

HOLLIS CROFT PHASE 3 – 52-56 GARDEN STREET
Sheffield

Design and Access Statement – Amended Proposals
(Studio Scheme)

prepared by

AXIS Architecture

February 2021

Contents

Contents	1
1. Introduction.....	2
1.1 Type of application and address	2
1.2 Information submitted as part of the planning application	2
2. Assessment and Evaluation.....	4
2.1 Assessment	4
2.2 Involvement	
2.3 Evaluation	6
3. Design.....	7
3.1 Use	7
3.2 Amount	8
3.3 Layout.....	9
3.4 Scale.....	9
3.5 Landscaping.....	9
3.6 Appearance.....	9
4. Access	11
4.1 Policy Approach	11
4.2 Consultation	11
4.3 Achieving Access	11
5. Sustainability Statement.....	13
5.1 Economy	13
5.2 Neighbourhood and community.....	13
5.3 Environment and resources.....	14
5.4 Movement and inclusion	14
5.5 Design and construction	14
6. Summary.....	15

1. Introduction

1.1 Type of application and address

This Design and Access Statement has been prepared on behalf of Southern Grove (Hollis Croft) Limited, to accompany its Planning and Listed Building Consent applications for amended proposals to include the retention, restoration and conversion of the two surviving listed ranges, the demolition of remaining modern additions and replacement with contemporary infill extensions to create 19 no studio units as a suis-generis 'aparthotel' along with ground floor commercial space and ancillary accommodation, in accordance with the requirements set out in Section 3 of Circular 01/2006 issued by the Department for Communities & Local Government.

The proposals include amendments to the previously consented scheme under Planning reference 17/04202/FUL and 17/04203/LBC, both of which have been implemented.

The proposed scheme forms Phase 3 of the redevelopment of this area including the previously consented student accommodation scheme under planning reference 16/03464/FUL by the same developer.

The application site is: *52 – 56 Garden Street*
 Sheffield
 South Yorkshire
 S1 4BJ

The Site area is approximately 0.04Ha.

1.2 Information submitted as part of the planning application

Application Forms via Planning Portal

Drawings – refer to drawing issue sheet

- Location Plan
- Amended GA plans, elevations and sections

Reports

- Design and Access Statement (including Sustainability Statement)
- Heritage Assessment and Archaeological Assessment

1.2 Affordable Housing / CIL

It has been agreed with the Council that there is no affordable housing requirement for this site.

The requirements for Community Infrastructure Levy (CIL) will apply and a CIL - Additional Information Requirements Form to establish the liability will be included with the s73 Application submission.

2. Assessment and Evaluation

2.1 Assessment / Heritage Appraisal

The development site encompasses the existing buildings at 52 – 56 Garden Street, Sheffield S1 4BJ which is overgrown and includes two vacant, semi-derelict 2+3 storey Grade II Listed ranges, formerly metal trades workshops, identified as ‘at-risk’ by the Local Authority, given their condition and very poor state of repair.

The site included modern additions in the form of a single storey infill block fronting Garden Street and a single storey extension to the 2 storey Listed range in the centre of the site, which have now be demolished under the previous consents on the site.

A separate heritage and archaeological appraisal, including a photographic survey, has been prepared by ArcHeritage charting the site’s history. Conditions discharge applications have been submitted and approved in this respect under the previous consents on the site.

Redevelopment is now complete for the adjoining site at 79-81 Hollis Croft, car parks adjoining 81 Hollis Croft and land adjoining 56 Garden Street for the same applicant under planning reference 16/03464/FUL for a student accommodation scheme and Phase 2 proposals encompassing retained buildings at Vincent House, with these amended proposals constituting Phase 3, following the granting of permission under planning reference 17/04202/FUL and 17/04203/LBC, with the intention that all three phases will be linked in a comprehensive redevelopment.

The intention is to retain the 2+3 storey Grade II Listed ranges which are semi-derelict and restore / convert these into studio apartments with a contemporary addition to the 2 storey range to create an additional studio and a new infill building fronting Garden Street with a commercial unit at ground floor level and studio accommodation above.

The site is located in St Vincent’s Quarter and is within the Well Meadow Conservation Area, close to the southern boundary.

There are important views in and out of the area due to the steeply changing topography with significant buildings in the vicinity including St Vincent’s Church on Solly Street and various Listed metal trade buildings / ranges with associated courtyards on Garden Street.

