



GLEADLESS VALLEY

HOUSING STRATEGY
SUMMER 2022



GLEADLESS VALLEY HOUSING STRATEGY

Housing in Gleadless Valley is characterised by bespoke and innovative solutions to the challenges of the area's topography, which has led to unique and valuable examples of ambitious social housing architecture. Housing in the Valley is also situated amongst an abundance of green and open space, with stunning views and vistas across the city. This gives housing in the area strong natural assets and a history of which to be proud.

Over time, however, housing in the area has failed to keep pace with changing lifestyles and family make-ups. Furthermore, both visually and in terms of performance too much of the Valley's housing stock does not meet the levels of quality that residents expect, appearing dated and in need of upgrading.

Our strategy aims to preserve and enhance the character of housing in the Valley, while making changes that positively impact the lives of residents, as well as improving the long-term sustainability of Council housing stock in the area. Alongside this, changes will be made to improve the environmental performance of homes with both the Council's climate commitments and resident thermal comfort in mind.

Our strategy aims to make the most of existing stock to preserve the Valley's character, with improvements to existing homes that enhance security, communal areas and visual appearance. Our plan will ensure that more of the types of homes people want and need are available, through significant intervention such as remodelling certain properties or small-scale demolition and replacement programmes. Limited infill development on underused land between and next to the Valley's existing housing will also be considered to provide more suitable and desirable homes.

To help deliver this strategy we have developed 6 strategic aims.

6 STRATEGIC AIMS



RETAIN



REFURBISH



REMODEL



REPLACE



NEW BUILD



1. Provide a greater choice of high-quality homes for all ages, household make ups and enable a range of tenure preferences



2. Ensure that new housing designs and adaptations complement and enhance the character of the parkland estate



3. Invest in green design and technology to improve the energy efficiency of homes and contribute to the Council's climate change commitments



4. Future proof homes so that they are sustainable and reduce repairs, maintenance and running costs



5. Encourage settled and sustainable neighbourhoods



6. Enhance community cohesion through thoughtful, inclusive and functional designs and adaptations

HOUSING PRINCIPLES

The following principles have been developed following consultation with residents and local stakeholders on what they like and dislike about their area and set out our approach to the design and delivery of housing projects. They will serve as a set of guiding principles for local stakeholders and officers as housing projects are developed, to ensure that all projects contribute to the delivery of our strategic objectives for housing across the Valley.

PRINCIPLE 1:

RESIDENTS WILL GET THE CHANCE TO HAVE THEIR SAY ON CHANGES TO THEIR HOMES AND AREA

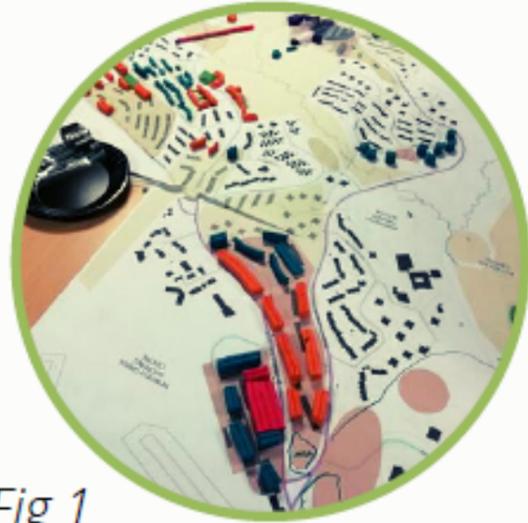


Fig 1



Fig 2



Fig 3



Fig 4



Proposals will be developed on the masterplan consultation with residents and community groups



Governance arrangements will provide opportunities for residents and community groups to stay involved throughout the delivery of the masterplan



There will be further consultation at neighbourhood level on the implementation of individual projects

Fig 1 Design for change workshops © URBED
Fig 2 Ironside Road Tower Blocks © Sheffield City Council
Fig 3 Design for change workshops © URBED
Fig 4 Design for change workshops © URBED

PRINCIPLE 2 :

HOUSING INVESTMENT WILL PROVIDE NEW HOMES, INCLUDING MORE FAMILY HOMES WITH PARKING AND PRIVATE GARDENS



Fig 1



Fig 2



Fig 3



Fig 4



The proposals will provide new homes, including more family homes with parking and private gardens

