

# Burngreave & Fir Vale Masterplan

The prime objectives of the Housing Market Renewal Pathfinder programme are to bring radical improvements to the housing market in selected areas and to bring transformational changes to towns and neighbourhoods to create successful, vibrant places where people will choose to live.

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

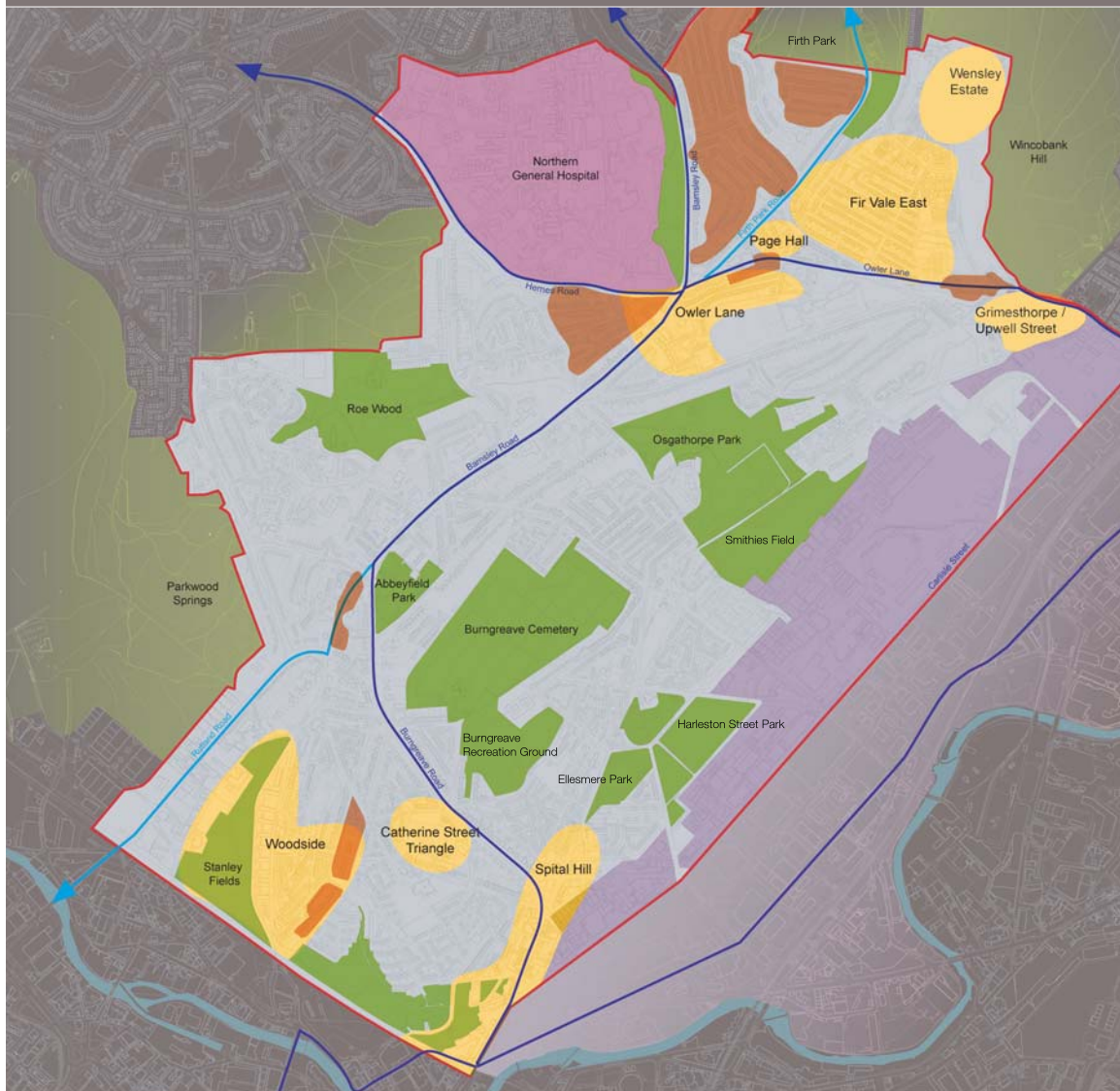
The masterplan cannot deal with every individual site in detail but rather attempts to focus on strategic sites which could





bring about a significant change in the character and perception of the areas, combined with essential environmental improvement works to ensure that the whole neighbourhood is transformed.

