



Cathedral Quarter **Action Plan**

2004-2014





FOREWORD

Sheffield city centre is emerging as an exciting location for living, working and visiting. The Cathedral Quarter, in its role as Sheffield's main business district, makes a major contribution to the city's economy. This Action Plan provides a vision for the Quarter, with the preservation of its status as a business district central to this vision.

At the same time, the Action Plan sets out clear guidance for the protection the Quarter's rich heritage, an introduction of more diverse uses into the area to increase activity through the day and into the evening, and improvements to public spaces.

All of this will make the Cathedral Quarter a better place to work, live and visit.

A handwritten signature in black ink, appearing to read 'Tim Rippon', with a stylized flourish at the end.

Cllr Tim Rippon

Cabinet member for Economic Regeneration and Planning Policy

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1. INTRODUCTION

WHAT IS IT ABOUT?

The Cathedral Quarter is the most complete part of Sheffield's historic core, and has been recognised as the city's legal and professional Quarter for over 150 years. Opportunities are now beginning to come forward to introduce a wider mix of uses into the area. In 2002 all residents and businesses in the Cathedral Quarter were asked to give their views on the area. This survey was followed by a wider public consultation. The main findings have been:

- The area's central location and heritage are seen as assets
- Problems exist in terms of traffic and lack of open space
- An increase in quality places to eat, drink and relax would be welcomed
- A mix of residential accommodation would benefit the Quarter
- There are a number of vacant buildings which if brought back into use will add to the vibrancy of the area
- Crime and safety issues are of concern to tenants and businesses

The Action Plan draws on this consultation and existing policy to provide a development framework and a 10 year vision for the Cathedral Quarter.

WHO IS IT FOR?

- Local residents and businesses
- People who work in the area
- New residents
- New businesses or existing businesses wishing to expand
- Developers wanting to invest in the area
- Architects and agents

STATUS OF THE DOCUMENT

The Cathedral Quarter Action Plan is a delivery vehicle for a 10 year vision for the Quarter, and as such will be referred to when determining planning applications and allocating public investment. The Action Plan also works within existing local, regional and national policies and will inform the proposed Sheffield Development Framework.

STRUCTURE AND HOW TO USE THE DOCUMENT

The Action Plan is in 6 sections, under 3 broad themes:

CATHEDRAL QUARTER 2004

(SECTION 2)

This section examines the current situation in the Quarter and places the area in the context of adjacent development areas.

IMAGE AND IDENTITY

(SECTIONS 3 AND 4)

This section provides an urban design analysis of the Quarter, sets out the objectives of the Action Plan and considers actions required to achieve these objectives.

IMPLEMENTATION

(SECTIONS 5, 6 AND 7)

This section looks at implementation of the actions within the short-term and long-term Action Plan, key maintenance and management issues and the role of the community in delivering this Action Plan.

CATHEDRAL QUARTER 2004

2. OVERVIEW

The Cathedral Quarter is located to the north of the central core and its boundaries are High Street, Church Street, Townhead Street, Tenter Street, West Bar and Snig Hill.

The Quarter is the original heart of medieval Sheffield, was the city's first middle class suburb and is currently its main professional and business quarter which is now undergoing a process of change. The Grade I listed Anglican Cathedral of St Peter and St Paul is one of Sheffield's most historic and earliest buildings with parts dating back

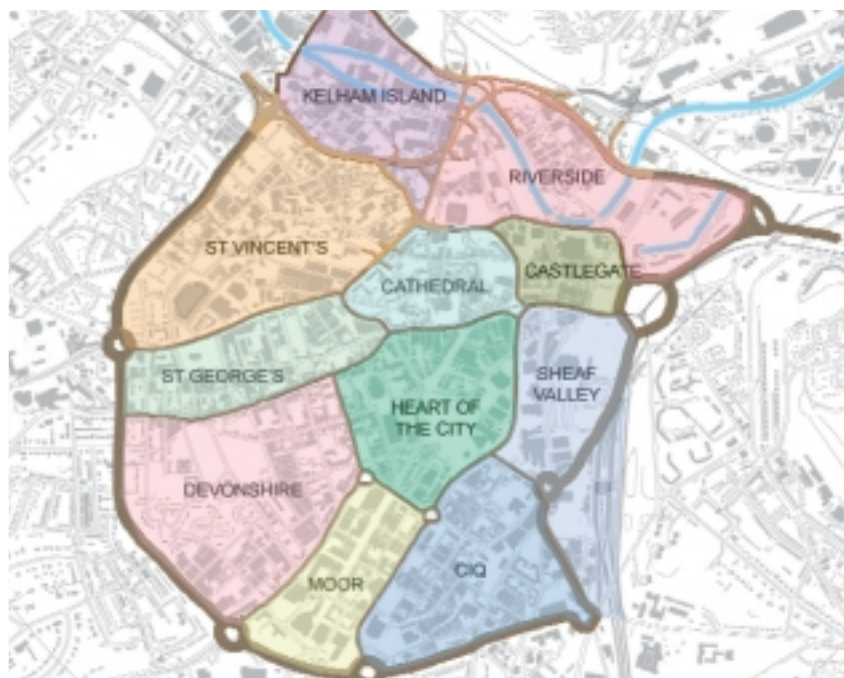
to the 15th Century. The majority of the Quarter is situated within the City Centre Conservation Area.

It has excellent public transport connections and is less than 5 minutes walk from a number of major development proposals including the New Retail Quarter, Castlegate, the proposed new mixed-use developments in St Vincent's and Riverside, including the West Bar site.

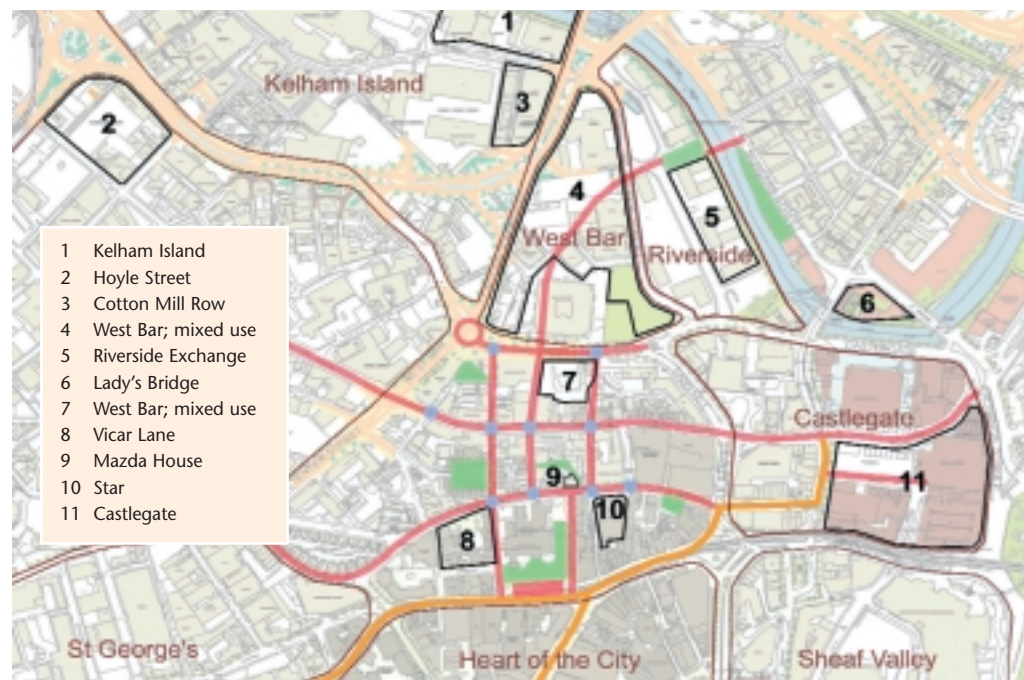
Presently the area is perceived as the city's main professional and business Quarter. Whilst this type of activity is the dominant

use in the area, and will continue to be so, there has been some relocation of businesses from the Quarter into adjacent and other areas. These relocations, and other local factors, have resulted in a number of empty properties in the quarter, presenting an opportunity for some diversification.

The area in general suffers from excessive on-street parking, and there are no significant open spaces for public use, except Cathedral Square which needs some attention and Paradise Square which is currently used as a car-park.



PLAN 1 - CITY CENTRE QUARTERS



PLAN 2 - CITY CENTRE DEVELOPMENT CONTEXT



2.1 CITY CENTRE POLICY CONTEXT

UNITARY DEVELOPMENT PLAN (UDP) (1996)

- The UDP designates most of this area as a Business Area.

SHEFFIELD DEVELOPMENT FRAMEWORK (SDF) (2005)

- A new Local Development Framework for Sheffield will replace the UDP, which is currently under review.

CITY CENTRE MASTERPLAN (2000)

- The Cathedral Quarter was identified in the Masterplan as playing an important role in the sustainable future of the city.

CITY CENTRE LIVING (2004)

- The City Centre Living strategy identifies the area as a predominantly business district, with potential to introduce a richer mix, particularly residential.

SHEFFIELD URBAN DESIGN COMPENDIUM (SUDC) (2004)

- The Sheffield Urban Design Compendium envisions this area developing as a historic Quarter, with a vibrant night time economy, and quality residential

development whilst retaining its identity as a business district.

SHEFFIELD ENVIRONMENT STRATEGY (2004)

- One of the key challenges in the Sheffield Environment Strategy is promoting high quality, sustainable urban design and construction.

2.2 CITY CENTRE DEVELOPMENT CONTEXT

The Cathedral Quarter links the central retail core with several large-scale regeneration and development projects in the adjoining areas.

- West Bar: a flagship mixed use scheme
- Riverside: residential and office developments
- St Vincent's: residential and business developments
- Castlegate: commercial development

2.3 COMMUNITIES WITHIN THE QUARTER

As the Quarter is viewed largely as a business district, there is a relatively small residential community, concentrated in the Townhead Street area. However, developments on Vicar Lane and West Bar will almost double the number of residential units. Many of the businesses who originally established themselves in the area continue to maintain a presence.

The area also contains a number of small retail units, places of worship, traditional pubs, and cafe bars and restaurants. Proposals are in place to relocate the printing operation of the Sheffield Star to another part of the city, although the editorial and management

functions will remain, maintaining a 200 year tradition of journalism in the Cathedral Quarter.

2.4 THE EVENING ECONOMY

Sheffield City Centre has seen a substantial growth in its evening economy over the last five years, mainly focused around Division Street and West Street. Whilst the Cathedral Quarter enjoys a prime central location, and contains a concentrated footfall of City Centre workers, there are only a small number of quality places to eat and drink.

It is not envisaged that the Quarter will be an extension of the Division Street/West Street circuit, but an alternative offer of higher quality venues where people can eat and drink in a relaxed atmosphere, possibly with live entertainment as a common theme, such as live music and comedy nights, with an emphasis on seated venues as opposed to stand up drinking. This will be achieved by restricting the opening hours of licenced premises to a maximum of 12.30am.

2.5 THE ENVIRONMENT

The environmental condition of the Quarter is generally poor. The area is car-dominated, with little public open space of any great quality. Due to the challenging topography and the high volume of traffic and on-street parking, there are very few desirable pedestrian routes. The Quarter suffers from a low perception of safety and security due to blank frontages, poor lighting, unused and empty buildings, and low levels of evening activity. There is a serious lack of green space and facilities for the pedestrian in terms of seating etc.

IMAGE AND IDENTITY

3. VISION AND ACTION PLAN OBJECTIVES

A key objective of the Action Plan is to enhance the existing image of the Quarter as a quality business location and as Sheffield's 'old town', with a balanced mix of residential and retail use. The Action Plan provides a vision and development framework to inspire confidence and to guide future development in the area and to ensure that the Cathedral Quarter continues to evolve into a quality place to live, work and visit.

3.1 AREA APPRAISAL

- Despite the loss of all medieval buildings (with the exception of parts of the Cathedral) the street pattern retains some medieval, small-scale characteristics.
- The steep topography of the Quarter generates sequential views into the area, with steep linking streets connecting Church Street to Campo Lane and Campo Lane to Queen Street. Views out to Don Valley are also important.
- The northern edge of the Cathedral Quarter is generally composed of fragmented development, dominated by low quality office space, presenting a blank face to adjacent areas and cut off from the Crown Courts and Riverside by heavy through-traffic.

- Hartshead is a good example of regeneration success including the re-use of buildings, upgrading of an existing multi-storey car park and a new public square.

3.1.1 SWOT ANALYSIS

STRENGTHS

- The main strengths are the Quarter's central location, strong identity as a business district, and historic character with a mix of architectural styles with a mix of architectural styles ranging from medieval to modern.
- Most of the building stock is generally in good repair.

WEAKNESSES

- Economically, the main weakness is inappropriate premises for modern business requirements, particularly for business growth and disabled access requirements, leading to many vacant buildings.
- Lack of quality open space, car-dominated streets, poor lighting and low levels of weekend or evening activity all contribute to the poor environment.

OPPORTUNITIES

- Relocation of some businesses, together with existing vacant buildings, presents an opportunity to diversify the mix of uses in the Quarter.



PLAN 3 - QUARTER ANALYSIS (SHEFFIELD URBAN DESIGN COMPENDIUM)

- Growth in evening economy generally in the City Centre and strong demand for City Centre living.
- The Quarter has a strong character in terms of a mix of architectural styles including numerous listed buildings.
- The forging of strong links into adjacent development areas, particularly as a result of the new Inner Relief Road.
- Intense development activity in the city centre core will push development pressure and activity in adjacent areas including the Cathedral Quarter.

THREATS

- In the absence of a holistic strategy for the area, piecemeal development could threaten the character of the Quarter.

- Continued leakage of worker spending into other areas of the City Centre.
- Rise in land values and rents, forcing out established businesses and residents.
- Lack of available public funding.

3.1.2 PUBLIC REALM

- Important links from the central core to the Riverside, St Vincent's and Castlegate areas run through the Quarter. The main north-south links are East Parade, York Street, St James' Row. Campo Lane, Queen Street and Bank Street are the main east-west routes.
- Segments of West Bar and Tenter Street have been identified for public realm improvements and traffic calming measures as part of the Central Riverside public realm strategy.
- Townhead Street is part of the strategic northern access loop within the City Centre. This will have implications on the traffic management system after the IRR is completed.
- Cathedral Square, Paradise Square and Hartshead Square are the main public open spaces within the Quarter. Paradise Square, the only Georgian square in Sheffield, is currently used as a car park.
- Various small lanes and spaces such as St James's Row, East Parade, Fig Tree Lane, St Peter's Close, North Church Street and New Church Street have the potential to become improved pedestrian routes.
- A number of junctions need to be improved, as many on Campo Lane, Tenter Street and West Bar present a barrier and hazard to pedestrians.



