of improvements on the provision of improvements in the Wensley Estate.

- Along main street (Walsbrook/Hospital site, Wensley Road, Walsbrook/Hospital site, Walsbrook/Hospital site, Walsbrook/Hospital site).
- Along main street (Walsbrook/Hospital site, Wensley Road, Walsbrook/Hospital site, Walsbrook/Hospital site).
- Along main street (Walsbrook/Hospital site, Wensley Road, Walsbrook/Hospital site, Walsbrook/Hospital site).
- Along main street (Walsbrook/Hospital site, Wensley Road, Walsbrook/Hospital site, Walsbrook/Hospital site).



What happens next? Knowledge is being gathered on what is possible about these proposals. This will then help us to produce the budget, which will be submitted to Sheffield City Council for approval in the next few weeks.

5 The housing conditions

5.1 The housing market in Fir Vale

The Council's Successful Neighbourhoods Unit has defined neighbourhoods for the purpose of city-wide statistical analysis. According to this definition, Fir Vale had a population of 7,410 and 2,807 households, while Burngreave had a population of 3,836 and 1,616 households.

Parts of the Master Plan study area referred to as Burngreave in this study fall within other neighbourhoods, as defined by the Council. These include Woodside, with a population of 3,062 and 1,387 households, Abbeyfield, with a population of 2,818 and 973 households, and parts of Firshill, with a population of 1,845 and 936 dwellings. The boundaries of these areas are shown in the plan below. This must be borne in mind when interpreting the data contained on the following pages.



Successful Neighbourhood Boundaries

5.2 Profile of the area

House types

The chart opposite shows that both Fir Vale and Burngreave have a much higher proportion of terraced houses than the City as a whole, with 20% more units falling into this house type. Conversely, there were smaller numbers of detached and semi-detached houses here than in the city as a whole.

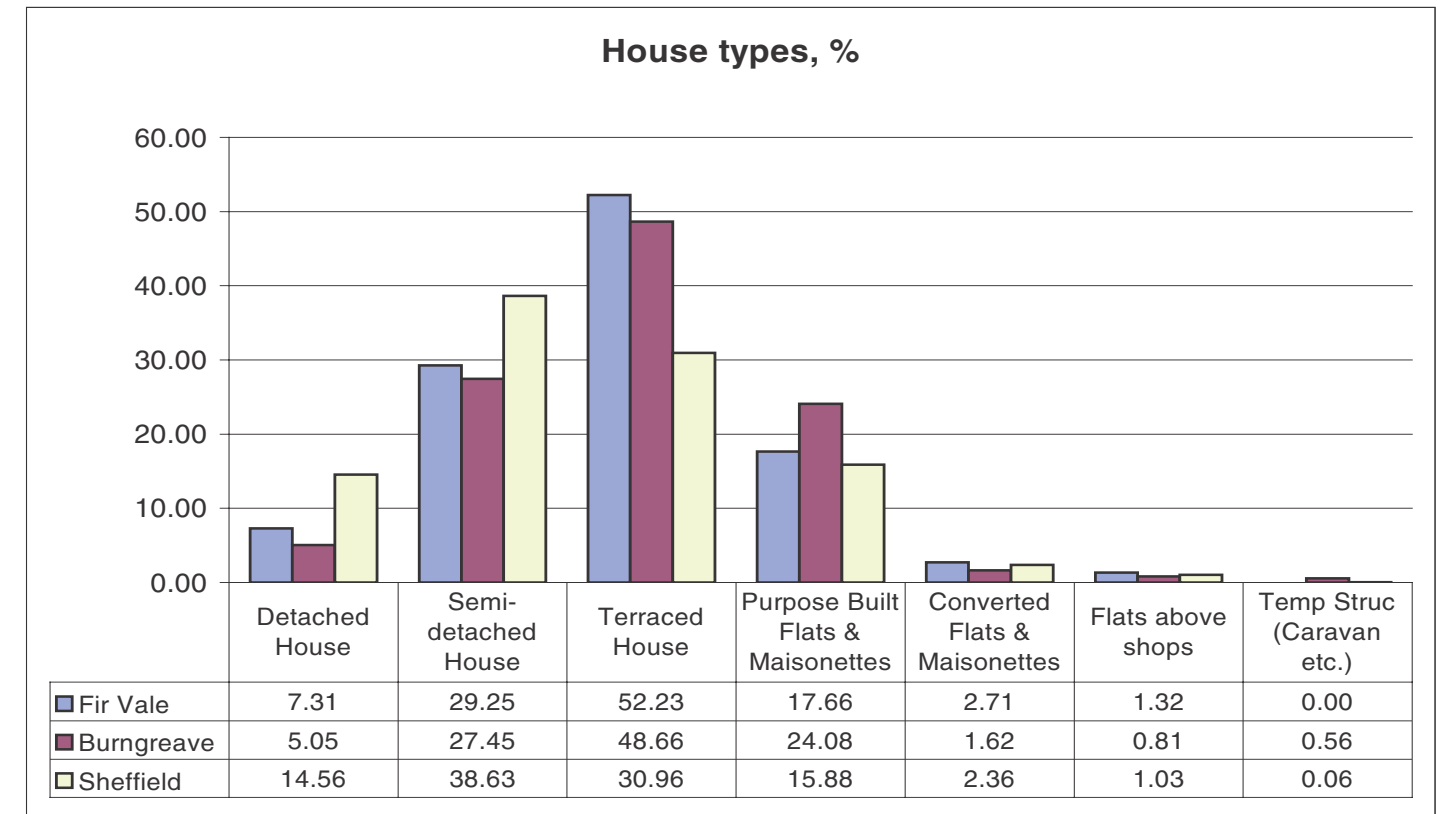
Burngreave has significantly more purpose built flats and maisonettes than the City as a whole, while Fir Vale matches quite closely the profile for the city

Tenure

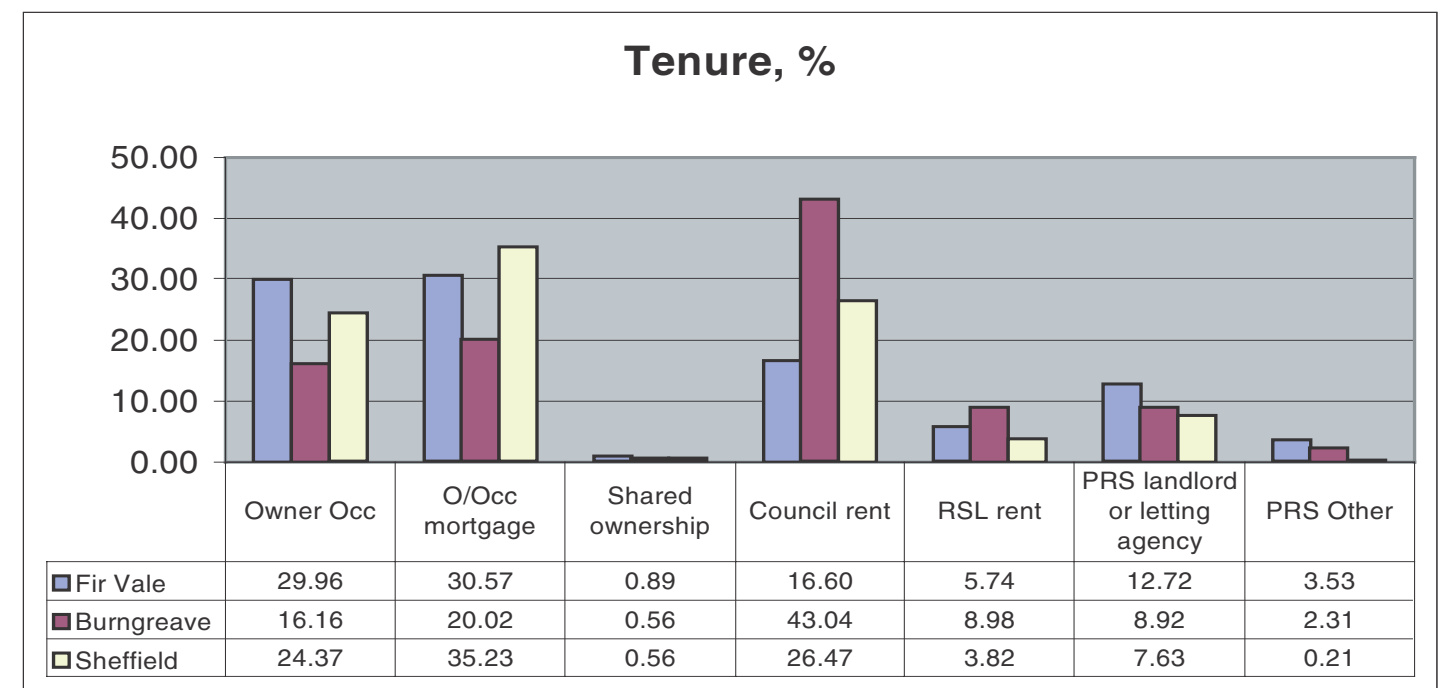
Tenure patterns show a significant variation between Burngreave and Fir Vale. Fir Vale's housing tenure has a significant number of owner occupiers, especially in the category of homes that are owned outright rather than mortgaged. Taking the two categories of owner occupation together, Fir Vale very closely matches the profile for the city as a whole, at approximately 60%, whilst for Burngreave the figure is only 36%.

Conversely, Council renting is much higher in Burngreave, at 43%, with RSL renting also above the city average.

Fir Vale has a lower proportion of public renting tenures than the city as a whole, while the number of properties in the private rented sector, at 16%, is double the proportion of this tenure in the city as a whole.



Based on the 2002 Private Sector Condition Survey and 2001 Census data



Based on the 2002 Private Sector Condition Survey and 2001 Census data

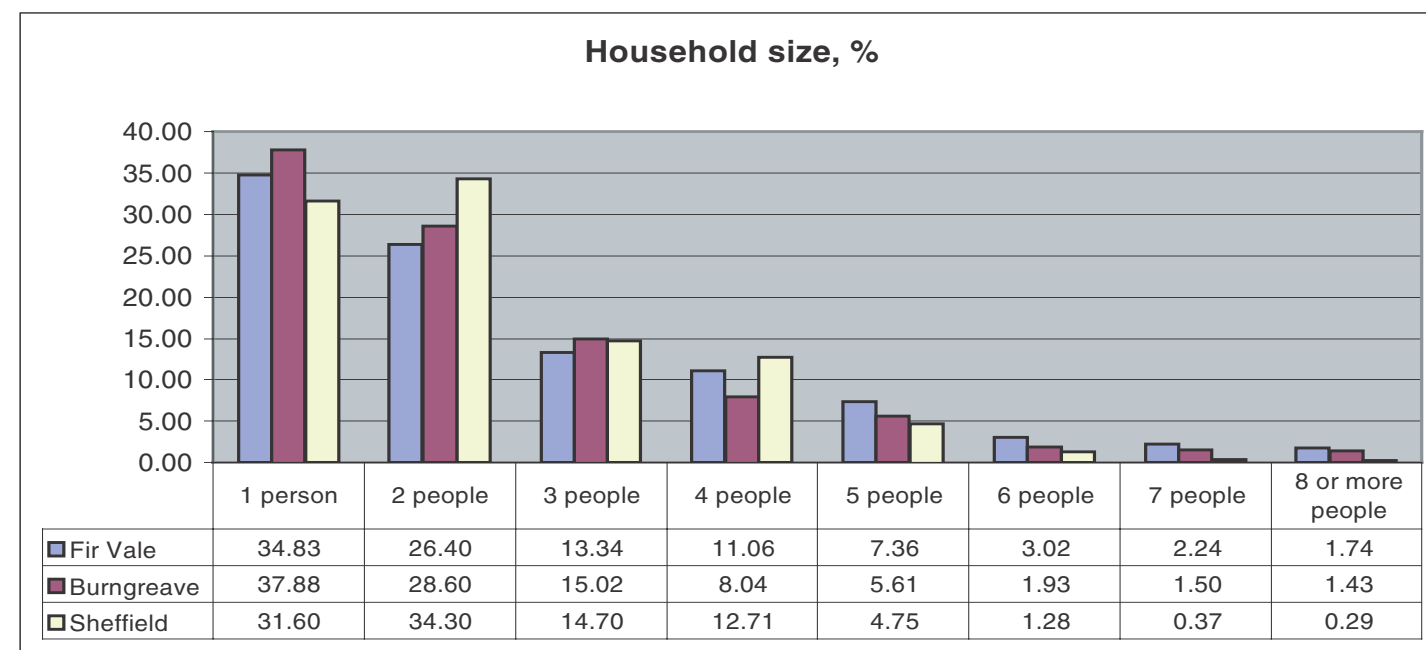
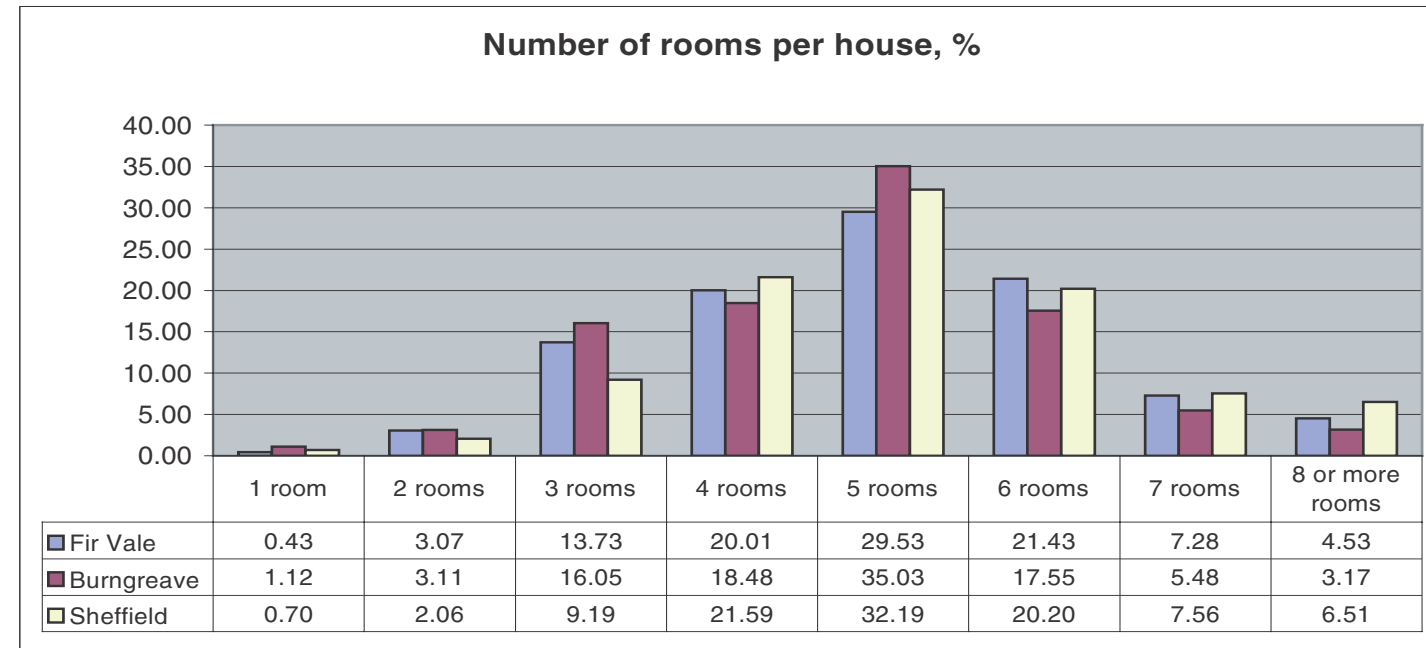
Size of house and household

The sizes of houses and of households are shown in the charts below.

Looking at households containing 5 or more people, it can be seen that Fir Vale has 14% of these households, whereas there are only 7% of such households in the city as a whole. Burngreave falls in between.

Despite the larger average household size in Fir Vale, this is not reflected in house sizes, where 63% of the stock in Fir Vale has 5 or more rooms, lower than the proportion for the city, where the equivalent figure is 66%. Thus, the picture for Fir Vale is of larger than average households being accommodated in smaller than average houses.

Burngreave has a larger proportion of middle sized housing units (in the 3,4 and 5 room size), where these units make up 70% of the total, compared to 63% for Fir Vale and the city as a whole.

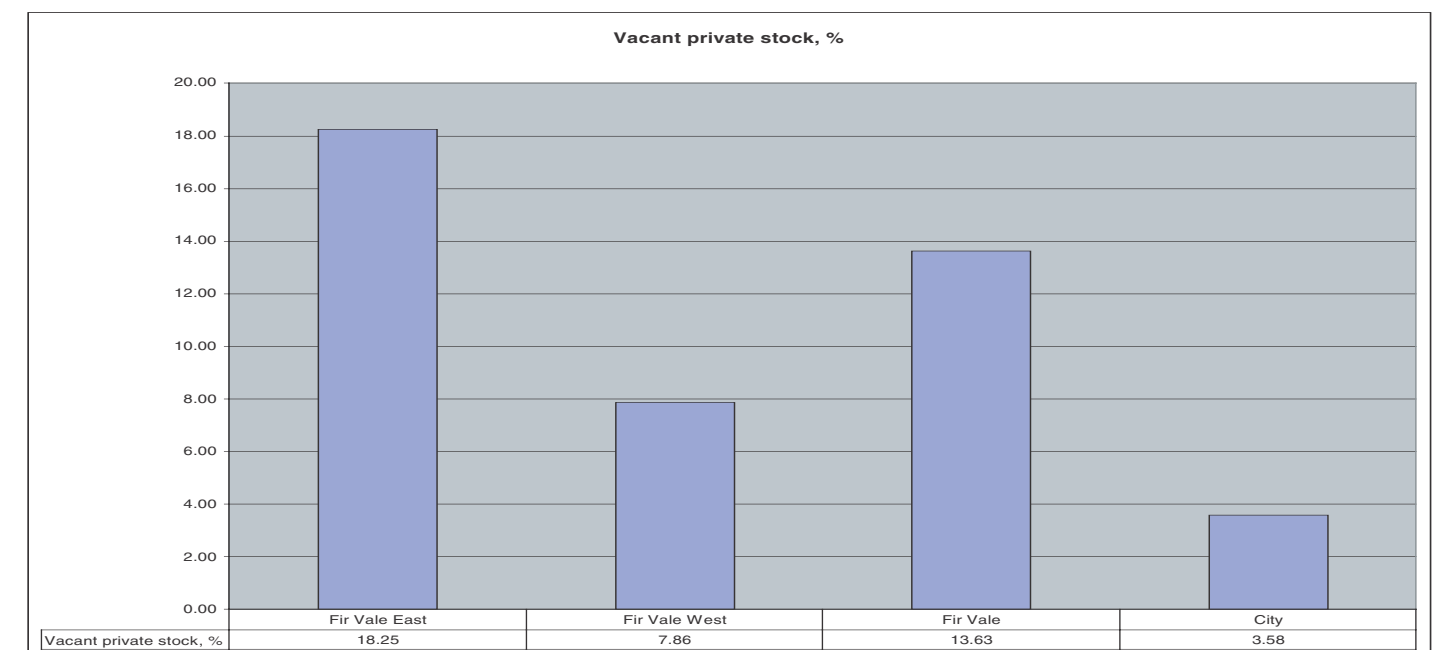
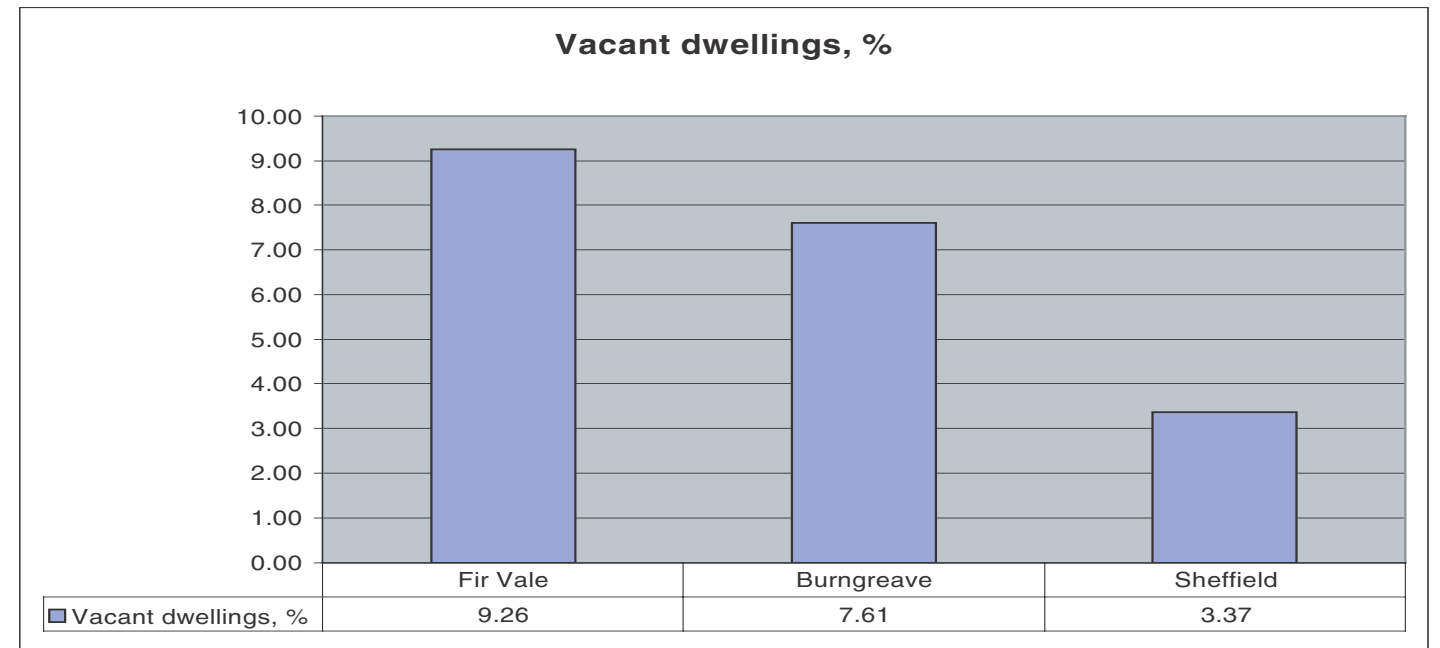


Based on the 2002 Private Sector Condition Survey and 2001 Census data

Vacant dwellings and vacant private stock

Both Fir Vale and Burngreave have a significantly higher proportion of vacant dwellings, than the city as a whole, as shown in the chart below, which is based on 2001 Census data.

