

HOUSING

HOUSING DENSITY

Gleadless Valley estate was planned to accommodate a maximum of 17,000 residents, based on the average maximum occupancy rate of 3.87 per dwelling. Changing household structure and family sizes within the past 60 years means that the Valley's current population is at **55% of the maximum occupancy level**.

Introducing additional housing into the area could help to support better local retail and communal facilities, improve public transport services and make sure more open spaces are overlooked.

HOUSING STOCK

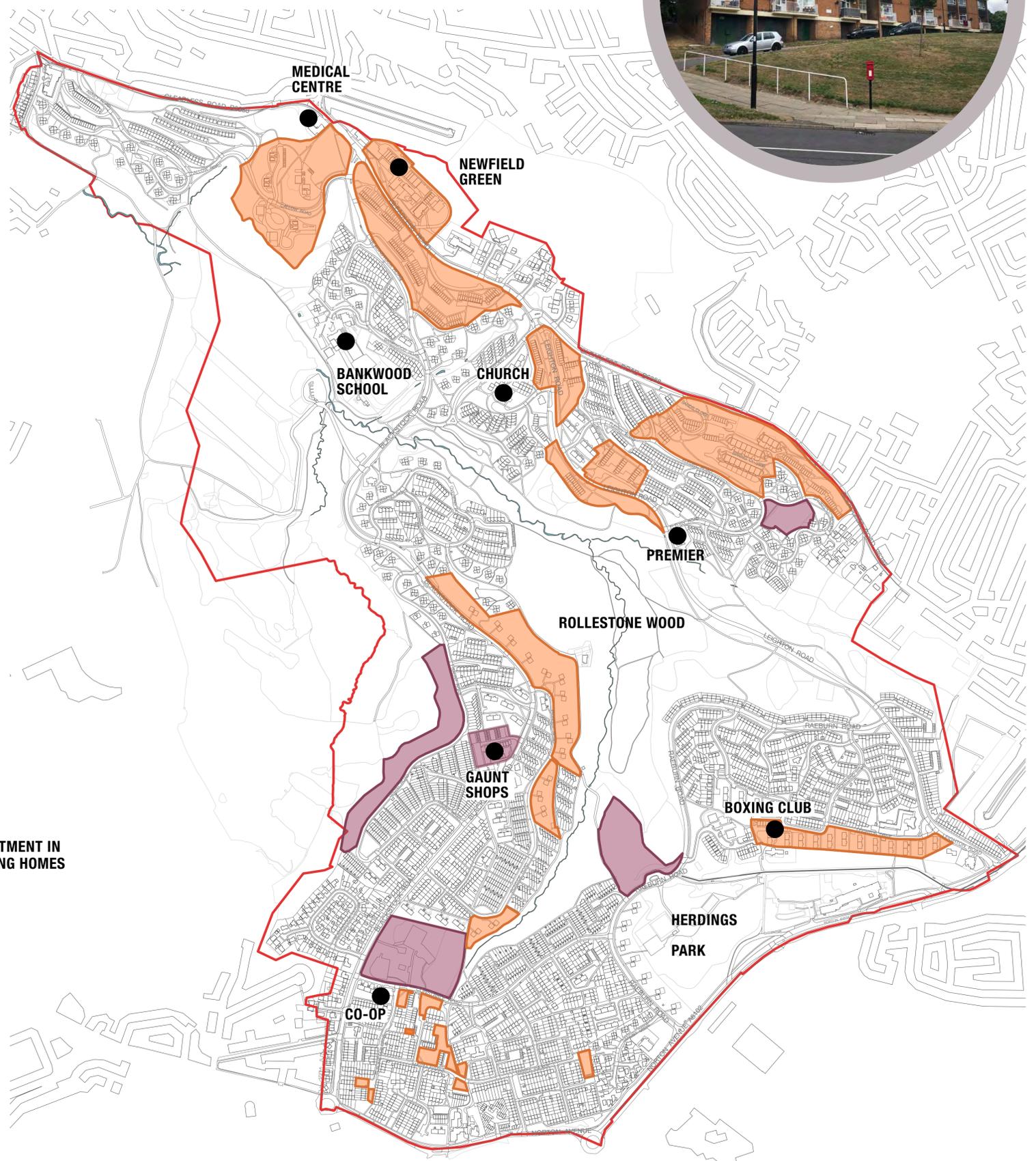
The valley's outdated housing stock has benefited from decent homes work but has had limited external repair or replacement work since construction 60 years ago. The maisonettes, mini towers blocks alongside Ironside Road, and low rise blocks of one bed flats are poor in appearance and feedback from residents suggests that they don't work well for modern lifestyles. There is also a need to address a lack of housing for the elderly, or less able bodied and provide more suitable family homes.

HOUSING PROPOSALS?

- 1) Introduce a local lettings policy for Gleadless Valley to help achieve the masterplan aims
- 2) Prioritise investing in existing maisonettes and low rise flats
- 3) Remodel or reconfigure some maisonettes
- 4) Improve the communal spaces around the low rise flats
- 5) Council to build on existing cleared housing sites and cleared and un cleared garage sites. This would provide new additional homes which may include mixed tenure affordable housing
- 6) Demolish and replace some homes in selected areas
- 7) Buy and invest in homes on the estate

PROPOSALS FOR...

- 9** NEW HOUSING SITES
- 10** **11** INVESTMENT IN EXISTING HOMES
- 12** INFILL
- 13** REPLACEMENT



NEW HOUSING SITES

There are some sites which have been allocated for new housing within the city wide housing plan. These sites are areas which previously had some development on, such as Gaunt Road, where blocks of flats have been removed, or are underused, such as the garages behind Gaunt Shops. New high quality social housing delivered by Sheffield City Council could be provided here.

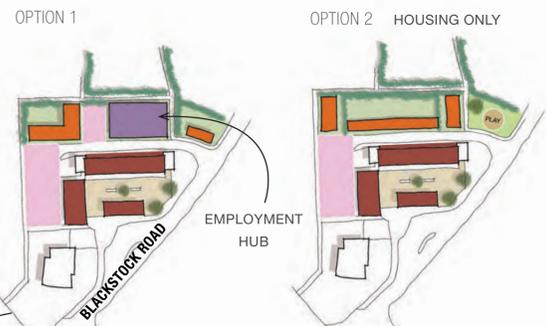
KEY

- NEW HOUSING
- EXISTING HOUSING
- PARKING
- SPORTS
- COMMUNAL SPACE
- PLAY
- RETAIL
- EMPLOYMENT & SKILLS

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GARAGES BEHIND GAUNT SHOPS



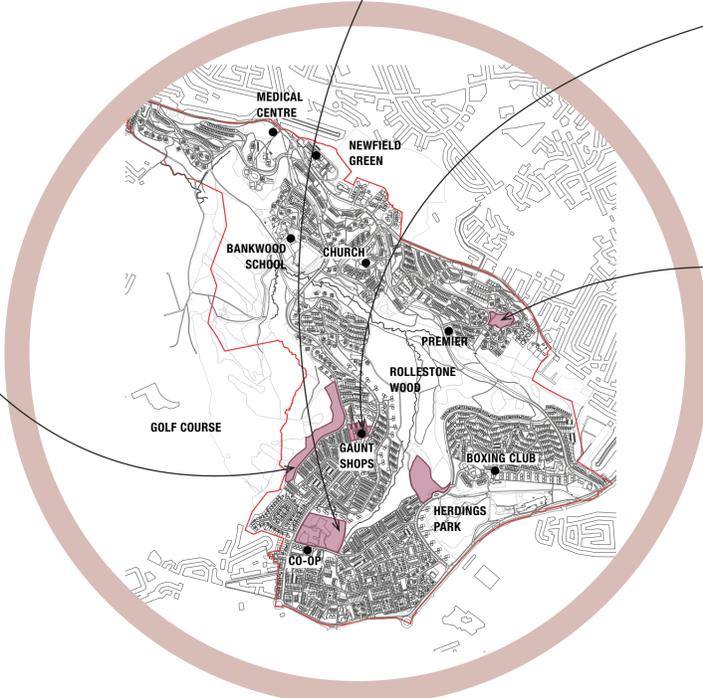
HEMSWORTH SCHOOL SITE, CONSTABLE ROAD



HOUSING FOR OLDER PEOPLE, COMBINED WITH COMMUNITY FACILITIES (APPROX 80 HOMES)



