



## Falstaff, Sheffield, UK

Suburban Regeneration:  
Area Redevelopment

The Falstaff site is located within Parson Cross, an interwar council housing estate designed along Garden Suburb principles, situated approximately three miles north east of Sheffield City Centre.

The scheme has been successful in transforming the appearance, character and perception of Falstaff after years of economic and social decline. It has created a distinctive new neighbourhood within the existing Garden Suburb and breathed new life into the area, and marks the first phase of regeneration in the area, with Phase 2 having recently been granted planning permission for a further 122 homes.

The proposals respond to the local context whilst also creating a distinctive and attractive contemporary housing development which will stand the test of time. The design aims to knit the development in its wider context whilst creating the opportunity to create a distinct and contemporary character with a new street at the developments core.

### Project delivery

- The proposed design concept has been developed and evolved through dialogue and discussion with a range of stakeholders and consultees.
- 142 new homes will be provided with a mix of two, three and four bedroom houses across the site to create a variety of streetscene and promote social interaction.
- All properties have been designed to Lifetime Homes requirements with a quarter of the dwellings designed to Sheffield City Councils mobility housing standards of which 10% have been designed to the more spacious Wheelchair Accessible Homes standards.
- Two character areas are proposed: The Village Street and The Garden Neighbourhood; both reinterpret the materials and design of the surrounding area in a contemporary manner.
- The Village Street is a new street running east-west across the site. With a critical mass of new development the area is able to create and define its own identity.
- All house designs are unique to the location, with features specific to the context of Falstaff.
- The proposals have pioneered the use of the BREEAM Communities Assessment framework. BREEAM Communities is a set of requirements for sustainable developments covering eight criteria including energy and climate change, community, place shaping, ecology, transport and movement, resources, economy and buildings. The project is on course to achieve an 'excellent' rating.

### Client

Keepmoat