We have undertaken more detailed analysis from the data available from the Private Sector Housing Condition Survey. This is shown in the second chart below and shows a significant variation between Fir Vale East and Fir Vale West, with over 18% vacant in Fir Vale East.



Based on the 2002 Private Sector Condition Survey and 2001 Census data

Amenity deficit

Looking in more detail at the situation in Fir Vale, we have looked at the data on housing lacking one or more basic amenities, taken from the Private Sector Housing Condition Survey. The chart again shows a significant variation between Fir Vale East and Fir Vale West, with almost 25% of the housing in Fir Vale East lacking one or more basic amenities, whereas Fir Vale West is only slightly worse than the city as a whole.

Housing condition

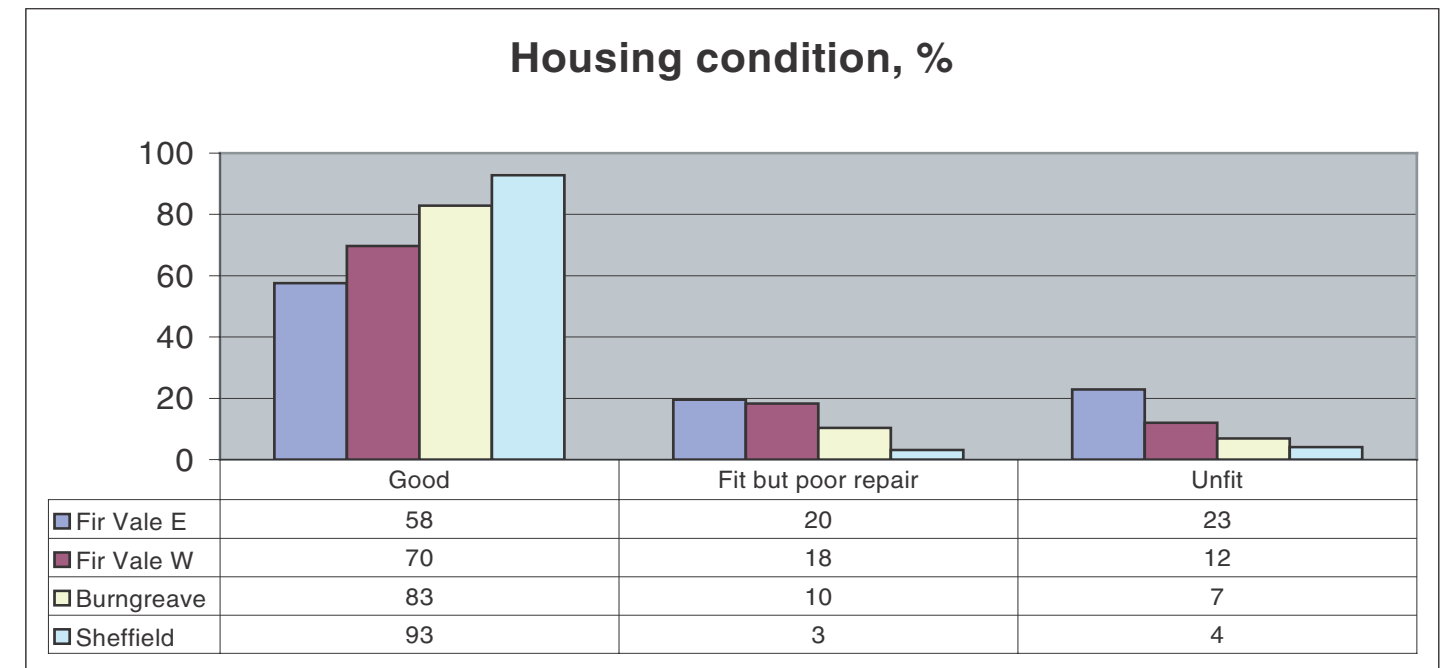
We have also studied the data on housing condition, taken from the Private Sector Housing Condition Survey. The chart shows that Fir Vale East and West both contain significant numbers of properties that are fit but in poor repair, at 20% and 18% respectively, compared to only 3% for the City as a whole and 10% for Burngreave. However, Fir Vale East is significantly worse in terms of the number of unfit dwellings, at 23%, compared to 12% for Fir Vale West, 7% for Burngreave and 4% for the city. Taking both categories of properties in poor repair and unfit accounts for 43% of the dwellings in Fir Vale East, 30% in Fir Vale West, 17% in Burngreave and 7% in the city.

Non-compliance with Decent Homes Standard

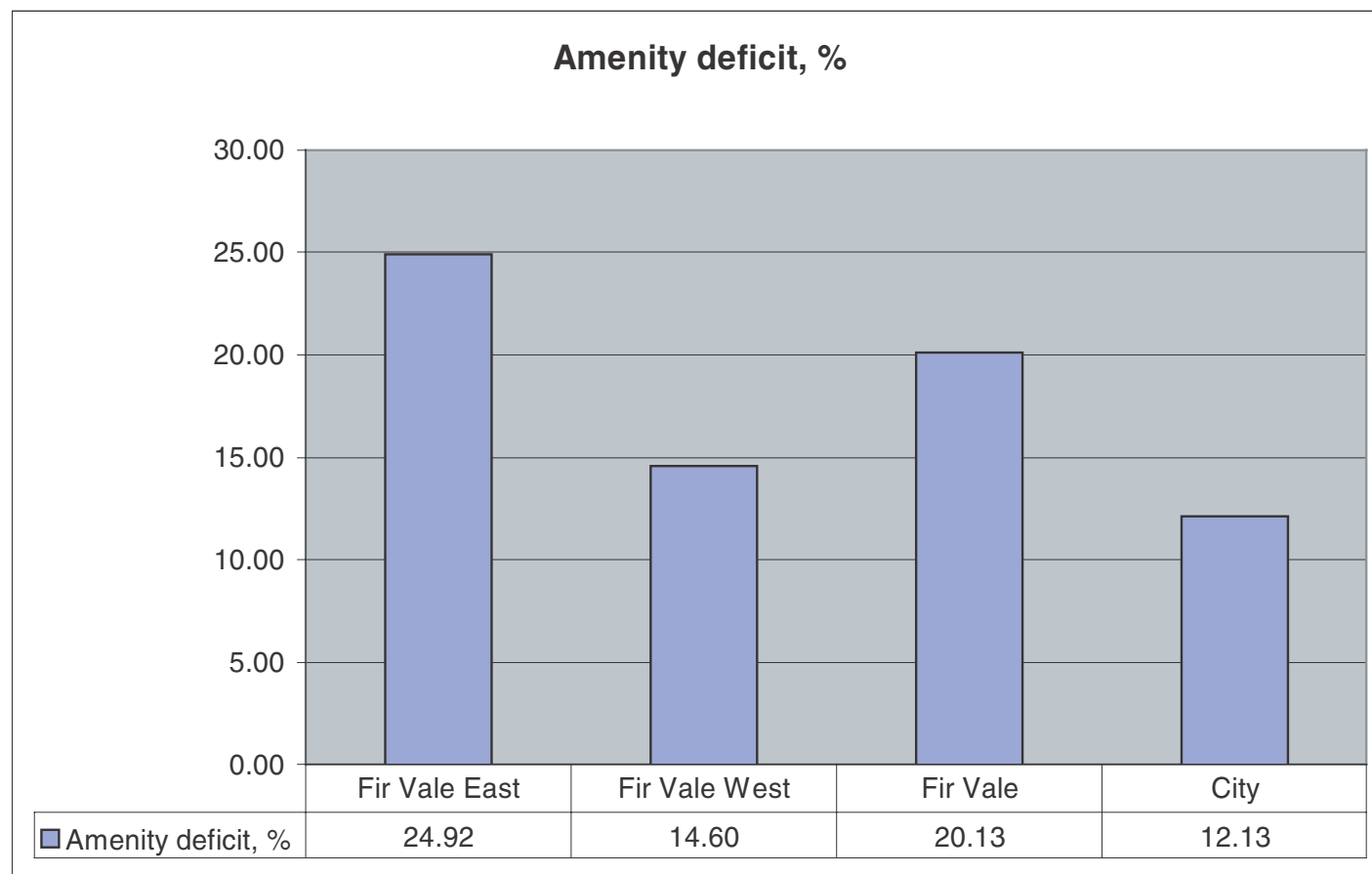
The Decent Homes Standard (DHS) is defined by ODPM. Essentially, DHS defines and combines standards for the fitness, repair requirement, modernity and thermal comfort of a dwelling.

The private sector housing condition survey indicates that over half (53%) of the occupied privately owned dwellings in Fir Vale were not compliant with DHS. This compares with 18.5% in the City overall.

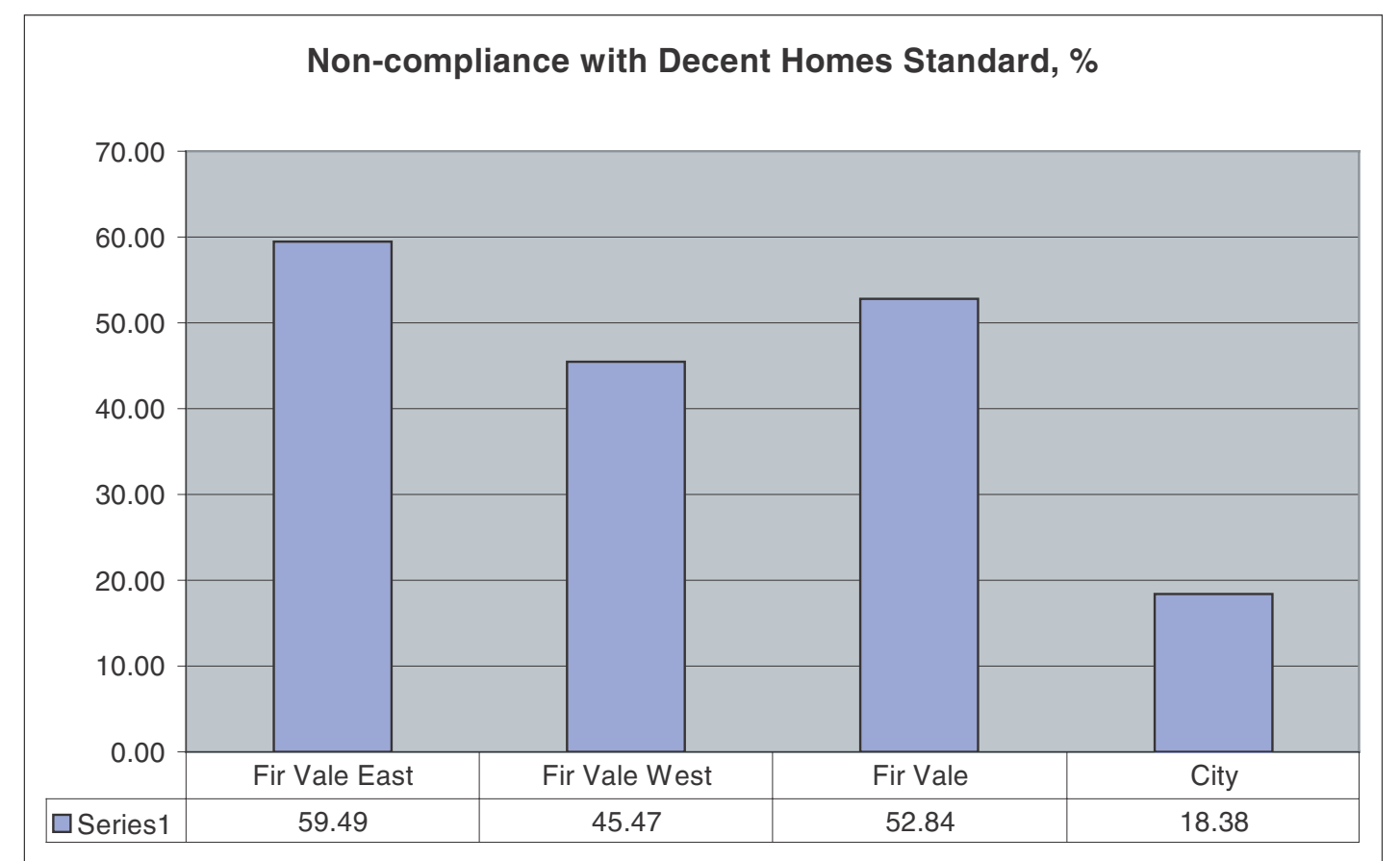
The private sector housing condition survey does not give an estimate for the number of vacant dwelling not complying with DHS. Half of the vacant dwellings in Fir Vale were either undergoing or awaiting repairs or were bricked up or derelict although taking these into account as also below DHS does not increase the percentage. There is no estimate for the cost of investment in the private sector housing condition survey of bringing privately owned dwellings in Fir Vale up to the DHS. To try and establish a relative proxy, the costs of addressing disrepair and unfitness in the area, relative to the City, were examined.



Based on the 2002 Private Sector Condition Survey and 2001 Census data



Based on the 2002 Private Sector Condition Survey and 2001 Census data



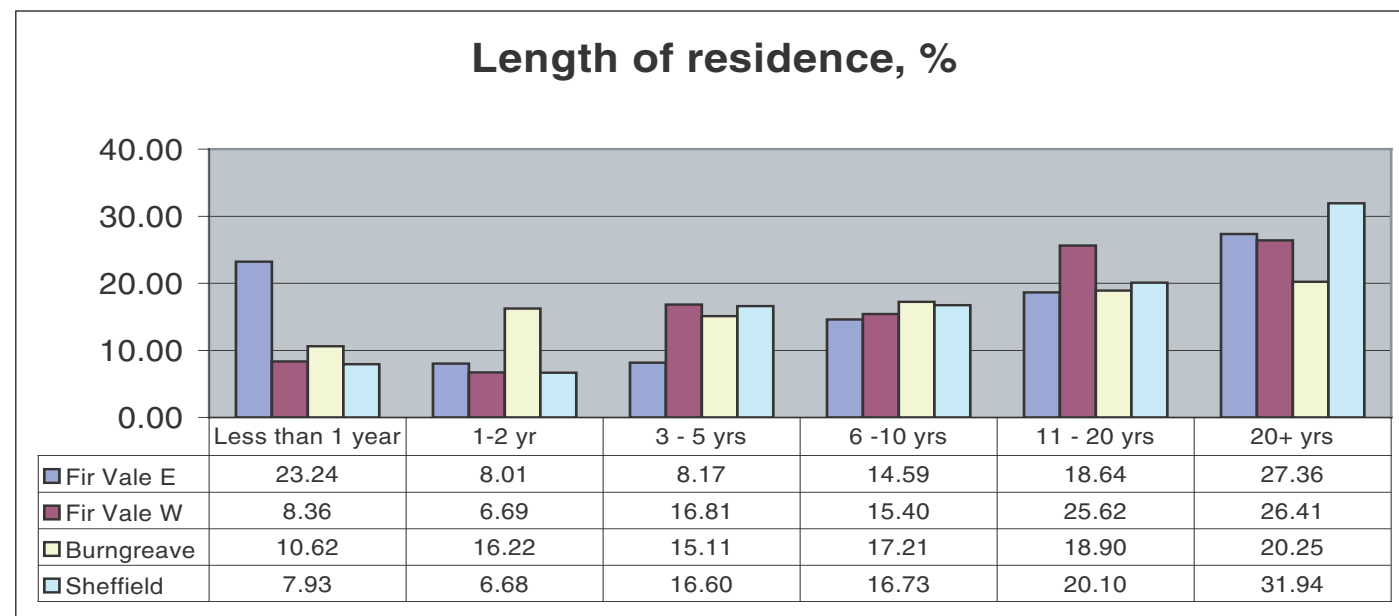
Based on the 2002 Private Sector Condition Survey and 2001 Census data

Length of residence and moving intention

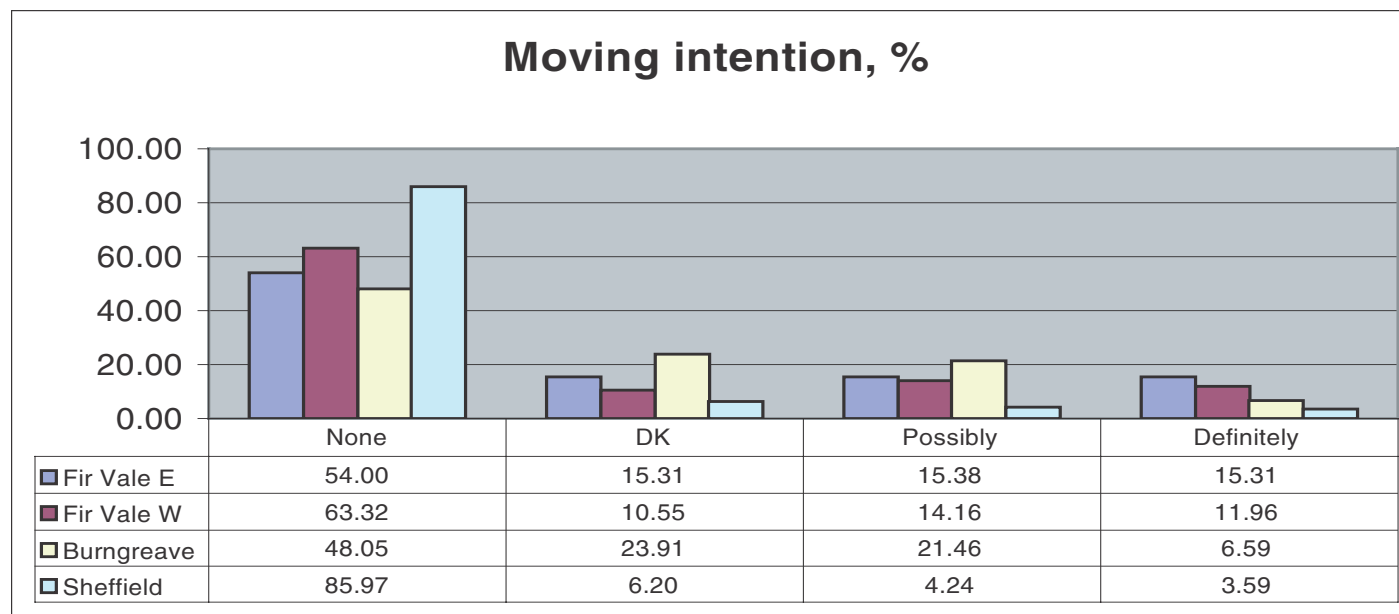
Other important factors that determine not only the condition of the housing in Fir Vale, but also the popularity of the area as a place to live, which is a significant part of the debate in terms of housing market renewal, is the length of time residents have lived in the area and existing residents intentions to move away or stay in the area. These issues are shown in the two charts on this page.