GAUNT ROAD



SPRING CLOSE VIEW AND MOUNT



THIS SITE HAS BECOME AN OVERGROWN WASTELAND AND RUBBISH TIPPING SPOT. ADDING SOME NEW HOUSING HERE COULD TIDY THIS SPACE UP, WHILST RESIDENTS WERE KEEN FOR A NEW PLAY SPACE TO BE INTEGRATED INTO THIS SCHEME. NOTE: THIS SITE IS IN PRIVATE OWNERSHIP

REAL EXAMPLES



GOLDSMITH STREET, NORWICH

- THE DESIGN SEEKS TO RE-INTRODUCE STREETS AND HOUSES IN AN AREA OF THE CITY WHICH IS OTHERWISE DOMINATED BY 20TH CENTURY BLOCKS OF FLATS. STREET WIDTHS ARE INTENTIONALLY NARROW AT 14M. PARKING IS ON STREET AND A 20MPH SPEED LIMIT IS TO BE APPLIED.
- LOW CARBON SCHEME, WHERE ALL HOUSES AND FLATS FACE SOUTH. THIS WOULD BE THE LARGEST SOCIAL HOUSING SCHEME IN THE UK TO ACHIEVE PASSIVHAUS. THE DESIGN SEEKS TO PROVIDE SUNNY, LIGHT FILLED HOMES WITH VERY LOW FUEL BILLS OF APPROXIMATELY £150 PER YEAR. IN THE MAIN THESE PROPERTIES WILL BE SOCIALLY RENTED.
- OUR SCHEME IS DENSE AND LOW RISE. WE PROVIDED MANY MORE HOUSES THAN OTHER SCHEMES, WHICH WERE MAINLY FLATS – THUS BETTER VALUES FROM THE SITE.

SCOTIA DRIVE, SHEFFIELD

- 18 NEW SOCIAL HOUSES INFILLED AROUND EXISTING ESTATE
- BUILT TO THE NATIONAL LIFETIME HOMES STANDARD AND ARE ABLE TO BE ADAPTED IN FUTURE IF PEOPLE NEED THROUGH-FLOOR LIFTS, DOWNSTAIRS WET-ROOMS AND OTHER MOBILITY AIDS.
- HAVE SOLAR PANELS AND ARE WELL INSULATED TO KEEP RUNNING COSTS DOWN.
- EIGHT PROPERTIES HAVE BEEN DESIGNED SPECIFICALLY FOR WHEELCHAIR USERS.
- OFF-ROAD PARKING AND PRIVATE GARDENS



HOUSING REDEVELOPMENT INVESTING IN EXISTING HOMES

Some residents would prefer to keep their existing home, and see money invested into improving the current building stock. Where the structure of the building is meeting people's needs, this could be a good option. Areas for investment could include stairways, entrances, ground floor street frontage and interior redecoration of communal areas.



MAISONETTE REDEVELOPMENT



SECURE ENTRANCEWAYS



REDECORATION



BETTER COMMUNAL AREAS



GROUND FLOORS

These flats in Rotterdam have been developed with the ground floor now accommodating new homes, bicycle sheds and shared spaces. These new flats overlook the access road, which has been enhanced with planted areas.



MAISONETTES

One of the main failures in the maisonettes and mini tower blocks are the unsecured entrances, access corridors and stairwells. Closing these areas off would provide an additional layer of privacy, warmth and deter anti-social behaviour. Noise insulation between flats could also be an option for increasing privacy.

From the outside, the flats are really outdated, more like an eye sore

Insulation in the front bedroom has disappeared. This isn't a great place to be.

The maisonettes are old and tired and very cold.

My walls are subsiding and my floors are coming away from the skirting board there's massive gaps and its made my carpets shrink

FEEDBACK FROM
RESIDENT'S SURVEY

BUY AND INVEST IN HOMES ON THE ESTATE



Some market housing is in a poor state of repair. The council could buy homes which are for sale to invest in, to be let as good quality housing. This would improve the housing stock and the overall appearance of the valley.

REAL EXAMPLES

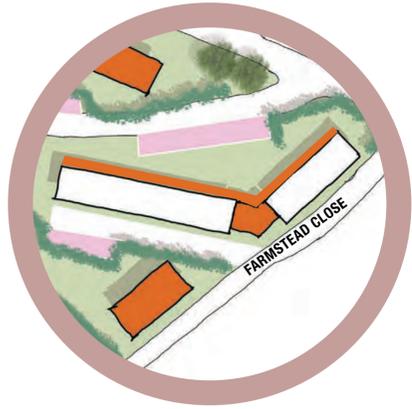
EVENLODE, MAIDENHEAD



- REMODELLING OF 180 MAISONETTES ACROSS SIX 4 STOREY BLOCKS.
- DISUSED GARAGES DEMOLISHED TO MAKE WAY FOR NEW BUNGALOWS, AND SOME MAISONETTES RECONFIGURED TO INCLUDE AN EXTRA BEDROOM.
- EVERY MAISONETTE WAS PROVIDED WITH A BALCONY OR PRIVATE GARDEN
- GREEN SPACE ACROSS THE ESTATE HAS BEEN IMPROVED, AND INCLUDES A NEW SEMI-PRIVATE COMMUNITY GARDEN, CHILDREN'S PLAY AREA, AND OUTDOOR GYM.
- WINDOWS AND LIFTS WERE REPLACED, AND NEW ENERGY-EFFICIENT CLADDING WAS ADDED TO HELP BREAK DOWN THE BUILDING TO REFLECT INDIVIDUAL DWELLINGS. RESIDENTS HELPED GUIDE ASPIRATIONS, INCLUDING COLOURS AND TO WHAT WOULD GO IN THE GARDENS.
- NEW STAIRWELLS AND ENTRANCES TO THE BUILDINGS WERE CREATED, WHICH HELP THEM TO FUNCTION AS INDIVIDUAL BUILDINGS, AND REDUCE CRIME AND ANTISOCIAL BEHAVIOUR.