3.1.3 VISUAL ANALYSIS



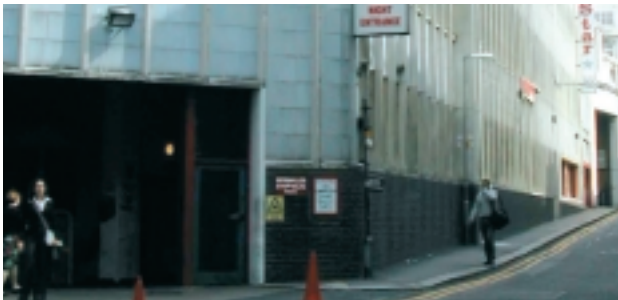
1 – CHURCH STREET/CATHEDRAL
VEHICULAR AND PEDESTRIAN GATEWAY



2 – ST JAMES' ROW
MIEVIAL STREET LEADING INTO THE QUARTER



3 – ST. PETER'S CLOSE
ONE OF THE MANY INTIMATE SPACES WITHIN THE QUARTER



4 – YORK STREET
PEDESTRIAN DOMINATED LINK FROM FARGATE, WITH THE STRONG PRESENCE OF SHEFFIELD NEWSPAPERS



PLAN 5 - VISUAL ANALYSIS



5 – CAMPO LANE
A KEY LINK TO ST. VINCENTS AND CASTLEGATE



6 – TENTER STREET
A VEHICULAR GATEWAY WITH MASSIVE BUILDINGS MARKING ITS CENTRAL BUSINESS DISTRICT CHARACTER



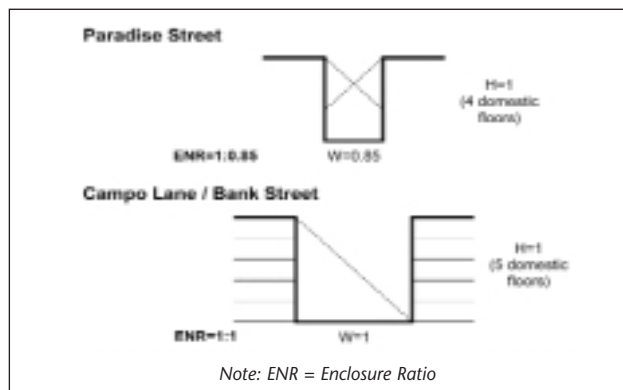
7 – BANK STREET
PARALLEL TO CAMPO LANE, LINKING INTO ADJACENT AREAS



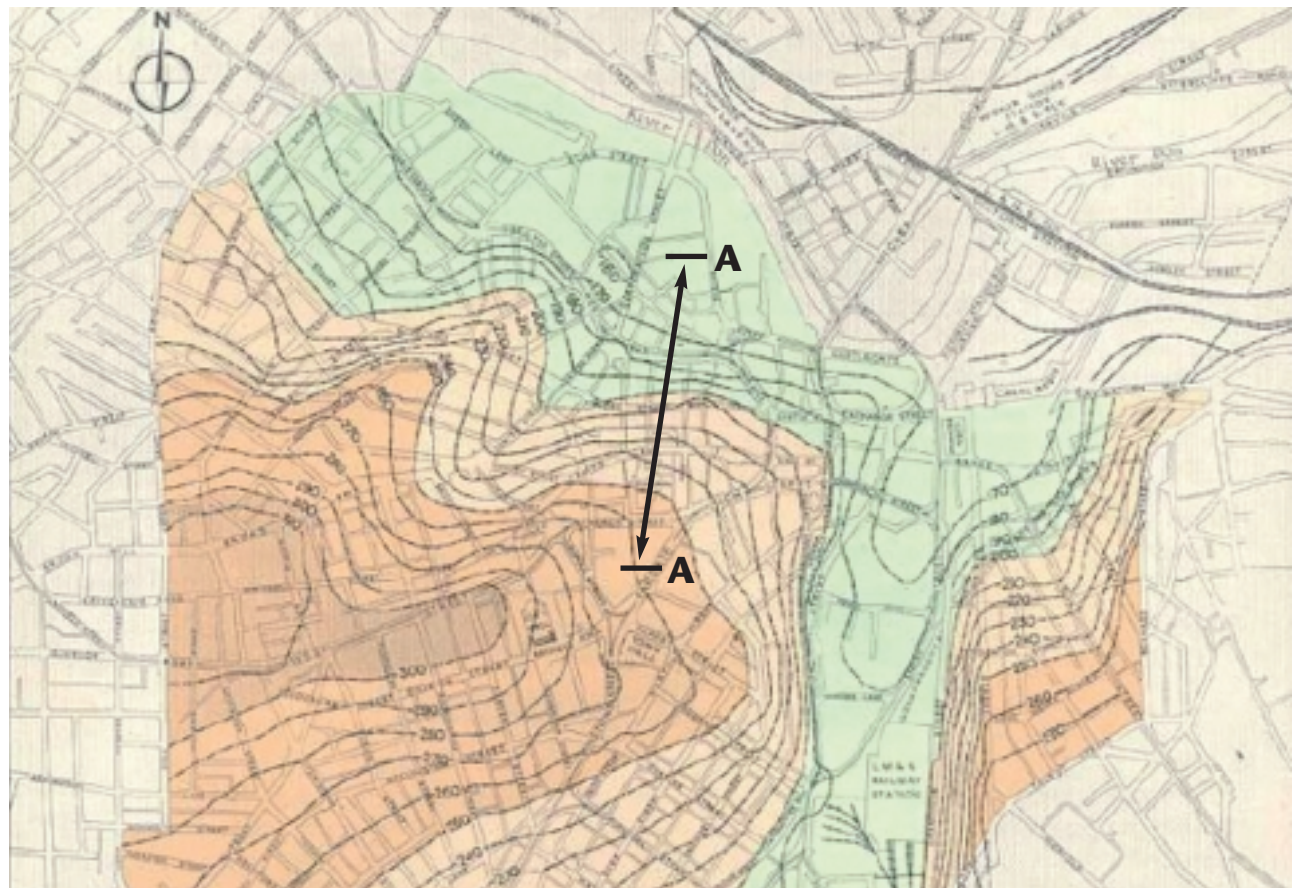
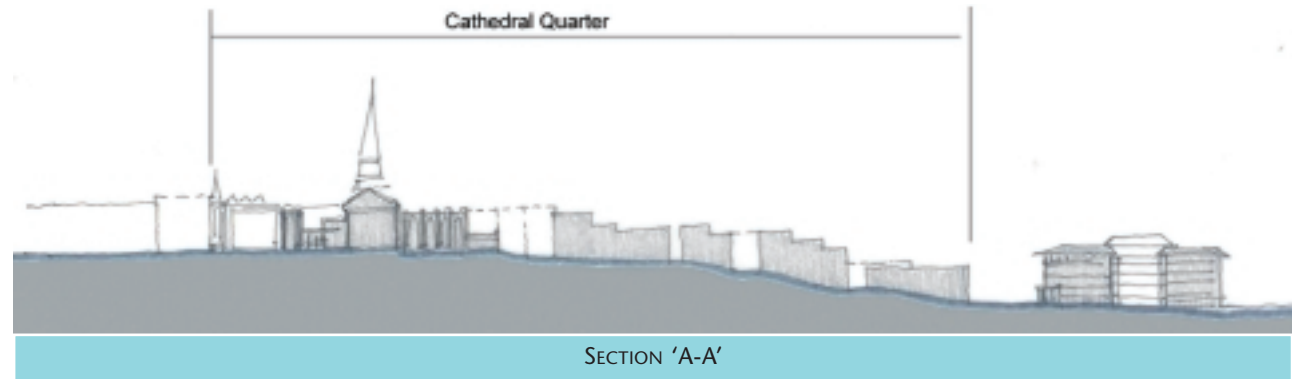
8 – SNIG HILL
LINK TO THE MARKETS/CASTLEGATE SERVED BY BUSY TRANSPORT LINKS

CONCLUSIONS

- There are many vacant properties in the Quarter, partly because modern business requirements are not satisfied by the existing listed buildings. These vacant properties need to be brought back into active and possibly alternative use to maintain and enhance the vibrancy and vitality of the Quarter.
- New development in the Quarter needs to encourage more ground floor frontage activity and day-long use.
- There is a cluster of businesses in the legal sector within the Quarter, a number of whom have maintained a presence here for many years, which has helped develop a strong identity for the Quarter. However, because of this dominant business use, there is little activity in the area beyond office hours.
- While maintaining and preserving this strong identity of a business district, there needs to be a balanced mix of business, residents and other uses in the area to ensure day long activity and vibrancy.



SECTION THROUGH THE OLDER STREETS WITHIN THE QUARTER DEMONSTRATING THE DENSE CHARACTER



PLAN 6 – A TOPOGRAPHIC MAP OF SHEFFIELD CITY CENTRE

- There is a relatively small residential community in the Quarter, but it is anticipated that with planned new developments there will be a marked increase in the total number.
- Many buildings in the Quarter are listed, ranging from Georgian to late Victorian. There are some modern buildings of architectural merit on Bank Street, West Bar and Tenter Street. Modern buildings of low architectural value could be demolished to make way for new developments in the long term. However, due to issues arising from unexpired leases at high rents on certain buildings, there are some barriers to redevelopment.
- The street pattern retains some medieval, small-scale characteristics, but extensive car use in the area has caused some damage, although streets such as Fig Tree Lane, East Parade and St James' Row retain their original flagstone paving.
- Paradise Square, which was designed as a public space and has a rich history, is currently used as a car park. An opportunity exists to reduce the parking in the square and restore it to its original use.
- Lighting is poor in the Quarter, which can produce an unsafe and threatening environment.
- There are very few landscaped areas in the Quarter. Street improvements can introduce trees and small green areas. The creation of attractive pedestrian routes to the Riverside will provide access to larger areas of open space for walking, cycling and recreation.



UNION SQUARE (NORTH SHIELDS, TYNE AND WEAR)



GRAINGER TOWN (NEWCASTLE)



BRITANNIA MILLS (MANCHESTER)



LACE MARKET (NOTTINGHAM)

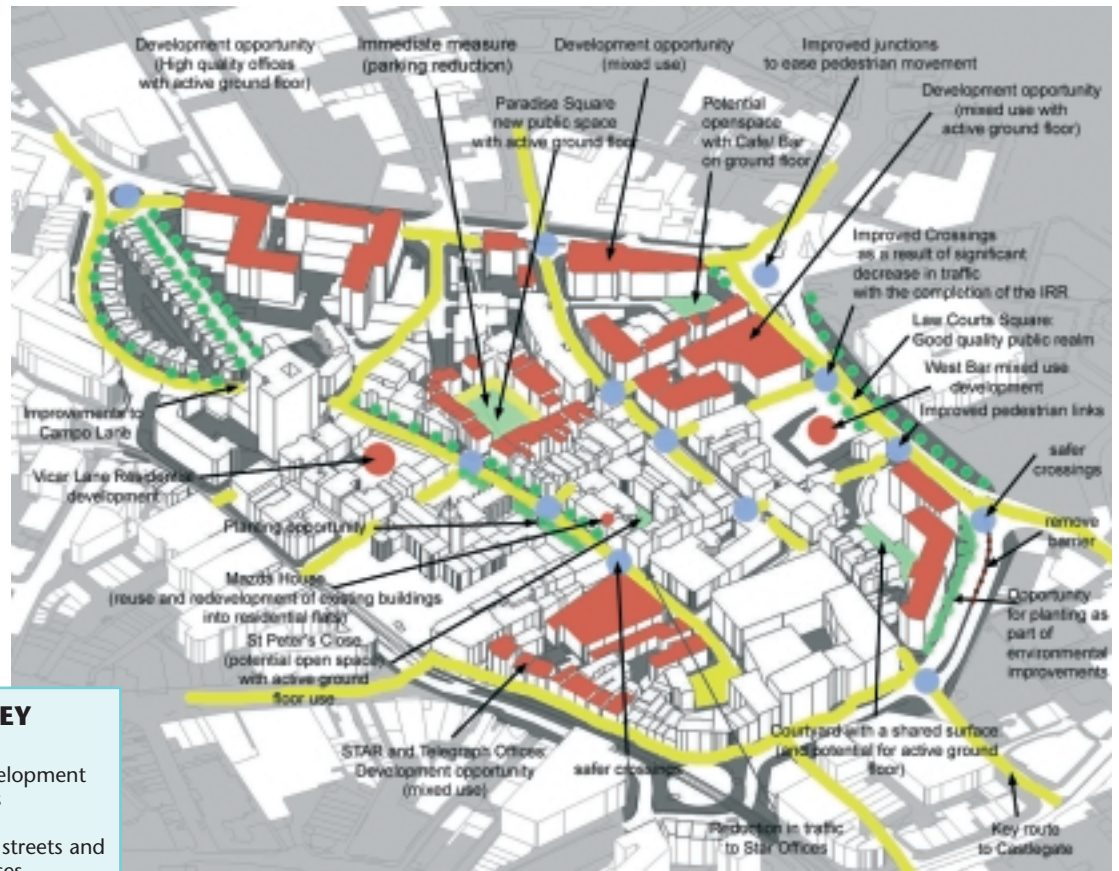
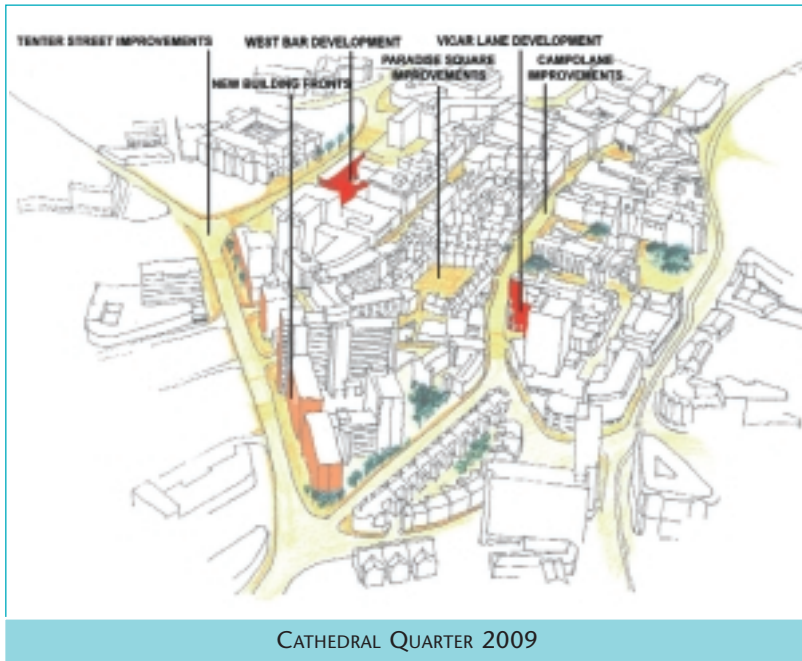


THE EXPRESS NETWORKS BUILDING (MANCHESTER)



NORTHERN QUARTER (MANCHESTER)

EXAMPLES OF REGENERATION INITIATIVES ACROSS THE COUNTRY. ALL THESE INITIATIVES HAVE A STRONG HISTORIC CONTEXT. NEW DEVELOPMENTS HAVE TRIED TO SENSITIVELY RESPOND TO AND INCORPORATE SIGNIFICANT LISTED OR UNLISTED BUILDINGS



KEY

- Key development sites
- Key streets and spaces
- Environmental improvements

3.2 CATHEDRAL QUARTER 2009

Over the next 5 years, the objectives of the Action Plan will be:

- Support for new developments in the area encouraging a better mix of uses, particularly residential and good quality A1/A3, along with new office space.
- To improve quality of public spaces. A focus on achieving a number of the key projects such as Paradise Square, Campo Lane, Court House Square, West Bar Avenue.
- To promote the Quarter and create a sense of ownership in local residents and businesses through the formation of a Cathedral Quarter Association.
- To identify and deliver early solutions to issues of immediate concern to the Cathedral Quarter Association, such as poor lighting and street maintenance/cleaning.