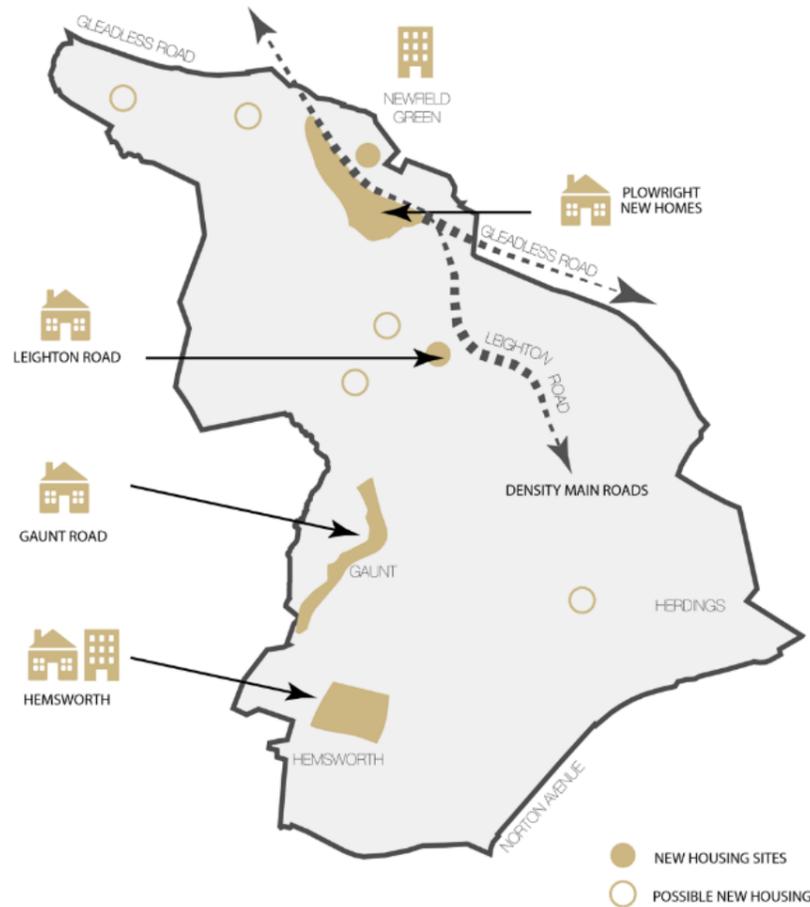


A small number of low demand properties will be altered or replaced to better suit changing needs in the area and city