It can be seen that Fir Vale East contains a much larger transient population than Fir Vale West or the city as a whole, with over 23% of the population having lived in the area for less than a year.

The data on moving intentions are less clear cut, although looking at those who have no intention of moving, the figure is only 54% for Fir Vale East, whereas in the city as a whole 86% are not looking to move.



Based on the 2002 Private Sector Condition Survey and 2001 Census data



Based on the 2002 Private Sector Condition Survey and 2001 Census data

5.3 House price movement

House prices over time are available down to postcode sector from the Land Registry. These show average sale price and number of sales by house type (detached, semi-detached, terraced house and flat) and quarter since 1999. It should be noted these include all private residential sales including properties sold for onward renting. They exclude Right to Buy (RtB) sales.

In effect therefore there are three indicators:

- House prices at a particular time in comparison with the rest of the locality (in this case, Sheffield),
- Change in prices both over time and in relation to the rest of the locality,
- Rate of sales both over time and in relation to the rest of the locality.

The first is an indication of an attractiveness of an area with higher prices than those across the wider locality suggest an area is more popular or "sought after".

The second and the third are both trend measures and the analysis can be assessed over time and can be combined to indicate whether a market is stable, overheating or stagnating. However, a housing market is inelastic with increases in prices not always triggering an increase supply either in terms of re-sales or new development. An existing owner-occupier will value many aspects of current location and the financial and social costs of moving will be balanced against the benefits of realising the increase in value. Indeed, increasing value may well be seen as a long-term investment benefit. Conversely, falls in prices may encourage sales by owner-occupiers who are concerned that they herald further falls or because they perceive an area to be in decline. Increases may reflect or encourage a change in tenure either into owner-occupation or decreases out of owner-occupation into renting. Such a change means appealing to different consumers.

For the purposes of this note, a higher increase in values in Fir Vale than in Sheffield as a whole will indicate an area of growing popularity, whilst a relative decline would show falling attractiveness. The volume of sales is an indication of interest but should be aligned with the volume of voids.

The two postcode sectors in Fir Vale (S4 8 and S5 6) actually cover wider areas than Fir Vale and can therefore only be taken as an indication of activity. Table 2 below shows the average price and number of sales by house type and year for these two postcode sectors and Sheffield as a whole. The average house sale price in Sheffield in 2003 was around £106,000 compared to £46,500 (or 44% of the City average) in S4 8 and S5 6. However, the mix of properties sold in Fir Vale was predominantly semi-detached and terraced houses. Comparing these prices, dwellings were between half to three fifths the prices recorded across the City in 2003. This suggests Fir Vale is not the most "sought after" area in the City.

In terms of trends, the value of a semi-detached house in S4 8 and S5 6 was worth approximately three fifths of the average price across the City in both 1999 and 2003. Terraced houses in S4 8 and S5 6 have risen in relative value from 47% of the average value of a terraced house in the City in 1999 to 53% in 2003. These figures would suggest the area has not experienced a relative decline in popularity over the last four years, but this is not necessarily borne out by the level of activity.

Whilst the number of sales of semi-detached and terraced houses in the City in 2003 has increased by 4% and 16% since 1999, sales in S4 8 and S5 6 have increased by 61% and 144%. Whilst this reflects the higher number of recent movers recorded in 2002, when taken in conjunction with the high voids level, it may indicate that increased activity is being fuelled by speculation that the area will be regenerated and values will rise accordingly. This may also indicate that the area is not popular to live in as currently configured. These are, however, hypotheses which need to be tested.

5.4 Conclusion

Though this data provides a valuable indication of the current market conditions in the area, it should be noted that it does derive from secondary sources and should therefore be used as a basis for further collection and analysis.

In general, privately owned dwellings in Fir Vale are older, in poorer condition and much more likely to be rented or vacant than across the City as a whole. Whilst they typically have three bedrooms, there is a higher proportion of smaller dwelling (bedsits to 2 bedroom) than in the City overall. Where occupied, their residents are twice as likely to have moved in over the last year than in the City as a whole and four times more likely to be considering moving on. There is a higher incidence of larger households despite a lower incidence of larger dwellings and a much higher incidence of households from the ethnic minorities.

The housing market is characterised by increasing activity without much relative increase in prices. Whilst this may be consistent with higher turnover, the high level of voids suggests the increase in activity is not being fuelled by demand.

This data need to be compared with similar data from other sources, most notably the 2001 census. The City Council is in the process of collating data to neighbourhood level and investigation into whether Fir Vale is identified as a neighbourhood should be put in hand. Otherwise, 2001 census small area statistics for the Fir Vale postcodes should be commissioned by the City Council from Office of National Statistics.

In addition, a great deal of qualitative data has been gained from the interactions between the City Council and its agents and the local population. Although the empirical evidence provides a useful insight it is also the case that the area is the subject of ongoing regeneration and so this empirical baseline should be constantly tested against the changing perceptions of the local and wider community. Additional baseline data such as private rent levels should be updated on a regular basis to reflect changes in the popularity of the area.

Table 2: House prices and sales in Sheffield and S4 8 and S5 6 in 1999 & 2003

1999		Det. House	SD House	Terrace	Flat/ Mais.	Total
<i>S4 8/ S5 6</i>	<i>Mean price</i>	0	33887	20263	0	24931
	<i>Number of sales</i>	0	61	117	0	178
<i>Sheffield</i>	<i>Mean price</i>	108497	57395	43197	48409	61805
	<i>Number of sales</i>	1695	3234	3048	609	8586
<i>Comparison - Sheffield & Fir Vale</i>	<i>Mean price in FV as % of mean price in Sheffield</i>	NA	59	47	NA	NA
2003						
<i>S4 8/ S5 6</i>	<i>Mean price</i>	100480	59498	39703	64600	46422
	<i>Number of sales</i>	5	98	285	20	408
<i>Sheffield</i>	<i>Mean price</i>	187541	99005	75506	99637	105804
	<i>Number of sales</i>	1703	3356	3536	1498	10093
<i>Comparison - Sheffield & Fir Vale</i>	<i>Mean price in FV as % of mean price in Sheffield</i>	54	60	53	65	44
% increase between 1999 - 2003						
<i>S4 8/ S5 6</i>	<i>Mean price</i>	0%	76%	96%	0%	86%
	<i>Number of sales</i>	0%	61%	144%	0%	129%
<i>Sheffield</i>	<i>Mean price</i>	73%	72%	75%	106%	71%
	<i>Number of sales</i>	0%	4%	16%	146%	18%

6 Masterplan

6.1 Objectives

The aims and objectives of Transform South Yorkshire are based on the analysis of housing market weakness and their understanding of the key economic drivers, as set out in their prospectus. The Pathfinder's main three objectives provide the main thrust for interventions in the South Yorkshire housing market and have guided the preparation of this masterplan.

These main objectives are:

- To achieve a radical improvement in the character and diversity of neighbourhoods: helping secure a more sustainable settlement pattern in the sub-region. In Burngreave and Fir Vale, this means reducing levels of crime, vandalism and anti-social behaviour; enhancing and improving local services such as shops and health facilities, transport links, and the physical environment.
- To expand the area's range of housing options: increasing housing choice in order to meet the aspirations of existing, emerging and incoming households. In Burngreave and Fir Vale, this means adjusting the social rented housing stock to match demand; reducing the oversupply of small units; increasing good quality private rented housing; increase the range of housing options for the Black and Minority Ethnic communities who wish to improve their housing circumstances while remaining close to their communities.
- To improve housing quality, ensuring that all tenures capitalise on the opportunities created through innovations in design standards and efficiency. In Burngreave and Fir Vale, this involves removing the most obsolete housing, replacing stock, where required, with quality homes; securing investment to transform the remaining stock.

In the light of our review of the Transform South Yorkshire Prospectus, the policy context, our appraisal of the study area and the results of public consultation, we have derived the following objectives for the master plans for Burngreave and Fir Vale. These aim to achieve the overarching strategic goal of transforming the local housing markets in these neighbourhoods, making them locations of choice for existing and future residents.

We have formulated our objectives for the masterplan as follows:

1. To provide a vision for the neighbourhood and a framework for investment with a clear strategy for the long term improvement of the area;
2. To promote successful communities, where existing residents will wish to remain and new residents will be attracted to move in;
3. To provide a wider choice of housing and support the Council's aim to deliver Decent Homes standards;
4. To promote housing that more closely matches the demand from existing and potential future residents;
5. To promote the local involvement of residents in managing the change of their neighbourhood;
6. To promote improvement to existing housing that has a viable, long-term future;
7. To take advantage of the area's special character and physical assets to regenerate neighbourhoods;
8. To promote environmental improvements, making neighbourhoods more attractive as places to live;
9. To promote urban living, especially on development sites such as Woodside near the city centre;
10. To strengthen the network of district and local service centres, especially at Spital Hill as the most important and distinctive shopping and service centre in Burngreave;
11. To celebrate the special character, including the ethnic diversity, of Burngreave and Fir Vale;
12. To ensure that new housing development takes account of the special housing needs of minority groups;
13. To ensure synergy with other initiatives in the area such as the New Deal for Communities;
14. To promote safe and attractive parks which relate well to the communities around them;
15. To promote sustainable travel patterns, in particular bus travel and walking; and
16. To promote the achievement of high quality design standards, sustainability and innovation in development, particularly on Council controlled sites
17. Increase bus priority through Spital Hill as part of bus improvements in north Sheffield, and increase local bus access to Spital Hill itself.

6.2 General Urban Design Principles

All development in the masterplan area should take account of the general urban design principles stated here. These support the development of sustainable communities and are in line with the general planning policy and best practice reviewed earlier in the masterplan document. The principles focus on the features of sustainable communities, how the development functions, on the character of the development, and movement and safety.

Sustainable Communities

The Government set out four aims for sustainable development in its 1999 strategy 'A Better Quality of Life, A Strategy for Sustainable Development for the UK' (ODPM). These are:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- The prudent use of natural resources; and,
- The maintenance of high and stable levels of economic growth and employment.

There are a number of definitions of what makes a sustainable community. 'Planning for Sustainable Development' (DETR 1998) emphasises the importance of neighbourhoods and suggests that they should have;

- An identified centre,
- Areas of density around the centre, and
- Distinctive character.

The principles of sustainable development are set out in the Government's vision 'Sustainable Communities; Building for the Future' (ODPM 2003) and they emphasise the importance of housing and local environments. Some of the key requirements include;

- Strong leadership and community engagement,
- A flourishing local economy,
- Well designed and safe public spaces,
- Developments designed to support local amenities,
- Good public transport links,
- Buildings and spaces that can be used flexibly,
- An integrated mix of house types and tenures,
- A sense of place, and
- Links with wider communities

Considering Government Policy, and best practice, the following general urban design principles have been generated for the masterplan.

Function

Make the place work

- Consider strategic issues about how the place works, how it responds and links to its surroundings, and the urban design functions of buildings and spaces,
- Provide diversity and choice through a mix of housing types and tenures to attract and retain a mixed and stable community,
- Provide for access to a mix of complementary uses required to make more sustainable communities, including walkable access to schools, work, health and community facilities, shops, open space, sports facilities, pubs, churches, public transport and other services,
- Work with the landscape and environment making the most of solar gain, and landscape features,

Streets for people

- Streets should be for people and the hierarchy, character and use of public and open spaces should contribute to making the character of the development,
- Prioritise the pedestrian and cyclist in the movement network,

Compact and connected places

- Create development forms in line with Government guidance on density of between 30-50 dwellings per hectare,
- Create more intense development around public transport nodes and corridors and around service and shopping centres,
- Create outward looking and connected places with clearly structured movement networks,

Flexible development forms

- Consider flexible development forms that allow for future uses and re-uses,

Management and maintenance

- Create highway, open space, and public realm that can be sustained through specified management and maintenance regimes.

Character

Local Distinctiveness

- Survey and analyse the site and surroundings to identify what makes the place special and incorporate these findings within the development of the new place,
- Consider the historical development of the settlement, the landscape, views, topography, local landmarks, activity and uses,
- Protect and enhance long views out from the site, and the key landmarks. Consider views of the development from other key points around the site,
- Provide visual landmarks and clues as people move through the site,
- Avoid long edges that create barriers to movement,
- Consider how the development fits into the area and the effect it will have,

Structure

- Create structure and character through memorable forms and coherent patterns of development,
- Create visual variety and interest at different scales,
- Create a hierarchy of places, with places to move through, places to wait or places to go into,
- Clearly mark private and public places and ensure that entrances are onto streets creating activity and natural surveillance,

Enclosure

- Define streets with common building lines and use trees to enclose places,
- Create human scale and ensure community safety,
- Consider the effect of microclimate and create warm and sheltered places,

Movement and Safety

Safe, convenient and attractive places

- Create safe places that are convenient and attractive to move through and be in, especially for cyclists and pedestrians,
- Ensure that natural surveillance is used to informally 'police' public areas where ever possible, avoid blank facades facing on the street, organise houses with busy rooms facing public areas,
- Consider using the 'Homezone' concepts and other more innovative highway design solutions,
- Balance the needs of all the street users, and design for slow car speeds,

Legible and permeable

- Create legible (this means creating informal clues for people to orientate themselves in a place), and permeable places,
- Consider the placement of buildings first and fit the road to the urban design,






Structure

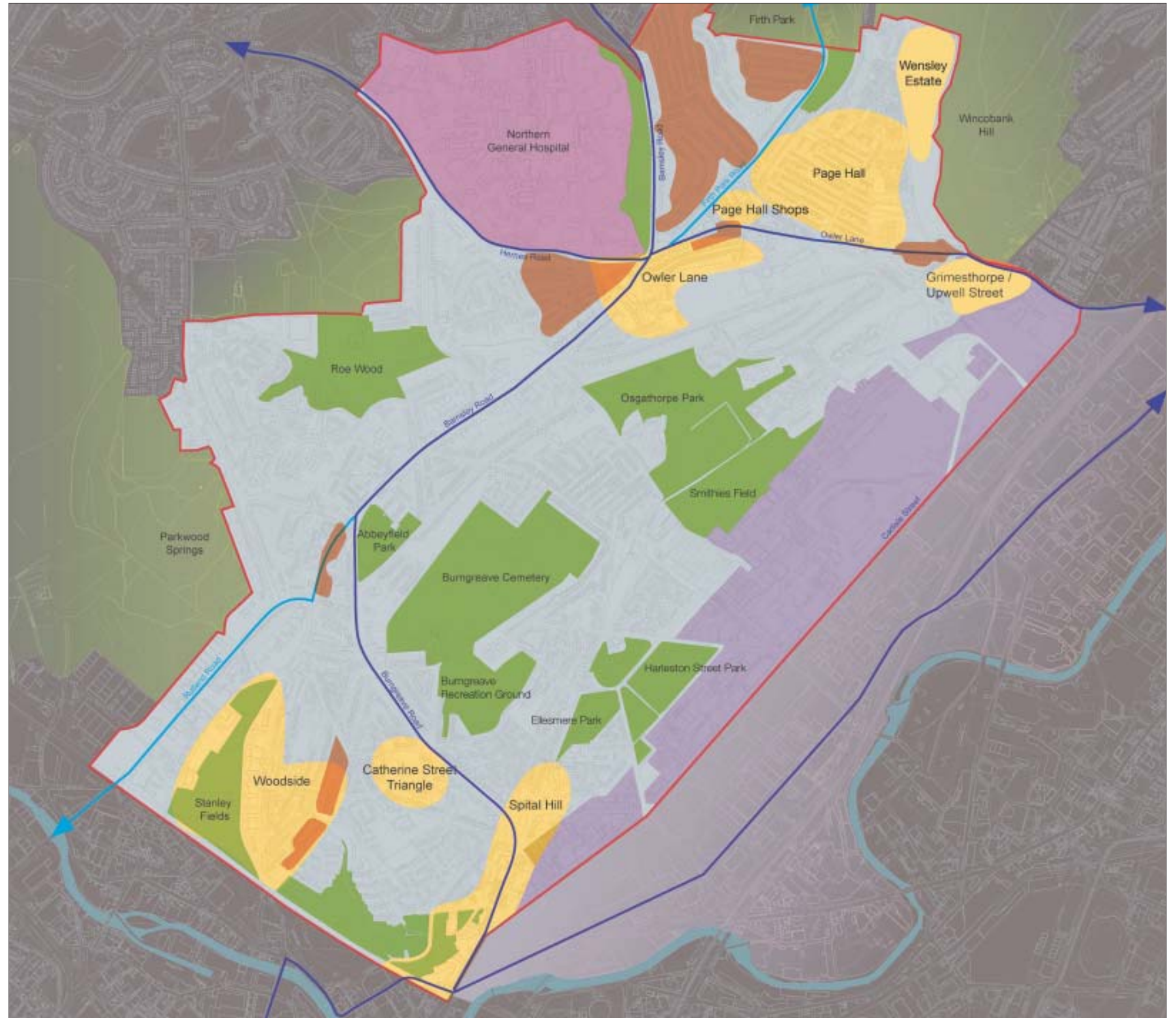
- Identify popular and important activity nodes and create a network of safe routes through the site and linking to the surroundings,
- Create linked streets rather than use over-long cul-de-sac forms,
- Discourage through-use by traffic,

Cars

- Manage the speed of vehicles through the design of the horizontal alignment of roads,
- Use car parking to add to the attractive character of the area, but don't allow cars to dominate the streetscene,

Figure 6.1 - Concept Plan

-  Area boundary
-  Primary area of change
-  Proposed housing improvement areas
-  Sustainable residential area
-  Northern General Hospital
-  Major open space
-  Industrial area
-  River Don
-  Primary road
-  Secondary Road



6.3 Overall plan

The overall plan for Burngreave and Fir Vale includes the following strands:

- Redevelopment in key areas of change where the maximum impact can be achieved and the potential for attracting private sector interest will be maximised, to provide higher quality housing, broadening the mix of housing types available to existing and new residents;
- Tackle areas of very poor quality housing, especially Skinnerthorpe Road and Catherine Street;
- Provide a vision for the strategic Woodside site;
- Improve the main shopping centres of Spital Hill and Owler Lane/ Page Hall;
- Promote better linkages to major employment sites nearby, especially the Northern General Hospital;
- Improve the major gateways into the area: Spital Hill, Upwell Street and Owler Lane;
- Improve key routes through the area (Spital Hill, Burngreave Road, Owler Lane/ Rushby Street) in terms of their buildings, environment and public transport;
- Take advantage of the introduction of the Inner Relief Road

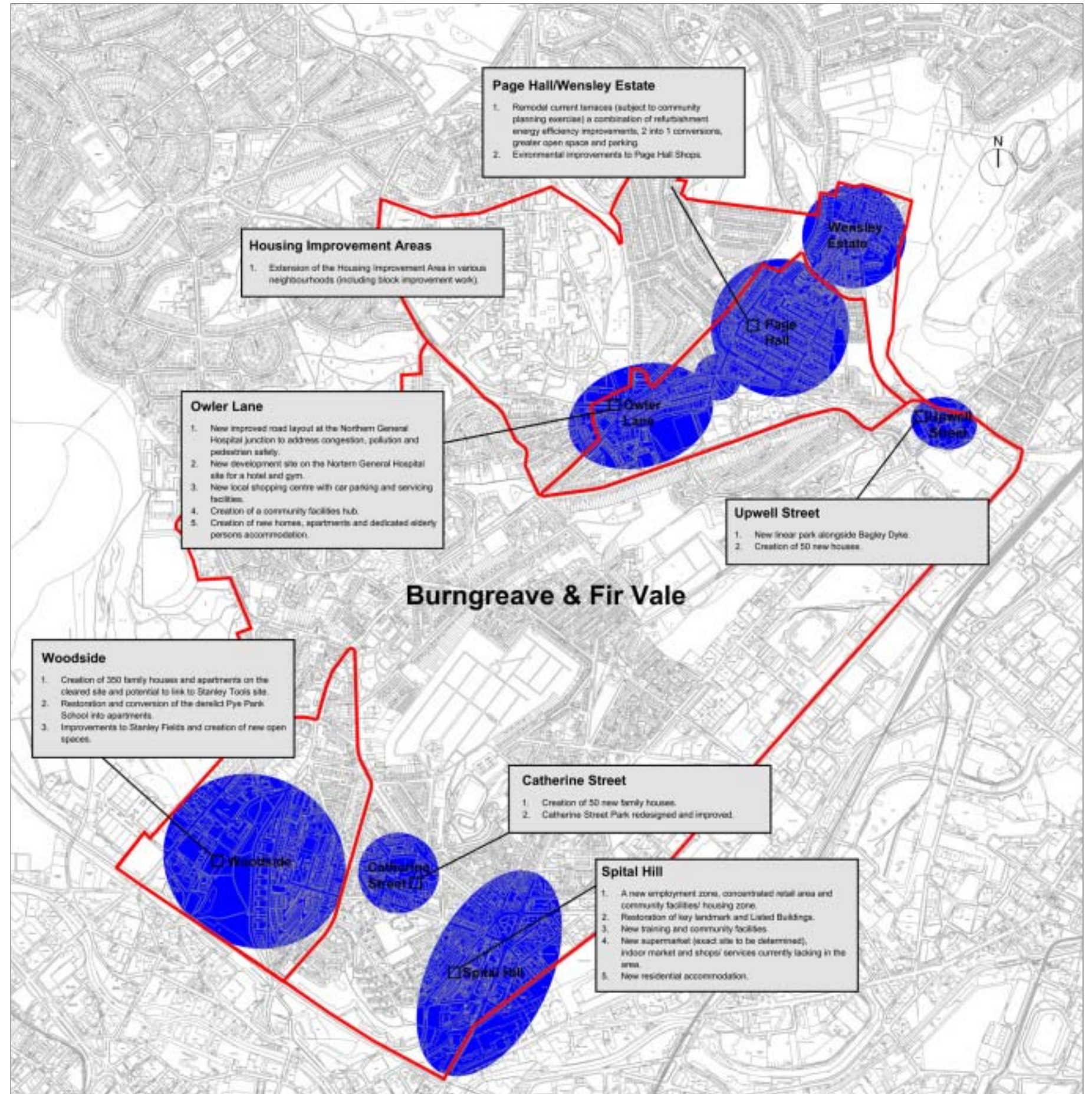
6.4 Areas of Change

The overall plan has identified the following as the major areas of change:

- Spital Hill
- Woodside
- Catherine Street
- Owler Lane/Skinnerthorpe Road
- Page Hall
- Upwell Street

We deal with each of these areas in turn.