The actions listed below are in no particular order of preference or priority.

SHORT TO MEDIUM TERM ACTION PLAN				
Action	Projects	Responsible Body	Funding	Timescales
ACTION 1: PUBLIC REALM IMPROVEMENTS	Improvements to Tenter Street	SCC	LTP/YF/private	2006-7
	Improvements to West Bar	SCC	LTP/YF/private	2006-7
	Improvements to Snig Hill	SCC	YF/Private	2006-7
	Improvements to Vicar Lane	Developer	Private	2004-5
	Campo Lane improvements	SCC	SRB/ERDF/YF	2004-9
	Paradise Square improvements	SCC/Private	SCC/Private/HLF	2004-9
ACTION 2: VACANT PROPERTIES	Target empty properties on key routes and in Paradise Square	SCC/Private	Private/HLF	2004-9
	Target empty properties in the Quarter in general	SCC/Private	Private/HLF	2004-9
ACTION 3: NEW DEVELOPMENTS	Improve some of the key building fronts such as West Bar House and the Pennine Centre	Private owners	Private	2004-5
	Encourage the re-use of vacant land and buildings Long term development briefs to be prepared for key sites like Star & Telegraph buildings, West Bar	Private developers/ owners/occupiers SCC	Private/Public	2004-5
ACTION 4: SIGNAGE; CONNECT SHEFFIELD	Use Campo Lane as a pilot project as part of the Connect Sheffield initiative, to improve the signage system, de-clutter the streets, and deliver a more coherent streetscape	SCC	Private/Public	2004-7
ACTION 5: SAFETY AND SECURITY	To make the Quarter a safe, clean and secure environment. Improve the lighting on all the streets and spaces - new developments to contribute to improved lighting on adjacent streets. Paradise Square to be a pilot scheme	SCC	Private/public	2004-7
ACTION 6: MANAGEMENT AND MAINTENANCE	Extend the City Centre management area into the Cathedral Quarter, and have a planned street cleaning and public realm maintenance programme	SCC	Public	2004-9
ACTION 7: EVENING ECONOMY	A4 uses will be restricted up to a maximum of 12.30am closing. A3/A4 uses will be encouraged on the streets indicated on plan 9 (page 16) Nightclubs will be resisted	SCC		2004-9

HLF - Heritage Lottery Fund, LTP - Local Transport Plan, YF - Yorkshire Forward, SCC - Sheffield City Council, ERDF - European Regional Development Fund, SRB - Single Regeneration Budget

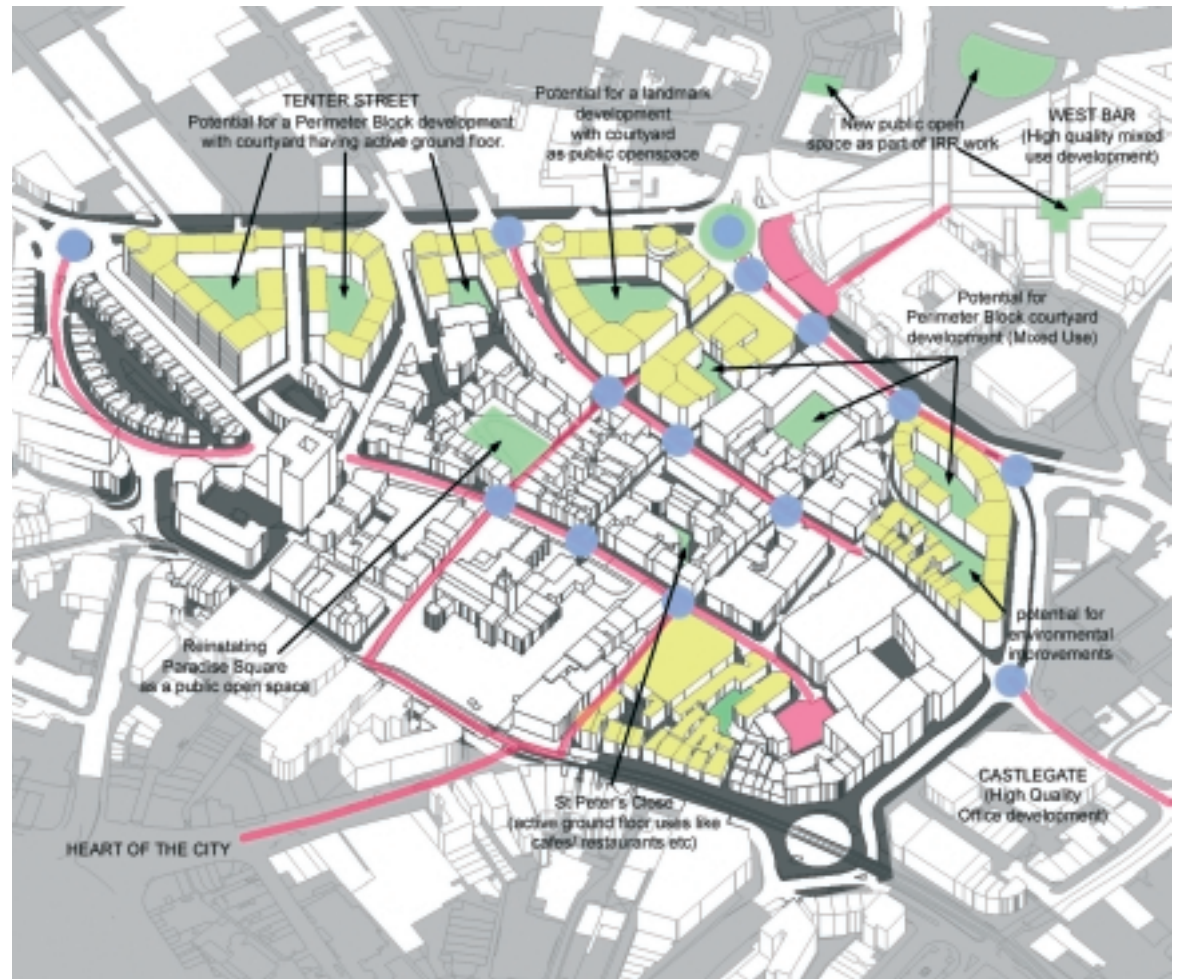


CATHEDRAL QUARTER 2014

3.3 THE CATHEDRAL QUARTER 2014

The long-term vision will focus on achieving:

- High quality, mixed use developments generating a more diverse mix of uses in the area.
- Predominantly a business area but with more people living, working in and visiting the area.
- Better quality public realm and well developed pedestrian links to adjacent areas, e.g. Riverside.
- A controlled growth in the evening economy, resulting in more activity beyond office hours.
- New open spaces for residents as well as businesses in the area.
- Safe, pedestrian dominated routes alongside active ground floor frontages.



PLAN 8 - LONG TERM ACTION PLAN

The actions listed below are in no particular order of preference or priority.

LONG TERM ACTION PLAN					
ACTION	DETAILED PROPOSAL	FIT WITH THE CITY STRATEGY	RESPONSIBLE BODY	FUNDING OPPORTUNITIES	TIMESCALES
ACTION 1: VACANT PROPERTIES SCC will undertake a survey of empty and under-occupied properties with a view to optimise building usage and reduce vacancy levels working with owners and agents	There are many vacant properties in the Quarter. SCC will pilot an Empty Properties Strategy in the area	Generating activity and vibrancy into the central Quarters of Sheffield, making streets and spaces safer	SCC, Cathedral Quarter Association (CQA)	SCC to bid for capital funding	2004-2009
ACTION 2: NEW DEVELOPMENTS SCC will develop long-term redevelopment briefs for key sites. Any new development will be expected to consider and contribute to the vision for the area	A number of major occupiers in the Quarter are considering their property options, and some leases in Paradise Square are approaching their expiry dates. A comprehensive development strategy is required for these sites and premises A change of use in Paradise Square properties, including residential and retail, with active ground floor usage will be encouraged	Achieving a coherent, vibrant, high quality environment which fits with the city's wider regeneration strategy	SCC, CQA, private sector	Public/private	2004-2014
ACTION 3: OPEN SPACE AND PUBLIC REALM SCC will aim to improve existing public spaces and deliver new open spaces and establish links with open space in adjacent areas	SCC will continue to negotiate the phased removal of parking in Paradise Square to restore the square and return it to public use SCC will seek to secure funding from planning agreements and other sources to improve Campo Lane, St Peter's Close, North Church Street, New Church Street and Fig Tree Lane SCC will aim to provide safer pedestrian crossing points on all main pedestrian routes in the Quarter particularly to the Riverside	To achieve a pedestrian friendly and more accessible environment To encourage sustainable living with an emphasis on walking and cycling and make it a pleasurable experience To preserve and protect the city's heritage and encourage extension of the city centre	SCC, CQA, Sheffield First for Environment	Public/private	2004-2014
ACTION 4: SUSTAINABLE DEVELOPMENT SCC will encourage sustainable developments through the use of sustainable construction methods, recycling where possible, and the local sourcing of materials and labour.	Low car use will be encouraged in residential developments. To achieve social sustainability, there is a need for a mix of tenures and types of accommodation.	To minimise the environmental impact of new developments by maximising the use of local resources.	SCC, CQA, Sheffield First for Environment, private developers	SCC will negotiate planning agreements to secure funding for some of these projects	2004-2014

The actions listed below are in no particular order of preference or priority.

ACTION	DETAILED PROPOSAL	FIT WITH THE CITY STRATEGY	RESPONSIBLE BODY	FUNDING OPPORTUNITIES	TIMESCALES
ACTION 5: PARKING AND TRANSPORT: SCC will undertake a comprehensive review of parking in the Quarter, both on-street and in multi-storey car parks and encourage continued improvement of multi-storey car parks	The Quarter suffers from a car-dominated environment. The aim is to better organise on-street parking, and encourage more parking in existing car parks. Car clubs will be encouraged	Improving the general pedestrian environment in the City Centre	SCC, CQA, car park operators	SCC/Car park operators	2004-2009
ACTION 6: ARCHAEOLOGY Ensure that the developer provides a building appraisal and/or an archaeological assessment to accompany new development proposals. The results of below-ground investigation may also be required. Where structures or features of interest are revealed, the developer will be obliged to incorporate these and/or provide interpretation, as part of any agreed mitigation strategy	The Quarter is one Sheffield's most historic areas and its heritage is an asset to be protected. Developers will liaise with the South Yorkshire Archaeological Service where necessary. Listed Building Consent will be required for any works to a listed building	Documenting Sheffield's physical past is essential in preserving the city's heritage	SCC/Private developers	SCC will negotiate planning agreements to secure funding.	
ACTION 7: PUBLIC ART AND LIGHTING To create vibrancy and thus contribute to the evening economy of the area	Improve the general lighting in the Quarter. New schemes in the Quarters will need to incorporate good external lighting including flood lighting of key buildings	Creating vibrancy in the City Centre and improving security	SCC/Private developers	SCC/Private	2004-2009
ACTION 8: SHOPFRONTS AND SIGNAGE To enhance the identity of the Quarter	Any new signage or shop front will need to enhance the existing character and identity of the Quarter		SCC/Private developers	SCC/Private	2004-2009
ACTION 9: SAFETY AND SECURITY To make the Quarter look and feel a safe and secure area. Improve the lighting on all the streets and spaces and encourage more evening activity	Paradise Square to be a pilot scheme for improved lighting	Creating vibrancy in the City Centre and improving security	SCC/Private developers	SCC/Private	2004-2009
ACTION 10: MANAGEMENT AND MAINTENANCE	Improve the general management regime within the Quarter. This will help in encouraging the evening economy within the Quarter	Creating vibrancy in the City Centre	SCC/Private developers	SCC	2004-2014

4. URBAN DESIGN FRAMEWORK

The three themes underlining the Urban Design Framework are social, economic and environmental.

Self sustaining built environments are generally dense in nature, attracting a cluster of similar activity, as is the case with the legal profession in the Quarter. The broad strategy is to build upon this clustering, and to introduce a richer mix of uses.

The Urban Design Framework is based on the key findings from the area appraisal in section 3. Urban design strategies will be developed as part of this framework to achieve short-term objectives, which contribute towards the long-term vision.

4.1. VACANT PROPERTIES

Vacant and neglected buildings can suggest a process of decline is underway. The empty properties strategy seeks to optimise building use and reduce vacancy levels, inspiring further confidence and investment in the Quarter.

There are a number of vacant properties in the Quarter. SCC will prepare and implement an empty properties strategy for the Quarter, generating vibrancy, making streets and spaces feel safe.

Key elements of the strategy are:

- To identify the number and locations of empty properties in the Quarter.
- To identify and develop best practises to return these properties to appropriate use.
- Serving urgent works notices wherever required to listed buildings/bring properties in disrepair up to reasonable standards.
- Advising on grant aid funding, wherever possible for any repairs/reuse schemes.

Empty Properties Strategy

The strategy will aim to prioritise the re-use of empty properties along key routes, particularly Queen Street, Bank Street and in key public spaces such as Paradise Square.

The majority of the Georgian buildings in Paradise Square and on Bank Street were built as townhouses.

The internal configuration and listed nature of these properties can be prohibitive in terms of business growth and disabled access.

A return to residential use, particularly on upper floors, would be supported as would active ground-floor use.



