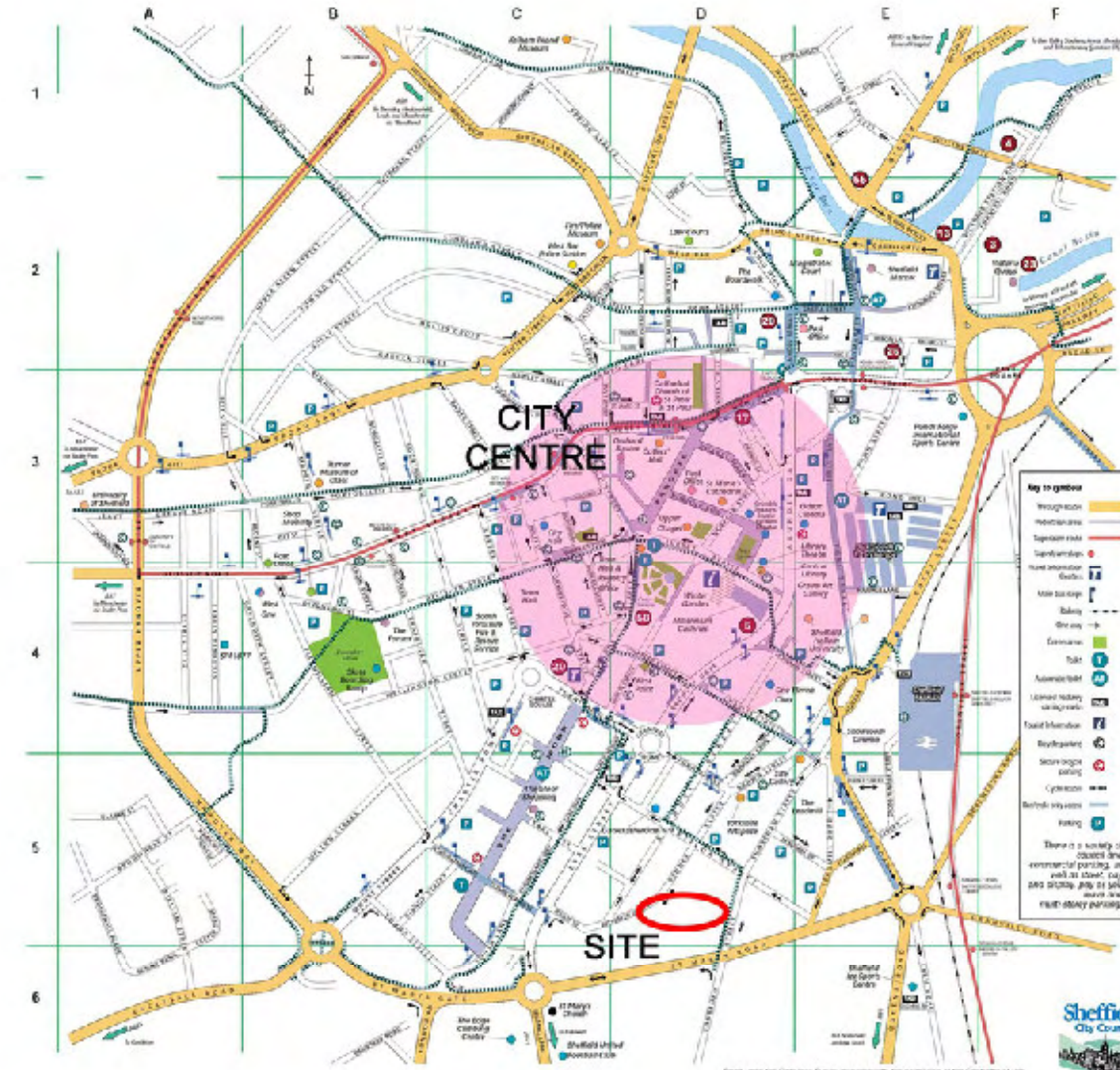


# THE CONTEXT

This design proposal recognises the work carried out by Sheffield City Council within the UDP and their vision for the Cultural Industries Quarter (CIQ) Conservation Area in particular. The Regeneration strategy clearly identifies this area of Sheffield City Centre's aspirations and opportunities. Issues relating to uses, pedestrian routes and public realm, improved connections to the Brook, contemporary architecture relating to existing historic context and appropriate use of materials - have been addressed in our design. It is our intention to create a high quality development which responds to its location, future aspirations, with active frontages and significant improvements for pedestrians.

The policies clearly indicate the principles of development on this site in the context of the Town Centre Regeneration. We have carefully studied this document and believe that we have addressed all of the key elements.

- The public spaces and linkages and future pedestrian and vehicular routes.
- Significant Improvement to the public realm.
- New public spaces
- Active frontages.
- Appropriate scale of buildings.
- Appropriate mix of uses.
- Provision of waterside linkages .
- Development works alone but has been integrated into masterplan principles
- Key views recognised
- High quality architecture and design.
- Design has strong reference to locality and setting.
- Environmental and sustainable issues addressed.
- Overall relationship to the City Centre.



