

WEST BAR///

DESIGN AND ACCESS STATEMENT

Design and Access Statement

Prepared for..

spring^{UR} **Castlemore**

by URBED (Urbanism Environment and Design)

Urbed
urbanism environment design

with

Glenn Howells Architects

JESTICO + WHILES

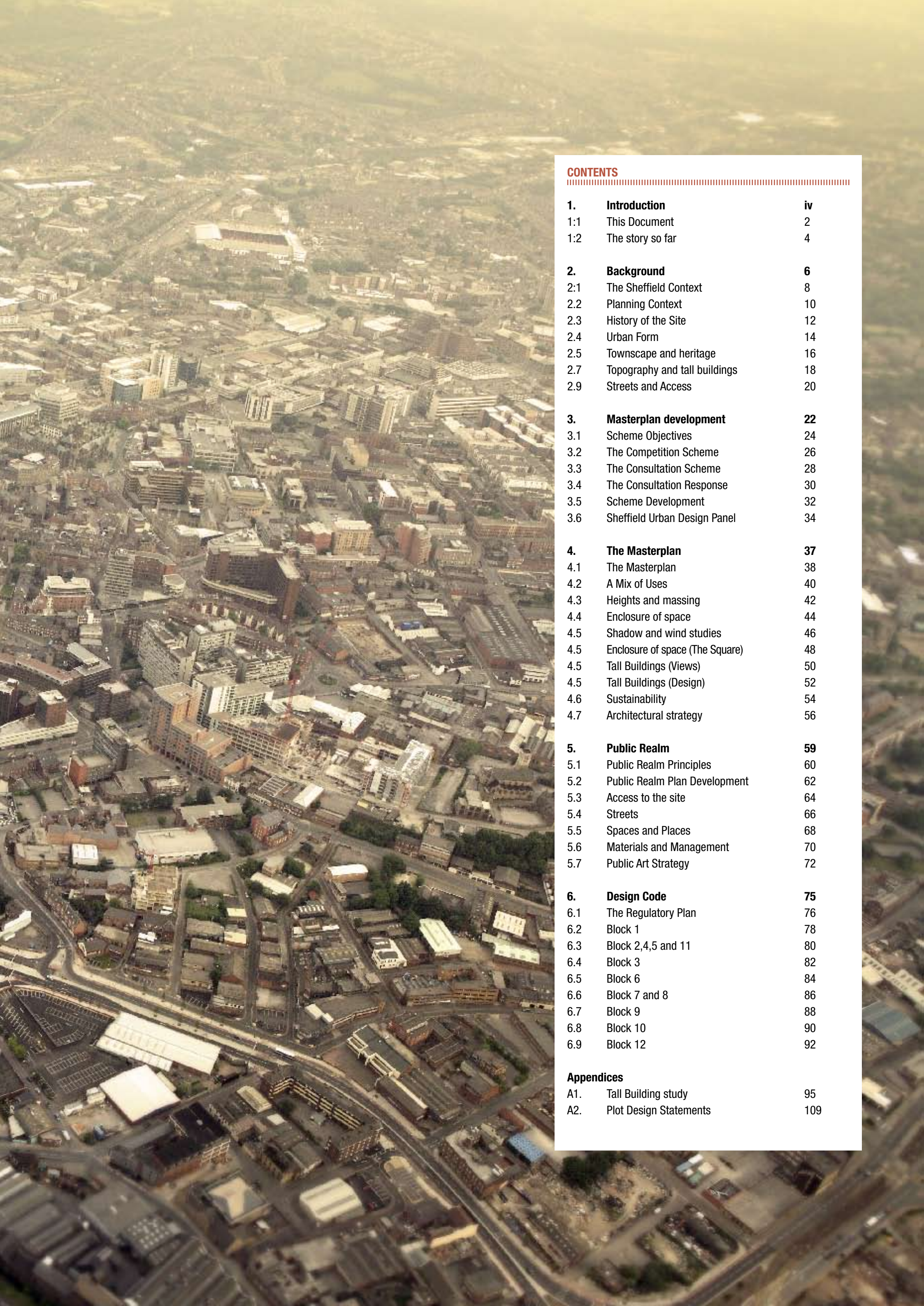
Landscapeprojects

Allies and Morrison

chetwoods®

Aedas





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An aerial photograph of a city, likely Glasgow, Scotland, showing a dense urban landscape with various buildings, including several prominent church spires. The foreground features a grassy hillside with a metal railing. The sky is blue with scattered white clouds and a few wispy contrails.

S1

Introduction



1.1 This Document



In which we describe the role of this document and its place in the Outline Planning Application for West Bar. We also describe the site to which the application relates.