ACTIVE FRONTAGES (YORK)



STREET ACTIVITY (YORK)

4.2 NEW DEVELOPMENTS

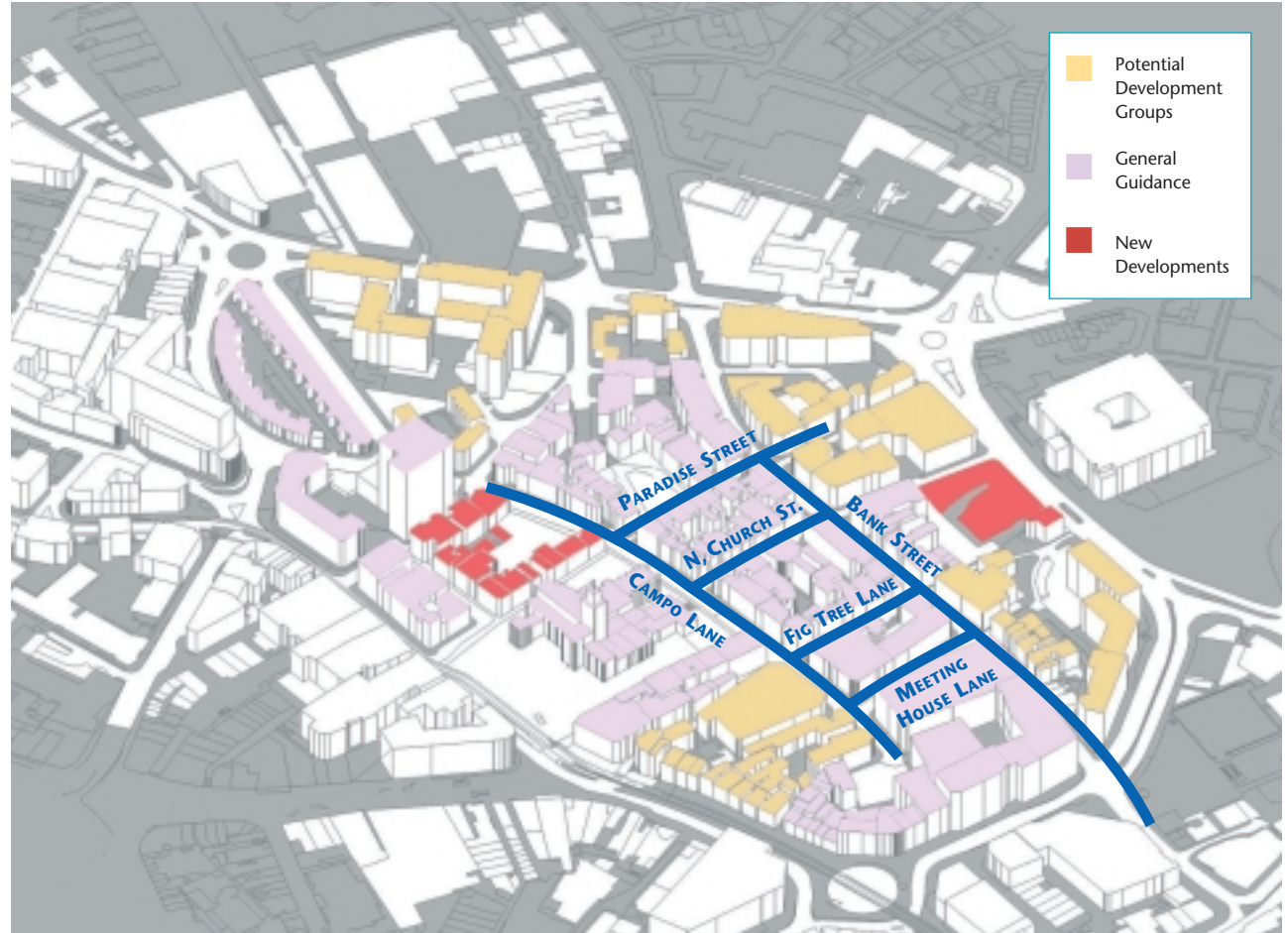
Creation of a business led area where existing business uses are complimented by incorporating a wide range of other uses e.g. niche retail (gift shops, music shops etc.), quality café bars and restaurants, new residential and new office accommodation.

Generally new developments in the Quarter should promote active ground floor use. New schemes using existing buildings should incorporate a mix of uses. New developments on identified sites shown on plan 9 should follow the site specific guidance (see 4.3) in terms of development mix, massing and urban form.

GENERIC PRINCIPLES

1. LAND USE AND DENSITY:

- **Offices:** Creation of a Business Area where office use will be the predominant land use but a variety of other uses will also be allowed, in order to increase the viability and vibrancy of the area. Where appropriate and viable, active ground floor uses will be encouraged. These could include small convenience or specialist/niche retail, that could serve the local working and resident population, and quality café/bars and restaurants.
- **Retail/Leisure:** Local shops would be encouraged within the quarter looking at the local need. Any new retail will have to cater to the local area need in terms of location. Food and drink outlets (A3/A4) will be encouraged on the routes indicated on Plan 9 and up to a maximum of 30% of frontages.



PLAN 9 - URBAN DESIGN GUIDANCE FOR NEW DEVELOPMENTS

- **Housing:** The City Centre Living Strategy identifies the potential to introduce high quality residential developments into the area. Due to low key nightlife policy for the Quarter and the desire to increase permanent resident population, student housing is not favoured. An increase in the number of permanent residents

would act as a catalyst for ancillary development activity. To diversify the resident population, a mix of accommodation types and tenures will be required.

- **Density:** The character of the area is one of dense development carving out streets and spaces. New developments should be high

density, maximising the central location and making optimum use of the limited development space in the Quarter.

2. ACTIVITY AT GROUND LEVEL

- To generate street level activity, active ground floor use will be supported and encouraged. This could include quality cafe bars and restaurants and local retail such as gift shops, music shops, book shops etc.

3. ENCLOSURE: BUILDING FORM AND HEIGHT AND ROOFLINE

- Dense urban form and medieval street proportions are a character of the area, as seen on Campo Lane and Bank Street. New build in this area should follow this form. An enclosure ratio ranging between 1:1.25 - 1:1.5 will be encouraged.

4. ARCHITECTURAL STYLE AND MATERIALS: BUILDING FRONTS

- Generally new build should range between 5-6 floors. There is an opportunity to go up to 10 floors on Tenter Street and 6-7 on West Bar.
- New build should be contemporary in architectural style, incorporating a dynamic roofline.
- Use of contemporary robust materials will be encouraged in the area. New build should try and incorporate light glazed fronts (solar glass on south facing sides), stone, concrete or red brick (to match the adjacent buildings) with careful use of metal and rain screen cladding.

- New build should enhance the listed building context in terms of building material use.

5. SUSTAINABLE SOLUTIONS

TRANSPORT

- Being centrally located, the Quarter is very well connected. New developments should encourage walking, cycling, car clubs and use of public transport. Car parking required only for disabled.

BUILDING LAYOUT AND MATERIALS

- Building orientation to maximise natural light.
- Encourage use of solar panels (embedded in structural glass).
- Encourage use of locally sourced materials.
- Use of insulation for energy efficiency.

RECYCLING

- Developments should aim to meet BREEAM standards.
- Combined heat and power to be considered wherever possible.
- Suitable landscape, to reduce surface run-off. Consider green roofs.



STREET ACTIVITY (YORK)



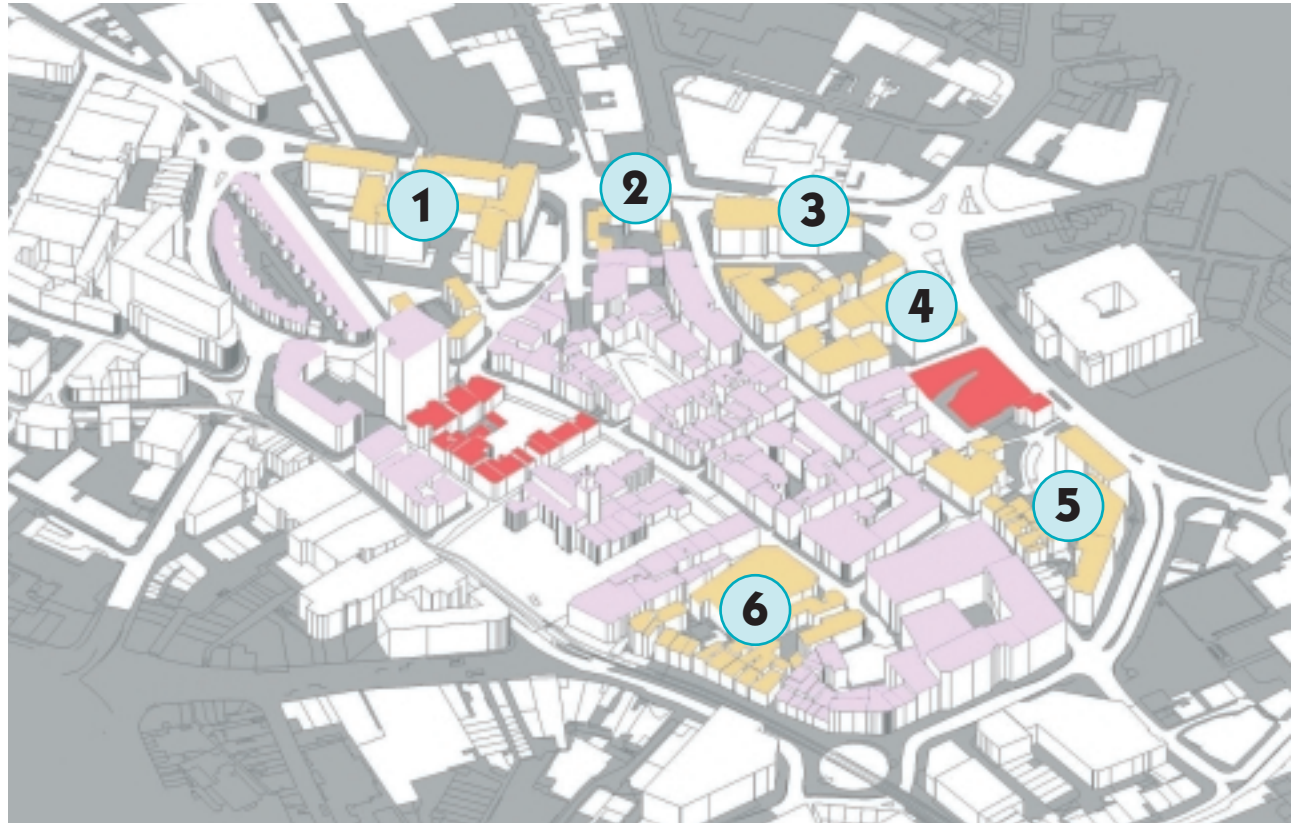
CONTEMPORARY DEVELOPMENT IN HISTORIC SETTING (YORK)



ACTIVITY IN A PUBLIC SQUARE (YORK)

4.3 DEVELOPMENT OPPORTUNITIES

A number of potential development opportunities have been identified in the Quarter. The Action Plan provides an appraisal of these sites, and a development framework to maximise their potential contribution to the long-term vision for the Quarter.



PLAN 10 - DEVELOPMENT OPPORTUNITIES

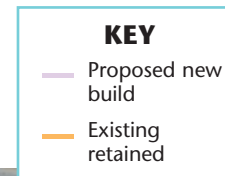
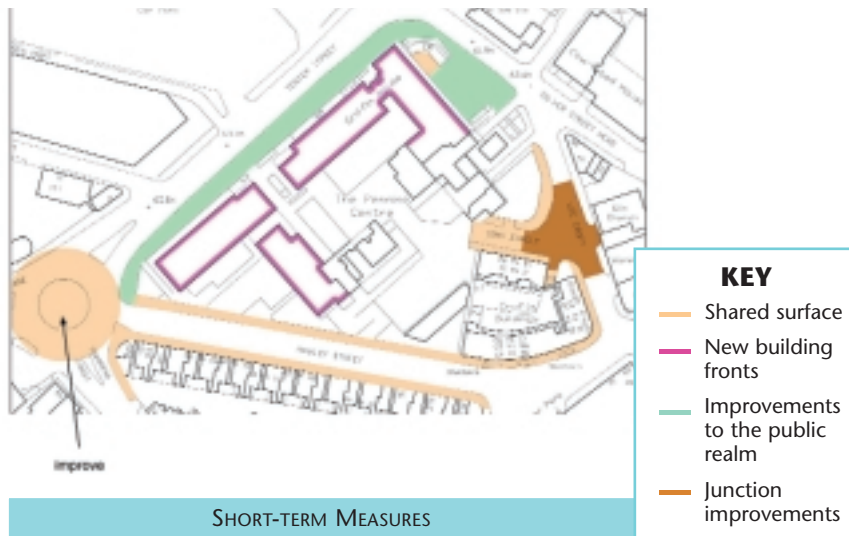
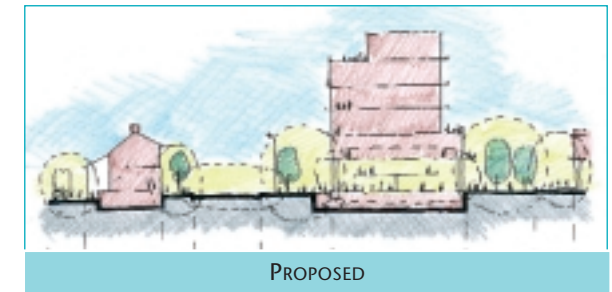
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GROUP 1

This group includes the Crofts Buildings and The Pennine Centre (HSBC offices), all mostly 1960-70's developments. The site group has primary frontage onto Tenter Street

SHORT - MEDIUM TERM	APPRAISAL		ACTION PLAN
	POOR	GOOD	
1 Building fronts	✓		A new frontage to the Pennine Centre on Tenter Street
2 Ground floor uses	✓		Consider active use and frontage on Hawley Street/Tenter Street corner.
3 Open space use	✓		Open space on the corners to be improved in terms of public access and amenity
4 Landscape		✓	Planting opportunity on Hawley Street, Tenter Street
5 Public realm	✓		New and widened pavements in secondary materials palette
6 Car parking		✓	Consider car clubs to reduce the number of cars in the Quarter
7 Lighting		✓	Focus lighting on Tenter Street frontage for the 14 storey block will create a new city landmark

LONG TERM	ACTION PLAN
1 Development potential	In the long-term the site can be redeveloped as an office scheme with potential for some quality residential
2 Indicative layout	A perimeter scheme, with active/retail use on Hawley St.
3 Massing	Generally 7-9 floors on Tenter Street with potential for higher structures on the corners
4 Open space	A courtyard development, with shared access for the public
5 Public realm	Wide pavements, with opportunity for tree planting and street furniture
6 Architectural quality	High quality contemporary development
7 Materials	Acid washed concrete/glass/brick



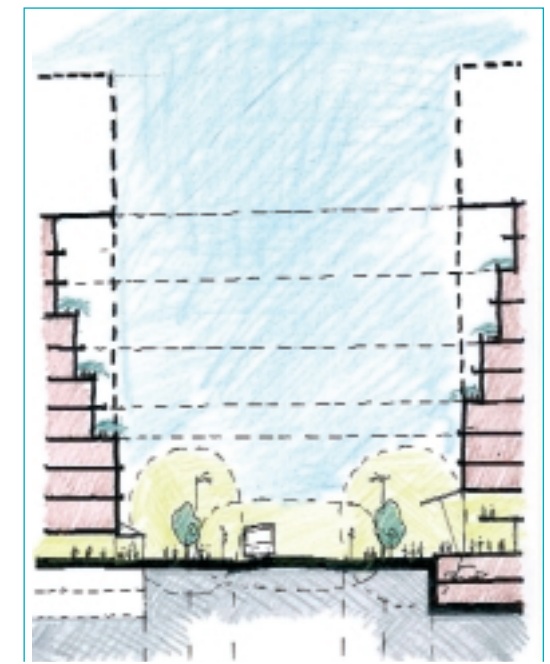
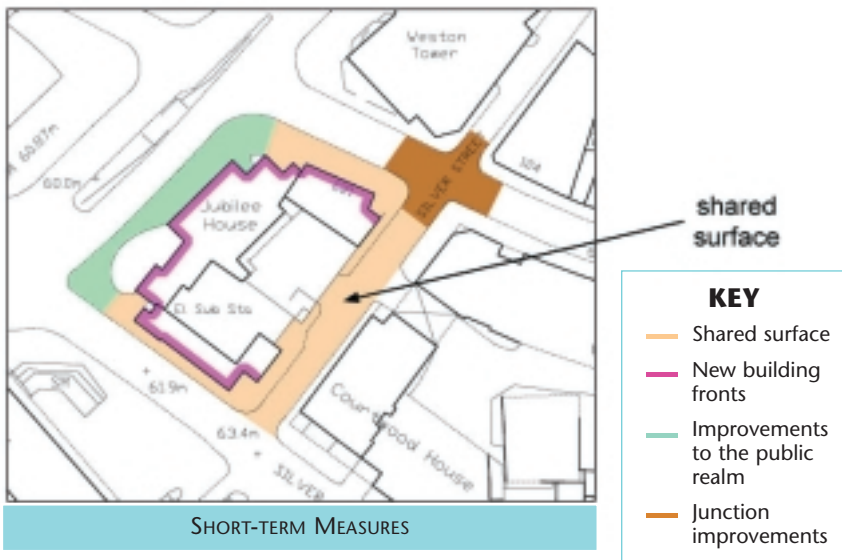
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GROUP 2

