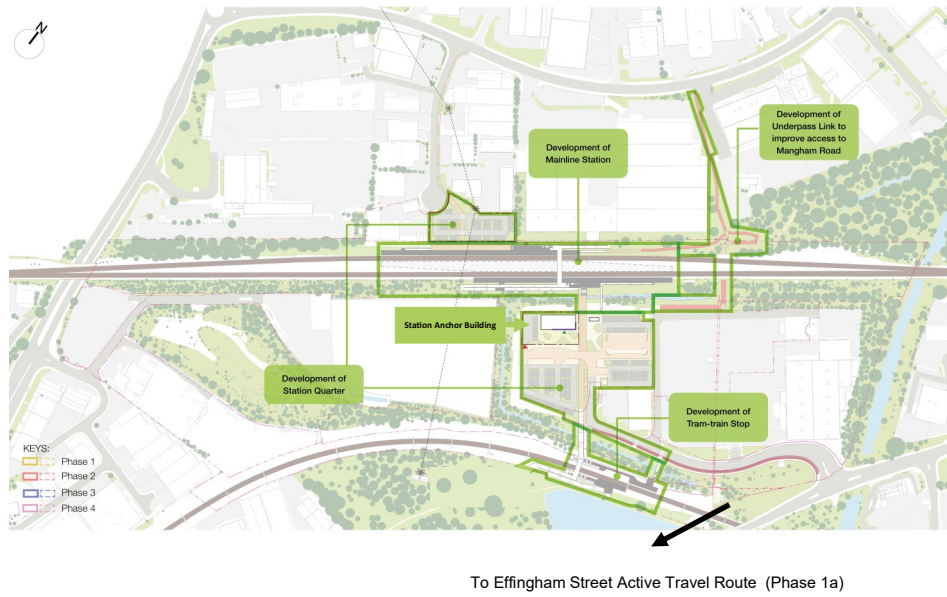


INNOVATION GATEWAY: FULL SCHEME

PHASE 1: Gateway Station, Floormat and Access



OUTPUTS

Station Area (floormat):

*Mainline Station**

*Tram-Train Station**

Station Public Realm including car park and northern access

Station Anchor Building

Development of underpass

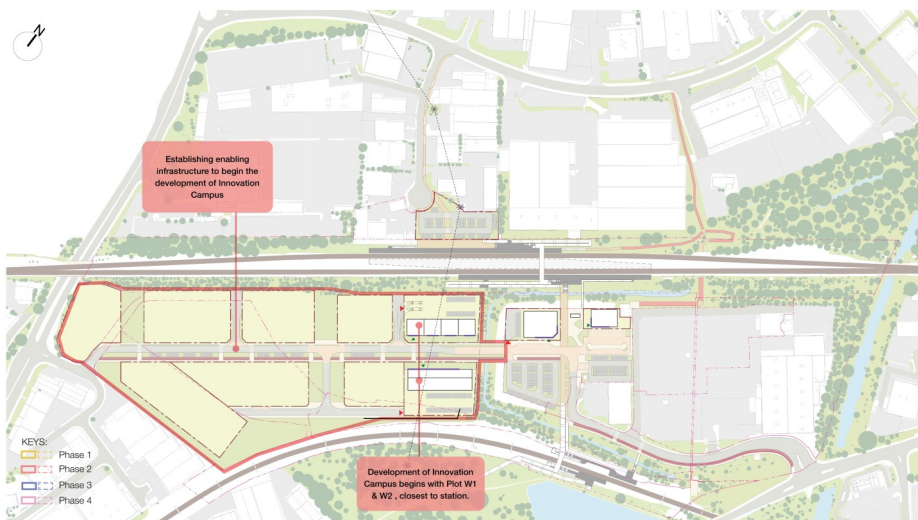
(not included at this stage—review following Phase 1 and 1a development)

Wider area:

Effingham Street Active Travel Route (Phase 1a)

