

“CASTLEGATE COMMON. PEOPLE.PLACE. WEALTH.SENSE. A MANIFESTO”

SCC'S ESPONSE TO THE REPORT'S RECOMMENDATIONS 14 SEPT 2022

1.0 INTRODUCTION

1.1 SCC obtained a Levelling Up Funding (LUF) Grant in October 2022 to redevelop the Castle Site, alongside funding for Harmony Works and S1 Art Space.

1.2 For the Castle site, key outputs identified in the LUF were:

- Regeneration of a brownfield site through the creation of circa 10,000 sq m of high-quality public realm
- De-culverting and re-naturalisation of the river Sheaf
- Revealing the Castle ruins through carefully designed public realm
- Creation of 6 development-ready plots

1.3 The LUF bid was built on previous community involvement in the Castlegate area and in particular the importance of regenerating the Castlegate area and redeveloping the Castle site following the demolition of Castle market taking account and celebrating the heritage of the area including the Castle remains. Continued engagement with stakeholders as well as the public is an important element in the scheme but within the timescales and budget that the LUF process allows.

1.4 Following the inception workshop with Castlegate Partnership members in November 2021, four workshops took place between 9th and 16th June 2022 on the following themes:

- Revealing the outdoor city
- Revealing innovation
- Revealing Arts & Culture
- Revealing Heritage

1.5 This was the structure for the Co-production process that SCC and UoS have agreed to collaborate on. This has been facilitated by Carolyn Butterworth from Live Works (UoS School of Architecture).

1.6 A number of stakeholders were invited to attend these sessions. A list of attendees is attached in **Appendix 2**

1.7 Following these workshops the views collected have been brought together in a report by Live Works with 13 key recommendations.

1.8 In addition, there are some further points within the recommendations. A summary of the recommendations, and the key elements that make up each recommendation have been included in **Appendix 1**.

- 1.9 **Appendix 1** also includes SCC's initial response to each recommendation but with the caveat that these are subject mainly to the confirmation of construction costs for the public realm and enabling costs (including deculverting).
- 1.10 Separately, and unrelated to the brief for Live Works, the report promotes the re-branding of the space from "Castle Site" or "Castle Hill Site" (historically) to "Castlegate Common".
- 1.11 Officers offer no view on the appropriateness of this other than this should be subject to further consultation and input from Council members other stakeholders, key professionals and the public on the eventual name for the re-developed space.

2.0 **REVIEW OF RECOMMENDATIONS. KEY CONSIDERATIONS**

- 2.1 The Council welcome most of the recommendations and observe that many are already part of the scheme and the design. The main caveats to this are
- A The existing budget for the *capital costs* of the scheme; and
 - B The *revenue costs* of some associated with the recommendations, given the Council's budget position.

Capital Costs

- 2.2 The Castle site scheme has capital grant awarded by the Levelling Up Fund. This is for all the capital costs which are part of the regeneration of the site, i.e. design and build of the public realm and amenity space throughout the site, de-culverting of the River Sheaf and the creation of 6 development plots.
- 2.3 The Council has had to undertake further archaeological investigations as well as commissioned a 3D Site Constraints Model to guide the design of the public realm, de-culverting, and site lay-out.
- 2.4 This work was completed in September. At the same time the initial Concept Design for the site has been completed and is to be discussed with Councillors. It will then be taken to public consultation, as part of the planning application process, this autumn.
- 2.5 The Concept Design has not yet been costed. Therefore, it is not known if the available budget is sufficient to implement the design and this remains a risk, particularly as construction costs in recent projects have been significantly higher than expected, due to a number of factors.
- 2.6 We will be better placed to compare budget to design costs in the next couple of months.

Revenue Costs

- 2.7 Maintenance costs of the public space as well as other possible elements recommended in the report are an issue as there is no current means of ensuring that these can be paid for. None of the land included in the Castle Site is "public

highway”, which means that maintenance of the newly created public space cannot be included within the Council’s maintenance arrangements with Amey.