TOWN PLAN SHOWING LOCATION OF THE SITE



VIEW ALONG SIDE ROAD



VIEW ALONG MARY STREET



VIEW ALONG MARY STREET

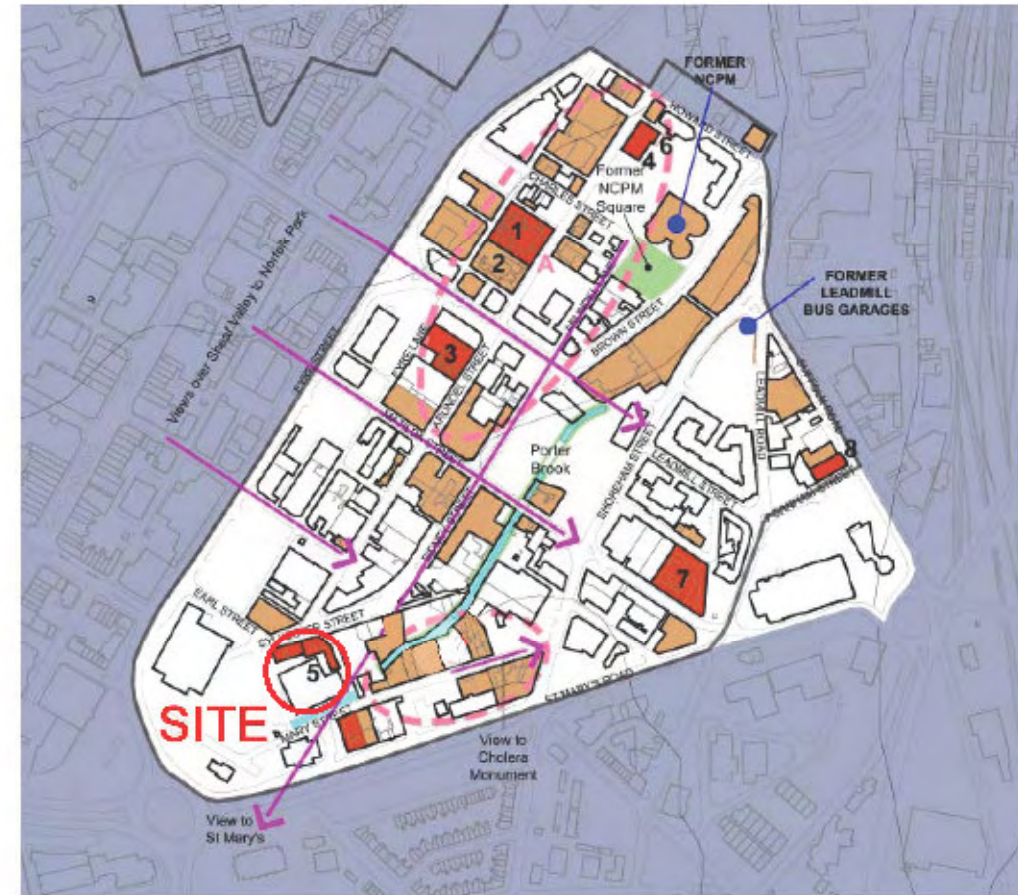


VIEW ALONG PORTER BROOK

# THE SITE

The site is located within the Centre of Sheffield in the western part of the City Centre. The site is located between Sylvester Street and Mary Street and is currently a 1980's warehouse type building with its own car park and service area. The area is characterised by mixed uses with residential, small commercial businesses, workshops as well as retail, pubs and educational facilities in the locality.

It is part of the traditional industrial heritage with a number of Steel related businesses still operating – although quite a number have closed down or relocated in a less central position. Creative industries have moved in to the area and some sites redeveloped for residential/mixed use schemes. Currently the buildings on this site are vacant and of poor architectural quality.



### Quarter Analysis

#### KEY

- Public Spaces
- Un-listed Significant Buildings (Contributing to the Character of the area)
- Listed Buildings
- ← Views
- Landmarks
- Character Areas
- City Centre Conservation Area

#### Significant Buildings

1. The Butchers Wheel
2. Stirling works
3. 92 & 92a Arundel Street
4. 113 Arundel Street
5. Sylvester Works
6. Hosiery Works
7. Inuro Works
8. Columbia Place