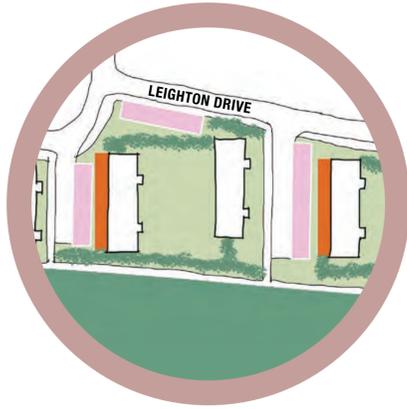
HOUSING REDEVELOPMENT INVESTING IN EXISTING HOMES

The layout of individual flats and maisonettes could also be explored, with extensions to units to provide more, or larger, bedrooms, the possibility of larger balconies or perhaps a more open plan layout.



COULD THE MAISONETTE BLOCKS BE ENLARGED/ REMODELLED?

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COULD AN EXTENSION TO THE ONE BED FLATS MAKE SOME TWO BED?

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KEY

- NEW HOUSING
- EXISTING HOUSING
- PARKING

REAL EXAMPLES

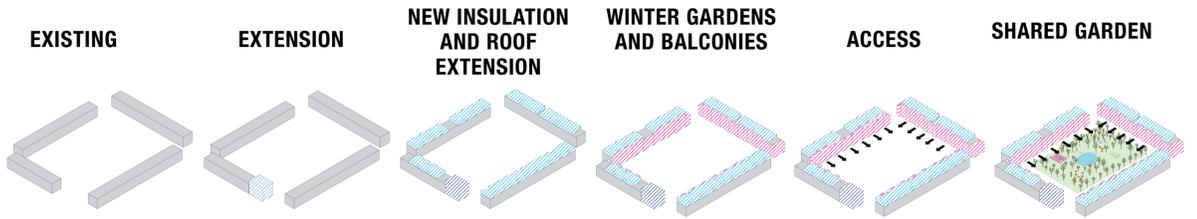


APARTMENT BLOCKS, ROTTERDAM, THE NETHERLANDS

Built in 1968, the larger part of the Ommoord residential district consists of multi-storey blocks in a park-like setting. In recent years, its demographic had changed. The accessibility of these was enhanced, and new apartments were added on the ground floor, which help accommodate an ageing resident population.

ELLEBO GARDEN ROOM, DENMARK

Ellebo is a very typical tired 1960s estate. The internal flat layouts are adjusted to give larger, double aspect flats, and the façades are completely replaced. The space between the blocks is landscaped to provide shared garden space.



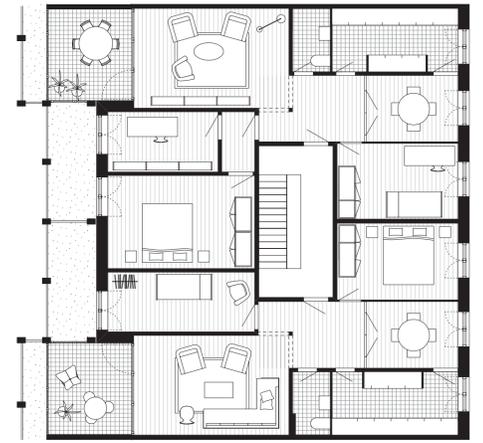
EXISTING BEDROOM



REMODELLED BEDROOM



ORIGINAL PLAN: 3 FLATS



NEW LAYOUT: 2 FLATS AND WINTER GARDEN

REAL EXAMPLES

- 320 FLATS AND MAISONNETTES ACROSS 15 BUILDINGS
- GROUND FLOOR GARAGES HAVE BEEN REMOVED, ALLOWING FOR ACCOMMODATION TO BE PROVIDED AT GROUND FLOOR, ALONG WITH NEW ENTRANCES TO FIRST FLOOR FLATS, AND SECURE STORAGE.
- EACH BLOCK NOW HAS DESIGNATED ENTRANCES WITH STAIR AND LIFT CORES, GIVING THE BLOCKS INDEPENDENCE AND A SENSE OF OWNERSHIP.
- THESE NEW ENTRANCES ARE DIFFERENTIATED BY THE USE OF DIFFERENT BRICKS AND SUBTLE COLOURED RENDER.
- THE LONG CONTINUOUS ACCESS DECK HAS NOW BEEN DIVIDED UP TO PROVIDE BALCONIES AND SHORTER SHARED SPACES.
- ALL 320 HOMES WERE RETAINED BY THE HOUSING ASSOCIATION.

HILLINGTON SQUARE, NORWICH



THE ESTATE BEFORE THE TRANSFORMATION



NEW STAIR CORE WITH A DEFINED ENTRANCE



NEW ENTRANCE AND BALCONIES IN COLOURED RENDER

HOUSING REDEVELOPMENT INFILL

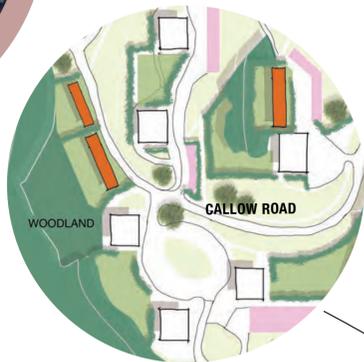
Building homes on some underused green areas of land could reduce antisocial behaviour and littering, by making public spaces more over looked (neighbourhood watch) and increasing the sense of ownership of these areas. As part of this scheme, better defined private gardens could be provided for existing and new residents. Removing some of the lesser used green areas between buildings could reduce the maintenance costs and create more opportunity for good quality open spaces.

PROPOSALS FOR INFILL SITES



SPACES AROUND CALLOW TOWERS

RESIDENTS OF THE TOWER BLOCKS ALONG CALLOW ROAD ARE LARGELY CONTENT WITH THEIR FLATS, HOWEVER THE GREEN SPACE IS UNDERUSED, AND THERE ARE GOOD OPPORTUNITIES FOR SMALL INFILL SITES, AND SOME OF THE GARAGES. MORE PRIVATE GARDEN SPACES AND ADDITIONAL PARKING COULD ARISE FROM A CALLOW INFILL PROJECT.



SPACES AROUND MAISONNETTES



KEY

- NEW HOUSING
- EXISTING HOUSING
- PARKING
- SPORTS
- COMMUNAL SPACE
- PLAY
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- EMPLOYMENT & SKILLS

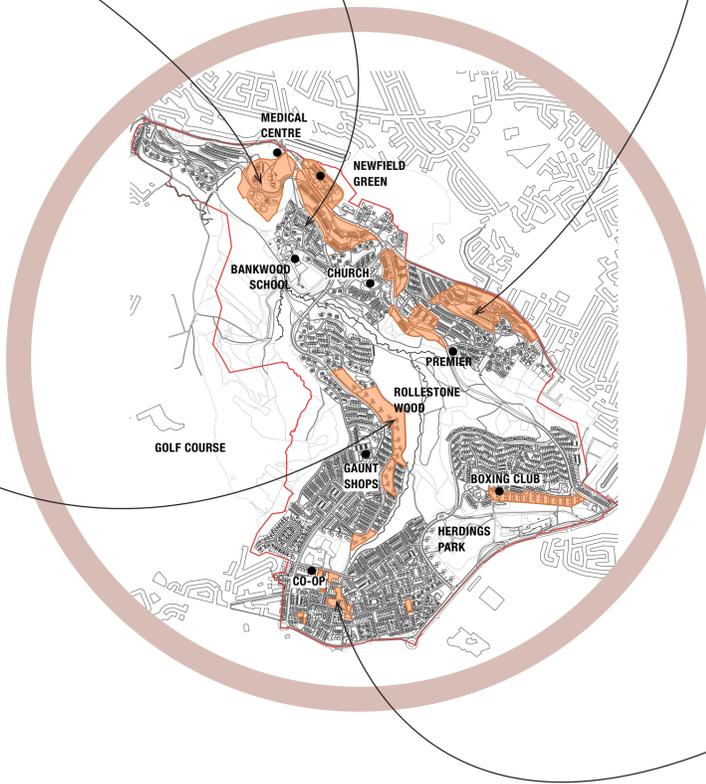
CONSTABLE IS ANOTHER AREA WHICH WORKS QUITE WELL, HOWEVER THERE ARE STILL SEVERAL AREAS OF GRASS AND GARAGE SITES WHICH ARE LESS WELL USED, AND COULD ACCOMMODATE SOME MORE HOMES



