

An architectural rendering of a two-story brick building with a prominent gabled roof and several large, arched windows. The building is shown from a low angle, looking up. The image is overlaid with a semi-transparent white layer where the text is located. The top and bottom of the page are solid orange.

STOCKSBRIDGE COMMUNITY HUB.

DESIGN AND ACCESS STATEMENT

DECEMBER 2023

INTRODUCTION



This Design and Access Statement has been prepared by CODA Architecture in support of proposals for the new Stocksbridge Community Hub.

The site is located along Manchester Road, between Johnson Street and the former factory shop. The proposal includes a new Community Hub building on the site of the current library which will deliver; a new library, premium office space, cafe and community space, and improvements to the immediate public realm.

The purpose of this document is to set out the design principles, concept and strategy behind the development proposals. It includes an initial analysis of the area, a characterisation appraisal of the context, and an urban analysis study that identifies some key opportunities and constraints of redeveloping the site. This is then used to inform a design process that culminates in the redevelopment proposal for the site.

STOCKSBRIDGE TOWN VISION



The Stocksbridge Towns Fund Board has come together to develop the Town Investment Plan. The Board is made up of local business, community and public sector representatives who all wish to see real and sustainable change in Stocksbridge.

The Board has agreed a Vision and identified a series of strategic priorities for the Town Investment Plan. Underpinning the Vision is a shared commitment to:

- **Ensure all local people benefit from the plan;**
- **Leave a legacy for future generations;**
- **Deliver improvements in an environmentally sustainable way; and**
- **Place the health and wellbeing of the community at the heart of our plans**



The Board's vision is; "to make Stocksbridge strong, vibrant and fit for future generations. Our town is changing and diversifying with less economic dependency on our historic strength of world class steel production but with great potential to capitalise on new growth sectors and opportunities, especially in technology. Stocksbridge is also expanding with major new housing developments planned or underway. We want our local people to benefit from these changes through our six strategic priorities:

- **To create a vibrant and attractive town**, which is a great place to live, work, shop and visit, with enhanced local services and leisure opportunities, including a cinema, within a revitalised town centre which is vibrant both by day and in the evening.
- **To develop a strengthened and diversified economy** in a town which is a great location to start and grow a business, provides good business infrastructure and has the highly skilled workforce businesses need; and which makes the most of the economic opportunity provided by our fantastic Outdoor City location at the gateway to the Peak District, becoming a hub for walkers, cyclists and tourists with a hotel and tourist offer.
- **To provide enhanced learning opportunities** at all stages of life so local people can access high paid, high quality productive jobs.
- **To be a more accessible town**, which is easy to get around on foot, by bike and on public transport, easy to get to and well-connected to the wider community and places that local people need to go for work, learning and leisure.
- **To provide first class sport, leisure, cultural and community facilities** in an environment which supports our people to be fit, healthy and active, builds on the success of existing community owned assets and ensures that community infrastructure is accessible and supports local charities and groups.
- **To deliver clean growth**, by valuing Stocksbridge's unique natural environment and striving to be net zero carbon and delivering biodiversity net gain.

PROJECT TEAM



Developer

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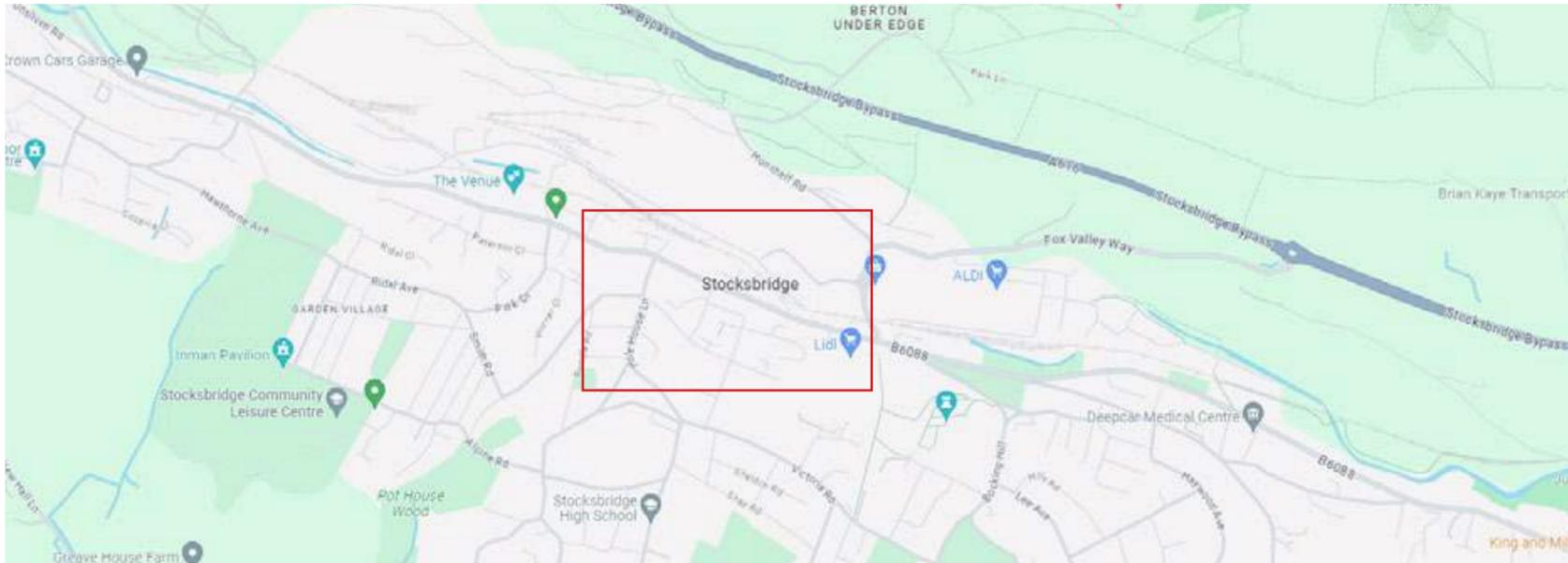
Landscape and Urban Designer

FPCR

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SITE

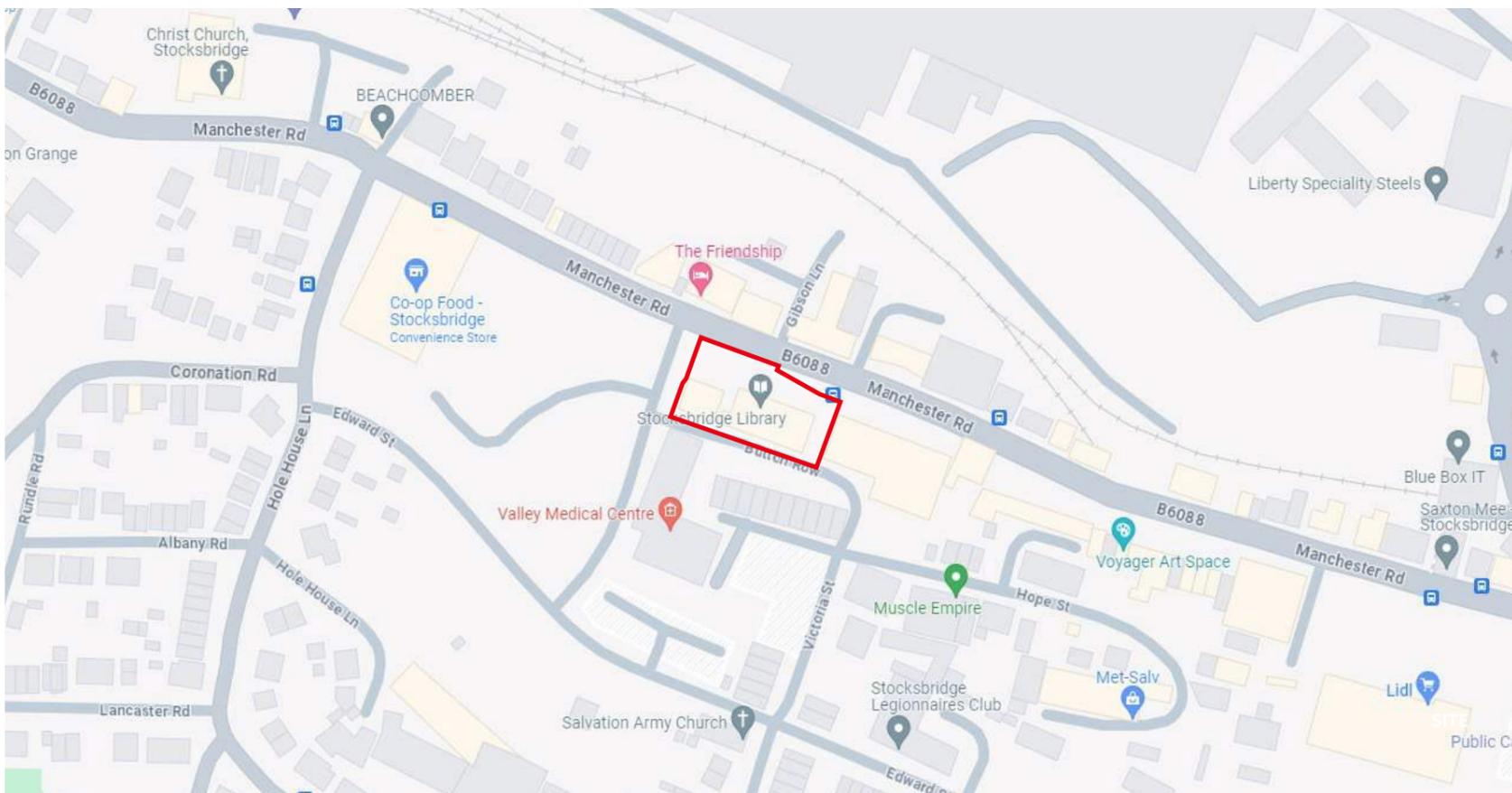
SITE - LOCATION



The site is situated in the middle of Stocksbridge Town Centre along Manchester Road, the primary road through the town. It sits close to the Fox Valley retail village and the Liberty Steelworks to the north.

Stocksbridge is located equidistant between Sheffield and Barnsley. The Stockbridge Bypass connects the town to the M1 and Woodhead Pass, making it highly accessible by car. Manchester Road connects south to Hillsborough and Sheffield City Centre, which can be reached in 20–25 minutes.

There are local bus routes along Manchester Road that travel to Sheffield and Barnsley centres on a regular basis. There is a train line that runs through the town, but it is for freight use only serving the local steelworks. Stocksbridge does not have a passenger train station and the nearest stations are at Penistone and Chapeltown.



The site sits between the Lidl and Co-op supermarkets along the southern side of Manchester Road. It includes the Stocksbridge Library building, the Bridge community shop, and St. Luke's charity shop. Opposite the site, on the north side of Manchester Road sit several shops, along with the Friendship Pub and Icon Church.

Many of the town's facilities are within walking distance of the site including Fox Valley, supermarkets, the medical centre, schools, pubs, and churches.