#### Character Areas

- A. Arundel Street
- B. Way Street

CULTURAL INDUSTRIAL QUARTER AND THE SITE LOCATION - EXTRACT FROM UDP



VIEW FROM MARY STREET



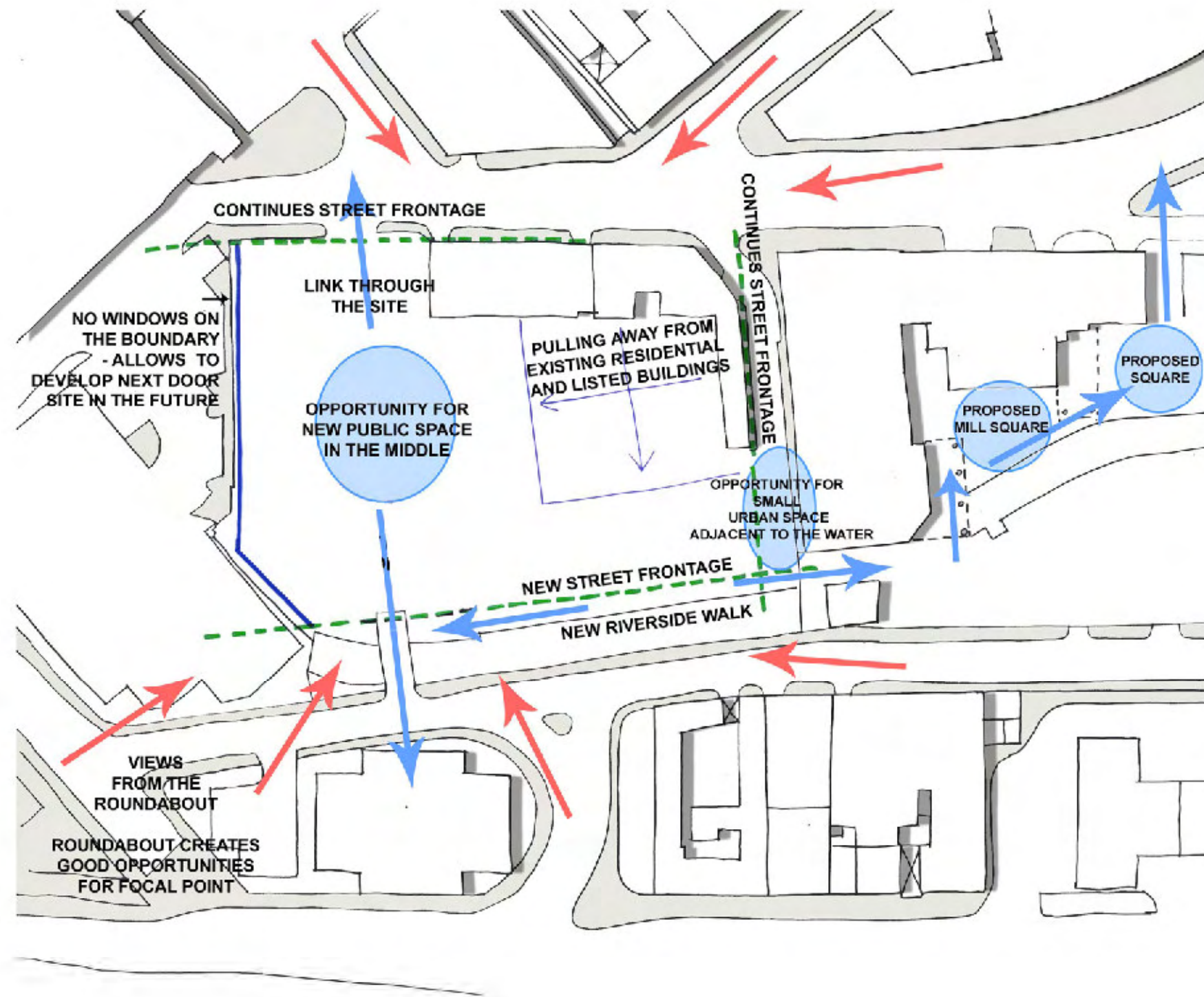
VIEW ALONG MARY STREET



VIEW ALONG SYLVESTER STREET

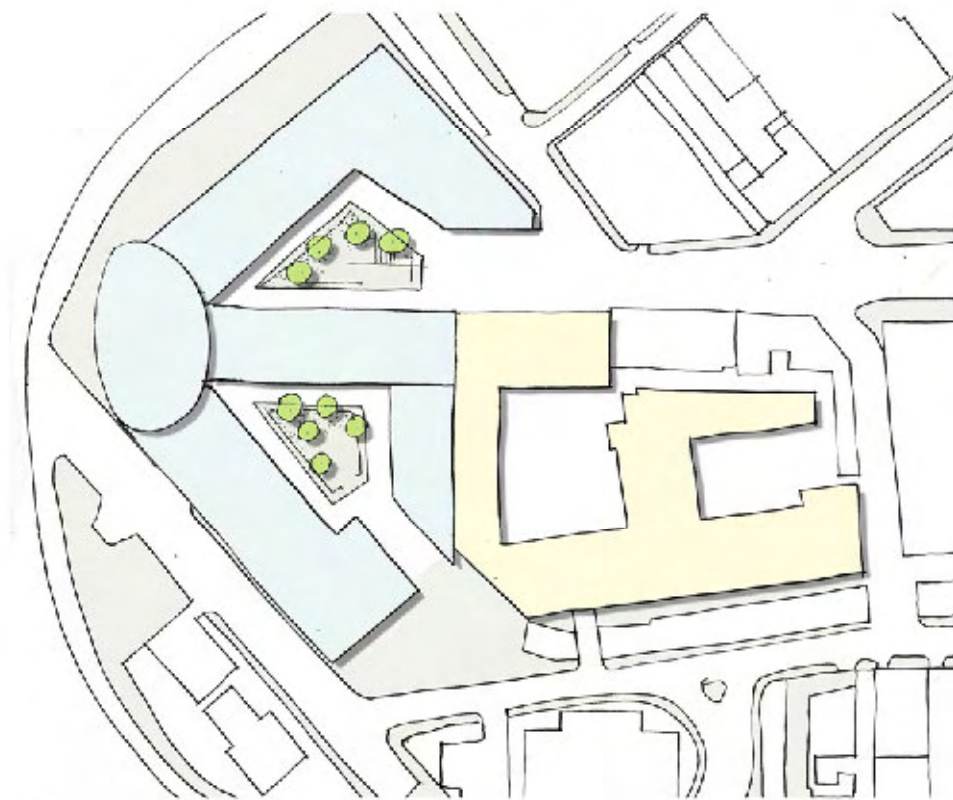
## OPPORTUNITIES

The site offers an opportunity for more beneficial use as a high quality mixed use development exploiting its location as an area of Special Character on the Brook and so close to the town centre retail/entertainment zones. Its redevelopment will continue to promote investment in the redevelopment of other adjacent sites, open up new public routes accessing new public spaces as well as helping to raise the standard and land use mix of its immediate surroundings all as set out in the action plan for the Quarter. Most importantly enhancing the character of the Conservation area.

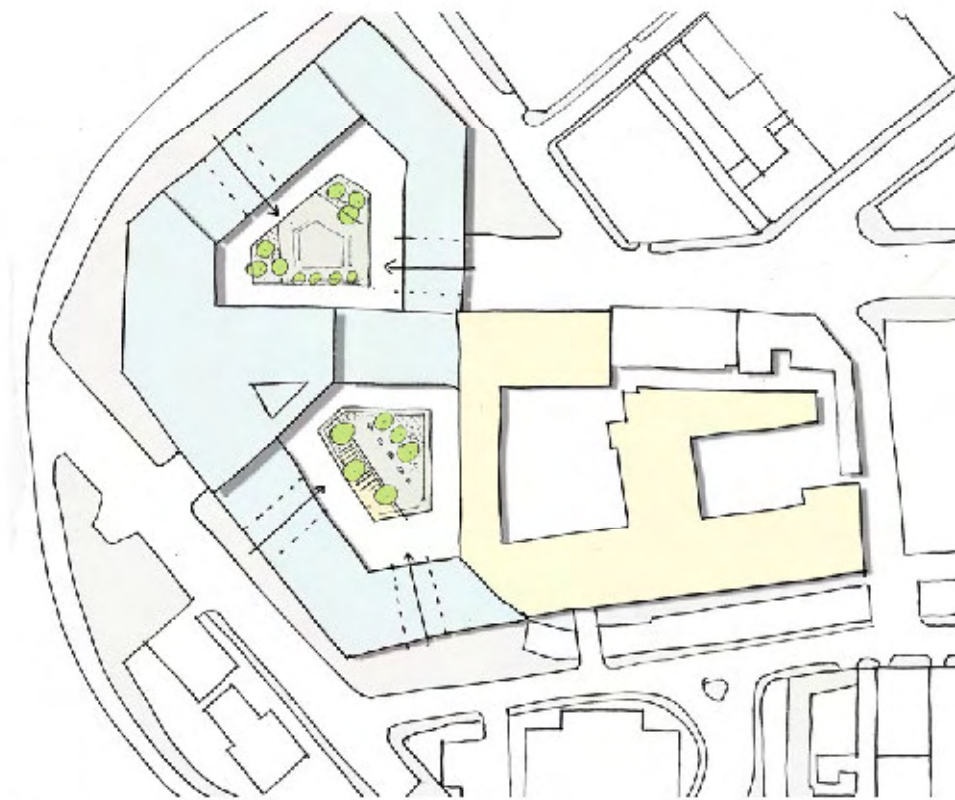


# MASTERPLAN APPROACH

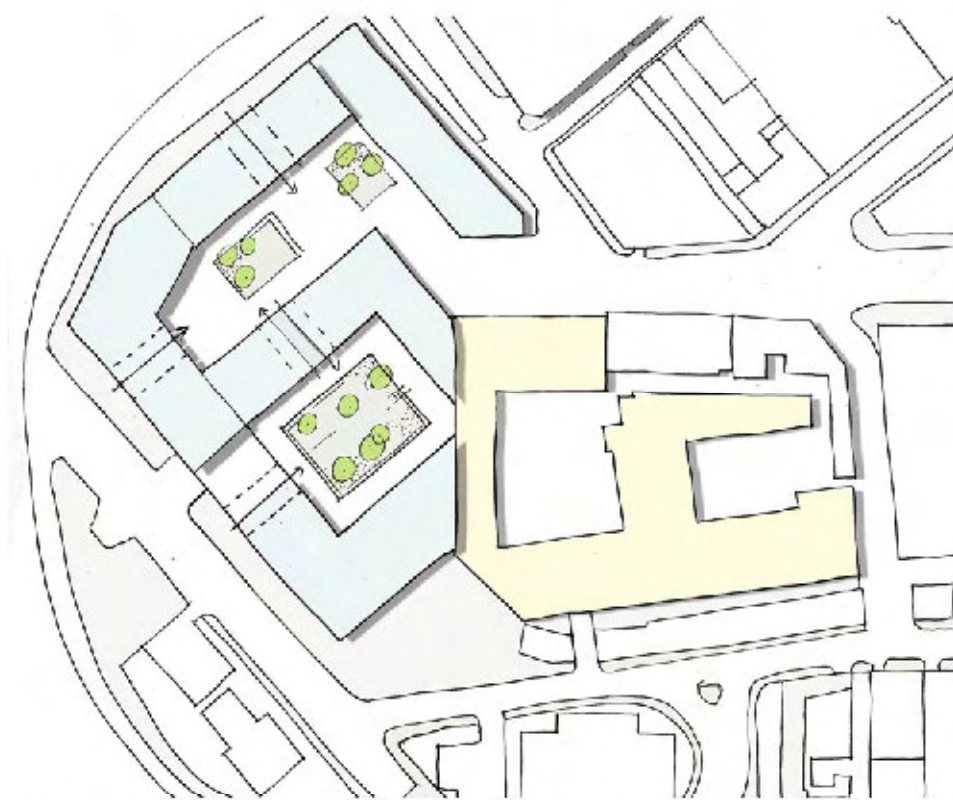
We have developed the design based on a solution which will not inhibit the future development of the Decathlon Site. Here a number of options are shown illustrating this approach.



