



St. Vincent's **Action Plan**

2004-2014



COUNCIL OF THE YEAR 2005



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Sheffield City Council
City Development Division



Sheffield City Council
Howden House
1 Union Street
Sheffield S1 2SH
www.sheffield.gov.uk

Contacts: **Matthew Hayman**
Simon Ogden

Tel: 0114 273 5130

Fax: 0114 273 6204

Email: matthew.hayman@sheffield.gov.uk
simon.ogden@sheffield.gov.uk

Assistance in producing this document by:



1. WHY AN ACTION PLAN?

The Action Plan has been drawn up to serve the following purposes:

- Provide a clearly defined vision to guide development and investment decisions within St. Vincents by the public and private sectors, building confidence and providing a basis for mutual benefit.
- Promote and inform economic regeneration in this part of the City Centre to ensure a sustainable future for this mixed use city Quarter by securing new sites for business development.
- Supplement and update existing planning policy for the St. Vincents area prior to completion of the new Sheffield Development Framework (SDF). The Action Plan provides an interim planning structure in response to the current pressure for development.
- Establish key public space and environmental projects which can lead regeneration in the area and provide a catalyst for tangible change.
- Identify design guidance for all key sites, within the context of Sheffield's Urban Design Compendium.
- Propose imaginative ways of tackling problems of public safety, crime, cleansing and parking.
- Protect the area's historic character by the declaration of 2 Conservation Areas.

- Offer guidance on the creation of a balanced residential mix of tenant types

The influence of this document is determined to a large extent by its adoption by Sheffield City Council, in December 2004 when it became a material consideration within the planning process. Developers and their designers are required to have regard to this document to inform development proposals.

The Action Plan is not simply about controlling change. It has a promotional role and will be used as a focus for public sector investment in the area. The emphasis is on action and positive change, but not at any cost. The intrinsic character which makes St. Vincents a distinct place within Sheffield will be enhanced through regeneration and this Action Plan explains how new development can work towards achieving this.



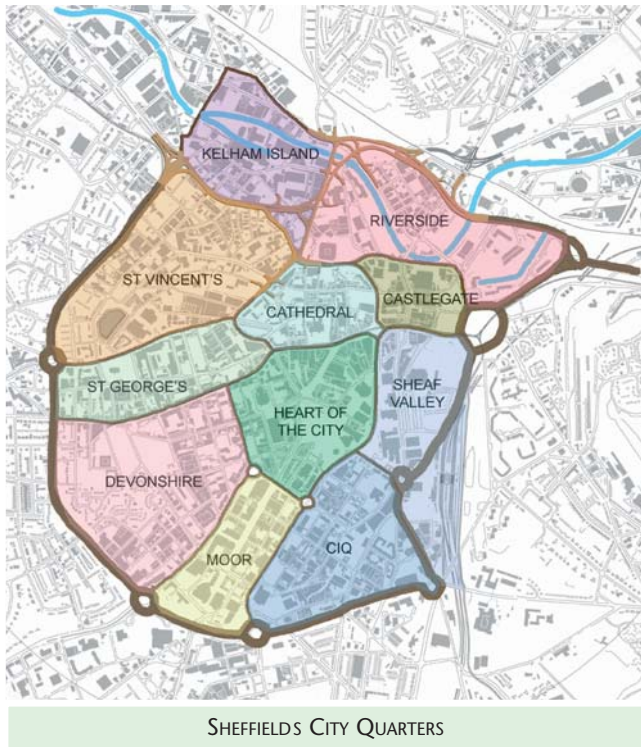
BALANCING HERITAGE AND REGENERATION



MAKING BEST USE OF KEY SITES



ADDRESSING THE NEEDS OF EXISTING RESIDENTS AND BUSINESSES



St. Vincents is identified as one of a number of Sheffield's City Quarters. Others include; Castlegate, Cathedral Quarter, Cultural Industries Quarter, Devonshire Quarter, Heart of the City, Kelham Island, Riverside, Sheaf Valley, St. Georges and The Moor. These are illustrated on the plan above.

Judged against these City Quarters, St. Vincents has its own distinct character, identity and role. Defining and strengthening this role for St.



Vincents is central to the Action Plan providing a basis for regeneration and renewal which

contributes to the success of Sheffield City centre overall.

2. OVERVIEW

St. Vincents is one of Sheffield's most distinctive inner city quarters with a dramatic topography and townscape, a strong heritage of metal working and a particular historic association with the City's Irish and Catholic community.

The area has suffered decades of slow decline and dereliction, especially apparent around Upper Allen Street, but also in other parts. Nevertheless, it continues to be an active business area with some important industrial and service companies and retains a committed resident community.

Now the renaissance of the City Centre offers opportunities for substantial transformation and improvement and private development is beginning to emerge, driven largely by the demand for City Centre living.

This presents a welcome opportunity, which needs guidance and channelling to achieve coherent results and a sustainable community, and to balance the need to provide sites for new employment.

The Action Plan, based on a year of consultation and research by a team of consultants retained by the Council, sets out a clear set of proposals to allow the area to benefit from these changes in a structured way, balancing the demand for new housing with the need to maintain and create employment and to provide for both in an attractive mixed-use environment.

The Action Plan puts forward new policy areas, which will creatively channel market demand for new housing. It will inform the Draft Sheffield Development Framework (SDF), which will replace the Unitary Development Plan (UDP), the current planning policy document for the area. The Action Plan also proposes a number of interventions by the Council and its partners where market forces are unlikely to be sufficient to create appropriate and high quality development or deliver strategic objectives for the area.

Two new Housing Opportunity Areas are proposed around Upper Allen Street/Edward Street. and Green Lane/Alma Street in response to strong housing development interest and large numbers of derelict and vacant premises. These areas would allow a range of uses of any proportionate mix including housing and excluding industry.

A new Business Area is proposed between Solly Street and Tenter Street. This will encourage an expansion of the traditional business/professional office quarter in response to growing demand, but with a proportion of housing to create a more vital and viable mix.

Between Scotland Street and Shalesmoor where industry remains strongly represented, another Business Area will encourage new office and business development, especially along the line of the new Inner Relief Road (IRR).



HEART OF THE CITY TRANSFORMED



A NEW CITY CENTRE PROPERTY MARKET



DEVELOPMENT PRESSURES WITHIN ST. VINCENTS

In recognition of the area's industrial and social heritage two new Conservation Areas are proposed with the aim of preserving the best buildings and townscape, encouraging new uses and attracting additional resources to achieve this.

The Council will seek resources for a programme of interventions aimed at supporting and stimulating private investment and local community building. These will comprise:

- (a) Improvements to key vehicle and pedestrian entrance points and routes into the area.
- (b) Assembly of strategic vacant sites where the market has been unable to do so, supported by a private sector funding partner and using CPO powers where necessary.
- (c) Support for imaginative new uses for the St. Vincents Church group of buildings in partnership with the owners and the local community.

- (d) Creation of a new public green space around or adjacent to a reused St. Vincents church complex taking advantage of its dramatic topography and views and providing a focus for new housing, business and community facilities.
- (e) Extending or supplementing the NUCA Business Grant scheme to encourage expansion, consolidation or improvement of existing business premises and to remove environmental eyesores.
- (f) Seeking assistance for businesses which wish to relocate to improve productivity and retain employment.
- (g) Improved maintenance and management of streets and public areas possibly involving new kinds of partnerships of businesses, residents and developers such as an extension of the NUCA warden scheme to new areas.

- (h) Support and encouragement of representative forums bringing together local businesses, residents, landowners and voluntary bodies interested in the regeneration of the area and able to take an active part in the process.
- (i) Resources for the above will be sought from:
 - Special Purpose Vehicle for the Central Riverside Corridor/Upper Don Valley
 - Yorkshire Forward Investment Planning
 - Objective 1 and its successor funds
 - Heritage Lottery Fund (THI & HERS)
 - Local Transport Plan
 - Section 106 Contributions
 - Living Spaces Fund
 - Key Partners will include the City Council, NUCA, Yorkshire Forward, Hallam Diocese, local business, major landowners, South Yorkshire Police, University of Sheffield and Kelham Island Museum



ST. VINCENTS CHURCH



EDWARD STREET FLATS PLAY AREA



HOYLE STREET SITE

1. St Vincents Church, Refurbish Church buildings as landmark new community/cultural focus.
2. New urban park stepping down the hill connecting Solly Street to Scotland Street.
3. St Georges Close Maisonnets - create a new residential community based on high quality new residential development replacing existing flats.
4. Potential redevelopment of West Bar Green Police Station for a mixed use commercial scheme.
5. Proposed Furnace Hill Conservation Area including the regeneration of John Watts Cutlery Works retaining and enhancing its heritage value.
6. New open space link between Trinity Street and Snow Lane to improve linkages and provide a new amenity space within the Furnace Hill area.
7. Recreation of street frontages alongside new alignment of Inner Relief Road in keeping with setting and creating a quality new city boulevard.
8. Hoyle Street gateway site for major landmark commercial development site for company headquarters, including reused Don Cutlery Works.



View looking south-westwards

9. Incorporate and celebrate the historic Doncaster Street Cementation Furnace into any new development.
10. Proposed new development on the existing car park site and associated land stepping back up the hillside between White Croft and Solly Street.
11. Restore Broad Lane open space and Montgomery Fountain. New development between Garden Street and Broad Lane to help enliven this space and create linkages through potential development blocks.
12. Brook Shaw Park potential redevelopment of landmark site alongside Inner Relief Road to create high quality development edge to St. Vincents.
13. Regeneration of Well Meadow Conservation Area using value of cleared sites and heritage lottery funds to renew heritage townscape.
14. Improved open space and civic square and underground car parking associated with Impact development at Upper Allen Street.
15. Tenter Street/Scotland Street Planning Permission granted for major office and residential development.
16. Reuse of Health & Safety Executive Laboratories by Sheffield University. Reopen Red Hill as key pedestrian link from Broad Lane.
17. Early extension of Housing Area on Castle, Cornhill and Stephenson Blake sites by private developers.

Key:

- Potential redevelopment of existing priority sites, showing impression of existing permissions and possible future development of how buildings might look based on approved design guidance.
- Longer term redevelopment and consolidation of existing urban blocks and streetscape based on high quality development in line with planning / development framework.
- New public open spaces for St. Vincents.
- Existing built fabric to be retained, enhanced and where appropriate re-used

3. URBAN DESIGN CONTEXT

St. Vincents is located at the north-western edge of Sheffield City Centre, adjacent to the Cathedral Quarter and less than a 10 minutes walk from the heart of the city and the Peace Gardens.

The topography and hillside setting of St. Vincents is central to its character offering striking panoramic views north-westwards, across the Don Valley Basin and Sheffield's northern rim of hills reaching out towards the Peak District.

On the approach to Sheffield from the north-west St. Vincents forms an important gateway prominent when seen from the river valley, offering glimpses of a diverse townscape that rises up the hillside to a distinctive skyline.

Locally, the topography and the boundaries to original fields were instrumental in establishing a streetscape unique to St. Vincents. Two main types of street are identifiable.

The first are those aligned along the contours and which create broad sweeps across the hillside. These streets tend to offer fairly unobstructed views northwards creating city scale views.

The second are those streets which oppose the terrain and climb sharply up the hillside. These streets are invariably much narrower and more tightly enclosed.

The original street pattern has endured many years of change within St. Vincents. Retaining and enhancing this locally distinct street

pattern will be important towards retaining the scale and character of the area into the future, as buildings change and are renewed.

The street network provides the basis for a permeable and legible townscape, albeit in places connectivity and the quality of some linkages could be improved.

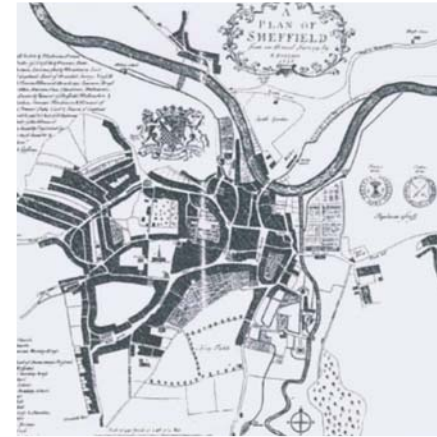
There are several good quality historic landmark buildings, including Stephenson Blake building, St. Vincents Church and Scotland Street Methodist Chapel. Clusters of particularly valuable heritage townscape can be seen around Furnace Hill and Well Meadow. The townscape heritage of the area is a real asset of the area.

These areas provide a link to the industrial heritage of the area. Sheffield's industrial architecture is based mainly on the working of metal, which developed in the city, from medieval times, until the early, to mid 20th century.

With the modernisation of production and manufacturing techniques, the buildings, which accommodated huge numbers of workers and craftsmen and women, have become redundant.

Notwithstanding the great many fine historic buildings within the area, there are a good number of more modest buildings which create the backdrop to the urban block structure, the renewal or redevelopment of which is a real opportunity for St. Vincents.

These reflect a functional basis where buildings are stout but uninspiring and reflect a modern utilitarian design. These buildings mostly house



ST. VINCENTS GREW ON THE EDGE OF THE ORIGINAL SETTLEMENT - PROVIDING A WORKSHOP FOR THE CITY



HISTORICAL PLAN ILLUSTRATES TIGHT AND WELL DEFINED URBAN GRAIN



FIGURE GROUND TODAY - THE ORIGINAL STREET PATTERN IS STILL RECOGNISABLE

employment activities and are therefore important to the integrity and economy of the area today.

Many of these more modest buildings provide collective value by their sympathetic massing and the enclosure they provide to the street. Despite this however, several prominent gap sites are evident and these undermine the townscape of the area.

Opportunities to mend these areas are now welcomed. Putting back street frontages and redefining a relationship between buildings and the street in terms of overlooking and natural surveillance will be important.

Throughout – St. Vincents has been a place to live as well as to work, and from the influx of early Irish immigrants in the mid 19th century, this area has always provided a home to a city centre population.

Innovative housing has endured at the Edwards Street Flats, and in future new opportunities to live as well as work in St. Vincents will help the area to become a more vibrant and successful place.



HERITAGE TOWNSCAPE - WELL MEADOW



POTENTIAL CITY BOULEVARD - TENTER ST.



CONTEMPORARY ARCHITECTURE - HSE



STEPHENSON BLAKE - UPPER ALLEN STREET



STRIKING SKYLINE FROM WEST STREET



ST. VINCENTS CHURCH



VIEW NORTHWARDS FROM SOLLY STREET RIDGE

4. REGENERATION CONTEXT

This inner city area is coming under increasing pressure for new development, which in some cases has raised conflicts with existing Unitary Development Plan (UDP) policy.

High vacancy rates in parts of the area suggest that the area's role as a home for manufacturing businesses is declining. At the same time the City Centre needs to maintain a supply of new Office and Business sites in strategic locations.

The Action Plan also recognises the significant role of expansion of the University of Sheffield for academic spin off, business and accommodation.

The City Council has produced this Action Plan with the purpose of identifying a concise route for regeneration. This takes into consideration local stakeholder views, and acknowledges the potential conflict between new housing development and businesses who wish to remain and trade in the area for the foreseeable future, alongside existing residents and voluntary organisations.

The Action Plan looks at ways in which successful local initiatives can be utilised through partner contributions to ensure key issues such as community safety are addressed.

One of the chief stimuli for this Action Plan is the pressure for change. This Action Plan will update the UDP and will become a material consideration when the Council consider

planning applications in the area prior to the adoption of the SDF, which will ultimately replace the existing UDP. In this context the Action Plan provides an essential transitional document to assist in managing and promoting urban change in St. Vincents.

The Action Plan builds on a raft of other planning and regeneration initiatives which both inform and complement the Action Plan for St. Vincents. Complementary documents include:

CITY CENTRE MASTERPLAN (2000)

- Delivered together with Sheffield One
- Four Core Objectives embracing technology, vitality, accessibility and public realm quality.
- Funding identified and delivery well underway.
- Identified an urban design and regeneration 'Vision for the City Centre'.

SHEFFIELD CENTRAL RIVERSIDE

- An area defined by proximity to the City Centre, River Don and the Northern Section of the Inner Relief Road.
- The City Council to proactively seek a long-term funding partner via a 'Special Purpose Vehicle' (SPV) – a joint company set up for this project to assist with the strategic regeneration of this area of Sheffield.
- The City Council and its partner will work together through the SPV to promote

regeneration by; acquiring priority sites, packaging and marketing land for development, holding and managing land, selecting specialised development partners, with the aim of delivering high quality developments.

SHEFFIELD CITY CENTRE URBAN DESIGN COMPENDIUM

Compliments adopted planning policy for the City Centre and provides more detailed design guidance for urban form and public realm as well as more specific principles for the various quarters which make up Sheffield's City Centre.

A vision and series of design principles are set out in the Compendium for The St Vincent's Quarter. These provide a starting point for the more detailed design frameworks and guidance within this Action Plan.

The vision is of a distinctive mixed use area, making the most of its built and social heritage as well as its physical setting and strategic location. Through regeneration it becomes a more integral part of the city realm and a stronger gateway.