This group consists of Jubilee House and a substation with primary frontage onto Tenter Street

SHORT-MEDIUM TERM	APPRAISAL		ACTION PLAN
	POOR	GOOD	
1 Building fronts	✓		No immediate works needed to the frontage on Tenter Street
2 Ground floor uses		✓	Consider active use on Queen Street
3 Open space	✓		Potential for open space on Silver Street, currently used as a car park
4 Landscape	✓		Planting opportunity on Tenter Street
5 Public realm	✓		Secondary materials palette
6 Car parking		✓	Consider reducing the overall car parking spaces to release some public open space
7 Lighting	✓		Improve street lighting, especially on internal streets

LONG TERM	ACTION PLAN
1 Development potential	In the long-term the site can be redeveloped as an office scheme, with active ground floor use
2 Indicative layout	Perimeter block, with footprint adequate for modern business needs
3 Massing	7-8 floors on Tenter Street, 4-5 on Silver Street
4 Open space	Courtyards with shared access
5 Public realm	Improve the junctions indicated with table crossings and pavements in secondary materials palette
6 Architectural quality	Robust contemporary building
7 Materials	Contemporary materials

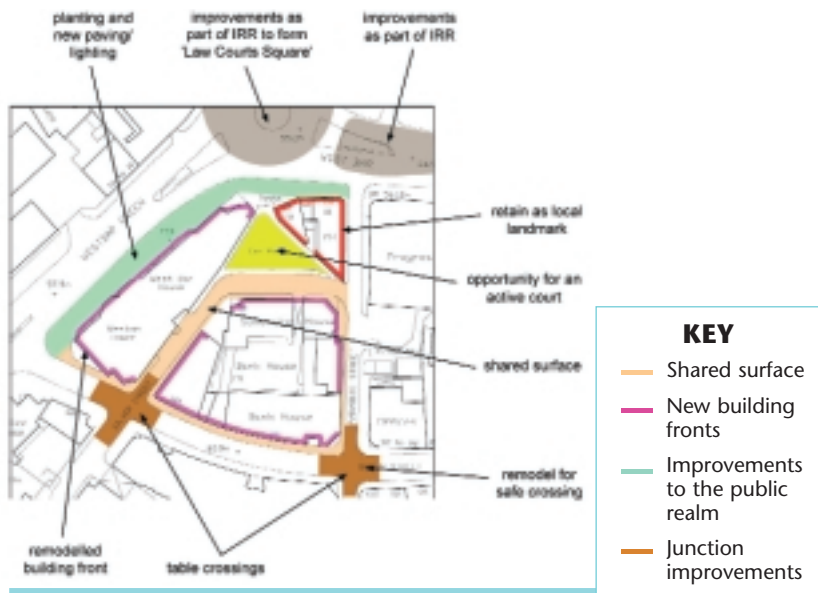


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GROUP 3: This group consists of West Bar House, Moseley's Arms Public House, Bank House and Sovereign House, mostly 1980s-90s office developments excluding Moseley's Arms (early 20th century), with primary frontages on West Bar and West Bar Green.

SHORT - MEDIUM TERM	APPRAISAL		ACTION PLAN
	POOR	GOOD	
1 Building fronts	✓		Re cladding and basic maintenance
2 Ground floor uses	✓		Encourage active frontages on West Bar and Tenter Street (café/sandwich bar)
3 Open space	✓		Opportunity to open up the courtyard as an alfresco café/restaurant on West Bar.
4 Landscape	✓		Planting opportunity on Tenter Street and West Bar
5 Public realm	✓		Secondary materials palette
6 Car parking		✓	Liaise with NCP to encourage use of existing car parks and better organise on-street parking
7 Lighting	✓		Key corners identified as part of a comprehensive lighting strategy for the area. Lighting schemes to be developed and implemented to add to the nightscape of the Quarter

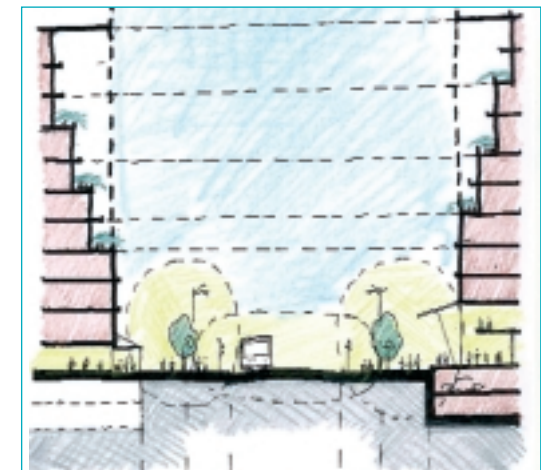
LONG TERM	ACTION PLAN
1 Development	In the long term the site can be redeveloped as a mixed-use scheme with offices fronting West Bar and potentially Tenter Street. Quality residential on the balance of the site, facing onto courtyards
2 Indicative layout	Perimeter block development, with footprint suitable for modern office requirements. Built-in flexibility for conversion in blocks fronting onto West Bar and Tenter Street. Opportunity for opening up routes to West Bar. Consider the retention of the Moseley's Arms building
3 Massing	Stepping up towards the Cathedral to a maximum of 7/8 floors on West Bar and Tenter Street. 4/5 on Bank Street, internal blocks and North Church Street. The massing should reflect the medieval character of the area. Refer to general guidance for enclosure ratios and street character
4 Open space	Any new courtyards should have some controlled public access
5 Public realm	Secondary materials palette
6 Architectural quality	This is a key corner site and hence any new development should be of a landmark quality.
7 Materials	Contemporary robust materials like concrete, metal and rainscreen cladding, glass



SHORT-TERM MEASURES



A 3D VISUALISATION LONG-TERM ASPIRATION



GENERIC SECTION ALONG TENTER STREET (PROPOSED)

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GROUP 4

This group consists of Progress House and office buildings on Queen Street. The primary frontages are on West Bar and Queen Street

SHORT -MEDIUM TERM	APPRAISAL		ACTION PLAN
	POOR	GOOD	
1 Building fronts	✓		General improvements required if present buildings to be reused, particularly Progress House
2 Ground floor uses	✓		Establish active use on West Bar and North Church Street
3 Open space	✓		The existing access blocks the only open space within the block. Minimise car parking, improve the general environment by paving the surface in the recommended palette
4 Landscape	✓		Consider a green roof by removing the underused car park.
5 Public realm	✓		Secondary materials palette
6 Car parking		✓	Remove the roof car park and increase some parking on street/ within the courtyard
7 lighting	✓		With active frontages, implement a lighting scheme for North Church Street and West Bar elevations

LONG TERM	ACTION PLAN
1 Development	In the long term the site can be redeveloped as offices on West Bar and Queen Street incorporating a potential residential element overlooking the courtyards. Retail on North Church Street
2 Indicative layout	A perimeter block, with footprint suitable for office use on West Bar. Retain the buildings on Queen Street and develop quality residential overlooking the offices, as a courtyard development.
3 Massing	Stepping up from West Bar towards Queen Street from 4-5 floors, with a higher block on Queen Street of 6 floors maximum
4 Open space	Courtyard development, with shared access
5 Public realm	Secondary materials palette
6 Architectural quality	Urban infill requiring robust architectural quality
7 Materials	Contemporary materials, selected carefully to respect the context



SHORT-TERM MEASURES

KEY

- Shared surface
- New building fronts
- Improvements to the public realm
- Junction improvements

KEY

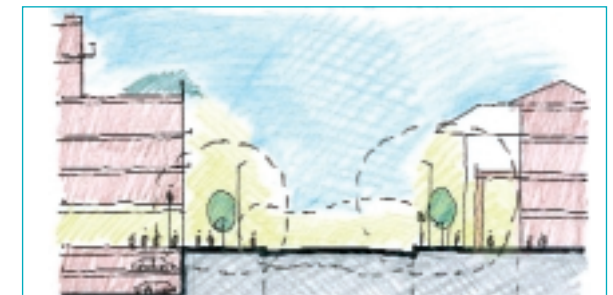
- Proposed new build
- Existing retained



A 3D VISUALISATION LONG-TERM ASPIRATION



EXISTING SECTION



PROPOSED SECTION

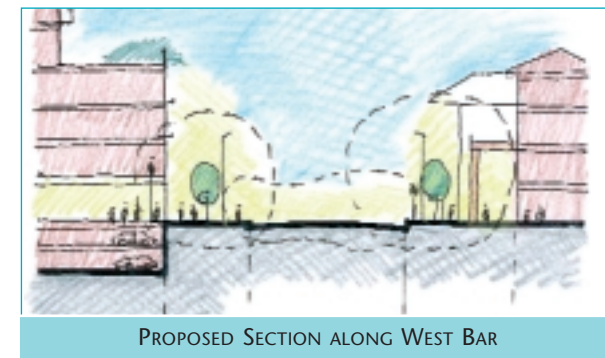
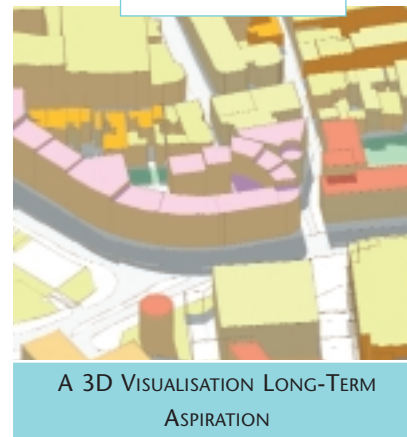
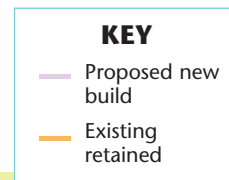
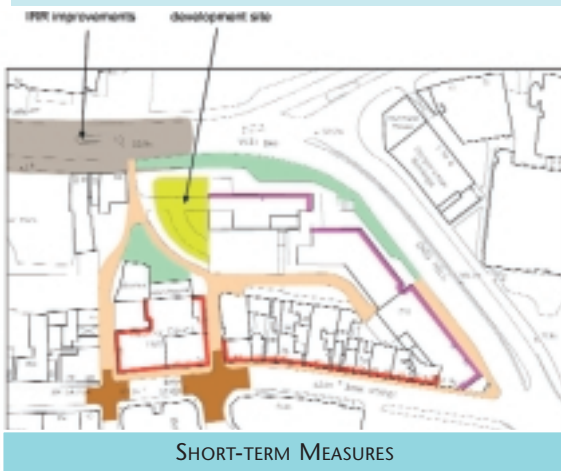
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GROUP 5

This group consists of many listed buildings on Bank Street with 1960s office buildings on Snig Hill and West Bar. The primary frontages are on West Bar and Snig Hill.

SHORT -MEDIUM TERM	APPRAISAL		ACTION PLAN
	POOR	GOOD	
1 Building fronts	✓		Modernise, re clad some of the dark brown brick façade, incorporating concrete panels, glass etc to suite the age and architectural language of the buildings
2 Ground floor uses	✓		Active use on all the corners (similar to Boardwalk on Snig Hill), to generate activity at street level
3 Open space use	✓		All of the open space is presently used as a car park. There is a desire to carve out some public open space and make connection and routes through to West Bar from Bank Street
4 Landscape	✓		Opportunity for tree planting on West Bar and Snig Hill to soften the hard urban landscape
5 Public realm	✓		Encourage pedestrian route along New Street, paved in secondary materials palette
6 Car parking		✓	Car parking ramps on West Bar to be fronted with active use or improved landscaping
7 Lighting	✓		Opportunity for feature lighting for listed buildings like Wharncliffe House and the Old Court House

LONG TERM	ACTION PLAN
1 Development	In the long term the site can be redeveloped as a mixed-use scheme, with offices on West Bar, retail on Snig Hill and residential on Bank Street incorporating active ground floor
2 Indicative layout	Perimeter block scheme, taking advantage of two corner feature opportunities as major office and retail fronts.
3 Massing	Generally 4-5 floors, stepping up with the topography with key corners rising to 6 floors
4 Open space	Encourage through pedestrian routes, paved in the secondary palette
5 Public realm	Secondary materials palette
6 Architectural quality	Urban infill, with key corner blocks
7 Materials	Contemporary materials, used carefully to respect the context



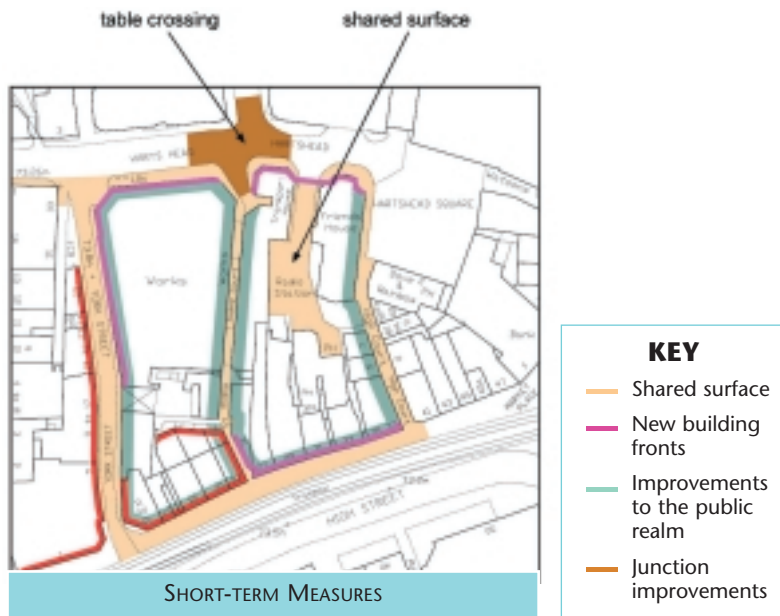
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GROUP 6

This group consists of Telegraph House, Star offices on York Street and Friends House, with other 1950s infill buildings. The primary frontages are on High Street, Campo Lane and York Street.

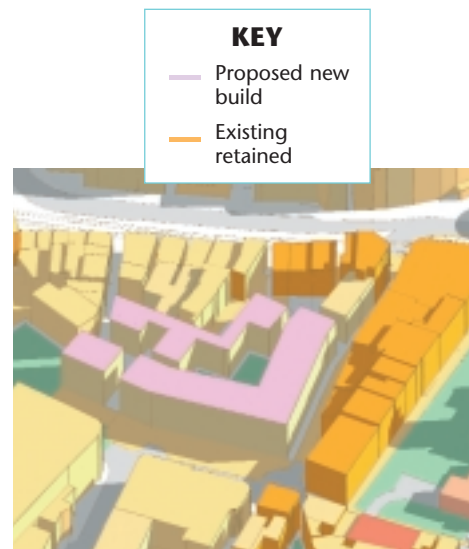
SHORT -MEDIUM TERM	APPRAISAL		ACTION PLAN
	POOR	GOOD	
1 Building fronts	✓		Consider recladding/general improvements to building fronts
2 Ground floor uses		✓	Consider opening up York Street with active frontages on either sides
3 Openspace	✓		-
4 Landscape		✓	-
5 Public realm	✓		Improve York Street & Hartshead
6 Car parking	✓		With relocation of printing operations, vehicular traffic will be reduced. Consider encouraging low car use in the future
7 Lighting	✓		Consider Telegraph House for focus/ flood lighting

LONG TERM	ACTION PLAN
1 Development potential	This site can be re-developed as a mixed-use scheme with a perimeter block development, retaining Telegraph House
2 Indicative layout	Dense urban form, carving out spaces
3 Massing	Generally 4-5 floors
4 Open space	Opportunity for new shared open space
5 Public realm	Paved in primary palette of materials
6 Architectural quality	Urban infill, high quality development
7 Materials	Stone, glass, brick



KEY

- Shared surface
- New building fronts
- Improvements to the public realm
- Junction improvements



A 3D VISUALISATION LONG-TERM ASPIRATION



PROPOSED SECTION THROUGH YORK STREET

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4.4 OPEN SPACE AND PUBLIC REALM

Overall open space strategy for the Quarter is to make effective connections with the Riverside, St Vincent's and Castlegate areas. With the completion of the Inner Relief Road, it is anticipated that the volume of traffic on West Bar and Tenter Street will reduce significantly, improving the pedestrian environment.