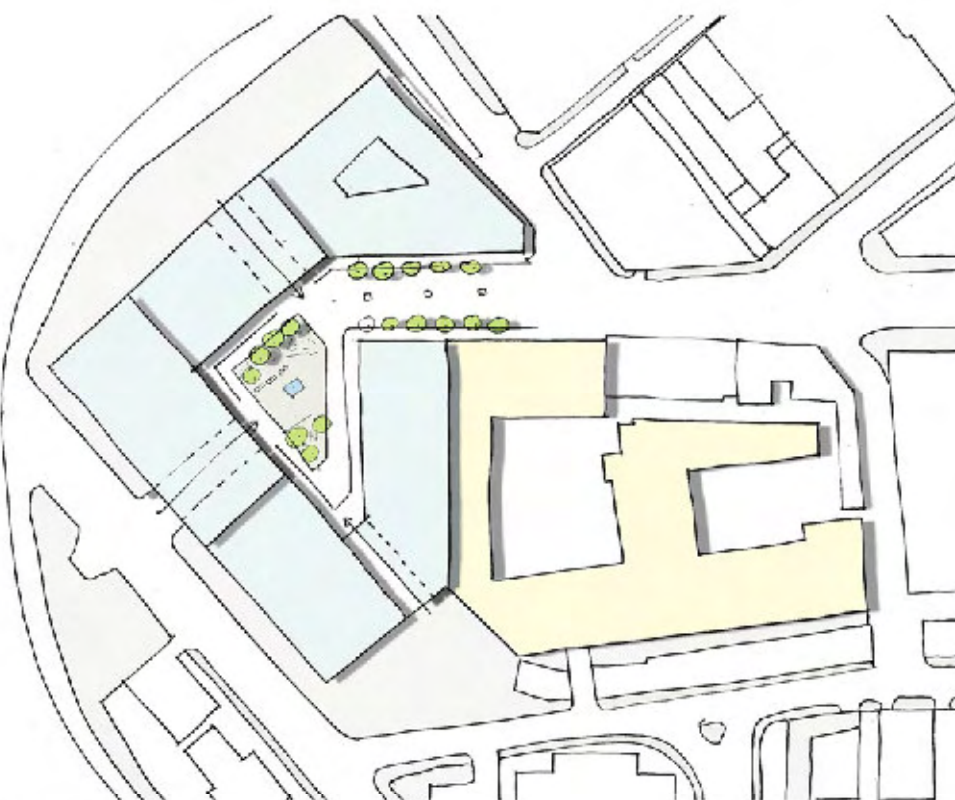
OPTION 1



OPTION 2



OPTION 3



OPTION 4

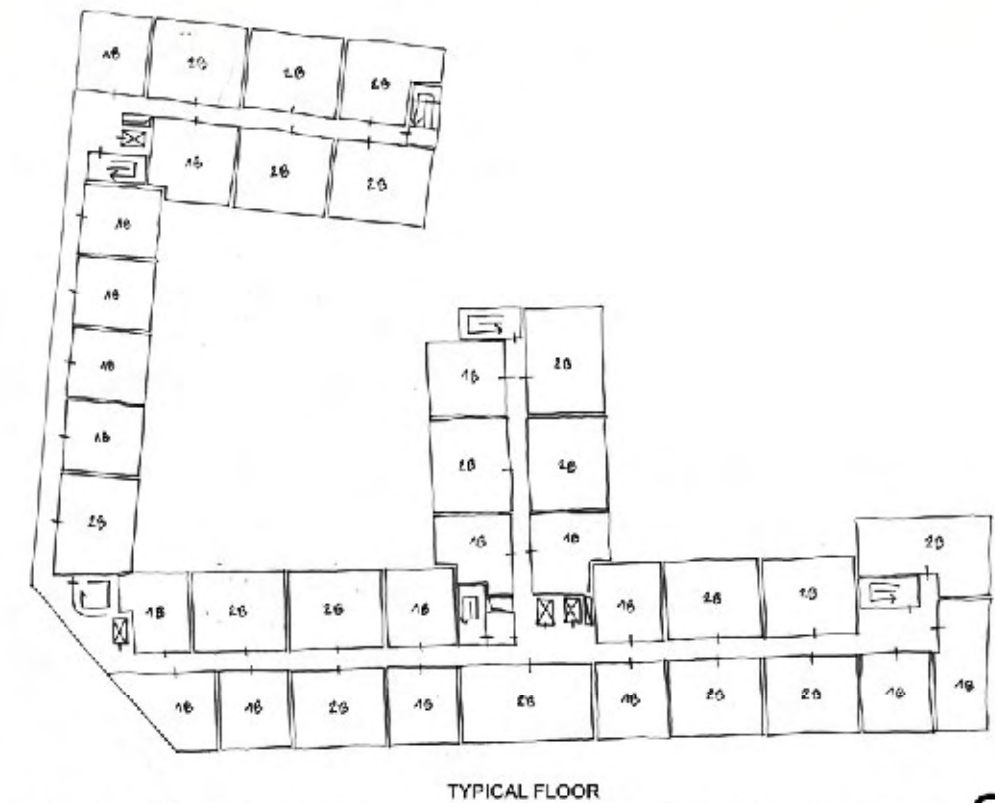
