



Scotland Street

SHEFFIELD

DESIGN & ACCESS
STATEMENT

Revision Date: 25.10.22



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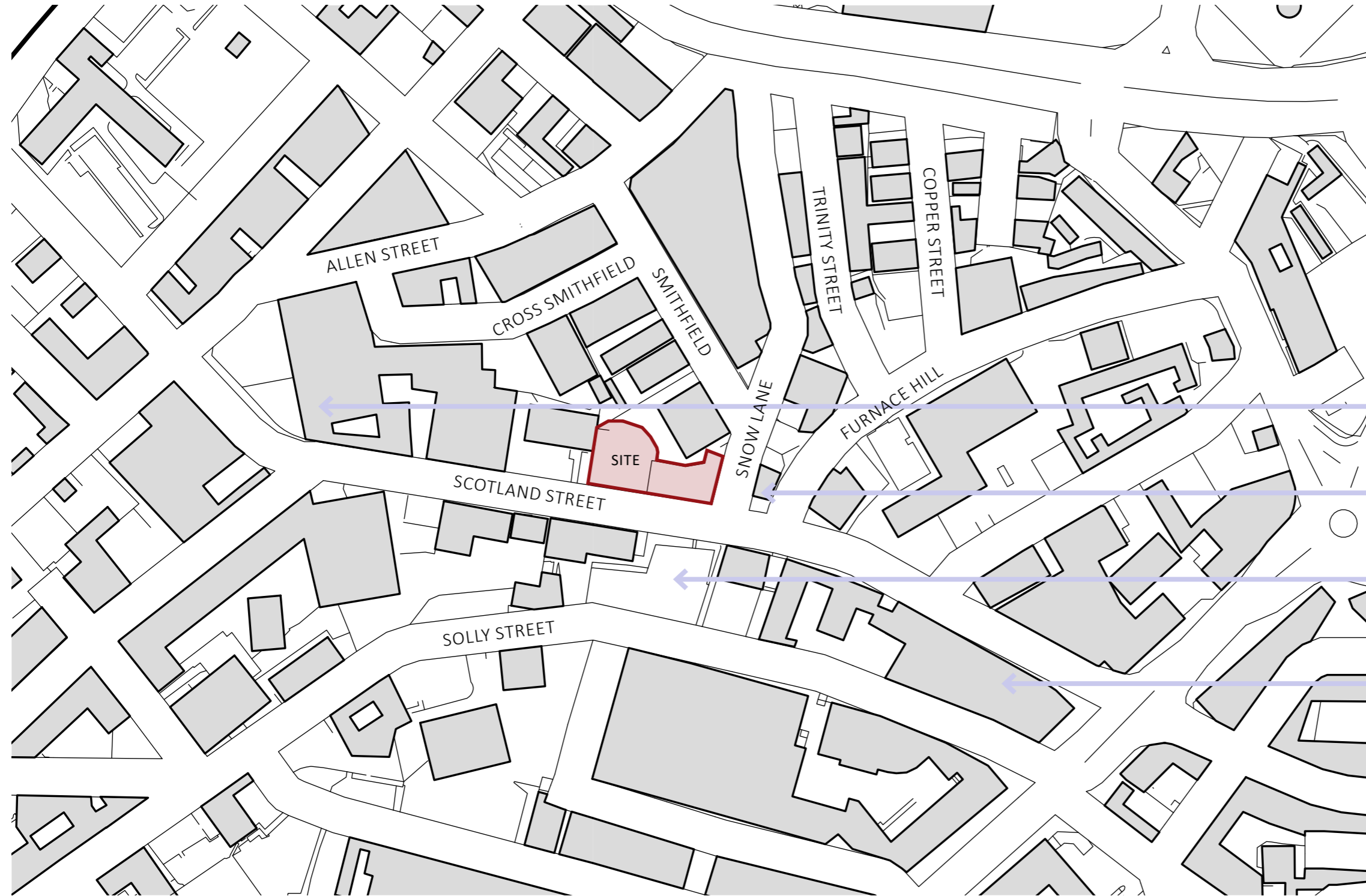
1.0 THE SITE

1.1 Site Location / Wider Context



The site is located within the Sheffield City Centre boundary on the north western side of the city. It has good access to public transport including proximity to local bus routes and is less than 20 minutes walk to Sheffield Station. Many of the city centre amenities are within easy walking or cycling distance.

1.2 Site Map



The site is a brownfield site which is currently used as a car park. The current access is from Scotland Street; the site sits on the corner with Snow Lane. The site is in a flood Zone 1 area therefore is at low probability of flooding.

UNITE STUDENTS - BRASS FOUNDERS

60 SCOTLAND STREET (PLANNING APPROVAL)

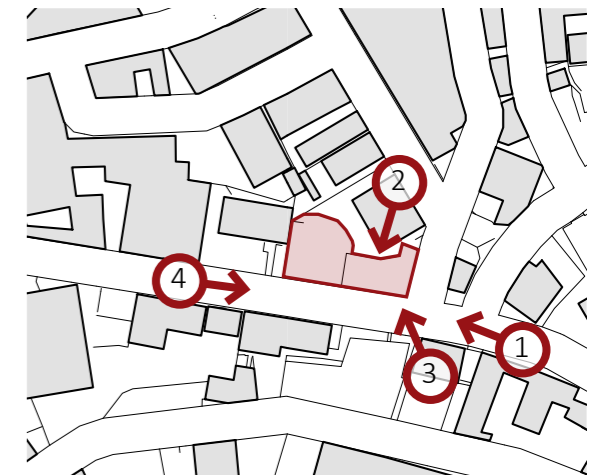
THE IRONWORKS (UNDER CONSTRUCTION)

1 SCOTLAND STREET

1.3 Existing Site Photos



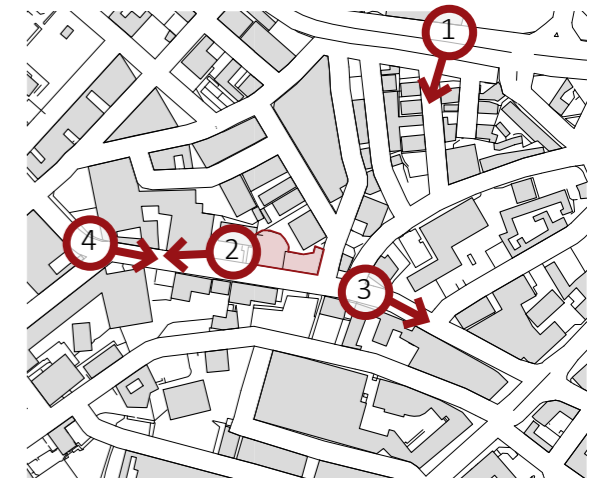
THE IRONWORKS (UNDER CONSTRUCTION)
OPPOSITE SITE ON SCOTLAND STREET



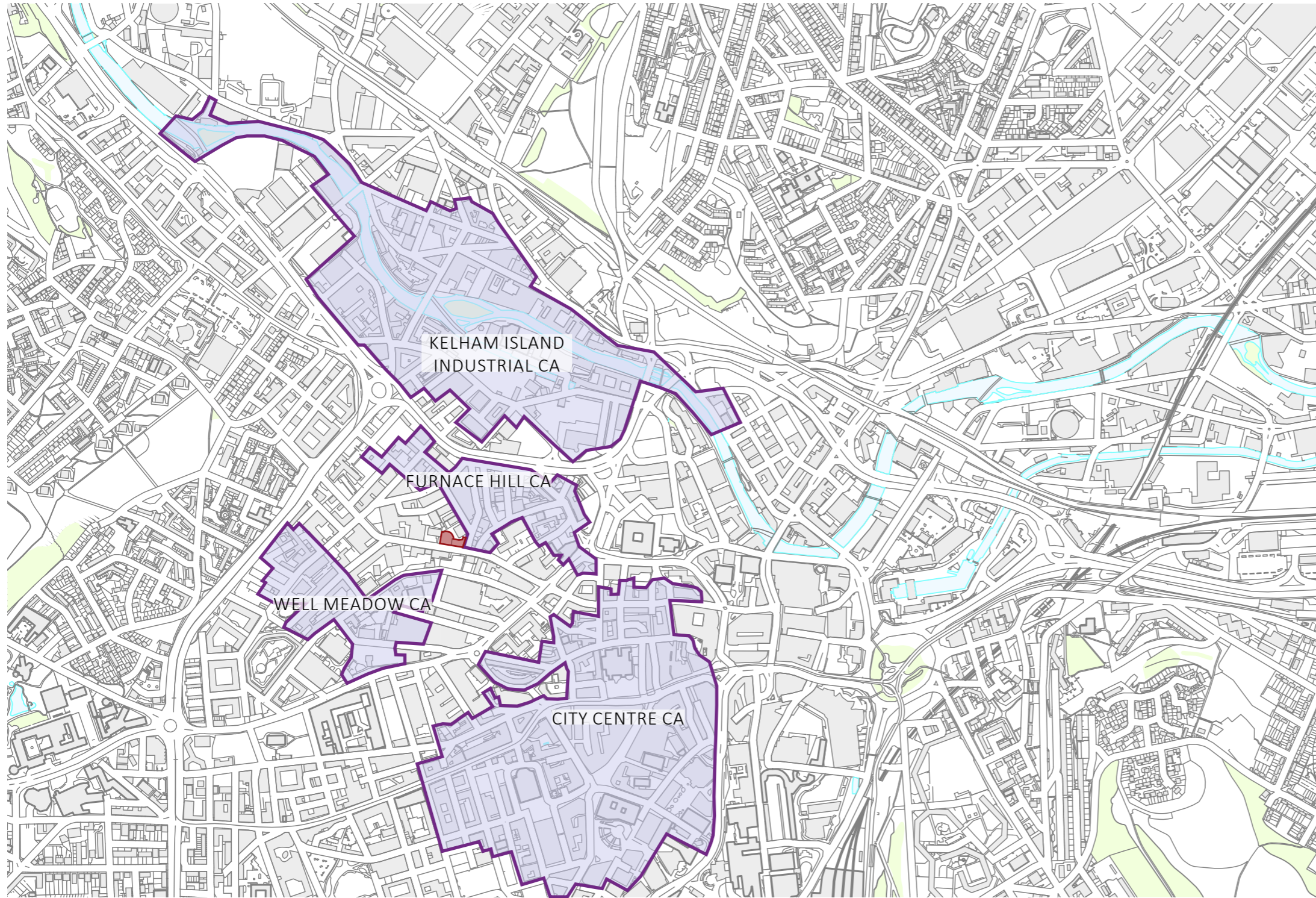
1.4 Site Context



The context around the site is predominantly light industrial / commercial use but this is slowly transitioning to residential with developments such as the Unite student scheme and the Ironworks apartments and 1 Scotland Street.