Our vision for Burngreave and Fir Vale encompasses:

- Selective redevelopment in the major areas of change to provide higher quality housing, broadening the mix of housing types in the area.
- Improvement to the local service centres of Spital Hill and Owlter Lane/Page Hall.
- General improvement to the retained housing stock by private investment and improvement grants where required;

- Improved parks (Stanley Fields Park and Somerset Road), and small new parks in Fir Vale, where open space is currently lacking.
- Environmental improvement in existing sustainable residential areas, including further feasibility studies to “design-out crime” in estates where existing layouts fail to achieve this.
- Improvement of the Herries Road/Barnsley Road junction, to reduce traffic congestion while creating a vibrant sustainable centre.
- Promote better linkages to major employment sites nearby, especially the Northern General Hospital.



 Area Boundary	 Northern General Hospital	 River Don
 Primary Areas of Change	 Major Open Space	 Primary Road
 Proposed Housing Improvement Areas	 Industrial areas	 Secondary Road
 Sustainable Residential Areas		



# Improving Spital Hill

The draft plan aims to consolidate Spital Hill into three broad character zones: a retail core; a community core; and an employment zone.

## Consolidated retail core

The retail core should be consolidated into the area between Spital Street and Hallcar Street. Specific proposals include:

- A new indoor market with multicultural foods, goods and services on the site of the former garage (phase 1);
- A new foodstore with car parking to the rear on the corner of Hallcar Street (phase 1);
- Refurbishment of Sorby House to provide offices and community facilities for the New Deal, local business and community groups (phase 1);
- Renovation or redevelopment of the blocks from Sorby House to East House and from Spital Lane to the proposed indoor market (phase 2);
- Spital Hill public realm improvements: landscape and street scape improvements, including better pedestrian facilities, improved parking and bus priority measures.

Phase 1 projects are either already committed or could start in the next 2-3 years. Phase 2 would follow a review of the impact of Phase 1, with implementation in 5-10 years.

## Ellesmere Green community core

Ellesmere Green already has a wide range of local services and facilities including a local library, the Area Housing Office, and a doctor's surgery. Proposals include:

- Refurbishment of the Vestry Hall as a Community Learning Resource Centre (phase 1);
- Landscape enhancement of Ellesmere Green (phase 1);
- New development on the corner of Gower Street and Ellesmere Road and redevelopment of the church to the south of Gower Street (phase 2);
- To the north of Ellesmere Green, redevelopment of the Old People's Home and the vacant site between Clun Street and Gower Street, for new terraced housing (phase 1).

## Employment zone

The block between Brunswick Road, Spital Street and the Inner Relief Road is proposed for new office and mixed use development, taking advantage of its enhanced prominence when the Inner Relief Road opens. Refurbishment of the listed Lion Works is a priority.

Throughout Spital Hill, the intention is not to extinguish existing businesses, rather to provide better accommodation for them and a better environment that will help to regenerate the whole of the centre.





# Redevelopment of Woodside

Woodside has potential as a new landmark development. It enjoys panoramic views, is within walking distance of the city centre and fronts onto Stanley Fields Park.

Proposals for the Woodside area shown in the Plan include:

- New terraced housing along Pye Bank Road and Pitsmoor Road;
- A new square in front of a refurbished Pye Bank school, enclosed by three storey flats;
- The steep slope between Pye Bank Road and the hilltop to become public open space with panoramic views over the city;
- Housing improvement, via the Council's Block Improvement Works programme, for properties in Fox Street and Rock Street;

- New terraced housing on the Stanley Tools car park north of Rugby Street facing on to Stanley Field Park;
- New small scale employment units along Woodside Lane south of Rugby Street;
- A new local access road from Pitsmoor Road to Woodside Lane to link development on either side of the park and to improve access to the housing facing onto Stanley Fields on the western side;
- Improvement of Stanley Fields Park.

These proposals for Woodside and the Stanley Tools site will deliver:

- A total of approximately 325 residential units (approximately 75% housing and 25% flats);
- Housing mix about 80% private housing for sale, 20% social rented or shared ownership.