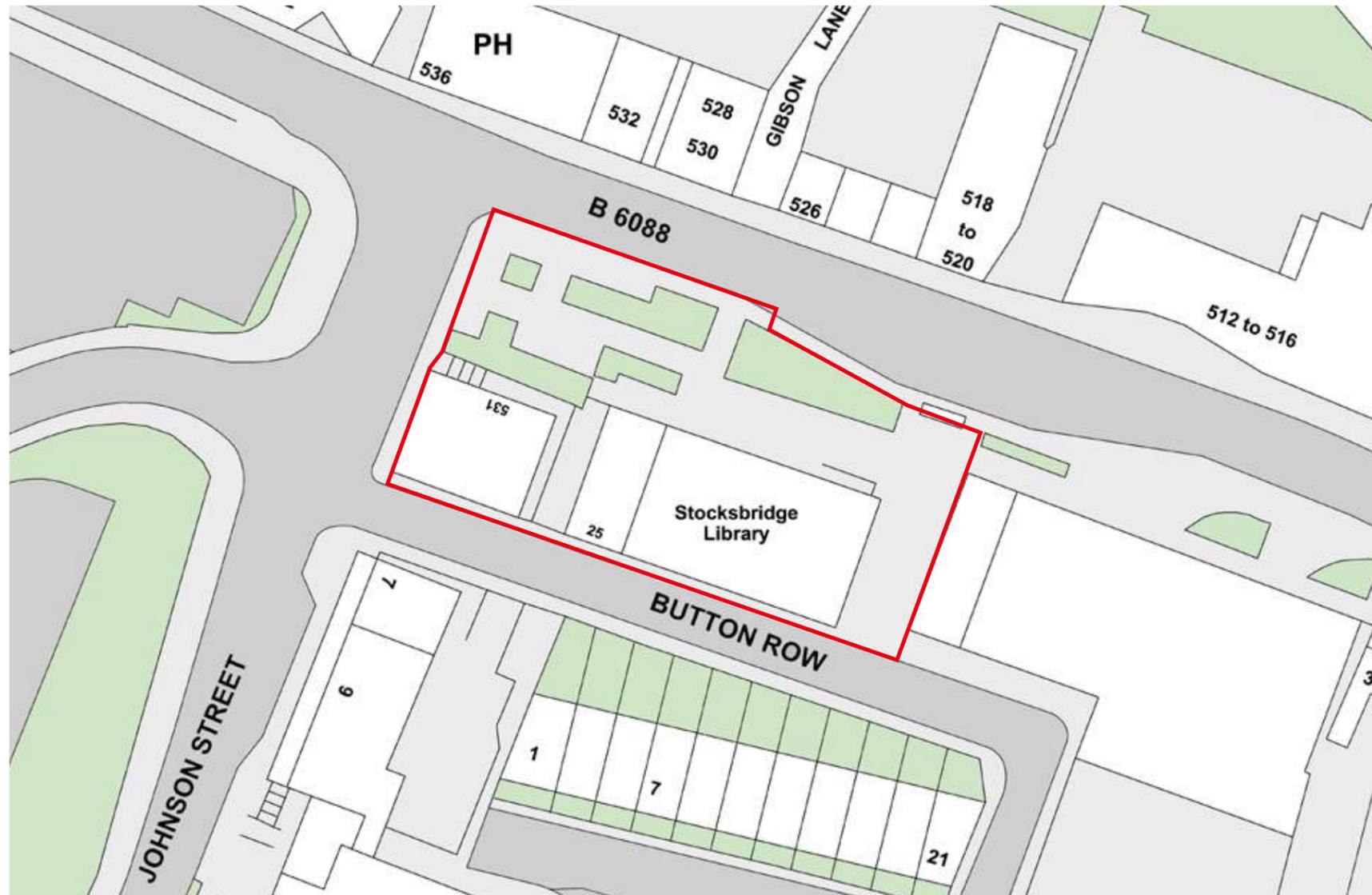
SITE - OVERVIEW

The site covers a large area of land along Manchester Road, bordered to the rear by Button Row and Johnson Street. The site is currently occupied by three buildings and an area of landscaped public space along Manchester Road.

The existing buildings on site are currently occupied by Stocksbridge Library, The Bridge community shop, St. Luke's Charity Shop, and Best Solicitors. The buildings were built between the 1960s and 70s and are of a typical modernist style with brick and concrete facades, and areas of aluminium curtain wall glazing. All three buildings

are two storeys high and some feature a significant amount of structured landscaping and steps to reach their frontage.

The site itself has a significant change in topography between Manchester Road and Button Row. The land rises up to the south between two and three metres across the site, Manchester road itself also has an incline as it travels west but is a gentle gradient. The site does not sit within a conservation area or a flood zone.



LIBRARY FROM MANCHESTER ROAD



LIBRARY FROM BUTTON ROW



BRIDGE AND ST. LUKES FROM PUBLIC SPACE

SITE - PHOTOS



VIEW DOWN BUTTON ROW



ST. LUKES FROM JOHNSON ST.



FRONT OF LIBRARY



VIEW ALONG MANCHESTER ROAD



JUNCTION OF MANCHESTER ROAD AND JOHNSON ST.



SPACE BETWEEN LIBRARY AND WELL PHARMACY

SITE - CONTEXT

The site's surrounding context is varied as the town has seen various stages of development from the Victorian era, to post-war and into recent years. The northern edge of Manchester road is perhaps the most cohesive in style as it features many older stone buildings of two and three storeys in height. The Southern side of the road has had several developments during the 20th Century including a row of shops from the 1960s and the Public library from the 1970s. Fox Valley retail park was completed in 2016, a modern development designed in a traditional design featuring prominent stone facades.

The architectural style of the area is not consistent but the materials are more cohesive with stone and brick being the predominant materials used in the area. The brick varies in colour depending on the age and style of the building but many new buildings in the area have been built in a traditional style with traditional materials.

The urban form is slightly irregular with many of the mid-century buildings stepping back from the street by several meters, whilst many of their older neighbours sit to the back edge of the pavement. This creates a building line along Manchester Road that is quite erratic and inconsistent.

The heights of the buildings are not dissimilar as two and three storeys are the most common heights. Roof types vary depending on building age, older buildings all feature pitched roofs whereas the mid-century buildings are mainly flat.



FOX VALLEY



LIBRARY



BUTTON ROW



FOX HOUSE



MEDICAL CENTRE



FOX VALLEY



MANCHESTER ROAD



IKON CHURCH



THE FRIENDSHIP PUB



FOX VALLEY



LIBERTY STEEL

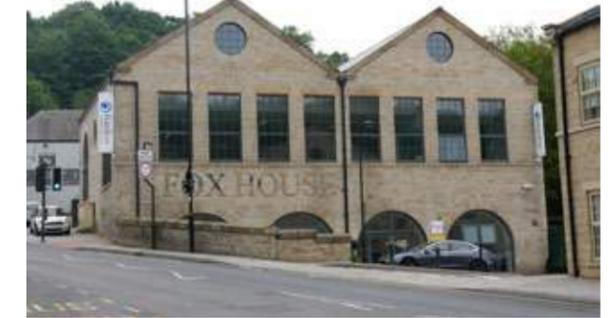


ST. LUKES CHARITY

SITE - LOCAL HERITAGE

An analysis of the architectural typologies in Stocksbridge town centre reveal that heritage is important to the town, and is a defining component of its character. The local area features many outstanding examples of traditional Yorkshire architecture and new developments have maintained a traditional style, notably Fox Valley.

None of the buildings within the town centre are listed but together they create significant local character and provide a defining 'sense of place'. This emphasis on heritage and tradition has informed the proposals for the site.



SITE - OPPORTUNITIES & CONSTRAINTS



OPPORTUNITIES:

- Create a development to contribute to the economic, social and cultural life of Stocksbridge; in line with Local Authority Planning policies and strategies for this location and the wider area.
- Enhance street frontages to improve the immediate urban environment and increase activity within this area.
- The proposal will consider previous and likely future developments in the area which will create a new pattern of urban development that varies in terms of height, scale and massing. This proposal will be carefully considered to fit into this emerging pattern by virtue of its design, and to add further 'density and scale' at this location to encourage a more sustainable pattern of urban development.
- An appropriate architectural approach could help to strengthen the identity and character of the area. The prominent site is an opportunity to provide buildings of a high architectural quality.
- There is an opportunity to provide a new updated public library on site along with office and community space.
- Replacement of outdated buildings with a higher density development providing greater benefits to the local community.
- There is an opportunity to create highly sustainable buildings in this location.
- Provision of new public realm and a better street scene, enhancing the life of Manchester Road.

CONSTRAINTS:

- The topography of the site presents challenges to the design as the land rises between two and three metres from North to South.
- The site is constrained physically by its location between Manchester Road, which is a busy main road, Button Row which is a smaller one way road to the rear, and Hope Street which is a secondary access road. Button Row and Hope Street can only be accessed by driving to the South along Edward Street.

DESIGN DEVELOPMENT

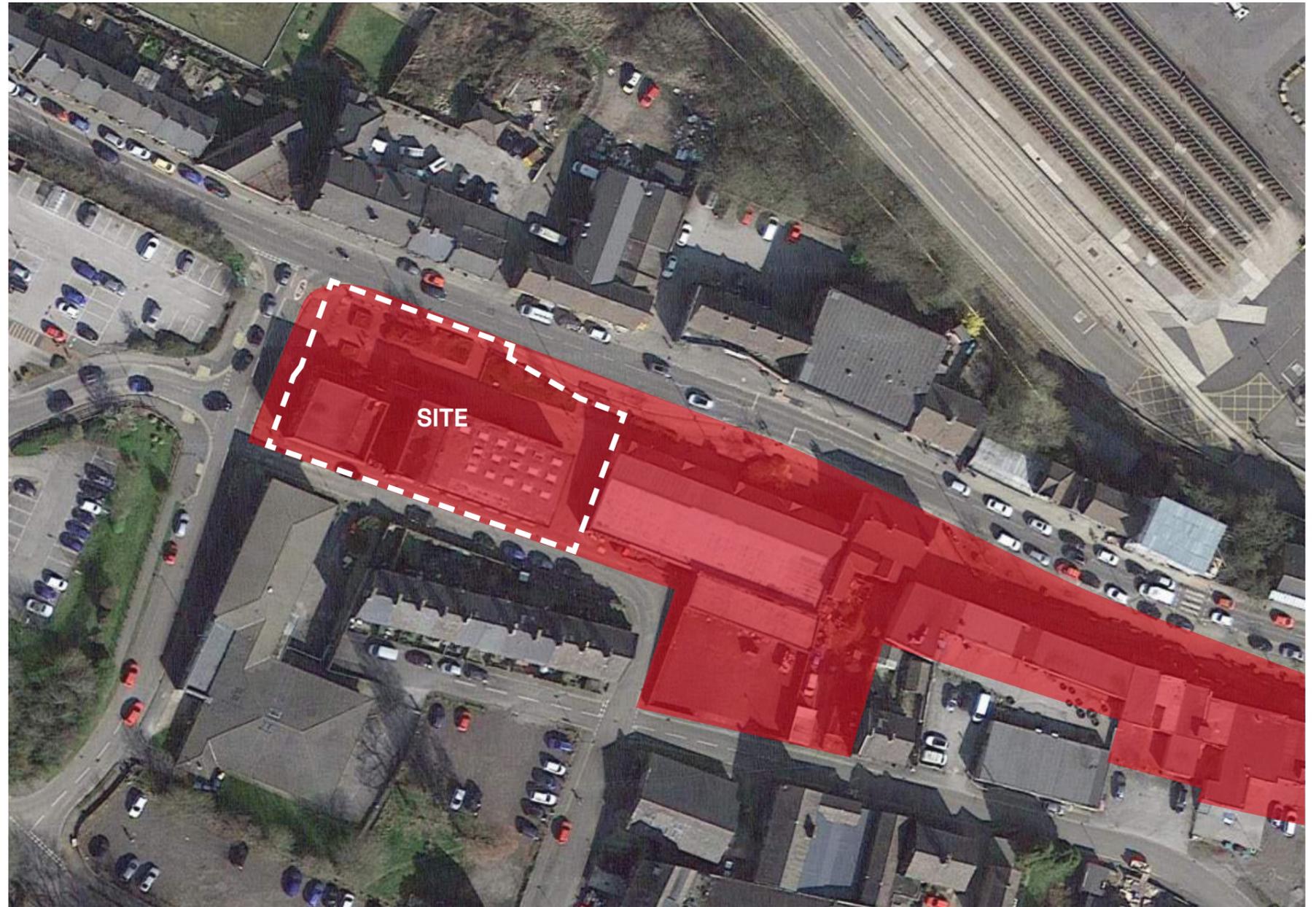
DESIGN - WIDER REGENERATION

Manchester Road is in need of improvement, in particular the buildings and public space on the southern side. The proposed development marks the first step in a broader regeneration initiative for Stocksbridge.

Local regeneration sparks positive transformation, boosting the local economy, enhancing infrastructure, and fostering community pride. Improved amenities attract residents and visitors, creating a vibrant and resilient environment for sustainable growth.

The current buildings along the south of Manchester Road do not create a sense of community or civic pride, many of them feel closed off to the street with blank walls or stark materials and do not encourage activity.

The creation of a new mixed-use building with public amenities and space for local businesses to grow can act as a cornerstone of the town and encourage greater community involvement and future investment.



DESIGN - BUILDING USES

The proposed development will house a variety of uses and will act as a hub for the local community, the primary elements being:

PUBLIC LIBRARY

A new public Library will be situated within the building, replacing the current building with a modern, up-to-date space with improved accessibility. It will re-establish the public library space as a multi-functional facility that will meet the needs of the local community for the current time and in the future.