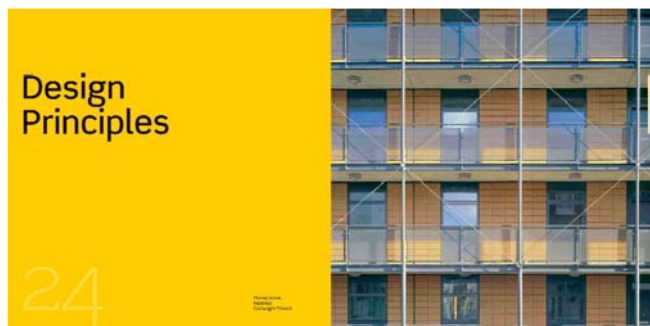


WICKER/NURSERY STREET AREA ACTION PLAN (2003 ONGOING)

- An area of great opportunity following construction of the Inner Relief Road.
- Chance to recover its role as an important a gateway to City Centre.
- Existing businesses must be protected while new uses are introduced into the area in a controlled manner.
- Consultants appointed in 2003 to compile an action plan for the area.
- Focus on uses, open spaces, the role of the area and its uses, the close proximity of the river.

WEST BAR DEVELOPMENT BRIEF

- An area with many small or medium size industrial properties, many vacant or under used.
- A defunct street pattern, with poor links between the River Don and the Cathedral Quarter.



- City Council will shortly publish a brief for a developer competition on the West Bar site.
- To create a best-practice sustainable mixed-use development.
- To provide a natural expansion for the legal and professional/Cathedral Quarter.

KELHAM ISLAND

- Fast developing business and residential community.
- A successful industrial Conservation Area which is retaining the area's character.
- A prime example of what can be achieved.
- Facilities including the Kelham Island Museum are making this area a national visitor destination.
- A substantial mixed-use area. An opportunity to create an interface with this area will be provided by the Inner Relief Road and the new urban frontage on both sides.

CATHEDRAL QUARTER ACTION PLAN

- The traditional central business and professional district.



- As some professional firms move out of the older properties, there is potential for a return to residential use etc.
- The City Council has prepared an Action Plan to guide development and growth.
- The Action Plan will; conserve historic character, promote greater mixture of uses – outside the working day, meet future needs in a sustainable manner, and improve public realm and linkages.

NEEPSSEND DEVELOPMENT STUDY

- This study looks to identify ways to manage the transition of the area from one of predominantly industrial to mixed use.
- An Action Plan for Kelham/Neepsend area will be prepared in consultation with local stakeholders.

INNER RELIEF ROAD (IRR)

- Construction of the Northern Section of the IRR (from Penistone Rd/Hoyle St to the Wicker) due to commence in November 2004 and take about two years to complete.
- This project will have a major impact on the future of the St Vincent's area.
- In particular, the new road frontage created in the North and the reduction of traffic on Broad Lane/Tenter Street.
- An integral part of the Inner Relief Road preparatory work was the production of an Urban Design Framework covering sites along its length.

5. LOCAL POLICY FRAMEWORK

The following policy areas are proposed within the St. Vincents Action Plan. They will be used to inform the production of the Sheffield Development Framework (SDF).

In advance of the SDF becoming operational, these policy areas shall be treated as a material consideration for the determination of planning applications in the area.

This document will act as a transitional policy document to be read alongside the adopted UDP.

The following land use designations are proposed to support the regeneration of the St. Vincents area and are illustrated on Plan 3.

5.1 HOUSING OPPORTUNITY AREAS

These areas provide flexibility in responding to changes in market conditions or new trends and would also allow for some uses to become dominant.

There are no requirements for any one use to be dominant, but the designation allows for housing to take a lead role in the regeneration of older industrial and commercial areas, where the environment is appropriate.

Provision for industry, distribution and warehousing is made in other parts of the City where it would not conflict with housing. This will not prevent existing industry in the area from continuing its current operations.

ACCEPTABLE USES

- Small convenience shopping development (A1)
- Offices used by the public (A2)
- Food and drink outlets (A3)
- Business (B1)
- Hotels (C1)
- Residential Institutions (C2)
- Housing (C3)
- Community facilities and institutions (D1)
- Leisure and recreation facilities (D2)
- Car parks
- Hostels
- Open space
- Petrol filling stations on Strategic Roads

UNACCEPTABLE

- Other shopping development (A1)
- General Industry (B2)
- Warehouses and open storage (B8)
- Garage and transport depots
- Lorry parks
- Scrap yards

Development proposals for uses not listed will be decided on their individual merits.

RATIONALE

The area contains large numbers of vacant industrial buildings, and steep sloping sites

unsuitable for new industry and business. Adjacent to existing housing and the university, the area offers the potential for a good living environment with possible open space and community facilities. In response to consultation it is considered essential that a balanced residential community is maintained in order to avoid the problems experienced in other nearby suburbs of over dominance by short-term mainly student occupation.



THE STEPHENSON BLAKE BUILDING ON UPPER ALLEN STREET FALLS WITHIN THE NEW HOUSING OPPORTUNITY AREA

HOUSING TENURE

The target for the area is to broadly achieve an equivalent proportion (30:30:30) of residents in social rented, private rented/owner occupied and student tenures. Therefore large developments will be required to include significant proportions of more than one tenure in order to maintain this balance.

5.2 NEW BUSINESS AREA

This policy area will allow industry to continue but does not promote its expansion in the area. The dominant use in this mixed-use area is to be the preferred B1 business use. Any new development must consist predominantly of the preferred use.

Other acceptable uses will be considered favourably where it can be demonstrated that they are making a vital contribution to the delivery of substantial office space within an application, for example by ensuring overall financial viability.

PREFERRED USES

- Business (B1)

ACCEPTABLE USES

- Small convenience shopping development (A1)
- Hotels (C1) including conference facilities
- Offices used by the public (A2)
- Food and drink outlets (A3)
- Residential institutions (C2)
- Housing (C3), except on the ground floor
- Community facilities and institutions (D1)
- Leisure and recreation facilities (D2)
- Open space
- Hostels
- Petrol filling stations on strategic roads
- Car parks for public use

UNACCEPTABLE

- Other shopping development (A1)
- General industry (B2)
- Warehousing/Distribution (B8)
- Open storage (B8)
- Car showrooms
- Lorry parks
- Scrap yards

Development proposals for uses not listed will be decided on their individual merits.

RATIONALE

Being adjacent to the Cathedral Quarter and Central Business District this area provides a natural route for expansion of business space. Its designation would allow for the incorporation of some residential and A3 Food and Drink uses.

This will help to create an attractive mixed-use neighbourhood and assist with the viability of office development, particularly speculative office development and multi-occupied office developments.

5.3 HOUSING AREA AND PROPOSED HOUSING SITE

The St Georges Close area to the South West will remain allocated for housing and allow the vision described in the approved Development Brief.

PREFERRED USES

- Housing (C3)

ACCEPTABLE USES

- Small convenience shopping development (A1)
- Offices used by the public (A2)
- Business (B1)
- Hotels (C1)
- Residential institutions (C2)
- Community facilities and institutions (D1)
- Leisure and recreation facilities (D2)
- Hostels
- Houses in multiple occupation
- Open space

UNACCEPTABLE USES

- Other shops (A1)
- Food and drink outlets (A3)
- General industry (B2)
- Warehouses and open storage (B8)
- Amusement centres
- Car showrooms
- Garage and transport depots



BROAD LANE/GARDEN ST./TENTER ST. BUSINESS AREA

- Petrol filling stations
- Scrap-yards
- Taxi and vehicle hire businesses

Development proposals for uses not listed will be decided on their individual merits.

Development should not lead to a concentration of non-housing (C3) uses which would detract from the residential character of the Housing Area; or harm the development of mixed communities.

RATIONALE

Redevelopment of St. Georges site, an established housing area adjacent to the Edward Street Flats. An attractive residential neighbourhood is to be created, with a mix of tenures supporting services and other uses.

5.4 UNIVERSITY AND COLLEGE AREA

This designation takes into account Sheffield University's recent purchase of the Health & Safety Executive (HSE) Buildings, off Broad Lane. It is understood the building will remain and provide laboratory and incubator workspace for University spin-off projects.

PREFERRED USES

- Education uses, and other community facilities and institutions (D1)

ACCEPTABLE USES

- Offices used by the public (A2)
- Food and drink outlets (A3)

- Business (B1) and other research and development which is ancillary to the preferred use)
- Hotels (C1)
- Residential institutions (C2)
- Housing (C3)
- Leisure and recreation facilities (D2)
- Hostels

UNACCEPTABLE USES

- Shopping developments (A1)
- General industry (B2)
- Warehouses and open storage (B8)
- Garages and transport depots
- Scrap-yards

Development should not lead to a concentration of uses which would prejudice the dominance of preferred uses in the area, unless the preferred uses are no longer required.

Development proposals for uses not listed will be decided on their individual merits.

RATIONALE

Recognises that the recent purchase of the HSE existing research building will now form part of the University of Sheffield Campus, utilising the facilities on site.

5.5 ACCESS PARKING

In general City Council policy is to discourage the proliferation of new commuter parking in the City Centre and to promote parking only where required for operational purposes, residents and visitors.

However, in the St. Vincents area a large number of temporary parking spaces are expected to be removed as the result of development on surface car parks.

This could create intolerable pressure in the short term for local residents and businesses if the supply of parking is reduced to solely street parking much of which remains uncontrolled.

It is therefore proposed to deal with this transition by:

- Extending the City Centre Parking Control Zone to all of St. Vincents, for example, with a parking permit scheme for residents and business.
- Permitting development of new, high quality off street parking for visitors and City Centre workers, possibly by redevelopment of the Edward Street ball games area as an underground car park with a new public space over.
- Inclusion of operational parking only in new business developments and resident parking where appropriate in new housing, including provision for car share clubs.
- Encouraging use of public transport by residents and employees in St. Vincents by improved and safer pedestrian links.

5.6 OPEN SPACES

Two open spaces are to be retained in the Edward Street Flats and the adjacent recreational court on Upper Allen Street. Enhancement of this second site is proposed as a part of a nearby residential scheme 'Impact' (see p.45).

Any redevelopment of this site would have to replace/enhance the existing sports facility with similar improved facilities.

A high quality public open space is also proposed around St. Vincents Church to provide a new focus for the quarter (see proposals below). The precise boundary is yet to be determined.



THERE ARE FEW OPEN SPACES WITHIN ST. VINCENTS AND THIS ISSUE NEEDS TO BE ADDRESSED THROUGH REGENERATION. THE PUBLIC SPACE SHOWN ABOVE AT UPPER ALLEN STREET IS PROTECTED THROUGH PLANNING POLICY.

5.7 CONSERVATION AREAS

The Action Plan includes the designation of 2 Conservation Areas within the St. Vincent's Action Plan Area at Well Meadow and Furnace Hill. The boundaries of these proposed Conservation Areas are defined on Plan 3.

They have been significantly extended as a result of consultation and now encompass all the Quarters 16 Listed Buildings as a result of consultation and now encompass all the quarter's 16 Listed Buildings.

The Action Plan allows for and encourages significant redevelopment. But it is also important that some protection is put in place for the area's most important historic buildings and streets.

This is a key proposal in that, for the area to have character it must retain the best of its older buildings alongside good new ones. Conservation Area status for two substantial parts of the St. Vincents area enables the Council to protect the appearance of individual buildings and spaces, by ensuring that proposals to redevelop or modify buildings will protect or enhance the character of the area.

New development will in some cases be linked with and conditional on appropriate redevelopment of adjoining heritage buildings and restoration of streetscape.

The designation of a Conservation Area means that the design, scale, massing and materials must respect this special character. High quality contemporary design for new buildings and sensitive restoration of existing buildings is

strongly encouraged, whilst pastiche design is strongly discouraged.

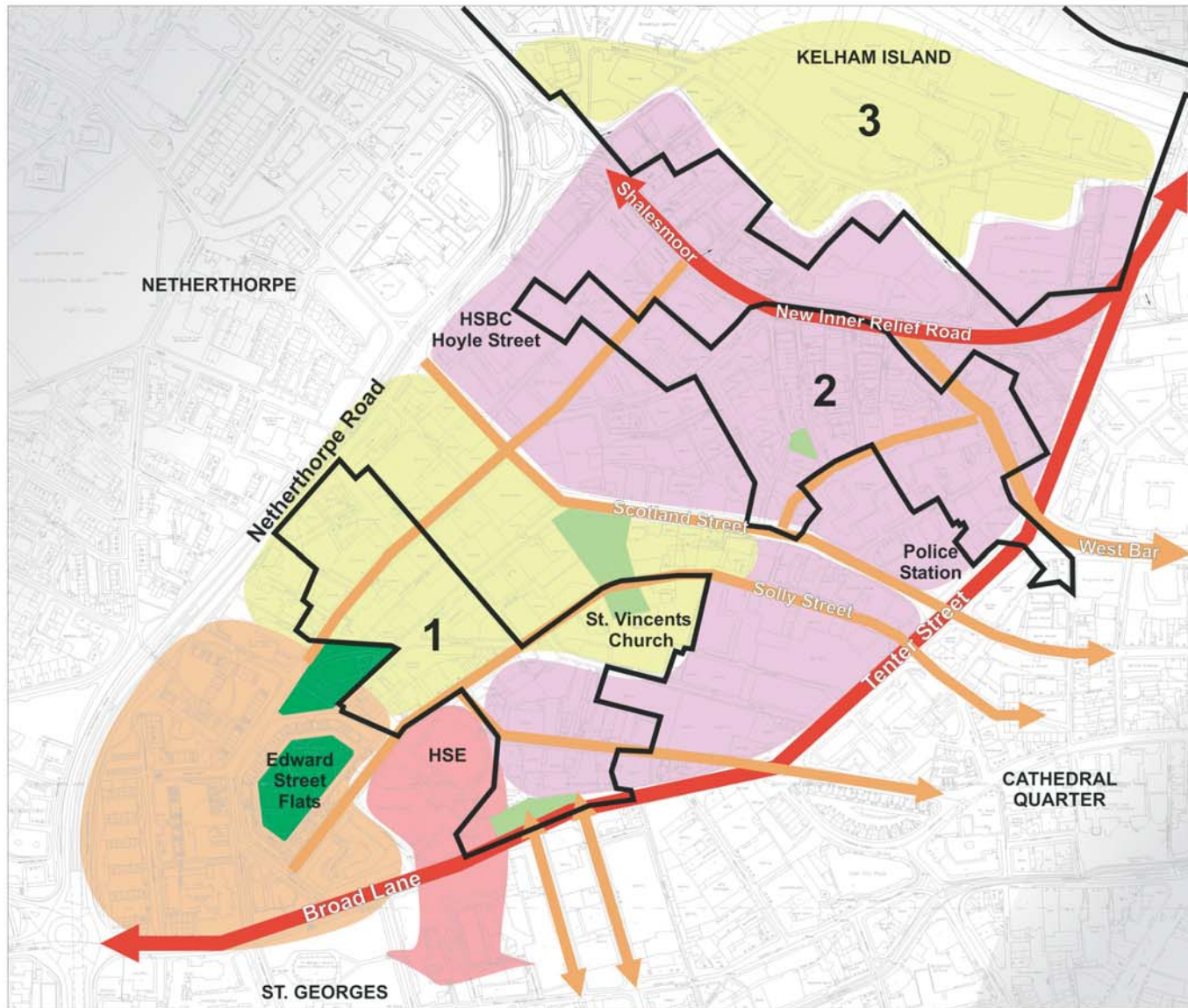
Conservation Area status will also enable application for additional funding toward regenerating the area such as Heritage Lottery.



SNOW LANE IN THE PROPOSED FURNACE HILL CONSERVATION AREA



WELL MEADOW STREET IN THE PROPOSED WELL MEADOW CONSERVATION AREA



- Key
- New Planning Framework**
- Existing Housing Area
 - New Housing Opportunity Areas
 - Business Area
 - University uses - Campus Extension
 - Conservation Area boundaries
 1. Well Meadow
 2. Furnace Hill
 3. Kelham Island
 - Existing open space area
 - New open spaces
 - City Centre Activity Corridors
Opportunity for major business development
 - Local Activity Corridors
Improved street scene and active ground floor uses.



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PLAN 3 - THE PROPOSED NEW PLANNING FRAMEWORK

6. URBAN DESIGN FRAMEWORK

The Urban Design Framework is built upon five interlocking action themes. These are:

1. Uses & Activities
2. Grain & Connectivity
3. Public realm & Landscape
4. Buildings & Topography
5. Townscape Value

Written design guidance is provided which summarises the approach to urban design and illustrated through the series of plans which follow the text in this section (Plans 4-7)

USES & ACTIVITIES

Greater intensity of activity is required to create a truly mixed use city quarter. This will include new residential opportunities, but the integrity of St. Vincents as a place to work, as well as to live, must not be lost.

A mix of activities is encouraged both laterally along streets, as well as vertically within buildings, to make more intensive use of sites and respond to the city centre/city edge context.