1.5 Conservation Areas



The site is In proximity to;

- Furnace Hill Conservation Area to the north
- Well Meadow Conservation Area to the south

The Well Meadow Conservation Area is more visually removed from the site due to both the topography and the taller developments on Solly Street and beyond.

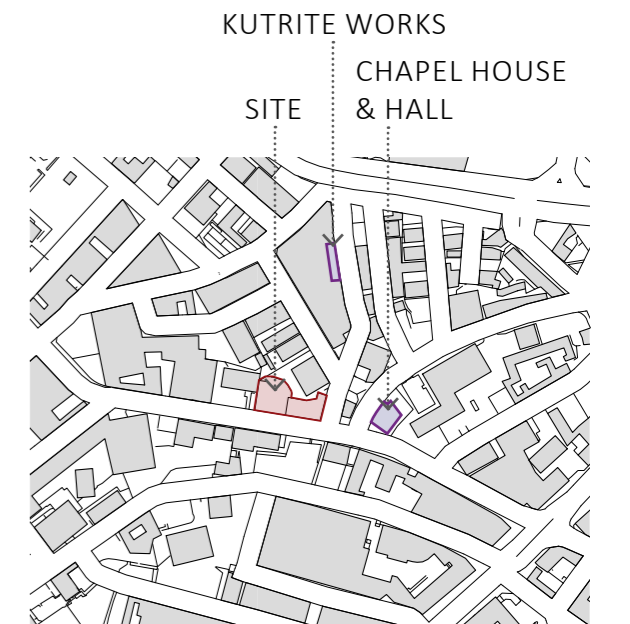
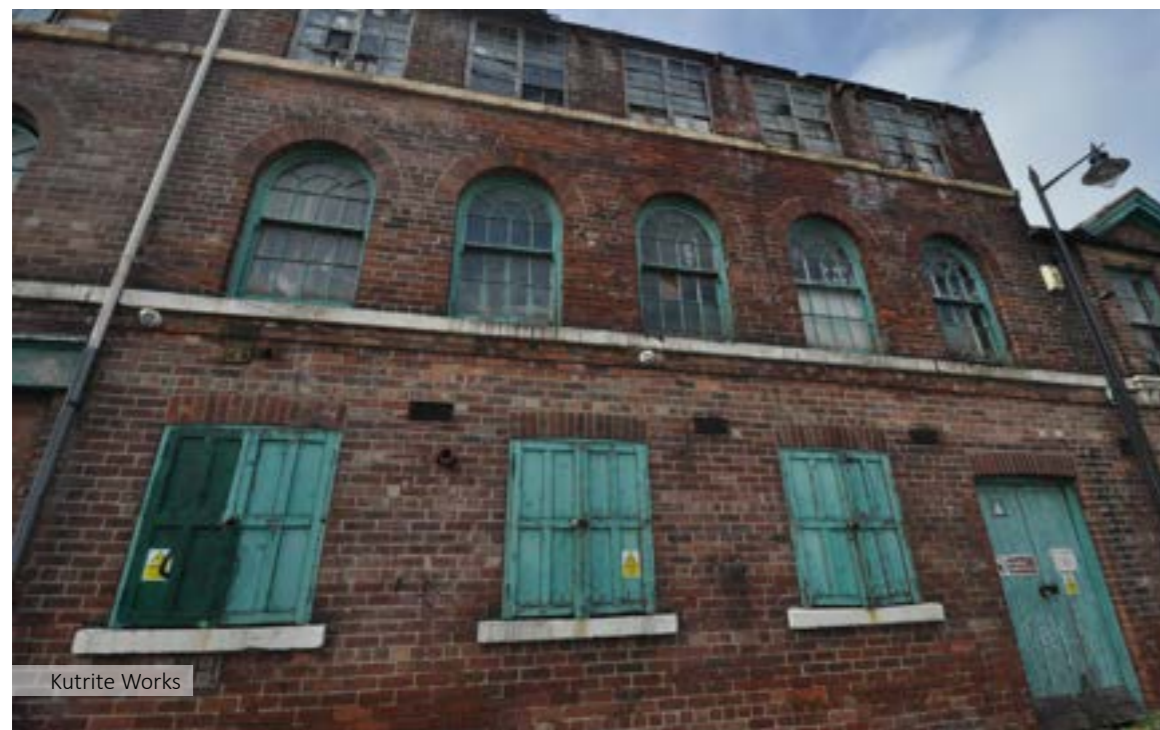
The views from down the hill into the Furnace Hill Conservation Area have been considered in depth and are explored further later in this document.

1.6 Heritage Assets



The Chapel House was previously a Methodist New Connexion chapel but the building is now used as an office. Situated on the corner of Scotland Street and Furnace Hill, the setting of the Chapel will influence the development on the site. The 60 Scotland Street development sits between the site and the Chapel House.

The Kutrite company produced scissors, cutlery and, even surgical equipment during WWII. The company moved into the purpose built factory in 1962 until the company liquidated in 1989.



1.7 Nearby construction...



The Ironworks development
Opposite site
Apartments
6-10 storeys



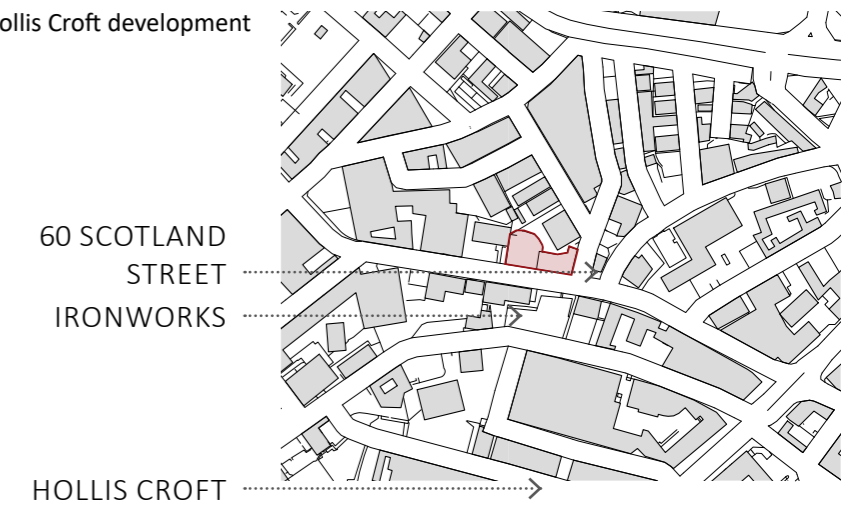
60 Scotland Street development
Adjacent to site
Apartments
5+ storeys (top floor has increased height)