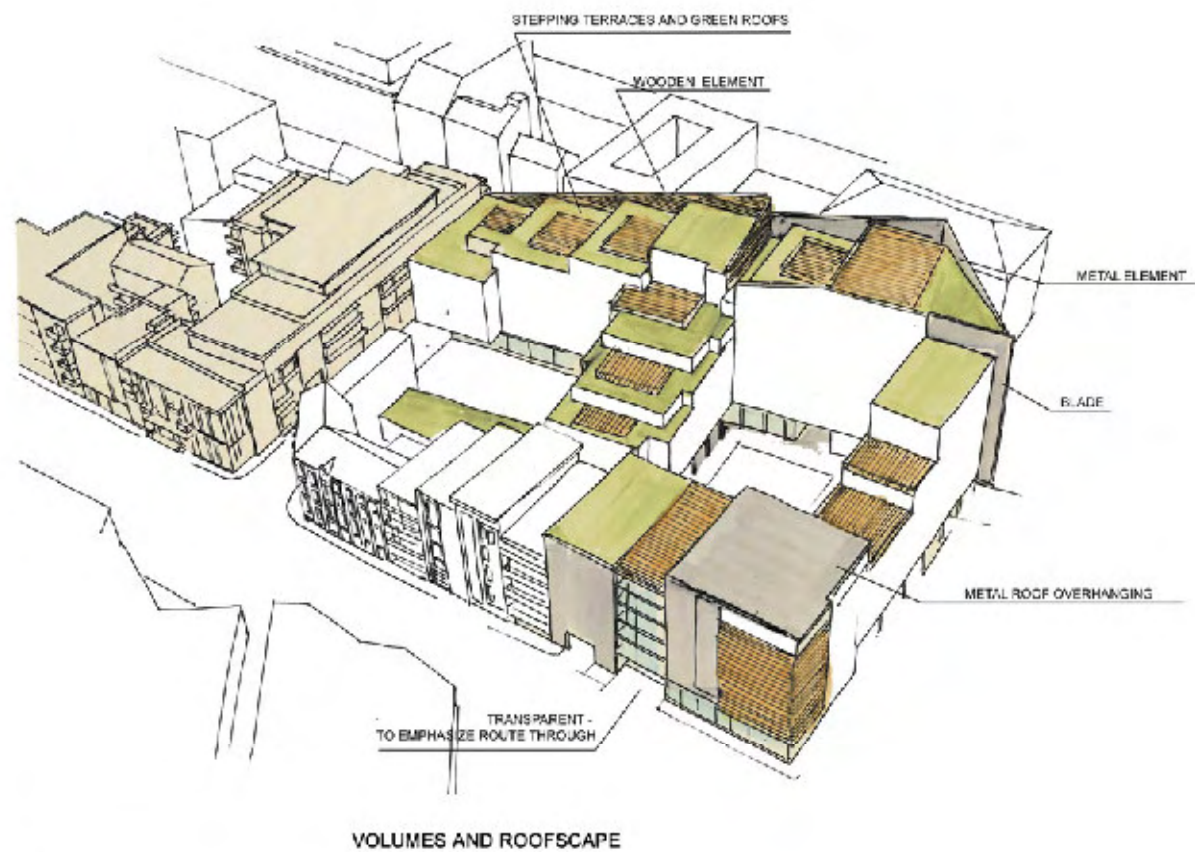
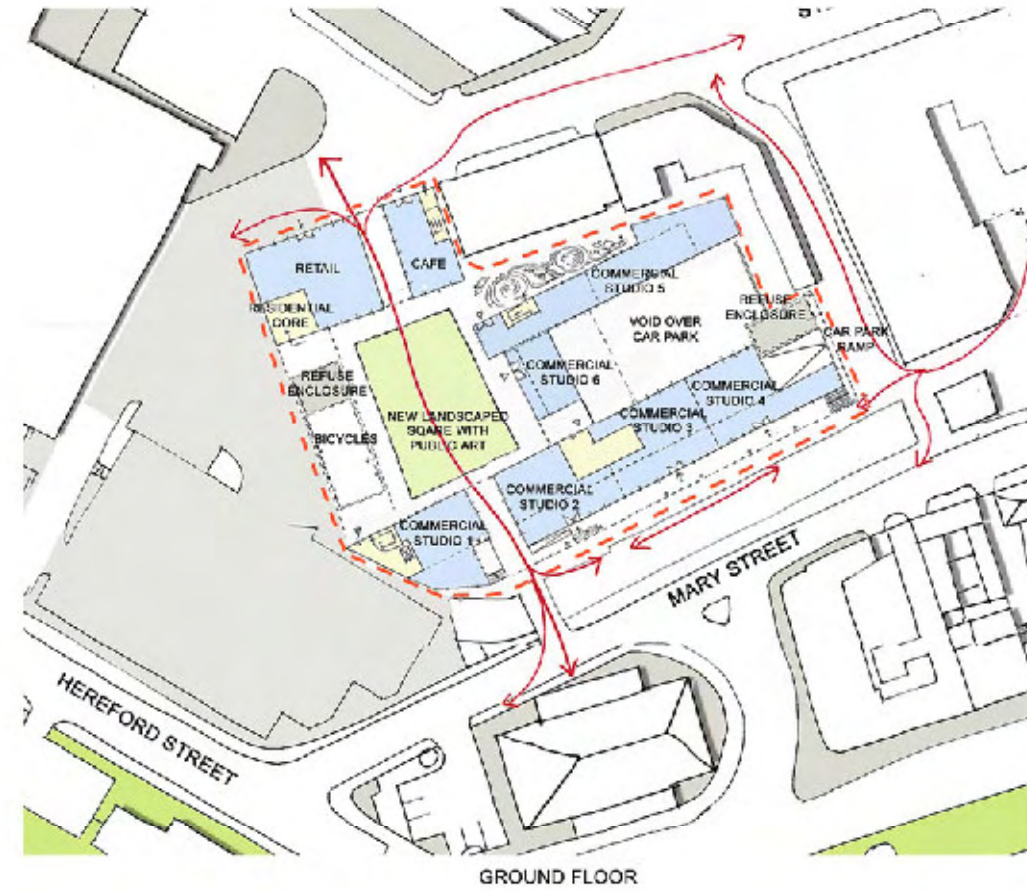
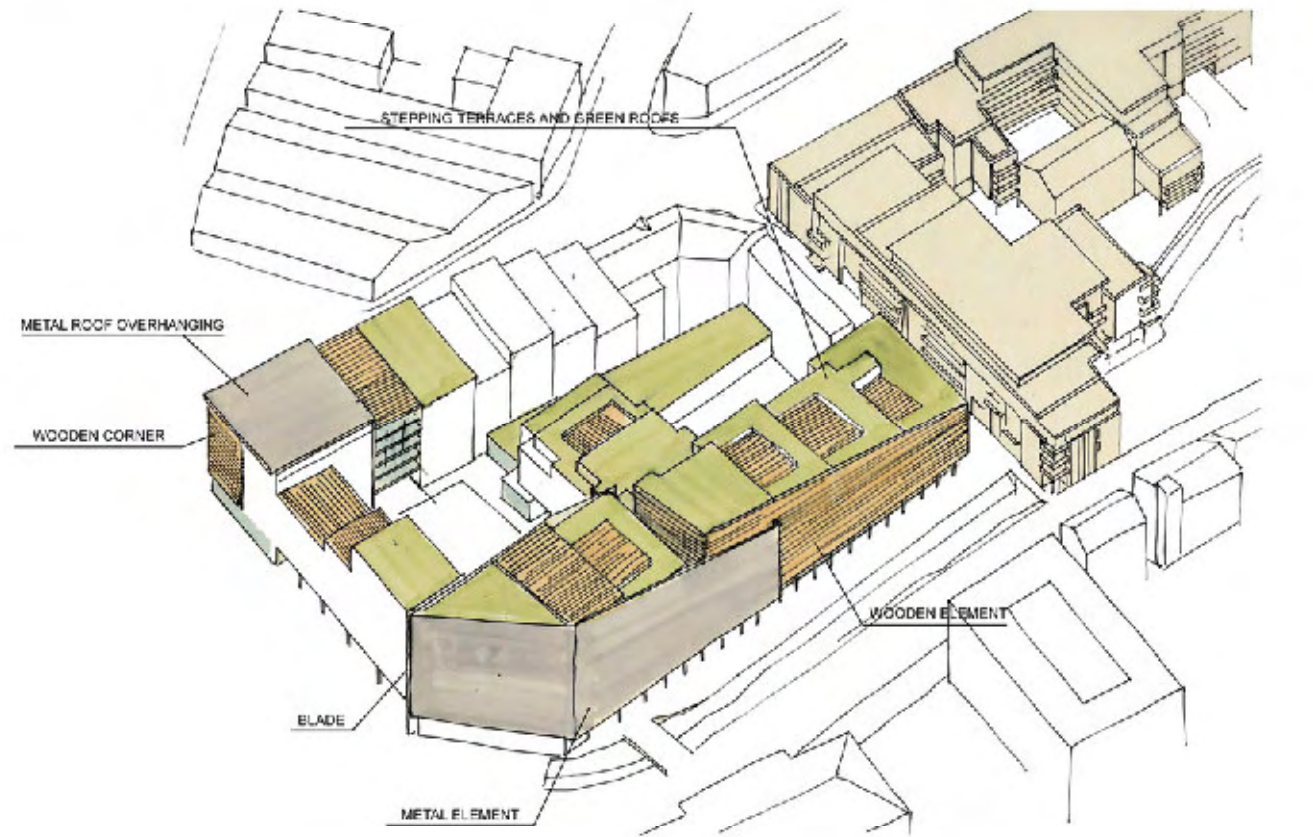
## QUALITY OF PUBLIC REALM

