This document has been designed to support the delivery of Sheffield’s Heart of the City II project. It is a project that has been conceived of in a way that allows it to be built block by block in phases over the coming years. It will evolve, be amended and flex as each element is built.

The following pages are not a detailed plan therefore. The images presented are for illustrative purposes only, to give a sense of the scheme, with the final architectural designs and uses finalised as each block is brought forward.

Updated versions of this Heart of the City II document will be issued from time to time as the scheme is developed and the centre of the city is transformed.
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“At the Heart of Sheffield, a striking new development for her people to call their own.”
Our city centre has a vital role to play in contributing to the economic success of our city. If we are to attract jobs and investment, we need our city centre to match the very best there is. We need a greater diversity of retail and leisure to attract more people, including visitors from outside. We need more quality office space to attract well paid jobs and we want more people to live in the city centre to increase vibrancy and create a greater sense of community.

Whilst I very much recognise the difficult past of this project, this document is about the future. It is a future with delivery at its heart. The original Heart of the City project has delivered major regeneration in our city centre. It was delivered successfully and has achieved a huge amount. We are already delivering Heart of the City II - with the first phase a new HSBC building, new retail and leisure and a new public square, maintaining our fine tradition of quality public spaces. We are now beginning the next phase and we are not waiting.

The overwhelming sense of people is that they are desperate for this project to succeed; to get on with making our city centre more vibrant and dynamic to strengthen our sense of pride; to create jobs for our people, reach our maximum potential and see Sheffield punch its weight as a successful major city.

Working with our Strategic Development Partner, Queensberry, we are driving forward the scheme at pace. To do this we will be continuing to deliver Heart of the City II in phases. Planning applications for the next blocks will come forward shortly; plans for further blocks will follow. This strategy will ensure the scheme is financially deliverable and can flex to meet the needs of a rapidly changing world.

We are also listening to the people of Sheffield. You told us you wanted a new, stronger and more vibrant city heart. But you wanted to preserve much of our heritage, retaining much loved architecture. So our plans will seek to preserve the best of the past wherever possible and retain the existing street patterns.

I look forward to finally seeing the strong heart of the city that we can all celebrate and enjoy.

Mazher Iqbal
Cabinet Member for Business and Investment
Sheffield

Sheffield is a city with a new found confidence and a growing sense of its own identity. Heart of the City II is not just a vision for the city centre – it sits at the heart of a vision and strategy for the wider city, being delivered by various city partners and organisations across the public and private sector. It is based on retaining the essence of the city’s identity and strengths from the past to forge a new identity and drive in the 21st century to provide a good quality of life for all its citizens.

Heart of the City II connects with three major projects that collectively build this strategy:

Advanced Manufacturing Innovation District (AMID)

Built on the city’s historic expertise in engineering, manufacturing and materials research, alongside the engineering research and development know-how of the University of Sheffield and the Advanced Manufacturing Research Centre (AMRC). Sheffield and neighbouring Rotherham are together developing one of the world’s leading locations for engineering research, development and manufacture. Recent years have seen names including Rolls-Royce, McLaren and Boeing locate in AMID, with Boeing opening its first manufacturing centre in Europe.

Sheffield Olympic Legacy Park

Utilising Sheffield’s unique strengths in sport, health and academia, the Sheffield OLP is a new leading cluster of centres focused on research, innovation and commercial development in health and wellbeing. Its initial focus is the planned Advanced Wellbeing Research Centre (AWRC), now under construction and backed by the expertise in sport and exercise medicine at Sheffield Hallam University and the commercial involvement of Toshiba. Other facilities around sport and education are already complete, with plans being developed for two new national centres of excellence for child health and orthopaedic medicine.

