

Planning for Climate Change Case Study



Code for Sustainable Homes Level 4 Shirecliffe, Sheffield

- **Local authority area:** Sheffield City Council
- **Stakeholders:** Sheffield City Council –, North Sheffield Regeneration Team, Planning Department; Stephenson Bell (architect); Henry Boot (contractor)

Summary

A project in one of Sheffield's Housing Market Renewal areas, to provide 27 new Council apartments, houses and bungalows for social rent. All dwellings have achieved Code for Sustainable Homes Level 4, and Lifetime Homes. The dwellings are built on four infill sites.

Key learning points

- The Council's project team included a variety of professionals with different specialisms, who were retained on the project as much as possible from start to finish keeping a focused and consistent approach.
- Meetings often included all interested stakeholders. Although this proves beneficial in terms of being able to discuss and resolve issues that may overlap various stakeholders' interests, it is important to ensure that meetings stay focused and remain manageable in numbers. Smaller focused groups were used in some instances which were more workable for the architect when dealing with some specific topics.
- The houses were originally designed for private sale but later became social housing due to the available funding to build the scheme. On reflection it would have been beneficial to review the properties at this point to ensure they still met the needs of the new end occupier as the design of internal and external spaces may possibly have altered depending on who the end target market was aimed at.
- It is worthwhile ensuring that drawings show all potential external fixtures and fittings to the elevations, to demonstrate that these elements have been clearly considered and agreed for the benefit of the Client and Planning Authority, while giving the contractor a clear steer on their type and location.



Background

- 27 new dwellings, a mix of 2-bed apartments, houses and bungalows
- Code for Sustainable Homes Level 4
- Lifetime Homes
- Some mobility units
- Photovoltaic panels to a number of units, where the orientation works
- Sustainable location, close to public transport links and walking distance from local shops
- Adjacent to new park, school and community building

Method

- A clear neighbourhood strategy and vision was established for the Southey Owlerton area (which Shirecliffe formed part of), involving a Community based regeneration group Southey Owlerton Area Regeneration (SOAR), Sheffield City Council (SCC), the local community, CABI and Sheffield University.
- The Neighbourhood strategy led to the development of a series of masterplans for the Southey Owlerton area produced by Roger Evans Associates, which were closely developed with the community, SOAR, Sheffield City Council and CABI.
- The masterplans identified a number of important infrastructure projects, along with new housing opportunities to help successfully regenerate the Southey Owlerton area.
- In Shirecliffe, a package of small infill sites identified in the masterplan comprised the first residential development opportunity to take forward as part of the Housing Market Renewal (HMR) programme.
- SCC established a select panel of developers to deliver residential schemes within Sheffield's HMR area, however after several attempts to market and take forward the Shirecliffe sites with a developer, the process failed to deliver a viable scheme. This was due to a number of reasons including the market crash, development capacity of the sites and expected end values in the area.
- SCC decided to follow another route to take the sites forward, which was to appoint an architect (Stephenson Bell) to work up a scheme for all 16 infill sites to a planning application and then look at development options after gaining planning approval. This approach aimed to remove the risk for developers in gaining planning permission.
- During this process, some Government funding became available for Councils to build their own housing. SCC was successful in its bid for this funding to develop four of the 16 sites.
- SCC's North Sheffield Regeneration Team acted as client for the project, and procured Henry Boot as the contractor. Stephenson Bell was retained as architect to maintain the quality of the scheme.

Results - Key outcomes and impacts

- The key outcome has been the provision of 27 new Council houses, built to high environmental standards and incorporating renewable energy.
- Code for Sustainable Homes Level 4 was a requirement because the development was publicly funded.
- It is unlikely that the homes would have been delivered in the current financial climate without the assistance of Government funding.

Key contact

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References / Links

The planning application can be viewed at http://planning.sheffield.gov.uk/publicaccess/tdc/DcApplication/application_searchform.aspx.

The application number was 09/02351/RG3.