The area is characterised by its 18th century street pattern and the strong links in the area to Sheffield's Metal Trades, in particular the cutlery industry and associated specialisms.

The area has undergone its most significant change in character, over the last 10 years, with significant housing development capitalising on the proximity to the University, to the north of the development site along Solly Street and down to towards Well Meadow Street / Netherthorpe Road and also to the south west with the recently constructed mixed use development at Velocity Village.

The former Metal Trades range at 48-50 Garden Street has recently undergone extensive renovation and conversion by Thornsett Properties into residential accommodation.

The 4-11 storey student village by Watkins Jones (Sharman Court), to the south of the site and fronting Broad Lane and Garden Street was completed in 2016 with the further phase of development by them on the former Footprint Tools site on Hollis Croft and lower down on Garden Street / tower on the corner of Broad Lane, completed in 2019.

Other significant developments close to the site, include a 5 / 6 storey student residential scheme on the nearby Grade II Listed Provincial House and the UNITE student village at St Vincent's church, both now complete.

Information provided by the Environment Agency advised that the site is outside the flood risk zone and suitable for residential development.

Any potential contamination from the adjoining site's former metal's trades industrial uses is dealt with in the Phase 1 Geo-Environmental Report and subsequent intrusive Phase 2 reporting by Eastwood and Partners, who have confirmed that the original desk top study covers this site also.

The noise impact assessment report and recommendations prepared by Noise Assess Acoustic Consultants for the adjoining site, remains relevant for this site and reflects the changing nature of the environment from what was a busy industrial area to a quieter mixed-use area. Notwithstanding this the assessment includes measures for sound insulation which will provide appropriate levels of amenity for residents.

The site is readily accessible by car and foot and is located close to the City Centre. Whilst the proposed development could be considered as a car free scheme, the proposals include 3 no spaces for operational use within a landscaped courtyard in Phase 2.

The site is also well served by public transport with bus stops conveniently located on Broad Lane / West Bar less than 50m from the main entrance.

In addition to public transport, cycle lanes are provided along the Inner Road. These routes provide safe environments for gaining access to the amenities of the city centre, the railway station and to Supertram routes. They also provide access to local service centres.

2.2 Evaluation

Identification of opportunities for development of the site:

- A key site in the ongoing regeneration of this part of the St Vincent's Quarter.
- The restoration / re-use of Grade II Listed buildings current identified as being 'at-risk'
- National and local policy is encouraging re-development of brownfield sites for residential use
- The physical context of the site is defined by the built environment, its former manufacturing / industrial heritage and historic grid street pattern. The area is extremely varied in terms of the age, massing, height and materials of buildings though its industrial heritage and style should be respected.
- The location is highly accessible by public transport and is accessible to the city centre by foot/cycle, which lends the scheme to a car free scheme, which accords with national and local policy.

3. Design

3.1 Design Concept

The amendments to the scheme are aimed at improving the viability of the previously consented proposals, given the significant extent of repairs / remedial works required to the Listed ranges. The assessment of viability follows a more accurate survey of the building and Condition Survey carried out by Structural Engineers Eastwood + Partners.

The key changes include:

- re-working of the scheme to create 19no Studio Apartments with flexible use as a suis-generis 'Aparthotel'
- re-configured internal layouts to the Listed buildings, which better respects the historic fabric, including the retention of the front room to the ground floor of the 3-storey range and cellar conversion to create a duplex unit. This removes the requirement for the new doorway / structural opening which was being created in the previously consented proposal
- alterations to the extension to the 2-storey range with the ground floor re-worked to similarly create a duplex unit
- amendments to the staircase / top two floors of the new build element to allow access from second floor level.

In all other respects, the design concept continues in the vein of the previously consented scheme with its response to the character of the area and heritage of its former Metal's Trades industry, with buildings grouped around tight courtyards. Moreover, the design secures and enhances the heritage asset of the area, with the restoration and conversion of the existing 2+3 storey Grade II Listed ranges.

In addition, the proposals include a 4-storey contemporary infill extension fronting Garden Street, with set-back top storey, with separate commercial space at ground floor level generating active frontage and studio apartments above – again all as previously consented. The fenestration pattern at ground floor level reflects the scale and size of an original cart opening that existed previously at the right hand side of the frontage and where an iron angle and stone post, which protected the opening are still visible – these will be retained / re-used.

A total of 19 Studio Apartments and 95 square metres of commercial space / ancillary accommodation, is being created by this proposal.