- New business units on Woodside Lane.
- The costs of the scheme are estimated at approximately £41m.
- Most of these costs will be borne by private investment by developers.

The proposed redevelopment at Woodside replaces 371 units which have already been demolished.



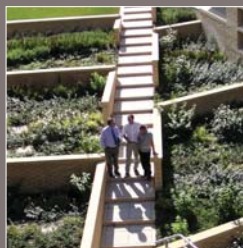
3D MODEL (REDEVELOPMENT IN BLUE)

## Woodside Proposals

- Proposed housing improvement areas (Block Improvements)
- Potential Housing Area



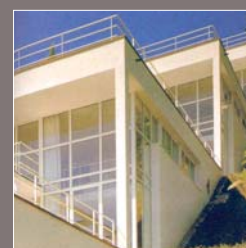
Potential flats



Potential terraced park and footpath



Potential family housing



Potential hillside housing

# Catherine Street improvement

Catherine Street needs improvement due to a group of derelict properties and problems associated with Somerset Road open space, which is neglected, lacks usable play facilities, and is insecure. However, the park can be turned into a positive asset for the neighbourhood.

Proposals include:

- New terraced housing on Catherine Street, Cranworth Road and Richmond Street, and semi-detached housing along Kilton Hill;
- The development of the upper plateau of the park for terraced housing overlooking the park;

- Closure of Brotherton Street and its replacement by a new pedestrian priority link. A possible change to the plan could close Brotherton Street to vehicular traffic but retain the existing diagonal line of Brotherton Street, as a pedestrian priority link, which would retain surveillance of the route and keep the visual link to the park;
- Improvements to Somerset Road open space as part of the Burngreave Environmental Action Plan, including: opening up sightlines, removing undergrowth, installing barriers to prevent fly-tipping and installing play equipment suitable for children of different ages.

The plans will deliver:

- 52 new homes, including 40 terraced and 12 semi-detached houses;
- Housing mix c. 60% private housing for sale and 40% social rented and shared ownership;
- Costs are estimated at c. £8m.
- Work is ongoing on funding arrangements

Demolition includes 19 terraced units and 24 flats. The existing garage on Kilton Hill would also require relocation.



Images of the Catherine Street area as existing



3D Visualisation of new development in blue



Potential new terraced houses



Potential new terraced houses



Potential new semi-detached houses



Potential new semi detached houses



# Owler Lane, Skinnerthorpe Road & Earl Marshal

Owler Lane has a parade of specialist shops along a very busy road - it is a good location for passing trade but a difficult environment for pedestrians, with some vehicles parked on the pavement. Some buildings are in a poor state of repair.

Skinnerthorpe Road contains some of the poorest housing in the city, with older properties in poorer condition and much more likely to be rented or vacant than in the city as a whole.

The Earl Marshall estate was originally designed for the elderly, but there is insufficient demand from elderly tenants for these properties. Three of the lower blocks have been demolished. Because of low demand, proposals are put forward for redevelopment for new family housing. New old people's housing is proposed instead at Bagley Road and new single person accommodation will be provided at Owler Lane and Barnsley Road.

Traffic on the approach roads to the junction of Herries Road/Owler Lane and Barnsley Road is a major problem. This causes pollution, makes it an unpleasant and unsafe environment for pedestrians and residents. The Council is currently working on alternative junction layouts to improve traffic flows, create safer pedestrian crossings and improve conditions for buses.

This further work on traffic means that the scheme illustrated today is an initial draft that may change to widen or alter roads. Integrated road and urban design proposals will be brought forward for public comment.

The current, draft proposals for Owler Lane include:

- New shops with flats above and off-street parking and servicing at the rear;
- New housings to replace the terraced houses on Skinnerthorpe Road;

- A cluster of new community facilities and old people's housing near the GP and youth centre next to Fir Vale school.
- New housing on the site of Earl Marshall Estate;
- A hotel and gym and transport interchange on the corner of the Northern General Hospital site;
- New development on the site of the former garage and pub with shops or offices on ground floor and flats above.