- 2.8 Although there are other examples of this in the City Centre, it is important to understand the costs of maintenance that SCC would need to find annually for the maintenance of the space.
- 2.9 Progress with the design will provide information on these costs but there is no current route for providing the funding.
- 2.10 In addition to the above, there are further revenue implications of some of the recommendations. These are listed below:
 - a) Access to electricity (“plug and play”). This would require a metered supply on site and maintenance arrangements.
 - b) Provision of children’s equipment. This also has an implication on maintenance for safety.
 - c) Education/ heritage hub. The governance arrangements for this would need to be agreed and funded
 - d) Access to the Castle Remains, if not revealed/ uncovered completely. This also need to be agreed and managed and funded.
- 2.11 Given the Council’s overall financial position, we will need to have a clearer understanding of maintenance/costs before any final decision on the inclusion of these elements is made.

3.0 TAKING FORWARD THE RECOMMENDATIONS

- 3.1 Officers have appraised the 13 recommendations from the report and has amalgamated these into the 6 below, which officers recommended for integration within the scheme.
- 3.2 They have been included in the pre-app documents (Design & Access Statement) as factors to inform the design subject to the caveats on revenue above.
- 3.3 This is because they are in line with the LUF proposals and bid, and address the common ambitions for the site notwithstanding concerns on costs and delivery timescales.
- 3.4 Specifically, these are:
 - a) The overarching explicit commitment to sustainability – including the use of materials; relating to both the public realm and building plots;
 - b) Ensuring the site plugs into strategic pedestrian and active travel routes, for city wide connection;
 - c) Building on the work of ‘Grey to Green’ to deliver a green, sustainable public realm in an interactive way to enhance people’s health and wellbeing;
 - d) Delivering interpretation of onsite archaeology and cultural history in an inclusive, creative, and diverse way that is embedded in a coherent public art strategy.

- e) Designing for the Public realm to be flexible to allow for events including arts, culture, enterprise and innovation within the site; and
 - f) That the long term success of site to be underpinned by learning and skills training opportunities and focus for maintaining an archive of artefacts and stories from historic and contemporary Sheffield.
- 3.5 Finally, seven of the thirteen recommendations refer to heritage, interpretation, art, archaeology, history, wayfinding through the site and the governance of any community facilities/ access to archaeological remains.
- 3.6 How public art can respond to this is a key consideration. In order to provide a response to these recommendations, it has been agreed that practical heritage and archaeology interpretation for the site will be discussed through a forum linking heritage and public art.
- 3.7 The group will include stakeholders and the SCC Public Art Officer and the public realm design team, to ensure that ideas that can be integrated into the project are practical and affordable again bearing in mind the need for revenue implications to be costed and deliverable.

**CASTLE SITE REGENERATION WITH LEVELLING UP FUND GRANT.
STAKEHOLDER ENGAGEMENT. CO-PRODUCTION PROCESS.
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LUF delivery strands:

A - Public realm design, including de-culverting

B - Archaeological, Heritage Interpretation & Public Art
AHIPA

C- Development Sites

D- Future years’ revenue implications

	Recommendation	Key elements within the recommendation	Response SCC	Responsibility for action
1 Page 17	Be a distinctive place that values and enhances the unique social and cultural identity of Castlegate	<p>a) It can’t be generic – it needs to be site specific and unique to Castlegate, its communities and history;</p> <p>b) It can’t be exclusive – it needs to be a place for everyone to feel welcome, not just the affluent or privileged.</p>	<p>SCC agrees with the recommendation to make the public realm a unique space and includes reference to its cultural and social context. This is already embedded into the scheme and its design.</p> <p>Proposals will be included in engagement with relevant communities and stakeholders, early on the design process (next one October 22).</p> <p>Consideration to be given to part of Plot 4 and/or the ‘enclosure’ of the Upper Courtyard Chamber to include some display space/ flexible space/ community space subject to Long Term management arrangements (Museums Sheffield & FOSC?)</p> <p><u>Warning:</u> tight LUF grant timescales for delivery & achievement of required outputs, which will require a flexible pragmatic approach. Also detailed maintenance & on-going revenue implications, not covered by LUF grant</p> <p><u>LUF THEMES</u> included: A Public Realm with linkages to B AHIPA, C Dev Plots and potentially D Revenue implications</p>	<p>AB through Public Ream Design Team</p> <p>LLA/ Live Works through consultation</p> <p>AN/RM through AHIPA</p> <p>Potential revenue implications to be assessed</p>