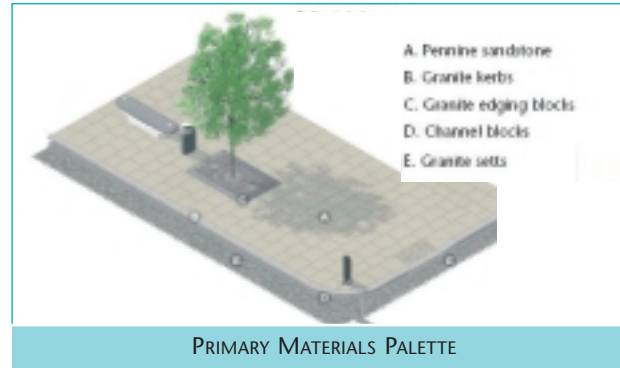
A general strategy of de-cluttering the streets and widening the pavements, with better quality surfacing will be adopted for the Quarter.

4.4.1. IMPROVED STREETS, SPACES AND CROSSING POINTS

The main pedestrian routes in the Quarter are predominately Church Street, Campo Lane, Queen Street and Paradise Square. These routes are car-dominated and restrict pedestrian flow. In addition to this, there is little open space of any real quality for people to sit and relax.



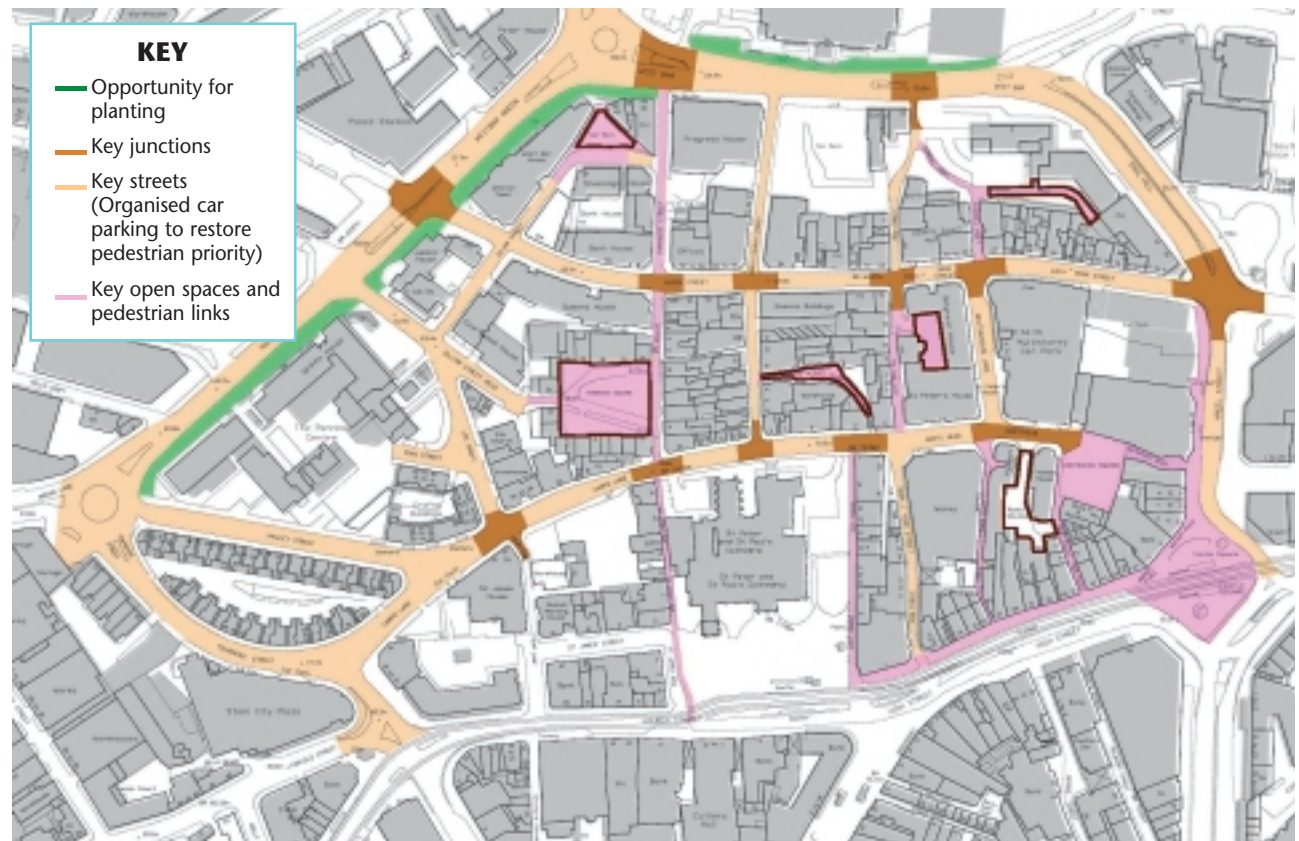
MATERIAL PALETTE ZONES



PRIMARY MATERIALS PALETTE



SECONDARY MATERIALS PALETTE



PLAN 11 - OPEN SPACE STRATEGY

4.4.1.1 BETTER STREETS

The key routes identified in 4.4.1 need to be improved in terms of the pedestrian environment. Better quality materials, signage, street furniture, lighting etc. is proposed to improve the streetscape.

To tie into the wider public realm strategy, it is proposed that repaving, planting and crossing point improvements should be considered for the locations indicated on Plan 11. City Centre public realm strategy includes a prescribed palette of materials, which should be followed for any general improvement works.

4.4.1.2 BETTER SPACES

- Paradise Square
- St Peter's Close
- Scargill Croft
- Hartshead Square
- West Bar Square
- West Bar Avenue

These spaces are key in the wider open space network linking the Quarter into the City Centre. Mostly all the streets are car dominated, with narrow pavements and right angled junctions creating a hostile environment for the pedestrian.

It is proposed that to reactivate these spaces with a view to strengthen the links to West Bar, Riverside, St Vincent's and Castlegate active ground floor uses like café bar/restaurants/music and gift shops/bookshops etc. will be encouraged for the buildings enclosing these spaces.

4.4.1.3 SAFER AND IDENTIFIABLE CROSSING POINTS

To encourage smooth pedestrian flow from



CAMPO LANE - NOW



CAMPO LANE - PROPOSED



PARADISE SQUARE - NOW

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PARADISE SQUARE - PROPOSED

the City Centre to the Riverside, St Vincent's area and Castlegate, key crossing points as identified on Plan 11 will be improved.

KEY PRINCIPALS

- Signalised crossing points
- Accessible environment for all
- Enhancing local landmarks and creating new ones to help with way-finding
- Better signage



A PEDESTRIANISED GEORGIAN SQUARE (FAKENHAM)



CAMPO LANE



FIG TREE LANE



BANK STREET

SPACES WITH POTENTIAL FOR IMPROVEMENT WITHIN THE QUARTER

4.4.2 SPACES WITHIN BUILDINGS (SEMI-PUBLIC AND PRIVATE AREAS)

- Internal courtyards
- Shared areas

For a holistic approach towards public realm design, any courtyards formed as part of a new scheme or existing courtyards, eg. HSBC, incorporated into new schemes, should be paved in materials which are robust and in keeping with the character of the area.

Wherever any courtyard involves service entry, a shared surface should be provided. Pedestrian access into new or re-developed courts should be unrestricted, except for certain times of the day for servicing.

Action: Open space and public realm

- Improved public realm and pedestrian environment along West Bar, Tenter Street and Snig Hill as part of IRR works
- Campo Lane improvements
- Paradise Square improvements

4.5 LANDSCAPE

A sustainable landscape strategy, which enhances the urban character of the area, is proposed for this Quarter to link it visually into adjacent areas.

The topography of the Quarter takes its form from the steep southern slope of the Don Valley, and is characterised by dense urban form and narrow medieval streets, opening out into spaces.

A mix of Georgian, late Victorian and modern buildings follow the network of streets and spaces. These streets and spaces should become a more appropriate setting to the historic, modern and contemporary buildings.

4.5.1 LANDSCAPE ANALYSIS

Topography: The Quarter slopes towards Riverside, with the street pattern following the contours.

Character: The Quarter itself is an area with dense urban form, fronting onto medieval streets that meet up as squares or spaces. The Quarter needs to link into adjacent areas and the landscape is key in making these connections.

4.5.2 PROPOSALS

QUARTER EDGES

There is low pedestrian permeability into Cathedral Quarter from adjacent areas, particularly from the North and West.

- Tenter Street has a wide pavement, with links into St Vincent's, West Bar and Broad Lane. A boulevard of trees on either side will introduce a human scale to the dominant urban character of massive buildings.
- Better and more discrete pedestrian crossings are required on Tenter Street and West Bar.
- West Bar has a similar character and needs to tie into the Riverside with a line of trees on either side.
- Snig Hill presents a very poor pedestrian environment, with barriers to pedestrian movement. Removal of these barriers, tree-planting, improved public realm, and new street furniture would enhance the overall streetscape and the pedestrian environment.
- Church Street is a busy City Centre street and the main access into the Quarter from the central core. Cathedral Square is the only open space, which needs some improvements in terms of street furniture, and improved environment.



POTENTIAL AREAS FOR IMPROVEMENT



GOOD EXAMPLES OF IMPROVED STREETS AND SPACES

4.6 ARCHAEOLOGY

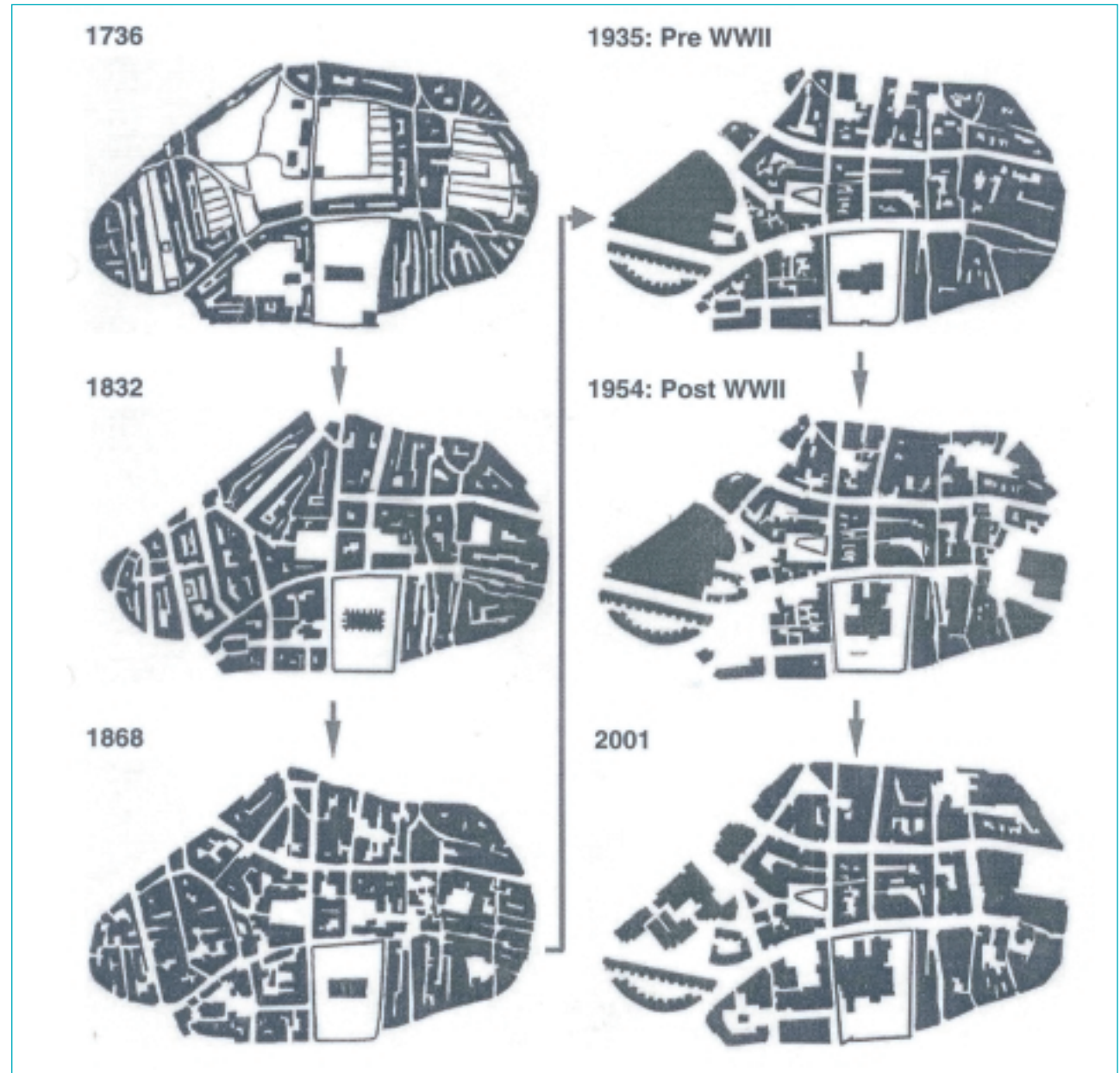
The medieval town of Sheffield spread up the ridge from the castle, by the confluence of the rivers Sheaf and Don, to the parish church (now the cathedral). Above ground, very little can be seen - fragments of medieval stonework in the cathedral, the street pattern and some street names are all that survive.

The historic buildings in the area today reflect the growing wealth and confidence of the town in the 18th and 19th centuries - as the steel and other metals trades developed. Below-ground, however, more evidence for the transition of Sheffield from a market town, to the industrial city that we know can be expected to survive (except where there has been large-scale modern disturbance).

Where new development is proposed, the impact on historic buildings and below-ground archaeological features and finds will need to be considered. As schemes for individual sites are worked up, an appraisal of any standing historic buildings and an assessment of below-ground potential - supplemented by the results of site investigation - will clarify how different elements of the historic environment can be included. Re-using existing buildings that add character to the area and relate to its historical development will be an important part of a successful regeneration strategy.

Where below-ground features of interest are identified, such features should be considered for incorporation in the scheme's design, or for representation by on-site interpretation.

The South Yorkshire Archaeology Service (SYAS), based in Planning, can advise further.