3D MODEL WITH NEW DEVELOPMENT IN BLUE

## Owler Lane Proposals



Potential new community centre



Potential new housing on Skinnerthorpe Road



Potential hotel and gym on hospital site



Potential housing on Earl Marshall Estate

# Fir Vale East & the Wensley Estate

A housing condition survey showed that 37% of the property in Fir Vale East is unfit or in poor repair. Houses are very small. Car parking is all on-street.

By contrast, housing conditions on the Wensley Estate are generally good, but properties are built very close together, with narrow pathways, which give little privacy to the residents and also provide escape routes for criminals, making it difficult for the police to control crime here.

The plan for Fir Vale East and the Wensley Estate shows:

- The clearance of all narrow terraces along Popple Street, Robey Street, Lloyds Street, Wade Street, Willoughby Street and Hinde Street. These are replaced by approximately 250 houses, with off-street parking;
- Two new green squares will provide children's play spaces and sitting areas for the neighbourhood;

- The existing streets will generally be retained but the building line will be set back to allow for small front gardens. This will allow the phasing of the redevelopment, thereby reducing disruption to the existing community as far as possible;
- New link roads connecting Fir Vale to the Wensley Estate are suggested between Wade Street and Wensley Court and also to the north of Owlter Brook School. A new parking area and recycling is proposed to the south of Owlter Brook School;
- The Council are also looking at other means to "design-out crime" on Wensley Estate, especially by the removal of unnecessary alleyways and improved street lighting.
- Potential for Home Zones

Housing mix is anticipated to be approximately 80% private housing for sale and 20% social rented or shared ownership.

The Council will do all it can to help existing residents who would like to remain in Fir Vale by sensitive management of the process of renewal, including phased development over 5 or more years. People will have the chance to buy new property, possibly on a shared equity basis if they cannot afford the full costs of the new housing. Otherwise, residents will be offered Council housing. All residents will receive proper compensation, including a Home Loss payment and disturbance costs.



3D MODEL (REDEVELOPMENT IN BLUE)



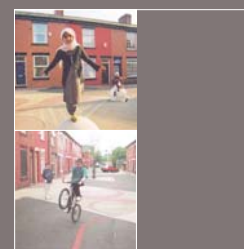
Layout 1 - Flats and Terraces



Layout 2 - Terraces



Layout 3 - Semi detached houses and terraces



Example of a 'Home Zone'



# Page Hall & Upwell Street

## Page Hall

Page Hall has a good number of shops and is located centrally in Fir Vale, within walking distance for most residents. The Halal supermarket acts as a local landmark and was recently refurbished, but again the centre would benefit from environmental improvement.

A series of environmental improvements are proposed for Page Hall shopping centre, providing better car parking, better pedestrian crossing facilities, traffic calming and general streetscape improvements.

## Upwell

The Upwell area lies at the eastern gateway into Fir Vale. It gives a poor impression, with some vacant buildings, boarded up sites and a series of poor quality buildings used for car repairs, tyre sales etc. Relocation of these businesses into the industrial area off Carlisle Street East or some other similar area would allow the comprehensive redevelopment of the Upwell area, which would enhance the sense of arrival into a regenerated Fir Vale. The potential additional housing could also provide temporary accommodation for those affected by redevelopment in Fir Vale while they waited for new housing in their neighbourhood to become available.

The draft proposals for Upwell are shown in the Plan:

- The main feature of the development proposal is the linear park along the watercourse, lined by new housing that faces onto the space.
- New housing development with a frontage onto Owler Lane, Upwell Lane and Chambers Lane is also proposed.
- The plan delivers approximately 50 units of residential accommodation.
- There are no residential demolitions required to bring this scheme forward, but some business relocations will be necessary.

## Page Hall Proposals



## Upwell Street Proposals



# Housing Improvement Areas

The Facelift programme has run for over four years, mainly in Burngreave and Fir Vale but also in Darnall and Sharrow