CHAPEL HOUSE

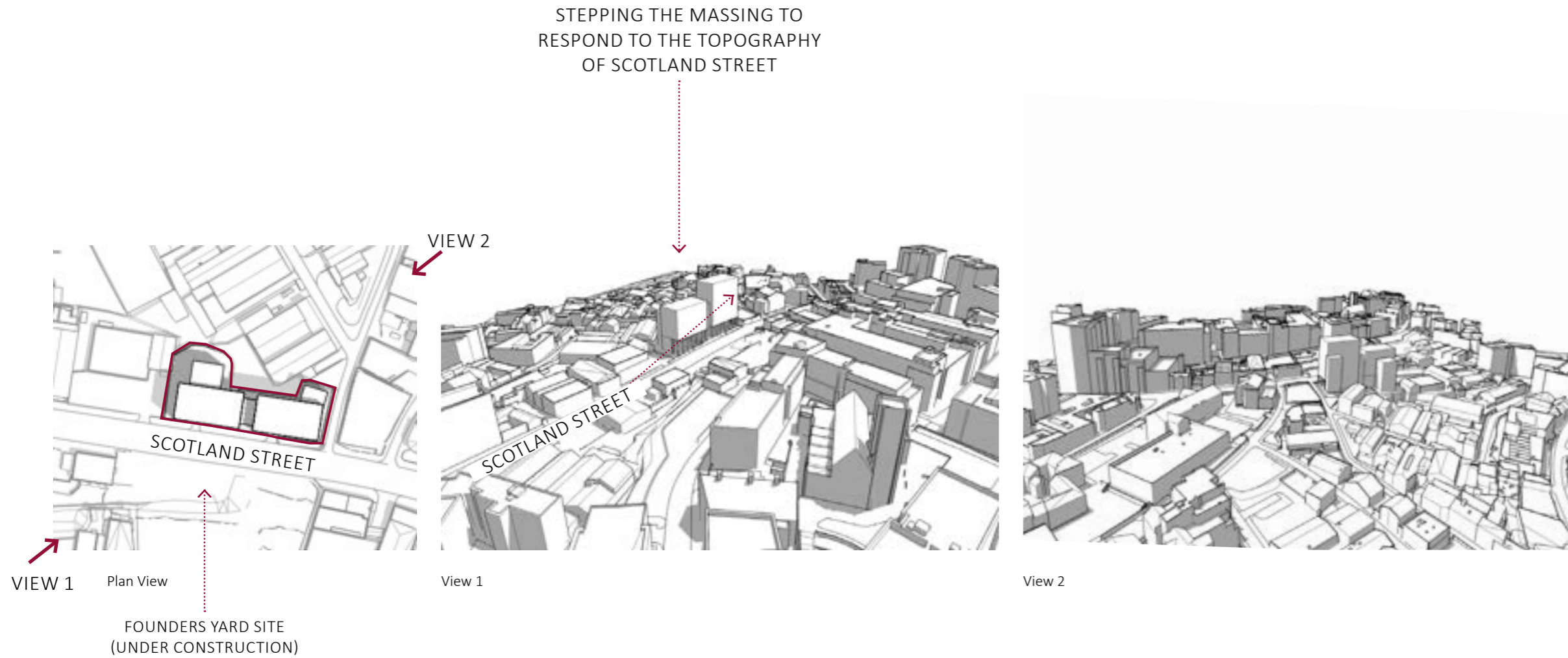


Hollis Croft development



2.0 DESIGN DEVELOPMENT

1.8 Initial Pre App Meeting

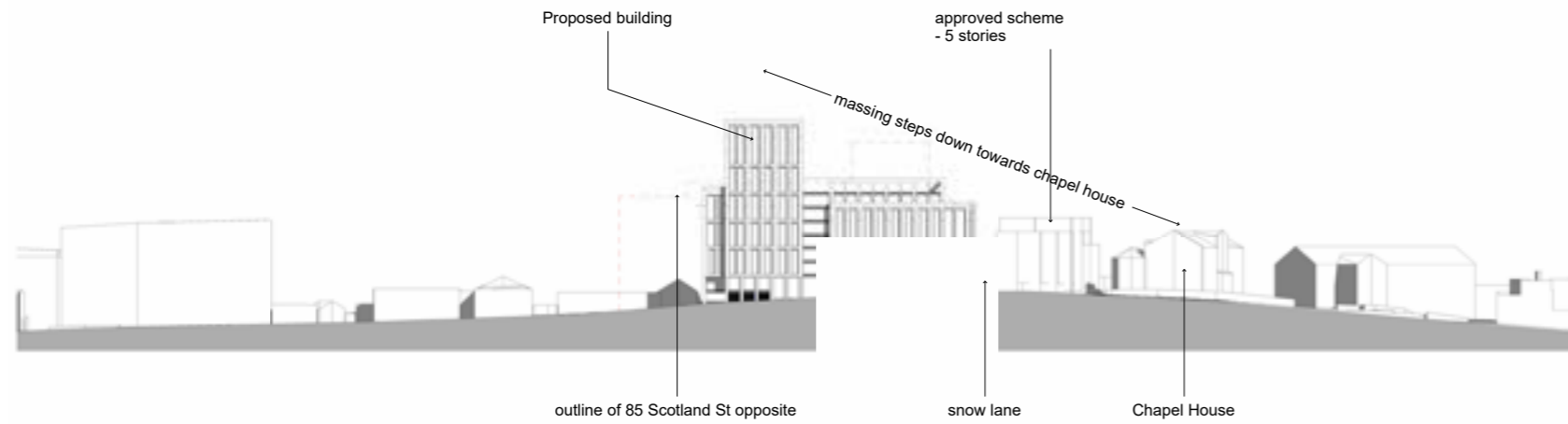


The site is located on the corner of Scotland Street and Snow Lane with the high point of the topography on the corner. When initially exploring massing, this context suggested that the highest massing should be focussed on the corner, stepping away.

This was explored in various iterations, breaking the massing into 2 or 3 blocks.

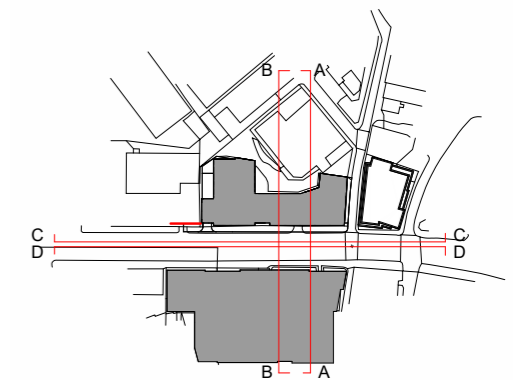
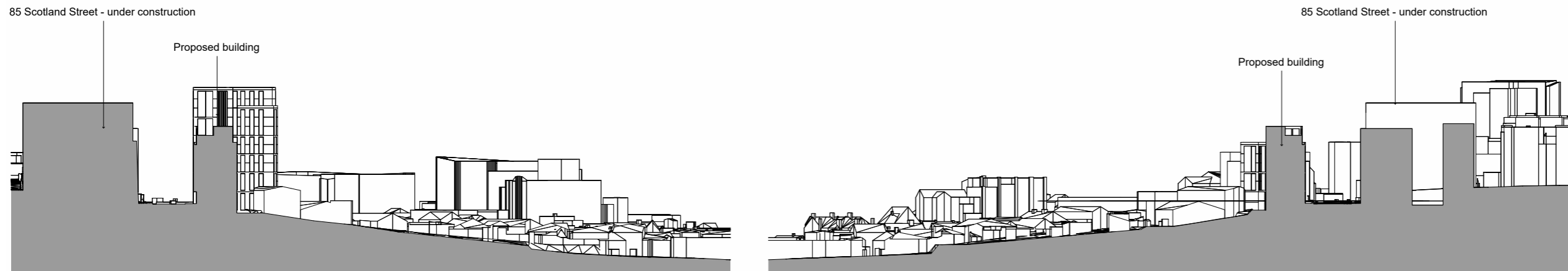
Feedback from the initial pre-app meeting suggested that due to the site's proximity to the Chapel House, it would be preferable if the massing step up to the west with the lowest point on the corner with Snow Lane.

2.1 Design response to initial feedback

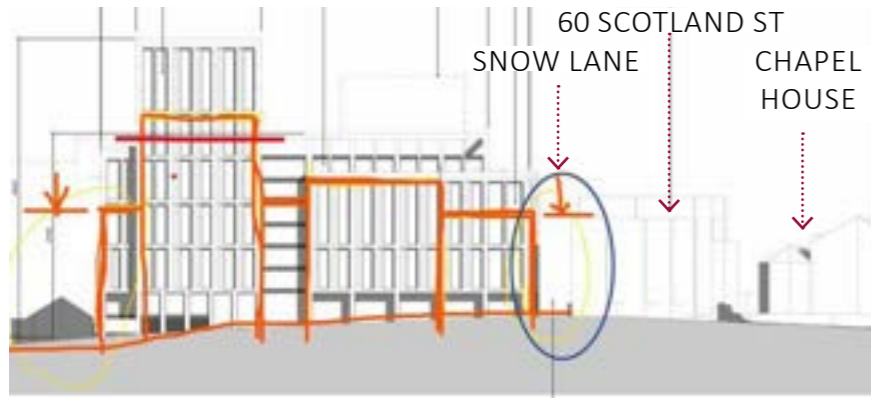


In response to the pre-app comments the massing was re-worked to step away from the Chapel House with the tallest element stepped in slightly from the west end of the site.

Feedback from the LPA was that the overall height was too high and could have more steps.



2.2 Further Pre-App Comments

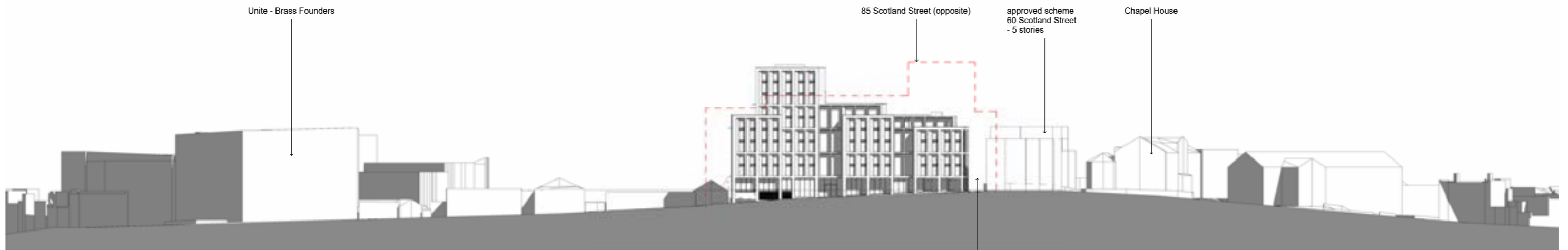


LPA sketch on pre-app proposals indicating desired heights for the building

The proposed massing below responds to the heights of the surrounding context.