The Outdoor City

Sheffield is the UK’s leading destination for people seeking outdoor adventure, city culture and rural escapes. Known as The Outdoor City, it is the only major UK city to have a national park within its city boundary and it is one of the world’s leading city locations for climbing. It has the highest spend per capita on outdoor sports equipment in the UK, it welcomed the Tour De France in 2014 and hosts the annual Clifftop festival, often featuring the British Bouldering Championships. The Outdoor City Weekender is now an established weekend of outdoor pursuits and extreme sports events and features the Sheffield Adventure Film Festival. And a development partner was recently chosen to bring forward a nationally significant outdoor sports centre on a huge hill at Parkwood Springs, just outside the city centre and next to fashionable Kelham Island.

In short, no other UK city offers quite the same experience of the outdoors and vibrant city in one.

Strategic Investment Support

Technology

An international centre of advanced manufacturing innovation. On the global technology frontier.

Collaboration

A vibrant and dynamic place where world-leading manufacturers collaborate and co-locate with SMEs, start-ups and innovators.

Innovation

We are at the centre of a regional-led approach to innovation led growth.

Partnerships

Global partnerships between education & industry drive cutting edge research into new manufacturing products and processes.

Connected

A place where people want to live, work and network; with a distinctive housing offer, shared amenities and excellent connections to national and international transport networks.
Summary

Heart of the City II complements these projects perfectly and builds on the success of the original Heart of the City project.

Whilst AMID and Sheffield OLP create the jobs of the future in advanced manufacturing and health and wellbeing, and the Outdoor City gives us our unique lifestyle offer, Heart of the City II is about completing the vibrant, dynamic commercial, leisure, cultural and residential district of the city that we need to attract jobs and investment and make Sheffield an even more exciting and interesting place to live and work.

The city is succeeding and developing on so many levels. Heart of the City II is the final piece in the jigsaw.

Location and Context

Heart of the City II is about the future of the very core of the city. Contained in this brief is a summary of the plans, aspirations and vision for the future of the city as the project progresses to delivery.

What strikes anyone from outside coming to Sheffield is the affection the people have for their city in a way not often found elsewhere in modern times. The city has many assets that provoke a deep sense of loyalty. The culture of the city is part of it: of quiet and often understated ambition set against a sense of authenticity and an independent instinct. This culture shapes, and has shaped, the city’s physical form; its unique sense of place; its incredible and people-focused public spaces; its quirks; its sense of history. In its essence, it is a people-friendly city.

21st century Sheffield is once more a city of growing confidence. Confidence in its strengths and identity – something a stronger and more vibrant heart can grow further. A city centre that was in decline at the turn of the millennium is once again prospering. Heart of the City II will build upon the original Heart of the City project, which saw the regeneration of the Peace Gardens, the Winter Garden and Mercure Hotel, new Grade A offices to expand the city’s growing business services, Sheffield’s tallest residential building, new restaurants and leisure and an iconic car park. It will finish the original plan.

In contrast to the original plans for a retail quarter, however, Heart of the City II will integrate and complement the existing city and its shopping areas rather than sit in isolation from them. Just to retain existing street patterns and heritage architecture, it will integrate with the resurgence of The Moor as a shopping and leisure destination, the Devonshire Quarter of independent shops and bars, and Fargate. It will quickly build and maintain the momentum from the emerging new HSBC building, rapidly nearing completion as the first phase of this scheme delivering the first new retail and leisure. Our vision for Heart of the City II seeks to build on what is uniquely Sheffield. We believe that is the best way to deliver a new heart that the city can be truly proud of.
Heart of the City II seeks to build on what is uniquely Sheffield. We believe that is the best way to deliver a new heart that the city can be truly proud of.
Heart of the City II is situated at the very heart of the city. It will build on the success of Heart of the City I, which created new Grade A offices, the city’s tallest apartment building, a new car park, new public spaces, including the Winter Garden and Peace Gardens, a 4-star hotel and new restaurants.
The site sits within the very heart of the city adjoining the key retail streets of Fargate, The Moor and Division Street.

It is located between the University of Sheffield and Sheffield Hallam University.

The design will knit together these various streets and key areas and make use of the existing grid of streets (Cambridge, Wellington, Carver, Rockingham, Pinstone and Charles Streets).