CONSTABLE ROAD INFILL SITES



SPACES ALONG IRONSIDE ROAD



REAL EXAMPLES

- THIS PROJECT DELIVERED 93 NEW HOMES WHICH OCCUPY UNDERUSED SPACES WITH NEW-BUILD APARTMENTS AND HOUSES, AND AN IMPROVED AND BETTER DEFINED PUBLIC SPACES.
- THIS IS ACHIEVED THROUGH THE ADDITION OF NEW BUILDINGS AND EXTENSIONS TO EXISTING ONES, CREATING NEW STREETS AND FRONTAGES WHICH COMPLETE BLOCKS,
- ENTRANCES TO EXISTING BUILDINGS ARE IMPROVED AND ENHANCED, NEW LIFT ACCESS PROVIDED, AND A NEW FOCAL POINT, A PUBLIC SQUARE, DEFINES SPACES WITHIN THE ESTATE FURTHER.



TYBALDS ESTATE, LONDON

HOUSING REDEVELOPMENT REPLACEMENT

The resident's survey showed some dissatisfaction with certain house types, particularly maisonettes and one bed blocks of flats.

Some residents suggested that demolition of some of these less popular types of properties may be a solution.

The multiple flights of stairs in maisonette blocks make getting into the properties difficult and in some cases, attract anti-social behaviour. Some people have stated that they would prefer a house with a private garden.

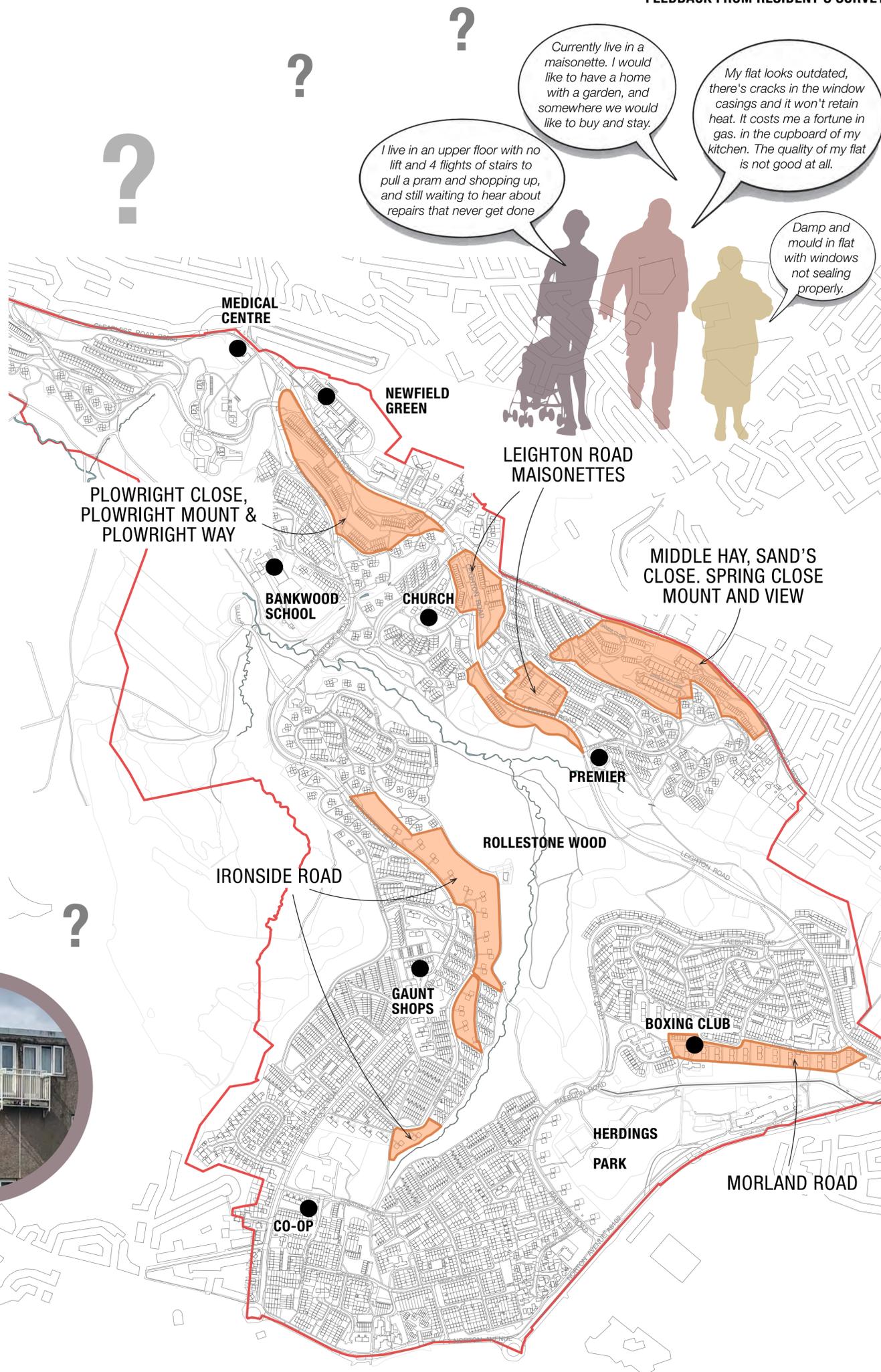
The following areas were highlighted by residents and stakeholders during the Design for Change workshops as places where more changes were needed.

- Some of the maisonette blocks around Sands Close, Spring Close Mount and View and Middlehay
- The mini tower blocks along Ironside Road
- Some of the one bed blocks along Morland Road.

This could be an opportunity to replace selective blocks with new, quality housing, which is better designed and equipped for modern day living.