The restoration / conversion of the Listed ranges will be sensitively carried out, retaining and repairing as much of the external and internal fabric as possible and working with the existing staircase and internal wall / chimney stack positions in generating the layouts proposed, as well as respecting the original fenestration pattern.

Key elements of the design will also include the uncovering and re-use of the stone cobbles and drainage channel, which are located between the Listed ranges and the creation of a pedestrian link to Phase 1 of the development, utilising an existing arched opening which is currently infilled.

Where possible the existing casement windows will be repaired or replicas made where this is not feasible, with faithful detailing.

3.2 Use

The use as a suis-generis 'Aparthotel' with link to the adjacent consented scheme for Phases 1&2, provides a comprehensive mix / variety of accommodation and is considered entirely appropriate to the physical and policy context of the site.

The proposed use complies with national and local policy and will result in the restoration / conversion of a heritage asset, along with the efficient reuse of previously developed land, adding to the range of housing stock in the area.

The area has suffered from vandalism and neglect in recent years and the introduction of additional critical mass of high quality student housing in the area, is seen as key to its regeneration.

3.3 Amount

The amount of the development is determined by the constraints of the Listed ranges and location and shape of the site. The height of the new build elements is unchanged from that as previously consented and considered appropriate when compared to the other adjacent consented schemes along with the future development potential of the area.

The floor area of the development is considered to be entirely appropriate given the site's highly accessible location. The amount of development is unchanged from that as previously consented and which reflects the density/massing of other developments in the area. The ground floor commercial space will provide active frontage / interest at street level along with views into the courtyard space. The proposed scheme of studio apartments will include additional cycle parking to reflect the substantially car-free nature of the scheme.

3.4 Layout

The layout of the scheme has been determined by:

- The retention of the 2 + 3 storey Grade II Listed buildings within the site with their restoration and conversion to create separately accessed Studio apartments
- The concept of creating buildings around tight courtyards to respond to the character of the area and heritage of its former metal's trades
- The context of the conservation area
- Creation of commercial space fronting Garden Street creating additional active frontage / street level interest
- The utilisation of open roof structures to the retained listed buildings
- The provision for a fabric-first approach in order to enhance the energy sustainability of the scheme

The layout of the building has taken into account the context of the site, knowledge of the area and extensive consultation with LPA Planning and Conservation officers and their recommendations.

Historic England have been approached for their comments on the proposals and extensive discussions took place with them on the previously consented scheme, so we are aware of the issues relating to the status of the Conservation Area.

3.5 Scale and Massing

The proposed scale of the new build element fronting Garden Street as a four storey element, with set-back top floor of approximately 1.2metres, is unchanged from that as previously consented and is considered appropriate when compared to the buildings opposite and which contributes to the stepping / variety of the street scene as a result of the steeply sloping topography.

3.6 Landscaping

The site is in an urban location where the buildings are built to the back edge of footpath. In keeping with the character of the area, the courtyard areas will be predominantly hard paved re-using the existing stone cobbles and incorporating a good quality lighting scheme.

3.7 Appearance

The Listed ranges will be restored and will significantly enhance the character of the Conservation area. The scale, age and materials of the buildings surrounding the site are varied. The site is prominently located and provides the opportunity to continue with the design philosophy already consented in Phases 1 +2.

4. Access

4.1 Policy Approach

The driving philosophy behind the design of these proposals has been one of an inclusive environment for all.

Sources and Guidance

Advice has been sought from a number of sources:

Main design references used include:

- Sheffield City Council's Disability Design Standards/ Supplementary Planning Guidance
- Building Regulations Approved Document Part M
- British Standards BS8300, Access for Disabled People

In addition, Sheffield City Council's Guidance on Access Statements has been followed.

4.2 Consultation

It is envisaged that further consultation with the Council Access Officer will take place during the course of the planning process.

4.3 Achieving Access

The site clearly has its challenges given the steeply sloping topography of the surrounding streets, notwithstanding this inclusive access will be targeted as far as possible throughout the development, although the Listed Buildings will present limitations.

This will be achieved through adherence to the standards and recommendations of the documents listed above and inline with policies BE8 and H7 of Sheffield City Council's UDP.

The development has been designed and will be constructed with reference to all present legislation governing the design of housing, premises open to the public and commercial buildings.

The main entrance to Phase 1 of the development will be off Garden Street with level access for wheelchair users being dropped off at the site and Part M compliant, 8-person lifts will be provided at each building

entrance position via which all levels of the building will be reached. Ambulant disabled stairs will also be provided which will serve all floors.