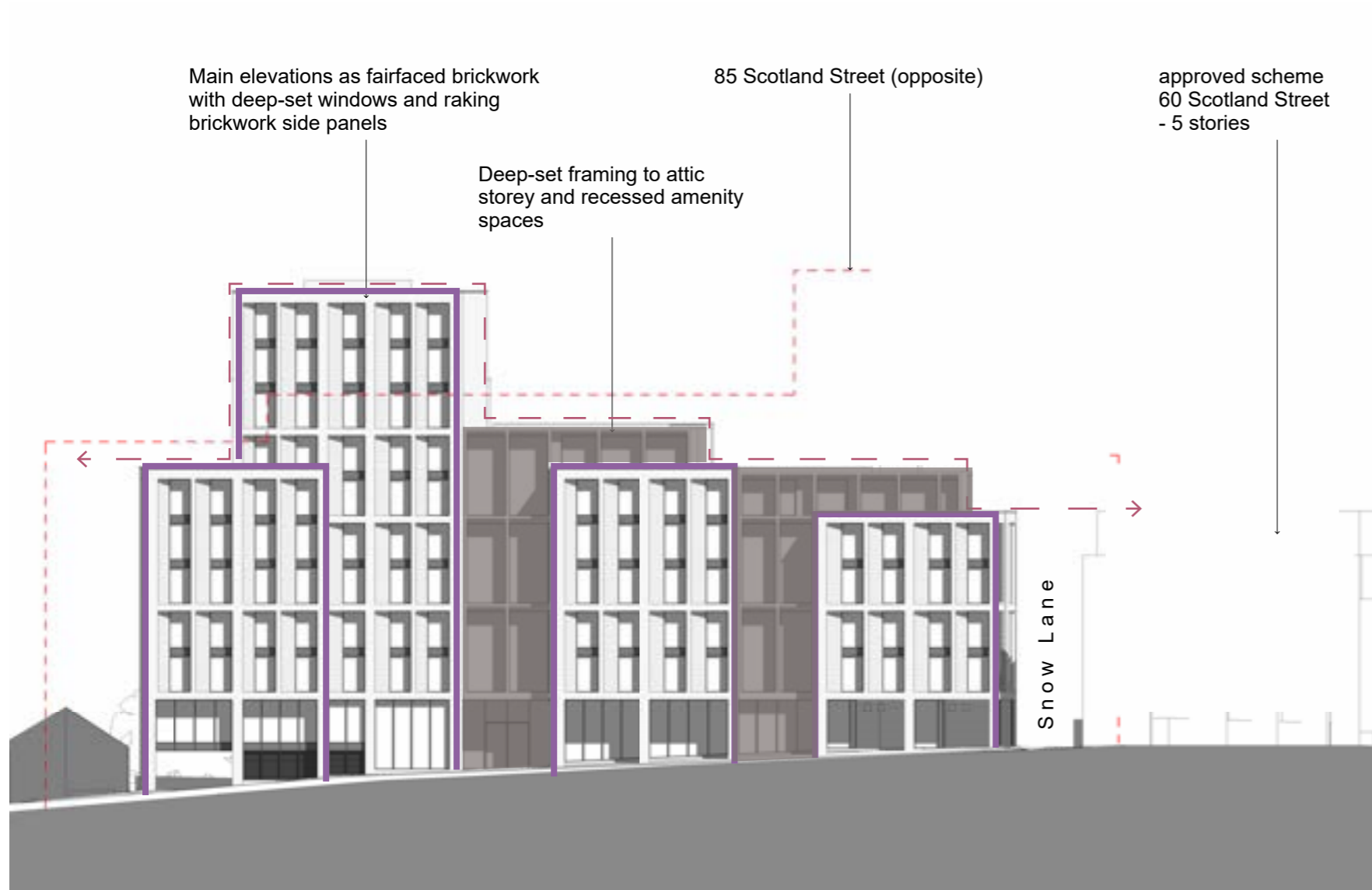
The highest element presents a slim frontage on Scotland Street and sits at a similar height to the development across the street.

The massing to Snow Lane steps down to equal the 60 Scotland Street development and uses recessed sections to further break up both the height and the width of the elevation.



Revised massing - Scotland Street elevation

2.3 Form & Elevation



The massing steps and recessed vertical sections are used to visually break the Scotland Street elevation into a series of attenuated volumes.

Each volume is subdivided to create a rhythmic grid with vertical emphasis.

The volumes are capped either with taller window / side panel slots or the set back and contrasting 'attic' floor.

The building is predominantly brickwork but raking side panels, variation in brickwork texture and deep-set windows all create visual interest.

2.4 Massing Comparison - West

Previous Proposal

LPA stated preference for taller element to be further within the site and step down to the end and rear of the site.



Revised Massing

Proposal steps down in overall height at this end of Scotland Street but gains a lower level with the slope of the site. Massing is also stepped to the rear.



2.5 Massing Comparison - East

Previous Proposal

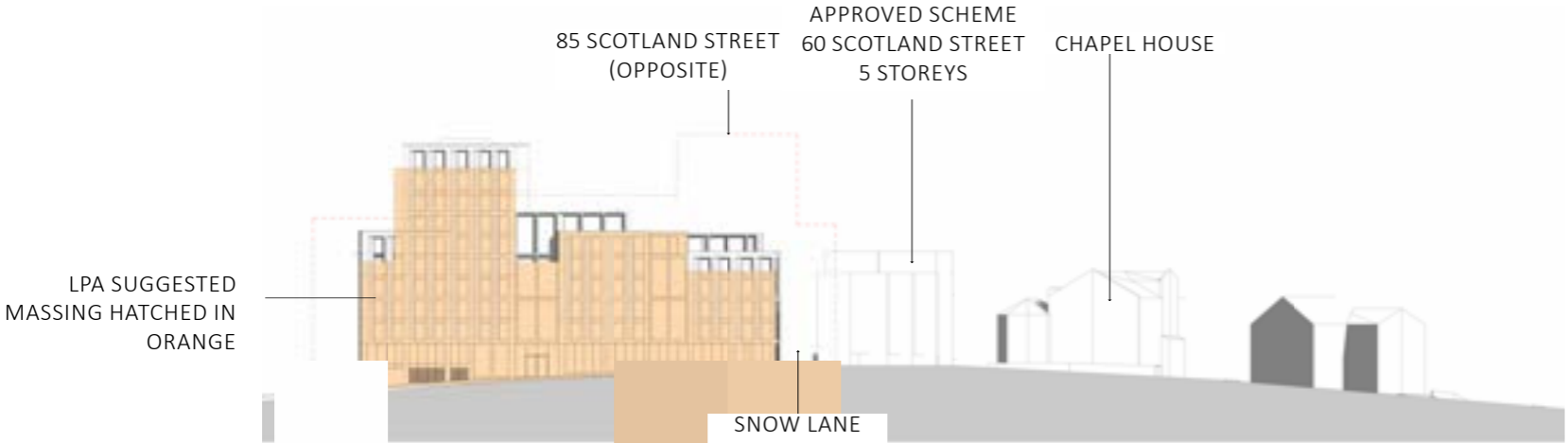


Revised Massing

The overall heights have reduced and an additional step added, responding to the context of the Chapel House and 60 Scotland Street to the east of the site.



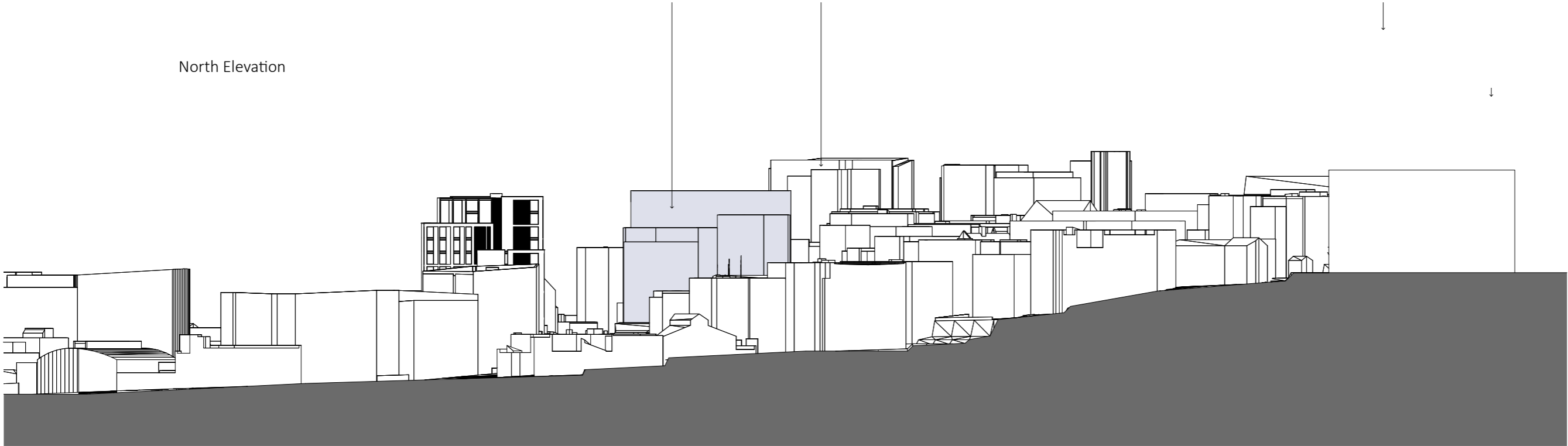
2.6 Developed Massing



Scotland Street (South) Elevation

While the storey heights are marginally higher than the massing sketched at the pre-app by the LPA, the proposals sit happily within the surrounding context. The proposed massing represents a more than 12% reduction in the quantity of apartments from the initial pre-app proposals, at a time when construction prices are rising rapidly.

North Elevation



2.7 VU City from Green Lane / Bowling Green St junction



The adjacent images show the view from down the hill at the base of the Furnace Hill conservation area.

The top two images show the site prior to the development at 85 Scotland Street (opposite site) and with the development which is currently under construction (shown in blue).

The images show the Ironworks (no.85) development make a significant change to the skyline from this location with minimal variation to the roofline of the development.

The bottom two images show both the proposed massing and a massing which meets the heights of the rough orange line sketch from the LPA. While the impact on viability between these two massings is very substantial, the images show that the visual impact is almost imperceptible.

3.0 MASSING ANALYSIS

3.1 East end of Scotland Street

The following pages summarise the use of VU City to determine an appropriate proposal for the site and analyse the proposals from various viewpoints. A more exhaustive review of the VU City views has also been prepared as an appendix to this document.