Following the exhibitions, the feedback will be collated and residents living in these areas will be invited to workshops to give us their views on these ideas

FEEDBACK FROM RESIDENT'S SURVEY



REAL EXAMPLES

- HULME WAS REDESIGNED IN THE 1960S TO HOUSE 12,000 PEOPLE WITHIN 5000 HOMES, IN FIVE DECK-ACCESS DEVELOPMENTS AND 13 TOWER BLOCKS.
- MAJOR PROBLEMS BEGAN TO APPEAR, FROM ILL-HEALTH AND DEPRESSION TO PEST INFESTATION
- THE FAILING HULME CRESCENTS WERE DEMOLISHED A FEW DECADES LATER, AND THE NEW SCHEME BRINGS BACK SOCIALLY CONNECTED TREE-LINED STREETS AND INDIVIDUAL HOUSES WITH PRIVATE GARDENS.
- 2000 NEW SOCIAL HOUSES WERE BUILT WITHIN THE NEW HULME REDEVELOPMENT

HULME, MANCHESTER



DUJARDIN MEWS, LONDON



SHIRECLIFFE, SHEFFIELD

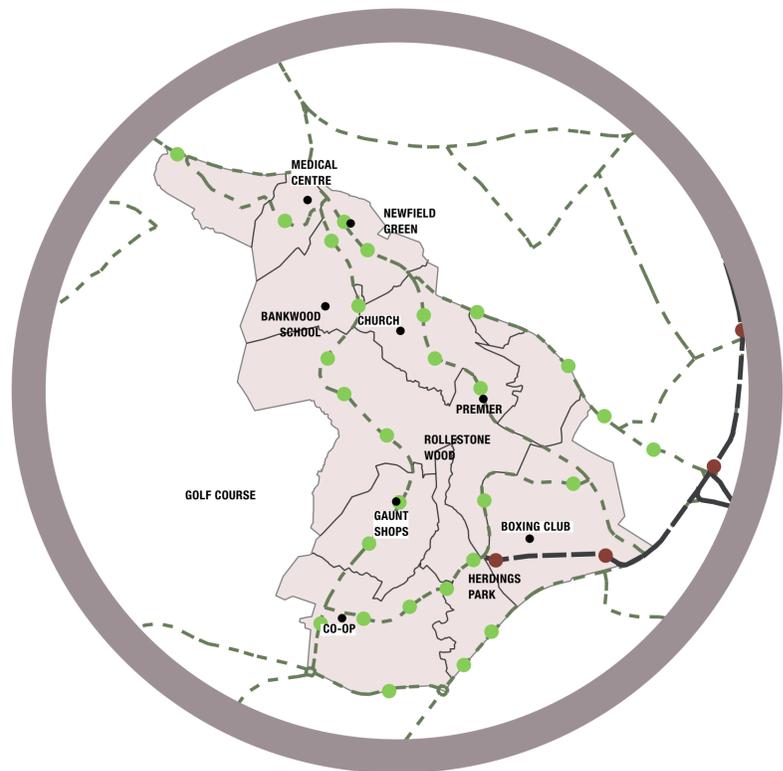
PUBLIC REALM ROADS AND FOOTPATHS

The steep terrain in Gleadless Valley and the woodland means that there are only a limited number of roads that connect through the estate. The roads that do connect have to take lots of cars and become very busy whilst others feel isolated and unsafe to walk along. Steep footpaths are often poorly maintained, and better lighting along with better overlooking are required to improve the safety of the streets.

PUBLIC TRANSPORT AND PARKING

Some residents felt that buses were infrequent, and routes focussed only on the city centre, with poor connections to other parts of Gleadless Valley. Car ownership is 12% lower in Gleadless Valley than in Sheffield as a whole, meaning there is higher dependence on public transport.

Car ownership is much higher than the estate was planned for, and there is very little off-street parking. There is a need to modernize transport systems within the estate, and to review the use of garages, which residents feel are too small and too expensive.



BUS STOPS, TRAM STOPS AND PUBLIC TRANSPORT ROUTES IN GLEADLESS VALLEY

SOME OPTIONS COULD BE...



NARROW ROADS WITH PARKING BAYS



BUILDING PARKING INTO GARDENS (MANOR PARK, SHEFFIELD)



REPLACE GARAGES WITH HOUSING OR MORE PARKING NEAR HOMES



ADJUST BUS TIMETABLES TO ENABLE EASIER TRANSFER BETWEEN THE SERVICES IN THE VALLEY

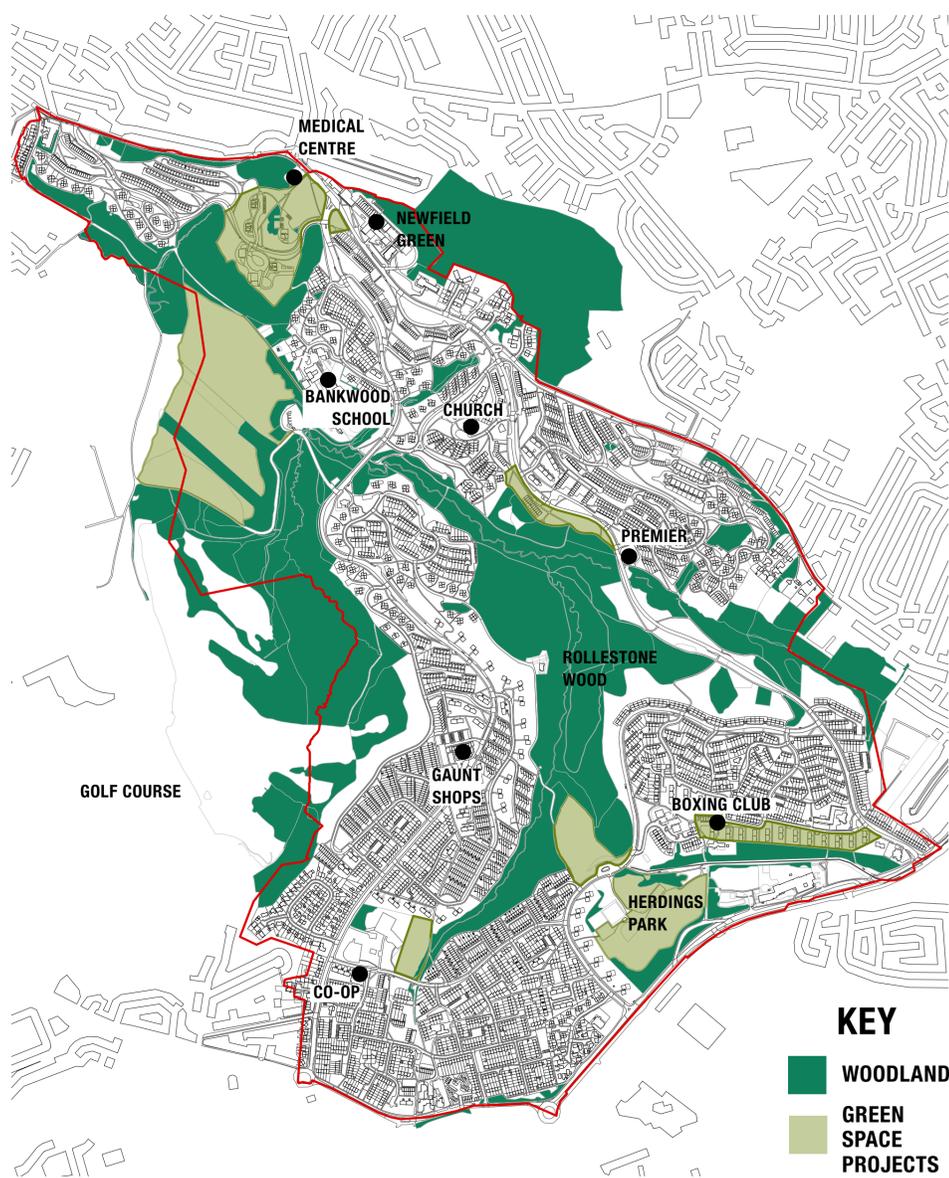
PUBLIC REALM - GREEN SPACE

At the heart of Gleadless Valley is the Meers Brook stream and the ancient woodlands. The design of the estate retained a popular park-like quality, however with current resources these natural assets have become challenging to manage and maintain.