Figure 6.2 Summary of proposals in the key areas of change



6.4.1 Spital Hill

Current position

Spital Hill is one of the key areas influencing the quality of life for Burngreave residents due to its traditional role as a District Shopping Centre and the main service centre for Burngreave. It occupies a strategic position at the main gateway into the Burngreave/Fir Vale area, along the main thoroughfare. As such the quality of environment here will affect perceptions of Burngreave to a large number of people who pass through the area.

Spital Hill is currently run down. Its degraded image blights perceptions of Burngreave. These cannot be reversed without radical improvements to the quality of the environment and the range of shops and facilities on Spital Hill.

Spital Hill was considered as part of the shopping study for the city commissioned by the City Council and carried out by White Young Green in 2003. This study, amongst other things, included an assessment of the vitality and viability of all 17 district centres in the city.

The study's findings in relation to Spital Hill make depressing reading. They state that Spital Hill:

- Has one of the lowest amounts of retail floorspace of all district centres, at 2,000 m²;
- Has less than 1,000 m² net of convenience floorspace, significantly less than the district centre average;
- Lacks a foodstore as an "anchor" retailer;
- Its foodstores are used by only 7% of local residents;
- Is the lowest rated district centre in terms of the convenience retailing offer;
- Is rated as having a very poor offer by local residents in terms of the quality and range of comparison shops, with only 12 such shops;
- Has very few service units. For example, it has no bank, and of the 13 service units identified in the centre, 11 are restaurants or fast-food outlets. There are virtually no other business services (travel agents, building society, estate agents, etc.), nor personal services;
- Over 90% of local residents questioned in the survey said that they never used Spital Hill for leisure purposes;
- Over a quarter of the total number of units are vacant;
- It is very poorly rated in terms of its environmental quality, with many dilapidated buildings, high traffic flows and a poor pedestrian environment;
- It is also the lowest rated centre in terms of security and personal safety.

Overall, Spital Hill was the lowest rated district centre in the city in terms of its vitality and viability.

Clearly, a centre with such problems must be addressed as part of the master plan for Burngreave and Fir Vale.

Part of the problem facing Spital Hill is that it faces competition for almost every type of shop or service from the city centre which is very close by. In order to survive and prosper, the centre needs to find a niche role and its own special identity that gives people a reason to visit it. Discussions with Burngreave New Deal for Communities and the City Council have suggested that Spital Hill should be promoted as a culturally diverse centre, offering specialist goods and services that draws upon its main strength - the broad ethnic mix and aspirations of the local community. This would be complementary to the role and function recommended for the Wicker in the Nursery Street/ Wicker Action Plan (referred to in chapter 2), where the proposal is to promote greater footfall in the area and create a vibrant route to and from the city centre. The complementary regeneration of the Wicker and Spital Hill have great potential to create a niche market that will increase vitality and vibrancy in the area and make it increasingly sustainable in the long term

The niche role for Spital Hill could include a range of specialist shops and restaurants, reflecting the culture and lifestyle of the ethnically diverse local community. This would build on the successful national reputation of businesses such as the Kashmir Curry Centre and the Mangla. This could help to brand the area at a city wide level. The night time economy also needs to be further developed as the presence of more people will contribute to making the area safer after dark. Some of these businesses need nurturing, with incubator type premises that allow new businesses to become established and grow, before then moving, hopefully, into larger premises. There is potentially a role for Yorkshire Forward and the New Deal in promoting small scale, easy-in, easy-out premises that encourages the growth of specialist goods and services in Spital Hill.

Spital Hill has high levels of through traffic. This provides potential passing trade for local businesses, although it is notable that there is currently very little car parking provision, thus minimising the benefits of the through traffic. The traffic also has a negative impact on the quality of the pedestrian environment. It is expected that the opening of the Inner Relief Road will bring about a reduction of through traffic along Spital Hill and Burngreave Road. The work of the Advancing Together Public Realm Renewal Strategy will also provide radical improvements to the quality of the physical environment in the area.

Spital Hill lies in a transition zone with large residential areas to the north and west, industrial areas to the east and city centre fringe to the south. The retail area along Spital Hill is effectively only one block deep with light industrial uses occupying sites along Sorby Street and housing along Spital Lane. The close proximity to industrial uses may prove an uncomfortable juxtaposition if the retail and mixed uses along Spital Hill are to expand.

Spital Hill is a linear centre and this contributes to the problems as it is difficult to sustain successful retail activity over such a length. Spital Hill can be divided into three areas of different character, and the consolidation of these character areas is considered to be key to the successful regeneration of the centre. The first character area is the parade of shops that stretches between the junctions of Spital Hill with Carlisle Street and Hall Car Street. This area has the physical attributes of a typical high street with retail premises on either side of a narrow road corridor, which allows for browsing in a variety of shops close to one another. The current offer does not however reflect the range of goods and services one would expect to find on a typical high street. This area has the potential to be strengthened as the main shopping centre not only for Burngreave but also for the nearby areas of Nursery and Wicker.

The second character area is the cluster of shops and community facilities around Ellesmere Green. This area resembles more a village green, albeit urban, than it does a high street and the dispersal of shops and facilities is less suitable for shopping than the lower part of Spital Hill. With a doctor's surgery, a public library and a church, this area has the potential to be strengthened as the true heart of the Burngreave community. The refurbishment of Vestry Hall and of Ellesmere Green itself could contribute to this.

The third character area is the employment zone immediately north of Wicker Arches. This area will become more prominent with the opening of the Inner Relief Road. The new road will require some of the existing buildings to be demolished and this will expose unsightly uses and derelict land to the rear. There is an opportunity to promote new employment in this location, with the benefit of its high level of accessibility and close proximity to the city centre.



Spital Hill



Lower part of Spital Hill



Shops along Spital Hill

Fig 6.3 - Spital Hill Analysis Plan



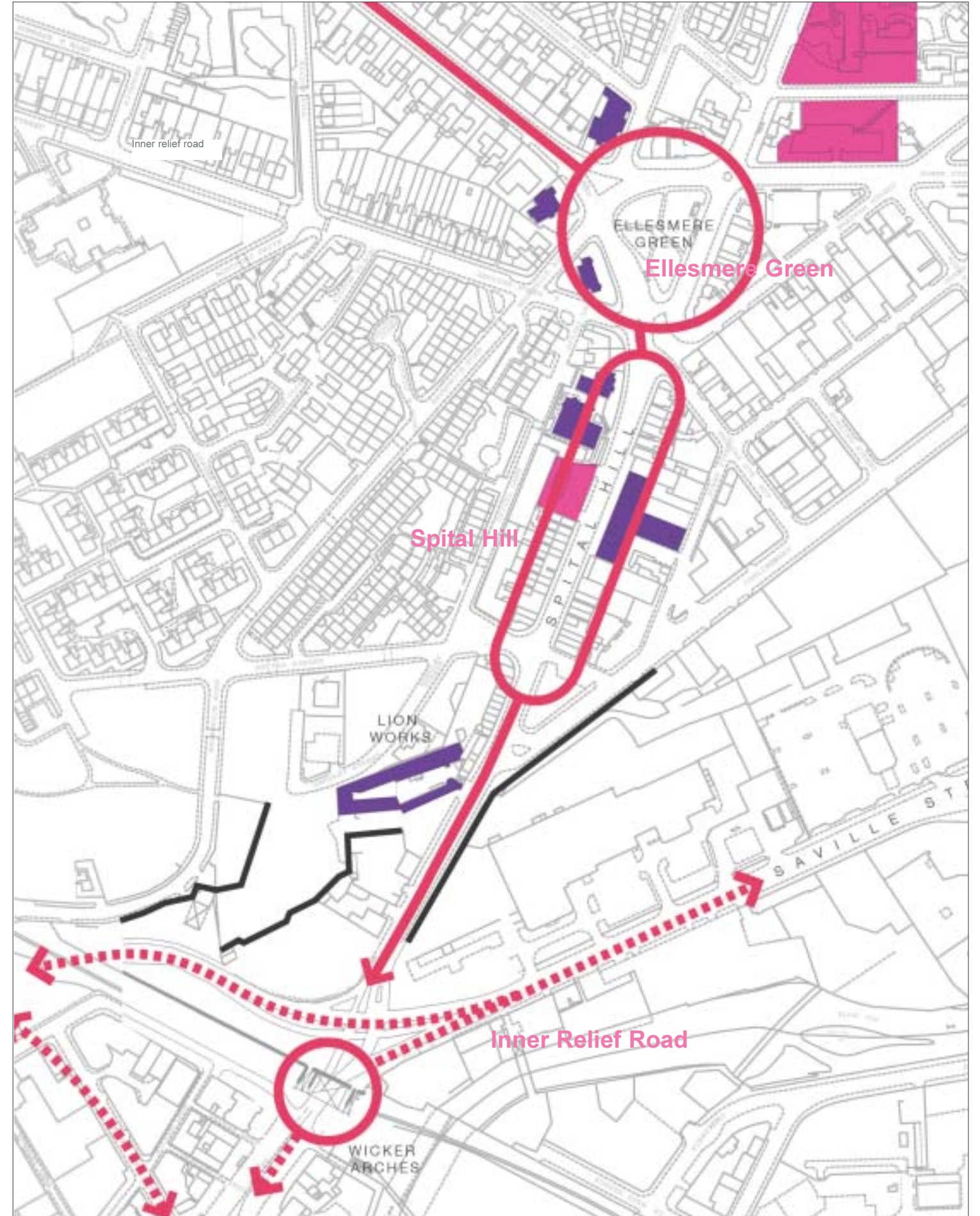
The Lion Works



Ellesmere Green



Spital Hill



Spital Hill: Overall aims / principles of a revival strategy

It has been established through various studies that Spital Hill has serious deficiencies in terms of its functioning as a District Shopping Centre, due to the inadequate range of shopping provision, the lack of other facilities such as a bank, alongside a very poor physical environment in terms of the shops and quality of public realm. These studies include the Spital Hill Ways and Means Study (Burngreave Community Action Forum 2000), the Spital Hill Development Framework (Burngreave New Deal for Communities 2002), and the Sheffield Retail Study (White Young Green 2003). One of the key aims/ objectives of the Housing Market Renewal Pathfinder is to strengthen District Shopping Centres making them sustainable in the long-term so that they can service the restructured housing market; and in doing so play an integral role in creating sustainable communities and successful neighbourhoods. The key principle for the regeneration of Spital Hill is to increase the footfall in the centre.

Strategies for achieving this are:

- Increase the range of shops and services to meet the needs and wants of people who live and work in Burngreave and for visitors to the area hence increase footfall to the centre. This includes attracting a supermarket to the centre.
- Create mixed-use developments which could accommodate an element of residential uses within the centre, to increase footfall and contribute towards urban renaissance
- To provide accommodation for potential employment and training opportunities in the area
- To bring vacant sites back into use i.e. the Murco garage site
- To increase the range of community services and facilities in the area
- To promote the restoration/ refurbishment of vacant and dilapidated landmark or listed buildings and bring them back into use, including Burngreave Vestry Hall and the Lion Works
- To increase the resident population in the catchment of the centre, e.g. new sites in Woodside, Catherine Street and potentially Ellesmere Old Persons' Home.

Spital Hill: Objectives and design principles

Plans for Spital Hill should aim to achieve the following objectives:

- To strengthen and consolidate the centre into three distinctive character zones: the retail core; the community core; and the employment core;
- To retain and strengthen the special character of Spital Hill as a culturally diverse centre, especially by supporting businesses and encouraging the establishment of small specialist businesses;
- To improve the quality of the existing buildings and introduce mixed use development where possible to help promote life and activity;
- To improve the public realm through streetscape enhancements, improving the landscape of Ellesmere Green and the promotion of a better environment for pedestrians;

- To improve the range of shops in the retail core;
- To improve parking provision;
- To increase bus priority through Spital Hill as part of bus improvements in north Sheffield, and increase local bus access to Spital Hill itself;
- To encourage and assist existing businesses to remain and relocate into higher quality premises, where possible;
- To restore the quality Listed Buildings within the centre.

Spital Hill: Final Proposals

Our vision for Spital Hill is that it should reflect and celebrate the ethnic diversity of Burngreave. This could take a number of forms: specialist shops (some of which could be quite small as part of an arcade) selling ethnic goods and services (which could attract people from all over Sheffield and South Yorkshire); restaurants offering a variety of cuisine, some of which are already located in Spital Hill; and a programme of events on Ellesmere Green, perhaps linked to the renovation of Vestry Hall. The centre should also include a good range of convenience shops, space for local community groups, businesses and services, such as training and new community facilities.

The final plan for Spital Hill is shown in plan form in Fig. 6.5, and in typical section at Fig 6.3. As discussed above in our statement of objectives, our plan aims to consolidate Spital Hill into three broad character zones. Dealing with the proposals for each "zone" in turn:

Consolidated retail core

The retail core should be consolidated into the area along Spital Hill between Spital Street and Hall Car Street. Specific proposals include:

- A new indoor market / retail area with multicultural foods, goods and services on the site of the former garage on Spital Hill.
- Sorby House has recently been acquired by the Burngreave New Deal and is currently being refurbished to provide offices and community facilities for the New Deal organisation and other space for local business and local community groups.
- Where possible, new buildings should be set back from the current building line. This is to allow a wider pavement and more generous landscape treatment, including street trees, on both sides of the road.
- Landscape enhancement of the Spital Street/Spital Hill Triangle.

Design quality will be a key requirement for all new buildings in Spital Hill. For new shops, standard architecture that fits retailers' corporate guidelines but takes no account of its context or position will not be permitted, as this will do nothing to promote the special character for Spital Hill that we are seeking.

The plan delivers an indoor market / retail area on two storeys, providing 950 m² of gross floorspace in the consolidated retail core. The plan also highlights an area of search for a supermarket development, subject to further studies to determine a site.

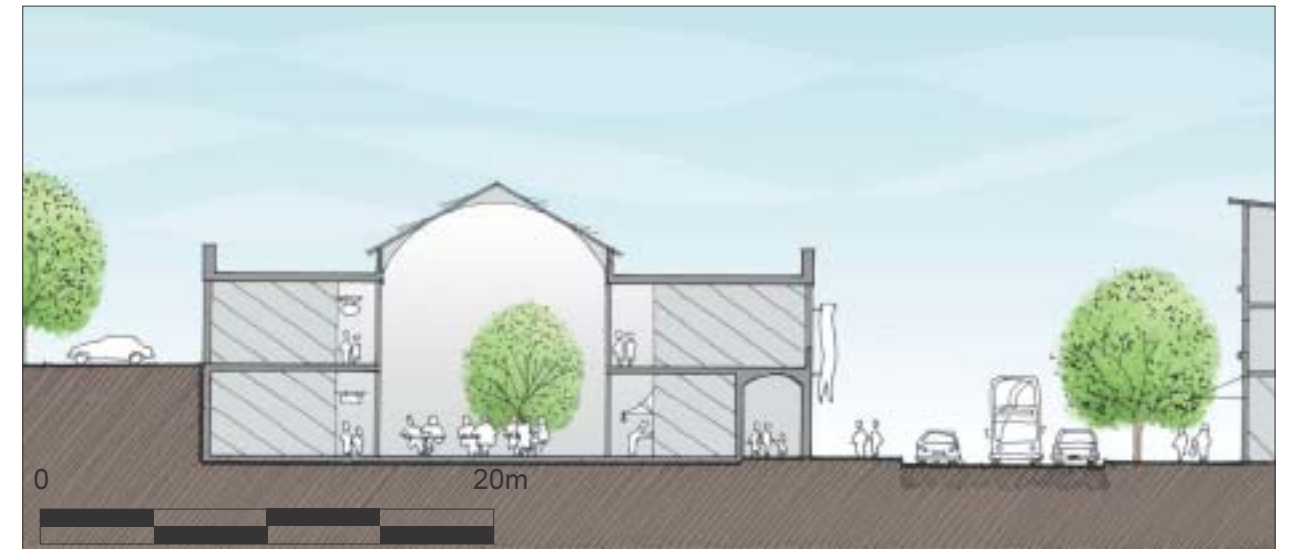


Fig 6.4 - Spital Hill Section through Indoor Market

Ellesmere Green community core

Ellesmere Green already has a wide range of local services and facilities including a local library, the Area Housing Office, and a doctor's surgery. In order to help consolidate this, our proposals include:

- Refurbishment of the Vestry Hall as a Community Learning Resource Centre, with an enhanced public realm in front of the building to provide spill out space. This is already underway, with Burngreave New Deal taking the lead.
- Landscape enhancement of Ellesmere Green, in line with proposals currently being worked up by Advancing Together
- To the north of Ellesmere Green, redevelopment of the Old People's Home and the vacant site between Clun Street and Gower Street
- A high quality bus interchange

The proposals for the Community Core will deliver:

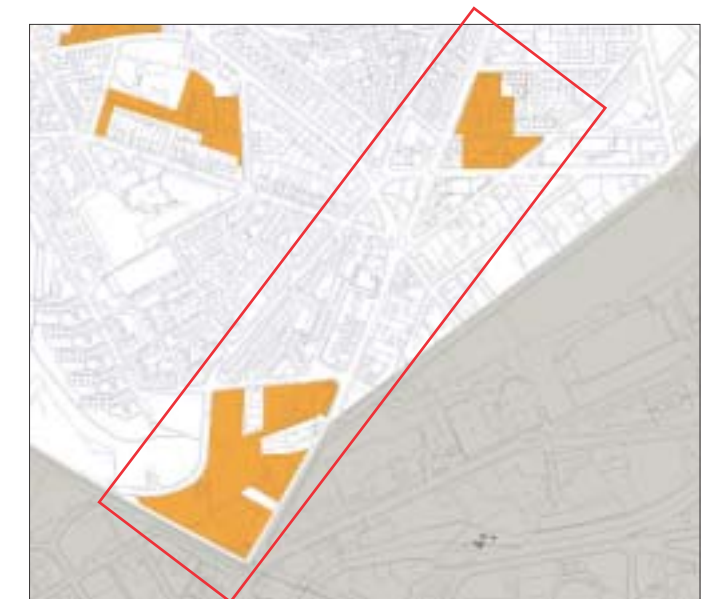
- A refurbished Community Learning Resource Centre
- An enhanced landscape for Ellesmere Green
- Potential new housing or supermarket development at the elderly persons' home and car park site.