Existing context



Proposed view

East Scotland Street

IRONWORKS
DEVELOPMENT

60 SCOTLAND
STREET
DEVELOPMENT

CHAPEL HOUSE



Existing context



Proposed view

On the approach from the east of Scotland Street, the stepped massing and breaks in the elevations allow the proposal to sit comfortably next to the development at 60 Scotland Street.

With the height of the Ironworks development located on the east of its site, this development has a more imposing impact on the setting of the Chapel House.

East Scotland Street



Existing context



Proposed view

60 SCOTLAND STREET DEVELOPMENT

As the approach comes closer to the site, the east elevation of 60 Scotland Street becomes more visible while the oblique view angle of the proposal minimises its impact.

3.2 West end of Scotland Street



Existing context



Proposed view

The step in height is more pronounced at the west end of the street. Although the massing also steps at the west end, due to the topography sloping down hill the change in height is more pronounced here. The height of the step is balanced with the east end to maintain the elevational line of the Scotland Street frontage.

The Brass Founders and Ironworks developments both set a precedent for similar steps in height with their respective contexts.

3.3 Kelham Island (East)

The below image and the more extensive collection of images in the VU City appendix show that the proposal is not seen in the views from Kelham Island.

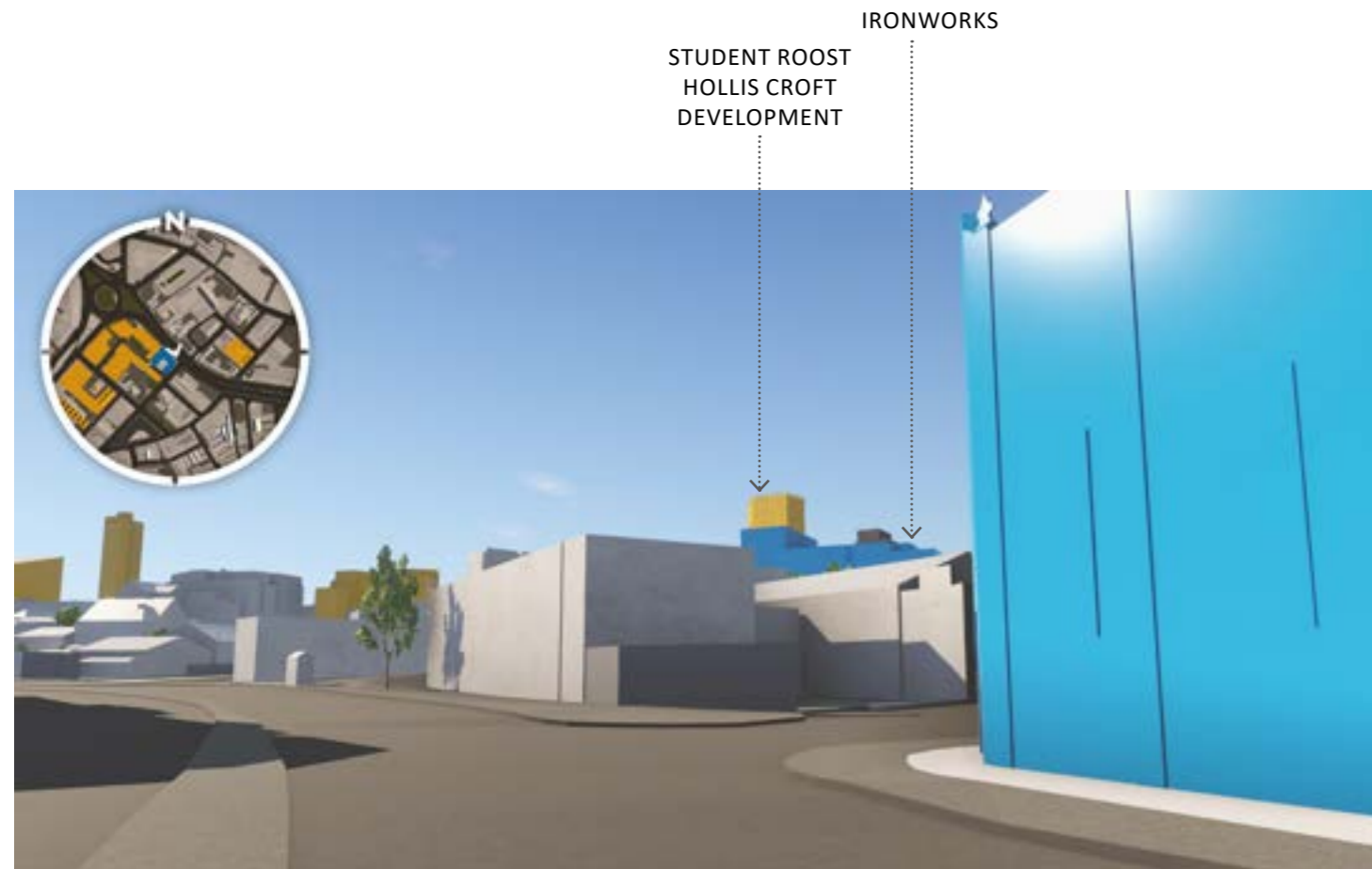


Existing context



Proposed view

3.4 A61 / Shepherd Street junction



Existing context



Proposed view

The proposed development does not significantly affect the overall skyline form.

3.5 North end of Trinity Street



From this viewpoint the proposed building is clearly visible, but its effect on the skyline is no greater than that of the Ironworks on its pre-existing context.



Proposed view

3.6 Stanley Fields

Longer distance views show that the proposed building merges into its context and is quite hard to distinguish.



Existing context



Proposed view

3.7 Aerial View from North

Aerial views show that the proposed building does not detract from the concept of built form following the topography and rising to a crescendo in the centre of the city.



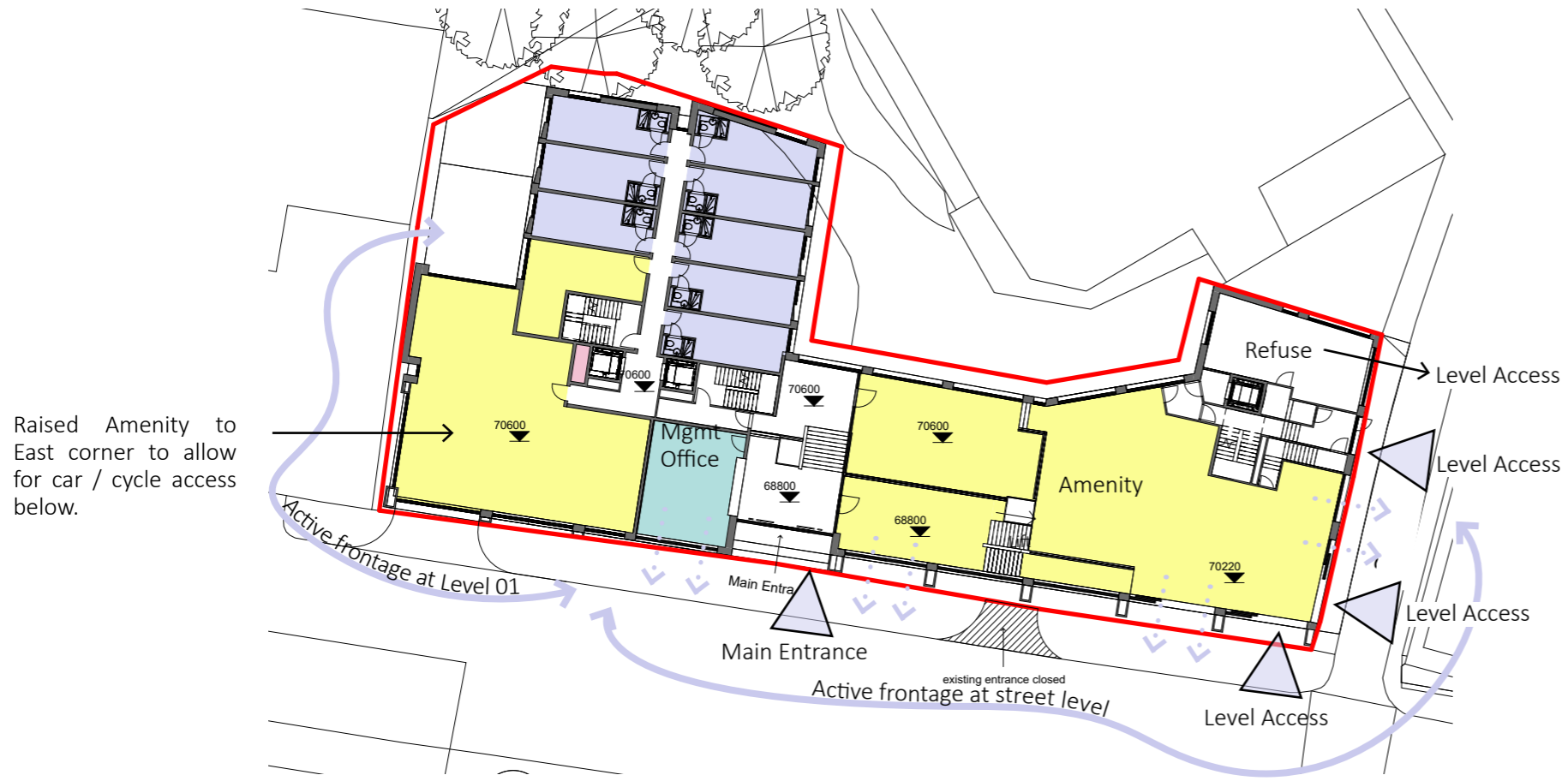
Existing context



Proposed view

4.0 PLAN ANALYSIS

4.1 Ground Floor - Residents' Access



KEY

- STUDIO
- MANAGEMENT OFFICE
- AMENITY SPACE

Main Entrance

The main entrance is situated in the centre of the development, adjacent to the management office which is preferable for security and convenience of residents.