The Phase 2 proposals allows for an addition entrance off Hollis Croft with the ability for wheelchair users being dropped off at this point and Part M compliant, 8-person lifts provided at each building entrance position via which all levels of the building will be reached. Ambulant disabled stairs will also be provided which will serve all floors.

The Phase 3 proposals will be more difficult to achieve full inclusive access, given the nature of the Listed ranges. However access via the main Phase 1 entrance, will include a compliant ramped approach and accessible units will be accommodated within the two storey range at Ground Floor level.

Externally, new materials will be chosen to enable inclusive access. This, in addition to lighting, signage, use of colour and texture designed in accordance with inclusive access best practice, will provide usable outdoor space for all.

All sockets and controls will be accessible.

5. Sustainability Statement

5.1 Economy

Developing and stimulating local economic growth is a key component of sustainability, providing local employment opportunities and services and reducing the need to travel.

The development will provide employment opportunities on the site not currently available, temporarily during the construction of the building and also through the creation of jobs in managing the facility and in the amenities provided.

Public transport links to the development site are extensive with bus stops located close to the site providing links to the entire city and beyond.

The occupiers of the development will inevitably use the services and retail options of the surrounding mixed-use area, providing further stimulus to the regeneration of the area.

5.2 Neighbourhood and community

Reinforcing and supporting neighbourhoods and communities is a fundamental element of sustainability, promoting social cohesion and providing local facilities and services locally.

The development site is located in an existing, established mixed-use area with a growing residential community. The scheme will further enhance the residential offer in the area and will strengthen the cohesion of the existing community which has already stimulated massive regeneration of the area.

A key sustainable objective for developments is to “create safe and environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion” (PPS1). The scheme will make extensive use of CCTV for security in addition to the natural surveillance provided by active uses of the ground floor accommodation. The scheme will integrate security with openness and approachability through the use of carefully designed security features including entrance areas.

5.3 Environment and resources

The existing site is fully hard-surfaced. The surface water drainage from the site is not attenuated and is unrestricted.

The proposed scheme will feature a fabric first approach in dealing with energy sustainability / carbon reduction requirements

The proposed green / brown roofs would, provide some rainwater attenuation with additional attenuation being provided prior to connection to the existing sewer system to limit the flow of surface water run-off.

5.4 Movement and inclusion

The completion of the building will help secure the continued regeneration of the area, provide a critical mass of activity and also a focal point within the area. This will aid orientation in the area for motorists and pedestrians.

The building is designed to be fully inclusive for disabled persons and, with excellent access to public transport, will provide a well-linked and usable building for all.

5.5 Design and construction

The construction of the proposed building will utilise modern methods of construction to create a highly insulated building which will out-perform Building Regulations standards. Construction will include:

- High standards will be implemented for the insulated envelope of the building
- Fabric First approach with energy efficient heating system
- Low energy lighting, including LED technology, will be used throughout the building
- Windows and doors to the new build elements will out-perform the standards of Part L of the Building Regulations
- Layout of the building to make best possible use of passive solar gain, natural light and ventilation to create a more energy efficient structure

6. Summary

This Design and Access Statement has been prepared on behalf of Southern Grove (Hollis Croft) Limited, to accompany its Planning and Listed Building Consent applications for amended proposals to include the retention, restoration and conversion of the two surviving listed ranges, the demolition of remaining modern additions and replacement with contemporary infill extensions to create 19 no studio units as a suis-generis 'aparthotel', along with ground floor commercial space and ancillary accommodation, in accordance with the requirements set out in Section 3 of Circular 01/2006 issued by the Department for Communities & Local Government.

The proposals include amendments to the previously consented scheme under Planning reference 17/04202/FUL and 17/04203/LBC.

The proposed scheme forms Phase 3 of the redevelopment of this area including the previously consented student accommodation scheme under planning reference 16/03464/FUL by the same developer.

In the statement the following has been demonstrated:

- The context of the site has been considered
- Professional involvement has been used to inform the development proposals
- The assessment of the site and feedback from the engagement exercises have been used to formulate design and access principles for the site
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

If, during the Council's consideration of the planning application and this accompanying Design & Access Statement, any further elaboration of the details contained within the application or this Statement are necessary, please contact Steve Burlaga at the address below.

AXIS Architecture
2-6 North Church St
Sheffield
S1 2DH

t: 0114 2490944