2	Make creative and inclusive connections to the richness and complexity of the site's history	<ul style="list-style-type: none"> a) To its physical archaeology through access to remains, site layers and artefacts; b) To its cultural heritage and stories of everyday people who lived and worked there. 	<p>SCC agrees with this recommendation.</p> <p>There is a variety of ways to reveal the heritage interest of the site and this should be explored as part of the work of the AHIPA group which will involve key stakeholders in Castlegate.</p> <p><u>LUF THEMES B AHIPA</u> and potentially <u>D Revenue implications</u></p>	<p>AN/RM through AHIPA</p> <p>Potential revenue implications to be assessed</p>
3	Enhance people's health and wellbeing while caring for the environment	<ul style="list-style-type: none"> a) Through access to nature across the site, not just by the Sheaf; b) Though opportunities to take part in sports and activities, for all ages and abilities; c) By embedding environmental sustainability and zero-carbon approach throughout 	<p>SCC agrees with this recommendation, which is embedded into the scheme and its design.</p> <p>Health and wellbeing considerations will be included in the design of the public realm and access to the deculverted river Sheaf through the site.</p> <p><u>LUF THEMES A Public Realm</u></p>	<p>AB through Public Realm Design Team</p>
4	Support a flourishing ecosystem of arts, culture, enterprise and innovation	<ul style="list-style-type: none"> a) By providing flexible space for local independent businesses, artists, cultural entrepreneurs and social enterprises to engage new and diverse audiences; b) Though opportunities for meanwhile use, markets and events throughout the year, extending the evening economy; c) Open up learning and skills training opportunities inherent to the site, in association with local charities and educational institutions, especially for under-represented groups. 	<p>SCC agrees with the recommendation to support local enterprises, culture, arts and innovation. Proposals will be included in engagement with relevant communities and stakeholders, early on the design process (next one in October).</p> <p>The council is in discussion with Sheffield College to occupy some of the development plots on the site, which would bring learning and skills to the heart of Castlegate.</p> <p>Consideration to be given to part of Plot 4 and/or the 'enclosure' of the Upper Courtyard Chamber to include some display space/ flexible space/ community space subject to Long Term management arrangements (Museums Sheffield & FOSC?)</p> <p>The area is already successfully holding the monthly Pollen Market and Food Festival as well as the Waterways and Castlegate Festivals, which this development will contribute.</p> <p><u>Warning:</u> tight LUF grant timescales for delivery & achievement of required outputs, which will require a flexible pragmatic</p>	<p>AB through Public Realm Design Team</p> <p>LLA/ Love Works through consultation</p> <p>AN/RM through AHIPA</p> <p>Potential revenue implications to be assessed</p>

			<p>approach. Also detailed maintenance & on-going revenue implications, not covered by LUF grant</p> <p><u>LUF THEMES</u> included: A Public Realm with linkages to B AHIPA, C Dev Plots and potentially D Revenue implications</p>	
5	An explicit commitment to environmental sustainability embedded throughout	<p>a) In its re-use of existing materials and retrofit of existing buildings on the site;</p> <p>b) In the specification of zero-carbon materials and construction</p> <p>c) Through extensive planting across the site that encourages urban drainage, cooling and bio-diversity;</p> <p>d) Through the use of renewable energy in its construction and operation.</p>	<p>SCC agrees with this recommendation. Sustainability is already a critical element of the scheme, both in terms of public realm and building plots.</p> <p>On the public realm, consultation early on the design process (next one planned for October 22) and the invitation of relevant communities and stakeholders will include these discussions.</p> <p>It is important to clarify that the actual developments on the enabled development plots will not be built within the LUF timescales. As landowner and through the planning application process, SCC will ensure that future developments meet sustainability criteria and achieve the right connectivity with the rest of the site.</p> <p><u>LUF THEMES A Public Realm</u></p>	<p>AB through Public Realm Design Team</p> <p>LLA/ Live Works through consultation</p>
6	A flexible event space	<p>a) That is serviced and ready for 'plug & play' performances (music, spoken word, comedy, presentations) for use by local organisations, community groups, festivals, etc;</p> <p>b) That can be used to activate Castlegate Common through the day, into the evening and all year round and therefore should incorporate lighting and shelter;</p>	<p>SCC agrees with the recommendation to make the public realm a flexible space, which allows for some events and continues with successful ones such as the Castlegate Festival, Pollen Market, Exchange St Collective Music and Waterways Festival.</p> <p>Consultation early on the design process (next one planned for October 22) and the invitation of relevant communities and stakeholders will include these discussions.</p> <p>Revenue/ maintenance implications of facilities to 'plug and play' will need detailed consideration as these will not be covered by the LUF grant. For example, the need of a dedicated electricity meter (similar to Pounds Park) and its management.</p>	<p>AB through Public Realm Design Team</p> <p>LLA/ Live Works through consultation</p> <p>AN/RM through AHIPA</p> <p>Potential revenue</p>

