

# West Bar Square



## STATEMENT OF COMMUNITY INVOLVEMENT

August 2015

urbo

 urbed

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This report has been produced by URBED on behalf of Urbo (West Bar) Ltd, to be submitted as part of the outline planning application for a mixed-use, office led development proposal in Sheffield.

For more information please contact:

Emily Crompton  
[emily@urbed.coop](mailto:emily@urbed.coop)  
0161 200 5500

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Please print this document double-sided on A4 portrait,  
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[www.westbarsquare.com](http://www.westbarsquare.com)



# INTRODUCTION

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**This report outlines the pre-application public engagement undertaken for proposals for the regeneration of West Bar in Sheffield. It summarises consultation on the previous scheme in 2006 as well as describing more recent public events, the consultation strategy, and key findings.**

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This document has been produced by URBED on behalf of Urbo. It forms part of a suite of documents in support of a 'hybrid' planning application comprising:

- NEED TO ADD DESCRIPTION OF SCHEME - PROVIDED BY HOW

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## Background

In 2005 Sheffield City Council held a design competition for the redevelopment of West Bar. The developers, Castlemore, were selected and developed a vision. URBED were the masterplanners for the scheme and were responsible for public consultation and the draft Interim Planning Guidance. That scheme received planning permission in 2008. Unfortunately Castlemore became a victim of the economic crisis in 2008 which left the plans dormant. In 2012 Urbo were selected and updated the masterplan with a new vision document.

The area has been identified as one of the key areas for inward investment in Sheffield City Centre. Urbo and Sheffield City Council signed a partnership agreement in March 2015 to bring forward regeneration and development of the site. 5plus architects and URBED worked together to update the masterplan with URBED leading the public consultation process.

# PREVIOUS CONSULTATION

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**Public consultation took place over a 6 week period from late January to early March 2006. This involved advertising the draft Interim Planning Guidance, making presentations to key stakeholders, organising a travelling exhibition and setting up an interactive website.**

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The previous masterplan was developed and tested over autumn 2005. This involved monthly meetings with the council and key stakeholders and agencies. During this period architectural practices were appointed for all of the key buildings.

In early 2006 a travelling exhibition spent three days around the site in the city centre. Presentations were also given to the City Centre Forum, the Netherthorpe and Upperthorpe Community Alliance, the Burngreave New Deal for Communities, the Kelham & Neepsend Riverside Forum, the St. Vincent's Forum, the Black Community Forum and the Sheffield Civic Society. As described below, the overwhelming response to this scheme was positive with 81% of respondents saying that they liked the masterplan concept.

The URBED bus was used for public consultation. This was based in West Bar on Thursday 16th February, on the Wicker on Friday 17th and in Tudor Square on the Saturday 18th. During this time approximately 330 people came onto the bus to look at the plans and model and to talk to the team. Of these 51 people completed feedback forms setting out their views on the scheme. At the same time a website ([www.sheffieldwestbar.com](http://www.sheffieldwestbar.com)) was launched as a consultation tool. By the end of the consultation period this had registered 523 unique users with a total of 874 page views. The responses to this consultation were broadly positive:

- **What do you think of the plans for West Bar?** 81% of respondents liked the plans with only 4% expressing dislike, the others being unsure.
- **What do you think of the Citadel concept?** A slightly smaller but still significant majority liked the idea of the citadel (72%), with 8% against.
- **What do you think of the mix of uses and planned open spaces?** 75% of people liked the mix of uses with only 6% disliking it.

For more detailed results and comments please see the appendix.



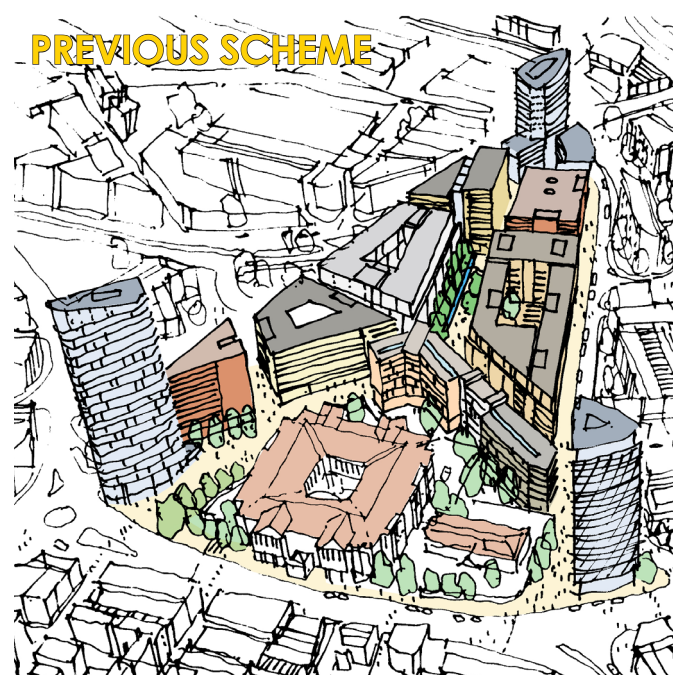
Above: The URBED bus outside Sheffield's Winter Gardens



Above: Design team members speak to the public about the scheme using a scale model and information boards



Above: The site in 2005



Above: The previous masterplan which was consulted on in 2006.

# CONSULTATION STRATEGY

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**Public engagement is key to URBED's work ensuring that people who live in the area, community members and key stakeholders are all given the opportunity to have a say in how an area should be transformed and on proposed development.**

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As the site had already received planning permission with a similar scheme, the council planning department took the view that consultation carried out then would still be valid feedback for the masterplan use and principles. The results of previous consultation exercises can be seen in the appendix. Obviously as the previous application was submitted and consulted over 9 years ago an updated consultation strategy was proposed to ensure that local residents and businesses were aware of the development and had the opportunity to view and give feedback on proposals. The strategy, format and advertising was discussed and agreed with the planning officer in advance of consultation.

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## **Audience**

The site location and potential audiences were taken into consideration when creating the consultation strategy. The audiences included general members of the public, community and action groups, residents living close to the site, local businesses as well as local councillors.

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## **Format**

It was agreed that a one day drop-in open exhibition would be the best way to inform the public about the new planning application and to provide an update on the proposals. We looked at several venues close to the site and selected Bank Street Arts Studios as this was close to the site but also close to the city so as to be as accessible as possible for the public. The format included large display boards with a sketch of the masterplan and supporting material explaining the design strategy and principles behind the scheme. We provided a paper questionnaire for people to give feedback, which was also available online via SurveyMonkey. The questionnaire can be seen in full in the appendix or online: <https://www.surveymonkey.com/s/R23TR9Q>


We also wanted to target two large employers in the area with offices very close to the site. Irwin Mitchell and the Home Office form the Riverside Business District and together employ around 3,000 people. We arranged to display the consultation exhibition at the reception of Irwin Mitchell over lunch time and at the end of the day at the Home Office, to give employees a chance to see the proposals and provide feedback on the kinds of amenities they would like to see brought into the area.

The area has regenerated over the last 10 years and a number of new businesses and offices have been built or relocated to the area. There is a fairly informal business group called The Riverside Business Association which includes various businesses in the area and they meet regularly to discuss changes in the area. They expressed an interest and we felt it would be appropriate to provide a stand alone presentation to the group on the plans.

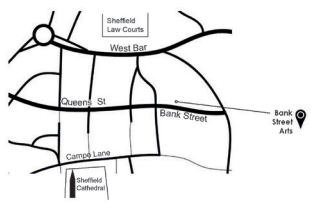
## Advertising and Publicity

We discussed how to contact local people with the area's locality officer and planning officer to ensure that people knew about the event. We delivered 1,000 leaflets to surrounding residential buildings and local businesses (see catchment area below.) We contacted various local action groups and invited them along as well as asking that they let their members know about the event. We also used facebook and twitter to contact various Sheffield specific accounts to let them and their followers know about the event. It was also advertised through Sheffield City Council's weekly Central Area newsletter and there was an article in the Sheffield Star. Details were also posted online across several websites:

- Bank Street Arts, the venue for the exhibition included details on their website: <http://bankstreetarts.com/past-events>
- Sheffield's Central Area blog (which is linked to their facebook/ twitter accounts) at: <https://centralsheffield.wordpress.com/2015/06/05/west-bar-square-development-consultation-event-15th-june-2015/>
- West Bar Square's website had an update on the exhibition 2 weeks before and on the day with the consultation material and a link to the online questionnaire: [www.westbarsquare.com/news](http://www.westbarsquare.com/news)



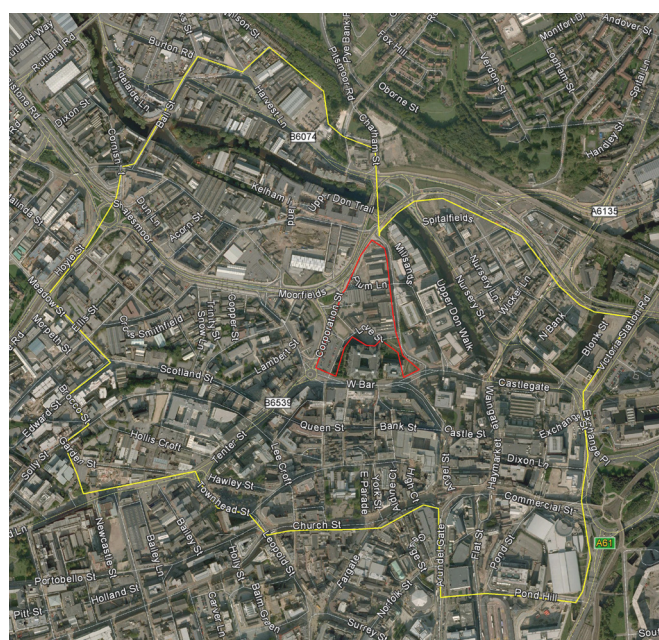
**West Bar Square**  
**MONDAY 15th JUNE**  
**Bank Street Art Studios**  
**10am - 7pm**  
 Open Exhibition - Everyone Welcome



**Bank Street Arts**  
 32-40 Bank Street  
 Sheffield  
 S1 2DS  
 0114 346 3034  
[www.bankstreetarts.com](http://www.bankstreetarts.com)

For further details please contact  
**Emily at URBED** on 0161 200 5500  
 or [emily@urbed.com](mailto:emily@urbed.com) or visit:  
[www.westbarsquare.com](http://www.westbarsquare.com)

Above: Poster advertising the drop-in exhibition



Above: Map showing site boundary in red, and the catchment area for flyers advertising the drop-in exhibition

# CONSULTATION EVENTS

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## **Public Drop-in Exhibition 15th June 2015 10am - 7pm**

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It is estimated that 40 people attended the drop-in exhibition throughout the day. People were invited to provide feedback on questionnaires as well as speaking with members of the project team. We received 20 completed questionnaires on the day. The exhibition was staffed by members of the design team, developer and council including:

*Andy Dainty, urbo developers*

*Emily Crompton, URBED urban designers*

*Phil Doyle, 5plus architects*

*Malcolm Ash, MottMacDonald highways engineers*

*Jamie Lynch, HOW planners*

*Matthew Hayman, Sheffield City Council Regen Team*

*Neil Jones, Sheffield City Council Regen Team*

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## **Irwin Mitchell's Office Reception Exhibition 30th June 2015 12 - 2pm**

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We arranged to exhibit the same material in the receptions of Irwin Mitchell's offices and the Home Office buildings which are very close to the site. The staff were emailed internally to let them know that the exhibition would be on display. Approximately 40 people came and engaged in discussions at Irwin Mitchell's with 7 questionnaires returned. Around 70 people attended at the Home Office and 15 people filled in questionnaires. Members of the developer and design team attended to talk to staff members including:

*Andy Dainty, urbo developers*

*Emily Crompton, URBED urban designers*

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## **Home Office Reception Exhibition 30th June 2015 3pm - 6pm**

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## **Riverside Business Association, BDP Offices 6th July 2015 5.30pm- 7pm**

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We arranged a presentation to the Riverside Business Association. 8 members attended the session including representatives from Howells solicitors, BDP and the hotel group. Members of the developer and design team attended to talk to staff members:

*Andy Dainty, urbo developers*

*Pete Swallow, bolsterstone (part of urbo)*

*Phil Doyle, 5plus architects*





Above: Public consultation - drop-in exhibition at Bank Street Arts, 15th June 2015



Above: Office consultation - lunchtime exhibition at Irwin Mitchell's Offices 30th June 2015

# KEY FINDINGS

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**This section details the results of the public consultation exhibition and the office consultations. We start with an overview of the demographics of respondents and then give a detailed analysis of the responses. A full list of results and comments can be found in the appendix.**

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In total there were 46 questionnaire responses with 43 filled in at events and a further 3 filled in online or posted back to URBED's freepost address. The key findings from this questionnaire are set out below starting with the demographic information on the right.

There were slightly more male respondents than female. A good range of ages were represented at the event. The majority of respondents were of working age, which is probably due to the city centre location.

37% of respondents lived in the area, and so we can be certain that those who know the area well have given their views and opinions on the scheme. A larger percentage, (78%), of respondents work the area. As an area with a high proportion of offices and commercial activity this gave us the confidence that employees in the area are aware of the development and have been given the chance to feedback. It is our opinion that the events allowed a representative group of people to voice their opinions on the scheme.

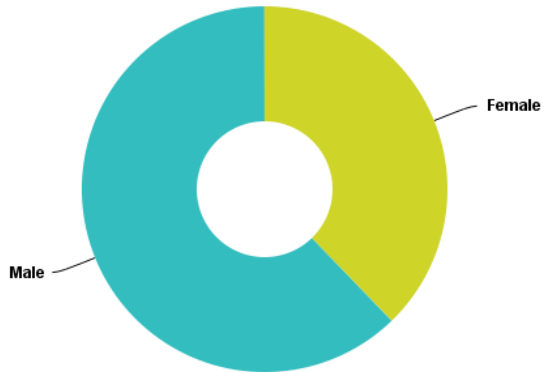
The West Bar website was also well used over June with 389 separate users visiting the website viewing 2,155 pages. Usage spiked on the days just after the public consultation and on the day of the office exhibitions.



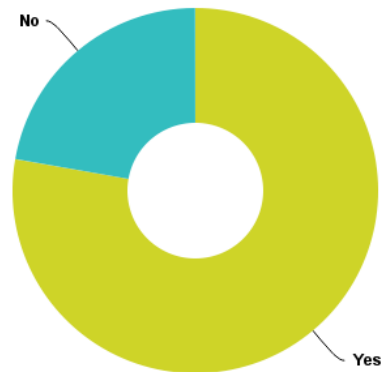
Above: People looking at the exhibition material at the public consultation drop-in exhibition at Bank Street Arts, 15th June 2015

## Key Demographic Information

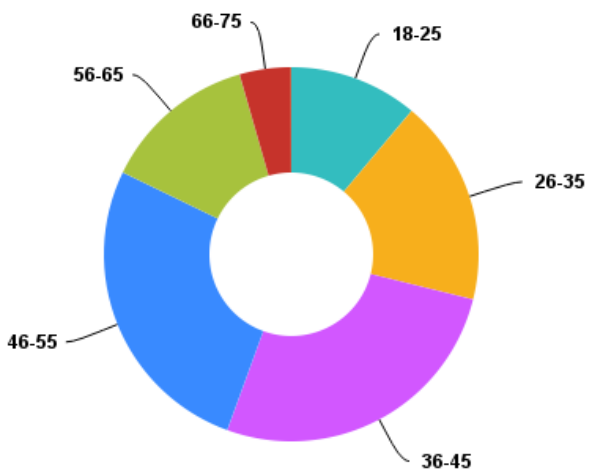
Gender:



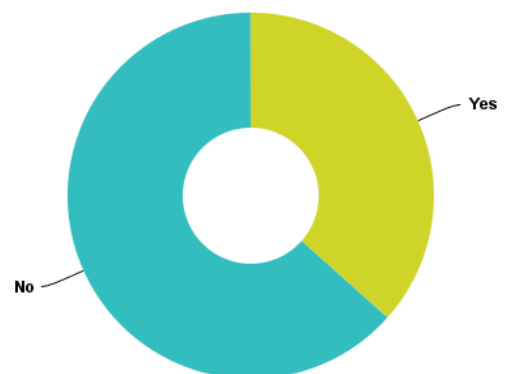
Respondents who work in the area:



Age:



Respondents who live in the area:



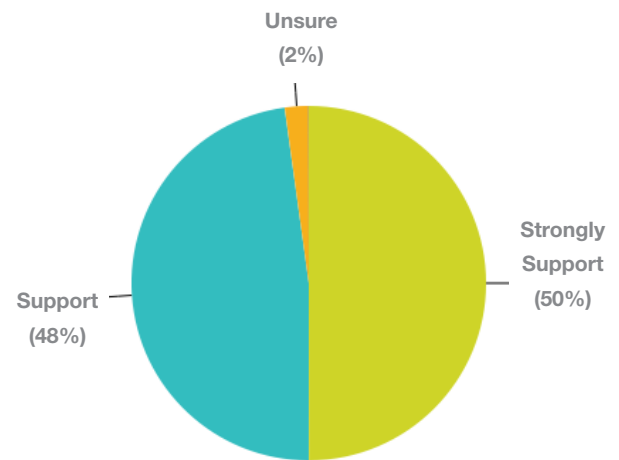
## Feedback Survey Results

The majority of respondents were supportive of the masterplan with 98% either strongly supporting or supporting the aim to create an office-led mixed use development at West Bar. Comments made were in support of regenerating the area for a mix of uses. They noted that it would be beneficial for the city as a whole, to attract investment in the city and to improve the office offer in Sheffield. There were also some comments about how to recognise the heritage of the area within the scheme.

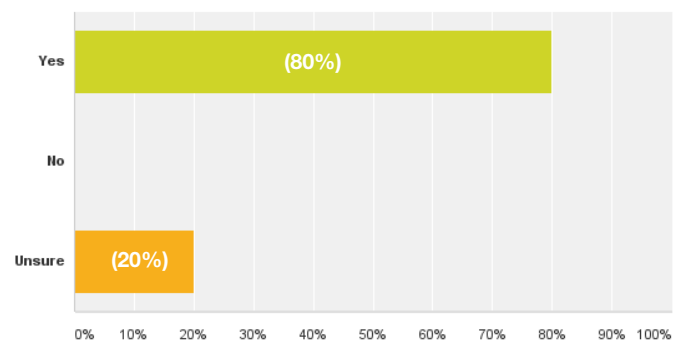
Generally the respondents agreed with the proposed design strategies with 80% answering yes. There were no negative responses but some were unsure. Comments ranged from trying to keep some of the older building fabric, to concerns about pedestrian movement.

The vast majority of respondents (89%) agreed with the proposed heights of the buildings on the scheme. There were some that disagreed (9%) and a few unsure. There were three comments out of thirteen which would have been happy for the scheme to go taller, but mostly the comments came from neighbouring residents who did not want their light or view blocked.

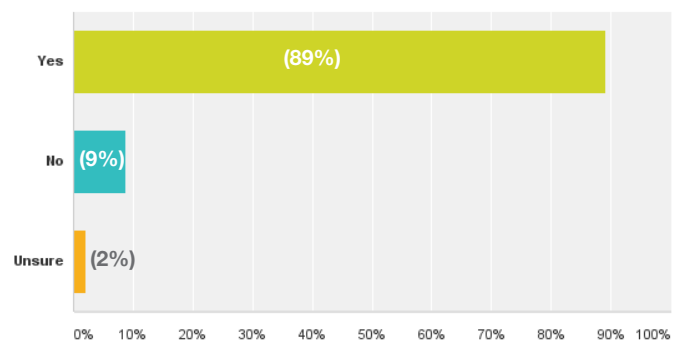
**Q1 Do you support the aim of creating a new office-led mixed-use quarter at West Bar Square?**



**Q2 Do you agree with the proposed design strategies that are guiding the masterplan framework?**



**Q3 Do you agree with the proposed heights of the buildings in the scheme?**





...THIS END OF TOWN REALLY NEEDS MORE FACILITIES, IT WOULD BE GOOD IF IT WAS MORE LIKE WHERE I WORKED IN LEEDS - PLACES TO GO AFTER WORK AND LUNCH...

...AGREE WITH PUBLIC REALM FOCUS OF SCHEME AND THE LOCATION OF OFFICES AND RESIDENTIAL SPACE. MASKING THE LESS ATTRACTIVE BUILDINGS SUCH AS THE LAW COURTS IS A GOOD MOVE...

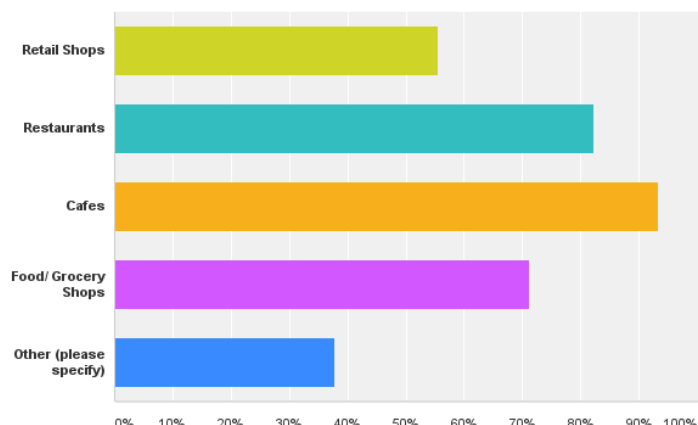
...I WOULD PREFER SOME SYMPATHETIC TREATMENT OF EXISTING INDUSTRIAL HERITAGE SITES....

...NEED TO ENSURE THAT TALL BLOCKS DON'T OVERSHADOW PUBLIC SPACE AND CREATE WIND CORRIDORS.....

...I WOULD BE HAPPY WITH TALLER BUILDINGS AS WELL...