**subject to separate business case*

PHASE 2: Innovation Campus



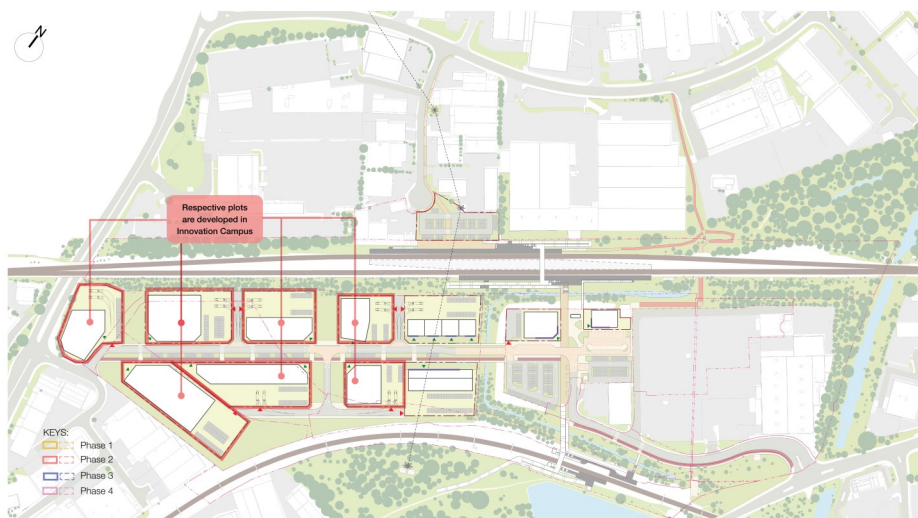
OUTPUTS

Public realm and BNG commitment

Roadbridge spanning the dike to connect Floormat and Western Quarter

Primary spine road created linking station to Greasbrough Road

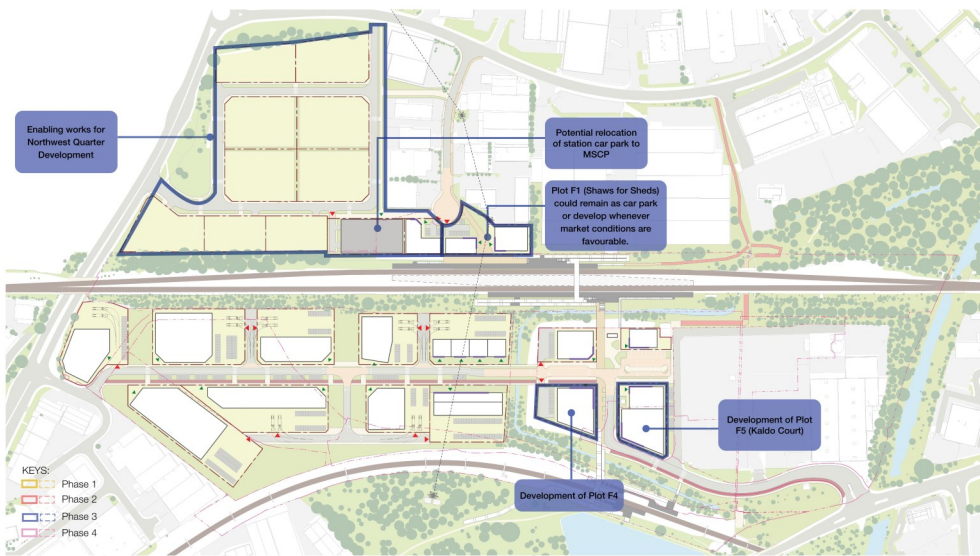
Innovation Campus land remediation and plot development



F & B active frontages

PHASE 3: North-west Quarter : Innovation Campus Extension

PHASE 3 (YEAR 15-20)