A lot of green space in Gleadless Valley is open grass land and few properties have enclosed gardens. Fly-tipping, littering and anti-social behaviour are all issues within the woodland, meadows and park. These green spaces need to be re-considered and enhanced to address recurring problems.



FLY-TIPPING IN THE LUMB



MAP SHOWS PROJECTS COVERED WITHIN NEXT FEW BOARDS

GREEN SPACE

IDEAS FOR USE OF GREEN SPACE BETWEEN THE HOMES – SOME OPTIONS COULD BE...

ORCHARDS

The existing community food growing/harvesting area at the old 'Newfield Hall' orchard area could be enhanced as a 'Community Forest Garden'. This would provide a location for community events such as 'Apple days', as well as involving volunteers in caring for and harvesting the orchard.



CALLOW ROAD

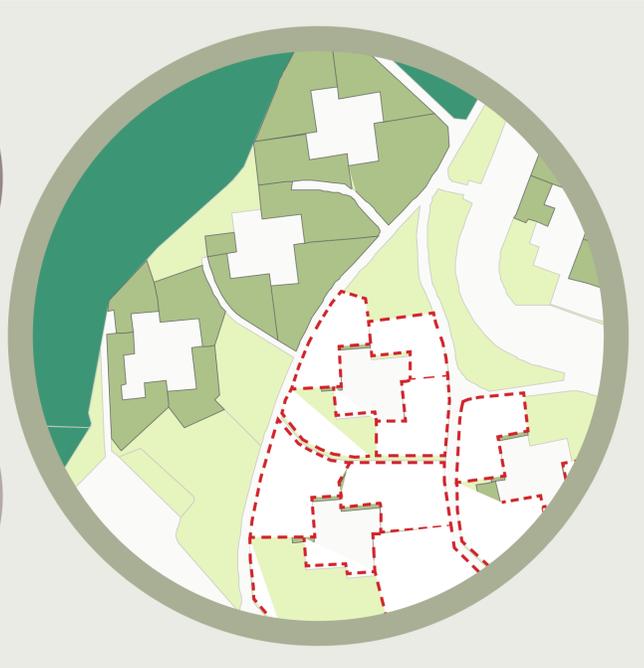


OPPORTUNITY FOR MORE SPORTS FACILITIES?



PRIVATE GARDENS EDGED WITH HEDGES AND WALLS, HERDINGS

GARDEN REGULARISATION



Over time some residents have enclosed green space around the Tower Houses to create private gardens and others have not. This has left areas of green space not working well between the road and the gardens. It is proposed that gardens are regularised and extended to a defined boundary. Where possible off street parking bays will be provided within the enlarged gardens

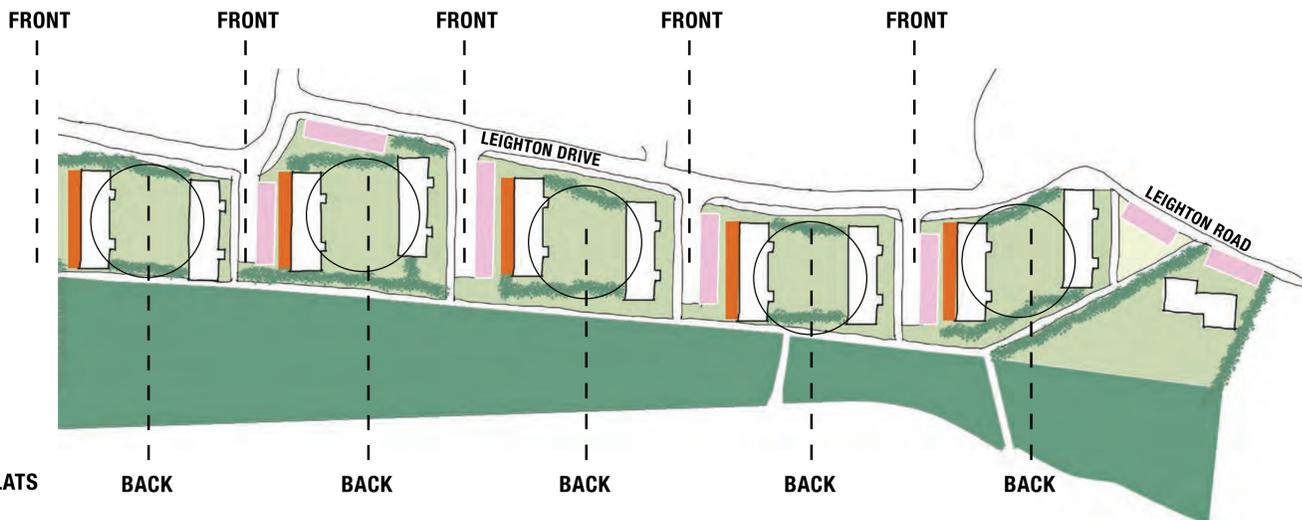
FRONTS AND BACKS

Land left open without bounding hedges, walls or fences is less likely to feel safe and be used by local residents than an enclosed garden space. The run of flats along Leighton Drive and Morland Road have no enclosed gardens, meaning anyone can occupy this space and littering is harder to deter. The plan below shows how the blocks could be altered to provide private gardens and parking spaces for residents.

FRONT BACK



PRIVATE GARDEN CLOSED OFF BETWEEN BLOCKS: CARLTON CROFT, LEEDS



HERDINGS FLATS

BACK

BACK

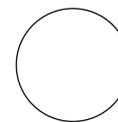
BACK

BACK

BACK

KEY

- EXTEND HOUSING
- EXISTING HOUSING
- PARKING



PRIVATE GARDENS = DEFENSIBLE SPACE

GREEN SPACE PUBLIC OPEN SPACE

IDEAS FOR USE OF OPEN SPACE



RAEBURN ROAD MEADOWS



The site could be enhanced by improving public access through the green space. Wildflower grassland would be established and walking routes improved through the site. This would form a link between the old farm building at Herdings and the green spaces at Rolleston Wood.



BUG HUNTS WITH SCHOOLS ON MEADOWS?

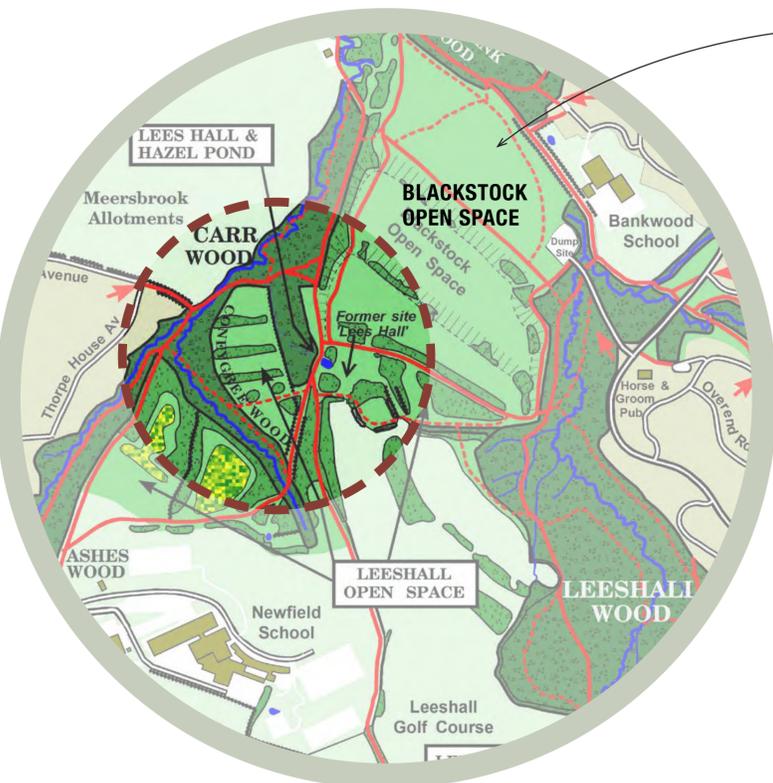
HERDINGS PARK



Investment in the park to make Herdings Park work better for the community, including play provision which is more overlooked.