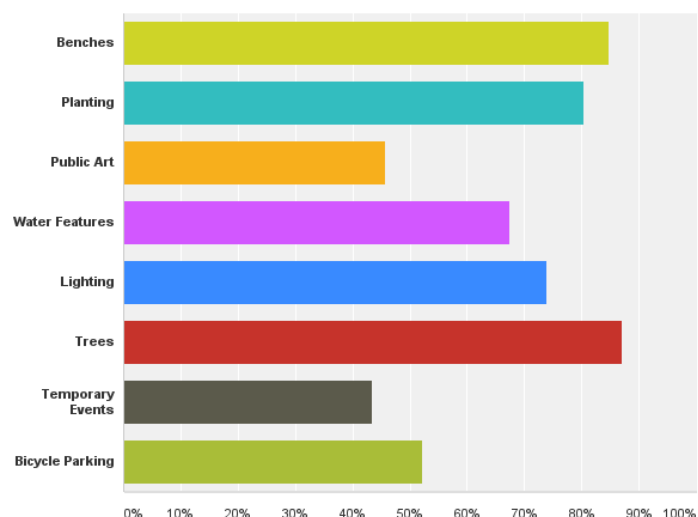
Respondents were very positive about the new amenities proposed as part of the scheme. The most popular choice was cafés with over 90% of people selecting this. Restaurants and food shops were also popular. Other suggestions included wine bars, art spaces, a gym and there were several comments about including independent businesses as well as chains.

**Q4 What types of amenities would you like to see available as part of the development?**



Respondents were largely pleased with the public realm strategy that was being proposed. As the graph shows many people chose all the options, but it is interesting to note that less people chose temporary events to happen in this public space and less were interested in public art. The most popular choices for inclusion in the public realm were benches, trees, planting and lighting. Comments and suggestions included the need for better public transport links to the surrounding city and that the public realm should be of as high quality as other spaces in Sheffield.

**Q5 What would you like to see included as part of the public realm in the development?**



Everyone agreed that parking was already an issue in the area. We asked respondents to rate the types of parking solutions they would prefer to see in the scheme. The most preferred was multi storey, and the least preferred was surface car parks. Mostly people chose basement and undercroft either as their 2nd or 3rd choice. Those who lived in the area were concerned that parking spaces would also be needed for visitors, and reported that they had trouble finding spaces at the moment. Workers in the area also raised concerns about the courts car park being removed which is part of the council's Green Parking scheme and requested that this should be included in the proposed multi-storey car park.

**Q6 What is your preference for a car parking solution for the development?**

	Most Preferred	2nd	3rd	4th	Least Preferred	Total	Weighted Average
Multi-Story	50.00% 21	16.67% 7	7.14% 3	11.90% 5	14.29% 6	42	2.24
Basement	38.89% 14	36.11% 13	11.11% 4	8.33% 3	5.56% 2	36	2.06
Undercroft (ground floor within buildings)	11.11% 4	22.22% 8	47.22% 17	16.67% 6	2.78% 1	36	2.78
On Street spaces	5.71% 2	11.43% 4	22.86% 8	28.57% 10	31.43% 11	35	3.69
Surface car parks	5.88% 2	14.71% 5	5.88% 2	29.41% 10	44.12% 15	34	3.91



...I THINK TO BRING IN A WIDE RANGE OF PEOPLE AS MANY DIFFERENT AMENITIES AS POSSIBLE WOULD BE BEST....

...GOOD QUALITY PUBLIC SPACE, OPEN PLAZAS, PUBLIC ART, SHEFFIELD HAS GOOD GRAFFITI ARTISTS TO HELP REDUCE FORMALITY AND STERILE FEELING...

...LOTS OF BIKE PARKING!...

...PUBLIC TRANSPORT LINKS AND ROUTES TO THEM SHOULD BE GIVEN MORE IMPORTANCE THAN PARKING. SHARED SURFACES WITH ON STREET PARKING WOULD CONTRIBUTE TO AN URBAN FEEL...

...PUBLIC REALM SHOULD BE OF A QUALITY SEEN ACROSS THE CITY AND AN EXTENSION OF THE 'GREY TO GREEN ROUTE'. IT SHOULD HAVE A MIXTURE OF HARD AND SOFT LANDSCAPING....

... AFFORDABLE CAR PARKING IS ALREADY A BIG ISSUE....

## Feedback

The main issues raised at the public consultation are outlined in the following table. Comments made have been documented, along with the measures in the final masterplan (where suitable) to deal with these issues.

Frequency Raised:

- low (1-2 comments)
- medium (3-6 comments)
- high (over 7 comments)

AREA	KEY ISSUES RAISED	FREQUENCY	RESPONSE
Design Principles and Uses	The development is much needed in the area.		The majority of comments were generally positive and many people made comments to this effect.
	The existing buildings should be reused in the scheme.		Many of the buildings are in a state of disrepair and not of high architectural quality. It would not be possible to refurbish existing buildings for the types of uses that the council have set out in their development brief.
	There is already a surplus of office accommodation in the city.		Whilst there are existing offices in the city, it is not of a quality required by large and modern businesses. This site in sheffield is the prime location for the large office floor plans required for many organisaions. It is also far more cost effective to build to the occupiers needs rather than to refurbish existing buildings.
	The proposed heights of buildings are too tall.		The heights of the buildings have been reduced significantly from the previous design and are proposed to match the existing height of the courts building and of the riverside business district office blocks.
	The development needs a gateway building/ should have more height.		There remains a high element to the scheme which will create a gateway for the scheme. The heightys generally have been reduced to maintain viability for the scheme as a whole, but the parameter plansdo allow for some taller elements at certain points in the plan.
Suggestions for future scheme	It would be good to see some of the heritage in the area retained.		The developer is also keen for some heritage to remain and is looking into the possibility of keeping the 'Woolens for Signs' sign and potentiallyllly incorporating into the public realm or public art strategy.
	A gallery or art space would be welcome.		The overall focus for this development is office space, which is set at 51% in planning policy and in the development agreement. This use will be kept in mind as the the development is brought forward over time.
Parking and Highways	Concerns about amount of parking for residential properties and for staff working in and around the development.		All parking for the site is contained within the site boundary either in multi-storey, basement or undercroft areas. The intention has been to provide a level of parking which is attractive to commercial occupiers, whilst limiting vehicular demand across the site. The numbers are within SCC recommended maxima. An existing multi-storey is present on Bridge Street which has capacity for additional demand, on-street parking will be controlled by restrictions already present on surrounding streets.



AREA	KEY ISSUES RAISED	FREQUENCY	RESPONSE
Parking and Highways	Concerns about the availability of affordable parking spaces.		The developer will be working with the council on the amount and types of parking in the development. This will be worked on in more detail as each detailed application comes forward. This application sets out the principles for the car parking rather than the management systems for the car parking.
	The development should have more pedestrian links to the Riverside.		"Connections" is one of the key urban design principles underpinning the proposals. The masterplan has been brought forward in conjunction with the Urban Design team at SCC, the orientation of the public space is based on sun path analysis, flood risk analysis (which is a significant factor in this area) and the ability to draw people in from the City Centre. The site is fully permeable from Bridge Street.
	The roads are already too busy and congested. This development will only make things worse.		Although new development can generate additional traffic our project aims to restrict this by limiting parking spaces appropriately. We also aim generally to create an environment better suited to car and pedestrian users with improved access to public transport. The most important proposals are to re-open the exit from Bridge Street on to the ring road which will reduce traffic movements onto West Bar Square roundabout and feed traffic moving to the M1 in the other direction around the larger ring road roundabout on Corporation Street which has better capacity than West Bar roundabout. There will be significant testing of the road layout and design including computer modelling of future traffic flows which will be included as part of the planning application.
	That opening up Bridge Street to two-way traffic will increase traffic and congestion will worsen.		<p>The intention has always been to retain Bridge Street as a quiet link. Whilst there will be some intensification of use, the reanimation of the site side of the highway will create a more overlooked and visually interesting route for cyclists. Vehicular access has been proposed from this side of the site as we sought to avoid creating further delay on the inner relief route. We also need to ensure a balanced approach to access for all site users.</p> <p>We are testing the impacts of introducing the "left in left out" movement from Bridge Street.</p>

# CONCLUSIONS

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**The consultation provided useful comments and observations by people who live and work in the area. This section summarises the two main consultation events and concentrates on some of the main changes that were made during the development of the scheme.**

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By designing a consultation strategy which targeted both the general public and people who work and live in the area we have been able to receive feedback from many different people. We have received feedback from members of Sheffield's Civic Trust, CycleSheffield, Irwin Mitchell and the Home Office as well as many residents.

People were fully supportive of the proposed design with 98% responding that they support or strongly support the aims of the masterplan. Respondents in general supported the design principles of the masterplan and they are largely happy with the proposed heights. Suggestions and comments which can be taken on board during the next stage include trying to maintain some of the area's heritage, with one respondent having the idea of using the well known "Woollens for Signs" sign, possibly as part of the public realm.

One issue that we spoke to a lot of people about was parking. This is an issue which people who work in the area have to deal with on a day to day basis and so understandably is a concern. We canvassed opinion on the most appropriate car parking solution and generally people chose multi-storey car parks, undercroft and basement above on street spaces and surface car parks. There were concerns that the removal of the current courts car park would mean a lack of green parking scheme spaces in the area (run by the council). This should be looked at in more detail at the next stage of planning.

People were glad to see the public realm proposals and were glad to see development happening to the south of the site as part of the council's "grey-to-green" scheme. They also looked forward to the Love Square proposal becoming a reality over the next year. The comment which came up again and again was that Sheffield needed this kind of office-led development to remain competitive with other cities in the region.



Above: Office consultation - end of day exhibition at the Home Office reception 30th June 2015



Above: Office consultation - lunchtime exhibition at Irwin Mitchell's Offices 30th June 2015

**...IT SOUNDS LIKE A GREAT IDEA FOR THE SPACE THAT IS NOT BEING USED TO ITS FULL POTENTIAL....**

**...CAN WE KEEP THE LARGE "WOOLLENS FOR SIGNS" SIGN SOMEWHERE. IT WAS A WELL KNOWN LANDMARK BEFORE CROWN COURT WAS BUILT AND IT IS STILL THERE.....**

**... CAFÉS ESPECIALLY ARE NEEDED IN THIS AREA BUT AGAIN PARKING WILL BE AN ISSUE....**

# APPENDICES

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# PREVIOUS CONSULTATION RESULTS

Consultation took place over a 6 week period from late January to Early March 2006. This involved advertising the draft Interim Planning Guidance, making presentations to key stakeholders, organizing a traveling exhibition and setting up an interactive web site.

The URBED bus was used for public consultation. This was based in West Bar on Thursday 16th February, on the Wicker on Friday 17th and in Tudor Square on the Saturday. During this time approximately 330 people came onto the bus to look at the plans and model and to talk to the team. Of these 51 people completed feedback forms setting out their views on the scheme. At the same time a website ([www.sheffieldwestbar.com](http://www.sheffieldwestbar.com)) was launched as a consultation tool. By the end of the consultation period this has registered 523 unique users with a total of 874 page views. The responses to this consultation were broadly positive:

- **What do you think of the plans for West Bar?**  
81% of respondents liked the plans with only 4% expressing dislike, the others being unsure.
- **What do you think of the Citadel concept?** A slightly smaller but still significant majority liked the idea of the citadel (72%), with 8% against.
- **What do you think of the mix of uses and planned open spaces?** 75% of people liked the mix of uses with only 6% disliking it.