OFFICE SPACE

The building will also provide a substantial amount of office space on its upper levels, providing modern open-plan spaces for businesses to occupy, something that Stocksbridge currently lacks. This will open new opportunities for businesses to grow and establish Stocksbridge as a legitimate home for enterprise.



FLEXIBLE COMMUNITY SPACE

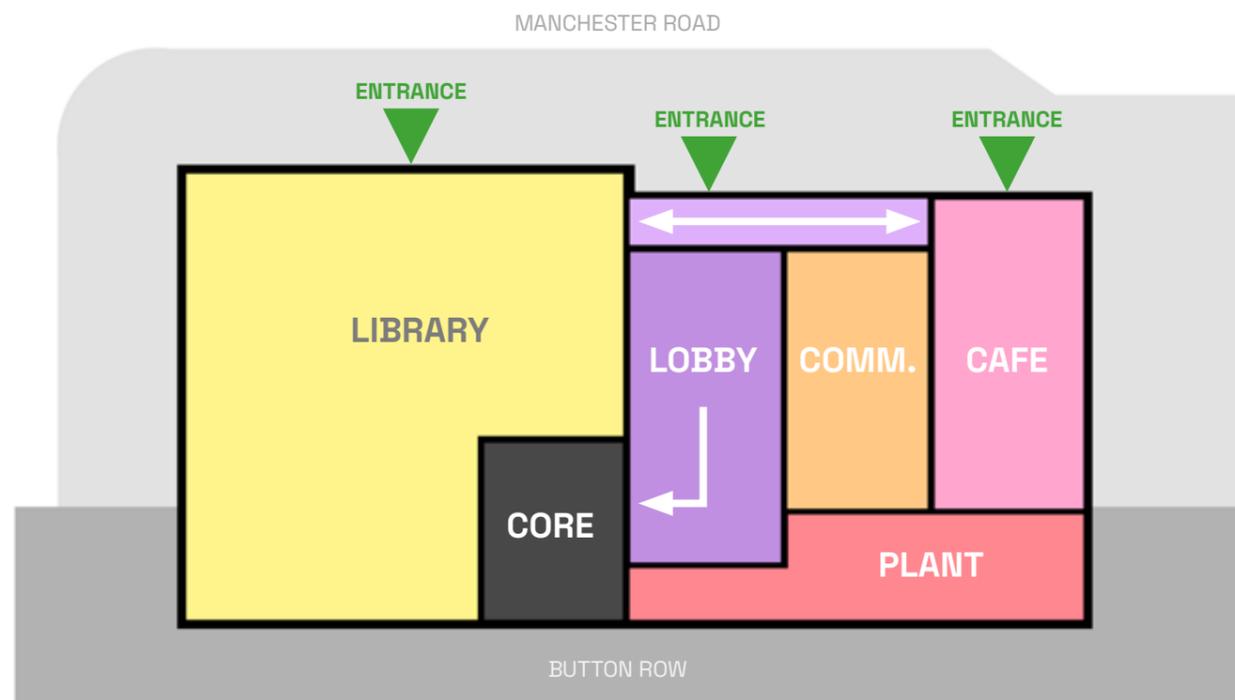
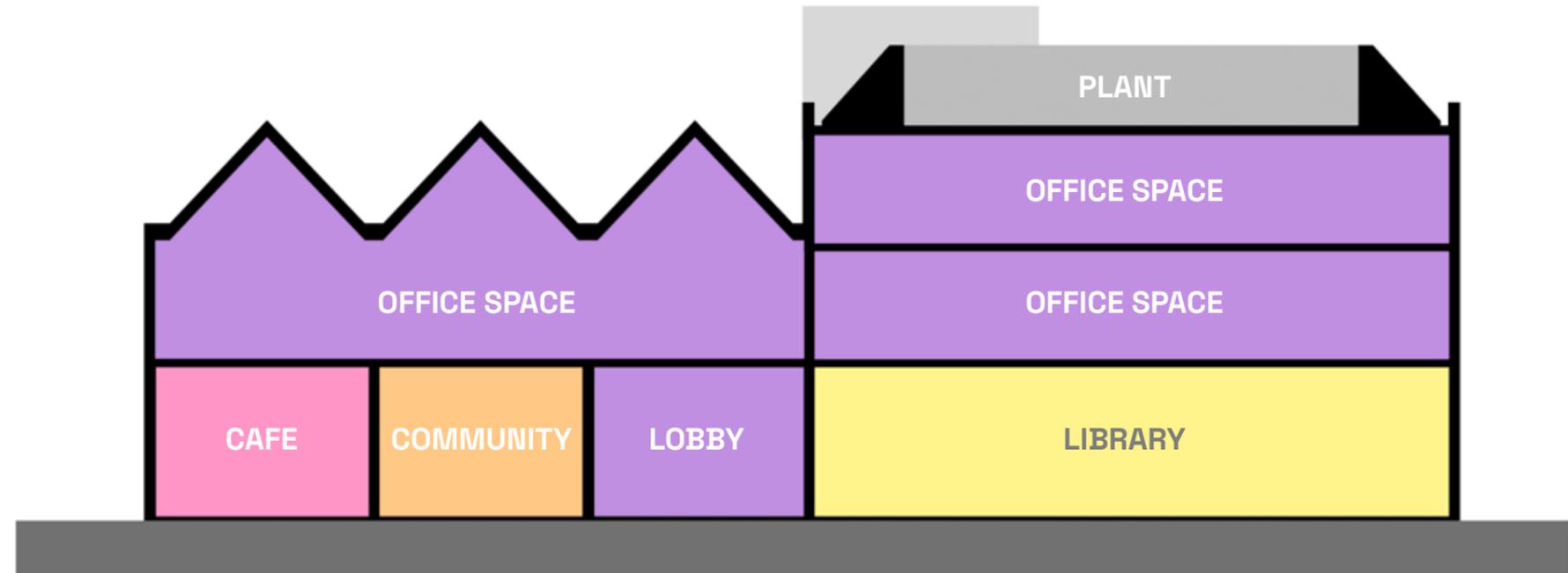
Space for community uses will be included on the ground floor of the building; this will include a café and a flexible community space that can be used for events, meetings, and groups for both the public and the office space within the building. These spaces will be connected internally to the library to maintain accessibility and connectivity between the spaces.



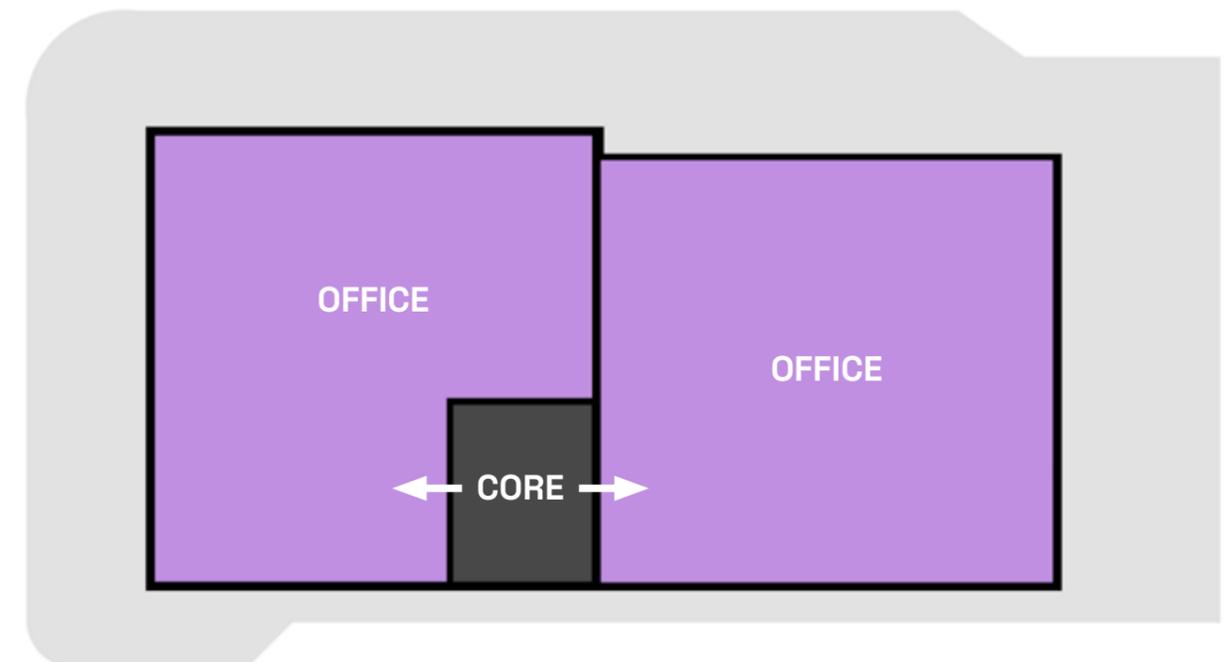
DESIGN - LAYOUT

The layout of the building has been designed to have the public spaces at ground level to maximise activity, connection, and accessibility between them. The upper levels contain the office spaces and provide secure areas separate from the public spaces.

The library is set in the western section of the building, with the café and community spaces in the eastern section. These are joined by a connecting space at the front of the building; this includes the entrance lobby to the office and access to the building's lift and stair core. The open-plan office spaces can be kept open or subdivided depending on occupants requirements.