		<p>c) Remains engaging when not in use. For example, through engagement with the archaeology of the site.</p>	<p>The AHIPA group, which will work with FOSC and UoS Archaeology Dept, will put forward recommendations for the display of accessible Castle remains.</p> <p><u>Warning:</u> to consider LUF grant timescales for delivery and required outputs. Therefore, it is recommended that a flexible pragmatic approach which does not risk failing to meet them.</p> <p><u>LUF THEMES</u> included: A Public Realm with linkages to B AHIPA, C Dev Plots and potentially D Revenue implications</p>	<p>implications to be assessed</p>
7	<p>A coherent heritage strategy that embraces creative and innovative thinking towards</p>	<p>a) Displaying or recreating the physical layers of the site to engage people creatively in the deep history of the site;</p> <p>b) Engaging with the physical remains of the Castle to tell stories of a cross section of people from that period, beyond the conventional stories of the grand and powerful.</p> <p>c) Engaging with the physical, social, political and cultural heritage beyond the Castle to reveal stories and artefacts from 18th, 19th, and 20th century Sheffield.</p> <p>d) Engaging with Sheffield's diverse communities to reveal untold stories of immigration, industry, colonialism, cultures and service contributing to the development of Castlegate through history</p>	<p>SCC agrees with this recommendation. Proposals will be included in engagement with relevant communities and stakeholders, early on the design process (next one in October). We will work with SADACCA and others to ensure we can reach local diverse communities.</p> <p>The AHIPA group, which will work with FOSC and UoS Archaeology Dept and other key stakeholders and put forward recommendations for a creative heritage strategy.</p> <p>Consideration to be given to part of Plot 4 and/or the 'enclosure' of the Upper Courtyard Chamber to include some display space/ flexible space/ community space subject to Long Term management arrangements (Museums Sheffield & FOSC?)</p> <p><u>LUF THEMES</u> B AHIPA and potentially D Revenue implications</p>	<p>AN/RM through AHIPA</p> <p>Potential revenue implications to be assessed</p>
8	<p>A coherent public art strategy that develops fresh ideas for:</p>	<p>a) The collection, interpretation, retelling and display of the multiple and contested aspects of the site's heritage, through physical and digital methods.</p>	<p>SCC agrees with this recommendation, and this is integral for the success of the scheme. SCC proposed that the art strategy is integrated with the proposed heritage and archaeology interpretation strategy.</p>	<p>AN/RM through AHIPA</p>

		<ul style="list-style-type: none"> b) Engaging with Sheffield's diverse communities to develop temporary and permanent arts commissions that have contemporary relevance, through embracing participatory arts, digital technologies, interactive play, etc; c) The inclusion of signage and wayfinding throughout the site that makes clear and engaging the connections to other parts of the city and its communities and to the site's history. 	<p>The AHIPA group, which will work with FOSC and UoS Archaeology Dept and other local art groups to put forward recommendations for the archaeological and heritage interpretation of the site, which will have several strands, from sign posting on site, to digital interpretations with an allocated budget. The work of the group is at early stages.</p> <p>Wider engagement with diverse communities will be done through the planned consultation (next one in October 22)</p> <p>As a small comment, not sure what is meant by "the contested aspects of the site's heritage"</p> <p><u>LUF THEMES</u> B AHIPA and potentially D Revenue implications</p>	<p>LLA/ Live Works through consultation</p> <p>Potential revenue implications to be assessed</p>
9	A series of spaces of different scales, for a variety of activities including:	<ul style="list-style-type: none"> a) A community gathering space, as part of the flexible event space, for audiences attending events and performances and for markets, fairs and festivals throughout the year; b) Play spaces for all ages, especially families and young children; c) A variety of sports that together offer opportunities for all ages and abilities to engage with active health. 	<p>SCC broadly agrees with this recommendation, and this has been included in the brief for the design of the public space, offering opportunities for a broad range of users. The aim is to continue with the success of long-standing events in the area, such as the Castlegate Festival, Pollen Market, Exchange St Collective Music and Waterways Festival.</p> <p>On the public realm, consultation early on the design process (next one planned for October 22) and the invitation of relevant communities and stakeholders will include these discussions. The issue of play spaces for young children will need to be carefully considered, in relation to the size of the space, other competing uses (sports, performance space, planting etc) and the high level of maintenance that they require.</p> <p><u>LUF THEMES</u> A Public Realm and potentially D Revenue implications</p>	<p>AB through Public Realm Design Team</p> <p>LLA/ Live Works through consultation</p>
10	The function of the buildings to be built later on the site so that they:	<ul style="list-style-type: none"> a) Are aligned with the shared values stated on this report; 	<p>SCC broadly agrees with this recommendation. As landowners, it is in the Council's interest to ensure that any proposed</p>	<p>AB through Public Realm Design Team</p>