- Service entrances and servicing have been restricted to the side street.
- Carefully designed, lightweight, secure cycle parking cages will be provided at ground level for cycles.
- Linkages to the new public square will have high quality hard and soft landscape. The new Square incorporates a theatre/performance space, a location for an important piece of public art, steps which double up as seating areas onto the performance space and a café terrace.
- A second small area to pause and contemplate beside the Brook has been created between this site and site B.
- Interesting timber walkways around the edge of the Square to giving full access to the business units looking over to the Square
- The Street frontages will have an urban feel with it's scale but the façade treatment will have friendly and rich character with textures created by timber, metal and glazed street level frontage.
- By introducing a series of entrances to both the business units and apartments the ground floor level will have a feeling of security and surveillance. There are no dark recesses at this level and there will be, in addition, surveillance from the upper floors with a street presence. The public route through will be carefully designed so that it is well lit with glass walls to the business units so that surveillance takes place.
- The pedestrian movements are arranged to be direct and clear with an identifiable character creating strong links between the Street and water fitting into the framework of the SPG.
- The waterside walkway has been incorporated in the design which will provide continuity within the CIQ linking through to Sites B and C in particular.
- All points of access will be suitable for mobility impaired/disabled people.



# DESIGN DEVELOPMENT

(AS PRESENTED TO THE PLANNING DEPARTMENT OF SHEFFIELD CITY COUNCIL ON 21 12 2006)



VOLUMES AND ROOFSCAPE

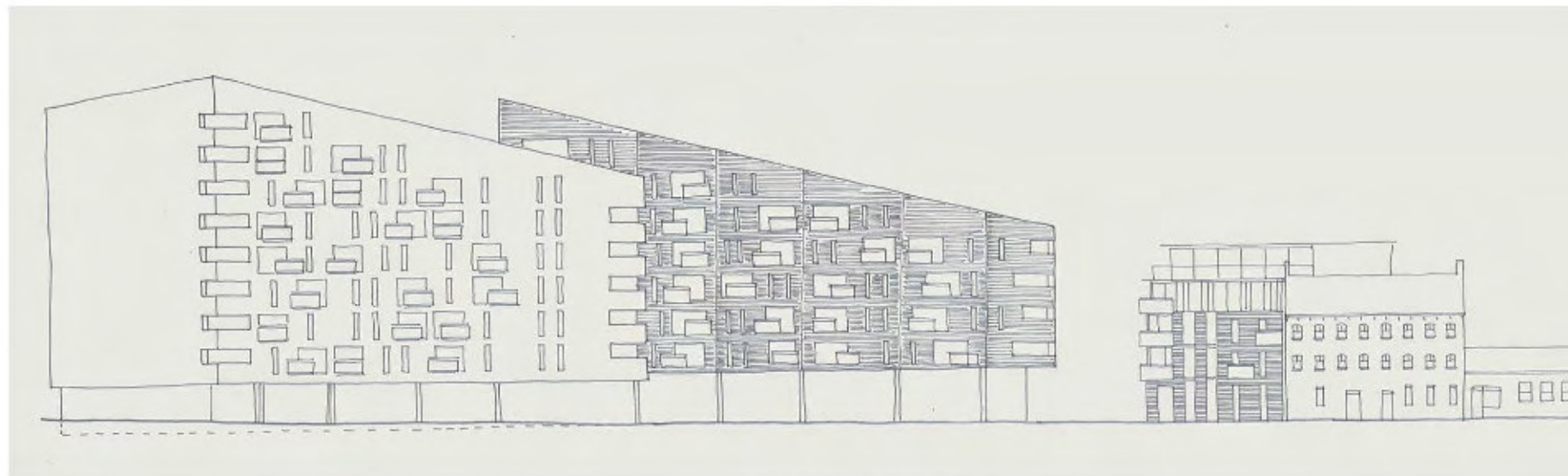
TYPICAL FLOOR

# DESIGN DEVELOPMENT

(AS PRESENTED TO THE PLANNING DEPARTMENT OF SHEFFIELD CITY COUNCIL ON 21 12 2006)



SYLVESTER STREET ELEVATION



MARY STREET ELEVATION



ELEVATIONAL CONCEPT

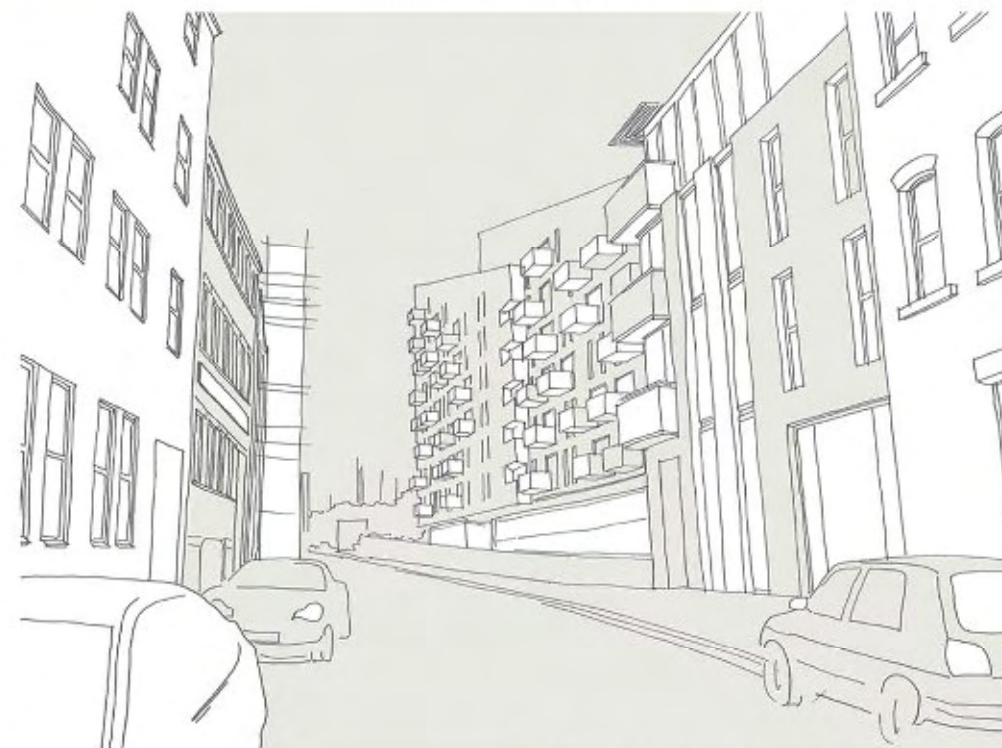
AS PREPARED BY IAN FRANKS AND JOANNA KOSCIUK - NOW AT **StudioOne**  
Architecture