CARR WOODS FOOD GROWING



This would focus on infilling parts of the woodland with productive trees for fruit growing.

It would be linked with similar projects planned in the Moss Valley.



BLACKSTOCK OPEN SPACE

Could the BMX track be moved away from housing on Leighton Road, and re-instated on the Blackstock Open Space?



GREEN SPACE WOODLANDS

NATURAL PLAY AREAS



Proposed natural play areas within and nearby the woodland to the centre of Gleadless Valley.

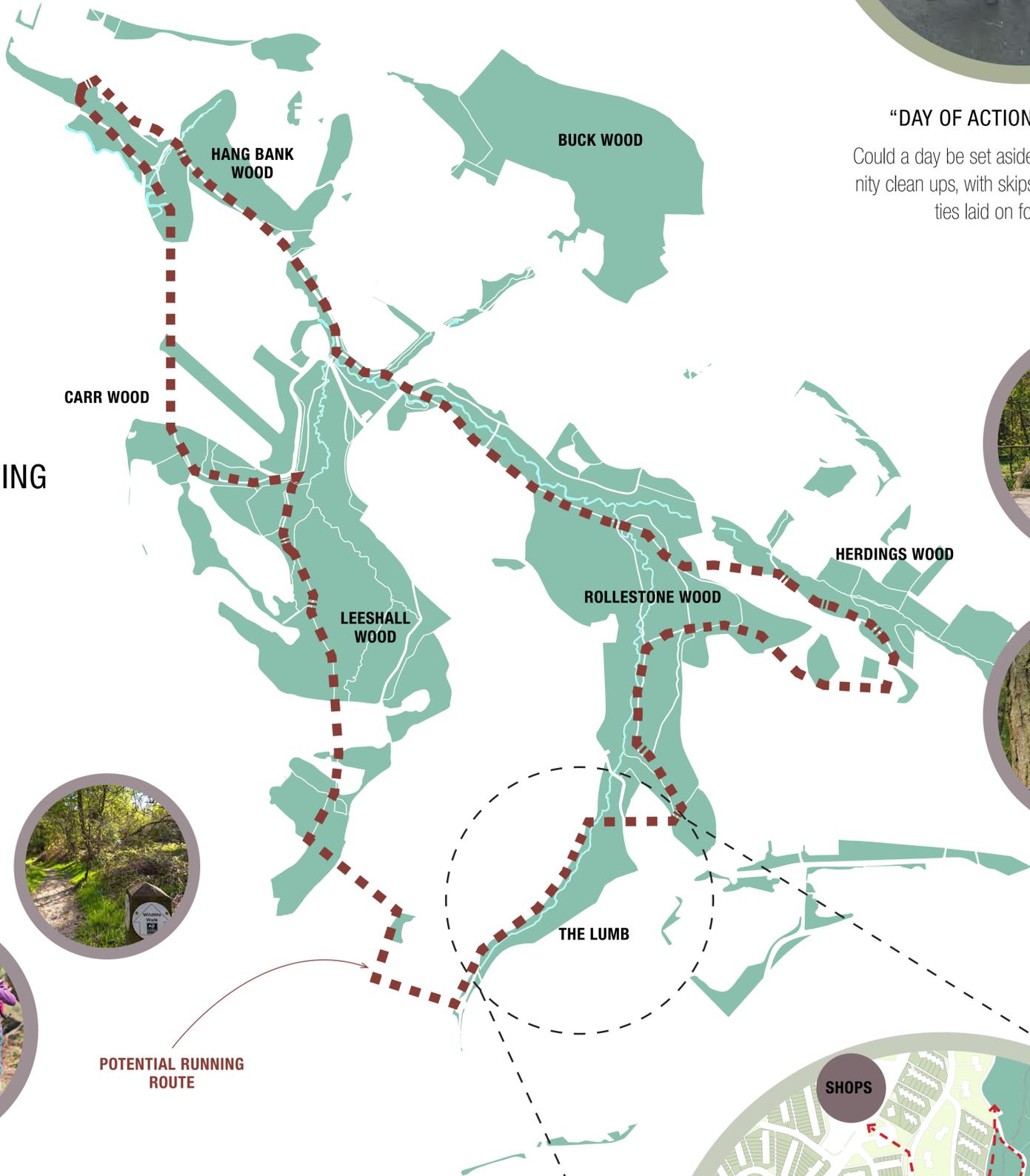
Alongside nature trails and walking/running routes, these will develop the woodlands to become a destination, like Eccleshall Woods.



"DAY OF ACTION" CLEAN-UP

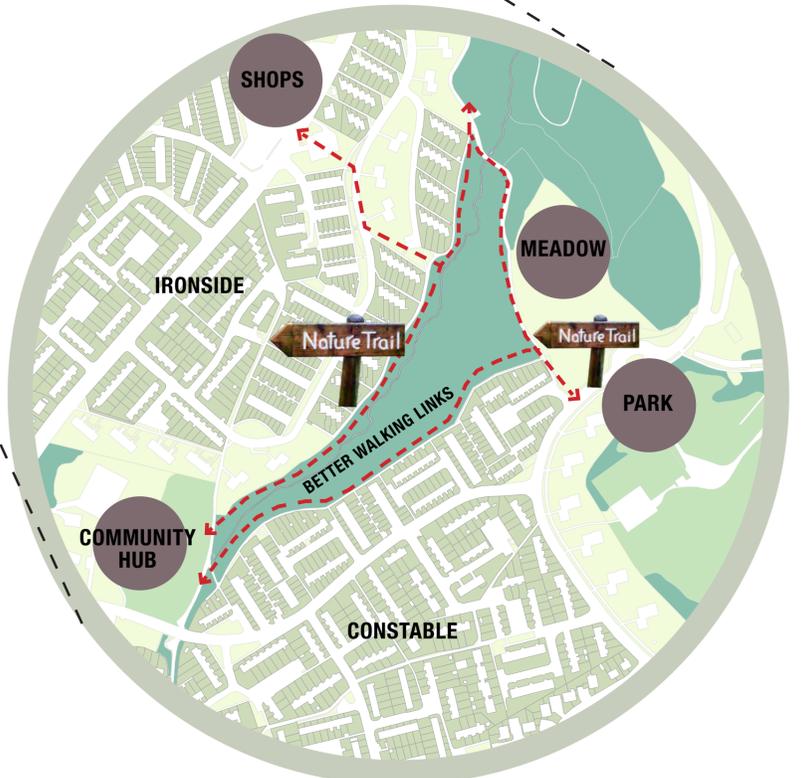
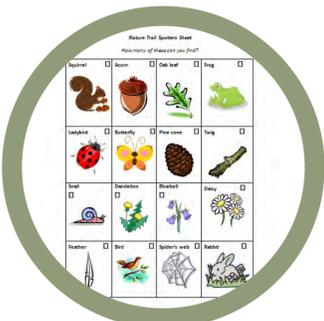
Could a day be set aside annually for community clean ups, with skips provided, and activities laid on for children?