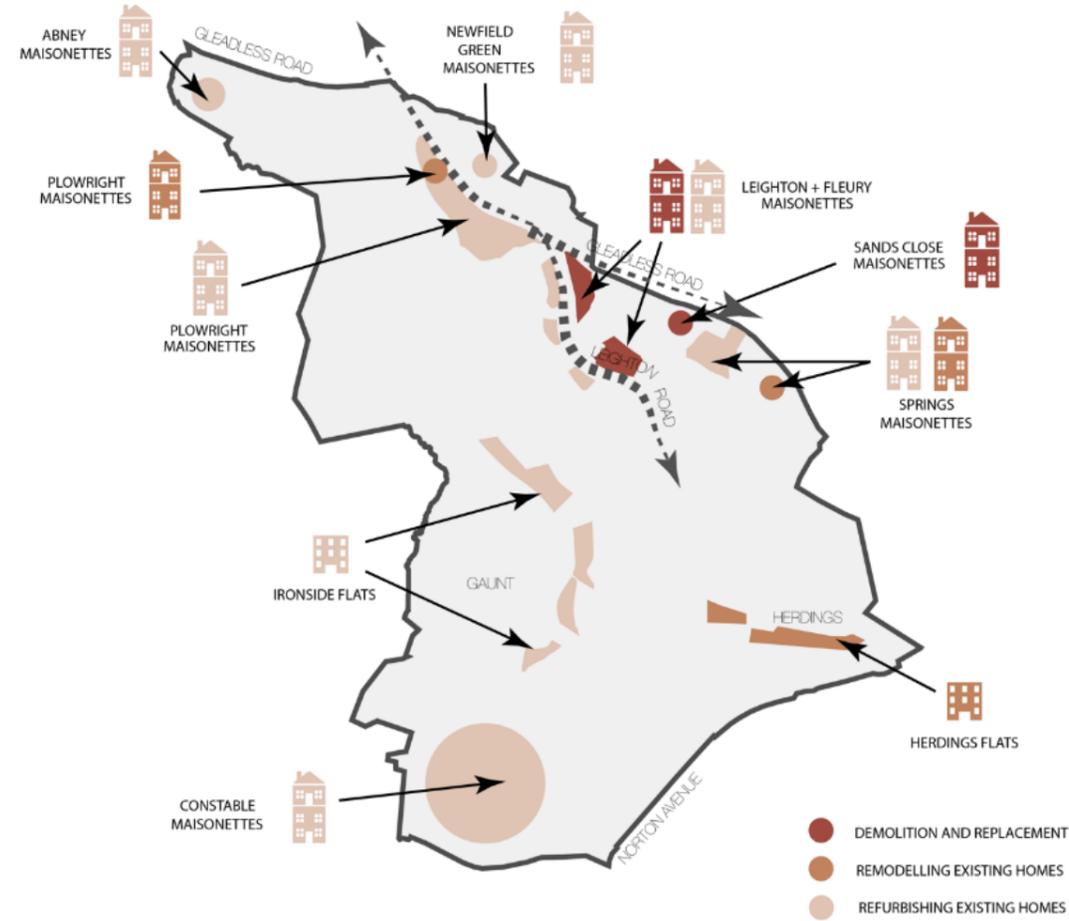
- Fig 1 First impression of new housing © BDP
- Fig 2 Scotia Drive, Sheffield © Sheffield City Council
- Fig 3 Marmalade Lane, Cambridge
- Fig 4 Artisit impression of new housing © BDP

PRINCIPLE 3 :

NEW HOMES WILL BE SITUATED SENSITIVELY ON UNDERUSED SPACE



BUILDING NEW HOMES ON UNDERUSED LAND IN BETWEEN AND NEXT TO EXISTING HOMES



MIXED REGENERATION STRATEGY, FOLLOWING A REFURBISH, REMODEL, REPLACEMENT APPROACH



Sites for new homes will be limited and chosen so as not to compromise the Valley's green and open character



New development will be laid out to preserve existing views and vistas



Green and open spaces around homes will be improved, including the provision of additional outdoor play facilities

PRINCIPLE 4 :

ATTRACTIVE AND SUSTAINABLE DESIGN WILL BE USED TO ENHANCE THE APPEARANCE OF THE VALLEY AND THE ENERGY EFFICIENCY OF HOMES



Modern upgrades to dated buildings will boost the appearance of the Valley, while remaining sensitive to the distinctive local character



The design of new homes will be centred around modern family living



Design solutions will increase safety across the Valley



Improvements to the energy performance of existing homes will tackle fuel poverty and contribute to the Councils carbon reduction commitments



Investment in green design and technology will future proof both new and existing homes

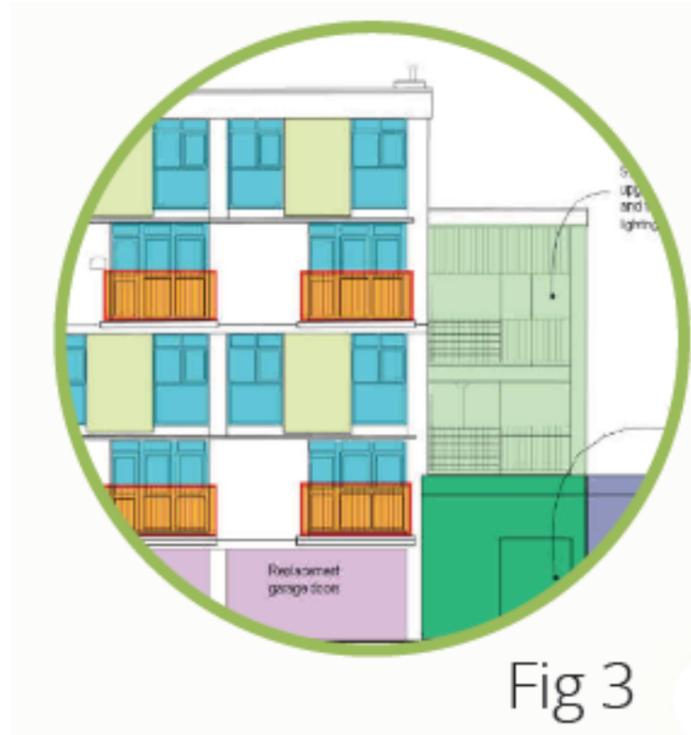
Fig 1 Indicative replacement housing design © BDP