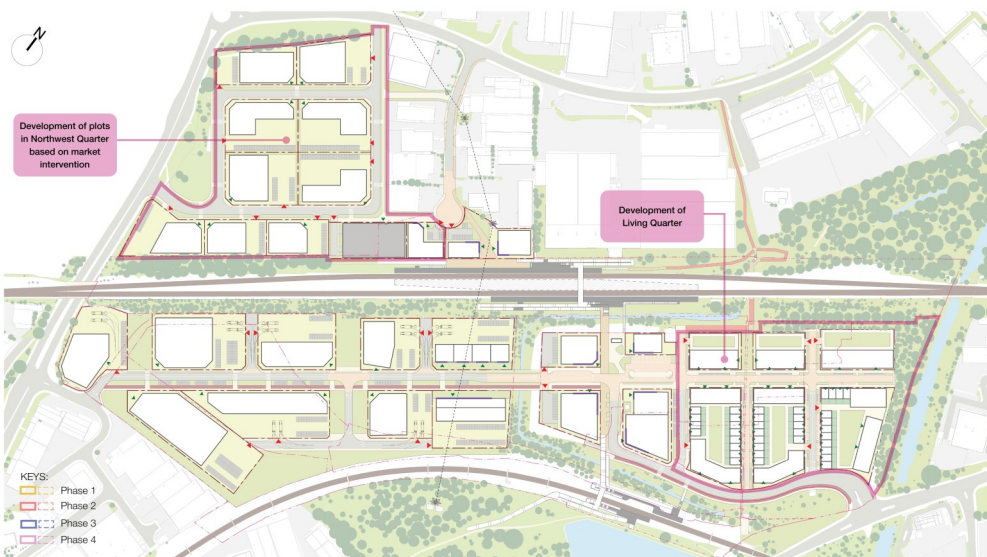


OUTPUTS

- New access to Mangham Road
- Additional development plots on Station floormat
- Relocation of Station car park
- New multi-storey car park (200 spaces)
- Extension of Innovation Campus (land acquisition and remediation)

PHASE 4: Living Quarter

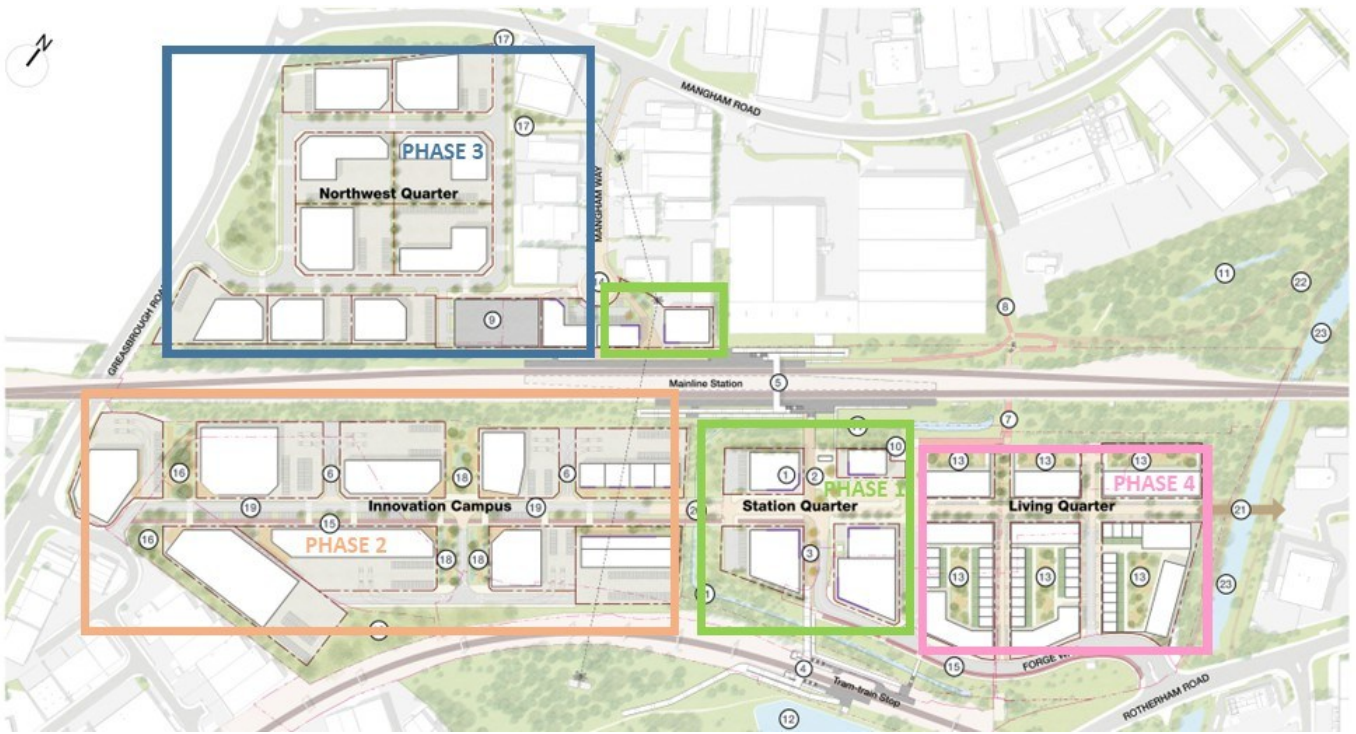
PHASE 4 (YEAR 20 & BEYOND)