Active ground floor uses are encouraged at the back of footway to ensure good levels of overlooking and a relationship with the street frontage in the orientation of buildings and their windows and doors, as well as activity and natural surveillance are achieved for the public realm.

New development will also be encouraged to create a positive edge to St. Vincents and the City. This will be important in city scale streets or corridors including Netherthorpe Road, Tenter Street, Gibraltar Street and the IRR.

Key streets within the Quarter including Solly Street, Hollis Croft, Garden Street Scotland Street, Meadow Street, Upper Allen Street, Shepherd Street and Furnace Hill should be developed as activity corridors, where a vertical mix of uses is encouraged.

It is accepted that this might not always be possible though. Front doors and windows on to the street are important in new and existing buildings.



GLOBE WORKS IS A GOOD EXAMPLE OF SENSITIVE RE-USE OF HERITAGE TOWNSCAPE, WHICH ADDS TO THE IDENTITY AND FUNCTION OF AN AREA

GRAIN & CONNECTIVITY

Existing street alignments and widths should be protected to ensure the grain and character of the area endures as the built fabric is renewed.

Larger scale development blocks/sites should be sub-divided where natural pedestrian desire lines are evident, to reinforce permeability.

Where original streets have been closed off and/or privatised the restoration of these original routes will be sought.

New and improved linkages north-south up the hillside will be encouraged to further strengthen connectivity between high and low levels.

Strong pedestrian connections are required across Tenter Street and Broad Lane to create a much stronger relationship with the adjacent Cathedral Quarter and city core beyond.

The dominance of vehicular traffic within and to the edges of St. Vincents will be addressed with the aim of reducing the physical impact of traffic on the pedestrian experience, especially on the Brookhill/Tenter Street edge.

Greater pedestrian priority streets will be appropriate in some areas (such as the conservation areas) where shared surfaces can reinforce streets and spaces as a people place.



RE-OPENING THE PRIVATISED STREET THROUGH THE HSE SITE IS A PRIORITY

The removal or upgrading of the existing subway on Netherthorpe Road should be sought as part of adjacent development and it should be replaced with surface signalised pedestrian crossings.

When parking is required to serve new development (see 5.5 on page 14) the use of basement parking will be encouraged.

PUBLIC REALM & LANDSCAPE

A new network of distinct and well defined public spaces is required. These spaces should provide amenity and where possible ecological value.

Two scales of space are identified. St. Vincents Parks proposed as the principal open space for the area supported by a number of more local open spaces.

Local open space will be better located at focal points within the street hierarchy. These might be formed by buildings 'set back' from the street edge or where corners to buildings are chamfered.

These spaces should be functionally well designed and provide useable external amenity space without creating clutter. Places to sit will be provided.

These spaces should be principally hard landscaped. There will be greater scope for soft landscape with predominantly residential areas.

Street design and specification should be robust and hard wearing and reflect guidance within Sheffield's Urban Design Compendium.

The restoration and/or reconstruction of original street details will be encouraged where these are apparent. More generally a simple contemporary design language will be required.

Public and private spaces should be clearly defined by buildings or where this is not possible by structural landscape to retain a sense of enclosure and continuity and a clear boundary to sites.

High quality street lighting will be essential to ensure that the evening environment is as safe and welcoming as possible and key routes for improvement will be identified.

BUILDINGS AND TOPOGRAPHY

Building heights should reflect and accentuate the existing topography. This means positioning taller buildings towards the crest of slopes and avoiding overly tall buildings lower down slopes which can effectively 'even out' the topography and deaden the impact of the landscape.

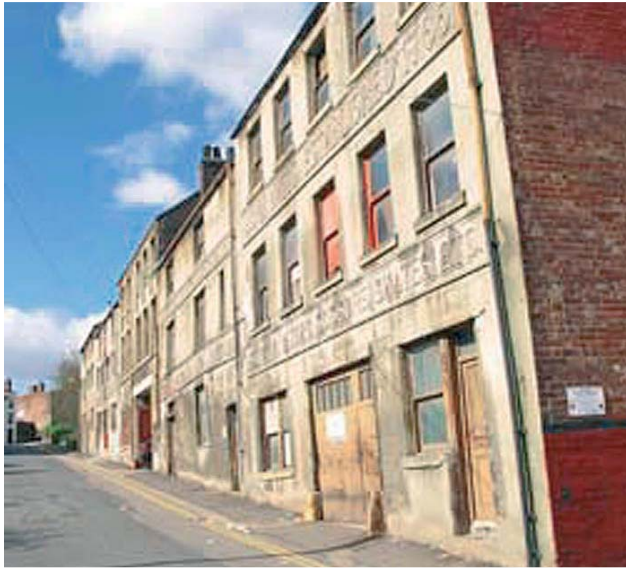
The tallest buildings will generally be located along the crest of escarpment at the highest point within St. Vincents along the upper parts of Solly Street. Tall buildings here can contribute to a distinctive skyline, but must not compete with or obscure the tower of St. Vincents.

New development should frame and protect existing views into and out of the area noted as strategically important, including; views to St. Vincents Church on the skyline from the lower level/Don Valley and the long panorama out of the area southwards from the Solly Street ridge.

Other key areas are defined as suitable for taller buildings away from the landscape crest including:

- the Netherthorpe Road/Brook Hill Gateway,
- Broad Lane/Tenter Street/Townend Street Junction,
- Hoyle Street/Shalemoor (IIR) Junction,
- West Bar Green/Tenter Street.

The scale of buildings can also increase modestly at corner locations to emphasise their importance and aid legibility.



BUILDINGS STEP-UP WITH CONTOURS

TOWNSCAPE VALUE

Innovative re-use of historic buildings is promoted, retaining industrial heritage and high quality buildings, whilst establishing a new identity and sensitive high quality architecture.

Ongoing improvement in the quality of the built fabric within St. Vincents is sought. This should address areas where townscape quality is poorer or where gaps in the built fabric area evident, where new development can act to mend the townscape of St. Vincents.

Materials, colours, finishes, building alignments proportions, scale and massing are all important design considerations in new development which should all relate specifically to the setting and context. The repair of enclosure and continuity along the streets and



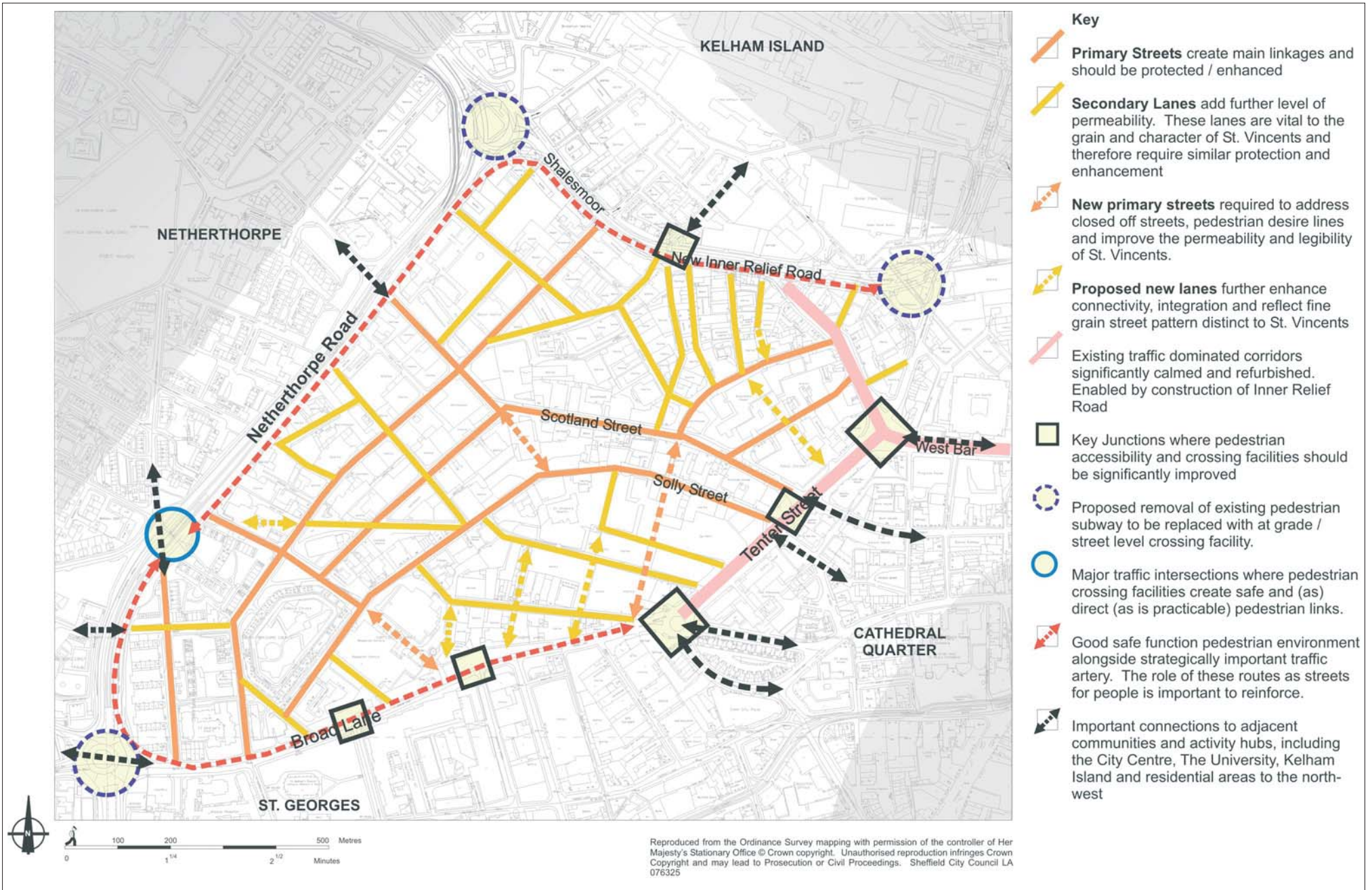
ST. VINCENTS CHURCH IS THE DOMINANT LANDMARK ON THE CREST OF THE ESCARPMENT

lanes of St. Vincents is required to define the street structure. The exception to this general rule is the land to the south of Solly Street between Bakers Lane and Hollis Croft, which should remain open to facilitate long range views.

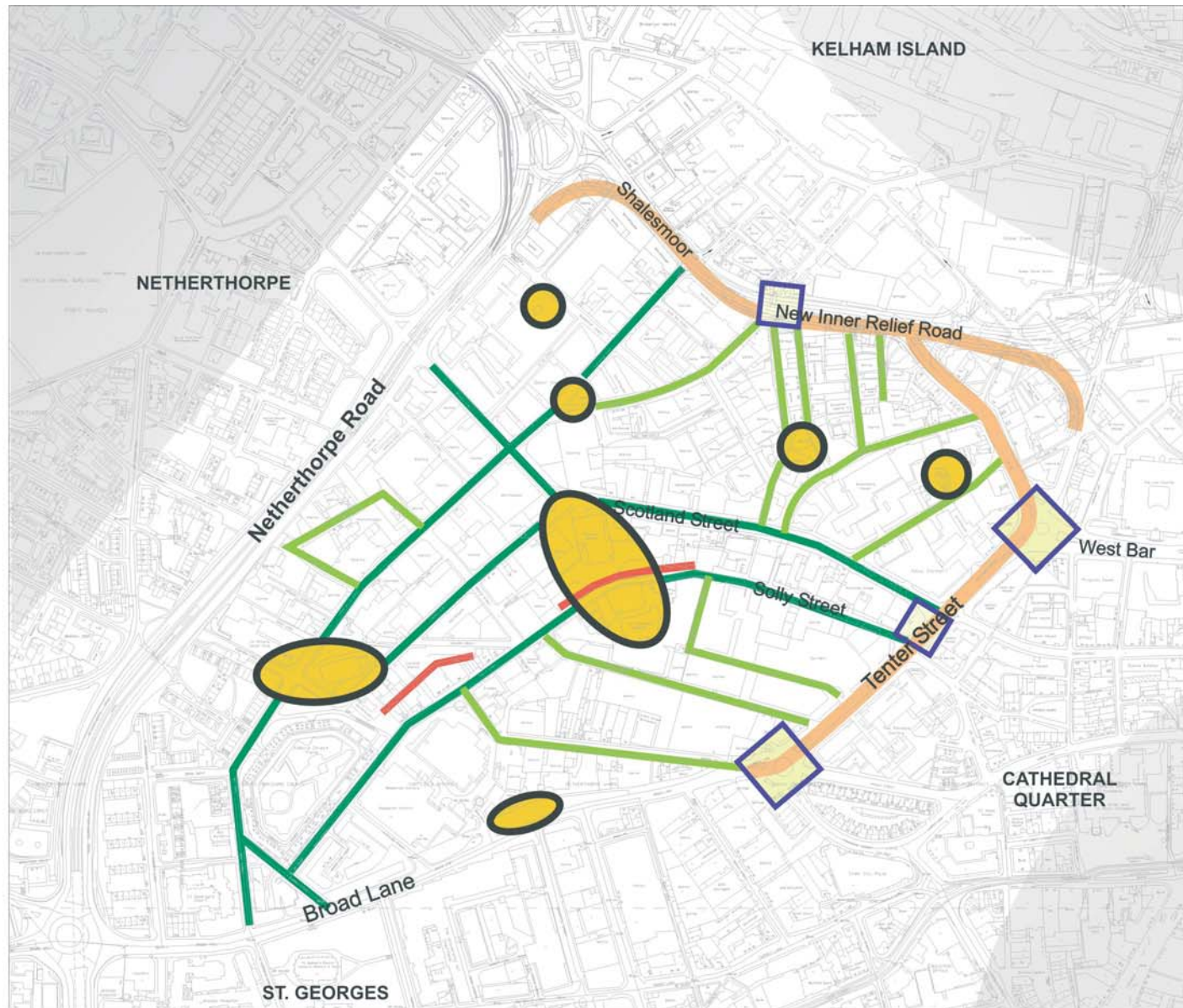
Strong development frontages are required to enhance the public face of St. Vincents, particularly along Broad Lane, Tenter Street, Netherthorpe Road Hoyle Street, Shalemoor and Gibraltar Street.

Architectural lighting is encouraged for key buildings to lift the image of the area and improve the evening environment.

Buildings on corner sites and at gateways will be required to help turn corners and therefore standard design will be less likely to be successful.



PLAN 4 - THE EVOLVING STREET NETWORK



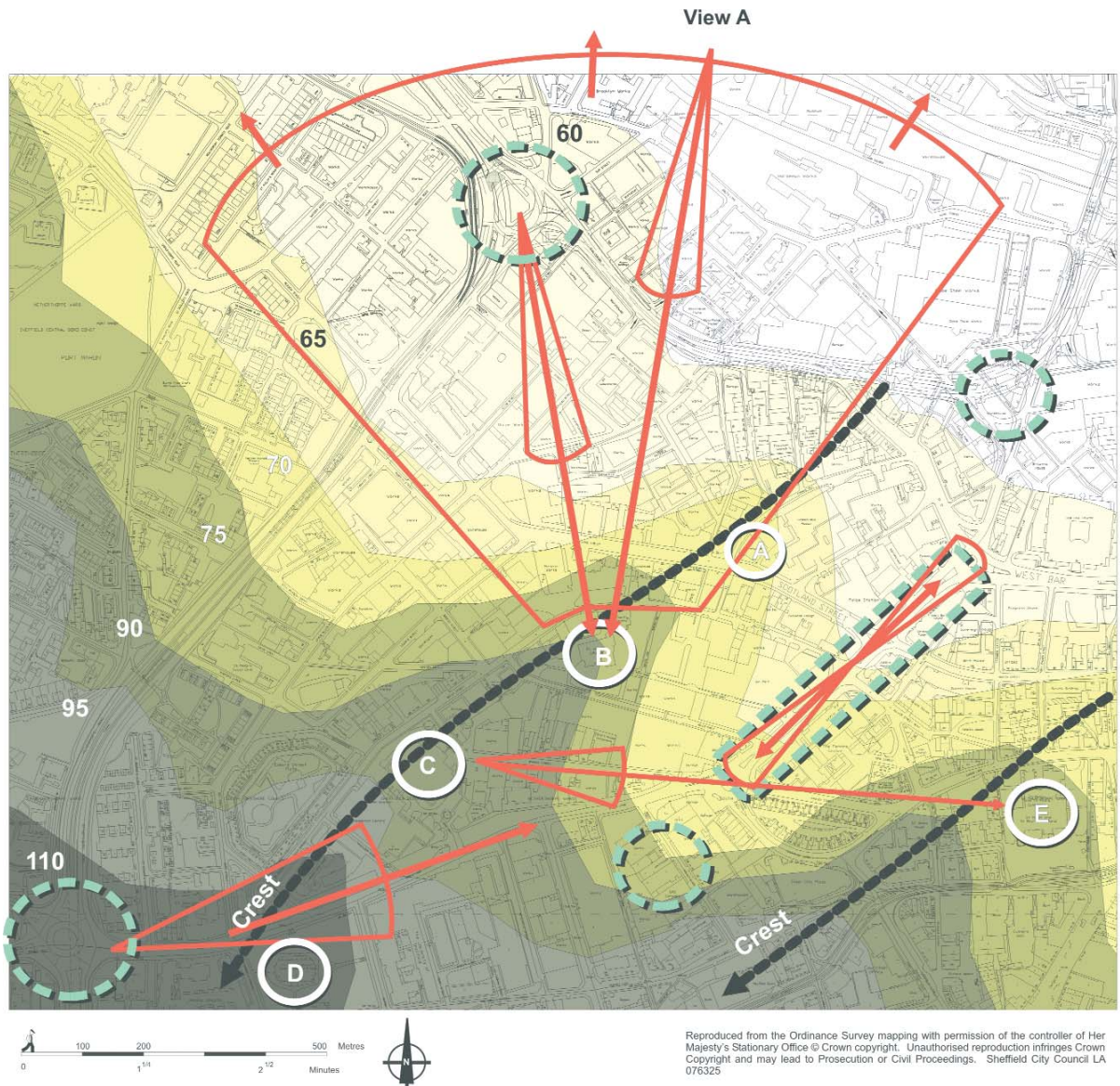
- Key**
- Proposed new / improved public open spaces
 - Priority public realm improvements to strategic transport routes
 - Priority public realm improvements to key Streets
 - Priority public realm improvements to key Lanes
 - Junctions where improvements to pedestrian connectivity are required as part of landscape scheme (A seamless link into St. Vincents)
 - Significant escarpment / Change in levels (Low Ground to south)