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## Architecture and Design

Broadly people welcomed the architectural ambition of the scheme. A typical comment was; "Would like to see designs that are eye catching and not more of the same monotonous buildings". This broadly extended to the towers, although there were some people who objected to there being more tall buildings in Sheffield.

"In favour of the towers as they do not swamp existing buildings."

"No high rise towers, there is enough city centre living already and instead one should create bars restaurants and landscaping."

"Use the roof space more imaginatively- roof gardens."

"Good quality building design is essential and please to do not place a 'bunch' of cheap red bricks like Riverside."

"It is important that this gateway to the city is vibrant and striking."

"An exciting development that would enhance Sheffield's overall appearance"

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## Sustainability and Environment

There was considerable critical comment about the fact that the consultation scheme gave no detail of environmental sustainability; "Need green not grey thinking. Very surprised to see no mention of environmental sustainability". This related to issues such as recycling as well as cycling and tree planting. This issue has since been addressed by the masterplanning team.

"The provision of recycling facilities, effective signage, cycle routes and energy efficient processes of development and maintenance."

"There is no mention of the sustainability goals in the masterplan and there should be better consideration of environmental criteria and methods in place to improve them."

"Have you counted how many trees there are in the area at the minute? Virtually none, that needs putting right."

"More thought to energy conservation needed."

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## Access

People were concerned that the surrounding area is unpleasant for pedestrians because it is dark, lacks activity and is steeply sloping up to the Cathedral. There was concern that this could undermine the scheme's aspiration to connect to the surrounding area and to create a destination in the evenings. Consultees believed that there was a need for wider improvements to the surrounding area.

"Reservation about the effectiveness of the area as a social evening destination- the pedestrian route from the cathedral quarter needs to be improved, with better lighting and paving to create a safer environment that will encourage people to move between the two areas."

"I love the concept but my concern is the connectivity between the development area and the rest of the city centre, for those who are less mobile as the terrain by the cathedral is rather steep."

"A need to link the city centre with the canal basin, The provision of recycling facilities, effective signage, cycle routes and energy efficient processes of development and maintenance."

"Welcome the pedestrian area. Excellent."

---

## Infrastructure

The main concern related to the level of parking which was felt to be insufficient. The scheme takes away city centre parking and there was concern that it could lead to parking problems elsewhere.

"Wants to know that the placement of bins will not be neglected as has been in other schemes where large bins are placed in inappropriate places."

"Does not feel that there is sufficient parking or delivery access in the site."

"Create some parking instead."

"Is there enough parking."

"Ensure that there is full cycle access, storage and links with the cities cycle routes."

---

## Regeneration

Overall the scheme was seen as having a transformational effect on this part of Sheffield and was welcomed.

"I think this plan for West Bar is a fantastic opportunity for Sheffield and should be given the go ahead on the grounds that everything has been taken into consideration and it would be of benefit and something to be proud of by the people of Sheffield."

"This would give this area of Sheffield a well needed lift."

"Sheffield was a very old city which needed a lot of work to bring up to date. I am excited to see it when finished."

"Like the idea of spread to Kelham, like to see city blend into West Bar more."

# ADVERTISING POSTER AND FLYER

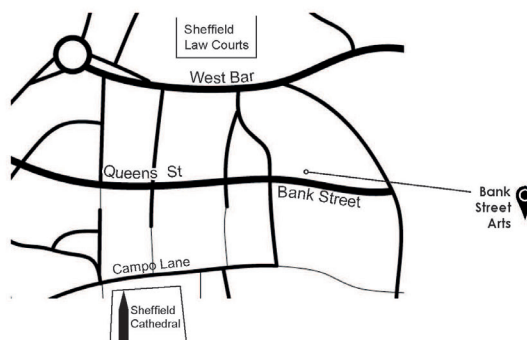


## West Bar Square

### MONDAY 15th JUNE

Bank Street Art Studios  
10am - 7pm

Open Exhibition - Everyone Welcome



 **Bank Street Arts**  
32-40 Bank Street  
Sheffield  
S1 2DS

0114 346 3034  
[www.bankstreetarts.com](http://www.bankstreetarts.com)

For further details please contact  
Emily at **URBED** on 0161 200 5500  
or [emily@urbed.com](mailto:emily@urbed.com) or visit:

[www.westbarsquare.com](http://www.westbarsquare.com)





Artists Impression of West Bar Square

Urbo and Sheffield City Council are working together to deliver the regeneration of the West Bar Square site. The triangular site, shown overleaf, is bounded by West Bar, Bridge Street and Corporation Street.

Together Sheffield City Council and Urbo want to make West Bar Square a vibrant, exciting, attractive, sustainable, new destination in Sheffield City Centre, attracting businesses, workers and visitors day and night.

Work is underway to complete site preparation and to formalise our shared vision for the site in a new outline planning application. This will provide a flexible framework for detailed designs and delivery.

We would like to take the opportunity to show you the proposals once again and take on any feedback you have for future developments.

Please come along to the open consultation event on **Monday 15th June from 10am - 7pm at Bank Street Arts, S1 2DS**. You will be able to view an exhibition about the masterplan, give feedback on the proposals, and members of the design team, developer and the council will be available to answer any questions.

**For further details please contact Emily at URBED on 0161 200 5500 or [emily@urbed.com](mailto:emily@urbed.com) or visit:**

**[www.westbarsquare.com](http://www.westbarsquare.com)**

# WEST BAR SQUARE NEWS BLOG POSTS

Posted 3rd June 2015

## News

### Latest from the project...



2015 Jun 03

## Come and see the West Bar Square proposals!

**Date:** Monday 15 June 2015

**Time:** 10am - 7pm

**Venue:** Bank Street Arts, 32-40 Bank Street, Sheffield, S1 2DS

For a chance to comment on the updated proposals for West Bar Square, people are invited to come along to the public consultation day on Monday 15 June 2015. It's an open exhibition and everyone is invited.

At the consultation, there will be the opportunity to view an exhibition about the masterplan and provide feedback on future development. Members of the design and consultancy team, as well as the council, will also be available to answer questions.

If you're unable to make the public consultation, exhibition material online and feedback can be given via an online questionnaire. The exhibition boards and questionnaire will be available from Monday 15 June at [www.westbarsquare.com/news](http://www.westbarsquare.com/news)

URBED is providing urban design expertise for the scheme and is responsible for the public consultation.

For any enquiries regarding the consultation on the scheme please contact Emily at URBED on 0161 200 5500 or email [emily@urbed.com](mailto:emily@urbed.com).

**Ends**

[READ MORE](#)

## Contact

Peter Swallow or Andy Dainty,  
Directors, Urbo Regeneration Ltd.  
36 The Bridge Business Centre  
Beresford Way  
Chesterfield S41 9FG  
Tel: 01246 260206  
Fax: 01246 260237  
Email: [info@westbarsquare.com](mailto:info@westbarsquare.com)

## Register

Posted 15th June 2015

## News

# Latest from the project...



2015 Jun 15

## Open Exhibition Today

The proposals for the exciting £150 million West Bar Square scheme are being displayed today at Bank Street Arts Studio from 10.00am - 7.00pm.

Visitors will be welcomed to the exhibition by member of the design team from URBED. At the exhibition you will be able to find out more about the masterplan for the scheme, give feedback on the proposals as well as talk to the team from URBED and members of Sheffield City Council.

If you can't make it, then you can view the exhibition boards online here:

- West Bar Consultation Board 1
- West Bar Consultation Board 2

We'd love to hear what you think about the scheme and there are a number of ways you can provide feedback: either in person at the exhibition, completing an online questionnaire or contacting Emily Crompton directly at URBED by phone on 0161 200 5500 or email [emily@urbed.com](mailto:emily@urbed.com).

[READ MORE](#)

## Contact

**Peter Swallow or Andy Dainty,**  
Directors, **Urbo Regeneration Ltd.**

36 The Bridge Business Centre  
Beresford Way  
Chesterfield S41 9FG  
Tel: 01246 260206  
Fax: 01246 260237  
Email: [info@westbarsquare.com](mailto:info@westbarsquare.com)

## Register

SUBMIT

# CONSULTATION DISPLAY BOARDS

## West Bar Square

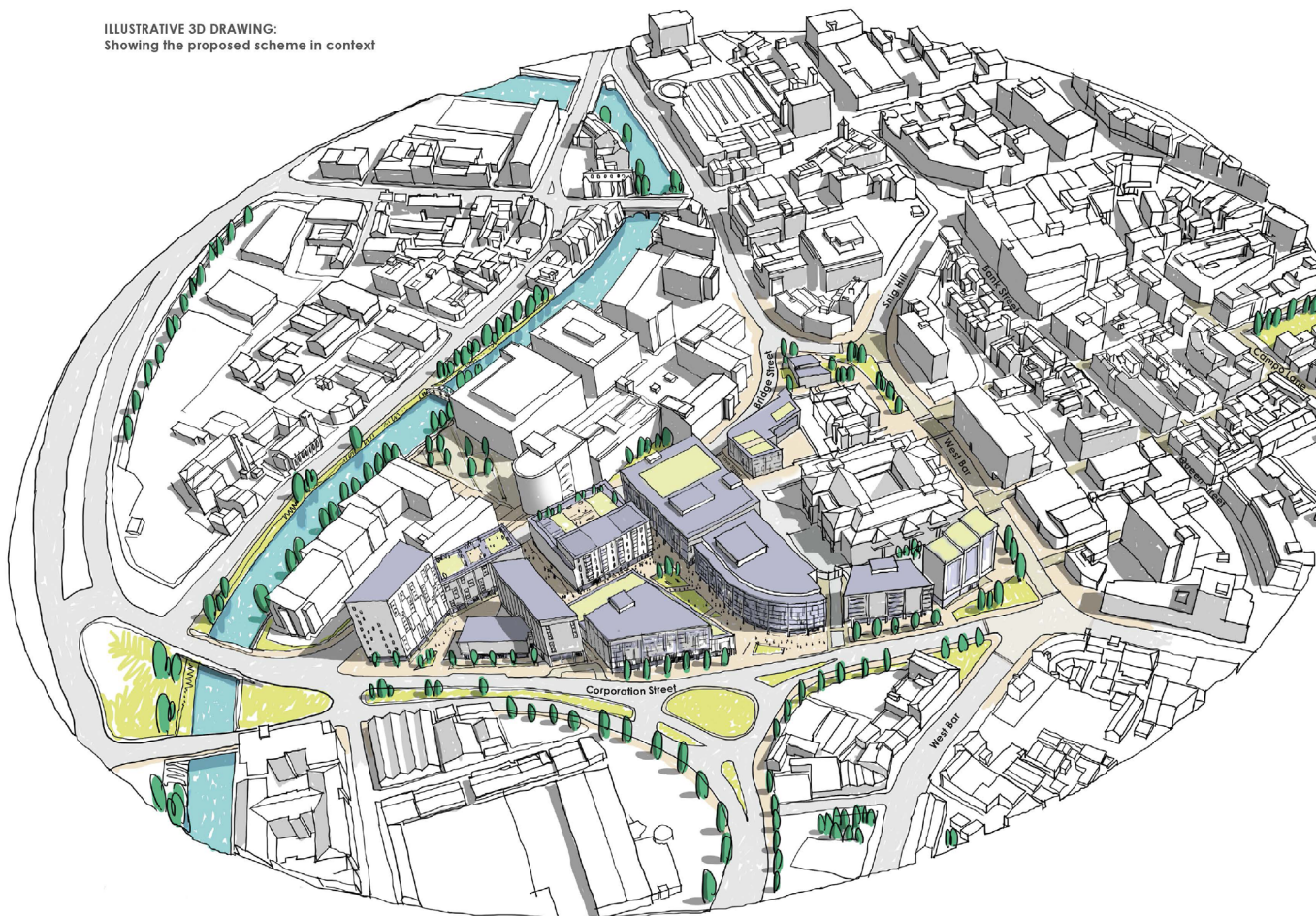
Welcome to an open exhibition about the future development of West Bar Square. Urbo and Sheffield City Council are working together to deliver the regeneration of the area to the north of the Law Courts. The proposals aim to create a vibrant new office-led mixed-use development. The urban design strategies have been led by Sheffield City Council's 6 key principles for development:

Please take a look at the designs in this short exhibition and ask us any questions you may have. There is also a short questionnaire for you to provide feedback about the proposals.