Employment zone

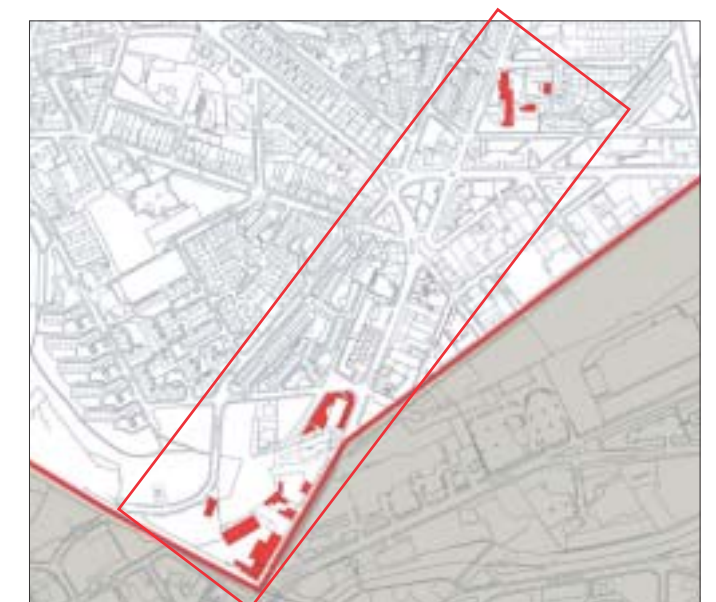
The block between Brunswick Road, Spital Street and the Inner Relief Road is proposed for employment, taking advantage of its enhanced prominence when the Inner Relief Road opens.

The owners of the Brunswick Road site are having pre-application discussions and are proposing a mixed-use development to include residential and office uses with ancillary parking.

The owners of the Lion Works are also proposing a mixed-use development for employment generating uses and some residential.



Redevelopment areas



Buildings proposed for demolition

Fig 6.5 - Spital Hill Design Principles

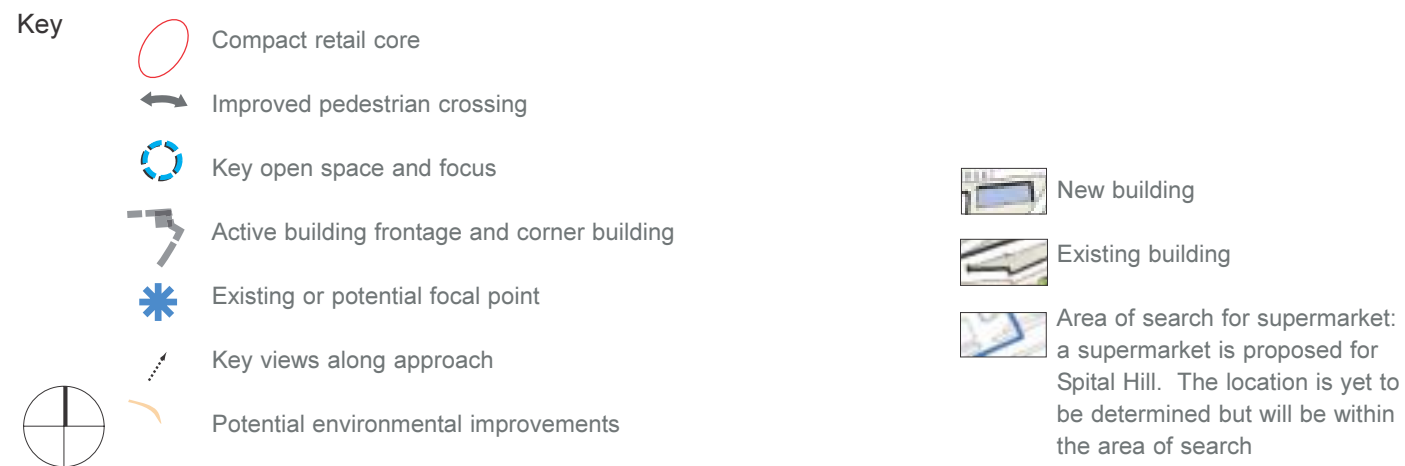
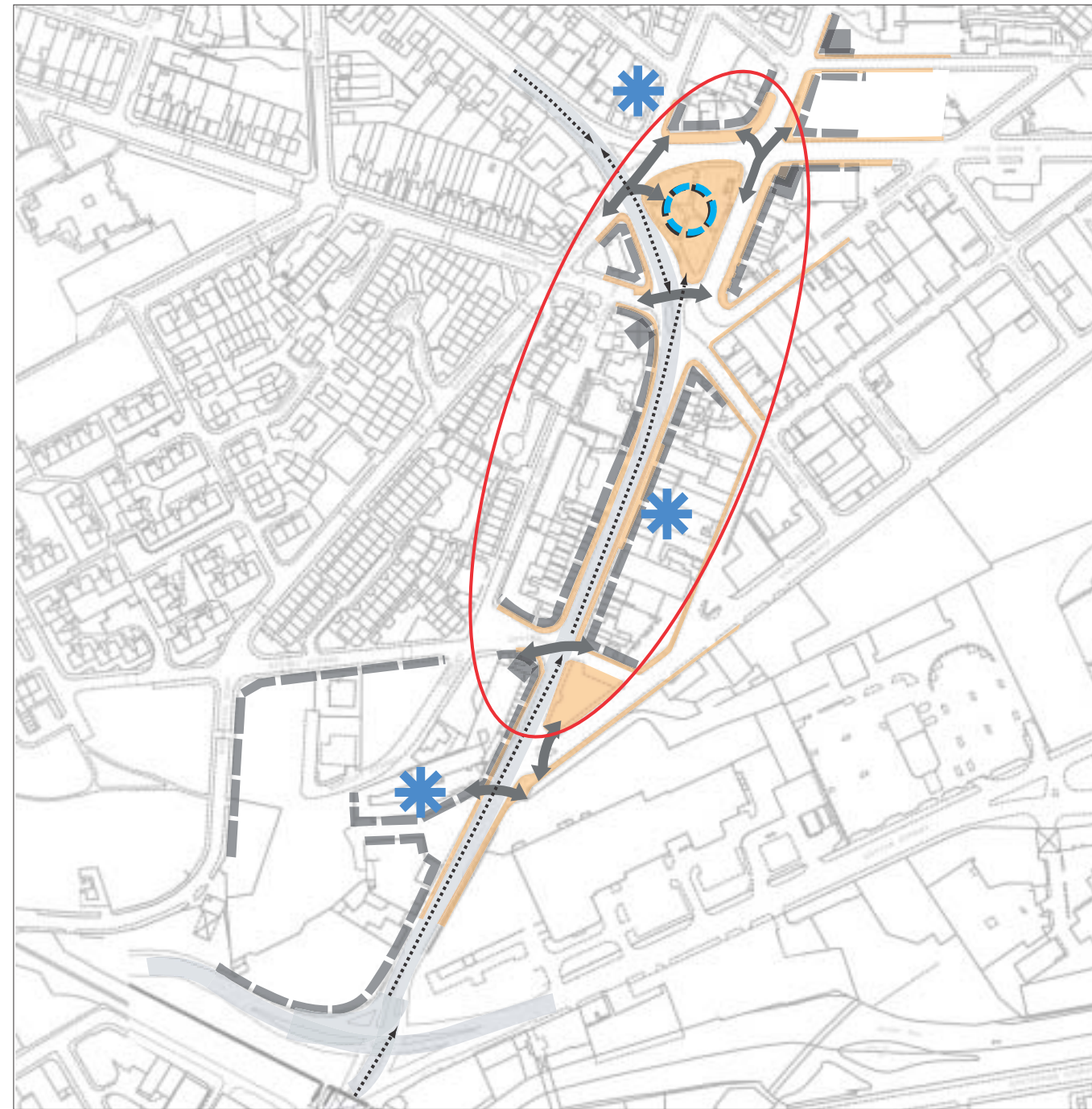
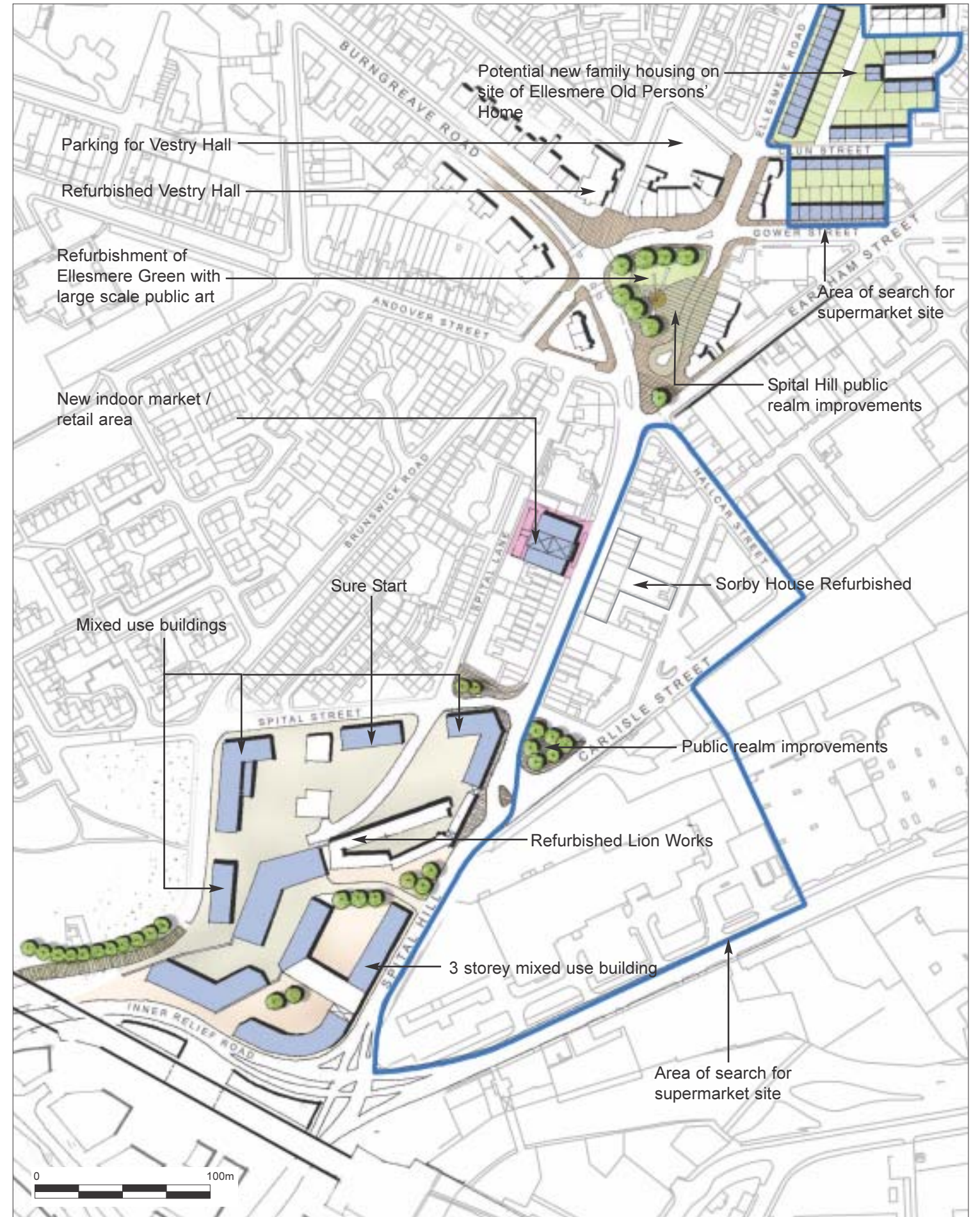


Fig 6.6 - Spital Hill illustrative proposals



The need for a new supermarket at Spital Hill

The draft plan that was subject to consultation included a proposal for a new supermarket in Spital Hill on the corner of Spital Hill and Hallcar Street. This proposal has been the subject of much debate with residents and local businesses in Spital Hill. Issues that have been raised include the most appropriate location for a supermarket.

As part of the third round of extended public consultation the Burngreave Business Forum requested that several other sites be investigated for their potential to accommodate a supermarket. In response to this request 8 potential sites were identified and a retail assessment undertaken that included some market testing with foodstore operators. The results of this retail assessment ruled out 6 of the sites as they were unsuitable and would not attract operators, leaving 2 sites that could potentially accommodate a supermarket. One of these sites was the proposed site in the draft Master Plan and the other at the corner of Spital Hill/ Carlisle Street. Both of these options incorporate 2 businesses on Carlisle Street. In addition, a request was made to include the Ellesmere Elderly Persons Home/ Gower Street car park site in the options. Lastly, since the master plan has been out to consultation, Planning Permission on Reserved Matters has been granted for a retail development on the Hartwell's site on Savile Street; this includes a supermarket. Due to the level of contention and political debate about the location of a supermarket and the implications of the Hartwell's site proposals, the final Master Plan does not indicate a definitive site but highlights areas of search which will be subject to more detailed site studies to identify the optimal site. Following these site studies, the Council will put a final proposal to Cabinet recommending the location of the supermarket

The reasons why a supermarket is needed in Spital Hill are discussed below.

Shopping study, 2003

A study of all district shopping centres in the City was carried out by White Young Green in 2003, as already reported in section 6.3.1 above. This showed:

- Spital Hill was rated as one of the worst district centres for convenience shopping by local residents;
- It has the lowest amount of retail floorspace;
- The lack of a foodstore "anchor" was specifically mentioned; and
- The existing foodstores in Spital Hill are only used by 7% of the local population.

Operator demand

Commercial property analysts have carried out an assessment of the likely demand for a supermarket in Spital Hill.

They consider that there would be demand for at least one low cost food store in the Burngreave/Fir Vale area. The Spital Hill shopping area is the principal retail location serving the Burngreave community as well as parts of Pitsmoor and Woodside. As such the demographic catchment area is likely to satisfy the requirements of major budget retail operators. Commercial operators have confirmed that they are actively seeking sites within Sheffield and that Burngreave and Fir Vale are locations that they would consider for a potential store location.

In addition to demographic statistics, retailers will also require other criteria to be satisfied. A prominent main road position is a strong preference and accordingly we suggest that an opportunity with frontage to the A6135 is most likely to appeal.

Typically a store 1,600 sq m requires a site of a minimum of 0.6 hectares (1.5 acre) capable of accommodating the floorspace, car parking and service areas.

Further studies

The Council will now undertake further studies to enable a proposal for a new foodstore to be brought forward. Issues to be considered will include:

- Operator demand;
- Site requirements and layout suitability, including site size, building footprint, access, car parking, servicing etc.;
- Commercial viability;
- Disturbance to existing businesses.

Under-served Markets - Business in the Community (BitC)

The Under-served Markets project was established in 2002 by Business in the Community and the ODPM, to investigate opportunities for business investment in deprived areas and their subsequent regenerative impact. Business in the Community has shown its commitment to support businesses in improving their positive impact on society, and views the Under-served Markets project as an innovative approach to attract private sector investment into deprived areas. The ODPM is funding this project and encouraging it as it holds great potential to 'contribute towards our wider strategy for Neighbourhood Renewal' (The Rt. Hon. Lord Rooker, BitC 2005).

'Deprived areas can be seen as new markets with competitive advantages; their strategic locations, their often untapped retail opportunities - as this project seeks to demonstrate - and the potential of their workforce. Stimulating business-led growth in our most disadvantaged neighbourhoods is essential if we are going to achieve our objective of creating more sustainable communities' (The Rt. Hon. Lord Rooker, BitC 2005).

'The Under-served Markets project has focused its efforts on securing the support of brand retailers in the knowledge that these are the companies able to take the lead in attracting investment to an area. They can create employment opportunities for the long-term unemployed and provide access to goods and services for residents of all incomes and backgrounds. The footfall they generate through increased customer numbers can support surrounding businesses and contribute to what has been described as the 'halo effect' ' (BitC 2005)

The preliminary findings of the Under-served Markets project indicates that there are several potential benefits for local communities, these include the following:

- Improved access to products and services
- Increased local employment and training opportunities
- Safer communities through enhanced crime reduction strategies
- the multiplier effect that includes additional investment being attracted to the area
- improvements to the built environment
- greater community pride

Promoting a supermarket at Spital Hill complements the principles of the Under-served Markets project, as the introduction of a supermarket would meet the needs of the community, contributing towards increased footfall and prospective trade for local businesses, whilst also acting as a significant catalyst for regeneration in terms of strengthening the District Shopping Centre making it increasingly viable and sustainable.

Conclusion

Part of any planning response to these issues aimed at regenerating Spital Hill as a District Shopping Centre therefore must be to promote a new supermarket which forms part of the strategy to increase footfall in the centre. The size and nature of the store is critical to realising that objective and in this case it is recommended that a store of between 1,200 and 1,600 m2 with car parking would be suitable. This strategy of providing a new supermarket facility supports the principles embodied in the Under-served Markets project 2005, which evidences and promotes the idea of retail as a catalyst for overall regeneration of failing centres.

Spital Hill - Precedent images



6.4.2 Woodside

Woodside is a major area of change due to the large scale demolition of the blocks of flats that used to occupy this site. Now that the site has been cleared, it has become the largest available development site in Burngreave, some 5 hectares in extent, and it has revealed a site with unique physical assets that include panoramic views of the city and an attractive outlook onto the local park, Stanley Fields. In addition to the main Woodside site, part of the Stanley Tools site is available for development and so is the former Council depot on Woodside Lane.

The site is within walking distance of the city centre and the combination of its excellent location and superb physical assets makes Woodside the best opportunity to create a new housing market in Burngreave. Such a large site is likely to attract private developer interest. The scale of the development also makes it possible to build a new quarter with its own character.

Pye Bank school sits right at the top of Woodside and is visible from afar. This gracious building is eminently convertible to residential use and by its prominent location will provide the new development with a fine landmark. The historic features of the building will help to provide a special character to the new development.

The mature trees that enclose Stanley Field are another feature that will provide instant character to the new neighbourhood. Stanley Field itself will make a very attractive aspect for any new housing along Pitsmoor Road.

In spite of its great development potential, this site will not be simple to develop due to the presence of steep slopes and several high retaining walls. These will add further costs to standard construction costs and make the layout of new development more complicated.

The marketing of the site may also be hampered by the close proximity of an active industrial area. The existing access to the new development area via the industrial estate along Rutland Road may limit the attractiveness of the properties west of Stanley Field. For this reason our plans have introduced a new road link through Stanley Field from Pitsmoor Road.