LOWER GROUND FLOOR



UPPER FLOORS

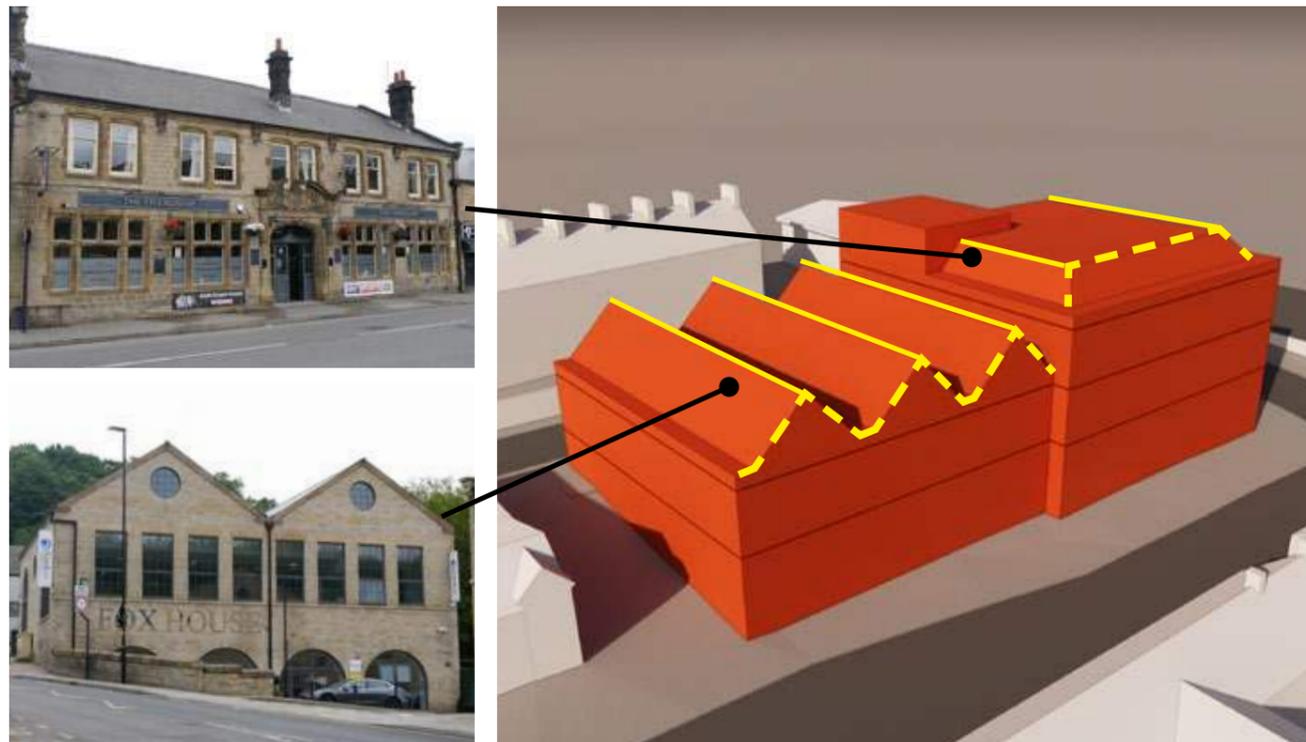
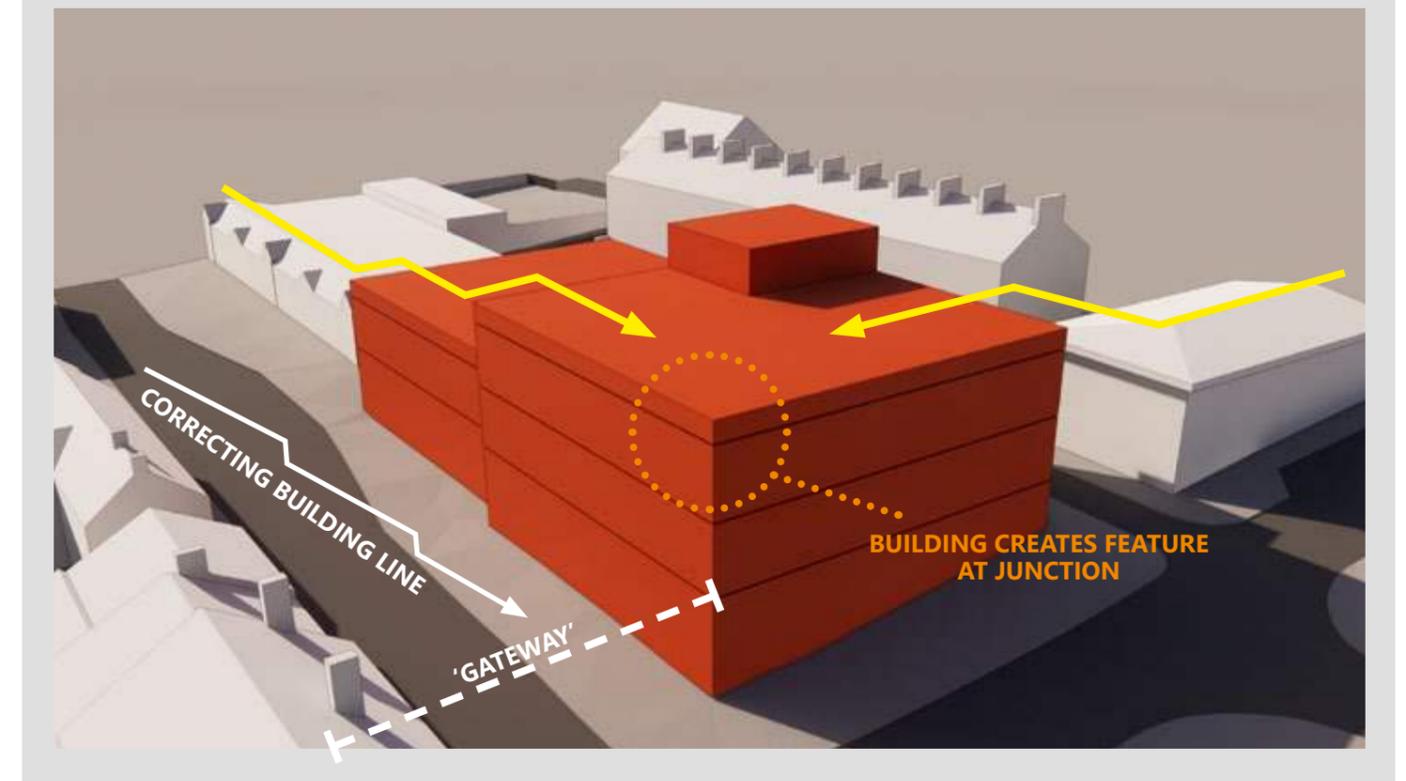
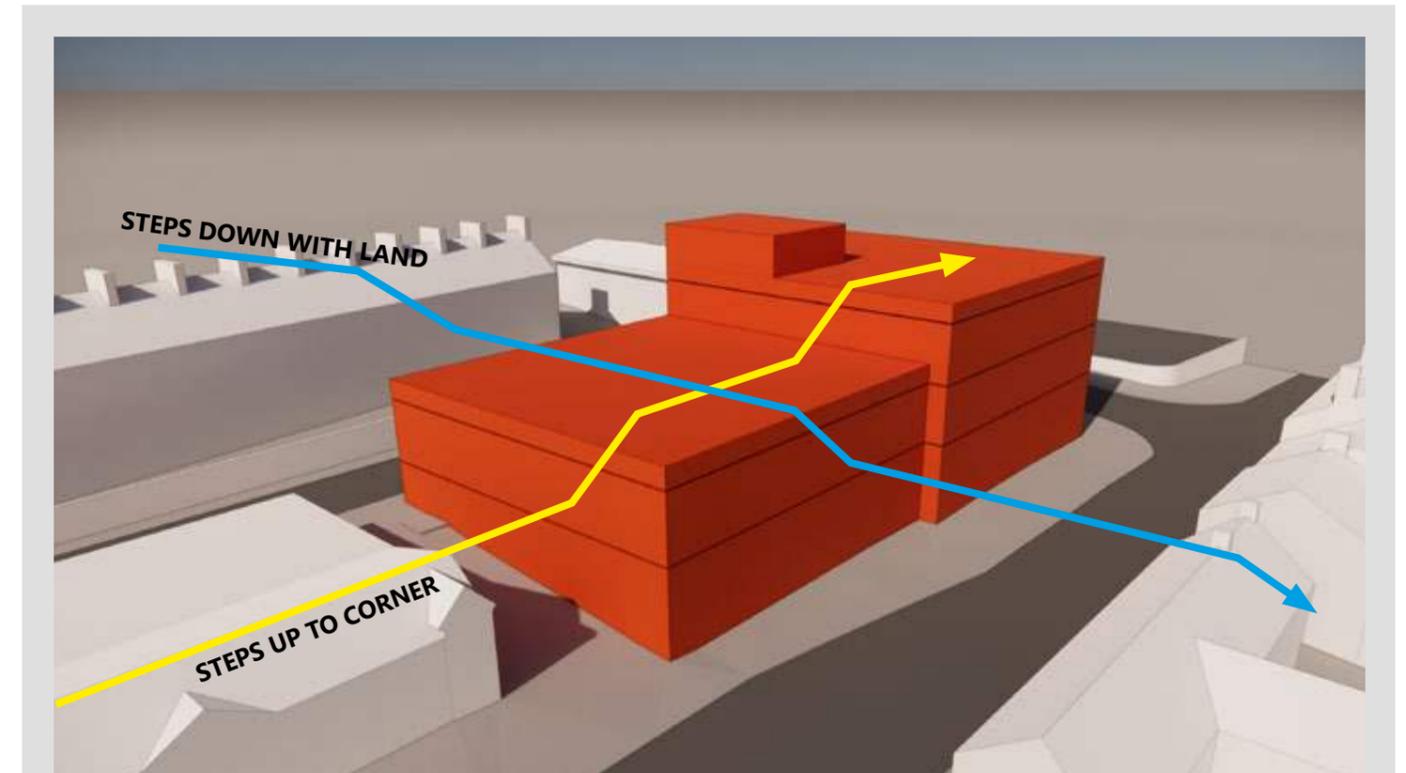
DESIGN - MASSING

The massing of the proposed building aims to create a built form that sits comfortably within the urban context whilst providing a new feature to the western gateway to the town centre.

The building line has been brought forward from its existing location to form a more consistent edge to the street and create a stronger relationship with other buildings on Manchester Road. The building's height steps up from east to west to provide a gradual incline from the adjacent properties up to the corner of Manchester Road and Johnson Street. It has been determined that this junction in particular would be strengthened with the introduction of a 'gateway' building that acts as a marker into the town from the west.

The lower portion of the building accentuates the topography of the area which is a strong feature of the town itself. The building will step down from south to north, creating a cascade from the houses on Button Row down to the shops on the north side of Manchester Road.

The roofline of the building has taken inspiration from surrounding heritage buildings. It has been observed that both gable and hip roof types are common in the surrounding area and therefore these have been introduced into the building design, creating a varied roofline that accentuates the surrounding townscape.

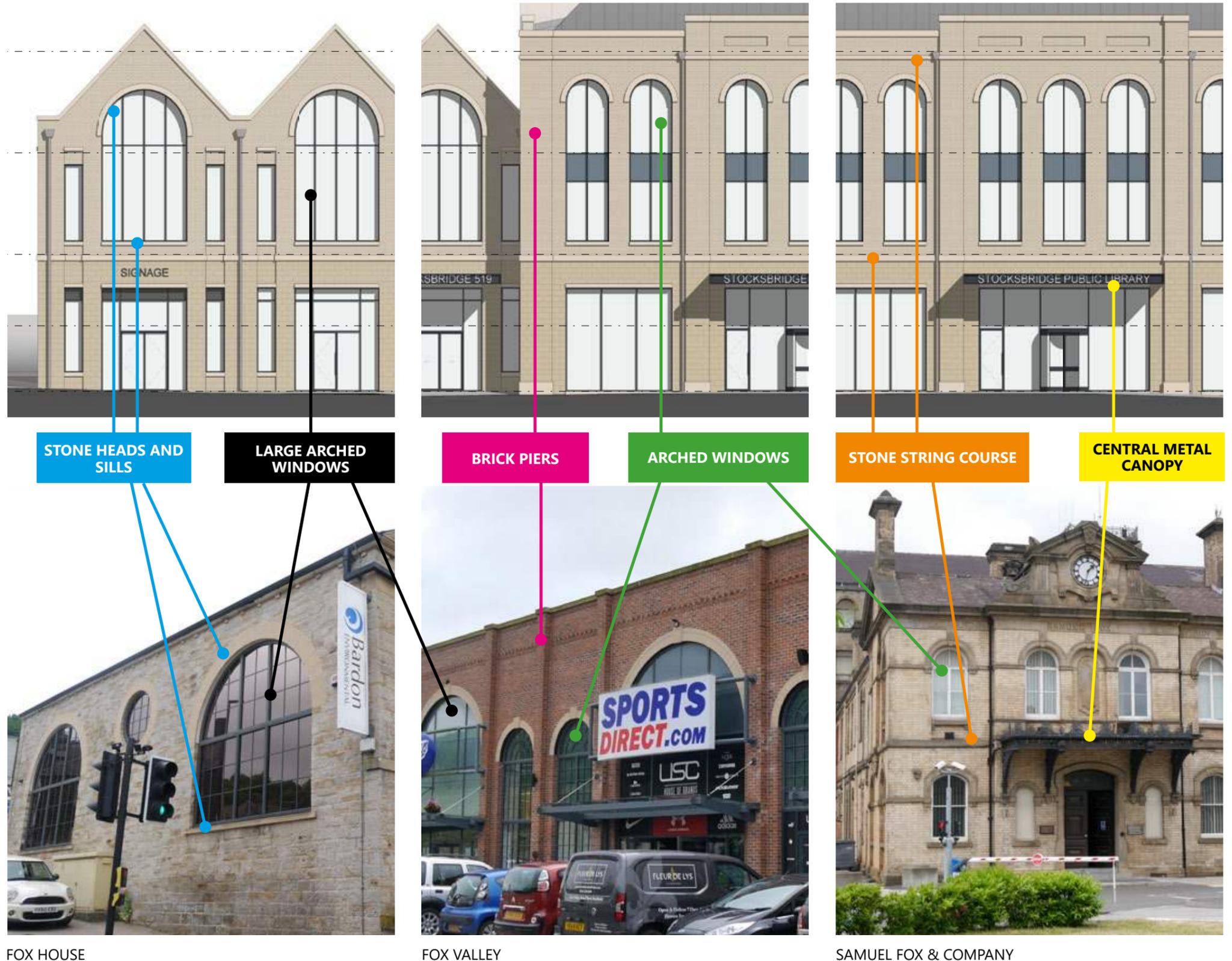


DESIGN - FACADE

The façade has been designed to directly reference and take inspiration from local heritage architecture. Traditional stone buildings are simply styled with stone heads and sills, pitched roofs and traditional shop frontages. There are examples of this along Manchester Road and around the Fox Valley development, and it is a well-established local style.