Fig 2 Indicative replacement housing design © BDP

Fig 3 Indicative replacement housing design © BDP

PRINCIPLE 5 :

INVESTMENT IN HOMES WILL CONTRIBUTE TO THE LONG-TERM SUSTAINABILITY OF GLEADLESS VALLEY



Improving the quality of homes will encourage residents to stay longer and raise demand for properties in Gleadless Valley



Improving existing housing and providing more homes in the Valley will encourage a thriving community, therefore contributing to a vibrant local economy



Proposals will reduce anti-social behaviour, and management and maintenance issues, thereby improving the residents experience and reducing pressure on council resources

Fig 1 Energy efficient new build homes, Weakland
Fig 2 Estate, Hackenthorpe © SCC
Fig 3 Artist impression of new homes © BDP
Fig 4 Artist impression of refurb units © BDP

PRINCIPLE 6 :

HOUSING IMPROVEMENTS WILL BE DELIVERED WITH MINIMAL DISRUPTION FOR RESIDENTS



Fig 1



Fig 2



Fig 3

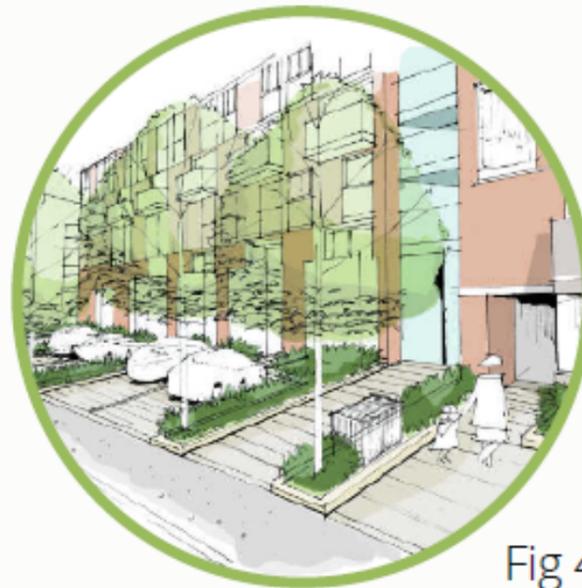


Fig 4



Residents will be given as much notice as possible before work begins and be regularly updated on the progress of work



The schedule of works will minimize disruption time for individual neighbourhoods



The Council will work with residents to understand what support needs they have during periods of disruption

Fig 1 Artist impression of refurb maisonettes © BDP
Fig 2 Aerial image of Gleadless Valley (Hemsworth) © SCC
Fig 3 Maisonette blocks in Gleadless Valley © SCC
Fig 4 Artist impression of refurbished homes © BDP

PRINCIPLE 7 :

RESIDENTS DIRECTLY AFFECTED BY THE PROPOSALS WILL BE SUPPORTED BY THE COUNCIL



Fig 1



Fig 2



Fig 3

All tenants that would need to leave their properties because of masterplan proposals will receive financial compensation and be given support to find another council property which fits their needs

The council will negotiate a fair price with homeowners that may be affected by the plans to purchase their property and provide additional support to find a new home

The council will provide loans and additional support to eligible homeowners who will be required to contribute to the cost of upgrading existing properties

Fig 1 Middle Hay View © Sheffield City Council
Fig 2 Middle Hay View © Sheffield City Council
Fig 3 Middle Hay View © Sheffield City Council