		<p>b) Enhance rather than detract from the sense of place;</p> <p>c) Integrate successfully with Castlegate Common at ground level.</p>	<p>development enhances the public realm and communal facilities on the site.</p> <p>However, it is important to acknowledge that the LUF does not include building on the development plots, only enabling them. So, the detail planning for the development plot will be achieved separately from the planning application that will be linked to the public realm and deculverting.</p> <p>It would be a good idea to explore the historical street pattern, historic buildings etc as part of the sense of place and the new design.</p> <p>The comment will be passed on to the Public Realm designers for information.</p> <p>LUF THEMES A Public Realm</p>	
11	<p>Whether the clear desire from stakeholders for a people's archive of artefacts and stories from historic and contemporary Sheffield communities can be created on the site</p>		<p>SCC agrees this would be a good idea, subject to finding the right arrangement and quantification of any revenue implication and local management which is not covered by the LUF.</p> <p>The AHIPA group, which will work with FOSC and UoS Archaeology Dept, will put forward recommendations.</p> <p>Consideration to be given to part of Plot 4 and/or the 'enclosure' of the Upper Courtyard Chamber to include some display space/ flexible space/ community space subject to Long Term management arrangements (Museums Sheffield & FOSC?)</p> <p>LUF THEMES B AHIPA and potentially D Revenue implications</p>	
12	<p>Strategic decisions on pedestrian and active travel routes</p>	<p>a) To connect Castlegate Common with other heritage buildings and anchor institutions beyond the site (eg. Old Town Hall, Harmony Works, Castle House);</p>	<p>SCC fully agrees with this recommendation. Encouragement of multi-modal transport systems and an integrated cycle path network is integrated into the scheme design.</p> <p>The area around the Castle site already has a comprehensive network of pedestrian and cycle facilities, which link five major</p>	<p>AB through Public Ream Design Team</p>

		<p>b) To connect with the city centre, Fitzalan Square and the rail station, the bus interchange, the Wicker, Victoria Quays and Parkwood Springs</p>	<p>routes into the City Centre (routes along the Lower Don Valley, Upper Don Valley, Canal Towpath, Sheaf Valley Park and National Cycle Route 65) as well significantly facilitating routes to other more local destinations in the City Centre such as Sheffield Hallam University and the train station.</p> <p>The Council also has the aspiration to extend the Grey to Green project to Exchange St, Haymarket, Waingate and Castle St but this is out of scope for the Castle Site LUF project.</p> <p>The comment will be passed on to the Public Realm designers for information.</p> <p><u>LUF THEMES A Public Realm</u></p>	
13	The operation, stewardship and potential governance of Castlegate Common (or parts of) by community stakeholders		<p>SCC agrees this would be a good idea, subject to defining the scope and the right arrangement as well as quantifying of any revenue implication and local management which is not covered by the LUF.</p> <p>Consideration to be given to part of Plot 4 and/or the 'enclosure' of the Upper Courtyard Chamber to include some display space/ flexible space/ community space subject to Long Term management arrangements (Museums Sheffield & FOSC?)</p> <p>On the public realm, consultation early on the design process (next one planned for October 22) and the invitation of relevant communities and stakeholders will include these discussions.</p> <p><u>LUF THEMES B AHIPA</u> and potentially <u>D Revenue implications</u></p>	<p>AB through Public Ream Design Team</p> <p>LLA/ Live Works through consultation</p> <p>AN/RM through AHIPA</p> <p>Potential revenue implications to be assessed</p>

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