Topography

The levels of the amenity space have been extensively considered to balance active frontage and level access to the street with inclusive and level access within the internal spaces.

Active Frontages

The amenity spaces are situated at this level, wrapping around the snow lane corner and the length of Scotland Street to maximise active frontage.

Raised Amenity to East corner to allow for car / cycle access below.

Main Entrance from Scotland Street

Corner of Scotland Street & Snow Lane

Snow Lane looking towards Scotland Street



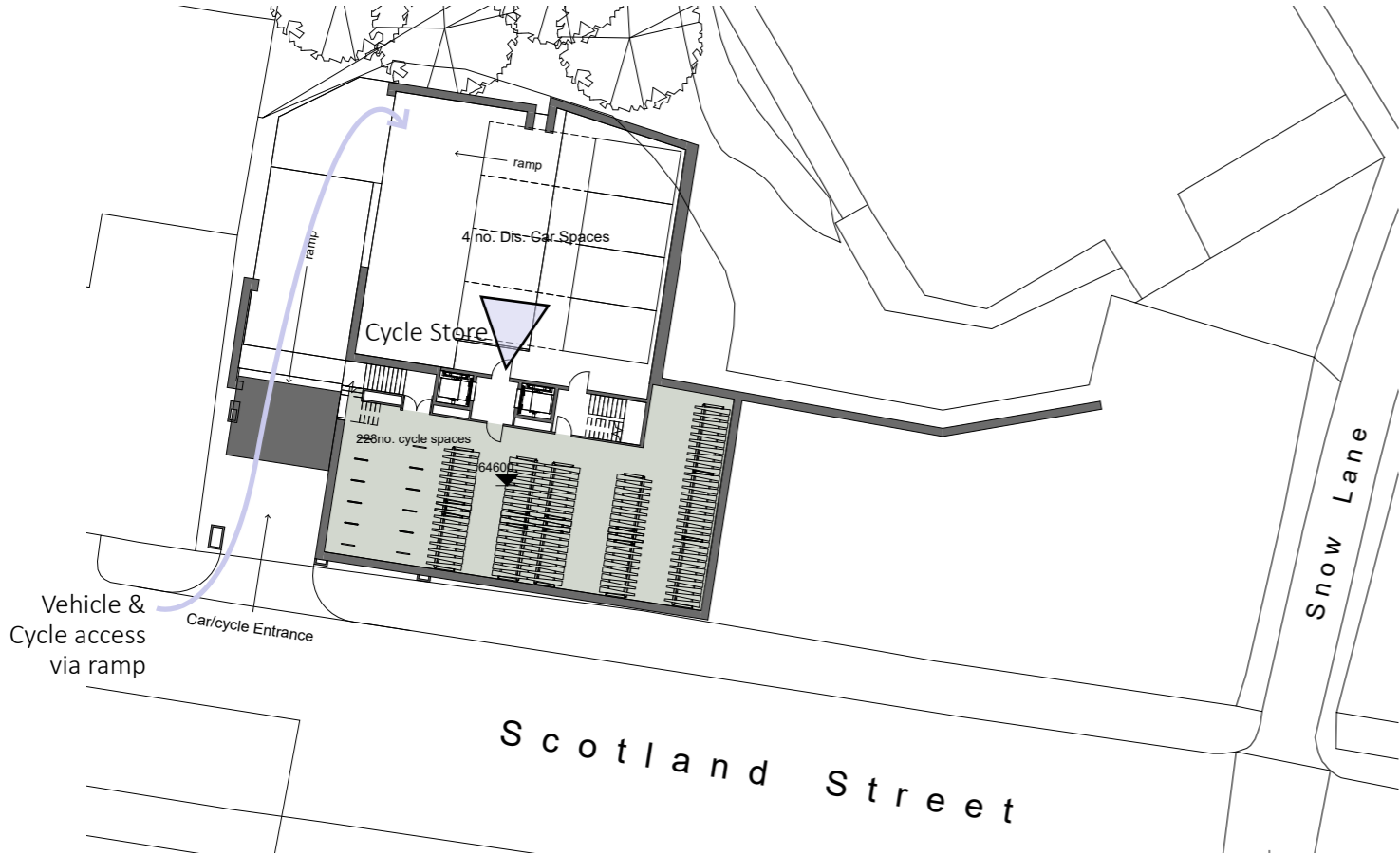
Scotland Street, Sheffield

4.2 Ground Floor - Vehicular Arrival

The topography of the site is used to maintain convenient access to the cycle store and refuse stores whilst minimises the areas these spaces occupy on the elevations.

The location of the development is considered to be easily accessible by public transport, by foot or cycle and therefore the development is generally car free with the exception of 4no. accessible parking bays.

- KEY
- STUDIO
 - MANAGEMENT OFFICE
 - AMENITY SPACE
 - ANCILLARY
 - PLANT
 - SUBSTATION



Level -2
Cycle store below ground on Scotland Street frontage but level access for bikes from the rear.



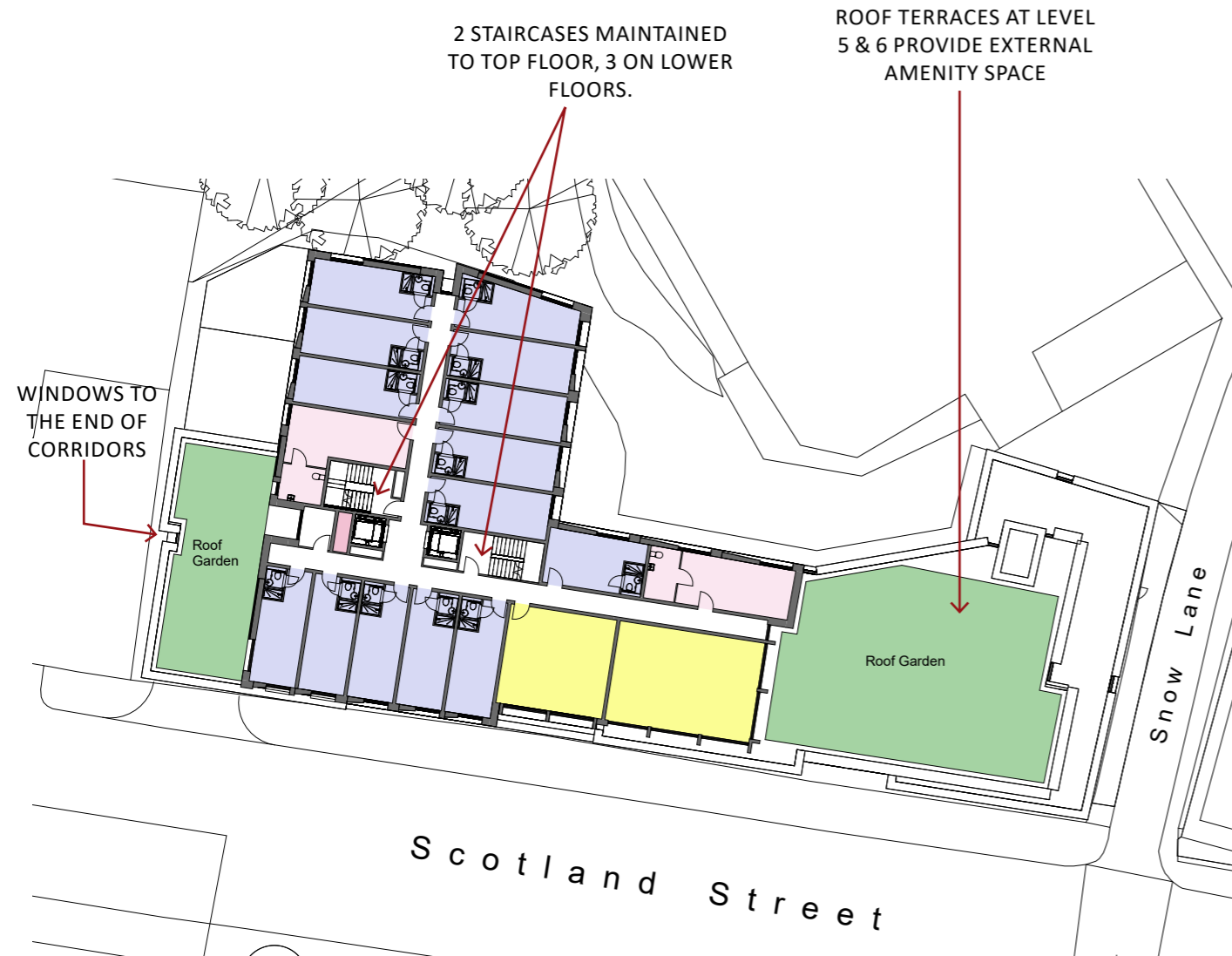
Level -1
Level access for substation on Scotland Street. Refuse store frontage minimised but maintain level access to Scotland Street to take bins out.