### 6 KEY PRINCIPLES:

1. The development should extend the city centre by effective connectivity with the Cathedral Quarter, Kelham Island and the Riverside.
2. The urban character and density should create a distinct identity, 'a place' with an opportunity for a public square / realm that is a destination along the route.
3. The design should promote a mix of uses.
4. It should be an integrated development.
5. The buildings and spaces should have excellent design quality.
6. The scheme should achieve sustainable development.

ILLUSTRATIVE 3D DRAWING:  
Showing the proposed scheme in context



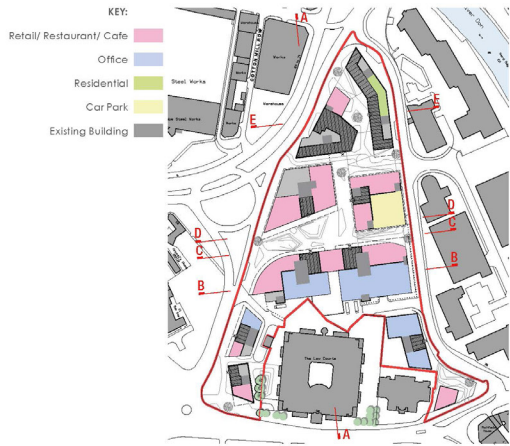
### NEXT STEPS

We are welcoming comments on the proposals over the next 2 weeks. Following this feedback we will work up the final proposals and submit an outline planning application in the coming months.

To keep informed about the application's progress check out the project's website: [www.westbarsquare.com](http://www.westbarsquare.com)

The plans below show an example of how the future development could be delivered in terms of building block form and uses. The application will agree the principle of the proposed uses with detailed design matters to be considered at a later date.

**Illustrative Ground Floor Plan**



Approach into the site from Bridge Street



Approach into the new West Bar Square



Environmental Response

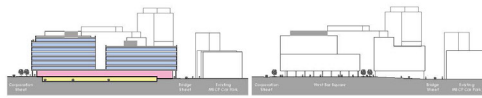


Fronts, Backs and Active Space

**Illustrative Upper Floor Plan**

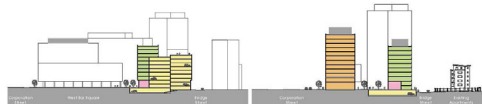


Section AA



Section BB

Section CC



Section DD

Section EE

**PRECEDENTS: Different Styles But A Common Thread**



The Hive, Manchester



McDonald's Hotel, Sheffield



Regents Place, London



Brindley Place, Birmingham



The Hive, Manchester



Fabrica, Manchester



St Paul's Place, Sheffield



Trafford Council Offices, Manchester

# West Bar Square



## THE SITE



- KEY:**
- > Application Boundary
  - 1 Sheffield Station
  - 2 Fargate
  - 3 Sheffield Cathedral / Tram
  - 4 Peace Gardens
  - 5 Pennine Centre
  - 6 Sheffield Law Courts
  - 7 Sheffield Inner Ring Road
  - 8 Home Office of Riverside
  - 9 Irwin Mitchell offices at Riverside
  - 10 Kelham Island

The site is located north of the city centre and is bounded by West Bar, Bridge Street and Corporation Street.

We have carried out research and analysis to understand the urban context of the West Bar site. This included a historic study, ecological research, a social and economic study as well as an environmental assessment.

This analysis is an important step, along with existing building character and mapping key views, in making sure that the masterplan framework ties in with the surrounding situation and responds to Sheffield.

## DESIGN PRINCIPLES

**Working from the Outside In...**  
 These key urban design principles demonstrate how the scheme's design achieves Sheffield City Council's guidance. They underpin the West Bar Square Masterplan framework.



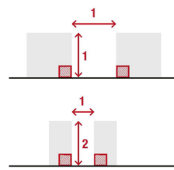
**1.0 New Destination & Placemaking**

The central square creates a new destination and a heart to the development. Building entrances are arranged off this square.



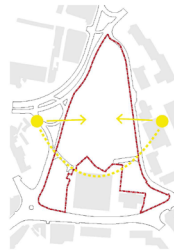
**2.0 Connections**

By the careful arrangement of new streets existing pedestrian connections are enhanced drawing people through and to the development.



**3.0 Contextual**

Building blocks and the spaces between are arranged to create a series of streets and squares which correspond with the scale and proportion of Sheffield. Streets are considered to be a maximum proportion of 2:1 height to width and the main west bar Square a proportion of 1:1.



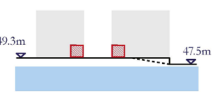
**4.0 Environmentally Responsive**

The orientation of the main West Bar square allows for good sunlight penetration throughout the day and throughout the year.



**5.0 Technical Responsive**

The existing site topography provides some design challenges. We are in discussion with the Environment Agency over flood levels and subject to the outcome, these may provide opportunities for undercroft parking on the site. Buildings along Bridge Street will need to be raised to provide flood defence for the rest of the site.



# DESIGN STRATEGIES

## Masterplan Framework Strategies:



## Masterplan Movement Framework:



## Masterplan Urban Structure:



These strategies outline the proposed framework for the masterplan which will guide future development. They identify the building plots, key gateways, taller buildings, the location of the central square and secondary public spaces. They also set out how the buildings should be orientated - the fronts and backs. The movement into and around the site is also very important. The proposals show the routes through the site for all users as well as key points of access for vehicles and services.

# OPEN SPACE

The public realm strategy for the project aims to create a distinctive and high quality landscape character by using the existing topography and level changes to ensure attractive and landscaped views from key points across the site.

The development will provide a series of public realm and landscaped spaces that can be used throughout the day and evening, contributing to a safe and secure environment.



Masterplan Landscaping Proposal



Illustrative Sketch: Central Square



Water as Theatre + Play Wilhelmina Square, Netherlands



Cafe / Pavilion Brindley Place, Birmingham



Planted Corridors More London



Office Space Square City Dune, Copenhagen



Planted Building Edges



Water in the Details, More London



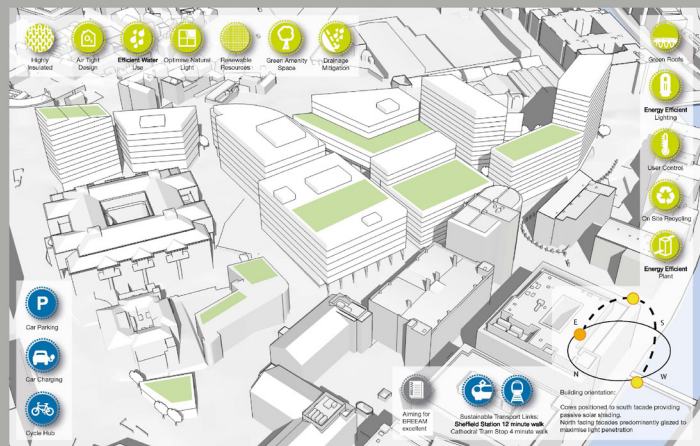
Office Square St Paul's, Liverpool

# SUSTAINABILITY

Our approach to West Bar Square is to consider these issues from day one, from design through to delivery. We aspire to achieve BREEAM excellent ratings for the entire development.

Through the optimisation of core positions, structural grid and building engineering systems, each building can sustain a range of working environments.

Conceived principally as air-conditioned products, most blocks can be adapted to support mixed-mode or naturally ventilated environments allowing tenants to control their energy costs throughout the life of their building.



# FEEDBACK QUESTIONNAIRE

## Tell us what you think!

**West Bar Square**

Thank you for taking a look at the proposals for a new office-led, mixed use development at West Bar Square. Let us know your views by answering the questions below. If you have any queries please ask one of the team who will be happy to help.

**Your Feedback - please tick**

Q1 Do you support the aim of creating a new office-led mixed-use quarter at West Bar Square?

- Strongly support   
  Support   
  Do not support   
  Strongly do not support   
  Undecided

Comments:

Q2 Do you agree with the proposed design strategies that are guiding the masterplan framework?

- Yes   
  No   
  Unsure

Comments:

Q3 Do you agree with the proposed heights of the buildings in the scheme?

- Yes   
  No   
  Unsure

Comments:

Q4 What types of amenities would you like to see available as part of the development?

- Retail Shops   
  Restaurants   
  Cafes   
  Food Shops   
  Others

Suggestions:

Q5 What would you like to see included as part of the public realm in the development?

- Benches   
  Planting   
  Public Art   
  Water Features  
 Trees   
  Temporary Events   
  Bicycle Parking   
  Lighting

Suggestions/ Comments:

Q6 What is your preference for a car parking solution for the development?

	Most Preferred	2nd	3rd	4th	Least Preferred
Multi-Story	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Basement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Undercroft (ground floor)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
On Street spaces	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Surface car parks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Comments

Please turn over!



Q7 This is a small selection of questions, and you may have more questions or comments. Please feel free to tell us more here:

**Personal Details - please tell us a bit about yourself!**

Q8 Gender

- Female  
 Male  
 Prefer not to say

Q9 What is your age?

- |                                |                               |
|--------------------------------|-------------------------------|
| <input type="radio"/> Under 18 | <input type="radio"/> 46-55   |
| <input type="radio"/> 18-25    | <input type="radio"/> 56-65   |
| <input type="radio"/> 26-35    | <input type="radio"/> 65-75   |
| <input type="radio"/> 36-45    | <input type="radio"/> Over 75 |

Q10 Do you live in the area?

