At the heart of it all

This set of slides will provide you with more information about the next set of proposals in Heart of the City II, located around Cambridge Street and Carver Street.

Building on the success of the original Heart of the City project, the 1.5 million sq ft Heart of the City II will transform the area of the city centre located between The Moor, Fargate, Barker’s Pool and the Devonshire Quarter into a dynamic mixed-use district.

The scheme will help attract more jobs and investment to the city, and ultimately, make Sheffield an even more rewarding place to live and work.

Delivered by Sheffield City Council and its strategic development partner, Queensberry, plans include premium retail brands, Grade A offices, restaurants and bars, entertainment venues, urban living, upscale hotels and attractive public spaces.

Rather than creating brand new streets from scratch, the scheme follows the site’s existing street patterns, helping to better integrate and complement the other key districts in the city centre.

Queenberry
Grosvenor House (Block D) – the brand new 165,000 sq ft office development and first phase of Heart of the City II – is now complete. The new home to HSBC in Sheffield, the building has set a new benchmark for offices in the city. CMS – a top 10 global law firm – has also agreed to join HSBC in the building and is taking 47,500 sq ft of space later this year.

Leasing of the building’s ground floor retail and leisure units has been going well, with Swedish fashion brands, Weekday and Monki, opening their vibrant new stores on the corner of Pinstone Street and Furnival Gate. Popular independent café Marmadukes also opened earlier this year.

Block B and Block C were granted planning approval last year and activity on site is now well underway. Combined, the two blocks will deliver over 20,000 sq ft of retail space, over 40,000 sq ft of contemporary workspace and 52 apartments.

Elsewhere on the scheme, Staton Young signed a 20-year lease to become the new operators of the vacant 1970s office building at 38 Carver Street (part of Block G). The property management specialist will be opening Cubo – an experience-led coworking space – and a rooftop bar later this year, introducing an exciting new dynamic to Sheffield’s business and social scene.

Plans for Kangaroo Works (Block F), located on the corner Rockingham Street and Wellington Street, have also been approved. Construction work on the £50 million residential building will begin early this year and provide over 350 quality new apartments.

Earlier this month, the Council also confirmed Radisson Blu as their preferred upmarket hotel brand for Block A, which will be located on Pinstone Street overlooking the Peace Gardens.
The next plans to be unveiled are for the Block H site – located between Wellington Street, Carver Street and Cambridge Street.

This site features some of the most interesting historic buildings within the masterplan area, including two listed buildings – Leah’s Yard and the Bethel Sunday School.

The intention is for Block H to truly become a cultural and social meeting place.

The emerging proposals for this block now showcase the retention of far more original architecture than envisaged in previous versions of the masterplan. Plans now include the preservation and sympathetic restoration of the quality fabric and façades along Cambridge Street and Wellington Street, including the listed Bethel Sunday School and Leah’s Yard, as well as the Bethel Chapel and the buildings that formerly housed Brewhouse and Henry’s. The historic buildings fronting these streets will be kept with internal adaptations and reconstruction carried out where necessary to bring them back into use.

The Block H proposals are split into three distinct elements (H1, H2 and H3). Block H2 and H3 are part of this public consultation and planning application.

Cambridge Street: The importance of 185 years of streetscape

- Cambridge Street was called Coalpit Lane up until 1863, named for the coal deposits nearby, in the early 18th Century it was the main southern exit from Sheffield.
- In the early 19th Century, there was a concentration of businesses making handles or dealing in handle materials. Leah’s Yard was known as “Horn Works” up until the end of the 19th Century.
- The foundation stone for the Bethel Chapel was laid on 20 July 1835. The small, largely poor congregation did a great deal of the building work themselves. The chapel closed in 1936. 1938 the extension that covers the former front yard was built for George Brins’ shop, before Cole Brothers acquired it in 1977.
- The current Henry’s building was constructed around 1901, after the older building on the site (known first as the Dog & Partridge and then the Barleycorn) was demolished. In the 1920s, the landlord was Gus Platts, British and European middleweight boxing champion.
**Block H site plan**

H2 office – a new 70,000 sq ft, Grade A office building. Raising the bar with its low carbon specification.

H3 Cambridge Street Collective – a cultural hub where the city’s best sights, sounds and flavours all come together. Proposals include a 20,000 sq ft communal hall offer, where people can meet, eat, drink, work and socialise.
On the vacant car park site located in between Carver Street, Wellington Street and Backfields, the proposals for H2 include a brand-new building offering c.70,000 sq ft of Grade A office space, split across seven upper floors and boasting an impressive south facing roof terrace. The ground floor would provide individual retail or food and beverage units.

The dark coloured metal building takes inspiration from Sheffield’s celebrated industrial past and aims to seamlessly forge together with the heritage assets across the Block H site.

Recognising the need for Heart of the City II to set the bar in terms of environmentally sustainable development, the building is designed to minimise operational energy, emitting around 40% less carbon than a typical Building Regulations compliant design. This efficiency will also continue to improve as the embodied carbon in the electricity grid reduces.
Proposals for Cambridge Street Collective include a large, stripped-back, industrial-style space, which would be ideally suited for a food hall or a similar sociable, communal offer. This space would incorporate the historic character of the Bethel Sunday School, the former Brewhouse and Henry’s venues and the building currently occupied by DINA. It would also include a more modern structure sitting behind this to enclose a gathering space, using sympathetic materials to the existing buildings.