PLAN 12 - HISTORIC MAPS OF THE QUARTER

4.7 ACCESSIBILITY, PARKING AND TRANSPORT

With the completion of the IRR, through traffic will significantly reduce along West Bar and Tenter Street. An improved pedestrian environment with wider pavements will encourage people to walk through the Quarter.

4.7.1 ACCESSIBILITY

DEVELOPMENT STRATEGY

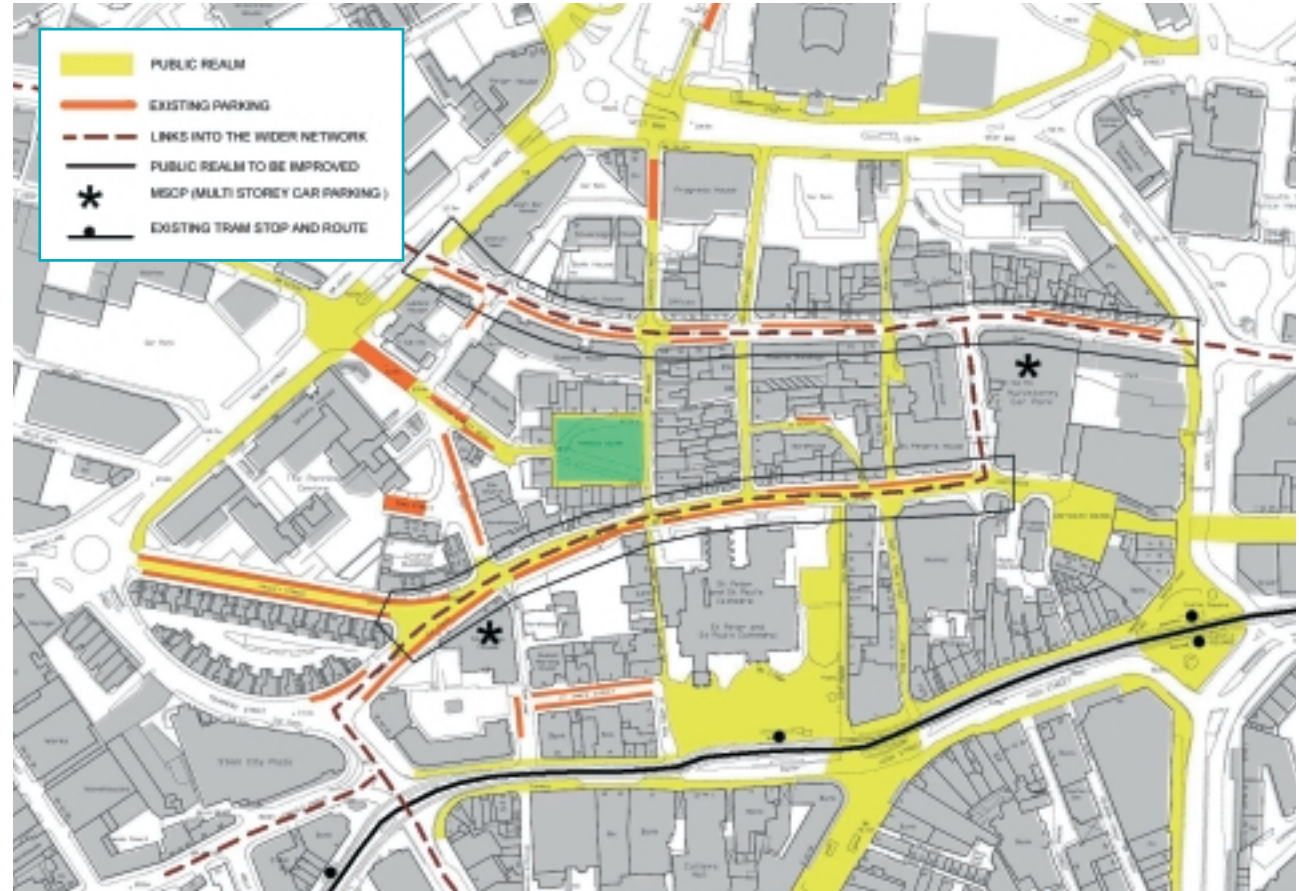
INDIVIDUAL PREMISES AND SITES

Improvements to the commercial and retail premises on some of the steeper streets may necessitate businesses making significant alterations to their frontages or office entrances. These could include moving entrances to take advantage of lesser gradients, widening doors etc.

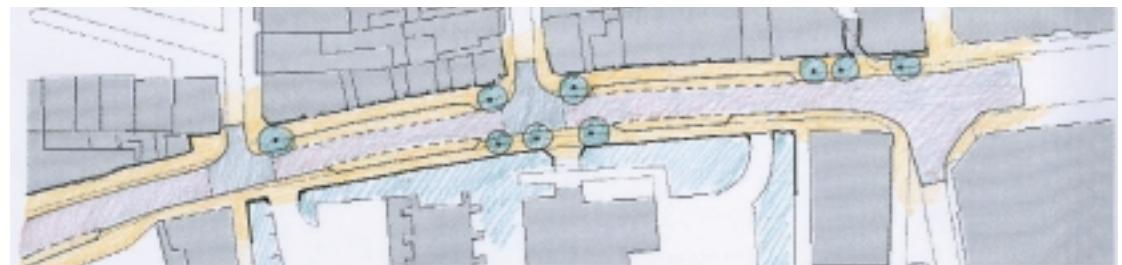
Redevelopment or regeneration proposals must make clear the need to exploit design opportunities, in terms of the layout, form and massing of buildings, to maximise access.

CAR PARKING

There is a need to provide car parking for disabled people where no parking provision is being made for able-bodied people. This should apply to all commercial, public or residential schemes.



PLAN 13 - TRANSPORT STRATEGY



SKETCH DEMONSTRATING POSSIBLE PUBLIC REALM IMPROVEMENTS TO CAMPO LANE

PEDESTRIAN AND CYCLE ROUTES

Existing pedestrian routes should be upgraded to provide sound, smooth routes with dropped kerbs and tactile paving at all vehicular crossing points. Street clutter should be removed with dual use of sign poles wherever possible. Benches, advertising materials etc should be removed where the item is an obstruction or relocated to a position in accordance with the Council Disability Design Standards.

DISABILITY DISCRIMINATION ACT 1995

Most aspects of the works described in this Plan will be covered by the Town Planning, Building Regulations and Highways Acts which address in detail access for disabled people. Over and above the requirements of these statutory powers, attention is drawn to Part III of the DDA and its requirements from October 2004. There is a requirement to address physical access for disabled people to both new and existing premises to which the public have access. There may be many areas that overlap but importantly they will require satisfying independently.

MATERIALS

The impact of any materials on the accessibility of a building for disabled people should be borne in mind.

For example, large areas of glazing are difficult for visually impaired people to read and may require coloured manifestation to be added which would detract from the original architectural objective. Alternative approaches may need to be considered.

4.7.2 PARKING AND TRANSPORT

4.7.2.1 VEHICULAR ACCESS

- Vehicular access should be separated from pedestrian access wherever possible to avoid conflict points.
- Separate access and egress to be explored as a better option for any new build.

4.7.2.2 ON STREET PARKING

- It is observed that the Quarter suffers from excessive on-street parking. With a better mix of building uses the need for parking may reduce significantly.
- With the proposed improvements to Campo Lane and Bank Street some of the street parking can be organised in bays, improving the general pedestrian environment.

4.7.2.3 MSCP (MULTI STOREY CAR PARKS)

- The two MSCPs in the Quarter have the capacity to provide short-stay visitor parking. Capacity is also shown to exist to meet the increase in parking demand caused by reduction of on-street parking and greater use of the Quarter.
- Hartshead has recently undergone a major enhancement programme. Campo Lane should also be improved to a similar standard, with opening hours extended, possibly in conjunction with City Hall.

4.7.2.4 PARKING FOR NEW DEVELOPMENTS

- Any new developments within the Quarter should provide for car parking within their site boundary. The option of a basement

car-park should be explored, taking the advantage of the topography wherever possible.

4.7.2.5 TRAVEL PLANS

- New businesses or businesses having a plan for expansion need to work out a present and future travel plan for their employees.

4.7.2.6 CAR CLUBS

- New businesses or existing businesses wishing to expand should promote car clubs. This will not only make efficient use of the available resource, but also will help in making the general environment more pedestrian friendly.
- Car clubs help to reduce car dependency, solve parking problems and increase walking, cycling and public transport use. They can make low-car housing more viable, help tackle social exclusion by improving accessibility, and form part of workplace travel plans.
- Car clubs are a great way of enjoying the flexibility of a car without having to own one. Cars are parked in reserved bays within easy distance of where members live or work, and can be booked for as little as an hour or up to a few days. Members have low overheads and pay as they drive.

4.7.2.7 CYCLE ROUTES

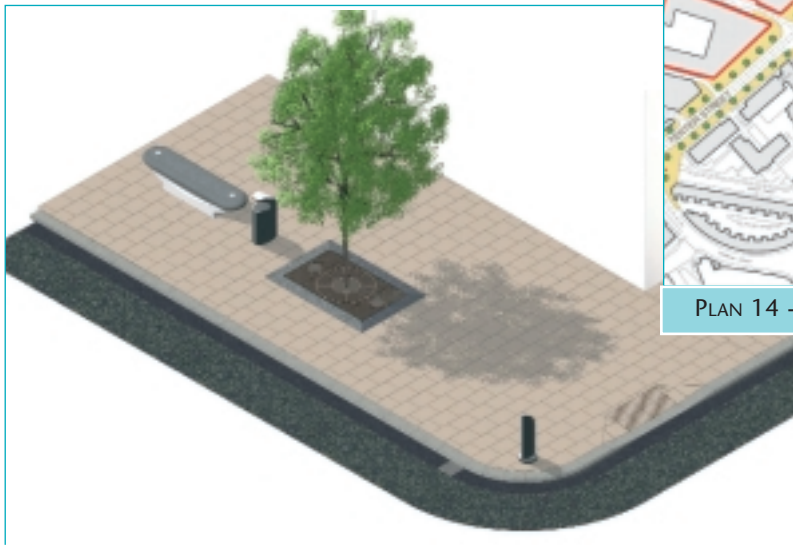
- For cyclists, this is a challenging environment. Proposed cycle routes run along Bank Street up Meeting House Lane and onto Campo Lane. Efforts to be made to realise this and thus link into the citywide cycle route network.

4.7.2.8 INNER RELIEF ROAD & CENTRAL RIVERSIDE

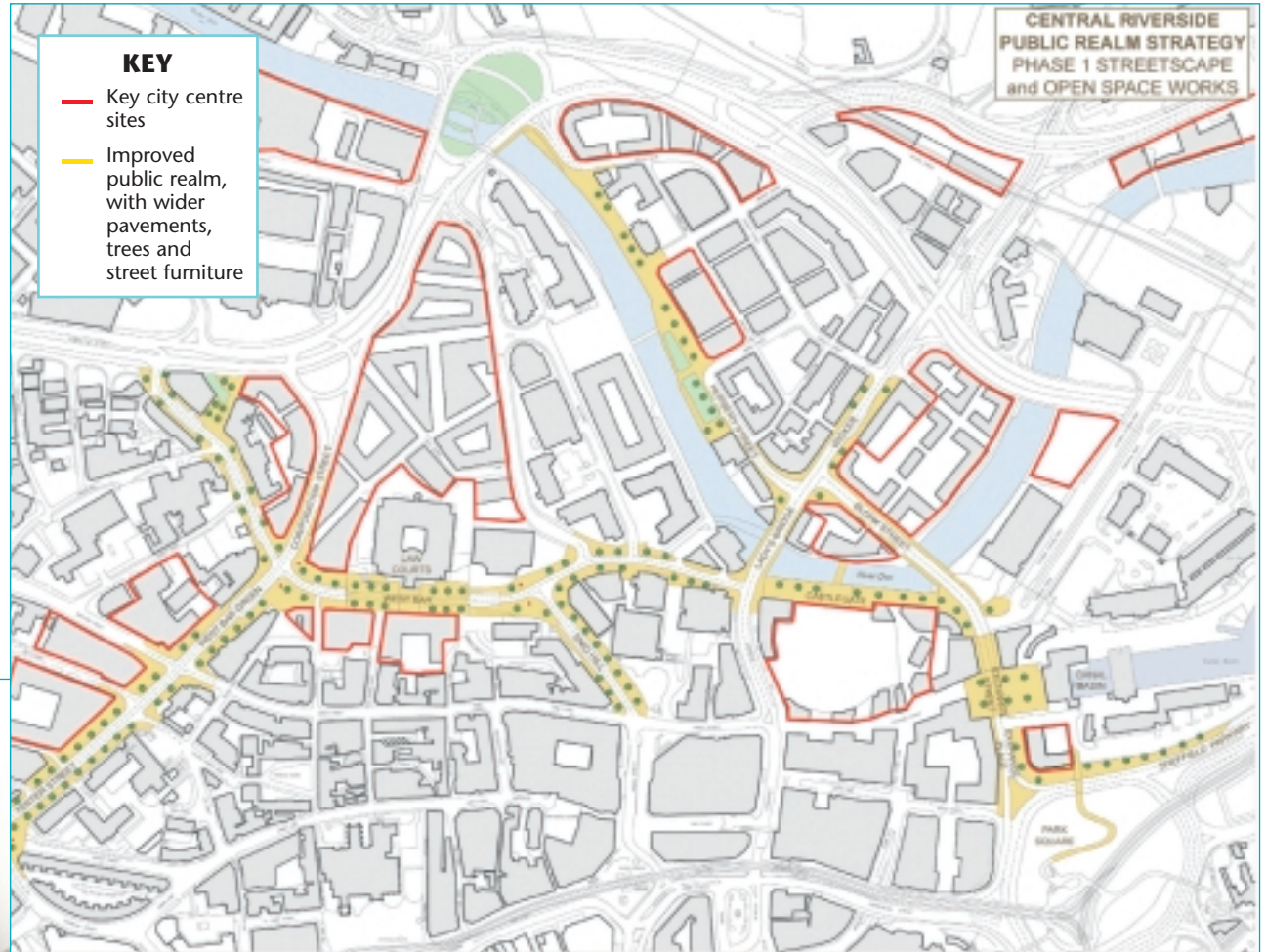
- With the completion of the IRR, through traffic will significantly reduce along West Bar and Tenter Street. A better pedestrian environment with wider pavements will encourage people to walk through the Quarter. A programme of improvements to restore key areas to predominantly pedestrian and local access is required.

4.7.2.9 PUBLIC TRANSPORT

- The Quarter is well served by bus and tram network.
- Regular bus services run on Church Street, Bank Street and link into the city wide network and it is proposed that they would continue.



INDICATIVE STREETSCAPE POST IRR ON TENTER STREET



PLAN 14 - PROPOSED IMPROVEMENTS TO TENTER STREET AND WEST BAR AS PART OF CENTRAL RIVERSIDE PUBLIC REALM STRATEGY

4.7.2.10 TAXIS

- With a desire to see a growth in evening activity, there may be an increase in demand for taxis in the Quarter. This will be monitored in close liaison with taxi operators and if necessary a taxi rank will be provided.

4.8 PUBLIC ART AND LIGHTING

Public art and lighting are key components to a successful and vibrant urban environment. Public art and lighting schemes should be integrated into new developments and help strengthen the image and character of the area.