- Yes, Postcode \_\_\_\_\_  
 No, Postcode \_\_\_\_\_

Q11 Do you work in the area? Please provide the name and postcode of your employment:

- Yes,  
\_\_\_\_\_  
\_\_\_\_\_  
 No

Q12 Why were you in the area today?

- Live in the area  
 Work in the area  
 Visiting the area  
 Have friends/ family in Sheffield  
 To visit the exhibition  
 Other \_\_\_\_\_

**If you would like to be kept informed about the progress of our proposals, please leave your details below (if you haven't done so already):**

Name:  
\_\_\_\_\_  
Email:  
\_\_\_\_\_  
Telephone:  
\_\_\_\_\_

**What to do next?**

**Please place your completed survey in the box provided.**

You can also post it back to us free of charge to:

**FREEPOST URBED**

Visit the project website:

[www.westbarsquare.com/news](http://www.westbarsquare.com/news)

Contact us:

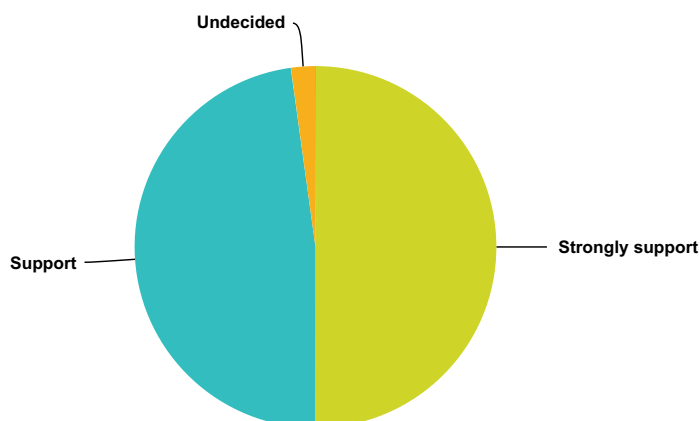
[emily@urbed.com](mailto:emily@urbed.com) - 0161 200 5500

Feel free to take questionnaires for colleagues and friends/ family living in the area!

# FULL FEEDBACK RESULTS & COMMENTS

## Q1 Do you support the aim of creating a new office-led mixed-use quarter at West Bar Square?

Answered: 46 Skipped: 0

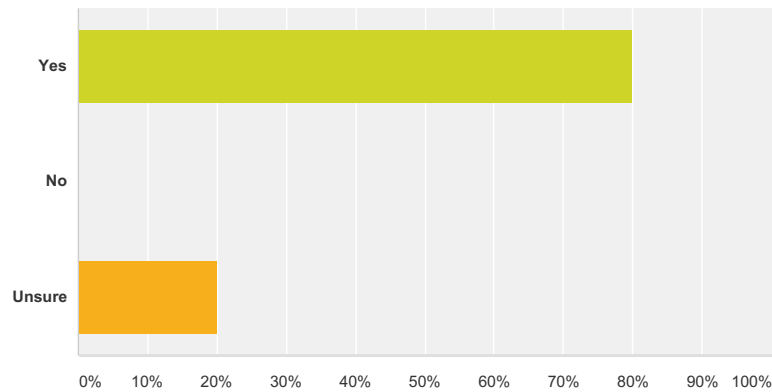


Answer Choices	Responses	Count
Strongly support	50.00%	23
Support	47.83%	22
Undecided	2.17%	1
Do not support	0.00%	0
Strongly do not support	0.00%	0
<b>Total</b>		<b>46</b>

#	Comments	Date
1	Much needed regeneration.	7/9/2015 10:33 AM
2	Only if existing old buildings are used (frontages maybe to preserve historical significance of area.	7/3/2015 12:48 PM
3	A little concerned for parking as need to maintain some accessible spaces for existing staff.	7/3/2015 12:36 PM
4	Providing sufficient parking created at good value.	7/3/2015 12:33 PM
5	It needs a tidy up and would feel safer.	7/3/2015 12:23 PM
6	More restaurants needed and independent boutiques	7/3/2015 11:47 AM
7	Great to get some life down in this quarter	7/3/2015 11:41 AM
8	Yes. I think there needs to be more pedestrian routes through the scheme. Wouldn't support more student accommodation.	7/3/2015 9:55 AM
9	Good location for office space - knitting together city and Kelham, but on ring road.	7/3/2015 9:49 AM
10	It is an important area and will completely change the commercial aspect of the city for the good.	7/3/2015 9:47 AM
11	The area needs something to be done within the current confines so this initiative is welcomed.	7/3/2015 9:25 AM
12	Yes, but there should be mixed community/ arts/ cultural use programme included.	7/3/2015 9:20 AM
13	Yes the area needs re-development but there is already a surplus of office space in Sheffield.	7/3/2015 9:12 AM
14	High value office jobs and top quality buildings are essential for the development of the city.	7/3/2015 8:54 AM
15	I like the use of ground floor as more of a public space with restaurants etc and a great use of space for offices.	7/2/2015 5:37 PM
16	This will create a vibrant mixed use area when complete that could link Kelham Island more clearly into the city centre. Needs to be high quality design and finish.	7/2/2015 5:31 PM
17	As long as 'office blocks' are set well back from the roads.	7/2/2015 5:12 PM

## Q2 Do you agree with the proposed design strategies that are guiding the masterplan framework?

Answered: 45 Skipped: 1

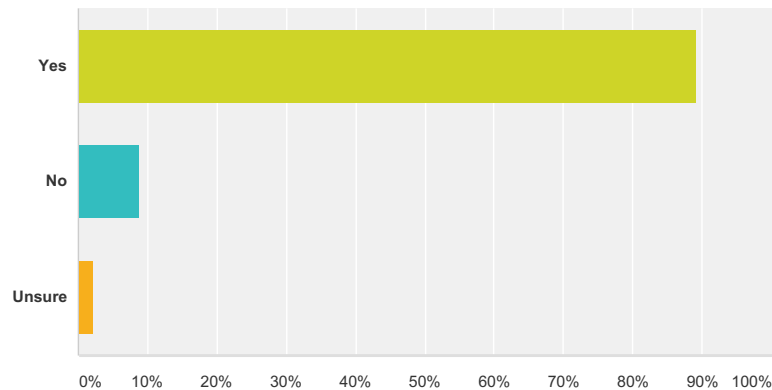


Answer Choices	Responses
Yes	80.00% 36
No	0.00% 0
Unsure	20.00% 9
<b>Total</b>	<b>45</b>

#	Comments	Date
1	This needs to be in keeping with the area around the regenerated peace gardens.	7/9/2015 10:33 AM
2	I would prefer some sympathetic treatment of existing industrial heritage sites.	7/3/2015 12:51 PM
3	Worry about the over use of modern architecture	7/3/2015 12:48 PM
4	generally ok	7/3/2015 12:36 PM
5	options not to trek up Snig Hill would be good for lunch or shopping.	7/3/2015 12:23 PM
6	The square should be genuinely public - not public/ private space with restrictions on the types of activity that can take place.	7/3/2015 9:55 AM
7	Broadly, but more focus on pedestrian routes that don't follow the ring road.	7/3/2015 9:49 AM
8	Wide open spaces are better but still unsure about heights of buildings. Also issues with foot traffic from rest of city.	7/3/2015 9:12 AM
9	Overall yes, but this is only outline planning.	7/3/2015 8:54 AM
10	Agree with public realm focus of scheme and the location off offices and residential space. Masking the less attractive buildings such as the law courts is a good move.	7/2/2015 5:31 PM

### Q3 Do you agree with the proposed heights of the buildings in the scheme?

Answered: 46 Skipped: 0

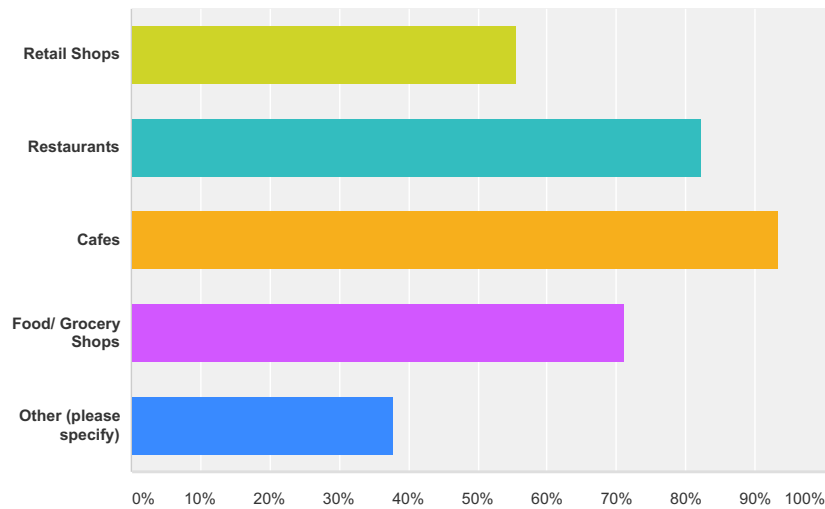


Answer Choices	Responses	
Yes	89.13%	41
No	8.70%	4
Unsure	2.17%	1
<b>Total</b>		<b>46</b>

#	Comments	Date
1	Sheffield is crying out for more housing, flats and apartments are a brilliant idea for starter homes.	7/9/2015 10:33 AM
2	Yes but only because Sheffield already has ruined the city due to heights of buildings.	7/3/2015 12:48 PM
3	There is no real icon/ gateway building	7/3/2015 12:36 PM
4	No real impact on me as a worker in the area.	7/3/2015 12:23 PM
5	We live in Redgrave (Riverside Exchange). Our view and sunlight would be blocked by the tall resi building at top of site, on bridge street/ corporation st.	7/3/2015 12:07 PM
6	They are not too overpowering	7/3/2015 11:48 AM
7	Yes - better than the original 27 storey tower. Buildings seem quite 'blocky' - would be good to see some more slender blocks.	7/3/2015 9:55 AM
8	Need to ensure that tall blocks don't overshadow public space and create wind corridors.	7/3/2015 9:49 AM
9	Selfishly no - living in an adjacent apartment it will obstruct the view - it would be a shame if Bridge Street became a canyon.	7/3/2015 9:47 AM
10	Project needs the corner towers to create the right feel for outside investors, or scheme will blend in.	7/3/2015 9:32 AM
11	Now that they have been lowered they look more appropriate to Sheffield.	7/3/2015 9:12 AM
12	I would be happy with taller buildings as well.	7/3/2015 8:54 AM
13	I agree with the proposed heights but would welcome higher buildings. Appreciate this may not be viable currently but should be available in future.	7/2/2015 5:31 PM
14	They should be 8-9 maximum.	7/2/2015 5:12 PM