Wrapping this large space would be complementary shops, a bar and restaurant, and an upper level leisure space. Next to the communal hall offer would be the renovated Bethel Chapel, with plans for this to become a live music venue.

The primary public entrance to this block would be via a pedestrianised spill out/arrival square to the north of the development, plus the modern ‘Arrival Building’ on Backfields. Access to the additional retail and leisure elements of H3 would be from Cambridge Street, Wellington Street and Backfields.
Block H is home to the Grade II* Listed Leah’s Yard – housing a collection of small former industrial workshops with a fascinating history.

The plans to breathe new life into Leah’s Yard (or “H1” as it is shown in the masterplan) are at an earlier stage than the plans for the rest of Block H, and so more detailed plans will be unveiled in due course.

In the meantime, Listed Building Consent is being sought to undertake structural works to make the buildings structurally sound. Once the buildings are secured, exciting ideas around the future use of Leah’s Yard as a potential ‘makers hub’ will then be explored further.

The H1 site also includes three other small buildings, including one adjacent to the Art House. The plans for these buildings will evolve alongside the proposals for Leah’s Yard.
Access and movement

Carver Street, Charles Street and a large extent of Wellington and Cambridge Street are proposed to be pedestrianised areas as part of the plans.

These pedestrianised areas will help link Block H to Five Ways and Charter Square, creating a more open development that encourages connectivity. The new pedestrianised routes also create new retail and leisure opportunities that will help interlink the wider blocks within the Heart of the City II masterplan.
Heart of the City II
Place making

Sheffield has developed a highly distinctive city centre public realm, guided by a series of key design principles that focus on the Pennine landscape, topography, function, materiality, craft and planting. The quality of its streets, places and spaces make a critical contribution to the city and create a strong sense of character.

The sequence of streets and spaces around Block H2 and H3 have been designed to provide a seamless extension of this network, whilst also incorporating a degree of individuality.

**Water rills**
Water will be used to create a unique identity for the scheme, animating the space through movement and sound and attracting people to stop and run their hands through it.

**Materials**
A simple combination of both hard sandstone and textured granite in a range of sizes will help provide richness and texture.

**Plants**
Planting will be a key feature of the public realm, used extensively to provide colour and seasonal interest, defining spaces and offering opportunities for calm and respite from a predominantly hard and bustling urban landscape.

**Seating**
A range of bespoke seating has been developed as part of the regeneration process for the city centre.

**Stone finishes**
The use of stone and how it’s treated will help reflect the local context of the surrounding public spaces and landscapes whilst developing its own distinct design language.

**Boulders**
Sandstone boulders are already a key feature in the surrounding public spaces and have been instrumental in creating a city centre with a strong sense of place and real quality.
The biggest scope of public realm development will occur alongside H2 on Carver Street, with two key public plazas being created. This attractive pedestrianised street will seamlessly interlink with Wellington Street and Charter Square.

Central square facing onto the main entrance of Block H.

Framed by the planting beds and avenue trees, the square will be animated by the sounds of water and people socialising and the movement of passersby.

The sloped garden ‘room’ will celebrate the level changes down Carver Street and take advantage of views and sunlight movement.

Reminiscent of a Pennine landscape, comfortable timber and metal benches will be surrounded by wild planting, uplit trees, sandstone boulders and the sounds of running water.

Uplit Birch copse with textured understorey planting will frame the entrance to the oval public space.

The oval public space lies at the intersection of Wellington and Carver street. This will be a key focal space positioned at the lowest level in the sequence of public seating areas that will step up Carver Street.

This will be a space of rest, socialising and movement, animated by the sounds of water and people.

Timber and stone benches will edge the space and are positioned to take advantage of views and sunlight movement.

Uplit Birch copse with textured understorey planting will frame the entrance to the oval public space.

Avenue trees will frame views, visually connecting the separate planting areas and create an overall sense of coherence along Carver Street.

Mixed species planting areas similar to the plant mix seen in Cavendish public space and Charter Square. Rough sandstone boulders varying in shape and size as seen in Cavendish public space and Charter Square.

Avenue trees ‘Gleditsia triacanthos ‘Skyline’’

Mixed single and multistem birch tree ‘Betula pendula’

Feature tree ‘Pinus sylvestris’

Table and chairs associated with adjacent cafe/restaurant

Timber and metal benches as seen in Cavendish public space

Timber and stone benches as seen in Charter Square

Stone benches as seen in Cavendish public space

Informal sandstone seats

Indicative movement of water through sustainable urban drainage scheme (SUDS)

Sandstone paving as seen in Charter Square and Cavendish public spaces

Granite paving as seen in Charter Square and Cavendish public spaces.
Have your say

Ahead of the submission of the planning applications, hearing your views is important to us.

You can have your say on our proposals up to **28 April 2020** by getting in touch with us via any of the methods below.

**Telephone information line**
Call us with your feedback (**0800 731 5515**).

**Email**
Email your feedback to us (**info@heartofcity2.com**).

**Consultation website**
Visit our website and fill in a feedback form (**www.heartofcity2.com**).