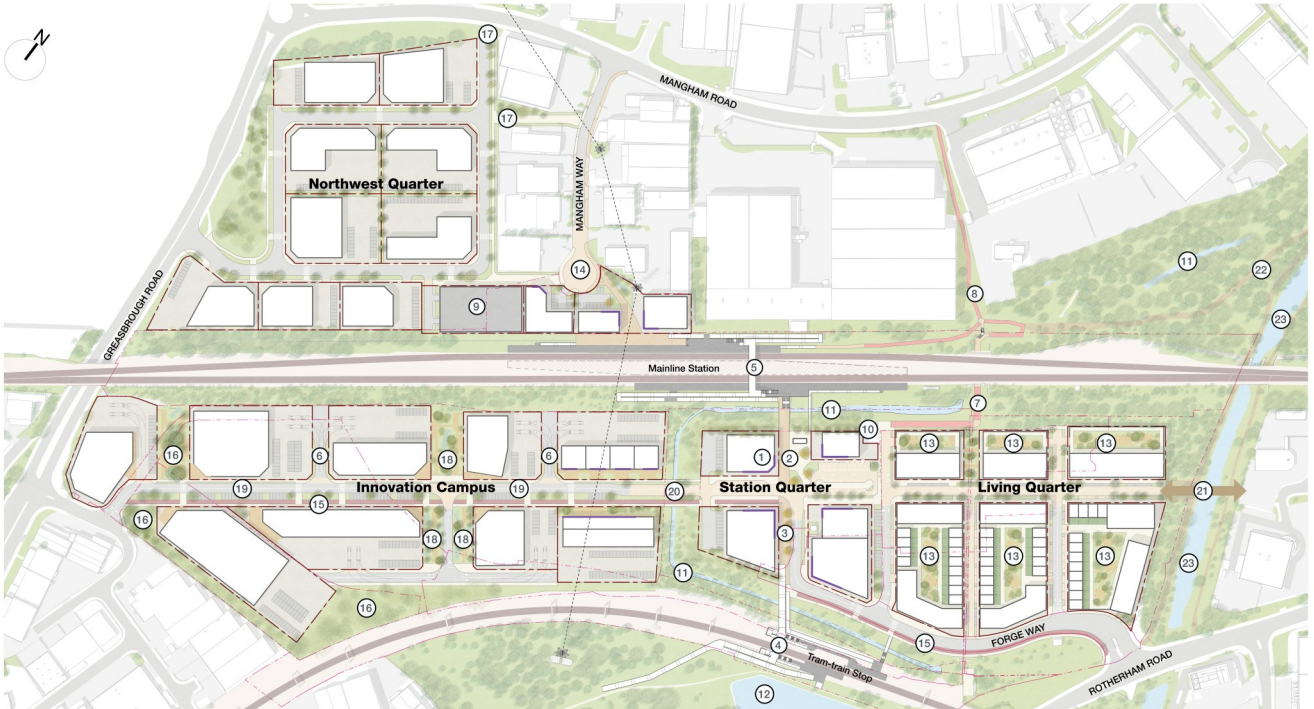
OUTPUTS

- Further development of Innovation Campus (market-led development)
- Development of Living Quarter
- Creation of green areas/ outdoor space for residents
- 242 housing units - 37 town houses, 205 flats

Final Innovation Gateway Layout



4.4 Masterplan Core Area Layout



- | | | | | | |
|---------------------------|-----------------------|---|---------------------------------|-----------------------------------|---------------------------------|
| 1 Station Building | 5 Mainline Overbridge | 9 Multi-storey Car Park (MSCP) | 13 Raised Courtyards | 17 New Pedestrian Links | 21 Potential Future Bridge Link |
| 2 Station Forecourt | 6 Plot Access | 10 Existing Pumping Station | 14 Shared Surface Roundabout | 18 Pocket Parks | 22 Woodland Park Boardwalk |
| 3 Pedestrian & Cycle Link | 7 Underpass | 11 Existing Dike | 15 Segregated Cycle Lane | 19 On-Street Visitor Parking | 23 Fitzwilliam's Canal |
| 4 Tram-train Overbridge | 8 Improved PROW | 12 Sheffield & South Yorkshire Navigation Canal | 16 Biodiversity Mitigation Area | 20 Western Link Bridge Connection | |