It is located at the confluence of major arrival routes into the city, and celebrates the key iconic public spaces of Barkers Pool and the Sheffield Peace Gardens.

HoCI will create a new quarter of the city centre, integrating existing architecture. It will see major quality additions to the city’s offer in retail, leisure, Grade A offices, hotel provision, inner city residential development, car parking, public amenity and public spaces.

It will provide easy access to people whether they arrive on foot, by bike, car, bus, tram or train.
Overview of the plan for Heart of the City II.

A: Predominantly retail with some leisure and hotel/residential above.
B: Predominantly retail with residential above. (Including B1 Laycock House).
C: Predominantly retail with offices above.
D: Retail with offices above.
E: Retail or leisure with parking and student accommodation above.
F: Predominantly residential.
G: Offices, residential, parking, and possibly hotel. (Including G1 38 Carver Street).
H: Retail and leisure including restaurants, food hall, events space, bowling, offices and unique makers/sellers space. (Including H1 Leah’s Yard).
I: John Lewis.
Live, work, and play all in one place.
There will be a selection of premium retail brands not currently found in the city centre.
John Lewis

John Lewis has been at the centre of retailing in the city centre for many years.

Their current store acts as a focal point in the city centre and our plans see them remaining in this location, positioned at a gateway location for the new scheme.
Cafés & Restaurants

There will be a wide range of cafés and restaurants offering something throughout the day and evening, whether it be for breakfast, lunch, dinner or just a snack and refreshments.

Food Hall

Included will be a new indoor food hall offering a range of cuisines with local, regional, and international influences.
Leisure & Entertainment

There will be a range of leisure and lifestyle offers ranging from health & fitness to new ‘competitive socialising’ offers such as boutique bowling and table tennis.
With new offices for HSBC already under construction there will be other buildings to cater for both corporate style office space and more flexible workspace environments.
City Centre Living

There will be a range of new city centre living accommodation in different buildings.
Hotels

There will be two modern hotels providing up to 250 bedrooms.
Event Spaces & Public Realm

New squares and courtyards will create new meeting places throughout. There will be both indoor and outdoor spaces to host a range of events.
Green Roofs

The roof spaces will be used to provide a variety of outdoor places including viewing points, shared outdoor spaces, gardens and beehives. The design of the buildings will look to utilise the latest green technology.
Accessibility and Amenity

Heart of the City II will be designed to integrate fully with the city’s emerging transport strategy. It will be accessible from every part of the city, whether arriving on foot, by bike, car, tram, bus or train. There will be a range of modern amenities including toilets and changing facilities.
The design will retain and enhance as much of the heritage architecture within the site as possible e.g. from Leah’s Yard and St. Mathews Church, to the facades of Pinstone Street.
Embracing Technology

Visitors and users to the area will be able to benefit from a wide range of technological advances to enhance the shopping, dining and working environment.
Heart of the City II will provide a substantial upgrade to retail, leisure and mixed-use space within the centre of Sheffield.

"Exceptional, contemporary architecture and urban design will be the hallmark of Heart of the City II."
View of Pinstone Street from the Peace Gardens
Heart of the City II is intended to carry on the success of Heart of the City I. Sheffield now boasts, through this ground-breaking project, world-class public spaces, public buildings, grade A offices, great restaurants and fantastic places to live.

HoCII is poised to bring yet another substantial upgrade to the centre of the city, repairing, renewing and enhancing the centre of Sheffield.

Phase 1 is underway, and the citizens of Sheffield can now see the next chapters in this exciting story in the following pages.