Note - For purposes of detailed design and specification of streets and spaces, refer to Sheffield Urban Design Compendium

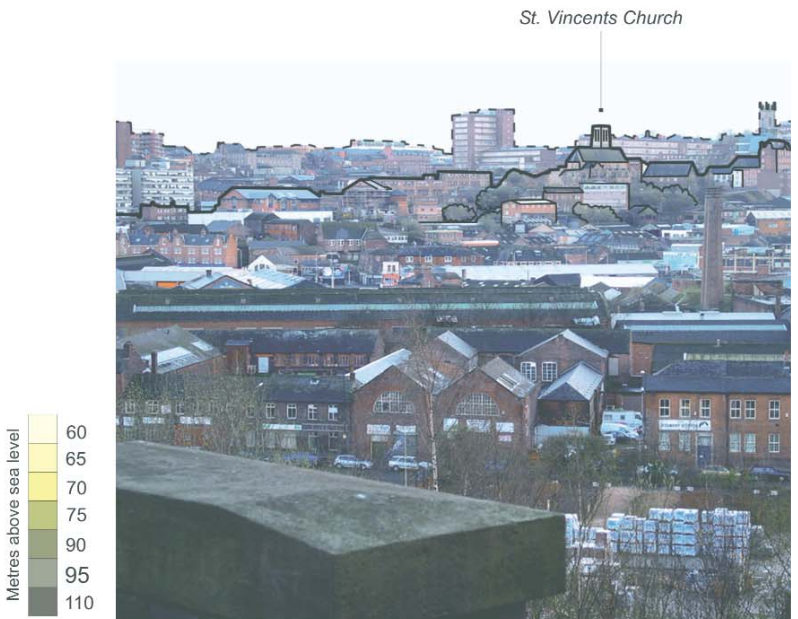


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PLAN 5 - CREATING PUBLIC SPACES



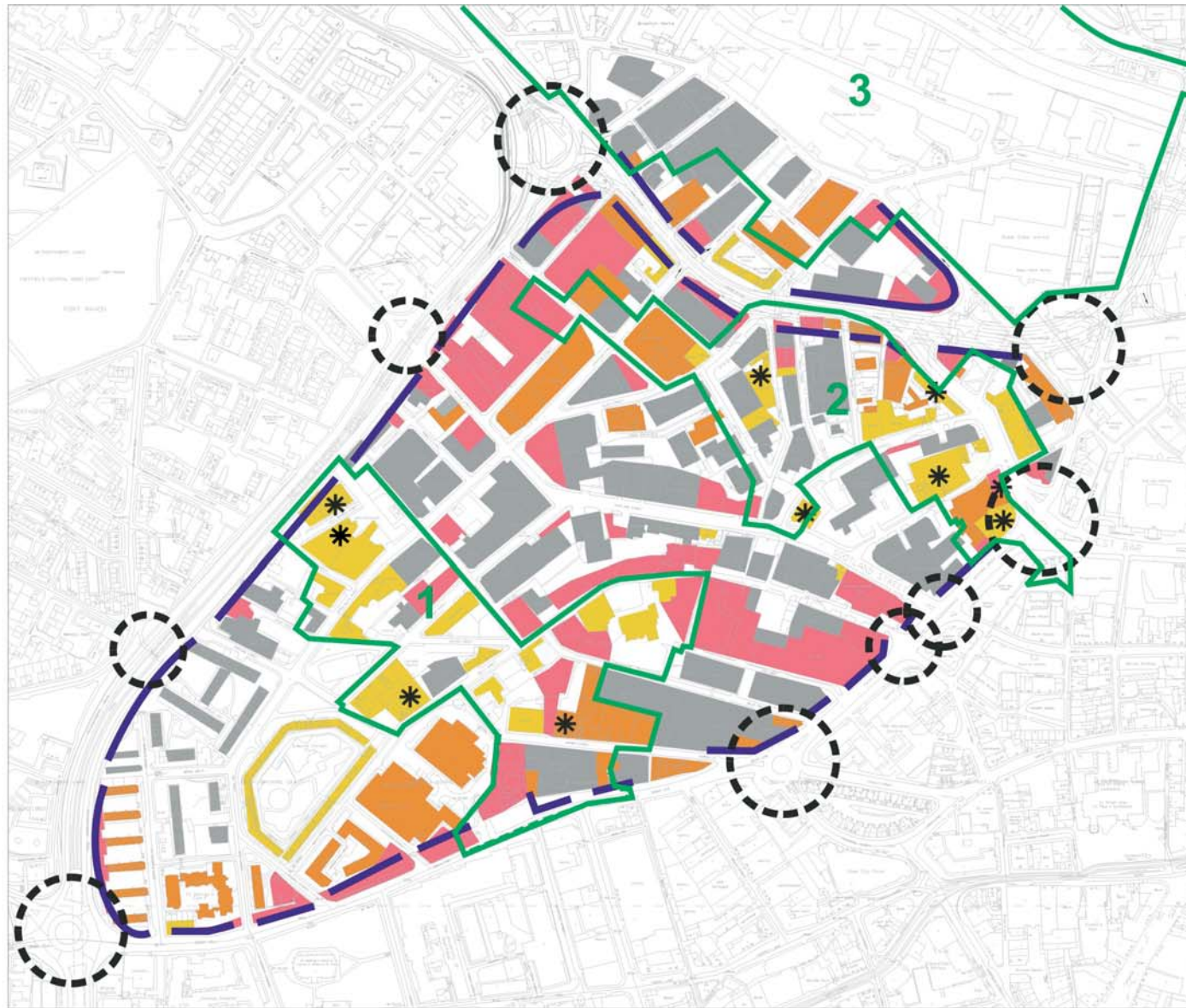
- Key**
- Landscape Crest
 - Potential Tall Building zones - away from skyline crest
 - Important existing skyline features
 - A. Methodist Church
 - B. St. Vincents
 - C. Architectural vents
 - D. St. Georges
 - E. Cathedral
 - Strategically important Views in / out of the area



View A - Taken from Railway Bridge / Tunnel Entrance on Pitsmoo Road

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PLAN 6 - RESPONDING TO TOPOGRAPHY



- Key
- Landmarks- conserve/celebrate/enhance
 - Good/reasonable/ quality backcloth building- presumption to retain
 - Neutral/poorer quality building greatest opportunity for transformation
 - Gap sites- potential to reuse
 - Gateways in need of definition
 - Improve townscape frontage / public face
 - Conservation Areas
 1. Well Meadow
 2. Furnace Hill
 3. Kelham Island
 - * Listed Buildings

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PLAN 7 - BUILT FABRIC - QUALITY & OPPORTUNITY

7. PROJECT PROPOSALS

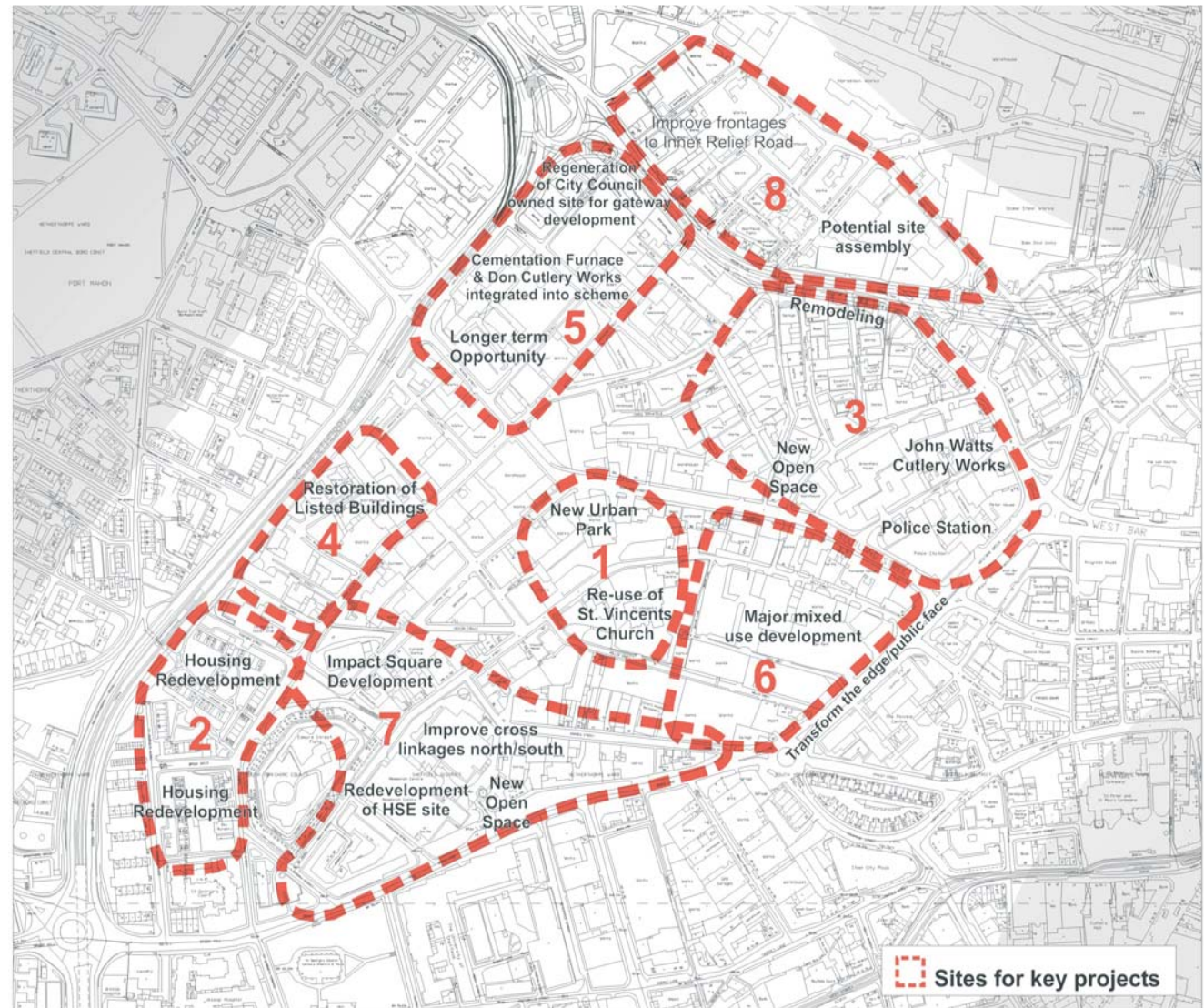
Nine major project proposals are identified within the study area:

1. St Vincents Church and its Setting
2. St. Georges Close Housing Site
3. Furnace Hill Conservation Area
4. Well Meadow Conservation Area
5. Hoyle Street Development Sites
6. Tenter Street Development Sites
7. Broad Lane/Solly Street Sites
8. Inner Relief Road - New Frontage
9. Safer and Cleaner Streets (whole Area)

This section of the report identifies important aspects of these proposals including:

- Delivery Responsibility
- Likely Commencement
- Design Issues
- Resources/Funding
- Key Milestones

Not all proposals are at the same stage of development and not all will be led by the public sector. This Action Plan provides continuity and a coordinating strategy by which separate projects can deliver collective benefits locally.



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THE 9 SITES PROPOSED AS KEY PROJECTS

7.1 ST VINCENTS CHURCH AND ITS SETTING

REUSE OF ST VINCENTS CHURCH

PROPOSAL

The proposal to re-establish a central focus around the St. Vincents Church is a key catalytic project. This will not only bring the building(s) back into active use, but strengthen its visual identity in the immediate area and from further a field.

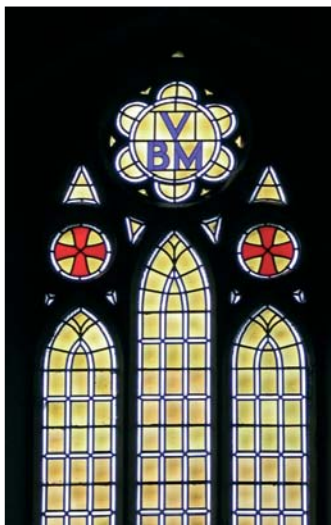
The area currently lacks a strong identity or focal point as well as local services such as convenience shopping, cafes or bars. St. Vincents was historically the focus for the predominantly Irish Catholic community. It provided not only a religious centre but a social, educational and sporting one. Many older people in the city still have strong and affectionate ties to the building.

The St. Vincents CMS Club continues to attract a wide range of activities. The St. Vincents Church buildings and grounds should be restored and brought back to life as a focus for the core part of the area.

Ensuring sympathetic reuse of the building and access to all, a community, educational or cultural focus is most desirable although part of the site could be redeveloped for other uses such as housing, small shops, work units etc. to create additional value.

A community cultural, arts, meeting, educational, health centre could be the catalyst for clustering of related businesses in the neighbourhood and provide an attraction to people from other areas of Sheffield and beyond.

Irrespective of its final use, the site should remain a semi-public space to avoid being a barrier to pedestrians, cyclists and other local residents, etc.



INTERNAL IMAGES AND AERIAL VIEW OF ST VINCENTS CHURCH AREA BOUNDARY

High quality design will be instrumental in achieving a sensitive restoration and renovation. Some demolition of outbuildings may be required to meet contemporary requirements such as access.

The south facing edge of the site could be converted to large grassed spaces, which are accessible from Hollis Croft. It is intended that parking provision would be provided either in basements or with landscaping to screen them from the road and neighbouring sites.

The existing vehicular access from Solly Street would be retained, while a new pedestrian gateway is created from Solly Street, possibly connecting directly to Broad Lane via a new street (see 7.7).

The open lawn adjacent to Hollis Croft becomes an important green space linking the Housing Opportunity Area to the west and the Business Area to the east, drawing in users from both areas in terms of community events or recreational space for residents, workers, students and visitors.

This is also considered an appropriate site for a grouping of new facilities – convenience shopping such as post office/bank, health centre, business services etc.

Improved pedestrian connections from the city centre and Rockingham Street, possibly via a reopened Red Hill, would provide access to these amenities to even more people and encourage greater pedestrian footfall.

The use of imaginative external architectural lighting could create a striking landmark on the Sheffield skyline at night. Any such scheme

should, if possible, form part of a wider architectural lighting/public art strategy for the area.

CONSULTATION

Further consultation on the possible uses of the building is now required as the scope is great. Community meetings and events, arts and exhibition space, multi-faith religious use, health facilities, heritage are all possibilities.

A focussed end user will enable the Hallam Diocese, the Council and its partners to begin the process of identifying potential resources.

DELIVERY RESPONSIBILITY

Initial approaches from Netherthorpe and Upperthorpe Community Alliance (NUCA) and Sheffield City Council (SCC) to Hallam Diocese have been warmly received.

One possible option could be to link the project with an 'Irish village' for which proposals have been previously developed on a number of sites in Sheffield. Further meetings are to take place before consultation.

RESOURCES FOR DELIVERING CHURCH REUSE

The City Council will explore the project's viability and the possibility of Yorkshire Forward funding, via the process of the Investment Planning programme, or this could be a project facilitated by the SPV (see page 7). All is dependent on the further consultation outcome on the future use of the building.

This consultation will be undertaken as part of the wider consultation on this Action Plan.