WALKING/RUNNING ROUTES



NATURE TRAILS

Some residents spoke at the Design for Change workshops about how great it would be for their children to be able to follow a nature route through the meadows and woodlands, which would identify plants and animals. 'Spotting lists' could be provided locally to make this more engaging.



SERVICES AND FACILITIES

SOME IDEAS INCLUDE...

Education and employment opportunities are some of the biggest challenges in Gleadless Valley, with high unemployment rates and low income households. Gleadless Valley Tenants and Residents Association (TARA) and Reach (South Sheffield) provide support and education services in the estate, but there is a feeling that the youth are currently underprovided for, and lack positive activities

There is a need to improve facilities and prospects for the people of Gleadless Valley.

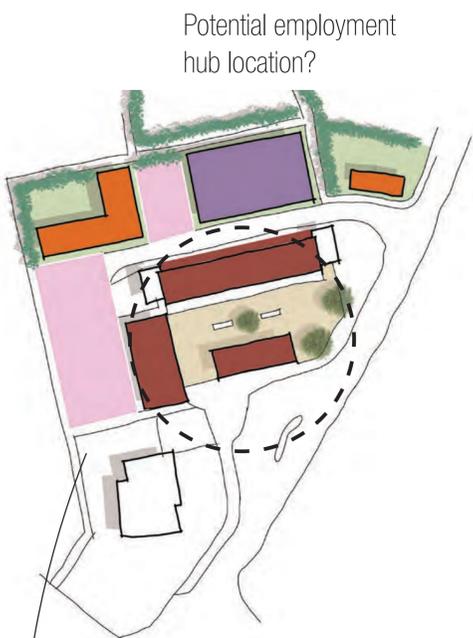
GAUNT ROAD SHOPS



Options include the demolition of the garages to the rear, which were identified as an area with lots of antisocial behaviour. These could be replaced with housing or new work space. Smaller improvements could include small scale community planters, introduction of a cafe and investment in the existing buildings. Residents were particularly keen for a 'social space'.

HEMSWORTH SCHOOL

The Hemsworth site is partially allocated as housing for older people with retention of the existing sports pitch. The site could support a small community facility connected to the new older peoples housing along with a further community facility to support the outdoor space.



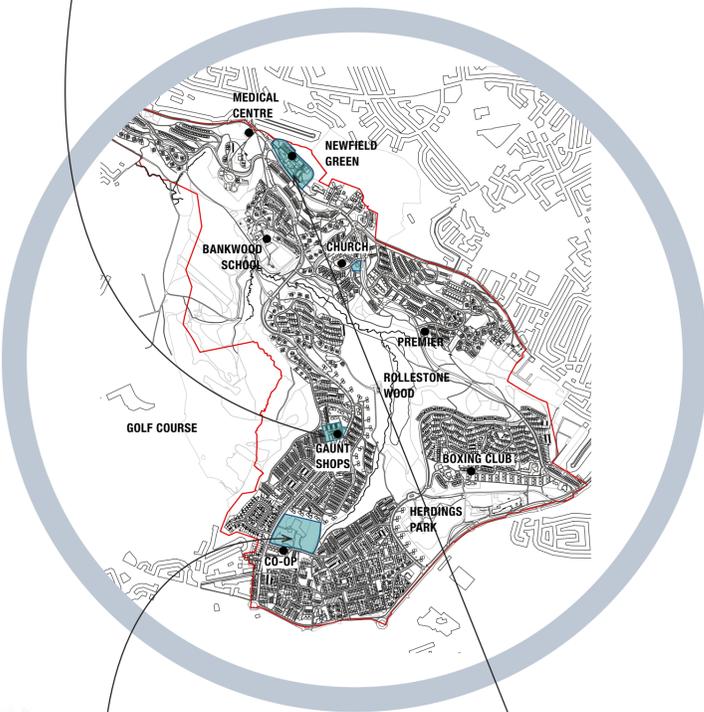
EMPLOYMENT HUB



This masterplan aims to increase employment and training opportunities in Gleadless Valley.

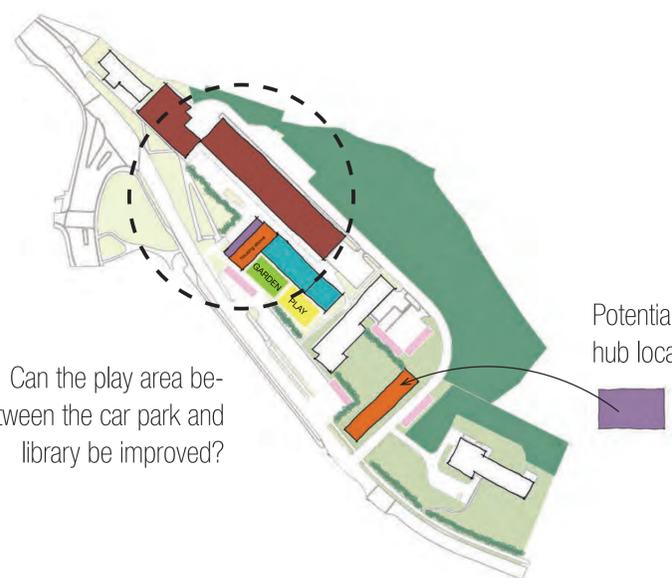
An employment hub is being considered, which could offer a variety of training workshops and classes, as well as potentially creating new jobs for locals.

The site behind the Gaunt Shops (the garages) is currently considered to be the most suitable location for such a facility.



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NEWFIELD GREEN



Can the play area between the car park and library be improved?

AN INSPIRATIONAL ESTATE

Sheffield City Council's vision for Gleadless Valley is for it to continue to be a great place to live, grow up and grow older, with fantastic green spaces and good quality housing. It will have a strong sense of community spirit and allow its residents to thrive.

Addressing the issues will not only improve the area for those that live here now, but will help to re-create the aspirational vision of Gleadless Valley – as it was planned to be.

PROUD SIGNAGE

There are very few signs letting people know they are in Gleadless Valley. Could a series of new signs attract people from outside the valley to visit the ancient woodlands?



WELCOME PACKS

Would a welcome pack, outlining community groups, support services and local activities for all new tenants help people who are new to the area know what activities there are for people to get involved with?

HERITAGE TRAIL

It is important that your history isn't lost. Gleadless Valley has changed over time and through it's history there would be many wonderful stories to tell about people who have lived, grown up, flown the nest and contributed to life in Gleadless Valley.

Could a series of long-term and ever evolving installations remembering and celebrating local people add something?

The ambition could be to create some community spirit and ownership by re-inforcing positive stories about local people; give people who live some glue to remaining part of the community; celebrate Gleadless Valley.



MORE COMMUNITY CLUBS AND ACTIVITIES