# DESIGN DEVELOPMENT

(AS PRESENTED TO THE PLANNING DEPARTMENT OF SHEFFIELD CITY COUNCIL ON 21 12 2006)



VIEWS ALONG SYLVESTER STREET



VIEWS ALONG MARY STREET

AS PREPARED BY IAN FRANKS AND JOANNA KOSCIUK - NOW AT **StudioOne**  
Architecture



# SHEFFIELD URBAN DESIGN REVIEW PANEL

## SCHEME DESCRIPTION

(AS PRESENTED TO THE PLANNING DEPARTMENT OF SHEFFIELD CITY COUNCIL ON 22 03 2007)

### 1. Scheme Information

#### Site address:

KLAUSSNER'S SITE  
Sylvester Street/Mary Street  
SHEFFIELD

#### Site Location



Figure 1 Site Location Plan

#### Site Plan



Figure 2 Site Plan

#### Project Data

##### Main elements of client's brief:

The brief for the site was to create a mixed use development comprising ground floor commercial space (equal to the space existing on site at the moment) and residential above the ground of approx 160-200 units.

##### Important constraints:

##### FLOOD RISK:

It is recognised by EA that the parking area of the existing site will flood in a 1 in 100 year event (based on the latest EA results). The existing store is considered non-floodable, and therefore development of the site must be restricted to the total existing ground floor footprint on site. This will prevent any impact on the existing flood water levels, and therefore we can design the site based on the current model results. The ground floor of any proposed building(s) on site needs to be raised to the 1 in 100 year flood water level of 64.2m AOD.

Residential needs to be at a minimum of 64.5m AOD, 300mm above the 1 in 100 year flood water level. No additional land raising will be allowed on site. An undercroft car park also will not be allowed because lowering the ground levels and allowing it to flood will increase the depth of flooding, therefore increasing the flood risk to the site.

CONSERVATION:

The site exists within boundaries of the Cultural Industrial Quarter Conservation Area and therefore the relationships of the site to the surrounding buildings and to the Brook are of the significant importance to us. To the north boundary of the site there is a listed building (currently used as student accommodation), the setting of which we would like to enhance.

DAYLIGHT/SUNLIGHT:

There are a number of properties to the north side of the site:

- "City Walk" Residential Development, Sylvester Street – currently under construction with openings being formed to the rear elevation facing our site, these new windows do not enjoy the right to light over our site however as the building is providing residential accommodation a careful approach will be required to ensure that the sunlight amenity to the property is not significantly affected.
- Elliot House, Sylvester Street – a listed building currently used as student accommodation, windows to the rear will enjoy a prescriptive right to light over our site. Our scheme takes this into account and will be checked by Rights of Light Surveyor.

ADJOINING SITES:

There is the Decathlon site adjoining to the west which is another potential redevelopment site, therefore our site must be developed in a way that does not obstruct possible future redevelopment of this site.

*Outline schedule of accommodation:*

RESIDENTIAL (on upper floors)

174 Residential Units:

- 7 x Studio @ ~ 35 sqm
- 87 x 1-Bed @ ~43 sqm
- 64 x 2Bed/3P @ ~57 sqm
- 5 x 2-Bed/4P @ 62-65 sqm
- 6 x 1-Bed with mezzanine (GF) @ ~ 47 sqm
- 5 x 2-Bed with mezzanine (GF) @ ~ 62 sqm

COMMERCIAL (on Ground Floor and Mezzanine)

- Unit 1: 184 sqm + mezzanine @ 138 sqm
- Unit 2: 91 sqm + mezzanine @ 76 sqm
- Unit 3: 180 sqm + mezzanine @ 121 sqm
- Unit 4: 230 sqm + mezzanine @ 162 sqm
- Unit 5: 140 sqm + mezzanine @ 110 sqm
- Unit 6: 166 sqm + mezzanine @ 90 sqm

TOTAL: 1688 sqm (18 163 sqft) commercial space (A1/ B1)

## 2. Scheme Description

### Appearance

The location is very important in the wider context of its proximity to the City Centre as well as being part of an evolution which continues to drive the area towards being a more attractive and desirable location that is positively enjoyed by its community. As the building occupies this very important position we have looked very carefully at the scale and massing and tried to relate the concept to the character and fine grain of the area. The site is always going to be seen from all the sides at a variety of distances so we wanted to create a building with an interesting face from all aspects.

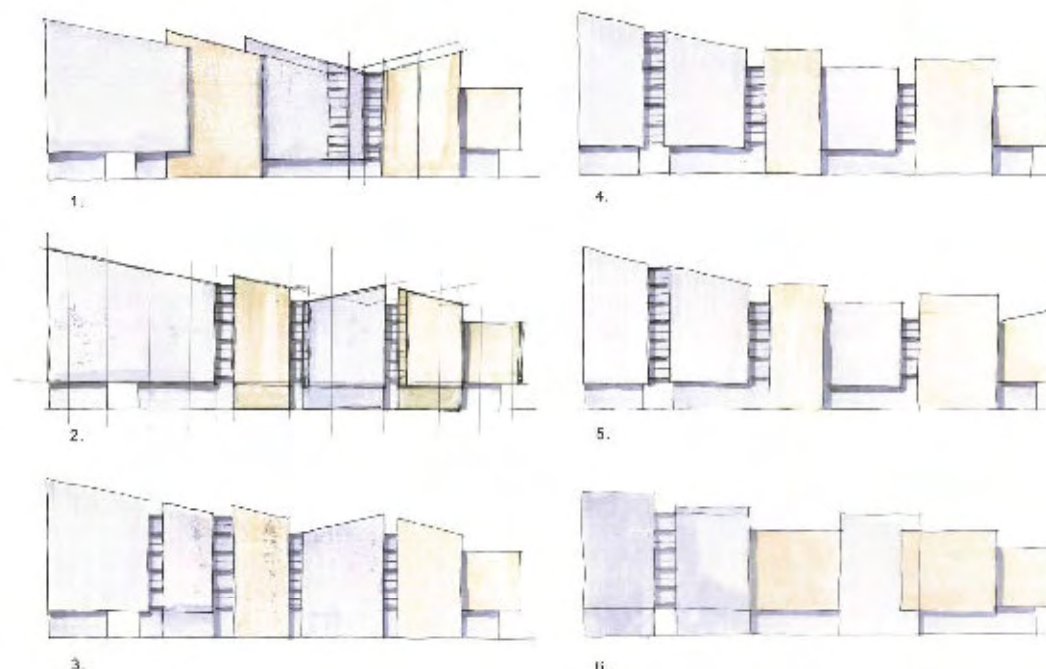


Figure 3 Massing studies

The main external faces, which will provide an urban street frontage, will be visually broken into smaller elements and articulated with the sloping roof forms more akin to the row of warehouse buildings with roofs sloping in opposite directions. This helps in reducing the scale of the building and enhances the street scene of St Mary and Sylvester Street.