The style also draws inspiration from the more modern buildings at Fox Valley which feature large arched windows, referencing Victorian public buildings including market halls, train stations, and local buildings such as the steel mills.

Large arched windows are a common feature on heritage buildings throughout Yorkshire and allow for a large deep plan building to remain well-lit, and gives the internal spaces a dramatic and spacious feel.



FOX HOUSE

FOX VALLEY

SAMUEL FOX & COMPANY

DESIGN - MATERIALITY



The materiality of the scheme has been chosen to complement the surrounding architecture and to reference the historical typology of the town. Though the town has had many contemporary additions over the years, the older traditional buildings are comprised of gritstone and brick; the proposed building includes these within its façade to ground itself in the rich history of the town.

1



PITCHED FACE STONE

2



BUFF BRICK

3



GREY ZINC-EFFECT
STANDING SEAM ROOF

4



BLACK WINDOW FRAMES

5



CAST STONE DETAILING

6



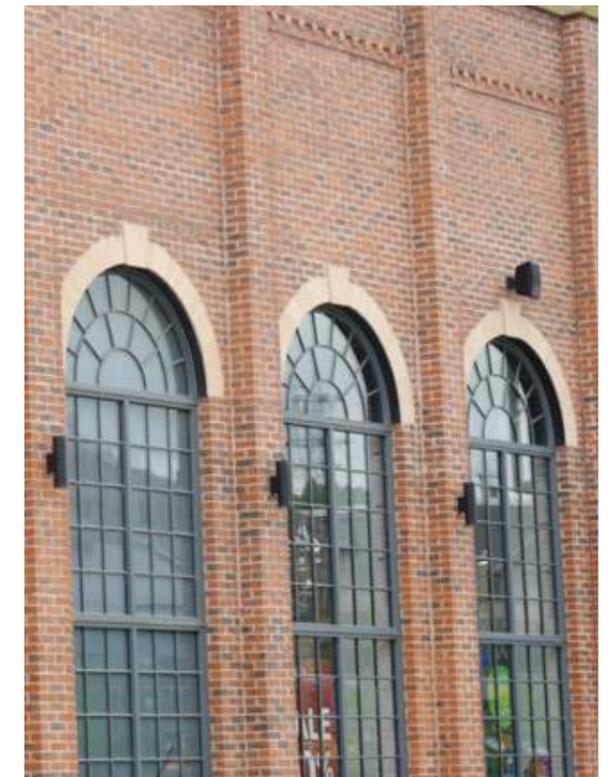
OPAQUE GLASS SPANDREL
PANEL

7



POWDER COATED LOUVRES

DESIGN - PRECEDENTS



DESIGN - SUSTAINABILITY

PHOTOVOLTAIC PANELS

Photovoltaic panels harness sunlight for clean, renewable energy, reducing emissions and promoting energy independence. With low maintenance and a long lifespan, they contribute substantially to the sustainability of a building.

BLUE ROOF

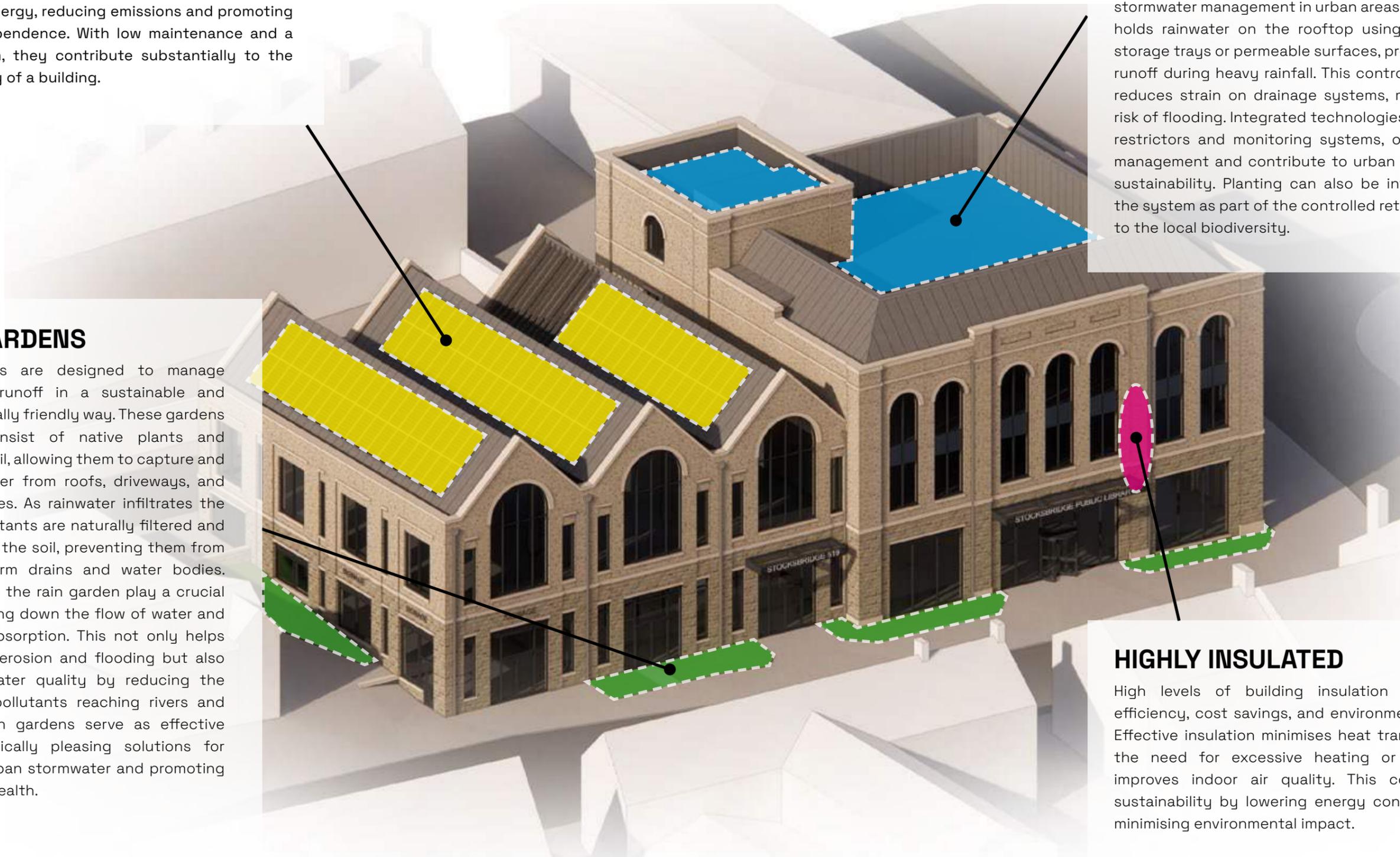
A blue roof system is designed for sustainable stormwater management in urban areas. It temporarily holds rainwater on the rooftop using features like storage trays or permeable surfaces, preventing rapid runoff during heavy rainfall. This controlled retention reduces strain on drainage systems, minimising the risk of flooding. Integrated technologies, such as flow restrictors and monitoring systems, optimise water management and contribute to urban resilience and sustainability. Planting can also be introduced into the system as part of the controlled retention, adding to the local biodiversity.

RAIN GARDENS

Rain gardens are designed to manage stormwater runoff in a sustainable and environmentally friendly way. These gardens typically consist of native plants and absorbent soil, allowing them to capture and filter rainwater from roofs, driveways, and other surfaces. As rainwater infiltrates the garden, pollutants are naturally filtered and absorbed by the soil, preventing them from entering storm drains and water bodies. The plants in the rain garden play a crucial role by slowing down the flow of water and promoting absorption. This not only helps prevent soil erosion and flooding but also enhances water quality by reducing the number of pollutants reaching rivers and streams. Rain gardens serve as effective and aesthetically pleasing solutions for managing urban stormwater and promoting ecosystem health.

HIGHLY INSULATED

High levels of building insulation yield energy efficiency, cost savings, and environmental benefits. Effective insulation minimises heat transfer, reduces the need for excessive heating or cooling, and improves indoor air quality. This contributes to sustainability by lowering energy consumption and minimising environmental impact.



DESIGN - PUBLIC REALM

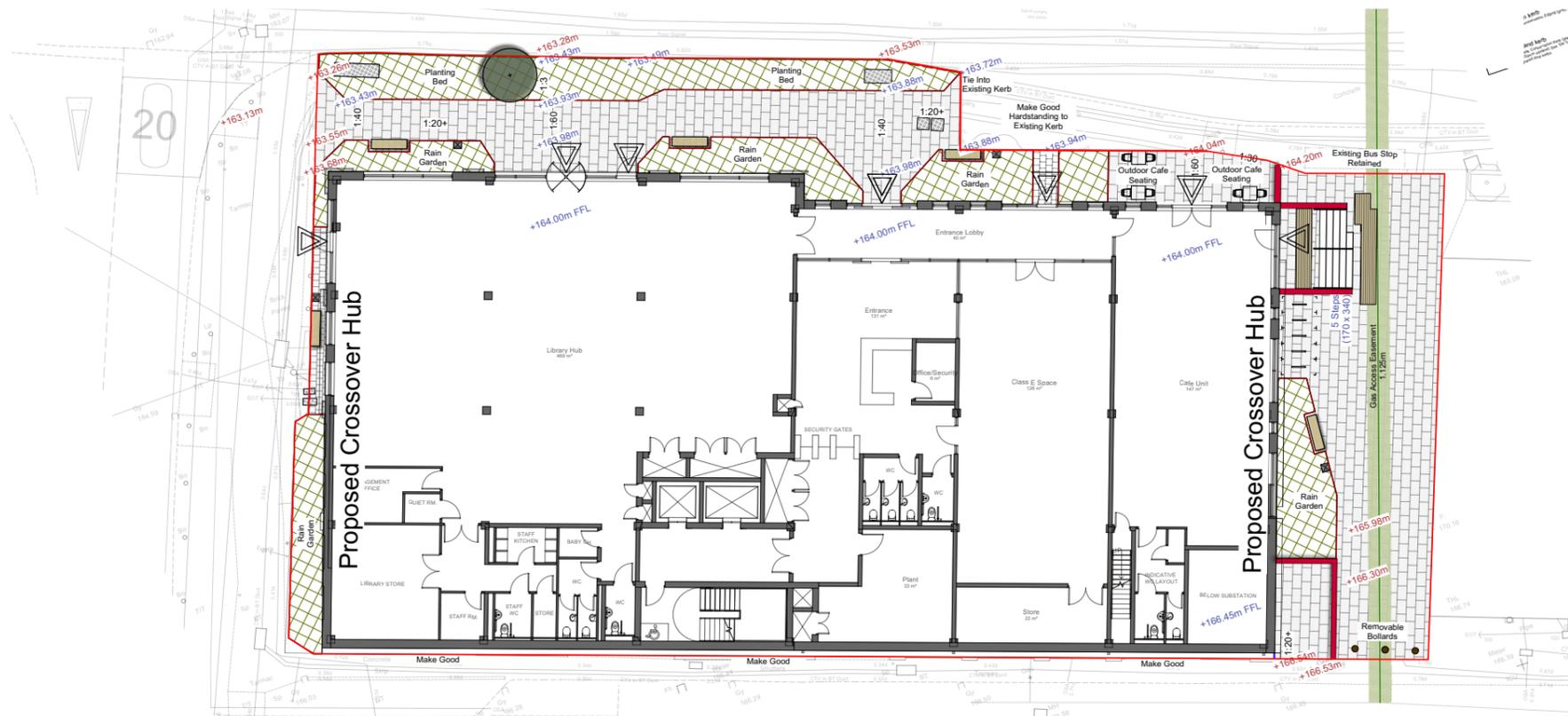
The landscape surrounding the Crossover Hub has been designed to elevate the streetscape and provide an attractive and functional setting for this new community building.

The scheme will be of high quality, employing Brett Fens Moss Yorkstone paving throughout to establish a cohesive aesthetic in line with the overarching architectural vision. Accessibility takes precedence, ensuring that the building is easily approachable with level access. In this way, the streetscape will foster inclusivity and facilitate seamless movement for all individuals.