This Design and Access Statement forms part of the outline planning application for the West Bar Site in Sheffield. The site covers just under three hectares and lies in the northern part of Sheffield City Centre just over 250m north of the Cathedral. The Outline application is made by Castlemore Securities who are working in partnership with Sheffield City Council to bring about the comprehensive redevelopment of the site. The application has been drawn up by a design team including URBED as masterplanners, Glenn Howells, Aedas, Chetwood Associates, Allies and Morrison, and Jestico Whiles as architects, Landscape Projects as public realm designers, Buro Happold as engineers, Gleeds as quantity surveyors, In-site Arts as public arts consultants and AYH Plc as Project Managers. This document has been coordinated by URBED but represents the work of the whole team and appendices include individual design statements produced by each of the architects.

THE ROLE OF THIS DOCUMENT

The planning application consists of a suite of documents that describe the scheme and set the parameters of the planning application. The role of these documents is as follows:

- **The Design Access Statement:** This document describes the development of the masterplan and its constituent parts. This is an illustrative document in that it describes the detailed masterplan and the design of each of the buildings. It describes the masterplan as it is currently intended to be developed. However masterplanning is not architecture and it is important to build in flexibility so that buildings can respond to changing circumstances as the masterplan is developed in the next 5 years or so. Many of the illustrative details in the Design and Access Statement are therefore not part of the outline planning application.

- **The planning framework:** This is a regulatory document that sets out exactly what is in the outline planning application. This includes the siting, massing and means of access to each of the buildings along with floor areas and parking numbers. This creates an envelope into which development will take place and for which consent is sought at this stage. The detailed design of the buildings and the public realm will then be brought forward as reserved matters applications.

- **The Design Code:** There are however elements of the detailed design that are relevant to the principle of the masterplan. This has been explored through the detailed architectural work on each of the buildings contained in the appendix to the Design and Access Statement. The planning application therefore also includes a design code for each of the buildings based on this architectural work with the intention that this will form a brief

for the reserved matters scheme to ensure that they are brought forward in line with the outline content.

In addition to these documents it includes an Environment Statement and Transport assessment describing the impact of the scheme.

THE SITE

The West Bar site covers just under three hectares on the northern edge of Sheffield City Centre. The site is bounded to the west by Corporation Street, to the east by Bridge Street and to the south by the Court buildings. Two sections of the site extend on either side of the courts to create a frontage onto West Bar. The