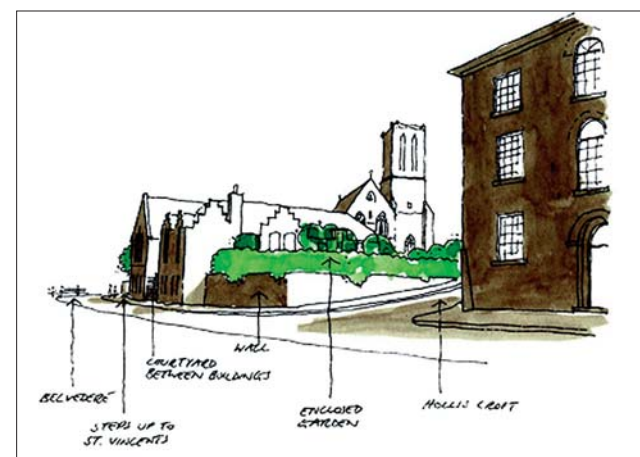
COMMENCEMENT

A dialogue with owners of the church site has begun on its reuse as a community hub. This vision is much in keeping with its past and a positive response will allow for the City Council and partners to begin planning in terms of funding provision and land acquisition in achieving the complete vision for an adjacent public open space between Solly Street and Scotland Street.

The St. Vincents Solly Street steering group consisting of representatives from St. Vincents Parish, SCC and NUCA, has been set up to steer the future of the Church buildings. This group will feed into the wider St. Vincents Forum

DESIGN ISSUES

The City Centre is generally short of green open space and the current re-growth of a resident population makes it essential that this is addressed. Good quality green spaces can act as a major stimulus to future development.



VIEW FROM SOLLY STREET/HOLLIS CROFT

NEW URBAN PARK - BETWEEN SOLLY STREET AND SCOTLAND STREET

A new terraced open space is proposed possibly on the site of Hanover works, opening up a connection both visually and physically between Solly Street and Scotland Street.

This space would allow spectacular views over the Upper Don Valley to Parkwood and the Ski Village as well as vistas to the St. Vincents Church form a lower level and provide 'sense of direction' for pedestrians, cyclists and motorists.

Taking advantage of the higher ground on which it sits, St. Vincents Park will act as a hub for pedestrian walkways that feed the city centre from Upperthorpe and Netherthorpe and indeed provide amenity space for new local residents in the area.

The pedestrian connection down to Scotland Street will require an innovative design solution and should embrace existing development sites.

The space and any associated development will need to step down in terraces to join up the high and low levels in a seamless sweep of built fabric and public realm.

The land required to create this new space and link will be governed by the height difference between upper and lower levels and the inclines created for pedestrian flows, which must take account of disability issues.

RESOURCES FOR DELIVERING THE NEW URBAN PARK

The Council will collect Section 106 contributions from new developments in the area to create this new public green space.

Development sites directly overlooking the new park will clearly benefit most and will be expected to create new active edges to the space.

For specific open space provision the City Council will investigate lottery funded Living Spaces as possible match funding for the above.

KEY MILESTONES

- Formal agreement by St. Vincents owners Hallam Diocese to become a partner in delivering the vision.
- Formation of Steering Group.
- Consultation on the future reuse of the buildings and discussions with local community and arts groups as to level of demand.
- Site of Hanover Works between Solly Street and Scotland Street identified for public space provision is acquired or at least safeguarded.
- All possible funding strands are investigated and funding identified and bid for. Successful bids will require detailed milestones in terms of delivering.
- Commissioning of a feasibility study for both the official re-use and proposed urban park.



ST VINCENTS CHURCH AND PROPOSED HILLSIDE PARK BETWEEN SOLLY STREET/SCOTLAND STREET

7.2 ST. GEORGES CLOSE HOUSING SITE

PROPOSAL

This large area of redundant social housing has been disposed of by the Council to a private developer. A planning brief accompanied the disposal setting out the Council requirement in line with the Action Plan. The vision is of St. Georges Close being redeveloped as a high quality place to live offering a variety of residential opportunities in mixed tenures.

Close proximity to city centre and tram network would allow for the promotion of reduced car ownership in this new neighbourhood and, added to energy efficient building construction, would be part of a wider environmentally sustainable housing development.

A varied population together with other new housing on Upper Allan Street will require all manner of doorstep services, which could be accommodated within walking distance of the area. For example, the introduction of small convenience shops and cafes to serve this new population would contribute to creation of a new urban village.

Issues of concern outlined in the brief must be dealt with in the wider context of the St. Vincents area, such as community safety and the poor cycle and pedestrian connections to the city centre. Starting points towards this are set out within the urban design framework for St. Vincents.



AERIAL VIEW OF ST. GEORGES CLOSE HOUSING SITE

CONSULTATION

Specific consultation with local residents was undertaken in preparation of the St. Georges Close Brief.

DELIVERY RESPONSIBILITY

Delivery of this proposal is the responsibility of Sheffield City Council's Neighbourhood Directorate. In commissioning the brief for the site and setting the terms of disposal, delivery of physical development will pass to the successful developer in to ensure the success of the area. This Action Plan will also play an important role in creating confidence that the area will provide an improved environment and local amenities for new residents.

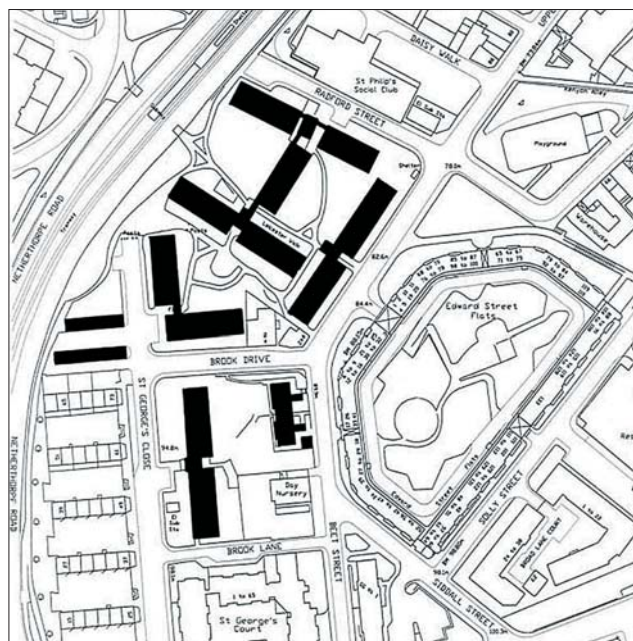
RESOURCES FOR DELIVERING

This proposal will be wholly funded by the private sector.

DESIGN ISSUES

There is potential to transform radically the residential environment and image of this part of St. Vincents by a well designed scheme, with high visibility from the ring road.

The architecture of this scheme should be bold and contemporary but a sound relationship between new and existing space will be an important consideration. The scale of the residential opportunity is urban and city centre and therefore mixed, high-density development should be 4-5 storey with possibly some higher density to apartments.



BUILDINGS ON SITE AS EXISTING

A good provision of open space is necessary within the scheme as communal spaces for individual blocks. New and existing streets should be of a quality conducive to a vibrant residential environment.

The manner in which the development addresses the topography of the site and supports improved connectivity through the area, particularly east-west routes, will be an important consideration.

A strong and high quality frontage will be required to both Upper Allen Street and



POTENTIAL NEW BUILDINGS

Netherthorpe Road, the latter helping to signpost the regeneration of the area on a key public aspect. Noise attenuation measures may be required to properties addressing Netherthorpe Road.

In terms of layout, the Edward Street development provides a strong, proven, local model for higher density living. The communal garden, which provides usable space to residents, is an asset of this scheme as is the strong relationship with context and nearby streets.

KEY MILESTONES

- Site sold to developer in November 2004.
- Planning application made within 6 months.
- Demolition of existing St. George Close maisonettes within 4 months of legal agreements.
- Consultation on developer proposals early 2005.
- Planning approval and phased development of mixed tenure residential commence 2005.
- Possible temporary parking as part of phased development.
- Opening of shops, cafes etc to support new community with well used semi public open space.



INDICATIVE SKETCH OF NEW DEVELOPMENT AT ST. GEORGE CLOSE
ALONG UPPER ALLEN STREET



ILLUSTRATION OF HOW NEW DEVELOPMENT MIGHT LOOK - LOOKING SOUTH-WEST

7.3 FURNACE HILL CONSERVATION AREA/ WEST BAR GREEN DEVELOPMENT SITE

PROPOSAL

Furnace Hill has a 'unique character' consisting of its steep topography, tight street pattern and surviving industrial heritage, which should be retained and enhanced.

Added to this is its proximity to the new Inner Relief Road corridor and potential sites for office expansion on Tenter Street.

The nature of this area and its buildings lend themselves to managed workspace for start-ups and small businesses perhaps providing services to larger companies in the adjoining Business Areas, which require flexible lease/ licence agreements.

This has been supported by feedback from businesses in St. Vincents which identify an ongoing desire to remain in the area but with better access and an improved environment. The retention of this area as a predominantly Business Area will ensure that new development

is focused on achieving the above provision and generating more intensive office accommodation.

It is proposed to retain a significant number of character buildings within Furnace Hill in addition to those currently listed, and securing

Conservation Area status will help to achieve this. The conservation of the character and integrity of this area can be achieved as part of the area's regeneration and renewal. Creating value from surrounding sites to cross subsidise this key objective will be crucial to delivery.



VIEW UP SNOW LANE (AHEAD) TRINITY STREET VISABLE TO THE LEFT



AERIAL VIEW OF FURNACE HILL

However, there are also a number of buildings of less interest and gap sites which offer scope for redevelopment to assist with expansion of the employment base in the area.

The key proposals for this sub area are:

- The West Bar Green Police station (right) site is redeveloped to form a modern office complex creating a strong frontage to Tenter Street and an important extension to the Central Business District.
- The John Watts Cutlery Works (right) could be regenerated to include managed workspace/studios – perhaps with a metal trade’s heritage and complementing the existing Fire Service Museum.
- A pedestrian orientated public open space, with cycle facilities is proposed between Trinity Street and Snow Lane.
- Construction of the IRR will create small sites at the northern end of the small streets between Allen Street and Gibraltar Street, which could allow a new frontage to the area to be created, with showrooms, offices etc.



WEST BAR GREEN DEVELOPMENT SITE AND JOHN WATTS LAMBERT STREET SITE

CONSULTATION

Considerable consultation has already taken place in relation to the proposed Conservation Area.

Consultation on the Draft Action Plan also enabled all local business and residents to comment on these proposals.

DELIVERY RESPONSIBILITY

This proposal requires strong leadership from the Council in assembling a consortium of property owners ensuring dialogue between landowners and their tenants and the adoption of a long term vision for the area.

RESOURCES FOR DELIVERY

The Council's proposed S.P.V. could be utilised to assemble sites if landowners are not responsive. A wider programme of public realm improvements would be required and business support in terms of building improvement grants supported by public funding.

Funding will also be sought for the Heritage Lottery Fund if Conservation Area Status is approved.

COMMENCEMENT

Not known.

DESIGN ISSUES

The completeness of the urban fabric of this area is particularly important and measures to repair and reinstate this will be required with individual schemes contributing to a greater whole.

This will not require pastiche or reproduction architecture. Contemporary design will add freshness juxtaposed with original architecture where indigenous scale, building line and heights are all respected.

There is also an opportunity to raise the scale and height of new development towards the West Bar Green frontage, to respond to the precedent set by Peter House and the significance of the Inner Relief Road corridor.

Caution is needed such that topography is not deadened by excessively tall development along this street. Attention is drawn to the scale, proportion and height of Peter House as a starting point for new development.

Building heights may step up across and back (northwards) related to topography.

The grain of the streets north-south varies considerably between Gibraltar Street and Furnace Hill and between Furnace Hill and West Bar Green. The former offers good linkages and a fine grain, whilst the latter is less well connected.

New development can help to achieve greater connectivity here by introducing new north south links through existing development blocks

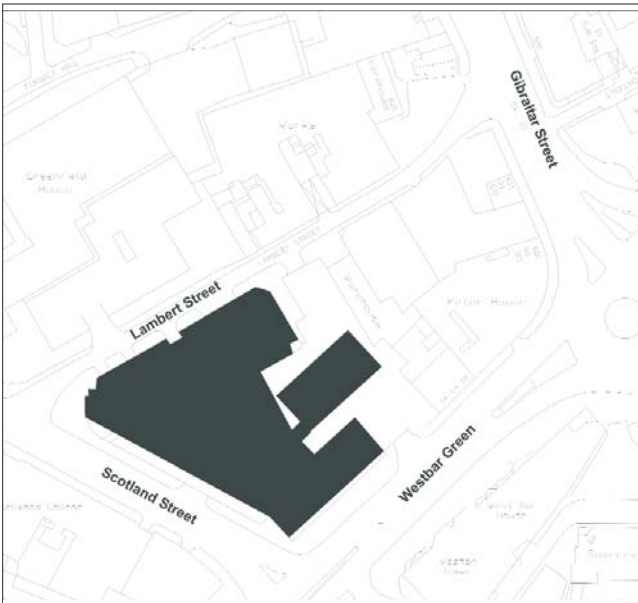
The proposed new public space between Trinity Street and Snow Lane can assist improved permeability and provide valuable open space.

Whilst the Inner Relief Road will create benefits and opportunities, new development will equally assist in healing the rough edges inevitably resulting from the roads construction

New office development with active ground floor uses such as ancillary retail, showrooms would give an edge and life to the road frontage encouraging movement along and across the road into the residential neighbourhoods of Kelham and the Riverside.

KEY MILESTONES

- Construction of the IRR commences in November 2004.
- Police Station relocation.
- Inner Relief Road construction completed in late 2006/early 2007.
- Furnace Hill Conservation Area Status confirmed.
- On-going dialogue with businesses on the best way to support/assist them.
- Further design work on improvements to the public realm and streetscape leading to.
- Heritage Lottery Funding application.
- Introduction of residents/business parking scheme.



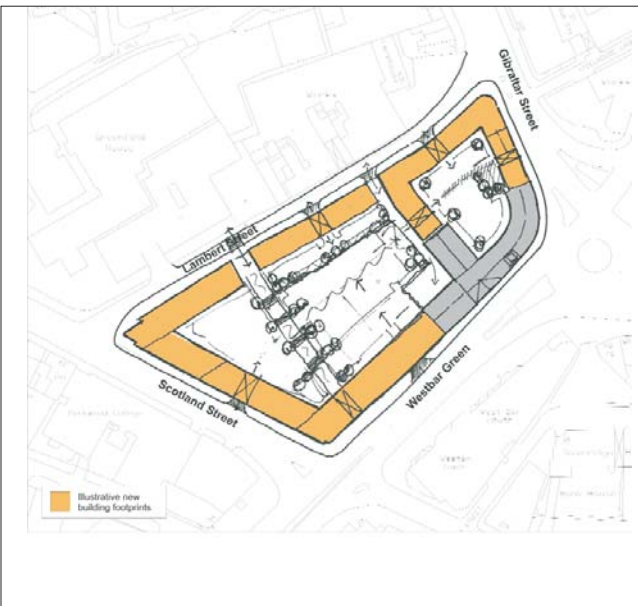
BUILDINGS ON SITE AS EXISTING



EXISTING VIEW DOWN TENTER STREET TOWARDS WEST BAR GREEN
POLICE STATION



PROPOSED DEVELOPMENT OF WEST BAR GREEN POLICE STATION ABOVE



POTENTIAL NEW BUILDING



HOW TENTER STREET MIGHT LOOK AFTER THE REDEVELOPMENT OF
THIS SITE



JOHN WATTS CUTLERY WORKS

7.4 WELL MEADOW CONSERVATION AREA

PROPOSAL

Buildings in this proposed conservation area vary from small terrace units on Garden Street to large sites such as the Stephenson Blake site on Upper Allen Street (now due for sensitive refurbishment), but are united by the use of granite sets, brick and slate and a generally domestic scale.

The key proposal within this area is the restoration of Grade II* and Grade II listed Metal trades buildings along Well Meadow Street including some crucible steel shops and workers housing.

The location of these buildings in a transitional area alongside potentially valuable and prominent redevelopment sites provide the potential for cross-subsidisation. This will require some consolidation of land ownerships.

The City Council will undertake to utilise its freehold interests within this area to ensure the highest quality redevelopment of listed and character buildings aside new infill development.

CONSULTATION

There has been considerable consultation undertaken as part of the proposed Conservation Area and on the Development Action Plan.



AERIAL VIEW OF WELL MEADOW

DELIVERY RESPONSIBILITY

SCC and developers.

RESOURCES FOR DELIVERY

Possible Heritage Lottery Funds and THI.

COMMENCEMENT

Unknown.

DESIGN ISSUES

The important historic buildings within this area are hidden and obscured by insensitive modern development.

There is a need to rediscover and celebrate the heritage townscape of the Well Meadow area.

This area feels particularly neglected and inaccessible but in truth this is a key public face from Netherthorpe Road and new development needs to take account of this important frontage.

Creating a destination at Well Meadow Street is particularly important in bringing this area back to life and giving it a new purpose as part of St. Vincents.

Managing change needs to conserve and reuse the best of the historic fabric, reconsider more modern and functional additions which undermine the integrity and appeal of this area and promote development solutions to reuse which are practical, sensitive and transformational.

The Streetscene on Upper Allen Street at the Junction with Well Meadow Drive provides a hint of how the townscape could be rediscovered, in an area which has been radically fractured by many years of decline and piecemeal development.