Existing gradients through this portion of the public realm are present constraints on overall accessibility. The proposed hard landscaping scheme will remedy the challenging crossfalls, increasing the comfort and usability of the space. These qualities will be further enhanced by new high-quality street furniture designed to provide moments of rest and interaction, alongside regular opportunities for waste disposal.

Soft landscaping surrounds the new building, introducing a diverse selection of plants chosen for their dynamism and resilience to varying climatic conditions. Planting will be capable of withstanding increasing rain and drought while providing year-round interest, colour, and texture. Innovative rain gardens double as planters along the building perimeter, adding both aesthetic and functional value. These planters are not only an integral part of the landscape design but also contribute to the sustainable water management strategy for the Crossover Hub, attenuating water in a more sustainable way that benefits biodiversity.

Adjacent to the proposed café access, the planting gives way to hard landscaped spill-out space, strategically positioned to bring increased animation to the high street. This area will provide an attractive shop front to the café and an opportunity for outdoor seating at a strategic high street corner.



PROPOSED LANDSCAPING PLAN BY FPCR



GREY TO GREEN - RICHARD BLOOM GARDENS ILLUSTRATED



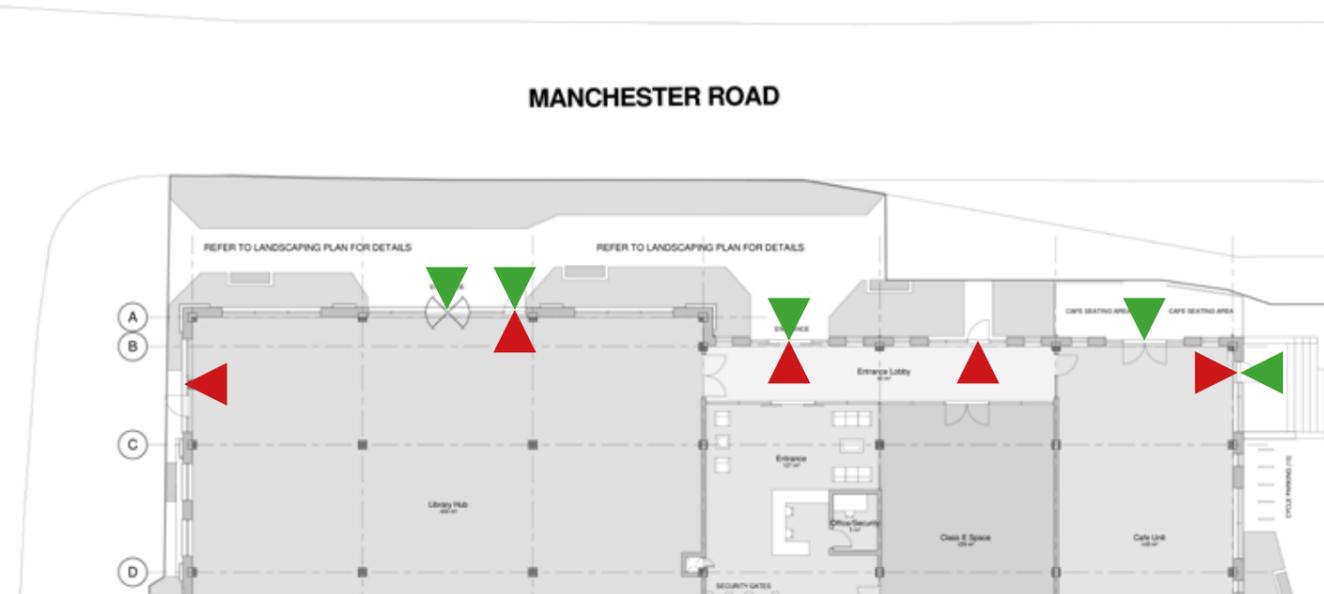
CAFE SPILL OUT - KMDG ONE BEACON



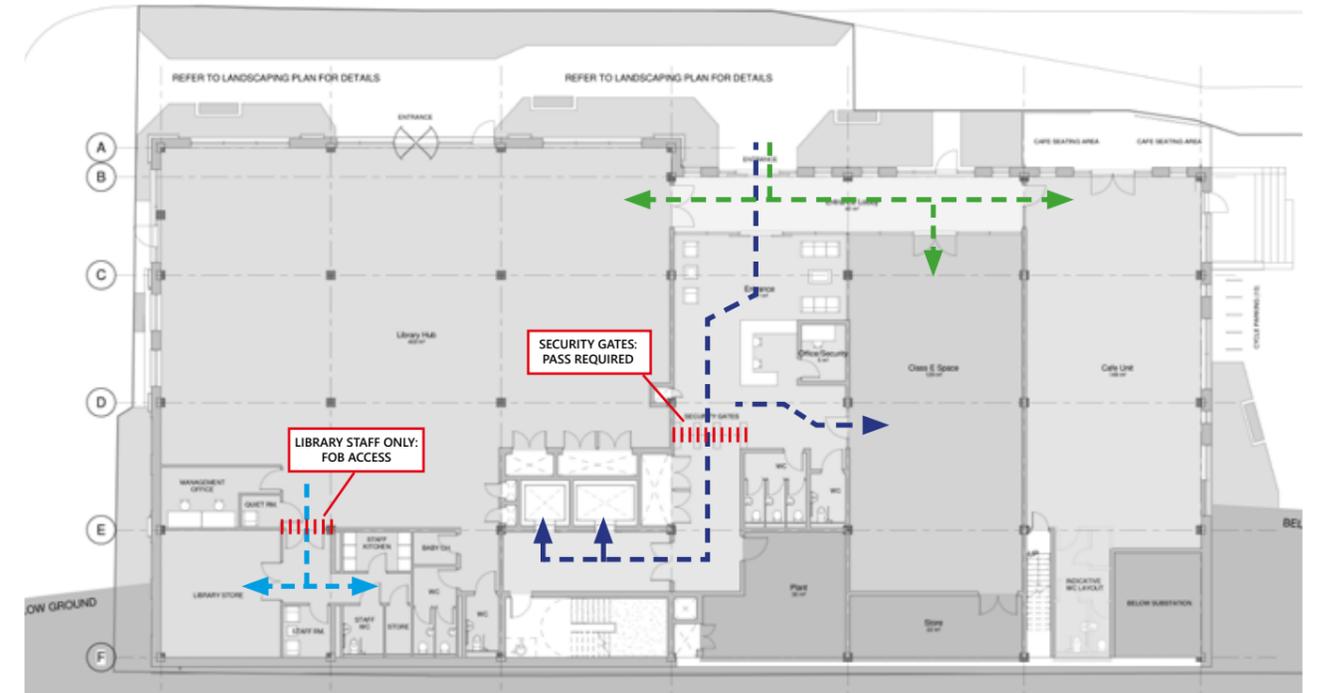
GREY TO GREEN - NIGEL DUNNETT

DESIGN - ACCESS

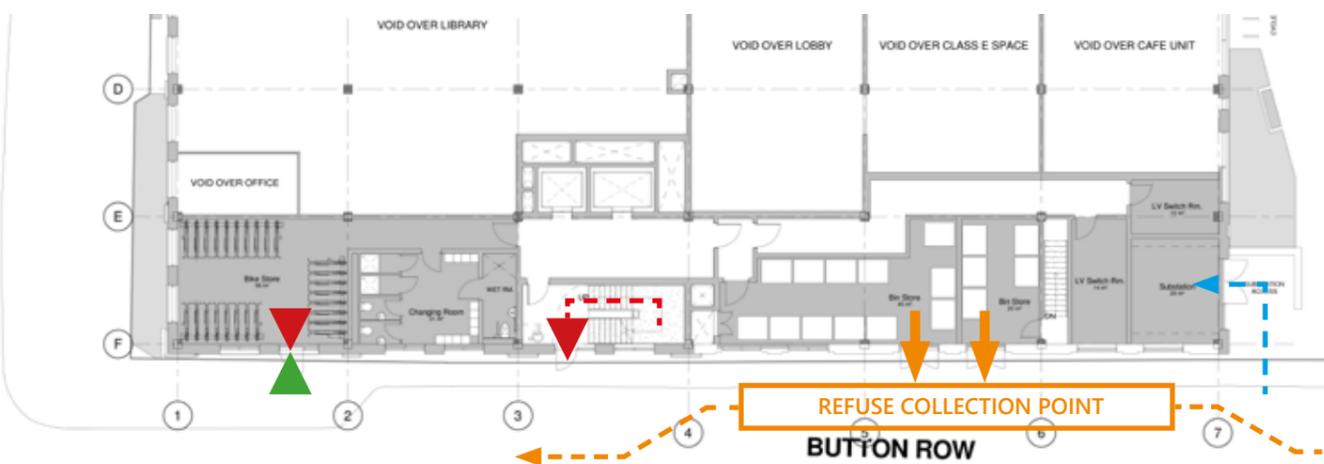
LOWER GROUND FLOOR



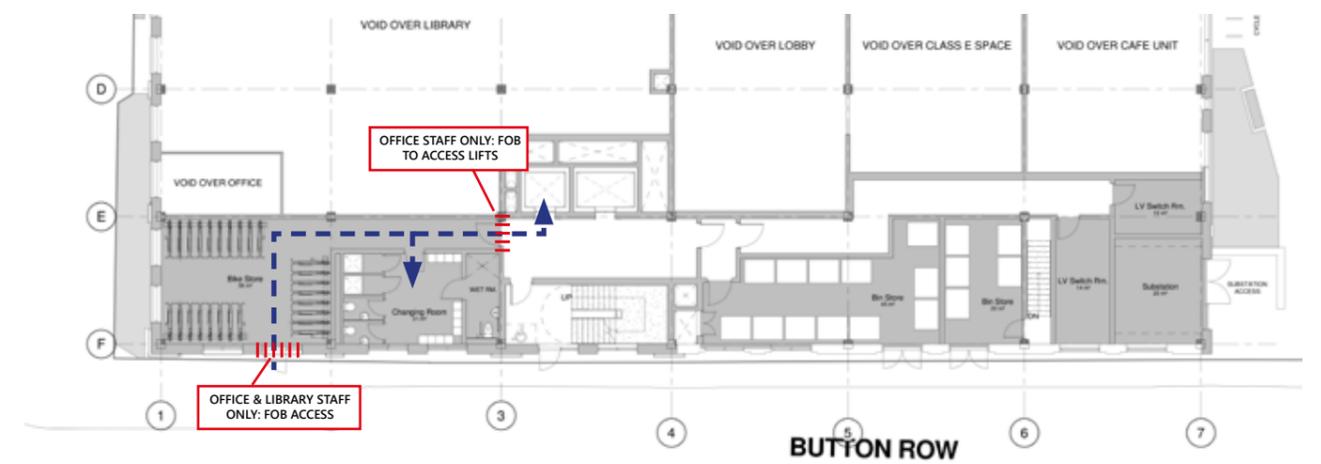
LOWER GROUND FLOOR



UPPER GROUND FLOOR



UPPER GROUND FLOOR



- ACCESS INTO BUILDING
- FIRE ESCAPE POINT
- REFUSE COLLECTION POINT
- ACCESS TO SUBSTATION

- PUBLIC ROUTE
- OFFICE STAFF ROUTE
- LIBRARY STAFF ROUTE
- SECURITY POINT

PROJECT OVERVIEW

Below is a breakdown of the spaces and provisions within the proposed development:

LOWER GROUND FLOOR

- 469sqm LIBRARY SPACE
- 129sqm FLEXIBLE CLASS E SPACE
- 149sqm CAFE UNIT
- 132sqm LOBBY AND RECEPTION SPACE

UPPER GROUND FLOOR

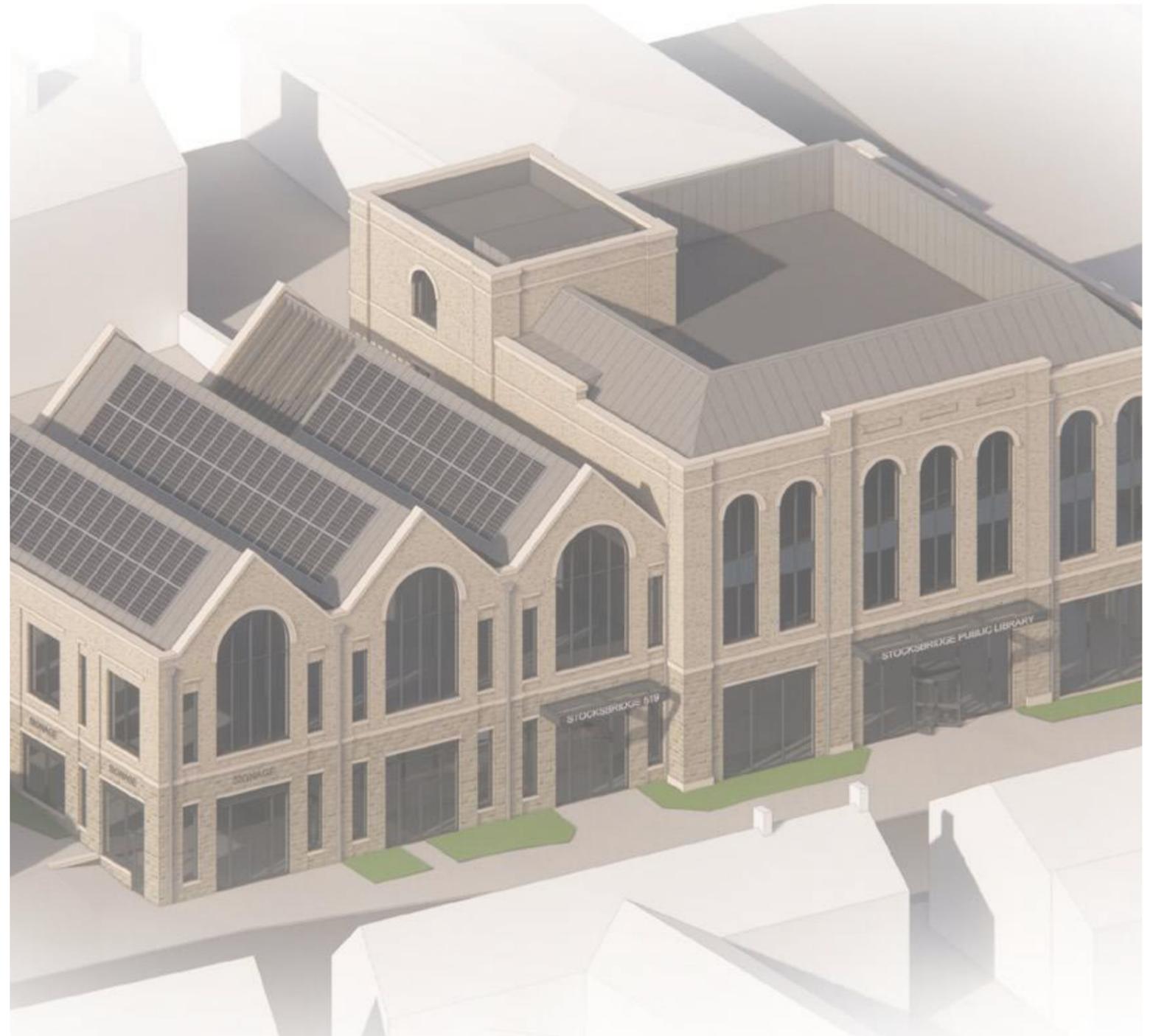
- CYCLE STORE (52 DOUBLE STACKED BIKES)
- ANCILLARY SPACE