## Q4 What types of amenities would you like to see available as part of the development?

Answered: 45 Skipped: 1

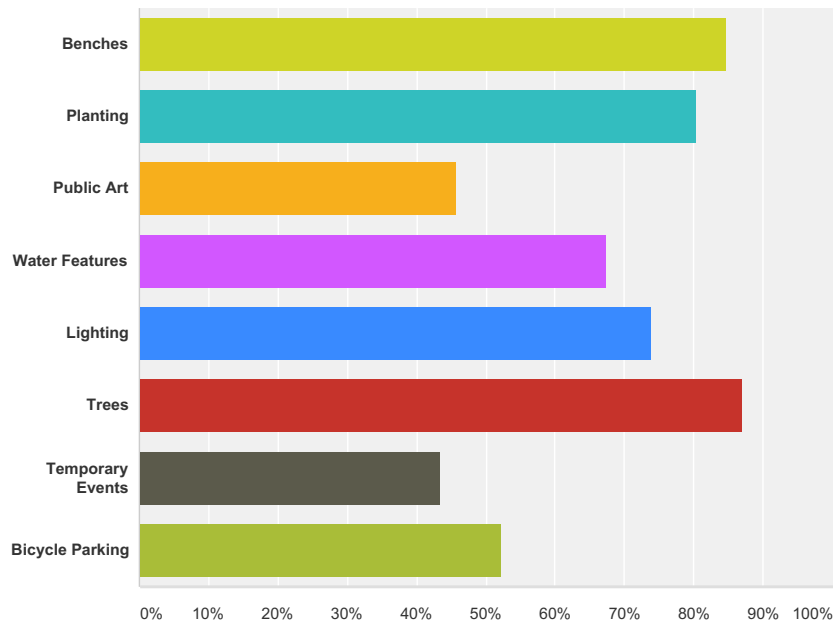


Answer Choices	Responses
Retail Shops	55.56% 25
Restaurants	82.22% 37
Cafes	93.33% 42
Food/ Grocery Shops	71.11% 32
Other (please specify)	37.78% 17
<b>Total Respondents: 45</b>	

#	Other (please specify)	Date
1	Too often transport is not considered enough in these programmes. The area currently has around 6 temporary car parks which are nearly all full. If you want to draw people in you need to make it easily accessible for people and for us working in this area there is a real need for parking. This is the main reason the move of the market to the bottom of The Moor has failed, it is too hard to get there.	7/9/2015 10:33 AM
2	Pub	7/3/2015 12:51 PM
3	I want the existing charity on Love Street accommodated.	7/3/2015 12:48 PM
4	Parking!	7/3/2015 12:26 PM
5	Gym, event space/ meeting space	7/3/2015 11:47 AM
6	Wine Bars, Coffee shops	7/3/2015 11:41 AM
7	Bars	7/3/2015 11:35 AM
8	Bars	7/3/2015 11:33 AM
9	Some more affordable space fr small local independents would be good to add variety. I appreciate this would be limited.	7/3/2015 11:21 AM
10	Healthcare?	7/3/2015 9:49 AM
11	Car Parking is already a problem.	7/3/2015 9:47 AM
12	Arts use, Cafes, Restaurants, Third Sector	7/3/2015 9:20 AM
13	Will struggle to attract retail from city centre so probably better.	7/3/2015 9:12 AM
14	I think to bring in a wide range of people as many different amenities would be best.	7/2/2015 5:37 PM
15	A mix of uses would be welcomed however retail may detract from the work being done on the retail quarter. Sticking to food and leisure would be more suitable. A Gallery or Art Space would be welcome.	7/2/2015 5:31 PM
16	I'm not bothered as I wouldn't go into the area; only through West Bar, Gibraltar Street, on the way to/ from town.	7/2/2015 5:12 PM
17	Bars , pubs	7/2/2015 3:26 PM

## Q5 What would you like to see included as part of the public realm in the development?

Answered: 46 Skipped: 0

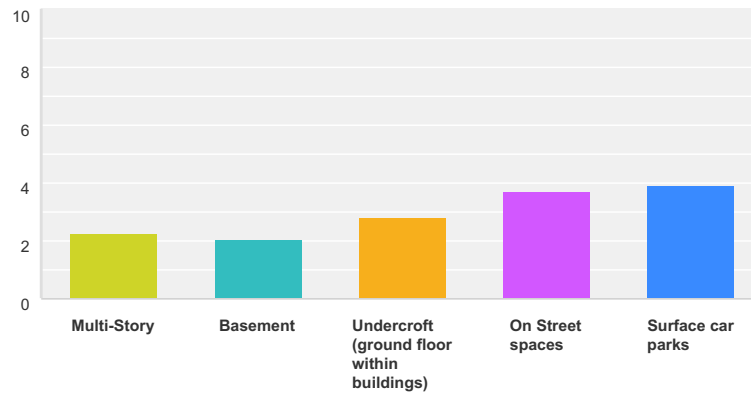


Answer Choices	Responses
Benches	84.78% 39
Planting	80.43% 37
Public Art	45.65% 21
Water Features	67.39% 31
Lighting	73.91% 34
Trees	86.96% 40
Temporary Events	43.48% 20
Bicycle Parking	52.17% 24
<b>Total Respondents: 46</b>	

#	Other (please specify)	Date
1	Benches and planting are nice but need to be maintained well. Public Art will always divide people if done well it is lovely.	7/9/2015 10:33 AM
2	displays of heritage in the area	7/3/2015 12:51 PM
3	Bike parking should be secure/ have CCTV.	7/3/2015 12:48 PM
4	Road layout needs to support new development	7/3/2015 12:39 PM
5	A free bus to connect all area of this city would be good. Kept central with convenient stops (not via pond street)	7/3/2015 12:20 PM
6	Open and secure. Will need supervision by community officers until established.	7/3/2015 9:32 AM
7	Build the public art into everything, not separated out.	7/3/2015 9:20 AM
8	Good Quality public space, open plaza's, public art, Sheffield has good graffiti artists to help reduce formality and sterile feeling.	7/3/2015 9:12 AM
9	Yes to everything but must be high quality.	7/3/2015 8:54 AM
10	All seem like a great use of the space, for people to use as a nice place to sit/ relax.	7/2/2015 5:37 PM
11	Public realm should be of a quality seen across the city and an extension of the 'grey to green route'. Incorporating rainwater storage or managed flooding in a rain garden might offer a unique and site specific response. It should have a mixture of hard and soft landscaping.	7/2/2015 5:31 PM

## Q6 What is your preference for a car parking solution for the development?

Answered: 44 Skipped: 2



	Most Preferred	2nd	3rd	4th	Least Preferred	Total	Weighted Average
Multi-Story	50.00% 21	16.67% 7	7.14% 3	11.90% 5	14.29% 6	42	2.24
Basement	38.89% 14	36.11% 13	11.11% 4	8.33% 3	5.56% 2	36	2.06
Undercroft (ground floor within buildings)	11.11% 4	22.22% 8	47.22% 17	16.67% 6	2.78% 1	36	2.78
On Street spaces	5.71% 2	11.43% 4	22.86% 8	28.57% 10	31.43% 11	35	3.69
Surface car parks	5.88% 2	14.71% 5	5.88% 2	29.41% 10	44.12% 15	34	3.91

#	Comments	Date
1	WE REALLY NEED AFFORDABLE CAR PARKING	7/9/2015 10:33 AM
2	No cars	7/3/2015 12:52 PM
3	Need "free" parking for those who have paid for green scheme.	7/3/2015 12:48 PM
4	Needs to have a 24hour green car parking spaces. As plan shows the 24hour car park on corporation street will not be there.	7/3/2015 12:43 PM
5	Needs to be affordable.	7/3/2015 12:39 PM
6	As long as parking for general public is catered for.	7/3/2015 12:26 PM
7	Largest and most affordable.	7/3/2015 12:23 PM
8	Underground - hidden and convenient.	7/3/2015 11:47 AM
9	Basement may be an issue with the river. Better is public don't need to interact directly with parking.	7/3/2015 11:21 AM
10	Lots of bike parking!	7/3/2015 9:55 AM
11	Parking is a big concern for exsiting residents	7/3/2015 9:47 AM
12	Affordable car parking is already a big issue.	7/3/2015 9:32 AM
13	Build arts uses on to ground floor or car .	7/3/2015 9:20 AM
14	Underground car park works best in compact urban spaces.	7/3/2015 9:12 AM
15	Easy road access for those from out of town. Useful.	7/3/2015 8:54 AM
16	Did not choose any - "least preferred" all options.	7/2/2015 5:54 PM
17	Since I don't drive, this is from a pedestrian viewpoint.	7/2/2015 5:37 PM
18	In such a city centre site people should not expect excessive car parking. Public transport links and routes to them should be given more importance than parking. shared surfaces with on street parking would contribute to an urban feel.	7/2/2015 5:31 PM