Time is now right to revive and rejuvenate this important part of St. Vincents.

KEY MILESTONES

- Well Meadow Conservation Area Status confirmed.
- SCC uses its land resources to actively consolidate land/sites.
- Further design work on improvements to the public realm and streetscape leading to.
- Heritage Lottery funding application.
- Introduction of residents/business parking scheme.



AS EXISTING - VIEW NORTH-EAST ALONG WELL MEADOW STREET



HOW THE STREET MIGHT LOOK AS A LIVE WORK HOME ZONE AFTER REGENERATION

7.5 HOYLE STREET SITES

PROPOSAL

This area has considerable importance both as a prominent gateway to the city centre as a whole from the Upper Don Valley and as an arrival point to St. Vincents.

It also benefits from adjacent tram stops and a supply of under-used land. There is significant scope to create a high quality development, which could revive the quality, profile and economic activity of this location.

The key proposals for this sub area are:

- Sheffield City Council owns most of this site and will acquire remaining interests in the corner site bounded by Moorfields, Shepherd Street, Doncaster Street and Netherthorpe Road by agreement or if necessary by compulsory purchase. The site will then form one of the initial development opportunities for the S.P.V. for Sheffield Central Riverside.
- The Historic 19th Century Don Cutlery Works on Doncaster Street should be incorporated into new buildings as a feature of the above new development.
- The HSBC building in the long term may form an opportunity site for refurbishment or redevelopment. The existing car park around the HSBC offices could be structurally landscaped or partly.



AERIAL VIEW OF HOYLE STREET BOUNDARY

- redeveloped to give sense of enclosure to adjacent streets and in particular screen parked cars and define the street edge along Netherthorpe Road, improving the environment and image of the area.
- Doncaster Street Cementation Furnace could become the centrepiece of a new predominantly office development.

These key sites/projects provide an important opportunity to establish a strong presence in the area for new business uses within a high quality environment.

A comprehensive redevelopment of this area is required, even where individual components are delivered by separate interests.

CONSULTATION

Consultation on the Draft Action Plan has enabled all local business and residents to comment on these proposals.

DELIVERY RESPONSIBILITY

Hoyle Street has been identified as a first site for delivery by the new public/private S.P.V.

RESOURCES FOR DELIVERY

To be determined by the S.P.V.

COMMENCEMENT

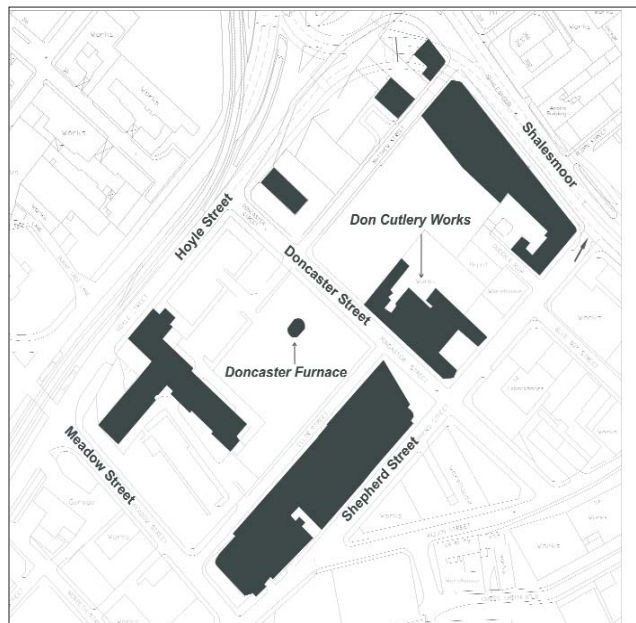
2005

DESIGN ISSUES

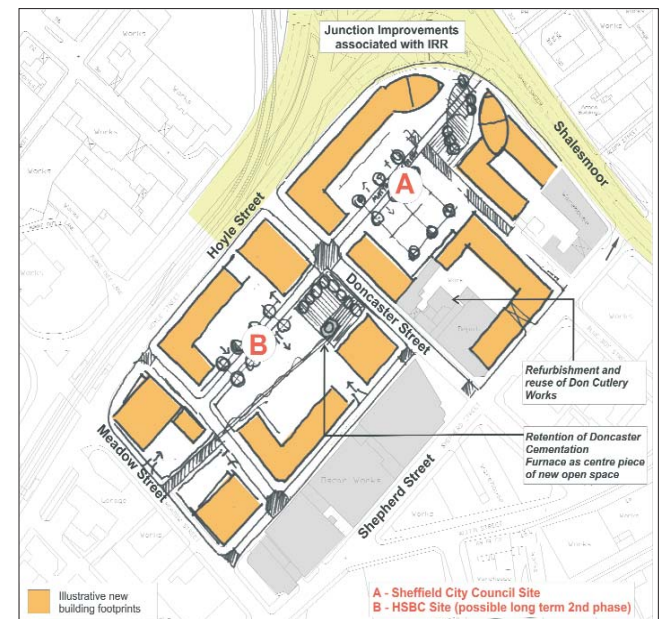
There is great potential to create a strong and distinctive landmark development on the corner of Netherthorpe Road and the IRR.

Given the scale of traffic infrastructure and the long views into this important site, the design and architecture of development here must be of a scale and quality sufficient to contain space at the junction and define the corner. The urban design framework which accompanied the IRR identifies this site and the corner of Netherthorpe Road and the IRR as a site for a tall building, as does Sheffield's UDC, providing further justification for this concept.

The design of any such tall feature is critical as this must not obscure views up to St. Vincents. A well sited tall, slender design would be preferable to an elongated tall slab development.



BUILDINGS ON SITE AS EXISTING



POTENTIAL NEW BUILDINGS

In general heights of 4/5 storeys will be acceptable at this location with any landmark tall feature/s lower than the tower of St. Vincents.

Single storey showroom style developments set back from the street will not be appropriate for this important location.

The scope offered by the south facing aspect of this site should be exploited to create more energy efficient buildings.

Given the location of this site on a city scale activity corridor it will be important to develop a mixed use active ground floor. Servicing must be from within the site and not the Inner Relief Road. This might include facilities befitting a transit node such as cafes or newsagents.

Original architectural features such as the cementation furnace should be an integral part of any scheme to help link the development to the areas industrial heritage.



DON CUTLERY WORKS, DONCASTER STREET



CEMENTATION FURNACE, DONCASTER STREET

KEY MILESTONES

- Completion of Hoyle Street site assembly.
- Selection of S.P.V partner.
- Selection of developer(s)/architect(s) team.
- Detailed Design Brief.
- Start on site.
- Completion.
- Knock on effects stimulate further business development on adjoining HSBC and other sites in the proposed Business Area.



THE CORNER AT NETHERTHORPE ROAD AND SHALESMOOR AT PRESENT



HOW THIS AREA MIGHT BE TRANSFORMED THROUGH NEW DEVELOPMENT ON THIS CORNER SITE

7.6 TENTER STREET DEVELOPMENT SITES

PROPOSAL

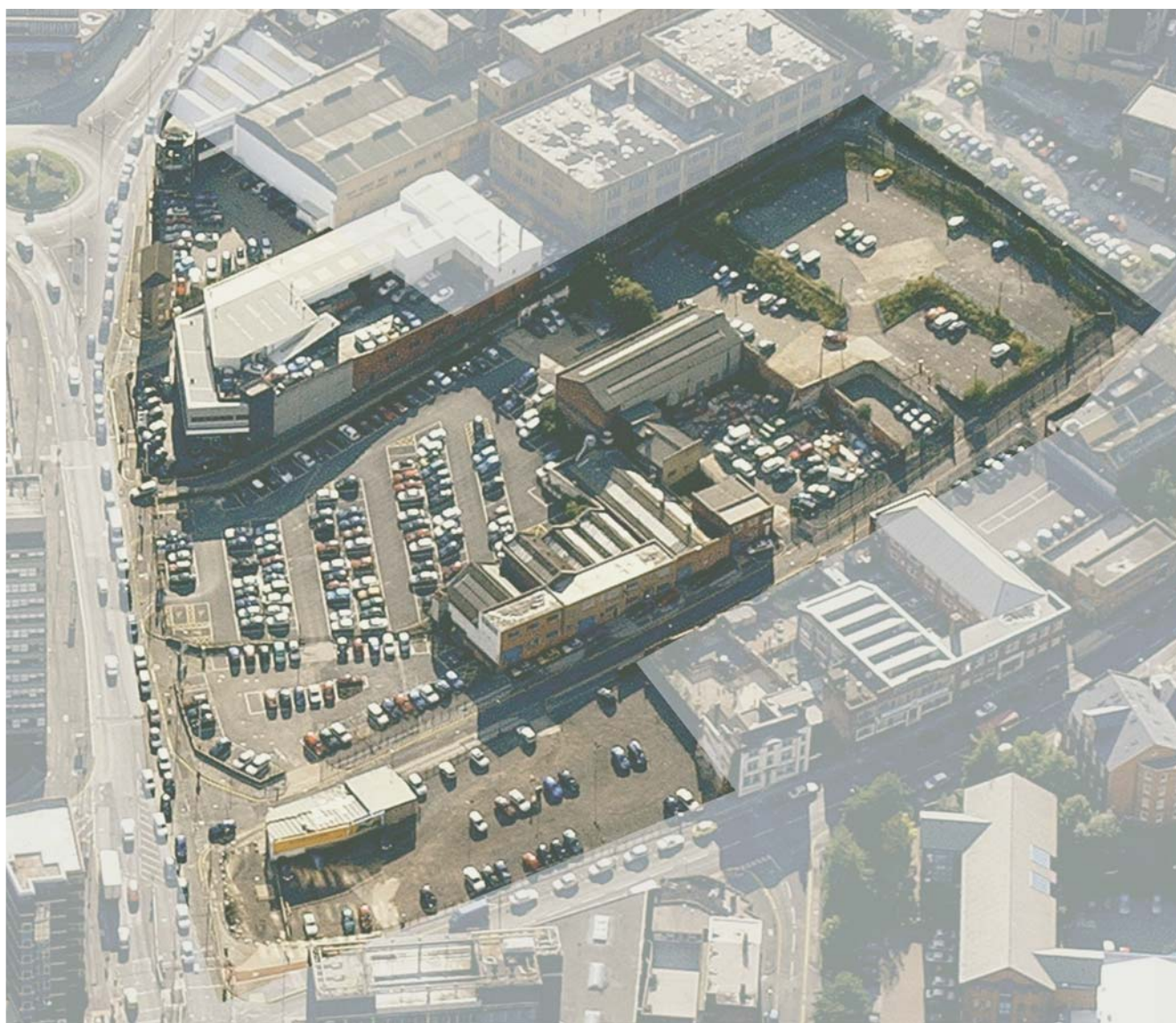
Tenter Street is an important transport corridor and public face to St. Vincents. Action is required here to deliver high quality development to transform the edge and approach to St. Vincents and extend the City Centre Business Area.

A significant opportunity exists on these sites for a major mixed use development, with a strong office/business element, of a scale not seen to date within St. Vincents, establishing a quality benchmark for the future.

Within the Priority Business Area, these sites must deliver business space early in the programme for regeneration of St. Vincents. Therefore a proportion of other acceptable uses will be permitted only in so far as they ensure viability of the early and simultaneous delivery of office space on a substantial scale.

A strategic approach to car parking in St. Vincents will also be adopted, which helps to re-provide some parking away from this visually prominent and economically important site (see page 14).

The improvement of the public realm along Tenter Street is identified as important within the urban design framework. Contributions from major developments will be required.



AERIAL VIEW OF TENTER STREET BOUNDARY

As a priority the refurbishment of Tenter Street is identified preferably as part of the off-line works accompanying the Inner Relief Road works.

This should create a much stronger pedestrian connection to the Cathedral Quarter, in the form of upgraded pedestrian crossing facilities and a more pleasant and attractive streetscape. This will benefit St. Vincents as a whole and sites adjacent to Tenter Street specifically.

DELIVERY RESPONSIBILITY

SCC to instigate access and parking management of the area more generally

RESOURCES FOR DELIVERY

S.P.V., YF, S106 contributions

COMMENCEMENT

SCC and private developers to manage car parking in the area and allow for full use of existing walkways and improve 'natural surveillance' in the area.

DESIGN ISSUES

The design of new development on the Tenter Street/Solly Street Site will be critical. This must respond specifically to the design guidance within the earlier urban design framework.

The requirement for development to step up with the topography is critical. The tallest feature of any new building on or approaching the crest of the hill on this site should be lower than the tower of St. Vincents.

The need for an active ground floor street frontage to Tenter Street and Solly Street is reinforced as is the requirement for a

satisfactory treatment and edge to White Croft and Bakers Lane. Connectivity to St. Vincents is vital.

In relation to the refurbishment of Tenter Street and improved pedestrian crossing facilities, the aim should be to create a seamless transition into St. Vincents from the Cathedral Quarter via Townend Street, Hawley Street, Silver Street, and Queen Street.

Highways infrastructure should be kept to an operational minimum level and key pedestrian desire lines created/reinforced. The design aesthetic of the new Arundel Gate should be a source of inspiration.

KEY MILESTONES

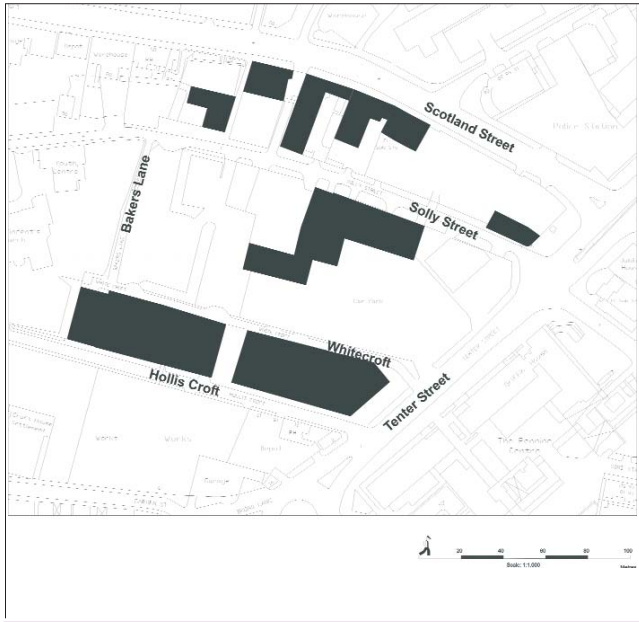
- Consultation and agreement on strategy for access/parking management
- Phased redevelopment of Broad Lane Car Park and adjacent land between Broad Lane and Garden Street