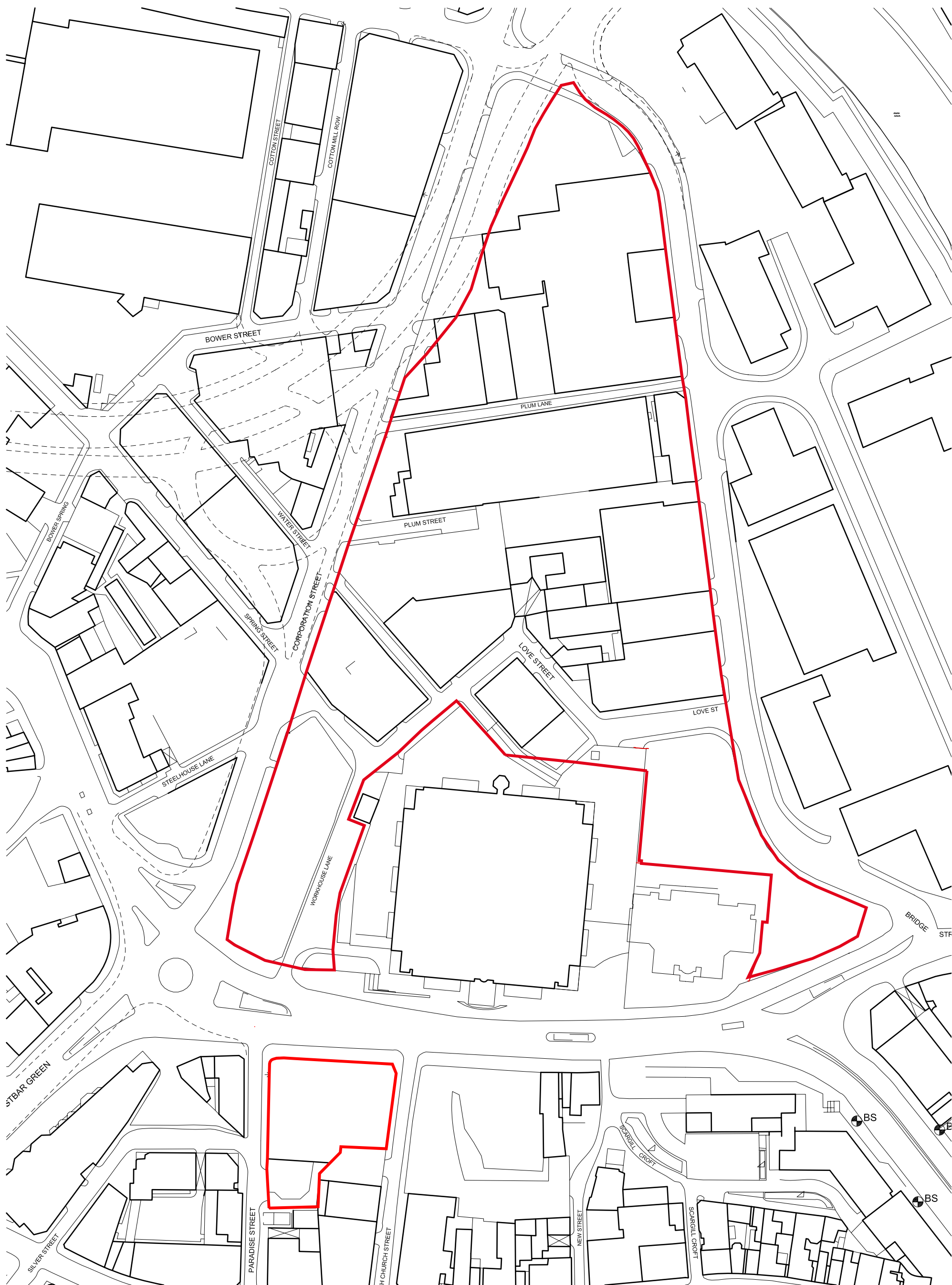


northern part of the site has been sliced off by the Inner Relief Route (IRR) that is nearing completion. The site currently comprises a range of small-scale industrial premises together with surface parking. Much of the accommodation is vacant and the area is in the process of transition as a result of the development of the IRR.

The surrounding area is also in a state of transition. The land between Bridge Street and the river is being developed for a mix of residential and employment space. A series of residential blocks have been completed on Bridge Street and the Riverside Exchange is currently being developed for the Home Office. To the west is the Kelham Island conservation area. This was once the heart of the cutlery industry and includes a number of historic works. The area is being developed as a historic mixed-use area although it currently feels isolated from the City Centre. To the south of the area West Bar Green has historically been a gateway to the city centre. This is currently dominated by the Courts Building that cuts off the West Bar Development Area from the city centre. South of this the land rises to the Cathedral through the Paradise Square Conservation area.

The planning application consists of a suite of documents that describe the scheme and set the parameters of the planning application





WEST BAR

Indicative Plan

Red Line Plan

Scale: 1:1250

27.04.2007



WIII3

1.2 The story so far



In which we describe the process by which the team was selected as developers and masterplanners for the site and the work that has been done in the run up to the planning application.

In 2002 Sheffield City Council approved a regeneration framework as part of the development of proposals for the Inner Relief Route (IRR). This identified the West Bar Development Area as an opportunity for land assembly to bring about a comprehensive regeneration scheme and included a resolution to use CPO powers if required. In May 2004 approval was given to the preparation of a marketing brief for the West Bar Development Area to secure a development partner. The brief was released in January 2005 and from the responses six

teams were shortlisted and invited to prepare detailed bids including a masterplan for the site. The Castlemore team was selected in July 2005 and including URBED as masterplanners, Glenn Howells Architects and Landscape Projects (public realm designers). Castle-

more's approved development status was approved by Cabinet in September 2005.

Since that time the team has been developing and testing the masterplan. In parallel to this the council prepared Interim Planning Guidance (IPG) which was approved for consultation in December 2005 by the Council's South East Planning Board. In early 2006 a six-week consultation process was undertaken on the Interim Planning Guidance and the emerging masterplan. This included a travelling exhibition (in URBED's bus) that spent three days around the site and in the city centre and presentations made to the City Centre Forum, the Netherthorpe and Upperthorpe Community Alliance, the Burngreave New Deal for Communities, the Kelham & Neepsend Riverside Forum, the St. Vincents Forum, the Black Community Forum and the Sheffield Civic Society. The overwhelming response to this scheme was positive with 81% of respondents to the bus exhibition saying that they liked the scheme.

In the period since Castlemore's appointment monthly meetings have been held with the City Council's urban design and planning team to develop the masterplan. The plan has been developed through these meetings and a parallel programme of design meetings of the masterplanning team. As part of this process architects have been appointed for most of the

buildings within the masterplan. The final plan is therefore a collaboration between the masterplanners (URBED), the public realm consultants (Landscape Projects) and the six architectural teams working on individual buildings. Throughout this time the essentials of the masterplan have remained largely unchanged from the competition plan.



The final plan is a collaboration between URBED Landscape Projects and the six architectural teams





The spirit of the original 2005 competition masterplan **(above)** has been preserved in the planning application masterplan **(right)**