It is the intention that the Masterplan will strongly adhere to BREEAM and LEED principles in terms of sustainability and environmentally-friendly solutions.
The masterplan has been developed by a world class team of professionals, led by Sheffield City Council and Queensberry. The team has worked closely to deliver a design that is adaptable, flexible and responsive to the current and future needs of the city.
The Masterplan - Streetscape

Key to Streetscape Uses:
- Pedestrian Spaces
- F&B
- Hotel
- Leisure
- Offices
- Parking
- Residential
- Retail
- Service
- Façades to be retained
The Masterplan - Level 1

Key to Level 1 Uses:
- Pedestrian Spaces
- F&B
- Hotel
- Leisure
- Offices
- Parking
- Residential
- Retail
- Service
- Façades to be retained
The Masterplan - Typical Upper Floor

Key to Upper Floor uses:
- Pedestrian Spaces
- F&B
- Hotel
- Leisure
- Offices
- Parking
- Residential
- Retail
- Service
- Façades to be retained
The Masterplan

- Retail, residential, leisure and a hotel.
- New retail and residential.
- New retail and offices.
- HSBC and retail.
- Retail or leisure with parking and student accommodation.
- New Residential.
- Offices, residential, parking, and possibly a hotel.
- Retail and leisure including restaurants, food hall, events space, bowling, and unique makers/sellers space in Leah’s Yard.

1. Retail, residential, leisure and a hotel.
2. New retail and residential.
3. New retail and offices.
4. HSBC and retail.
5. Retail or leisure with parking and student accommodation.
7. Offices, residential, parking, and possibly a hotel.
8. Retail and leisure including restaurants, food hall, events space, bowling, and unique makers/sellers space in Leah’s Yard.

- John Lewis.
- Five Ways Square.
- Charter Square.
Heart of the City II

Phase 1 (HSBC) = 22,500SQM Completion 2019

- **RETAIL**
  - 18,000SQM
  - + JLP

- **OFFICE**
  - 33,000SQM
  - + HSBC

- **RESTAURANTS AND CAFES**

- **LEISURE**

- **ROOF TOP GARDENS**

- **2 HOTELS**
  - 250 ROOMS

- **FOOD HALL**

- **RESIDENTIAL**
  - 42,000SQM

- **CAR PARK**
This city block forms the gateway to the Heart of the City II site from the east.

It sits within the City Centre Conservation Area boundary and neighbours several historically significant buildings and public spaces, including:

- The Peace Gardens
- Barkers Pool & City Hall
- The Town Hall
- Laycock House

It has a commanding presence over the adjacent Peace Gardens.

As such this plot provides a significant opportunity to provide new, high profile commercial and public buildings whilst revitalising and celebrating its historically significant elements.
Laycock, on the eastern boundary of the City Centre, sits in a prominent location to the south of the Citadel. It also sits across two prominent approaches to the HoCII, being abounded by Cross Burges Street to the North, Pinstone Street to the East and Charles Street to the West. On the north east corner is Laycock, which contrasts and complements the historic, Pinstone Street façade. This is a good example of late Victorian living and working building which has retained its original architecture.

Pepperpot is located at the south east tip of the City Centre and abounds Pinstone Street, Cambridge Street and Charles Street. It incorporates two significant, historic building blocks which form the southern end of the Pinstone Streetscape. The combined facade and its dramatic roofscape is an example of Sheffield brick and terracotta architecture. It occupies a prominent position on Pinstone Street and has a strong visibility from the Peace Gardens through to The Moor. It frames the south gateway to the historic Cambridge Street and is flanked by the fast emerging form of the newly erected office building.
Phase 1 of Heart of the City II, this brand new Grade A office building for HSBC is the harbinger of the amazing transformation that this part of Sheffield is about to undergo. Arranged over four levels and totalling over fifteen thousand square metres of space, this building will be home to employees whose presence will re-invigorate and dramatically alter use patterns in this part of the city centre.

Around the perimeter of the building, a diverse, pedestrian-friendly streetscape will be created to match the standards of nearby, high quality public realm upgrades, exemplified by the Peace Gardens and Sheaf Square.

This occupies a plot to the west of the Heart of the City II site and is bounded by Charter Row to the South, Rockingham Street to the West and Wellington Street to the North. The current NCP carpark building will be transformed into an iconic centrepiece for the scheme to complete the redevelopment of Charter Square.