Redundant Pye Bank school



Part of the Stanley Tools site



Tall retaining wall along Pye Bank Road



Car parking area on the Stanley Tools site

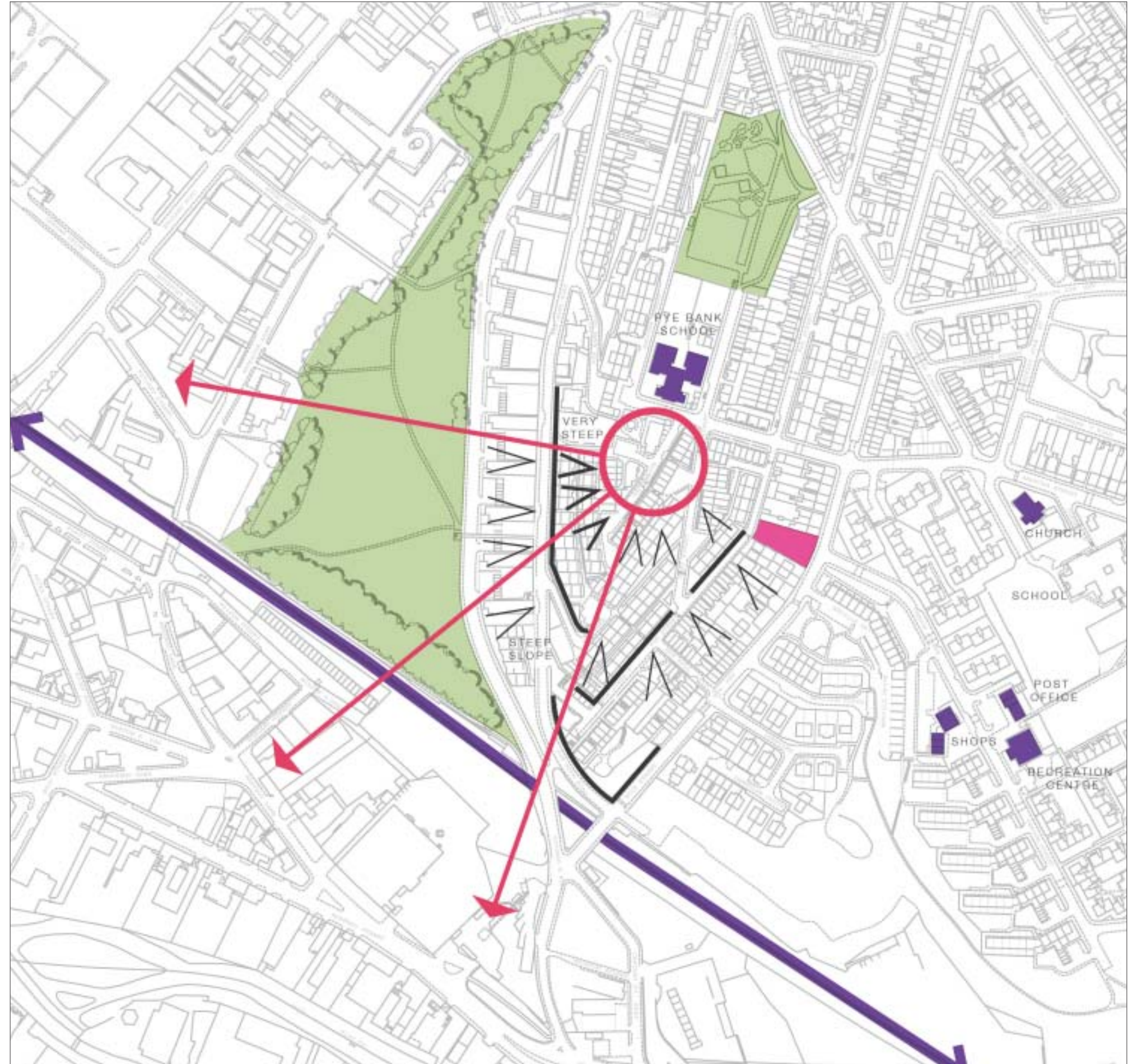
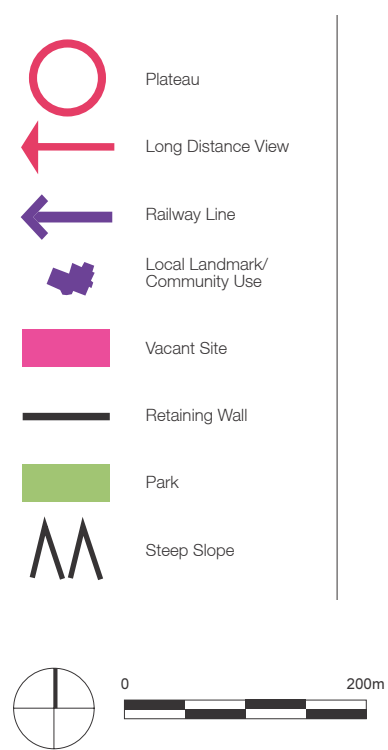


Very steep slopes in Woodside



Stanley Tools Building

Fig 6.7 - Woodside Analysis Plan



Woodside: Objectives and design principles

Plans for Woodside should aim to achieve the following objectives and take on board the design principles set out below:

- To provide a mix of housing types and tenures to appeal to existing Burngreave residents and also to attract future residents;
- To exploit the topography to create a distinctive urban form where residents have the benefits of the views and the development has a distinctive hillside character;
- To protect views of the City from key vantage points, and to project a distinct image to the City from key points;
- To provide a hill-top square incorporating a refurbished Pye Bank School, converted to residential use;
- To provide development with frontage onto Stanley Fields, creating value for the frontage properties and providing passive surveillance of the park;
- To promote pedestrian permeability and earmark safe routes through the development linking Upper Burngreave to Stanley Fields;
- To link the new development to existing shops and services along Verdon Street;
- To promote safety and security by design measures to reduce the risk of crime;
- To link development on either side of Stanley Fields by pedestrian routes and a new local access road;
- To promote landscape enhancement of Stanley Fields Park;
- To create comfortable microclimate conditions by particularly addressing the effects of wind;
- To link the new development to the surrounding area and in particular the shops and services on Verdon Street;
- To promote traffic calming measures on roads through the development, including Pitsmoor Road and Pye Bank Road.

Woodside: Final proposals

Proposals for the Woodside area shown in the Plan include:

- The refurbishment of Pye Bank school and its conversion into high quality flats;
- A new square in front of the Pye Bank school. This square is to be enclosed by three storey buildings to house cafes, local services or live-work units on ground floor and flats above. Parking is provided in a undercrofted deck that takes advantages of the level difference and is accessed via Gray Street;
- The steep slope between these units and Pye Bank Road to be left undeveloped and to be used for public open space, perhaps with some small terraces cut into the slope to make the space more usable;
- New terraced housing along Pye Bank Road and Pitsmoor Road.
- Blocks of flats at the northern end of Pitsmoor Road and on Pye Bank Drive. These will be of outstanding architectural design and quality and will act as local landmarks branding the new development
- New terraced housing on part of the Stanley Tools car park and former depot. These units will have a front aspect on to Stanley Field;
- New small scale employment units along Woodside Lane to act as a buffer between the new residential development and the adjacent industrial area;
- A new pedestrian link from the new Pye Bank Square east to the existing shopping centre on Verdon Street and west to Stanley Fields;
- Other new pedestrian links from Pye Bank Drive to Stanley Fields, and from Fox Street to Stanley Fields;
- New paths across Stanley Fields promoting greater unity between development on either side of the park;
- A new local access road from Pitsmoor Road to Woodside Lane to link development on either side of the park and to improve access to the housing facing onto Stanley Fields on the western side;
- Improved pedestrian links to the city.
- Improved landscape treatment of Stanley Fields Park

The proposals for Woodside and part of the Stanley Tools site will deliver:

- A total of 313 residential units, including 175 terraced units on the Woodside site and 52 terraced units on the Stanley Tools site and adjoining land, 86 flats on the upper level at Woodside enclosing the proposed hilltop square. In addition, the refurbishment and conversion of Pye Bank School into flats is proposed. Without more detailed study of the existing building and its layout and condition, it is not possible to state the number of flats that this might yield.
- 450 m2 of live-work units and small scale local services on the ground floor of the buildings forming the hilltop square.
- 950 m2 of business units on Woodside Lane

The proposed redevelopment at Woodside replaces 446 flats which have already been demolished.

At this stage, it is also worth noting that the owners of the Stanley Tools site are having pre-application discussions with the Council. The redevelopment of this site needs to integrate with the masterplan proposals for the Woodside area.



Fig 6.8 Woodside Section - One approach to deal with the steep slopes.

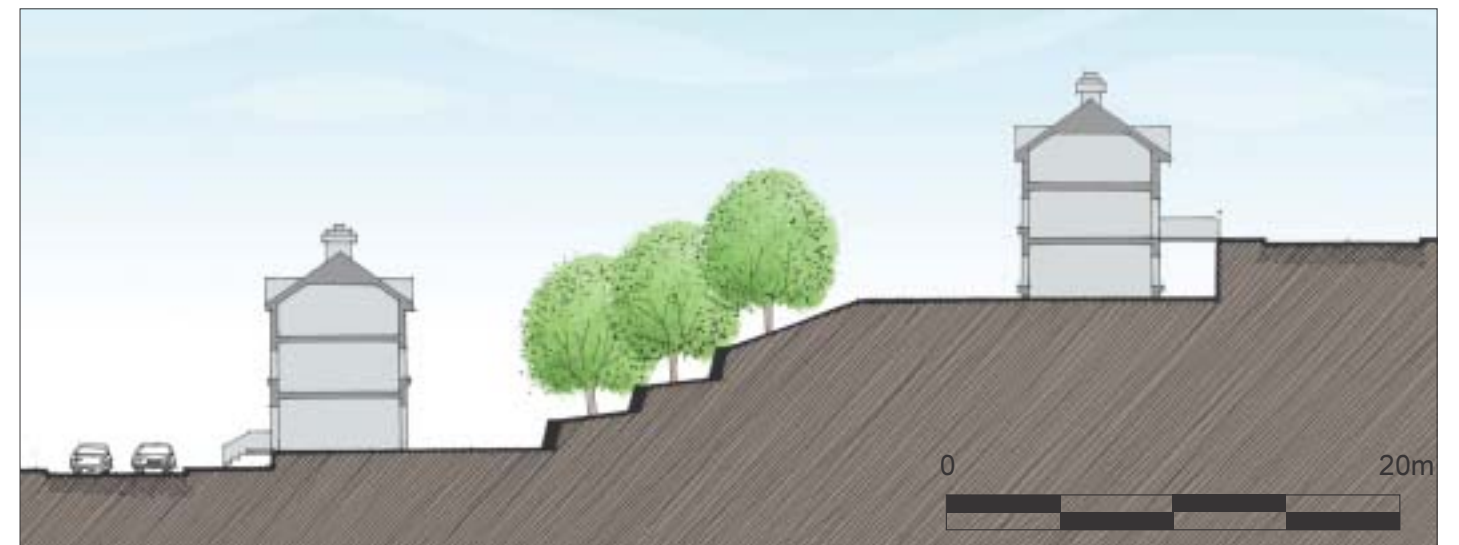
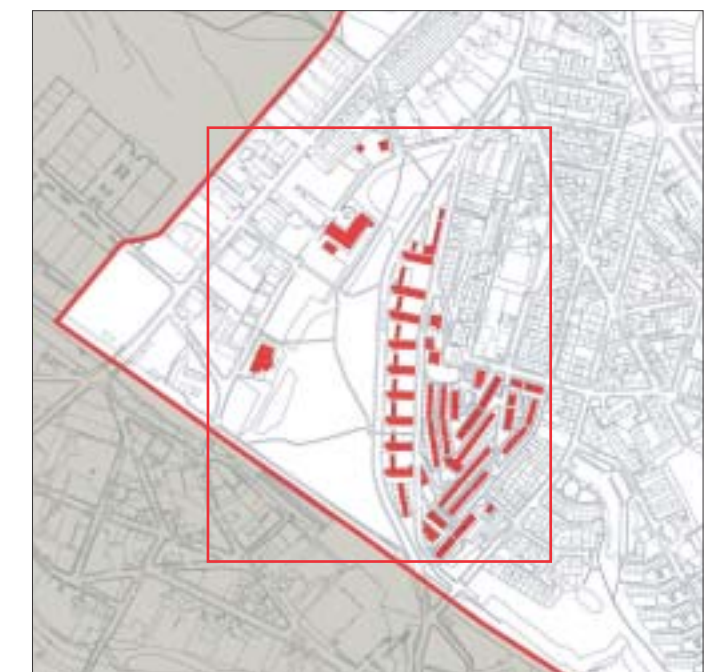


Fig 6.9 Woodside Section - Alternative approach to deal with the steep slopes.



Redevelopment areas



Buildings proposed for demolition or already demolished

Fig 6.10 - Woodside Design Principles



Key

- Landmark building
- Square
- Public open space
- Positive building frontage and corner building
- Pedestrian link
- Improve tree planting
- Key views
- Potential focal element (space or building)
- Park entrances and footpath
- Improved pedestrian crossing
- Potential Housing and Employment Area

Fig 6.11 - Woodside Illustrative Proposals



Woodside - Precedent images



Woodside - Visualisation



Previous situation



Area of demolition



New road layout



An earlier version of the possible redevelopment

6.4.3 Catherine Street Triangle

The Catherine Street Triangle was chosen as one of the strategic areas of change due to the presence of a group of derelict properties that blight the area, the drug problems associated with the local public open space and to its proximity to both Spital Hill and Woodside. As it is located in the hinterland and lacks a frontage on to Burngreave Road, this site does not have the same potential level of impact as some of the other key sites selected. It has nevertheless been included as it is an area that could cement other initiatives together and improve the general quality of the residential environment west of Burngreave Road.

The Catherine Street Triangle has a number of fire damaged or otherwise dilapidated buildings. These make the area feel unwelcoming and unsafe with the empty properties being further degraded by rubbish dumping and vandalism. The boarded up buildings, although they are a minority, are in sufficient concentration at the corner of Brotherton and Catherine Street to devalue the wider area.

The Somerset Road open space is at the heart of the Triangle. In a survey conducted by the Wildlife Trust in the context of the Burngreave Environmental Action Plan (2003), this open space received one of the lowest level of response due to its almost complete lack of visitors. The study concludes that this is due to severe neglect, the lack of usable play facilities, the overgrowth and the seclusion that ensues. According to the study, this site is subject to high levels of drug abuse and the local residents are alarmed by the fast rate of decline that has made the park unusable and an undesirable neighbour.

In spite of these problems, the park can be turned into a positive asset for the neighbourhood. It contains a basket ball court, a slide and attractive mature trees. These assets are not fully taken advantage of at the moment as only two sides of the park have houses fronting them. Somerset Road is lined with garages and the land east of the park is derelict. The park would benefit from increased frontage and overlooking to provide passive surveillance.

The park has a steep topography with a very steep slope at the bottom, towards Catherine Street and Burngreave Road, a plateau where the basket ball court sits, another fairly steep slope on to which the slide lies and another plateau near Somerset Road. The top plateau offer views towards the green expanse of Burngreave cemetery and its beautiful two chapels.



Catherine Street



Somerset Road open space



Exposed boundary walls on Brotherton Street



Somerset Road

Fig 6.12 - St Catherine Street Triangle Analysis Plan



Redevelopment areas



Buildings proposed for demolition



Catherine Street: Objectives and design principles

Plans for Catherine Street should aim to achieve the following objectives and take on board the design principles set out below:

- To provide a mix of high quality modern housing that replaces the existing dereliction;
- To provide housing that fronts onto Somerset Road park to the north, south and east, creating value and providing passive surveillance for the park;
- To promote the open space as a neighbourhood asset through improvements in conjunction with the Burngreave Green Environment Programme as part of the Burngreave Green Environment Action Plan;
- To provide off-street car parking for all units;
- To adopt "secured by design" principles to reduce the risk of crime;
- To close Brotherton Street as a through route and replace it by a pedestrian priority route on an alignment that creates more easily developable housing plots.

Catherine Street: final proposals

The proposals for Catherine Street include:

- New terraced housing on Catherine Street and Cranworth Road. This involves the closure of the bottom end of Brotherton Street to vehicular through traffic. The new scheme will provide a mix of parking options;
- A pedestrian priority link between Cranworth Road and Catherine Street to replace the lost connection and promote the use of the park by local residents;
- The development of the upper plateau of the park for terraced housing overlooking the park. This will involve the narrowing of Somerset Road which can be turned into a shared alley as it only serves garages. The new houses will enjoy fine views of the twin chapels and the park and be served by a shared pedestrian and vehicular surface at the front;
- New semi-detached housing along Kilton Hill;
- New terraced housing along the eastern frontage of the park. These new properties will have off-street parking, some of which is to be accessed via a shared alleyway;
- Improvements to the Somerset Road open space as part of the Burngreave Environmental Action Plan, including: making the site safer by opening up sightlines, removing undergrowth, installing barriers to prevent fly-tipping and installing play equipment suitable for children of different ages.

The plans will deliver:

- 57 new residential units, including 33 terraced units, 20 semi-detached and 4 detached houses.

Demolition of existing property includes the 19 terraced units and approximately 24 flats. The 3 existing businesses on Kilton Hill would also require relocation as part of these proposals.

Fig 6.13 Catherine Street Triangle Design Principles

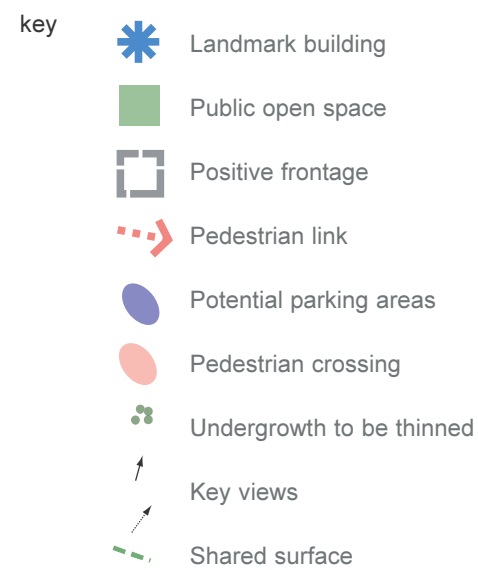


Fig 6.14 - St Catherine Street Triangle illustrative Proposals



Catherine Street - Precedent images



Catherine Street - Visualisation



Existing situation



Area of demolition



New road layout



An earlier version of the possible redevelopment

6.4.4 Owlter Lane and Skinnerthorpe Road

Owlter Lane is to Fir Vale what Spital Hill is to Burngreave: a gateway that provides a negative impression of the wider area to all passers-by. This is why it was chosen as one of the strategic sites for intervention. The section of Owlter Lane between Barnsley Road and Rushby Street is degraded, the buildings are in poor condition, the pedestrian environment is mediocre but most importantly to the local residents, the traffic is heavy and the junction congested.

One of this area's main features is the campus of the Northern General Hospital, the second biggest employer in Sheffield. The presence of such a large employer should bring prosperity to the area but instead, it seems to bring more disbenefits than benefits in the form of traffic congestion. The campus is inward looking and self-sufficient with shops, banking facilities and restaurants provided within so the staff and visitors do not patronise the local shops. The hospital employs few local people and the continuous boundary wall that encloses the campus limits the interaction between its staff and visitors and the wider community. The heavy traffic on Herries Road and Barnsley Road also make connections around the hospital difficult, especially for pedestrians. Looking to the future, the hospital is embarking on a major redevelopment programme, including a £25m acute medical block and is also looking to expand its cancer, cardiac, renal and critical care services. This will alter the configuration of the hospital. The hospital is also looking to promote complementary development in the zone immediately to the north of Herries Road. This development programme offers opportunities for greater integration between the hospital and the Fir Vale neighbourhood and its residents and businesses.

The local shopping centre at Owlter Lane is a single-sided parade of specialist and foodstuffs shops along a very busy road. It is well located for passing trade but the heavy traffic and lack of parking facilities limit its potential patronage. The shops are small and do not have the benefit of rear access for servicing as they back onto terraced housing. The buildings on Owlter Lane are generally of poor quality and in variable state of repair. Their scope for expansion is limited and this in turn restricts the offer of goods and services available. There are vehicles frequently parked on the pavement which further degrades the pedestrian environment.

Immediately behind the Owlter Lane shops lies Skinnerthorpe Road. This road contains some of the poorest housing in the study area, with narrow terraces with no front garden and small shared yards. The profile of housing conditions described in section 5 of this report applies very much to Skinnerthorpe Road. Thus, the dwellings here tend to be older, in poorer condition and much more likely to be rented or vacant than in the city as a whole.

Some residents have expressed their dissatisfaction with these houses and suggested they should be replaced.

The Earl Marshal estate lies just to the south of Skinnerthorpe Road. This estate contains a large proportion of single person flats designated for use by the elderly. However, the Council has found that there was insufficient demand from elderly tenants for these properties. Some have been let to younger applicants, but there is conflict between these two groups. Three of the lower blocks on the Earl Marshal estate have recently been demolished. Because of the low demand for these properties, proposals have been put forward for the redevelopment of this estate in its entirety.

The junction of Barnsley Road with Herries Road and Owlter Lane forms the intersection of two busy roads and is frequently congested. The Council has initiated a study into ways of improving bus priority at the junction, called Better Buses. Our proposals for Owlter Lane seek to improve the operation of this junction in conjunction with the redevelopment of the shops in Owlter Lane.

Owlter Lane and Skinnerthorpe Road: final proposals

The final plan considers the comprehensive redevelopment of the Owlter Lane area with the replacement of all the shops between Barnsley Road and Firth Park Road and the demolition of the narrow terraces on Skinnerthorpe Road to allow for a new road connection to by-pass the problem junction.