FIRST FLOOR

- 935sqm OFFICE SPACE

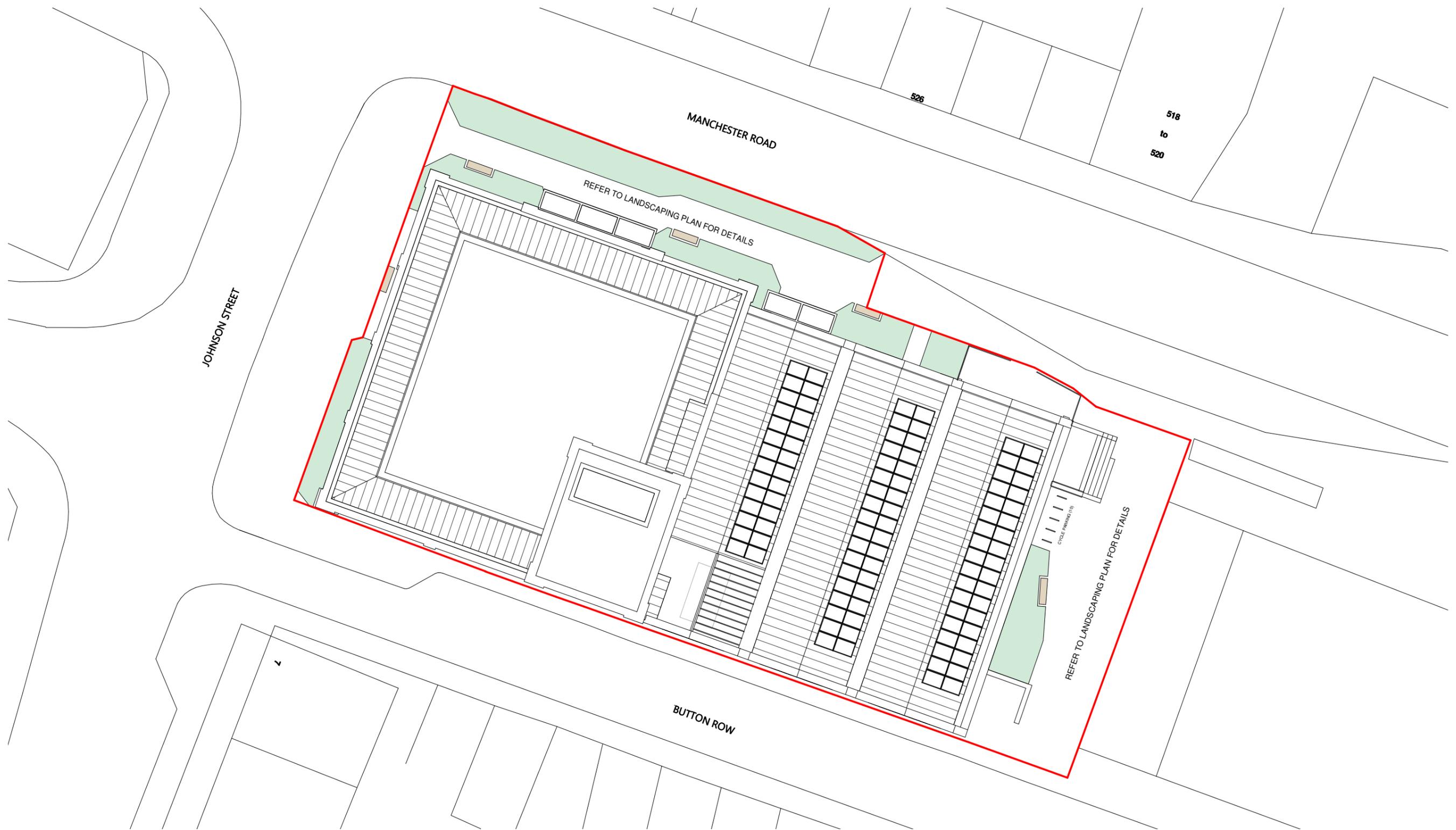
SECOND FLOOR

- 422sqm OFFICE SPACE



PLANS

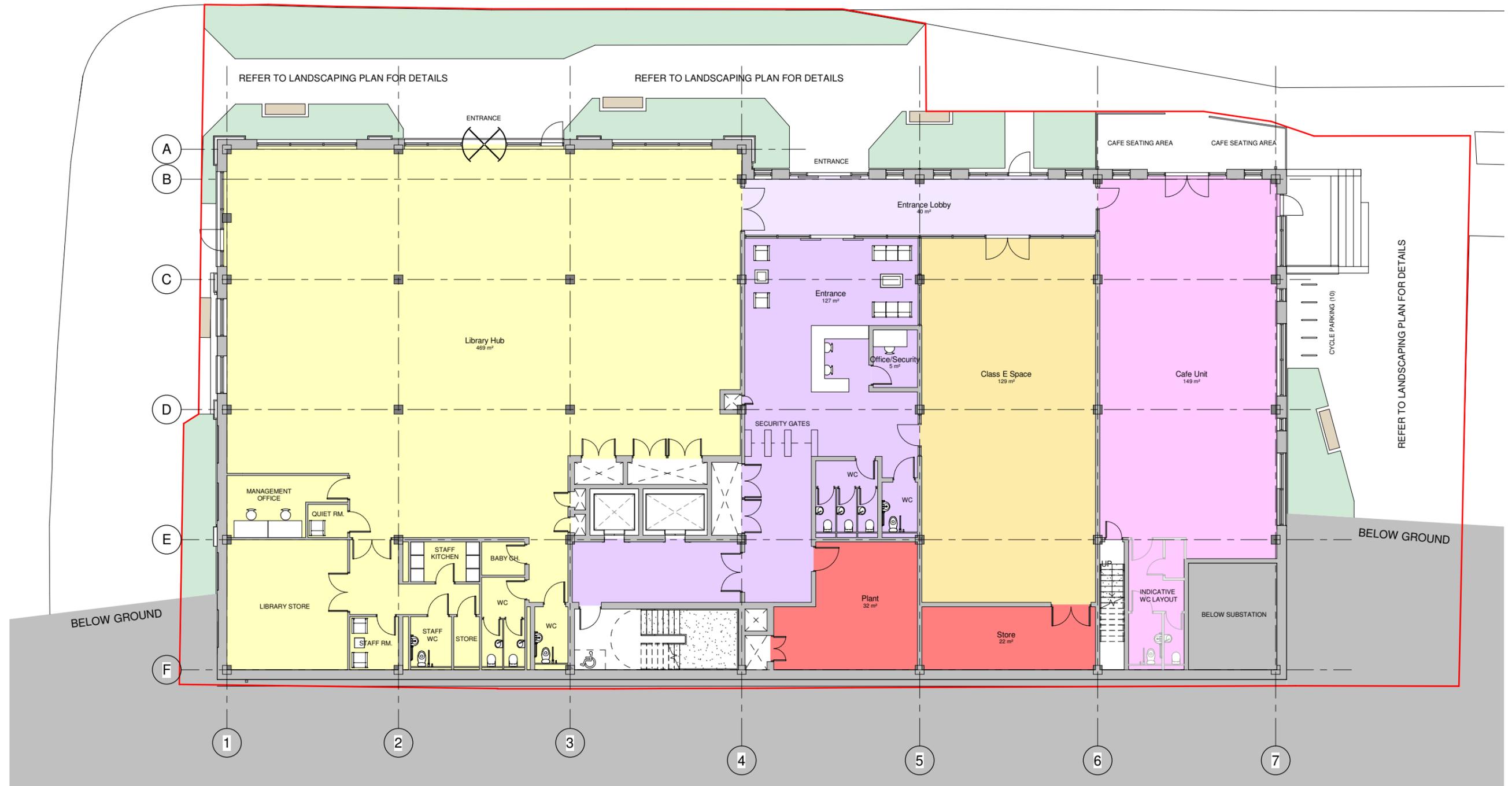
PLANS



PROPOSED SITE PLAN

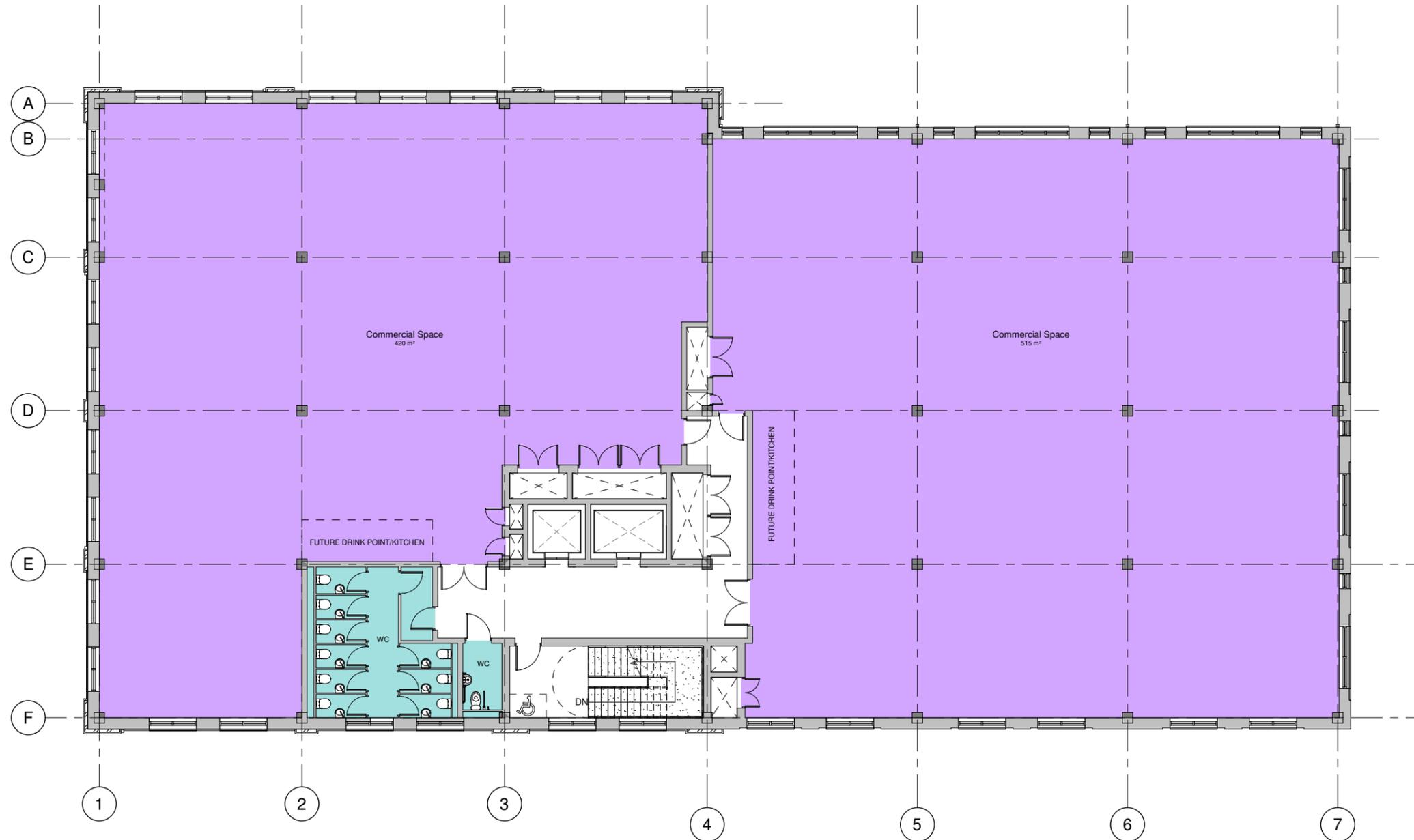
PLANS

MANCHESTER ROAD



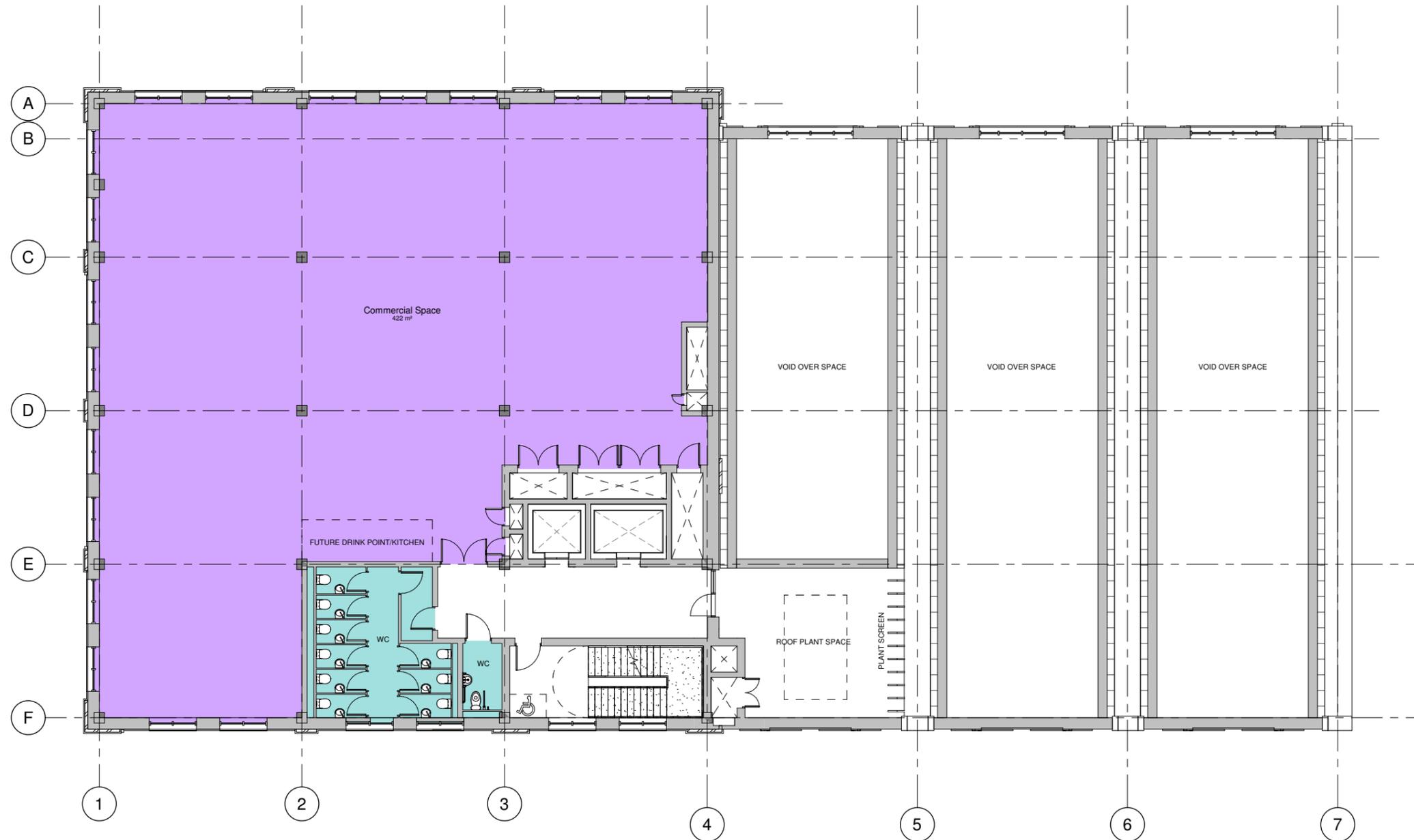
LOWER GROUND FLOOR

PLANS



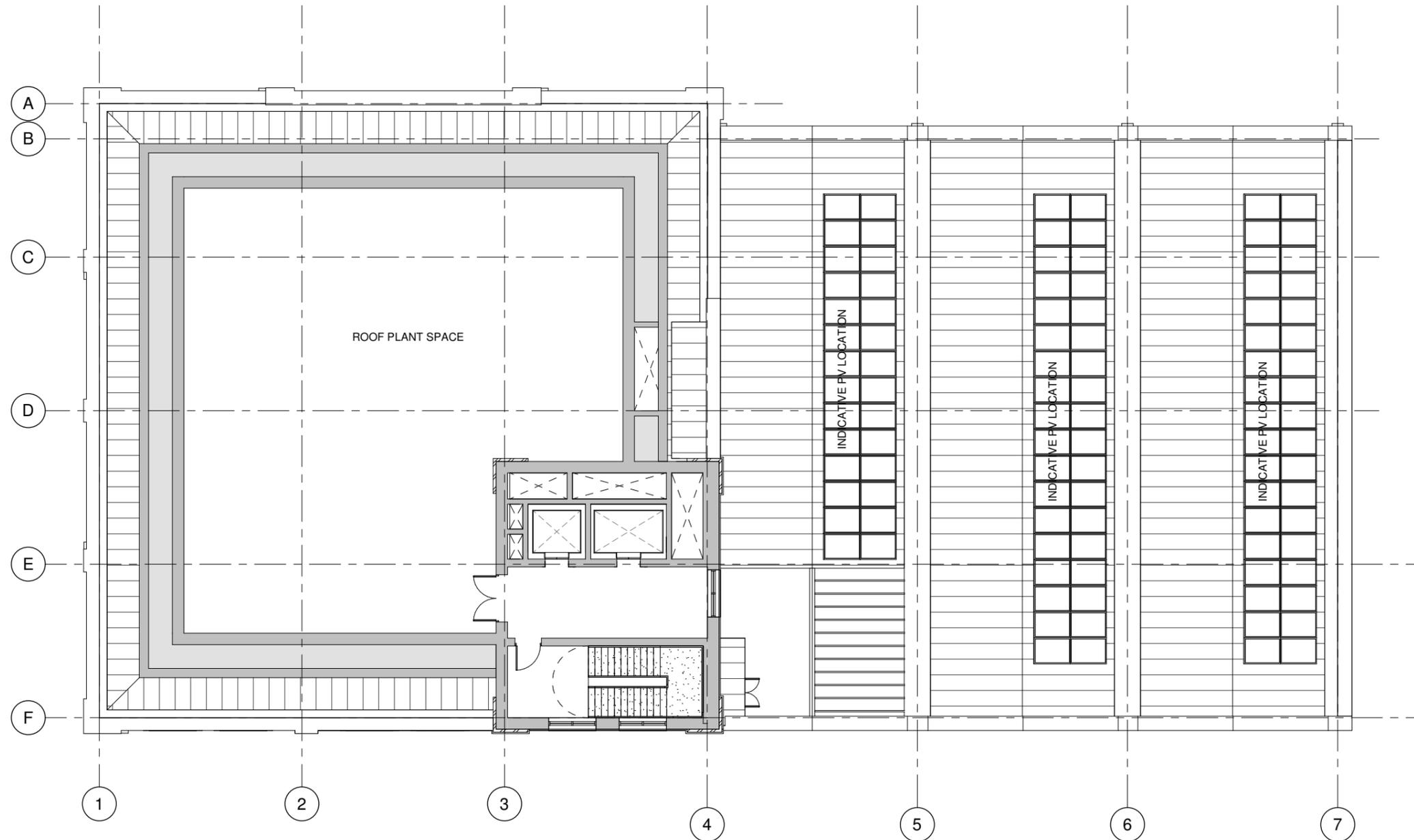
FIRST FLOOR

PLANS



SECOND FLOOR

PLANS



ROOF LEVEL

ELEVATIONS



NORTH-EAST ELEVATION



SOUTH-WEST ELEVATION

ELEVATIONS



NORTH-EAST ELEVATION



SOUTH-WEST ELEVATION

CONTEXT ELEVATIONS



MANCHESTER ROAD CONTEXT ELEVATION



JOHNSON STREET CONTEXT ELEVATION

CONTEXT ELEVATIONS



BUTTON ROW CONTEXT ELEVATION

VIEWS

VIEWS



VIEWS



VIEWS



MANCHESTER ROAD FACING SOUTH



MANCHESTER ROAD FACING WEST



BUTTON ROW FACING NORTH



JUNCTION OF JOHNSON ST. AND BUTTON ROW

VIEWS



MANCHESTER ROAD FACING WEST



MANCHESTER ROAD FACING EAST



BUTTON ROW FACING WEST



JOHNSON ST. FACING NORTH

VIEWS



AERIAL VIEW FACING WEST



AERIAL VIEW FACING SOUTH



AERIAL VIEW FACING NORTH



AERIAL VIEW FACING EAST

SCHEDULE OF AREAS

STOCKSBRIDGE COMMUNITY HUB

LIBRARY	ANCILLARY	CLASS E SPACE	CAFÉ	ENTRANCE	OFFICE SPACE
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	LIBRARY	ANCILLARY	CLASS E SPACE	CAFÉ	ENTRANCE	OFFICE SPACE
Lower Ground Floor	469	54	129	149	172	
Upper Ground Floor		196				
First Floor		35				935
Second Floor		35				422
Net total (sqm)	469	320	129	149	172	1357
Net total (sqft)	5048	3444	1389	1604	1851	14607

TOTAL

SQM

NIA	GIA	%
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747	1063	70%
196	330	59%
935	1084	86%
457	548	83%
2335	3025	77%

2335	3025	77%
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SQFT

NIA	GIA	%
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8041	11442	70%
2110	3552	59%
10064	11668	86%
4919	5899	83%
25,134	32,561	77%

25,134	32,561	77%
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produced by CODA Architecture

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