Heart of the City II

Project update | August 2019
Welcome to this update on Heart of the City II – the landmark £470m development scheme in the centre of Sheffield.

Being delivered by Sheffield City Council, with Queensberry as its development manager, Heart of the City II is a vibrant, mixed-use development that will deliver new premium shops, bars and restaurants, urban homes, modern hotels, innovative workspaces and attractive public spaces.

A huge amount of work and planning has taken place since we unveiled the original masterplan back in March 2018, with nearly all the blocks within the scheme having made progress since then.

This Project Update will provide a brief overview of the story so far and what happens next. If you have any questions after reading this document, please get in touch via the enquiries email address, info@heartofcity2.com, or the telephone information line, 0800 731 5515.
Sheffield is a regional capital at the centre of an ambitious Northern economy. With a focal point for over two million consumers by 2025, it is quickly becoming one of the boldest and most inspiring cities in the UK.

Key economic projects such as the Advanced Manufacturing Innovation District and Sheffield Olympic Legacy Park help the city lead the world in making solutions for tomorrow. It has become a magnet for a young workforce who excel in traditional and digital engineering and design.

Life is also defined by its quality. Enveloped by some of the finest countryside on earth, the city’s communities have unparalleled opportunities to embrace wellbeing and healthy lifestyles.

The city centre itself offers memorable and authentic experiences. Together, public and private monies are being combined with a restless energy. Shops, cafés, restaurants, food halls and innovative workspaces are transforming the city centre in new and old locations. At the centre of all this sits Heart of the City II. The scheme will create a high-quality integrated, multi-use destination, which will become the new focal point of Sheffield’s retail, leisure and business offer.

On completion, Sheffield will be a competitive destination to the UK’s other major cities, boosting its reputation and ability to attract international investment and further diversify the city’s economy.
Sheffield City Council is delivering an overarching masterplan with real intent and impact. Heart of the City II is being shaped by a phase-by-phase approach, which provides the flexibility to change layouts and designs along the way and meet changing future demands.
What’s been happening?

**Blocks B and C**
The proposals for Block B and Block C were originally presented at public consultation events back in September 2018 and submitted to the local planning authority in November 2018. The planning application was then approved in March this year.

Galliford Try has been appointed as the construction contractor and work on site is now underway.

Block B and Block C front on to P instone Street and the approved designs, drawn up by Leonard Design Architects, include retaining the attractive Victorian façades of the existing buildings, while redeveloping and expanding the structures behind them.

The plans for Block B include a small courtyard with café space, 9,400 sq ft of new retail space at ground floor level, 3,200 sq ft of workspaces for small businesses, 52 apartments and four town houses across the seven floors above.

Block C plans include over 10,000 sq ft of retail space on the ground floor and 37,000 sq ft of premium Grade A office space on the seven floors above.
Grosvenor House (Block D)
The first building to be completed as part of Heart of the City II is Grosvenor House, the new 160,000 sq ft office built for HSBC. Their bespoke internal fit out has now been completed and they are in the process of moving in.

This phase also includes 60,000 sq ft of space for new shops and restaurants. Swedish fashion brands, Monki and Weekday, are the first two retailers to sign up to the block, with significant stores set to open in November this year. The new Weekday store will be the first in the UK outside London.

Grosvenor House (Block D)

Monki fit out example (Block D)

Popular independent café Marmadukes is planning to open a Scandinavian-styled venue in the block, complete with mezzanine and outdoor terrace on Cambridge Street.

Regenerating the area between Charter Square, Cambridge Street and Pinstone Street, the building has been carefully designed by Leonard Design Architects to respect the surrounding street patterns and better connect existing parts of the city, including the new developments on The Moor.
Kangaroo Works (Block F)

The site at the corner of Rockingham Street and Wellington Street was sold by Sheffield City Council earlier this year to a joint venture group made up of Angelo Gordon – a major US based global investment advisor – and Ridgeback Group.

The group has employed Sheffield-based Brantingham Homes to manage the scheme, working alongside locally based Whittam Cox Architects and construction partner Henry Boot Construction Ltd.

A Public consultation took place in April and formal proposals were submitted to the local planning authority in May 2019.

Kangaroo Works – named after a former tool factory located on the site in the early nineteenth century – ranges from four to 15 storeys and will deliver 364 new apartments for private rent. At ground floor level, there will also be 8,200 sq ft of commercial space ideally suited to cafés, restaurants or start-up businesses.

Subject to planning approval, construction work could begin by the end of 2019.
What comes next?

Block A
HLM Architects has been appointed on Block A and work on the designs are now underway. This significant site sits between Pinstone Street, Burgess Street and Barker’s Pool, and will become the gateway to the Heart of the City II district from the east.

The final design will incorporate new retail space on the ground floor, office and/or residential space, and a lifestyle hotel.

Block G
Block G in the masterplan will ultimately deliver new offices, a 120-room hotel and a 500-space car park.

The site also includes a reimagining of the 31,000 sq ft office building at 38 Carver Street. Earlier this year, Sheffield City Council announced they are looking for a new co-working or business centre operator to occupy and develop this specific building. There has been strong interest in the building and more news is expected in the coming months.

Block H
Feilden Clegg Bradley Studios has been appointed as the architect on Block H. This ambitious mixed-use site, which is nearly 13,000m², will provide retail, restaurants, a food hall, event space, offices and a potential makers/sellers space.

The site provides an opportunity to restore and enhance much of the distinct heritage architecture within the site, such as Leah’s Yard (H1).

Pre-application public consultation on designs for H2 and H3 is expected to take place this autumn with a pre-Christmas planning submission targeted.
For more information, please contact the Heart of the City II team:

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