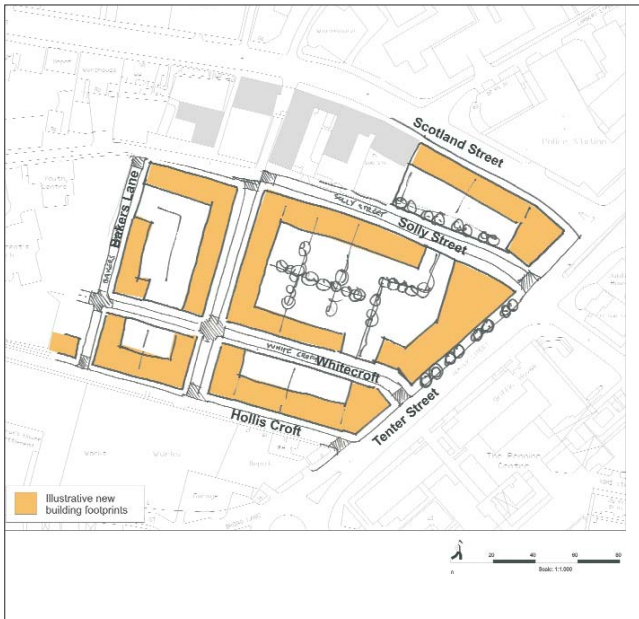
TENTER STREET AT PRESENT



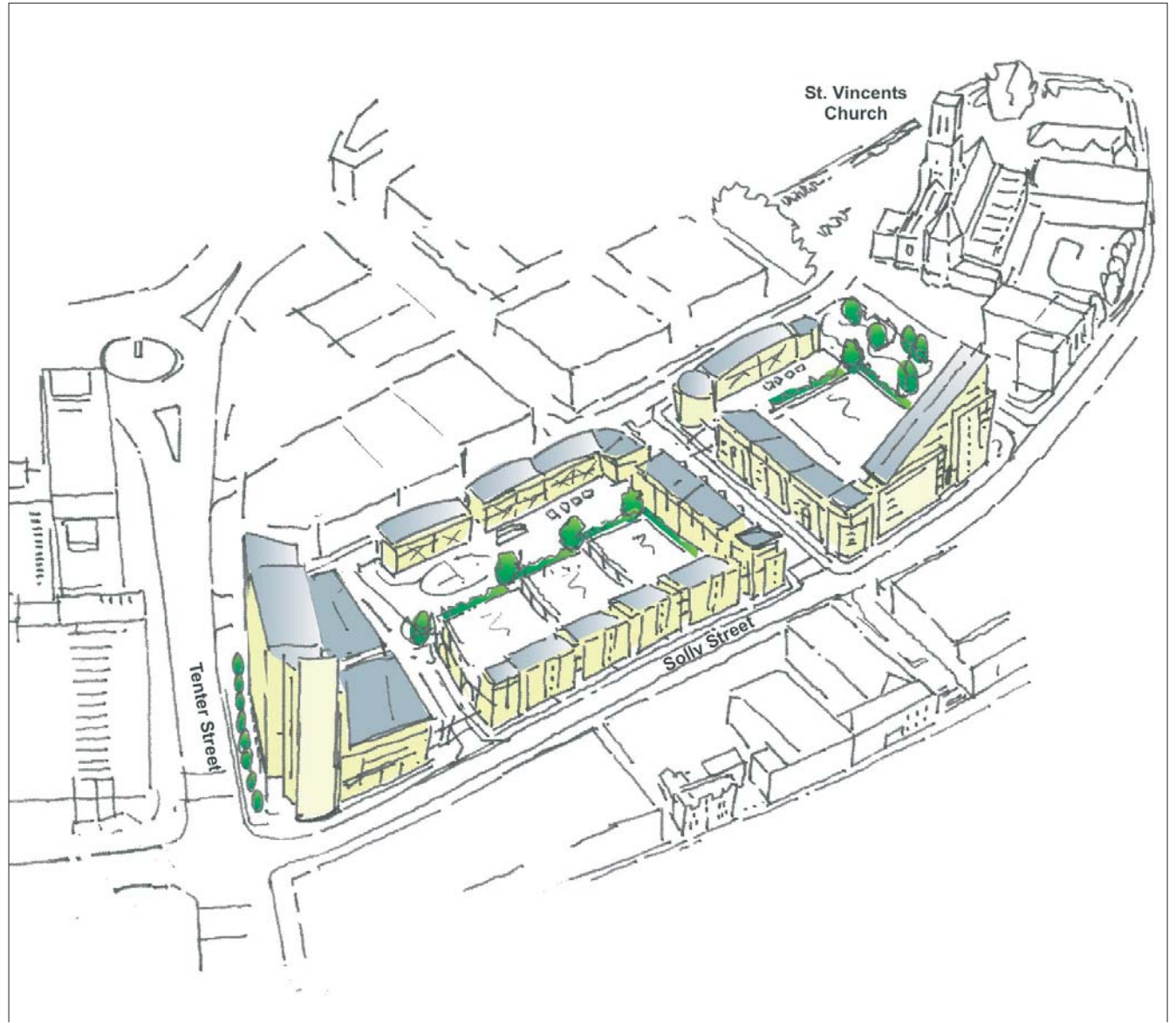
ARCHITECTURAL IMAGES OF PROPOSED (FIRST PHASE) DEVELOPMENT AT TENTER STREET/SOLLY STREET



BUILDINGS ON SITE AS EXISTING



POTENTIAL NEW BUILDINGS



HOW THE SOLLY STREET SITE MIGHT LOOK AFTER REDEVELOPMENT. NOTE DEVELOPMENT STEPPING UP IN SCALE/HEIGHT TO ~TENTER STREET AND THE CREST OF THE HILL

7.7 BROAD LANE/SOLLY STREET SITES

The Broad Lane corridor including the area around the Montgomery Fountain is potentially an important gateway to St Vincents from the University Campus.

There is an opportunity to create an attractive edge to St. Vincents and several new pedestrian and cycle routes running east-west in to the area promoting better links to the City Centre.

There are 4 key opportunities:-

- It should become a well defined and high quality civic space, providing a front door to the area and a recognisable place within the city centre on a principal road corridor.
- The redevelopment of the current HSE labs will extend the University of Sheffield Campus into St.Vincents and allow the reopening of pedestrian routes into the interior.
- The redevelopment of properties between Broad Lane and Garden Street and the possibility of extending these sites forward onto Broad Lane in exchange for creating new public pedestrian links through to Garden Street.
- Strong linkages can be re-established to proposed development at Impact Square on Upper Allen Street and the St. Vincents Church site.



AERIAL VIEW OF BROAD LANE/SOLLY STREET BOUNDARY

The new building blocks will create new east-west streets and in particular enclose an improved public space around the fountain. Active ground floor uses such as bars or restaurants are particularly important here.

DELIVERY RESPONSIBILITY
SCC, University/Private Sector.

RESOURCES FOR DELIVERY
YF, S106, University/Private Sector.

COMMENCEMENT
To be determined.

DESIGN ISSUES

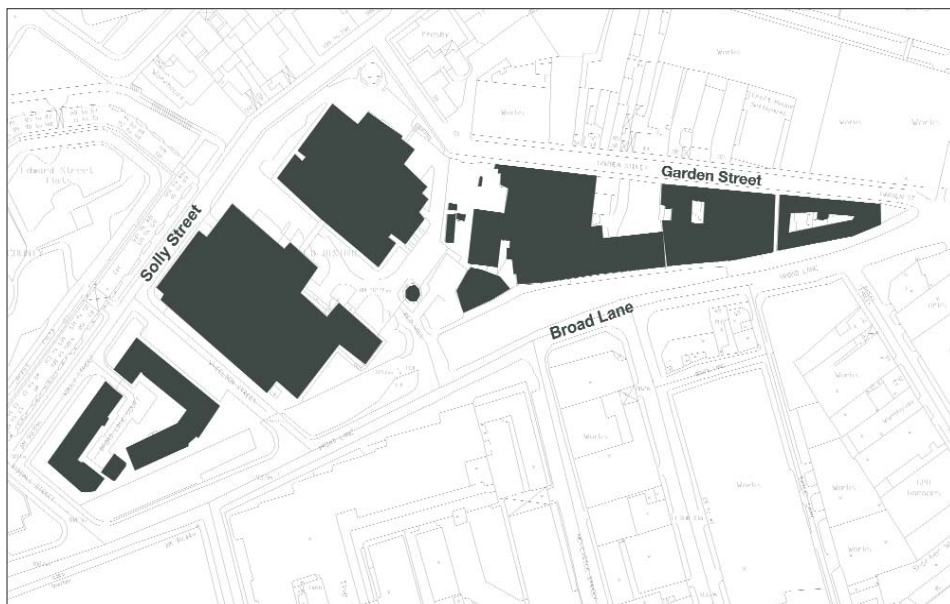
The ambition for the public space on Broad Lane should be to recapture the sense of distinctiveness of this historically important space and reopen lost pedestrian routes.

The historic fountain needs to be a centre piece of this scheme. Levels will need to be addressed creatively to ensure space is useable but also offers good accessibility. Providing shelter from the traffic will be important and tree planting along the highway may help achieve this.

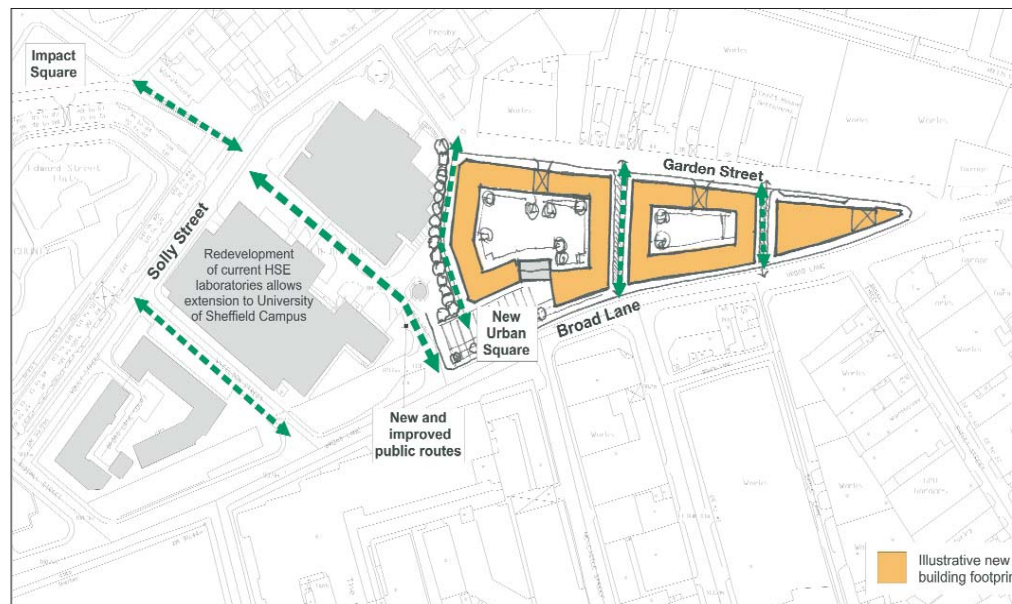
Associated development sites at the edge of the space for cafes or other activity generating uses will help to enliven the space. It will be essential to connect this space to the interior of St. Vincents via a reopened Red Hill and possible new link to Garden Street.

Red Hill would also connect to the proposed Impact Square development on Edmund Street, where underground parking, public space and leisure uses are proposed.

KEY MILESTONES
To be determined.



BUILDINGS ON SITE AS EXISTING



POTENTIAL NEW BUILDINGS



THE EXISTING CAR PARK ALONG BROAD LANE IS A POOR SETTING FOR THE LANDMARK FOUNTAIN AND NEARBY RESIDENTIAL AND BUSINESS AREAS



THE IMPACT SQUARE SITE



ARCHITECTURAL IMAGES OF PROPOSED DEVELOPMENT AT IMPACT SQUARE, INCLUDING; NEW PUBLIC SPACE WITH PARKING UNDER



HOW THE SPACE MIGHT LOOK AFTER A NEW PUBLIC REALM AND FRONTAGE DEVELOPMENT HAS BEEN DELIVERED



FOOTPATH BETWEEN SOLLY STREET AND EDWARD STREET/PROPOSED IMPACT SQ

7.8 INNER RELIEF ROAD - NEW FRONTAGE SITES AT SHALESMOOR/ GIBRALTAR STREET

PROPOSAL

The construction of the Northern Section of the Inner Relief Road will allow for new development benefiting from a new urban street frontage.

These sites are located on the northern edge of the IRR and provides more significant new build opportunities than the 'making good' which is required across the road to the south at Furnace Hill.

Previous uncertainty surrounding the construction of the IRR has, in some cases created the conditions for consolidation of existing businesses and sites. These now present a major regeneration and development opportunity.

This area requires a high intensity of uses and will be primarily a business area, with scope for some residential development on upper floors and service industries at ground floor adding to the mix and creating a more vibrant street edge utilising the wide pathways and new public realm created as part of the IRR construction.

Proposals include:

- The potential for larger scale site assembly and development by the Special Purpose Vehicle (S.P.V).

- Repairing the townscape as part of the Inner Relief Road landscape scheme.
- Promoting new uses along the route of the IRR.
- The potential renewal of the Moorfield Flats.

DELIVERY RESPONSIBILITY

The City Council has a strong stake in this proposal as a major landowner. Further feasibility into the nature and design of new build along this route is likely to be commissioned.

The creation of a strong vision should complement the gateway proposal for Hoyle Street and provide a sampling of what is to come in terms of quality with the proposed West Bar Redevelopment to the east.

The future of Moorfield Flats, which have been used as short term accommodation, will now be reviewed.

RESOURCES FOR DELIVERY

Road construction funds are already in place from the DfT so the infrastructure and some of the public realm and landscaping works will be delivered by the IRR scheme.

It is envisaged that private sector investment tied in with this stakeholder ownership or selective acquisition by the new Regeneration Fund will ensure good design quality along this new frontage. In principle land acquisition funds could be recycled.

COMMENCEMENT

Construction of Inner Relief Road begins in November 2004.

DESIGN ISSUES

New development in this location should be of a scale befitting of urban highway and principal city street.

Buildings in the order of 3 to 4 storeys along this stretch are encouraged. Low rise single story showroom uses are not acceptable in this location.

New development on the northern edge of the IRR should develop a positive relationship to built fabric across the road at Furnace Hill. The relationship with the Kelham area should also be strengthened and well developed.

Building alignments should create a sense of enclosure and continuity. Buildings located at the back of plots will not be acceptable on this important city street.

The urban design frameworks for the Inner Relief Road identifies in greater detail the requirements for new development and public realm works along this important route.

KEY MILESTONES

- Construction of the Inner Relief Road commences in September 2004.
- Demolition of properties.
- Feasibility into the nature of frontage and relationship with new public realm etc.

- Construction of the IRR completed alongside vision for the new frontage.

7.9 SAFER AND CLEANER STREETS

PROPOSAL

A major concern of both residents and businesses in the area in consultation was that of prostitution and drug abuse and the associated problems both bring with them.

With the proposal to introduce new residents and businesses to the north and south of the area and increase footfall, the need to manage this transition is even more urgent.

Whilst there are no easy answers to these problems citywide, locally a robust approach is proposed combining physical improvements to streets, lighting and better management through the presence of wardens.

The NUCA warden scheme has already been introduced to this area around the Edward Street Flats with considerable success.

The Action Plan will seek to ensure that this Warden Scheme is expanded to cover the St Vincents Area. This will make use of the already considerable local knowledge of the Wardens and give local people an ongoing stake on the improvement of the area.

If possible the service should be expanded to enhance street cleaning and maintenance of public spaces.

Discussions are now in progress with Kelham Island Museum and major developers to

establish such a local management agency, modelled on Castlefields in Manchester.

Long term revenue support could be structured through the use of a Business Improvement District to levy a compulsory charge (BID) which has recently been made possible by Government legislation, subject to strong local support.

Improved street lighting, and potentially CCTV at critical locations, might assist with tackling crime and nuisance. The former is an important component of the design framework.

DELIVERY RESPONSIBILITY

Dialogue and promotion of the NUCA service highlighting the use of locally trained people who have approved training and links to the Police etc. An increased population and more footfall on the street will act as a deterrent in itself.

RESOURCES FOR DELIVERY

Developer contributions will be required initially from all new housing schemes in the form of a single financial contribution to ongoing costs.

This could ultimately be sourced from a service charge using a Business Improvement District for both residential and business developments in the area. This could provide a sustainable service with the backing of local community groups and the police. Continued and open dialogue on the area's problems and solutions will be addressed through a local forum.

COMMENCEMENT

The adoption of this Action Plan as material consideration in determining planning applications prior to the production of the Sheffield Development Framework, could allow for new residential development to be constructed and occupied in the next 18 months.



STREETS SAFE WARDEN SCHEME TEAM

KEY MILESTONES

- Adoption of Action Plan in 2004 would lead to planning permission being granted on acceptable residential schemes. Part of planning conditions will include the support for extension of warden services in the area.
- An expansion of the Edward Street Flats Warden Service across the St. Vincents area initially in the new residential north and south areas where footfall will be at its greatest outside of the working day, but could also cover the industrial and business area.
- Establishment of a new agency to enhance street cleaning and maintenance.
- Longer term funding could come from establishment of St. Vincents Business Improvement District subject to a local referendum.



SAFER STREETS FOR RESIDENTS (SUCH AS EDWARD STREET - ABOVE)
AND FOR BUSINESSES (SUCH AS GARDEN STREET) ACROSS



FOOTPRINT TOOLS, GARDEN STREET



EDWARD STREET FLATS PLAY AREA



MOORFIELD FLATS, SHALESMOOR TO BE RETAINED FOR SOCIAL HOUSING

9. DELIVERY

9.1 A REGENERATION PRIORITY

The projects identified within this Action Plan present a picture of major change within St. Vincents over the coming years. To deliver the scale and quality of change anticipated will require a significant effort.

Local business, residents and developers should be clear that the implementation of this action plan is a significant priority for public sector partners working for the regeneration of Sheffield City Centre. Responsibility for driving and steering this process will rest in the first instance with the Councils City Development Division.

9.2 DEVELOPMENT TEAM APPROACH

This established mechanism within the Planning Service provides a focussed approach to private development proposals based on the Action Plan Framework.

All relevant consultees from SCC form a development team together with the applicant and their agents. All comments and advice to applicant are coordinated through a single contact.

Timescales for processing applications will be agreed with developers and agents, which will depend on both parties supplying information promptly and engaging in constructive and creative dialogue to solve problems or deal with objections.

9.3 BUSINESS SUPPORT

The initial consultation for the Action Plan highlighted the large number of businesses wishing to remain in their current premises. It is therefore proposed to:-

- Seek the extension of the NUCA Grants Scheme.
- With support from European Regional Development Team, Townscape Heritage and Yorkshire Forward.

9.4 RESOURCES/FUNDING

- S.P.V. - to be established between the City Council and a private partner for the Central Riverside Corridor. This will aim to acquire and assemble sites to speed up the urban regeneration process and complement private sector initiatives.

The organisation seeks a long-term financial return and a long term approach is much less likely to see the action plan compromised.

- Yorkshire Forward Single Pot through the route of Investment Planning - will grow as current SRB programmes come to and end. Through Yorkshire Forwards commitment to funding the Gillespies work that they have become a stakeholder in the areas future.