The former British Telecom tower was extensively refurbished to provide upmarket student residences by Vita Student which opened in 2016.
The Trafalgar Works site is set to be transformed into a new residential community for the Devonshire Quarter and Rockingham Street. Possibly featuring a tower, this new development will be truly transformative to the area of Sheffield, which for some time has been derelict and used only for surface car parking.
The existing John Lewis building will remain in place under current plans for the Heart of the City II. Specific attention will be given to re-invigorating the façade of the building, its car park and entrances. Current servicing provisions to the existing store will be re-worked along Burgess Street. A strong link from the Peace Gardens through to Five Ways and ultimately Wellington Street will be preserved and enhanced.

The image below shows the city block on the intersection between Wellington Street, Charles Street, Cambridge Street and Cross Burgess Street, notionally referred to as Five Ways Square.

It will contain a diverse range of buildings and uses, clustered around a new, organic food hall and dining. Contemporary new build blocks will sit alongside, and respond sensitively to, retained historic architecture and the significant variations to the site topography along the north-south axis.

The development will utilise the full storey level change between Wellington Street and upper Cambridge Street to allow for an increased number of shops. At the upper ground dining level, connections with retained historic architecture and streets will be enhanced, specifically Leah’s Yard and St Matthew’s Church. This block will also house a range of new and existing leisure units connected to a refreshing and contemporary range of restaurants.
Form and Materiality

We are developing a distinctive vision that is intrinsically “of Sheffield”. A plan that can adapt over time.
Heart of the City II is designed to be delivered through a series of well-planned phases; thus ensuring delivery will be prompt, appropriate and adaptable to future conditions.

"Phase 1, a new office building, retail and new public spaces, has set the scene for rapid transformation."
The masterplan solution allows individual blocks to be progressed in a progressive and targeted fashion.

The masterplan layout reflects the majority of the existing street plan, this helps delivery of the scheme in that individual blocks can be progressed. The street and public realm elements will be coordinated across the entire site.

Phase 1 is already well underway with tenants taking occupation in 2019.

The next phases - blocks B, B1 and C will comprise buildings on Pinstone Street in a combination of new build elements and retention of the good quality existing historic façades.

Leah’s Yard Block H1 will also be progressed as an earlier phase so that this important asset can be protected and conserved for later incorporation within the masterplan.

It is intended to upgrade block G1 38 Carver Street so this building can be brought back into use as soon as possible.

The remaining blocks A, H, G, F will be progressed as promptly as possible. It is also possible that within the larger blocks areas will be further broken down in constituent parts so that the optimum programme can be realised.
The Construction of HSBC

Phase 1 Timeline

1. Pre-demolition December 2016
2. Demolition January 2017
3. First Cores & Steel Work August 2017
4. Steelwork Construction January 2018
5. Cladding Construction March 2018
Phase 1

Phase one of Heart of City II is fast nearing completion with the first tenants due for occupation in 2019. Phase one also encompasses dramatic upgrades to local streets.
Sheffield City Council has overseen numerous transformative projects across the city over the last decade, with plans for many further projects in coming years. Heart of City II is a cornerstone of this exceptional ambition, and sets the scene for the Sheffield of the future.
Queensberry is Sheffield City Council’s Strategic Development Partner for Heart of the City II. Queensberry is recognised as one of the UK’s leading mixed use urban regeneration specialists. They have delivered award-winning regeneration projects in Belfast, Bath, Newport, and Manchester. They will oversee the design and delivery of the masterplan for Heart of The City II.
Leonard Design has a truly global reach. As a young, dynamic and award-winning agency, our team applies international experience and thinking to complicated projects, always staying ahead of global design trends and best practice.

Based on the combined experience of more than 20 years at Westfield, a leading global retail developer, Leonard Design takes a unique approach to creating deliverable projects with a difference.

Behind its expertise lies an ethos of collaboration, both in terms of its solid working relationships with developers, retailers, and local authorities; and its philosophy of strong teamwork which is crucial to its international success.