The final proposals are:

- New shops of various sizes with the biggest units occupying up to 1,000 m² (gross). These are to be housed in three storey buildings with shops on ground floor and flats above. New off-street parking and servicing will be provided at the rear for shopkeepers and customers with new access from Owlter Lane and Barnsley Road. This retail area will be bigger than the current centre;
- New residential uses to replace the terraced houses on Skinnerthorpe Road. The road alignment has been changed to provide development plots of sufficient size;
- A cluster of new community facilities near the GP and youth centre next to Fir Vale school - this could include new offices for the Fir Vale Forum, new premises for the Pakistani Community Advice Centre and other community facilities as required i.e. additional mosque space;
- A major improvement to the road and junction layouts which will improve public transport and reduce traffic congestion and consequent pollution;
- Improved pedestrian crossings to the hospital and throughout the whole area;
- New housing on the site of Earl Marshal Estate;
- A new residential development at Owlter Lane / Bagley Road;
- A residential development at the former Cannon Hall pub site;
- A proposed Tesco Express at the former Esso garage site;

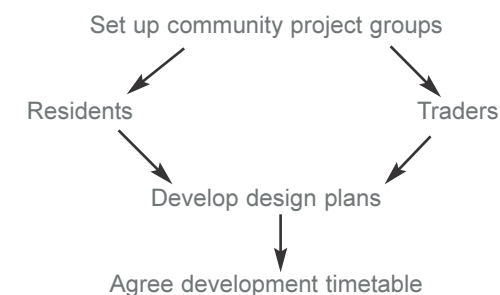
- A hotel and gym on the corner of the Northern General Hospital site.

The final proposals deliver the following potential development product:

- 1,800 m² of new retail floorspace (A1/A3 use), 36 flats above the shops with 76 car parking spaces to the rear;
- a 320 m² new food store on the former garage and Cannon Hall pub sites with 12 flats in a separate building to the rear;
- 22 new terraced residential units in Skinnerthorpe Road;
- 63 new housing units on the site of the Earl Marshal estate, including 40 terraced units and 23 detached or semi-detached houses.
- 1,260 m² in a new community building forming part of the cluster with the existing doctor's surgery, youth club and school;
- 36 retirement flats adjoining the community cluster on Bagley Road;
- An 80 bed hotel and a 800 m² gym on the corner site of the Northern General Hospital;
- 1,200 m² of non-residential use at the corner of Herries Road and Owlter Lane;
- 18 flats and mixed-uses on ground floor on Owlter Lane (with 28 parking spaces);
- Enhanced streetscape and improved pedestrian crossing facilities at the junction of Barnsley Road and Owlter Lane.

Demolition required to implement this scheme includes 26 retail and business units along Owlter Lane, 116 terraced units on Skinnerthorpe Road, 21 terraced units along Bagley Road and 132 flats on the Earl Marshall Estate, 18 of which have already been demolished.

Project groups will be set up to ensure that residents and businesses are involved to put the plans into action. The process for this for the Owlter Lane/ Skinnerthorpe Road proposals will be as follows:



Shop on Owlter Lane



Former garage site



Skinnerthorpe Road

Fig 6.15 - Oowler Lane Analysis Plan



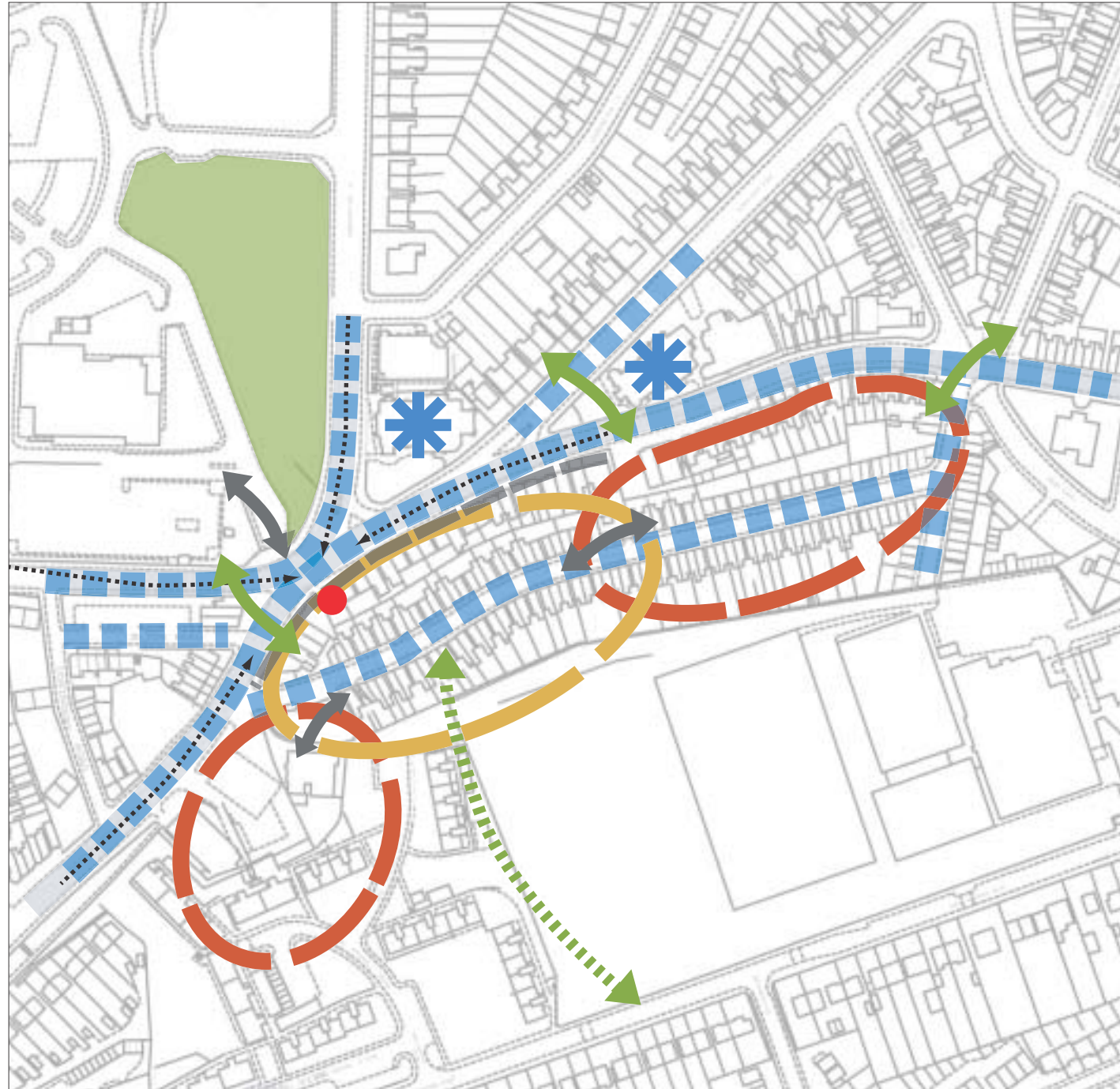
Redevelopment areas



Buildings proposed for demolition



Fig 6.16 - Owler Lane Design Principles



Key

- Key green space
- Active building frontage
- Existing key landmark building
- Approaches from main routes
- Potential junction improvements
- Main roads
- Potential new residential development
- Potential new mixed-use centre
- Improved pedestrian link to local centre
- Improve integration between NGH, potential new residential development and new local centre
- Key focal point
- Improved pedestrian crossings

Fig 6.17 - Oowler Lane illustrative proposals



Owler Lane & Skinnerthorpe Road - Precedent images



Owler Lane & Skinnerthorpe Road - Visualisation



Existing situation



Area of demolition



New road layout



An earlier version of the possible redevelopment

6.4.5 Page Hall (previously referred to as Fir Vale East)

Section 5 of this report has highlighted the problems of low demand and the poor state of repair of the narrow terraces that form the bulk of Page Hall. These properties are older, in poorer condition and much more likely to be rented or vacant than across the City as a whole. There is a high incidence of large households and a low incidence of large dwellings in the area indicating some overcrowding problems. A housing condition survey showed that 37% of the properties in Page Hall are unfit or in poor repair. House prices are well below the Sheffield average. Car parking is all on-street. Vacant property in the area has become the focus for anti-social behaviour and vandalism.

This is however a fairly popular area due perhaps to the presence of local facilities. The area is served by two schools and two local shopping centres.

During the public consultation events, some residents have expressed their dissatisfaction with the narrow terraces, citing damp and size as the main problems. The alleyway leading to the back yard and in some cases to the main door of the house, is dark and narrow and this causes problems for the elderly and disabled, and parents with prams.

More than a quarter of the local population has lived in the area for 20 years or more and any proposals should aim to retain this strong community intact as far as possible, by providing opportunities for rehousing within the area for those affected by redevelopment. As the majority of terraces are in private ownership, complex delivery mechanisms will be required to implement the proposals.

The local shopping centre serving Fir Vale is Page Hall, and slightly further to the south, Owler Lane. Page Hall is centrally located for most Fir Vale residents and has a good range of shops. The Halal supermarket acts as a local landmark and was recently refurbished. However, there are environmental problems within the centre, notably a shortage of car parking provision, both for employees and visitors, poor servicing arrangements and a poor pedestrian environment and streetscape.

Consultation on draft plan

Two types of consultation were carried out on the draft masterplan in Page Hall: there were meetings and events at which the proposals were discussed; and there was a household interview survey carried out by Fir Vale Vision independent of SCC and analysed by Shenton Associates.

The household interview survey tested attitudes of the local community to demolition. This critical question was asked in three different ways to triangulate responses. Overall residents were very divided about demolition proposals, but most expressed a definite opinion, either positive or negative. Almost half of people wanted new housing to replace the old and over a third thought their own house should be demolished. Although most people wanted less demolition than proposed, when asked where any demolition should be, only 44% of respondents said there should be no demolition at all. The most common suggestions for demolition were Skinnerthorpe (32%), Popple (27%) and Bagley 25%, but every other street had not less than 20% of residents suggesting it as a candidate for demolition. The highest proportion of support for demolition comes from residents of Owler Lane (78%), Skinnerthorpe (75%) & Bagley (75%), but other streets also recorded significantly high support, Wensley Close (53%) Robey (49%), Willoughby (40%), Wade (37%), Popple (36%), Lloyd (32%).

The household interview survey also showed that there was widespread support for the idea of larger housing (up to 4 bedroom) in the area. However, most residents were concerned about the affordability of new housing, although there was a reluctance to discuss financial issues more specifically.

The response to the exhibitions and other events showed that of those who filled out the response form in relation to the proposals for Fir Vale, 41 either agreed or strongly agreed with the proposals, while 9 disagreed or strongly disagreed, with 13 neither agreeing nor disagreeing.

These responses to the proposals show a general support for regeneration. There are a number of unresolved concerns, especially about the affordability of new housing to new residents and some outright opposition to the proposals for demolition and redevelopment.

Final plan

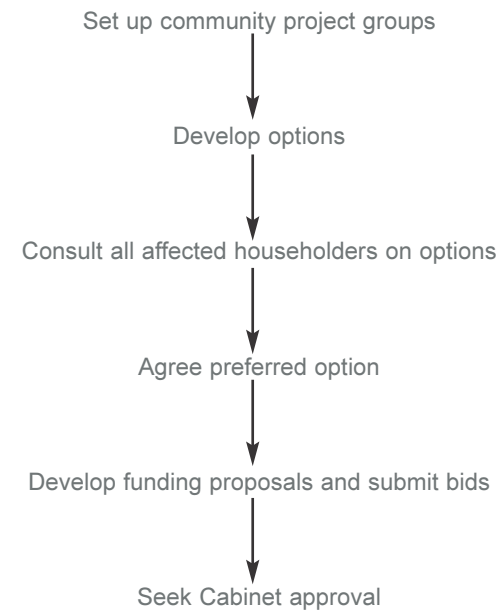
On the basis of the consultation results, Sheffield City Council has decided that further work is needed. The council will only recommend demolition of homes where the community supports the proposals and agrees with the need for change.

As a result of the third round of public consultation on the draft plan the proposal for wholesale demolition at Page Hall (formerly called Fir Vale East) has been withdrawn. The finalised Master Plan now proposes that the Page Hall area as defined by the boundary on fig 6.18 should be the subject of further community planning. Community project groups will be created in order to develop a community plan over the next 9-12 months. This plan could include a mixture of measures such as:

- "2 into 1" conversions
- Energy efficiency improvements
- Selective demolition
- Creation of pedestrian areas, open space, parking areas and "Home zones"
- " Refurbishment of existing homes

It is anticipated that a plan will be formulated and agreed in 12 months and funding will be sought to implement it.

The community plan will be developed in the following way for Page Hall:



Typical streetscape in Fir Vale



Typical streetscape in Fir Vale



Typical streetscape in Fir Vale

Fig 6.18 - Fir Vale Analysis Plan

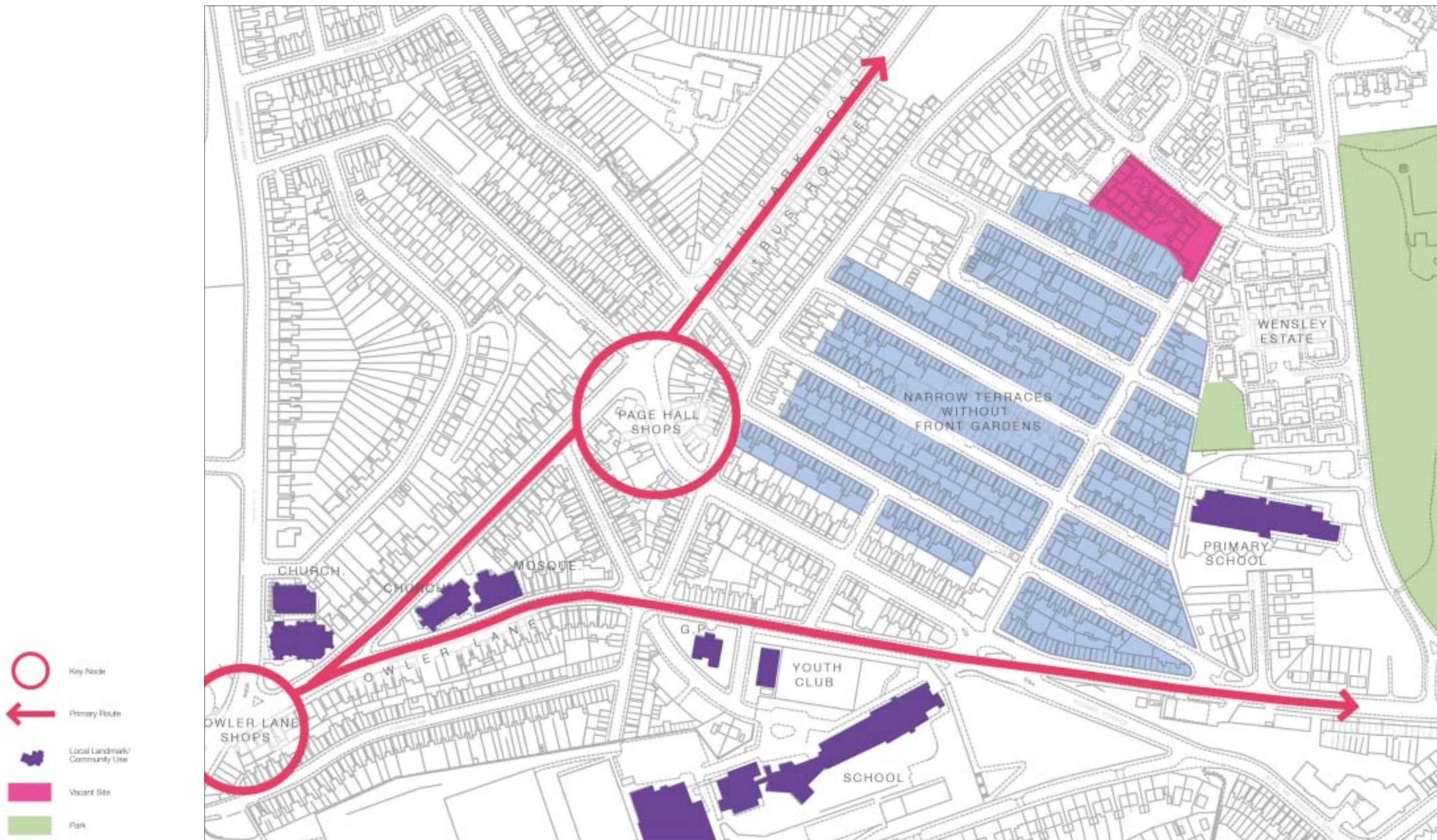
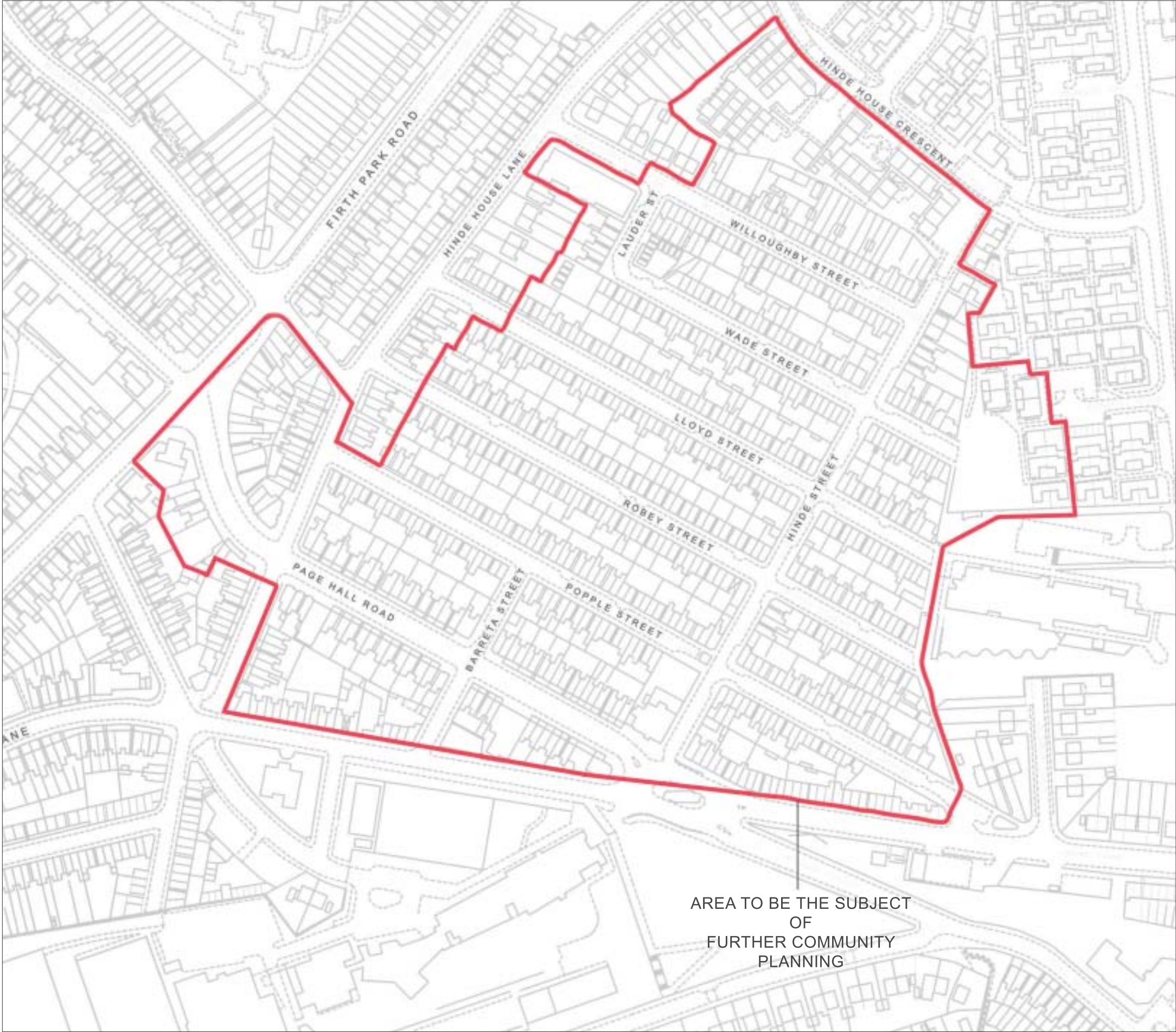


Fig 6.19 - Fir Vale proposed community planning area



6.5 Other intervention areas

Upwell

The Upwell area lies at the eastern gateway into Fir Vale. It gives a poor impression, with some vacant buildings, boarded up sites and a series of poor quality buildings used for car repairs, tyre sales etc. Relocation of these businesses into the industrial area off Carlisle Street East or some other similar area would allow the comprehensive redevelopment of the Upwell area, which would enhance the sense of arrival into a regenerated Fir Vale. The potential additional housing could also provide temporary decanting accommodation for those affected by redevelopment in Fir Vale while they waited for new housing in their neighbourhood to become available. In order to create a viable development site, the existing business, the Offset Supplies Group, which is housed in a single storey brick building in Upwell Lane, could be relocated into the ground floor of a mixed use building on Owler Lane as part of the redevelopment.