4.8.1 PUBLIC ART

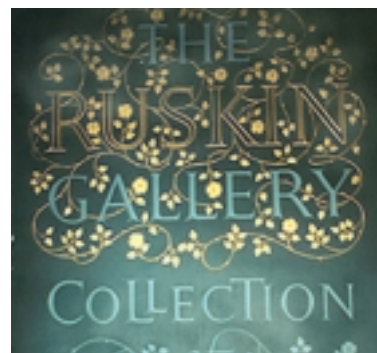
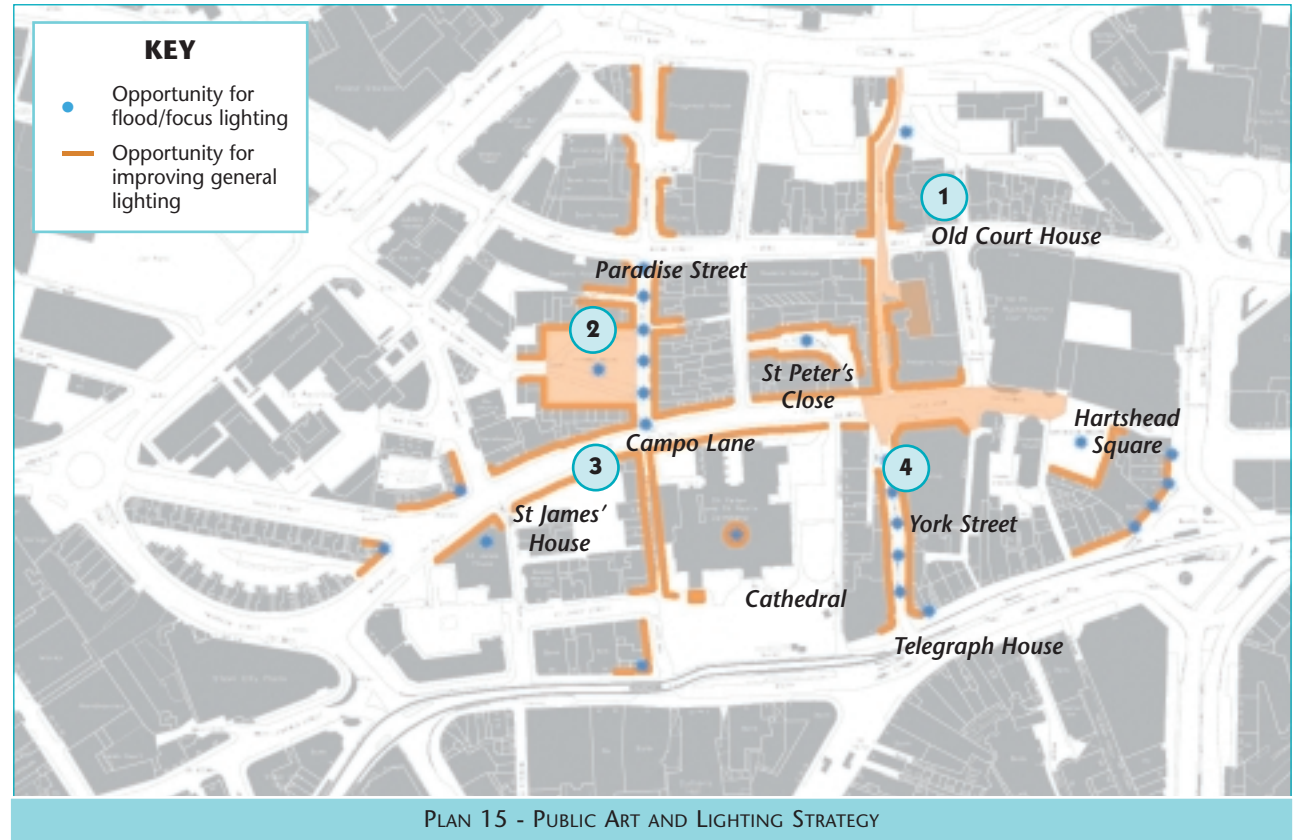
- Public art should be incorporated in the architecture of a building in the form of railings/gates/lamps/grills/entrances etc. These elements not only add to the character of an area but help create and develop an area's image.
- Percent for art contributions from new developments will help in securing funding for key public art projects in the area.

4.8.2 LIGHTING

- The Quarter has a very rich heritage and because of the narrow streets and spaces, it is proposed that a lighting strategy enhancing this medieval character be adopted for the area.

4.8.2.1 STREET LIGHTING

- Wherever possible, reduce the number of poles, encouraging wall mounted lighting fixtures.
- On listed buildings, new lighting should match any existing original lighting in terms of look and quality.



SIGNAGE & SHOP FRONTS AS PUBLIC ART



PUBLIC ART INSTALLATIONS ON BUILDINGS



LIGHTING AS PUBLIC ART



WINDOW GRILLS AS PUBLIC ART



NORFOLK ROW (SHEFFIELD)

- On the outer edges of the Quarter (West Bar, Tenter Street, Angel Street) lighting columns should match the City Centre street furniture palette.

4.8.2.2 FEATURE LIGHTING

- Flood/focus lighting of character elements can help with way-finding. The Quarter benefits from a mix of Georgian as well as Victorian architecture.

Some of the buildings can form key links in the City Centre nightscape, especially because a number of the buildings have long views from the city.

Some of the key projects for feature lighting

- 1 Old Court House
- 2 Paradise Square
- 3 Campo Lane
- 4 York Street



New developments should explore the opportunity of incorporating floodlighting as a way of animating the architecture. Ways of achieving an interactive building should be explored at the design stage.



THEMATIC PUBLIC ART INSTALLATIONS



ARUNDEL GATE (SHEFFIELD)



STREET FURNITURE AS PUBLIC ART



ORIGINAL LIGHTING FIXTURE IN PARADISE SQUARE

Action: Key public art projects to be identified, developed and delivered for the area. A lighting strategy to be adopted for the area, key projects identified and funding options explored.

4.9 SHOP FRONT DESIGN AND SIGNAGE

4.9.1 SHOP FRONTS AND SIGNS

Shop and other commercial frontages in the Cathedral Quarter play a key economic role in the area, and can have a major visual impact. General observations on frontages in the area:

- They are mostly at ground floor level and therefore highly visible.
- There is a commercial need to advertise goods and services through large glazed frontages and signs.
- Outside working hours, security grids, etc. present a blank street level frontage
- There are numerous examples of excellent shop fronts and signs with some traditional in design, some contemporary. There are also examples of poor frontages which have a detrimental impact on the character of the area.
- All shop fronts should be coherent in design, following existing building lines.

4.9.1.1 SIGNS

Any new or replaced signs should follow the existing building line. The materials used must be of the highest quality, in keeping with the conservation area character.

- Flexibility should be built into the design of these signs so that they do not have detrimental impact on the character of the area or any building.

- Facia signs or signs which are backlit will not be encouraged in this sensitive area.

4.9.2 SIGNAGE: CONNECT SHEFFIELD

- Connect Sheffield is a new signing system for Sheffield. It seeks to communicate the city consistently and clearly in all modes of transport.
- Pedestrian information points and interpretation boards having a clear area map and a clock, are the major components of Connect Sheffield.

4.9.3 SHOP LIGHTING

- Internal illumination beyond opening hours will be encouraged. This will provide benefits in terms of shop security, advertising products on sale and additional street animation and light.

4.9.4 SECURITY

- The traditional form of demountable grills will be encouraged in this area. Solid aluminium or metal shutters, are not desirable and will be resisted.
- A compromise solution is installation of a lattice or brick bond roller grille behind (toughened) glass.

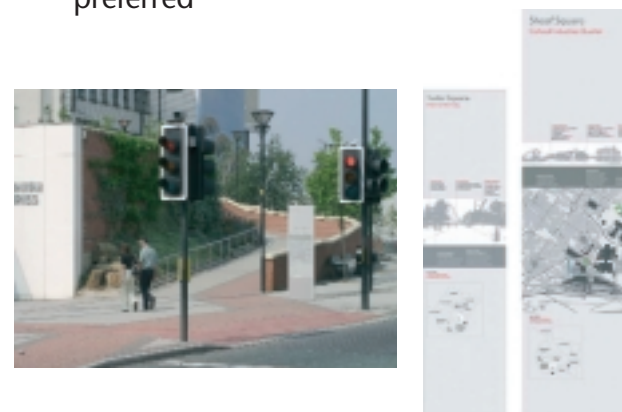
4.10 SAFETY AND SECURITY

All the streets and spaces should create a safe environment for all users of the area at all times of the day.

- Active ground floor frontages facing these streets and spaces will be encouraged.

Spaces which are overlooked at all times feel safer.

- Blank walls/dark spots/hidden corners are hot spots for crime. Such spaces can be improved by incorporating natural surveillance opening up the areas and improved lighting.
- Pole mounted CCTV on streets and wall mounted within courtyards would be preferred



CAREFULLY INTEGRATED SHOP FRONTS ON CAMPO LANE

IMPLEMENTATION

5. KEY PROJECTS AND NEW DEVELOPMENTS

5.1 PARADISE SQUARE IMPROVEMENTS

- Paradise Square is the only Georgian square in Sheffield. The square is currently dominated by car parking, both in the centre and on the periphery. Discussion will continue with all stakeholders to explore options for a reduction in parking in this important space. The Council will broker alternative arrangements, possibly with adjacent MSCP operations.
- A financial solution will also be explored with the Town Trust, possibly as part of the Council's wider City Centre Parking Strategy.

5.2 CAMPO LANE IMPROVEMENTS

- An improved pedestrian environment, with new paving (primary materials palette), wider pavements and organised car parking with opportunity for some planting.

5.3 WEST BAR SQUARE

- A new square in front of the Law Courts, extending up to the Corporation Street junction, with traffic calming, new paving, street furniture and planting.



A PLAY IN PARADISE SQUARE (JULY'04)



PROPOSALS FOR IMPROVEMENT AS PART OF PUBLIC CONSULTATION



5.4 WEST BAR AVENUE

- An avenue of trees, with wide pavements leading to the flagship mixed use development and the Riverside.

5.5 WEST BAR DEVELOPMENT

- A residential scheme with an office frontage on West Bar scheduled to be finished by Autumn 2005.

5.6 VICAR LANE DEVELOPMENT

- A residential scheme on Vicar Lane/ Campo Lane with ground floor retail, scheduled to be finished by Summer 2005.

6. MANAGEMENT AND MAINTENANCE

- For new developments in the Quarter, any financial contributions secured as part of the planning process will be ring-fenced to be spent on public realm and open space improvements within the Quarter.
- In anticipation of the increase in activity in the evening and night time, it is proposed that the city centre management area is extended into the Quarter.
- A management fee will be included in any major residential or mixed use development for regular maintenance for an agreed period of time for any shared surfaces and courtyards within the defined site boundary.

7. COMMUNITY INVOLVEMENT

7.1 ROLE OF THE CATHEDRAL QUARTER ASSOCIATION (CQA)

- The formation of a Cathedral Quarter Association will help steer the Action Plan delivery process. The Association will be composed of residents and businesses in the area, and other key stakeholders, and will play an important role in the delivery of the vision for the area. The Association will be closely involved in major decisions affecting the Cathedral Quarter.

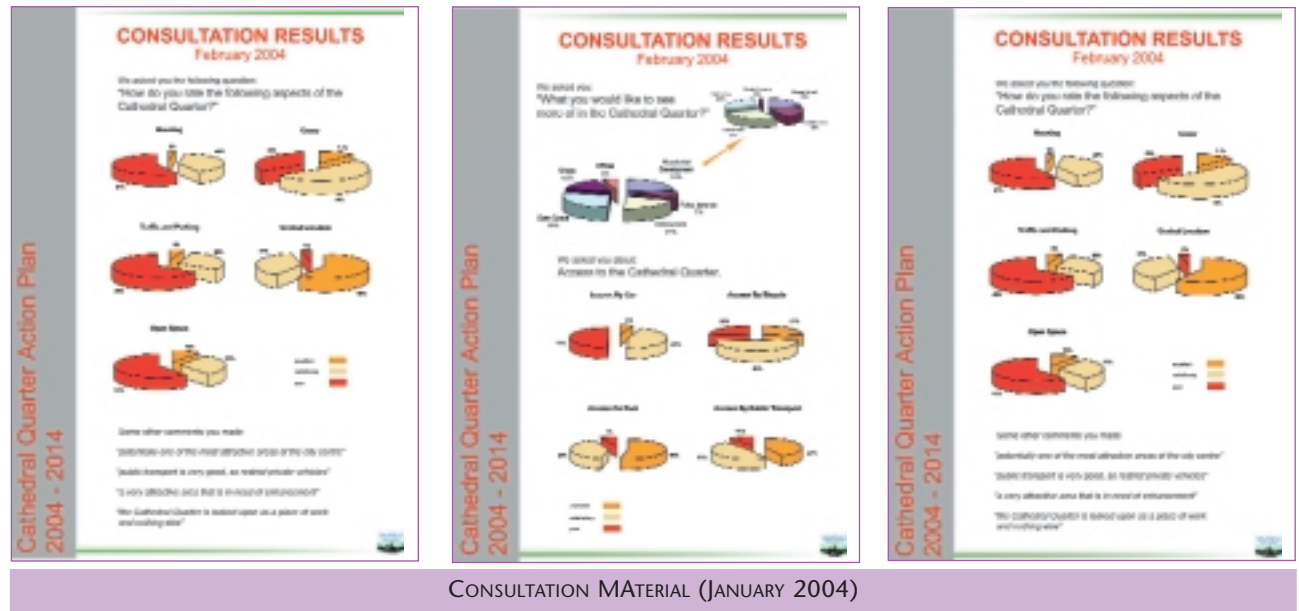
7.2 ROLE OF THE CITY COUNCIL

- Sheffield City Council, in its role as the planning and licencing authority, will ensure all developments are consistent with the vision for the area. The heritage of the Cathedral Quarter will be protected, whilst at the same time sustainable growth will ensure the area has a secure and strong economic foundation. The City Council will also explore all private and public funding opportunities for the delivery of this vision.

7.3 TOOLS TO RAISE AWARENESS AND DEVELOP A SENSE OF OWNERSHIP

HERITAGE WALKS

- Heritage walks will be developed for the Quarter. These walks can be tour guided or self-guided. The main aim of developing these walks is to raise the awareness amongst the local population about the history and the change in the



Quarter and to help communicate the Quarter's image and identity to a wider audience.

EVENTS

- Events such as exhibitions, art shows, Christmas Carol concerts, plays, etc. should be encouraged within the Quarter.
- Paradise Square is a particularly suitable location for these events. The CQA can play a very proactive role in organising/encouraging these events. Such activities and events will help develop a sense of ownership in local residents.



CONSULTATION EVENT (MAY 2004)

LIST OF CONTACTS

Sheffield City Council Contact Numbers

Development Control (Building)	(0114) 273 4556
Development Control (Highways)	(0114) 273 6368
Urban Design and Conservation	(0114) 273 6077
Forward Area Planning	(0114) 273 4222
Cathedral Quarter Association	(0114) 273 5130
Disability Access	(0114) 273 4197
Archaeology	(0114) 273 6354
Funding	(0114) 273 5130
Sheffield 1	(0114) 273 9090