

## **EVIDENCE BASE DOCUMENTS SUPPORTING THE COUNCIL'S APPROACH TO TALL BUILDINGS**

### **Urban Design Compendium (2003)**

#### [Part 1 June 03\(New\) \(sheffield.gov.uk\)](#)

Pages 64 – 69 (part 3.2) of the Compendium refer specifically to tall buildings in Sheffield. The Compendium is currently in use for determining planning applications for tall buildings. It includes analysis of existing tall buildings in Sheffield City Centre at the time of publication, as well as evidence relating to the city's topography, skyline, landmarks, important views, gateways and historic setting. Recommendations on tall building address location as well as design of tall buildings.

Locations for tall buildings, including potential tall building zones are identified on the map on page 67.

### **Sheffield Central Area Strategy Capacity Report – June 2020 (CC02)**

The role of the Capacity Report was to closely examine land within the Central Area with a view to presenting evidence for the capacity of new homes that could be developed. A critical part of the process was analysis of appropriate building heights and relevant density assumptions for different locations within the Central Area, based on factors such as existing buildings, movement corridors, heritage and topography.

Page 14 sets out how appropriate building heights were defined taking account of factors such as existing heights, key urban nodes, gateways and topography.

The heights framework refers to 'tall buildings zones', using 15 storeys as a benchmark for tall buildings with buildings taller than this considered acceptable around gateway locations as shown on the map on page 15.

Where appropriate, tall buildings have been factored into the capacity summaries presented in summary on page 60.

Page 62 of the Capacity Study does not in itself represent a tall buildings strategy but does state that one should be produced underpinned by its findings to provide a sound basis to assess future proposals for tall buildings.

### **Tall Buildings Strategy (forthcoming SPD)**

The Tall Buildings Strategy will support delivery of Sheffield Plan policy DE6 and will include a control plan similar to that in the Urban Design Compendium. It will form one element of the overarching Sheffield Design Guide.

Work to date includes baseline analysis of current and consented tall buildings, analysis of Sheffield's skyline including significance of heritage assets and a review of potential locations for tall buildings.

The intention is for the Tall Buildings Strategy to form part of the Sheffield Design Guide that will come forward as SPD following adoption of the Sheffield Plan. It will also be supported by Building Design Principles.

The methodology for production has been agreed with Historic England as a key stakeholder.

Evidence base work, including the heritage significance report, analysis of existing tall buildings and drawings, has been carried out to date at officer level and has not yet been produced in the form of a public report. The intention is that it will be publicly available for consultation once the Sheffield Plan is adopted.

The draft report will be shared with Historic England in summer 2024, to ensure that the evidence base is robust and will be ready for wider consultation as draft SPD once the Sheffield Plan is adopted.

The Tall Building Strategy is unlikely to result in a significant change from the Urban Design Compendium in terms of approach and locations. There will be two distinct elements to it. Firstly the 'control plan' will replace the tall building zones map on page 67 of the Compendium and present specific, appropriate locations for new tall buildings. Secondly it will provide key attributes for each part of the Central Area to allow developers to understand the unique constraints and opportunities of those different areas based on heritage, topography, views and other specific attributes.