4.3 Typical Upper floors



KEY

- STUDIO
- AMENITY SPACE
- ACCESSIBLE STUDIO
- ROOF TERRACE



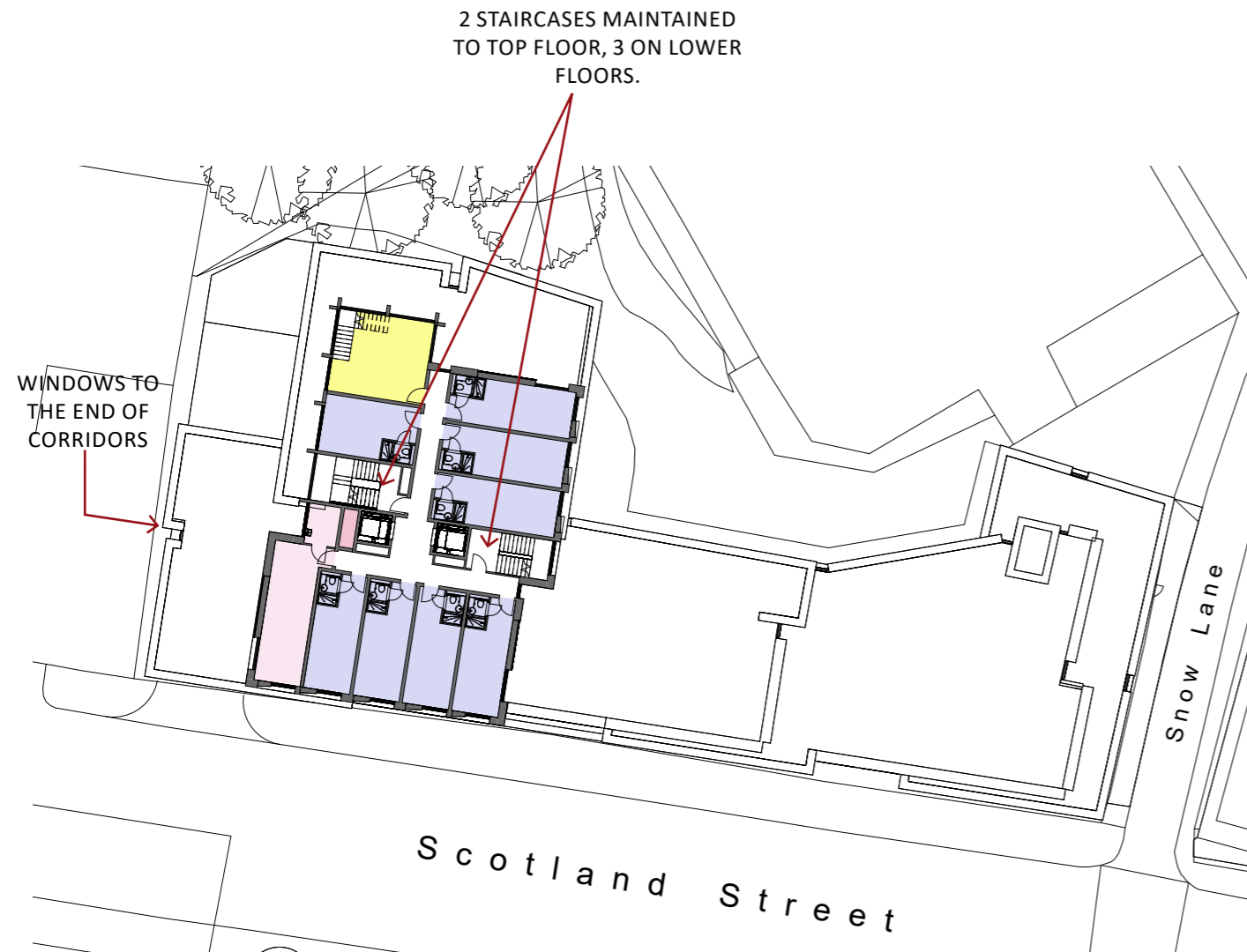
Level 6



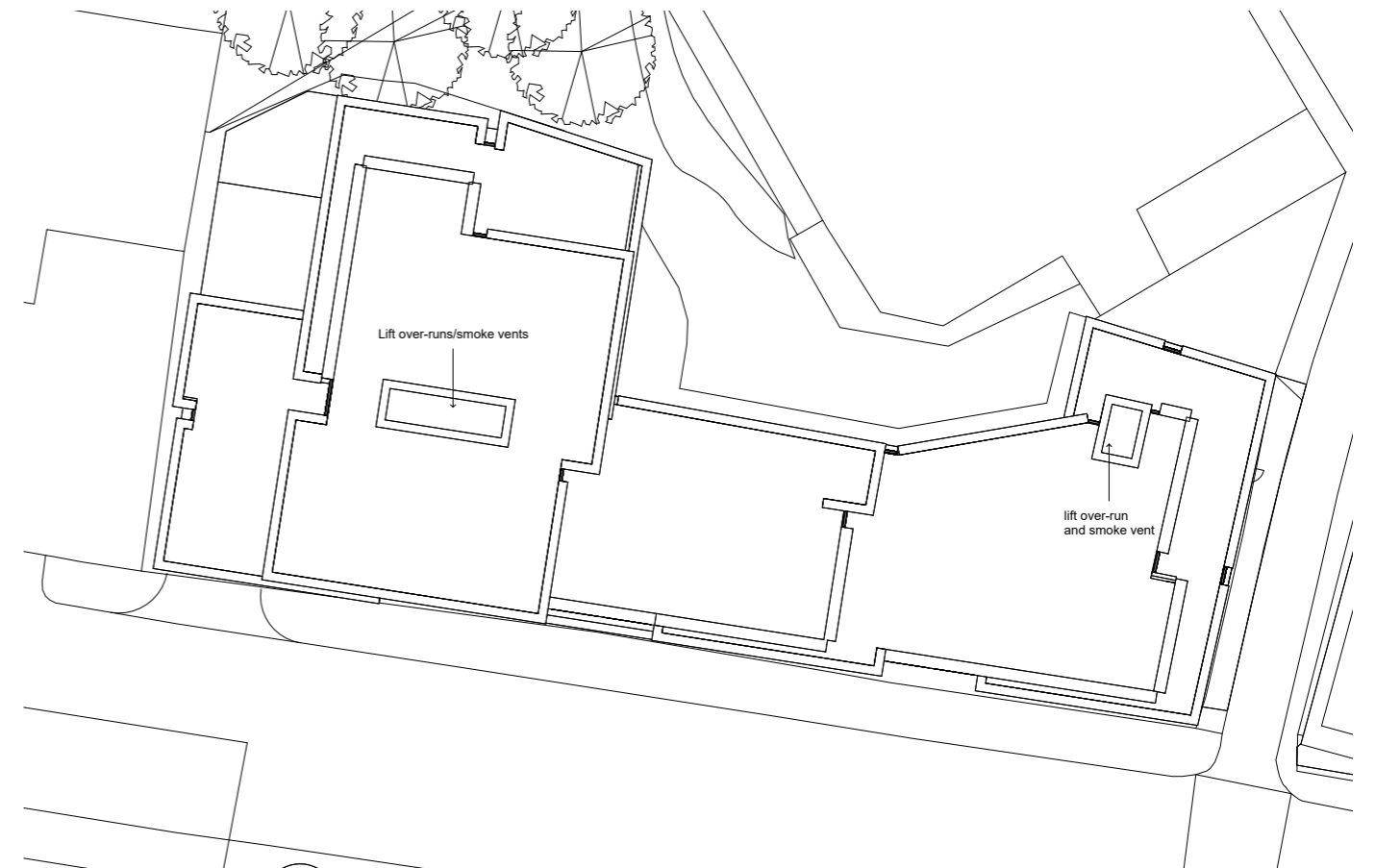
Level 7

KEY

- STUDIO
- AMENITY SPACE
- ACCESSIBLE STUDIO



Level 8-9



Roof Level

5.0 USE

4.4 Co-Living Concept



Community Living

Co-living is an innovative, contemporary living solution that combines the components of traditional house shares with the additional amenities, such as a gym or shared workspaces, which would typically be sought outside of the home.

The co-living concept provides a framework for various sizes of community whether you want some time to yourself, tea with your immediate neighbours or events with the whole village!

Co-living provides high quality spaces, flexibility and community in a cost-effective and convenient model.

Integrating private, social and working spaces enables a balanced and varied lifestyle to be easily accessible and affordable providing benefits from cost and time savings to increased psychological well-being.

5.1 Co-Living Community

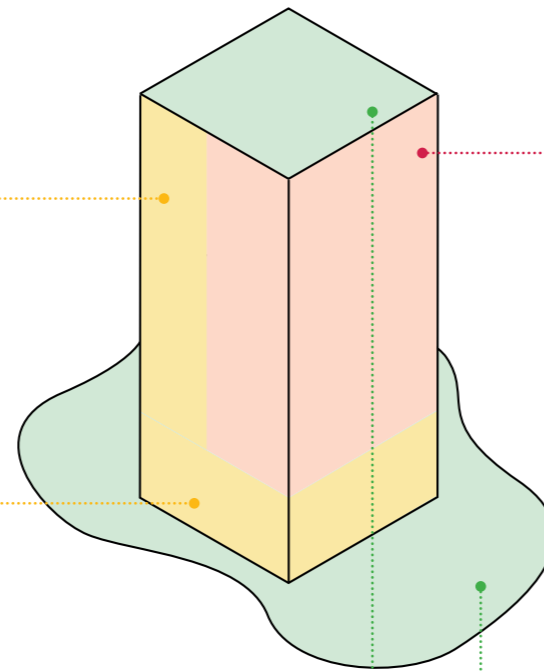
AMENITY AREAS
SHARED EVERY FLOOR (TYPICALLY 34 STUDIOS)

SHARED KITCHEN & DINING
SHARED LOUNGE



PRIVATE RESIDENTIAL

COMPACT UNITS
IN-UNIT KITCHEN /
DINING
IN-UNIT LIVING AREAS



Co-Living
Accommodation

OUTDOOR SPACES

TERRACES
OUTDOOR SEATING



AMENITY AREAS
(FULL BUILDING)

RESIDENTS' LOUNGE
SHARED WORK SPACES
GYM
POST ROOM

Co-Living Amenities

The co-living model allows for a greater variety of higher quality spaces.