**Q7 This is a small selection of questions, and you may have more comments. Please feel free to tell us more here:**

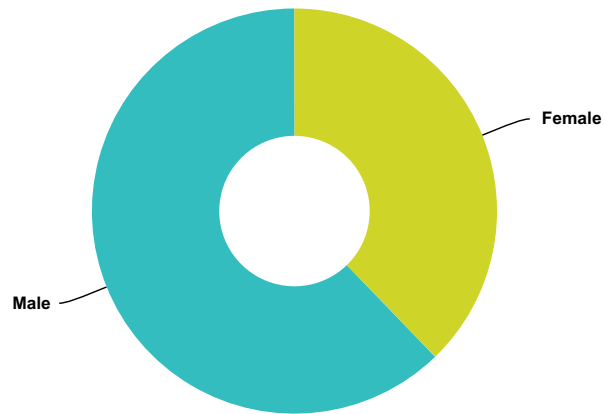
Answered: 15 Skipped: 32

#	Responses	Date
1	I'm very supportive of the West Bar Green project as the areas really needs some quality development and a style of its own. Working there, colleagues and I feel a bit stranded as all the decent shops and food outlets are a fair old walk away; the area around the old market is, lets face it, dreadful and nobody wants to walk round there to unwind at lunchtime. I'm really looking forward to watching the development come to life. The reason I'm emailing though is about the local roads system. I truly hope there will be some improvements to the ring road and feeder roads as part of this development. Please, if you haven't already done so, take a look at the awful congestion between 4.30 and 5.30 on West Bar, West Bar Green and the stretch of the B6539 down to its junction with the A61. Particularly during school term times. Some days its bordering on unbearable. West Bar Green is pretty much a solid queue of traffic right up to Broad Lane and ultimately the roundabout at Brook Hill; West Bar Green traffic competes with West Bar traffic to pass onto the bottom section of the B6539 but the exit from West Bar roundabout at that point is only one lane wide for about 40 yards and serves as an horrific bottleneck. I park every day in the QPark on Millsands and its no exaggeration when I say there have been days where its taken me 30 minutes to get from Millsands to the A61 via Bridge Street and West Bar. Its truly, frustratingly awful. That area around West Bar Roundabout simply cannot cope with current levels of traffic heading out of town during peak periods and right now, people use any means they can to gain direct access to the bottom section of the B6539 via Love St, Spring St and Water St including making illegal manoeuvres out of the car park at the side of the courts. So, what I'm trying to say is that I hope you will work with the Council to review the roads system around West Bar Square to improve the flow of traffic, perhaps by redesigning West Bar roundabout, better managing the traffic flow from all feeder roads and especially, widening the section of the B6539 directly where it leaves the roundabout to ultimately link up with the A61. If you don't, the area will be a an even bigger, disastrous gridlock for motorists who work, and who may ultimately live in the area.	7/17/2015 12:06 PM
2	With existing offices and more planned, local coffee shops, snack bar, pub would be welcome competition where the workers can find a good choice.	7/5/2015 8:44 PM
3	Looking forward to pocket park on Love Square	7/3/2015 12:36 PM
4	Cafes especially are needed in this area but again parking will be an issue.	7/3/2015 12:26 PM
5	A tram or train stop would be useful and give me another option other than driving from Chesterfield.	7/3/2015 12:23 PM
6	Small nerdy point: It would be nice to keep some history of the area in road names etc. Can we keep the large "Woolens for Signs" sign somewhere. It was a well known landmark before crown court was built and it is still there. Good quality and interesting architecture please!	7/3/2015 11:21 AM
7	It would be good to provide a route from Corporation Street across to Bridge Street to the Riverside walk.	7/3/2015 9:55 AM
8	I would like to see some history of the area retained. Keen to see security in the area and improved public transport.	7/3/2015 9:47 AM
9	Access route along West Bar to be maintained to allow 999 response vehicles. Car parking for police vehicles to attend court.	7/3/2015 9:35 AM
10	As someone who works in the area, our staff and business need: - Quality hotel (visitors from London and International) - Conference facilities - Quality chain + independent food shops + cafes + restaurants. - Outdoor space (public realm) - Quality accomodation for professionals +young families (needs storage) - Rail link (HS2+HS3: Lobby for Victoria location)	7/3/2015 9:32 AM
11	Look at integrating arts uses into ground floors of buildings, but set aside budgets to maintain for 5-10 years.	7/3/2015 9:20 AM
12	Sheffield is running a surplus in terms of available office space. Why build more? There is a risk it could end up like the liberty quays/ New dock development in Leeds.	7/3/2015 9:12 AM
13	I would like the buildings to maintain a theme of using sandstone on the outside as with St Paul's Square. Also, quick as you can please, before the next recession.	7/3/2015 8:54 AM
14	It sounds like a great idea for the space that is not being used to its full potential.	7/2/2015 5:37 PM
15	'Bridge street' is shown as a service route which might sever connections from this project to the river. This street should be designed in such a way to encourage people to move towards the river. Shared surface links to the existing square outside the passport office is important. Needs to read as a set of linked spaces rather than completely separate.	7/2/2015 5:31 PM



## Q8 Gender

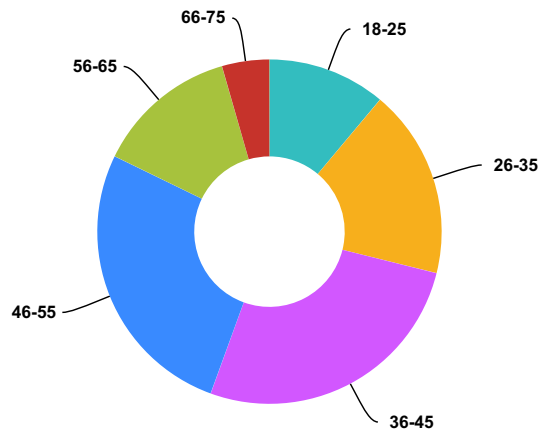
Answered: 45 Skipped: 1



Answer Choices	Responses	Count
Female	37.78%	17
Male	62.22%	28
Prefer Not to Say	0.00%	0
<b>Total</b>		<b>45</b>

## Q9 Age

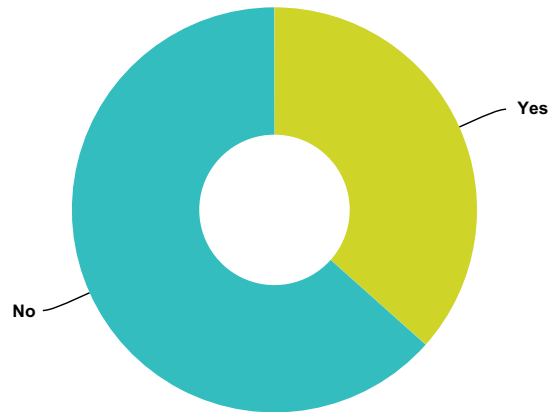
Answered: 45 Skipped: 1



Answer Choices	Responses	Count
Under 18	0.00%	0
18-25	11.11%	5
26-35	17.78%	8
36-45	26.67%	12
46-55	26.67%	12
56-65	13.33%	6
66-75	4.44%	2
Over 75	0.00%	0
<b>Total</b>		<b>45</b>

### Q10 Do you live in the area?

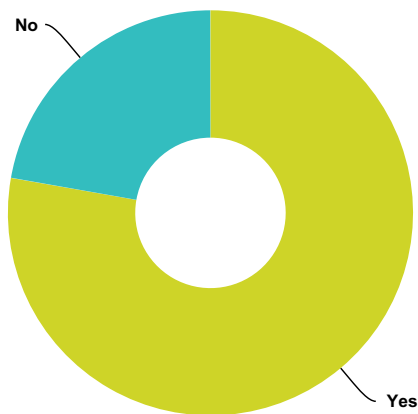
Answered: 41 Skipped: 5



Answer Choices	Responses	
Yes	36.59%	15
No	63.41%	26
<b>Total</b>		<b>41</b>

### Q11 Do you work in the area?

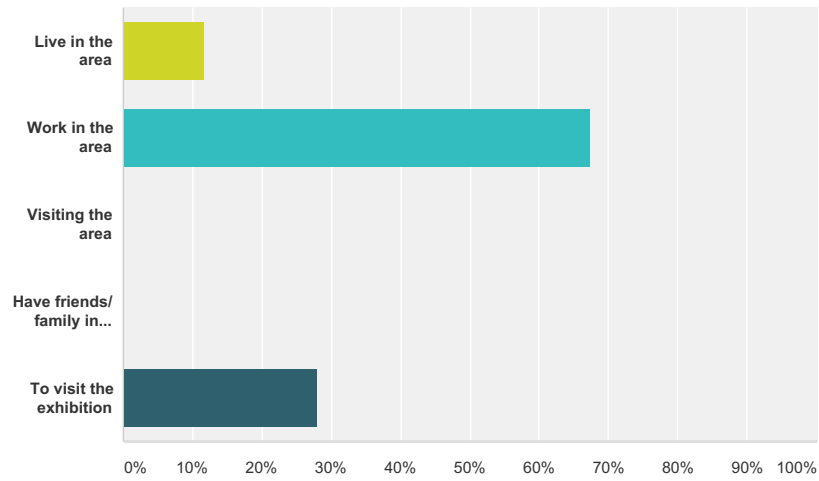
Answered: 45 Skipped: 1



Answer Choices	Responses	
Yes	77.78%	35
No	22.22%	10
<b>Total</b>		<b>45</b>

## Q12 Why were you in the area today?

Answered: 43 Skipped: 3



Answer Choices	Responses
Live in the area	11.63% 5
Work in the area	67.44% 29
Visiting the area	0.00% 0
Have friends/ family in Sheffield	0.00% 0
To visit the exhibition	27.91% 12
<b>Total Respondents: 43</b>	

# CYCLESHEFFIELD RESPONSE

**Cycle Sheffield**  
Love Both

## CycleSheffield Response to West Bar Square Consultation, June 2015

This is CycleSheffield's response to the June 2015 West Bar Square consultation. We are an organisation that campaigns for a cycle friendly Sheffield and have over 500 members. Please feel free to contact me on 07825604014 or [matt@cyclesheffield.org.uk](mailto:matt@cyclesheffield.org.uk) if you'd like to talk about this more with us.

### Bridge Street

Bridge Street is a key part of the Sheffield Cycle Network. This road that runs from Kelham Island to Snig Hill is a primary cycle route in both directions and is very attractive to use by bicycle, even for children. This is because it is lightly trafficked and very direct. This key part of the cycle network must be protected, either by preventing traffic volumes from increasing, or by installing protected infrastructure.

We're concerned that traffic on Bridge Street will increase for a number of reasons

- Removing the one way plug at the junction of Bridge Street and Corporation Street which will allow two way through traffic along Bridge Street
- The removal of this one way plug facilitating rat running from Snig Hill to Corporation Street via Bridge Street especially when West Bar/Gibraltar Street is gridlocked at peak times.
- That the main motor vehicle access to the site is from Bridge Street, rather than directly from the Inner Ring Road. Motor vehicle access should be directly from the Inner Ring Road rather than from Bridge Street.

### Junction Bridge Street and Corporation Street

We're concerned that the plans to remove the one way plug at the junction of Bridge Street and Corporation Street mean that the existing two stage pedestrian/cycle crossing will become a three stage crossing with an extra intermediate crossing island.

This crossing is very important for the people who live in or visit Kelham Island and for anyone cycling to the north of the city along Penistone Road. Making it a three stage crossing will

- Reduce the convenience for anyone walking or cycling
- Make people more likely to cross when the crossing is red, decreasing safety
- People already cross the road before they have a green signal because of the huge delay, this will make it worse.

This crossing needs to be made more convenient, not less, we do not support making it a three stage crossing, it is a backwards step and something to which we would object very strongly.

### Public space

We think that the focus of the public areas of the side should be Bridge Street rather than the plans which seem to have them open to the Inner Ring Road. Having them facing Bridge Street (a quiet street with little traffic) will mean that the environment is more pleasant, quieter, and less dangerous, with people not having to worry about their own safety, or that of their children.

It could become a focal point for businesses on that side of the site, with cafés able to put tables and chairs outside the front of their premises, right on the street with people walking and cycling past.

*CycleSheffield*  
[www.cyclesheffield.org.uk](http://www.cyclesheffield.org.uk)

With the current plans, the public areas seem to be open to the Inner Ring Road, this would spoil their amenity value because of the noise and volume of the traffic they would be exposed to. It would be much better to shield the pub areas from this road using the buildings.

#### A protected cycle track on the Inner Ring Road

We would like to see the space in between the site and the Inner Ring Road used to create a good protected cycle track. The current cycle lanes are substandard and don't provide enough protection from the traffic for people to be kept safe, or feel safe, when using them. The cycle facilities here should be good enough for children to use on their own bicycles, that isn't the case now.

#### Cycling to and through West Bar Square

We're very happy to hear that the plan is to have the site fully permeable to bicycles for both visitors and residents of the site. Door to door journeys should be possible by bicycles, secure long term bicycle parking should be available for residents, and it should be convenient to access, not locked away somewhere in a basement car park. 'On street' short term cycle parking should be close to people's destinations, it should be overlooked for safety, and it should be very convenient to use.

#### Car parking and taxi parking

Car parking and taxi parking needs to be kept off road and designed so that there is no conflict between people walking/cycling/driving and car parking. There needs to be enough car parking so that people do not park on street, on the pavement, or on the cycle lanes/tracks.

Please do not hesitate to get in touch if you'd like to discuss this further.

Kind regards,

Matt Turner, Chair CycleSheffield

[matt@cyclesheffield.org.uk](mailto:matt@cyclesheffield.org.uk)

07825 604014