OBJECTIVE ONE AND TRANSITIONAL FUNDING

- Section 106 contributions - New or improved green open space e.g. St. Vincents, Edward Street, possibly some to Weston Park's Restoration.

- Heritage Lottery Funds - Townscape Heritage Initiative with specific reference to Conservation Areas.
- Local Transport Plan 2 – submissions in 2004/5 could fund access improvements, reduction of severance, pedestrian or cycle facilities.
- Living Spaces - which provides grants to improve open spaces to create 'valuable places for the whole community'. Grants of up to £25,000 – bids not accepted from local authorities – would have to be a Local Forum etc.

9.5 CROSS SUBSIDY AND LAND ASSEMBLY

Where required, the Council will use Compulsory Purchase powers to assemble key strategic sites for development. This method will be favoured where the private sector is unable or unwilling to assemble the sites, where site assembly costs must be controlled to ensure high quality development is viable or to guarantee development quality through assembly and disposal under development agreements.

A number of sites, for example within the conservation area, may require cross subsidy. Where planning powers are insufficient to ensure this, wider powers may be employed as a last resort. Latent value in land around heritage buildings may thus be secured for wider regeneration gains.

10. COMMUNITY INVOLVEMENT

10.1 ROLE OF A ST. VINCENTS FORUM (SVF)

The early formation of a St. Vincents forum will steer the action plan delivery process. The forum will be composed of residents and business in the area and other key stakeholders and will play an important role in the delivery of key projects and the overall vision.

The forum will be closely involved in making decisions that affect the St. Vincents area.

10.2 ROLE OF THE CITY COUNCIL

Sheffield City Council, in its role as the planning authority, will strive to ensure all developments are consistent with the vision for the area.

The City Council's City Development Division will also explore all private and public funding opportunities for delivery of this vision, both in terms of physical improvements and business support.

10.3 PROMOTION AND RISING AWARENESS

Promotion of heritage asset's including; Furnace Hill and Well Meadow, as part of wider Sheffield Central Riverside, Upper Don Walk, Real Ale Trail and Cathedral Quarter continues to be undertaken. The Action Plan will be promoted by the City Council and the St. Vincents Forum.

10.4 CONTACTS

- Sheffield City Council
- City Development Division
- 0114 273 5130
- Development Control (Building)
- 0114 273 4556
- Development Control (Highways)
- 0114 273 6077
- Urban Design and Conservation
- 0114 273 6077
- St. Vincents Forum
- 0114 273 5130
- Howden House
- 1 Union Street
- Sheffield
- S1 2SH
- Tel: 0114 273 8130
- Fax: 0114 2738130
- www.sheffield.gov.uk

- Netherthorpe and Uppertorpe Community Alliance
- 0114 2011 490
- www.nuca.co.uk

Firms and locals view plans for area

By Anne Arnold

Matthew Hayman, of the city development division of Sheffield Council, said: "The response to our plans has been very positive and residents from the Edward Street flats and local businesses have shown a great deal of interest."

The Netherthorpe and Uppertorpe Community Alliance also attended the open day.

The alliance runs a wardens scheme which has provided street patrols for Netherthorpe and Uppertorpe to deal with nuisance behaviour over the past year.

Under council proposals the scheme would be extended and St Vincents Church used for community events.

St Vincents covers an area from the Edward Street flats near the university roundabout to Broad Lane and Tenter Street in the east. It then runs along Green Lane and Alma Street to Netherthorpe Road in the west.

Plans to breathe new life into rundown area

Historic city neighbourhood set to get boost with housing and parks



Deerford streets around St Vincents could soon be buzzing with life

TELEGRAPH NEWS

The rush to build apartments around the fringes of Sheffield city centre shows no sign of abating. Peter Kay reports on the latest developments

Building the new Sheffield

Architectural gems set for new role

Three major projects on the city's horizon

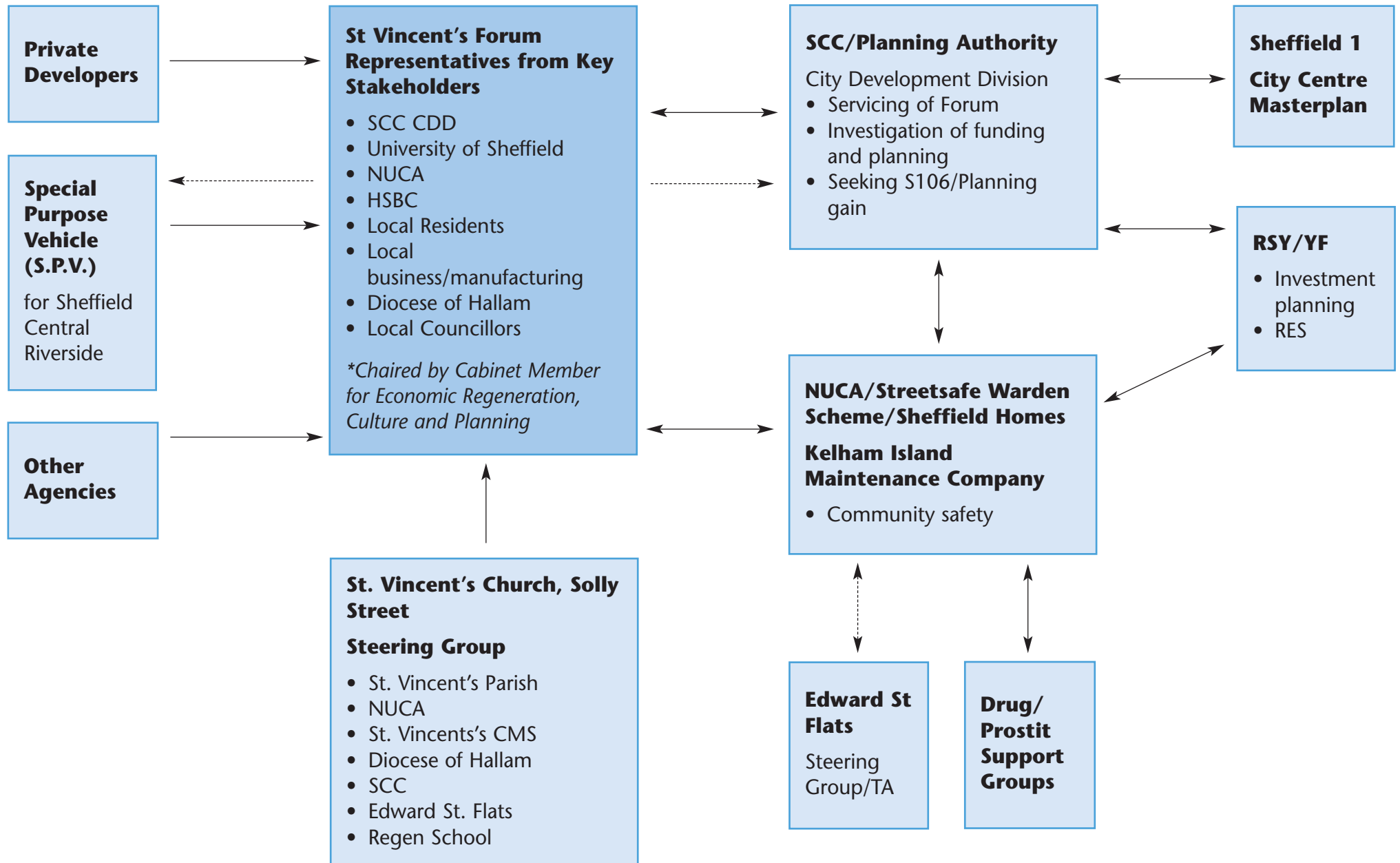
NEWS

Developers go west to launch revamp for rundown city centre

£275,000

PUBLIC CONSULTATION ON THE SVAP IN 2004

ROLE/POSITION OF ST VINCENT'S FORUM - DELIVERY OF ST VINCENTS ACTION PLAN



11. ACTION PLAN TIMELINE 2004 – 2014

PROJECT	2004	2005	2006	2007-10	2010-14	LEAD ORGANISATION(S)	POTENTIAL FUNDING
SHORT TERM							
Consultation on Action Plan	✓					SCC	RDV Objective 1
Adoption of Action Plan	✓					SCC	N/a
Conservation Area Declaration	✓					SCC	
Promotion of Action Plan	✓	✓	✓			SCC, NUCA, Neepsend Forum etc..	N/a
Identify Potential Funding	✓	✓	✓	✓	✓	SCC and YF	N/a
Design and Feasibility into Public Realm and Environmental Improvements		✓				SCC	YF
First Phase of new developments take place in the 'Housing Opportunity Area' around Upper Allen Street		✓				Private Developers	Private
Promotion of community warden services provided by NUCA	✓	✓				SCC, NUCA, Sheffield Homes	N/a
Implementation of community warden service Charges etc.		✓				SCC, NUCA, Developers, Property SIMT	Managers Private City, SCC
Private Investment Partner and S.P.V formed		✓				SCC	Private
Well Meadow and Furnace Hill Conservation Areas confirmed	✓					SCC	Heritage Lottery Funds made available
Establishment of partnership to deliver St. Vincents Restoration and Reuse.		✓				SCC, NUCA, Hallam Diocese	YF/HLF/SPV/Private
Sale of St. Georges Site to developer		✓				SCC Housing Directorate	Private
IRR construction commences	✓					SCC, Birse	DTR

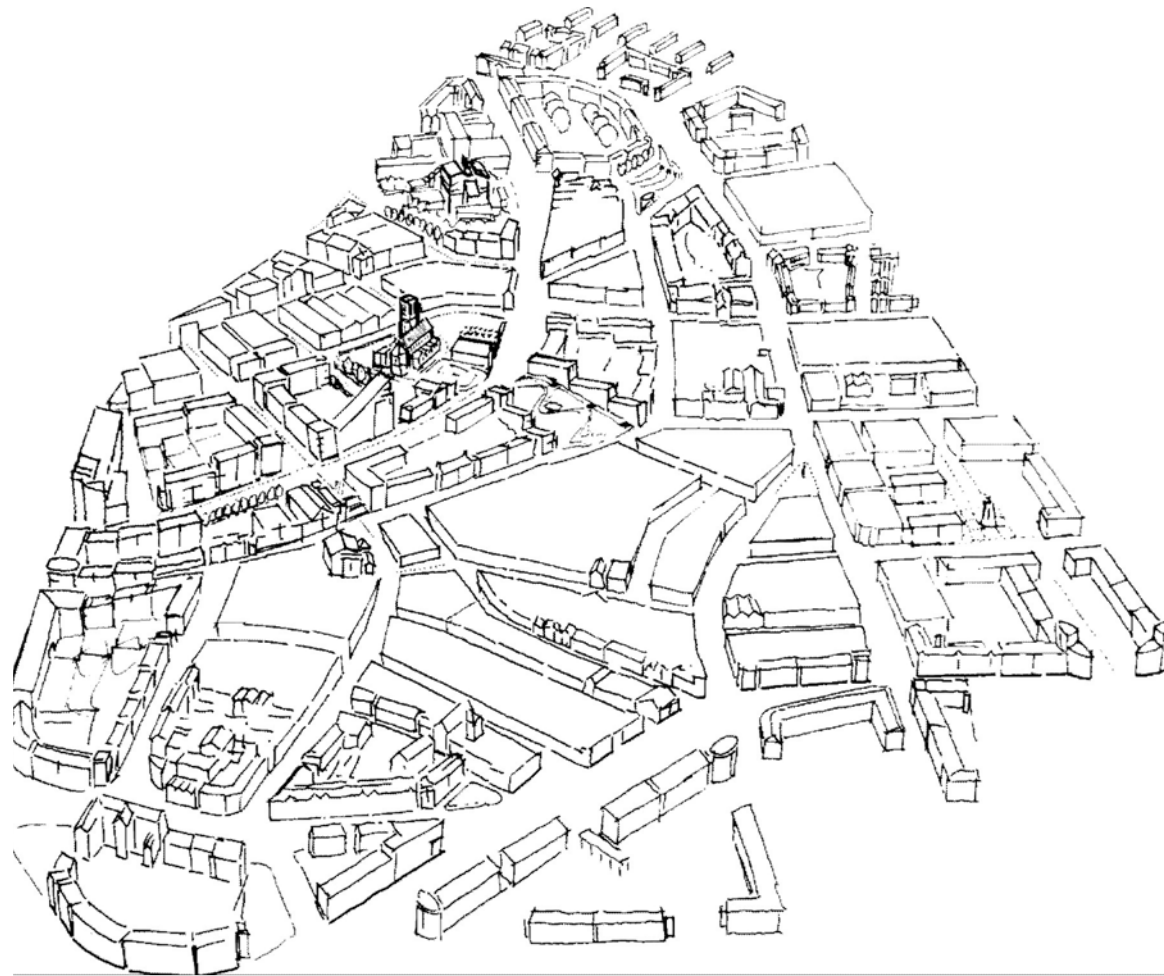
PROJECT	2004	2005	2006	2007-10	2010-14	LEAD ORGANISATION(S)	POTENTIAL FUNDING
Local Regeneration Forum established/ St. Vincents Forum (SVF)		✓				SCC	SPV
Hoyle Street Sites assembled	✓					SCC	SCC/SPV
Public Realm Design feasibility work (including new frontage created by the IRR)		✓				SCC	YF/RDV Objective 1
Relevant site(s) acquired to safeguard future delivery of new urban park between Solly Street and Scotland Street		✓				SCC, YF	YF/SPV
Imaginative Lighting of St. Vincents Church to assist with change of image/feasibility study on proposed urban park commissions		✓				SCC, Hallam Diocese St Vincents Parish	YF/RDV/Sheffield One/S106
Reuse of the Health and Safety Executive Building on Broad Lane including the reopening of Red Hill as a key pedestrian link		✓	✓			University of Sheffield	Private
Further feasibility on introducing a local resident/business parking permit scheme		✓				SCC	Self funding
MEDIUM TERM							
Demolition of St. Georges Close Maisonettes and construction of new mixed tenure residential development begins		✓	✓	✓		Developer	Private (OPA)
New residential and business communities take a foothold in the area			✓	✓		Developers	
Construction of the IRR is completed			✓			SCC/Birse	DTR

PROJECT	2004	2005	2006	2007-10	2010-14	LEAD ORGANISATION(S)	POTENTIAL FUNDING
Re-creation of street frontages alongside the new IRR commences creating a new city boulevard	✓	✓	✓				
Business Improvement Grant Scheme			✓	✓	✓	SCC, NUCA, Local Forum (SVF)	HLF, YF, SPV, Trans Funds
Implementation of Public Realm strategy commences as population increases and funding acquired – St. Vincents Park, between Solly Street and Scotland Street Funds, S106			✓			SCC, Local Forum (SVF)	YF, SPV, HLF, Living Spaces, Trans
Upper Allen Street Play Area enhanced possibly with underground parking and some service outlets for the local area (Impact Square)			✓			Private Developer	Private
Renovation of buildings in the conservation areas, some possibly for residential in the Well Meadow area and workspace provided in the Furnace Hill area		✓	✓	✓	✓	SCC/Developers/CIQA	Private, HLF, YF, SPV, Trans Funds
Development of Hoyle Street site completed offering office accommodation and providing a high profile gateway to the City Centre from the North.				✓		Developer	S.P.V
St. Vincents Church Reuse			✓			Hallam Diocese, St. Vincents Solly St. steering group	Private/Lottery/SPV
Broad Lane Public Space and reopening of Red Hill			✓	✓		SCC/University	
New Pedestrian Routes – e.g. Broad Lane to Garden Street						SCC/Private Developer	

PROJECT	2004	2005	2006	2007-10	2010-14	LEAD ORGANISATION(S)	POTENTIAL FUNDING
LONG TERM							
New community supports shops, bars, cafes and pubs in the area					✓	Local Forum, Local Business (SVF)	Private
New public space between Trinity Street and Snow Lane as part of redevelopment				✓			
Local Forum manage the maintenance of the area public spaces, public realm, wardens, street cleaning etc and promote membership of green energy networks etc. contributions				✓	✓	Local Forum (SVF)	SPV, local resident/business
Established new residential and Business Community requiring health, schools and other essential services			✓	✓	✓	SCC, Local Forum, PCT, SEA (SVF)	N/a
Potential Redevelopment of West Bar Green Police Station for a mixed use commercial scheme (No 4)				✓			

KEY

- SCC Sheffield City Council
- NUCA Netherthorpe and Upperthorpe Community Alliance
- YF Yorkshire Forward
- LTP Local Transport Plan
- S.P.V Special Purpose Vehicle (Sheffield Central Riverside/Upper Don Valley)
- RDV Regeneration Delivery Vehicle – Objective 1
- S106 Planning gain under S106 of the Planning Act
- PCT Primary Care Trust
- SEA Sheffield Education Authority
- DfT Department for Transport
- THI Townscape Heritage Initiative
- CIQA Cultural industries Quarter
- SIMT Sheffield Industrial Museums Trust Agency



DP2653

DEVELOPMENT, ENVIRONMENT & LEISURE

CITY DEVELOPMENT DIVISION