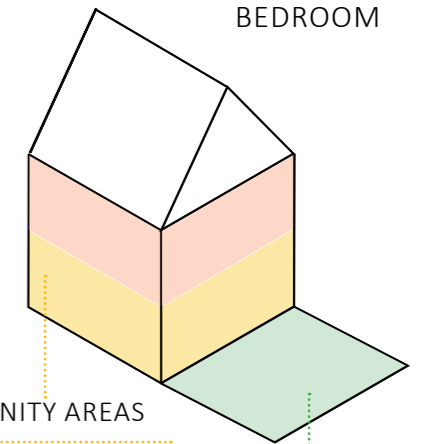
Amenity areas provide a wider range of facilities than a typical shared kitchen while studios provide an improved private space when compared to a bedroom in a shared house.

Additionally the co-living environment creates a natural framework for communities to form. Shared amenity spaces on every floor gives residents the sociable lifestyle which can be hard to find in a city.

Shared House

PRIVATE RESIDENTIAL

BEDROOM



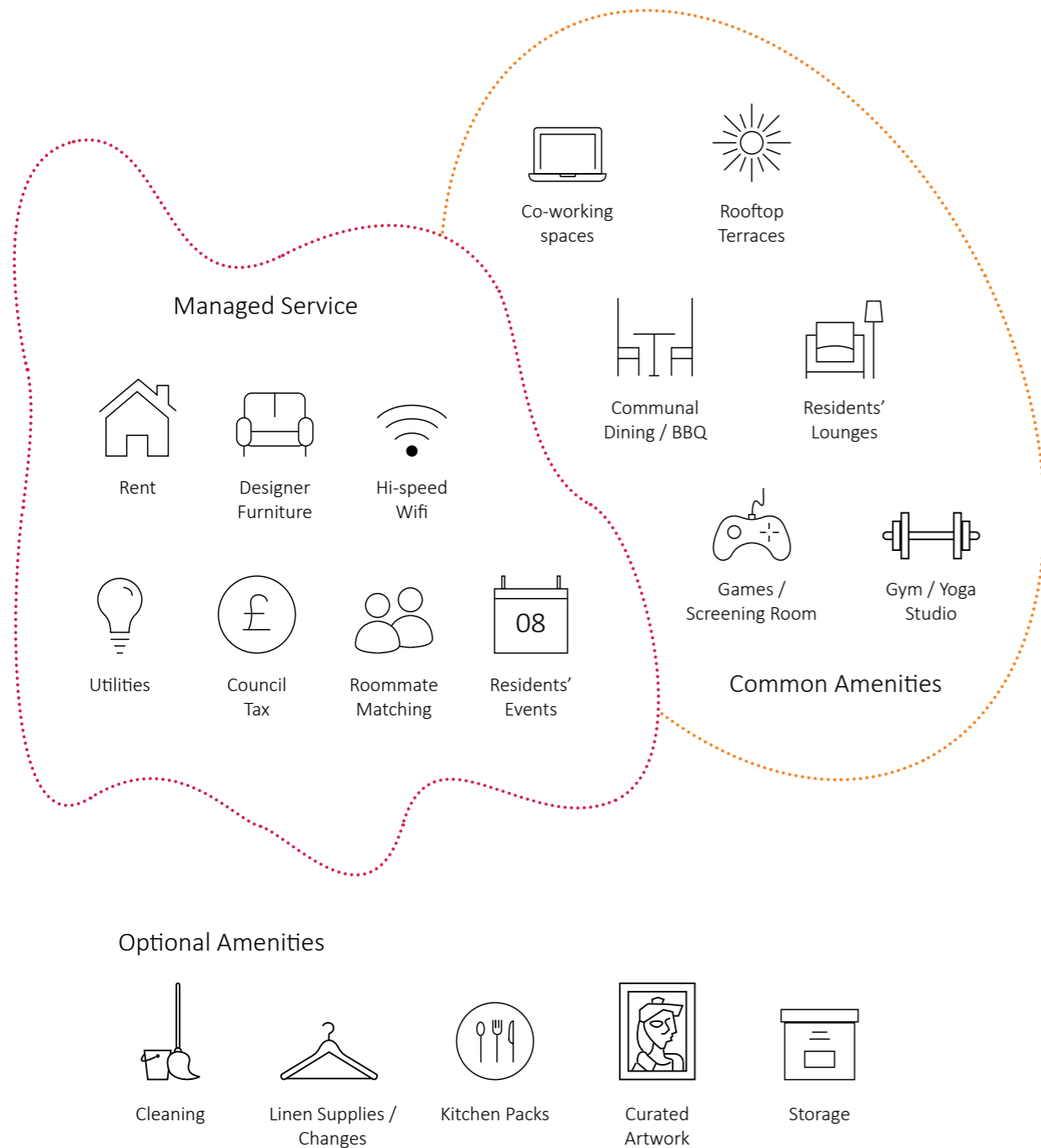
AMENITY AREAS

SHARED KITCHEN,
LIVING AND
DINING AREA

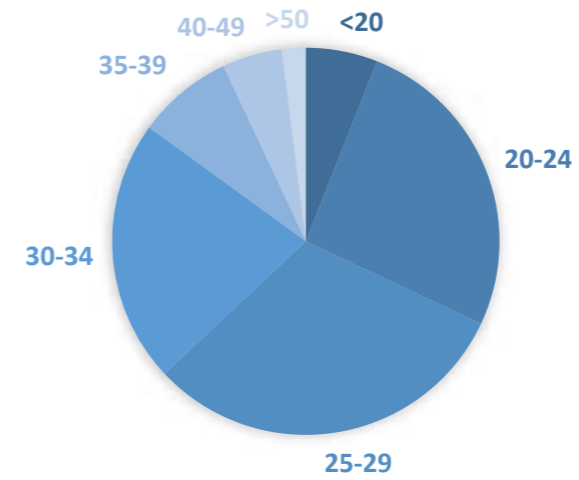
OUTDOOR SPACES

GARDEN / YARD

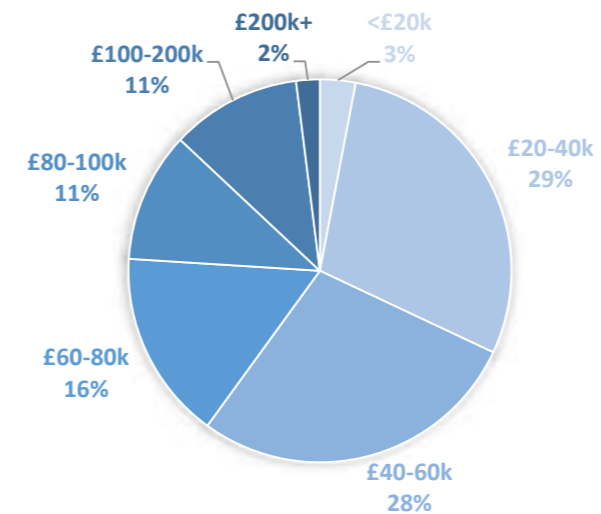
5.2 Co-Living Demographic



Age Bracket
(data from study by co-living operator)



Income Bracket
(data from study by co-living operator)

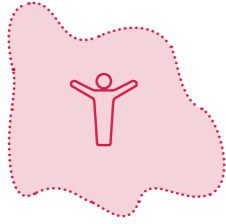


Community Living

Co-living appeals to a wide demographic of ages, income and professions. The model provides a more sociable way of living as well as more convenience with bills and amenities included within the package.

6.0 AMOUNT

6.1 Schedules



Co-living

Studios	213 units
Accessible Studios	15 units
Total	228 units



Co-Living Amenity (Indoor)

Level -1 (all residents)	144 m ²
Level 0 - West (all residents)	163 m ²
Level 0 - East (all residents)	272 m ²
Level 0 - centre (all residents)	42 m ²
Level 6 (all residents)	56 m ²
Upper Floors	547 m ²
Shared kitchen, dining, living space (typical floor 70 m ² per 34 residents, split over 2 spaces)	
Total	1224 m² (5.4 m² / resident)



Co-Living External Amenity

Level 5 Terrace (all residents)	52 m ²
Level 6 Terrace (East) (all residents)	183 m ²
Level 6 Terrace (West) (all residents)	73 m ²
Total	308 m² (1.35m² / resident)

6.2 National Space Standards / HMO Guidance



Nationally Described Space Standards



Sheffield City Council Room Size & Amenity Standards for Houses in Multiple Occupation



Current Proposals

Co-Living Standards

There are not currently any space standards specific to the co-living model as it is a relatively new style of residence.

We have shown on this page how the proposals compare to the Nationally Described Space Standards and Sheffield's HMO Guidance.

The co-living model is intended to give people a residential experience which is shared with a wider community of people. Therefore we feel it is more relevant to compare the floor areas of the co-living to units in the space standards with multiple bedrooms or to houses of multiple occupancy.

ROOM

Average proposed studio size:

(Combined bedroom, living room & kitchenette)

20m²

Combined bedroom, living room & kitchen:

min. 10m² per person

AMENITY

Average proposed amenity space:

Kitchen, living, dining (KLD) space;

24m²- per 10 persons

Additional amenity areas;

677m² Internal- all residents (228 persons)

308m² External- all residents (228 persons)

DWELLING

	Minimum Dwelling Size	Area per person
1 bed 1 person	37m ²	37m ²
2 bed 3 person	61m ²	20.3m ²
3 bed 4 person	74m ²	18.5m ²
4 bed 5 person	90m ²	18m ²
5 bed 6 person	103m ²	17.2m ²
6 bed 7 person	116m ²	16.6m ²

Overall m² per person:

12.4m² - for 10 person HMO

Overall m² per person:

(including studio, KLD & amenity)

26.8m²

Figures shown do not include circulation space or shared refuse and cycle storage.

7.0 PROPOSED VIEWS

7.1 Scotland Street from East







7.2 Scotland Street from West





7.3 Snow Lane



7.4 Smithfield







7.7 Furnace Hill