There are some interesting buildings worthy of retention and improvement as part of the development scheme. These include the pubs: the Ball Inn on Upwell Street and the Old Bowling Green on Upwell Lane. Both of these are buildings that would benefit from an uplift/redecorating, but are intrinsically interesting buildings. The church on the corner of Upwell Street and Upwell Lane is also an important building that must be retained.

The site is awkward to develop, as it has industrial uses to the south, some adjoining areas are steeply sloping and it has a watercourse running through the middle of the site. The irregular shape of the site also constrains redevelopment layout options. There is an opportunity to enhance the watercourse to provide a linear park through the site. Providing such an internal focus will also help give character and identity to the new community, who otherwise might feel sandwiched between a busy road and an industrial area.

It is important that some buildings provide frontage onto Upwell Street, to help to give this regeneration site some prominence and visibility. However, this should be accompanied by other improvements to Upwell Street itself to make this a more pleasant street, including streetscape enhancements and easier pedestrian crossing facilities, to enable new residents of Upwell to access shops on the northern side of the road and the open spaces at Wincobank.

Upwell Lane to the west of the development area is a wide road that encourages excessive speeding. To improve safety for new residents in the redevelopment area, it would be desirable for this road to be traffic calmed and reduced in width.

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Upwell: objectives and design principles

- To provide a new attractive gateway development for the eastern approaches into Fir Vale;
- To retain and refurbish existing buildings of character as part of the scheme;
- To use the watercourse to provide a linear park through the development;
- To provide high quality housing accommodation that can be used to provide temporary decanting space and in the longer term provide an attractive place to live for residents;
- To enhance the treatment of Upwell Street to improve the setting for the frontage development;
- To improve pedestrian crossing facilities over Upwell Street and linkages to the north;
- To narrow Upwell Lane to reduce vehicle speeds on the western edge of the development area.

Upwell: Final proposals

The draft proposals for Upwell are shown in Figure 6.20.

The main feature of the development proposal is the linear park along the watercourse, lined by new housing that faces onto the space. Generally, pedestrian access only is proposed on the side of the dwellings facing the open space, with rear garaging and parking courts.

New housing development with a frontage onto Upwell Street, Upwell Lane and Chambers Lane is also proposed.

The plan delivers 48 units of residential accommodation, with 39 terraced houses and 9 flats.

There are no residential demolitions required to bring this scheme forward, but business relocations of the car repair and tyre supply businesses, as well as the Offset Supplies Group, will be necessary.



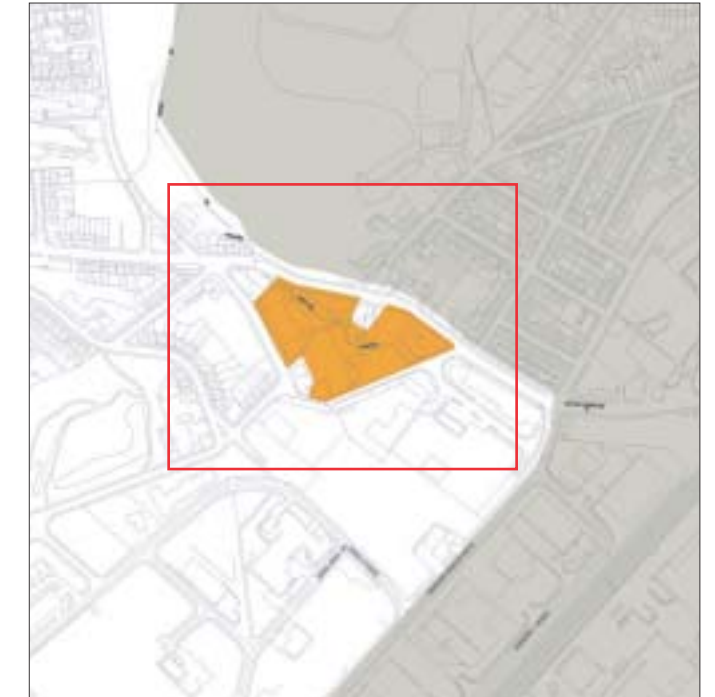
The pub on Upwell Street.



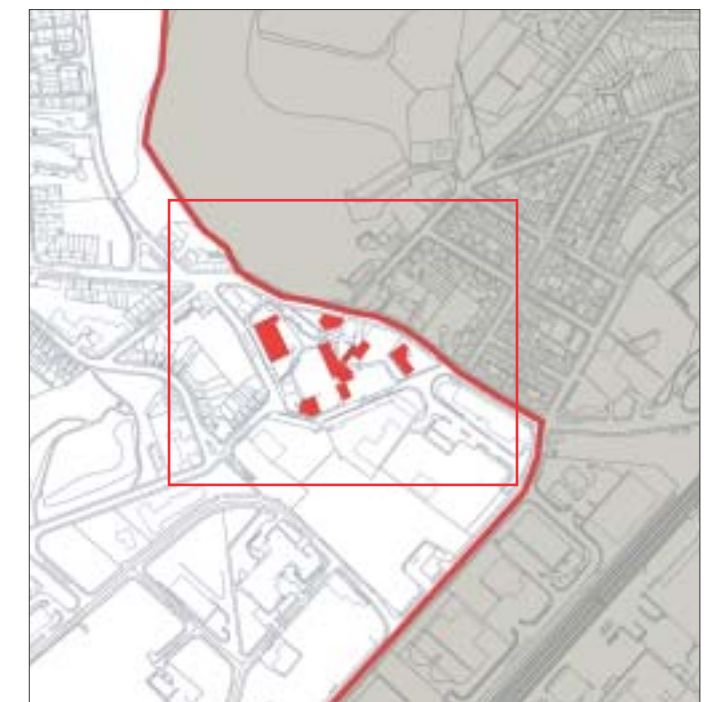
The pub on Upwell Lane, viewed from Grimesthorpe Road.



Church at the corner of Upwell Street and Upwell Lane.



Redevelopment areas










Buildings proposed for demolition

Fig 6.20 - Upwell Street Design Principles



Key

-  Landmark
-  Public open space
-  Positive building frontage
-  Pedestrian link
-  Waterway
-  Improved gateway into site
-  Shared surface



Existing building to be retained

Fig 6.21 - Upwell Street illustrative proposal



Wensley Estate

The council housing stock on the Wensley Estate has a mixture of flats, bungalows, houses and a sheltered scheme. Prior to the recent demolition of some of the flats, there were 312 dwellings on the Wensley estate, comprising 40 bungalows, 172 flats, 57 houses and 43 sheltered flats. There is one shop located on Hinde House Crescent.

The Council's lettings data suggests that demand for houses and bungalows is reasonably good. However, demand for one bed flats is low.

In places, properties on Wensley are built very close together, with the front door being accessed by narrow pathways, with roads/ parking areas to the rear of the properties. Some blocks of houses are in rows three deep, with only pathways between. The pathways that access the front doors of these properties give little privacy to the residents and also provide escape routes for criminals, making it difficult for the police to control crime here.

Crime and the fear of crime is a particular concern on the estate.

The close proximity of individual properties also means that lighting, footpaths and damaged and missing fences are major issues. Litter and to a lesser extent dumping is also a problem on the estate.

Crime on the estate has reached such a high level that the Police have recently introduced a curfew, requiring young people to be home by 9.00 p.m. There is also an order banning groups of people from congregating on the streets. An Action team has been set up with representatives from the City Council, the Police, Sheffield Homes, Street Force, the Tenants Association and other local groups. This team has agreed on a series of short term actions over the next 3 to 9 months to attempt to remedy some of the problems on the estate. Some of the matters being considered include:

- Closure of certain footpaths;
- Additional lighting;
- Improvement of green spaces;
- Repair of the community centre;
- The identified need for something for young people to do/ recreational activity.

Consultation

During the consultation on the masterplan options in June/July, crime on the Wensley Estate was mentioned by respondents as the most pressing issue in the area.

Most agree on the need for safer and better play areas for children.

Many have asked for more resources for the youth. This may be a consequence of the youth gang problems in the area. On a similar logic, an information centre providing advice on jobs, education, drugs, IT skills and life skills has been suggested. There was also a suggestion for an after school club.

Some have suggested the complete demolition of the estate and its replacement with private sector housing. Others think that the crime problem can be solved with more policing and CCTV. Others still have suggested opening up the estate to rid it of dark areas / alleyways which are difficult to police.

Some have suggested building a new police station on the site of the flats that have been demolished.

Final proposals

Proposals for the Wensley Estate, including items such as footpath closures and better lighting, new facilities etc., need to emerge from the process set up by the Council and the Police in discussion with local residents.

There is an opportunity to address the issues as part of the proposed community planning in Page Hall.



Narrow gaps between properties



Bungalows very close to one another



Widespread litter problems



Wensley Market



Wensley Park lacks supervision



Unwelcoming pedestrian link

Wensley Estate context photographs

Facelift

The Facelift programme has run for over four years, mainly in Burngreave and Fir Vale but also in Darnall and Sharrow. The programme was initiated in 1999 to replace the former Group Repair schemes and individual Renovation Grants. These previous programmes targeted the poorest properties in their respective areas. The Renovation Grants financed considerable work to the interior of properties but had little impact on the outside of the property and therefore on the neighbourhood environment. The Group Repair Scheme provided comprehensive external refurbishment of properties but as the properties were selected on need basis and the contributions were means tested, the improved properties did not necessarily form continuous groups and the environmental impact of these works was also limited. All in all, it was felt that neither of these schemes brought about substantial improvement to the overall appearance of the neighbourhoods or to the confidence in the local housing market.

Facelift was therefore introduced with the aim of improving the external appearance of properties helping to increase confidence in the local housing market and stimulating owners and potential owners to make further improvements and investments in their own property.

The choice of locations to benefit from Facelift has been made by the Council with a view to securing maximum strategic impact. Works are limited to the front of properties where they will have the maximum impact on the street scene.

The plan opposite shows those locations that have benefitted from Facelift to date. It also shows where Group Repair has been carried out.

An evaluation of the Facelift scheme by Council officers has concluded that Facelift is a success, although there have inevitably been some problems, mainly in relation to specific circumstances at individual properties. Targetting major thoroughfares has created maximum impact in minimum time with the major improvements to the appearance of these streets. Resident appreciation is clearly demonstrated by the demand for more schemes. The investment by the Council also appears to have stimulated the property market, with house prices rising faster in the vicinity of Facelift schemes.

The initial focus of Facelift was on Burngreave. More recent investment has been targetted on Fir Vale. The scheme changed slightly as it moved to Fir Vale by the introduction of Facelift Plus. This was a response to the poor condition of many properties which necessitated intervention over and above the basic aesthetic Facelift. The Council's Private Sector Housing Policy (May 2003) allows for new block schemes to have a flexible content taking into account:

- Environmental impact
- External structure
- Energy efficiency
- Security

This recognises that many residents in these poorer properties do not have the financial ability nor technical competence to undertake major external structural repairs. Principal items to be included over and above the standard Facelift scheme are roof repairs, new windows and dormers.

Future Face Lift investment

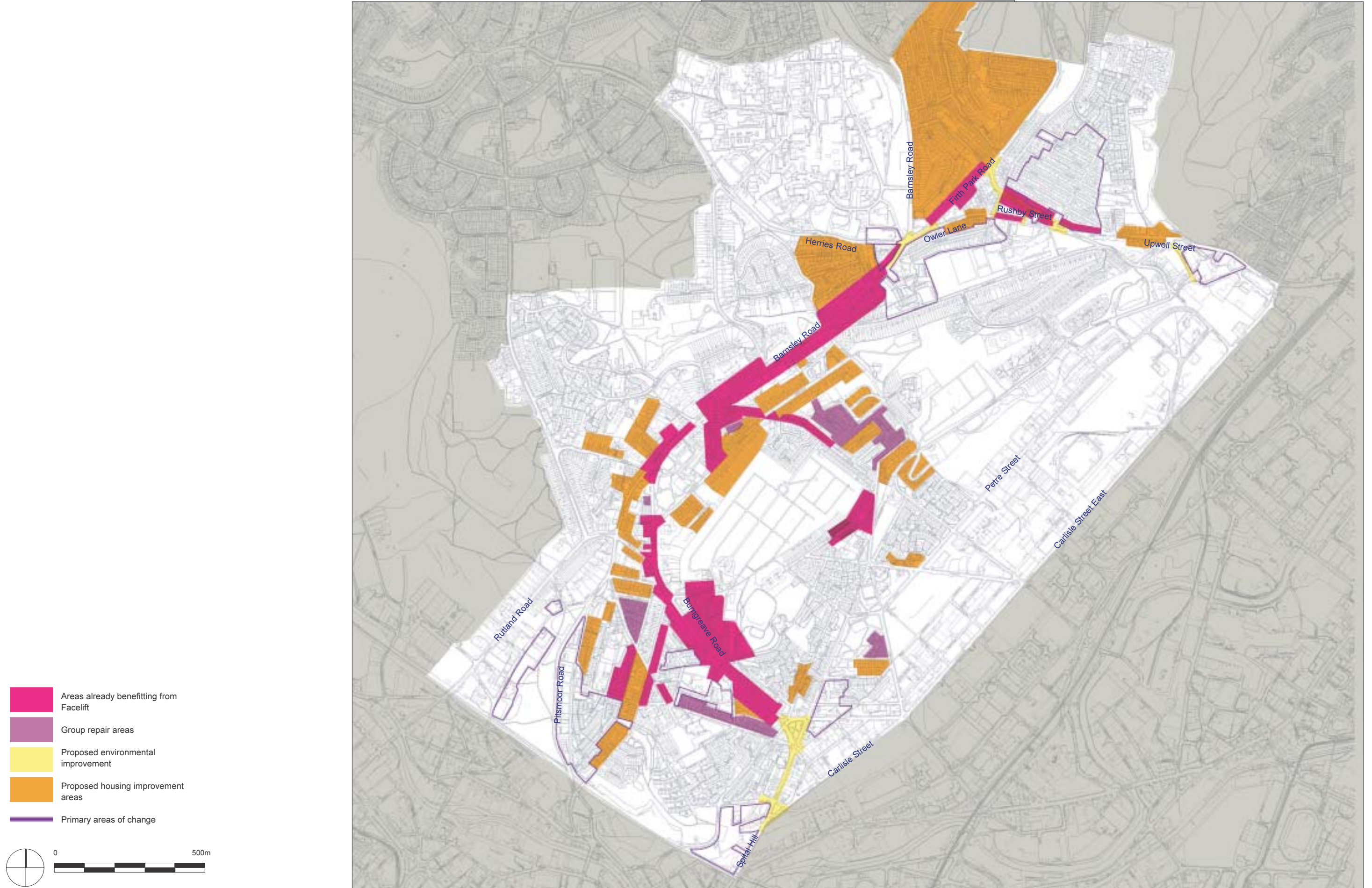
Future Facelift work should be given priority in the areas that will have an immediate impact on the perception of Burngreave and Fir Vale. These areas will typically be:

- Along main routes (Spital Hill, Burngreave Road, Barnsley Road, Owler Lane, Rushby Street, Firth Park Road)
- At gateways into the area
- Directly adjoining areas of change
- Between areas of change and shopping centres.

The plan opposite shows potential future Facelift areas. These could form the first phase of future works and be followed by other areas that satisfy one or more of the above criteria.

Some minor exceptions to the general rules governing the application of Facelift to the frontage of property only should be considered in certain locations. For example, in parts of Burngreave the steeply sloping land means that properties are accessed at two levels - with the front door on one street and car parking/ garaging from another street to the rear. The rear of these properties are then faced by the frontage of other properties. In these circumstances, the impact of Facelift on the "frontage" would be undone by the scruffy appearance of the rear of the opposite properties, currently ineligible for Facelift work. In effect these properties have two exposed street "frontages" and we consider that in those circumstances the rear boundary treatment should also be eligible for Facelift treatment.

Fig 6.22 - Housing Improvement Plan



Landscape and Open Space Strategy

The Burngreave Green Environment Programme has conducted a comprehensive study of the open spaces in the Burngreave area. The programme is a partnership that includes the Sheffield Wildlife Trust, Burngreave New Deal for Community, Sheffield City Council and Green City Action Group. Their findings were published in June 2004 in the form of the Burngreave Environmental Action Plan. The plan has been developed using information gathered through a comprehensive green audit, incorporating a habitat survey, historical survey and area-wide community consultation.

The Action Plan provides a prioritisation of sites for investment. Sites of the highest priority will be used as the focus for larger scale capital work and improvement projects, and will act as the flagship sites of the project. These are the most valuable sites in Burngreave in terms of their history, ecology and community value. They include:

- Abbeyfield Park
- Burngreave Cemetery
- Burngreave Recreation Ground
- Devon Gardens
- Ellesmere Park
- Harleston Street Playing Field
- Osgathorpe Park, and
- Somerset Road open Space (otherwise known as Catherine Street Park).

Sites of secondary importance will also receive attention for longer-term improvements. They include:

- Denholme Close Open Space (Between Rock Street and Brunswick Street)
- Ellesmere Green (Spital Green)
- Grimesthorpe Allotments
- Nottingham Street Recreation Ground
- Pitsmoor Road Open Space (Stanley Field in this masterplan)
- Verdon Street Recreation Ground, and
- Wood Hill, otherwise known as Smith's Field.

In addition to these, the Action Plan identifies a temporary greenspace on the site of the former Woodside Estate. This green space will provide an enhanced visual environment for the residents of the area until redevelopment of the site takes place.

This masterplan endorses the Action Plan in principle and will not repeat its detailed recommendations. We will however mention a few proposed landscape improvements that either differ from the Action Plan's prioritisation or complement it. It is to be noted that the Action Plan did not cover Fir Vale so we have included some of our own recommendations for this area.

The Action Plan classifies Ellesmere Green (Spital Green) as a site of secondary importance. In view of the strategic impact of the redevelopment of Spital Hill proposed in this masterplan, this site may need to be reclassified as a site of primary importance. We would envisage that improvements to this space will take place in the short term together with the other environmental improvements proposed in the Advancing Together strategy.

The Action Plan also classifies Pitmoor Road Open Space (Stanley Field) as a site of secondary importance. If the proposals for Woodside put forward in this masterplan were to be implemented in earnest, we would also suggest re-classifying this site so that an overall programme of environmental improvements can be tied in with the residential redevelopment. We would wish for the improvements to the park to be finished ahead of the new residents moving into the area to help with the rebranding of Woodside.

The plan opposite summarises our landscape strategy. It shows existing parks, proposed new parks, proposed improvement parks (when they differ from those of the Action Plan), proposed environmental improvements as well as cycle routes.

More specifically, it includes proposed environmental improvements:

- along Spital Hill
- around Ellesmere Green
- along Pitsmoor Road
- around the Owl Lane / Barnsley Road junction
- along Page Hall, and
- along Upwell Lane.

The plan shows the parks that need improvements to complement our area of change proposals. These include:

- Stanley Field
- Catherine Street Park
- Ellesmere Green
- Wensley Park, and
- The Rushby Street / Earl Marshal Road triangle of open space.

The plan also shows a new public open space in one of our key areas of change:

- New linear park at the heart of the Upwell Street redevelopment.

In addition to these, small changes to the existing cycle network are proposed to better integrate the redeveloped areas. These include an extension of the cycle link along Woodside Lane to make it a continuous route and a new link along Upwell Lane that will provide a new connection towards Wensley and Wincobank.

Figure 6.23 - Landscape and Open Space Strategy