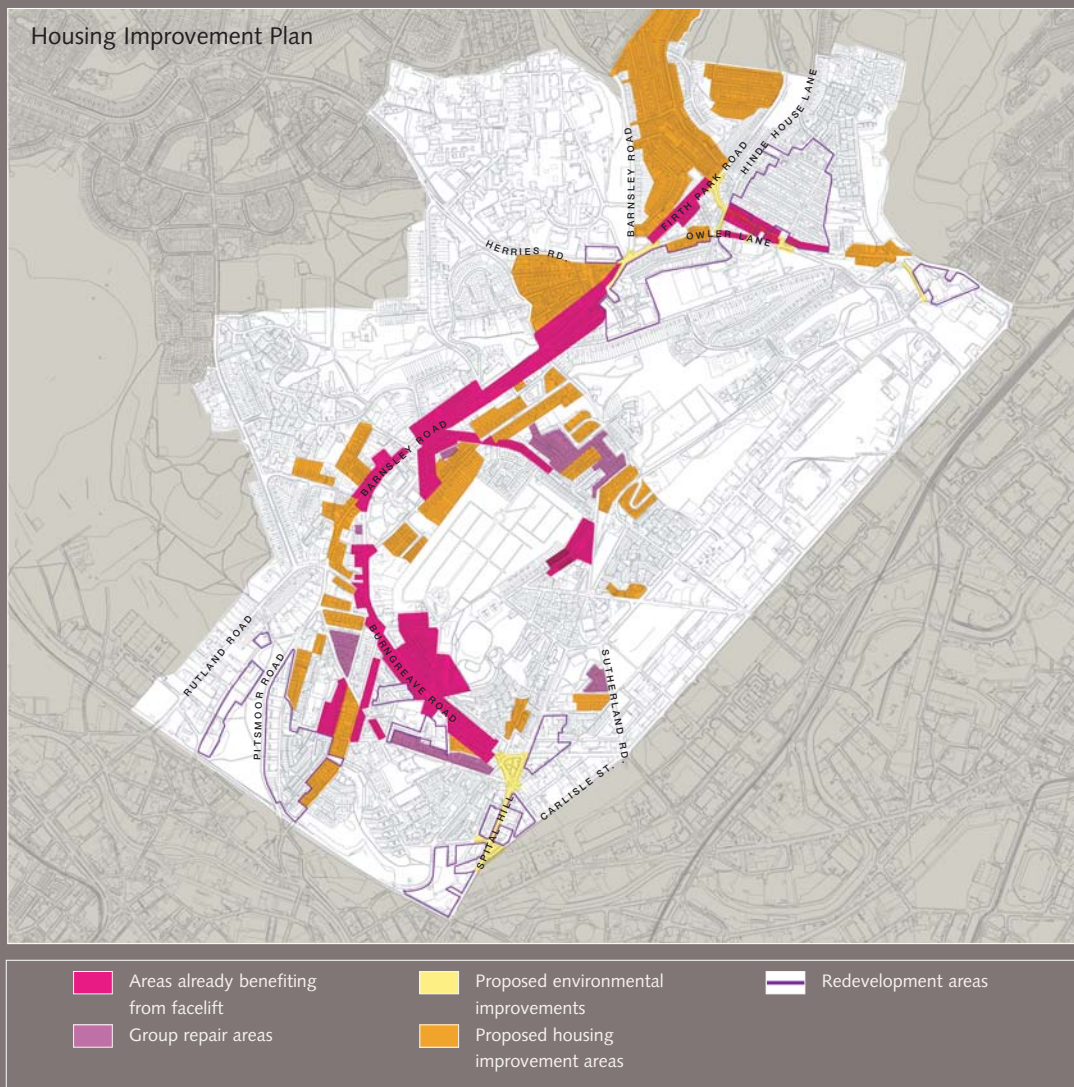
Facelift was introduced with the aim of improving the external appearance of properties helping to increase confidence in the local housing market and stimulating owners and potential owners to make further improvements and investments in their own property.

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

- External works
- Associated internal works
- Environmental works
- Security measures
- Energy efficiency works

Proposed future improvement areas are shown in the Plan. Areas selected are those that will have an immediate impact on the perception of Burngreave and Fir Vale:

- Along main routes (Spital Hill, Burngreave Road, Barnsley Road, Owlter Lane, Rushby Street, Firth Park Road)
- At gateways into the area
- Directly adjoining areas of change
- Between areas of change and shopping centres.
- In Fir Vale West
- Other parts of Burngreave, as shown



## What happens next?

Please help us by telling us what you think about these proposals. This will then help us to produce the final plan, which will be submitted to Sheffield City Council for approval early in the New Year.