Figure 4 Concept view along the Brook

The face of the buildings has been broken down into smaller surfaces which are expressed by bringing into play different materials. The façade treatments have been carefully considered in the context of location, orientation, quality and scale. Our goal is to create interplay between this proposal, listed building and previous approvals on sites B and C. The corner feature element uses metal cladding reminiscent of the history of the area. Brick and timber are proposed as traditional materials but used in a contemporary way with more up-to-date colours. The façade facing the brook would be soft and vibrant, clad in different materials which will react differently to the daylight and to the light reflected by the water generating a calm and interesting image which connects well to the past as well as to the future of the area.

The main elevations have a rhythm and scale which are appropriate to it and comprise an interesting balance of dark grey brick against a more industrial language of materials such as shiny metal cladding, timber and glass. The palette of materials gives a human scale and texture to the development.

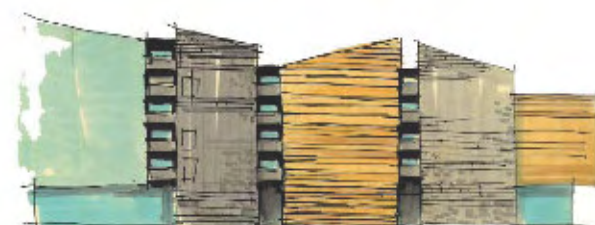


Figure 5 Elevation concept



Figure 6 Conceptual view along Mary Street

### Sustainability

A strong emphasis will be placed on providing a building with a low energy/carbon footprint which will exceed the performance laid down in Approved Document Part L1A. The design will incorporate the following features:

- Provide buildings of different heights to maximise exposure to sunlight and daylight for the units
- Provide green roofs
- Minimise heat losses through the building fabric by the use of highly insulated envelope. All apartments to have a high SAP rating and comply with Lifetime Homes criteria
- Careful orientation and fenestration details to minimise solar overheating whilst providing good natural daylight penetration with added benefits of reducing the use of artificial lighting
- Low permeability below the recommended levels to reduce wasteful heat loss from air infiltration: incorporation of robust construction details
- Heat recovery ventilation from the toilet, kitchen and bathroom areas. Whole building utilising natural ventilation
- Heat recovery ventilation and low carbon index heating to the commercial units
- Use of high lumen/watt efficacy lighting throughout
- Provision of time and temperature controls with occupant override
- The use of materials from sustainable and renewable sources together with recycled demolition materials from the existing buildings. Use as many materials as possible from local

suppliers to reduce transportation to the site, cutting fuel use and reducing impact on the local environment

- Short construction time leading to reductions in use of energy during that time

### Amount and Scale

The scale and massing have been carefully considered along with the Sylvester and Mary Street scenes as well as the impact on the wider environment. Generally the developments mass is shifted towards south-west corner which faces the Bramall Roundabout and St Mary's Road. We feel that the buildings can scale up in this direction as there is a logical progression towards the more open areas around Hereford Street and St Mary's Road, so that this corner would be the highest element (GF+7) of the entire scheme and it is envisaged to be its main feature.

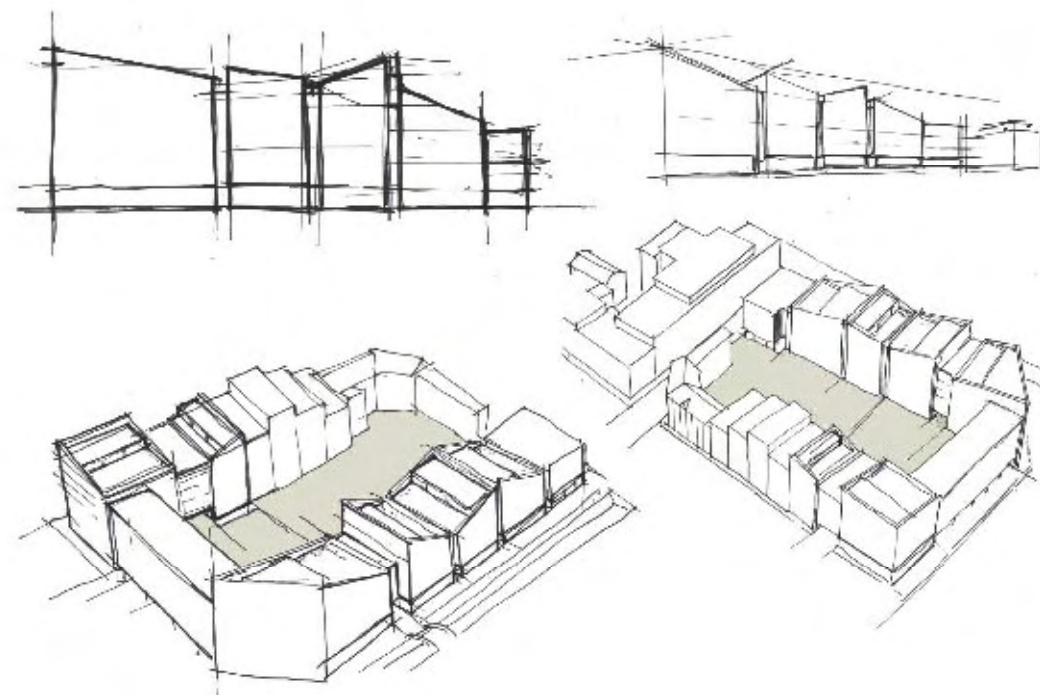


Figure 7 Massing studies

We believe that site offers the opportunity to become a magnet and a gateway to CIQ, arguably, from the most important directions linking it to the city. Therefore it is envisaged that this corner will comprise an art screen with a reference to the character of the area. The scale of the building reduces down along Mary Street towards site B and in the direction of the listed building (GF+4). The scale of the building along Sylvester Street replicates the height of the building next door ("City Walk" development currently under construction) and we believe this is appropriate in the context of the entire streetscape. The middle wing of the building steps down towards "City Walk" development (from GF+4 to GF+1) forming visually friendly terraces and green roofs.



public spaces are fully accessible with hard landscaping and ramps in areas where a difference in levels occurs. Furthermore the central square together with the riverside walk is fully accessible to the public with no restricted areas.

#### Car Parking

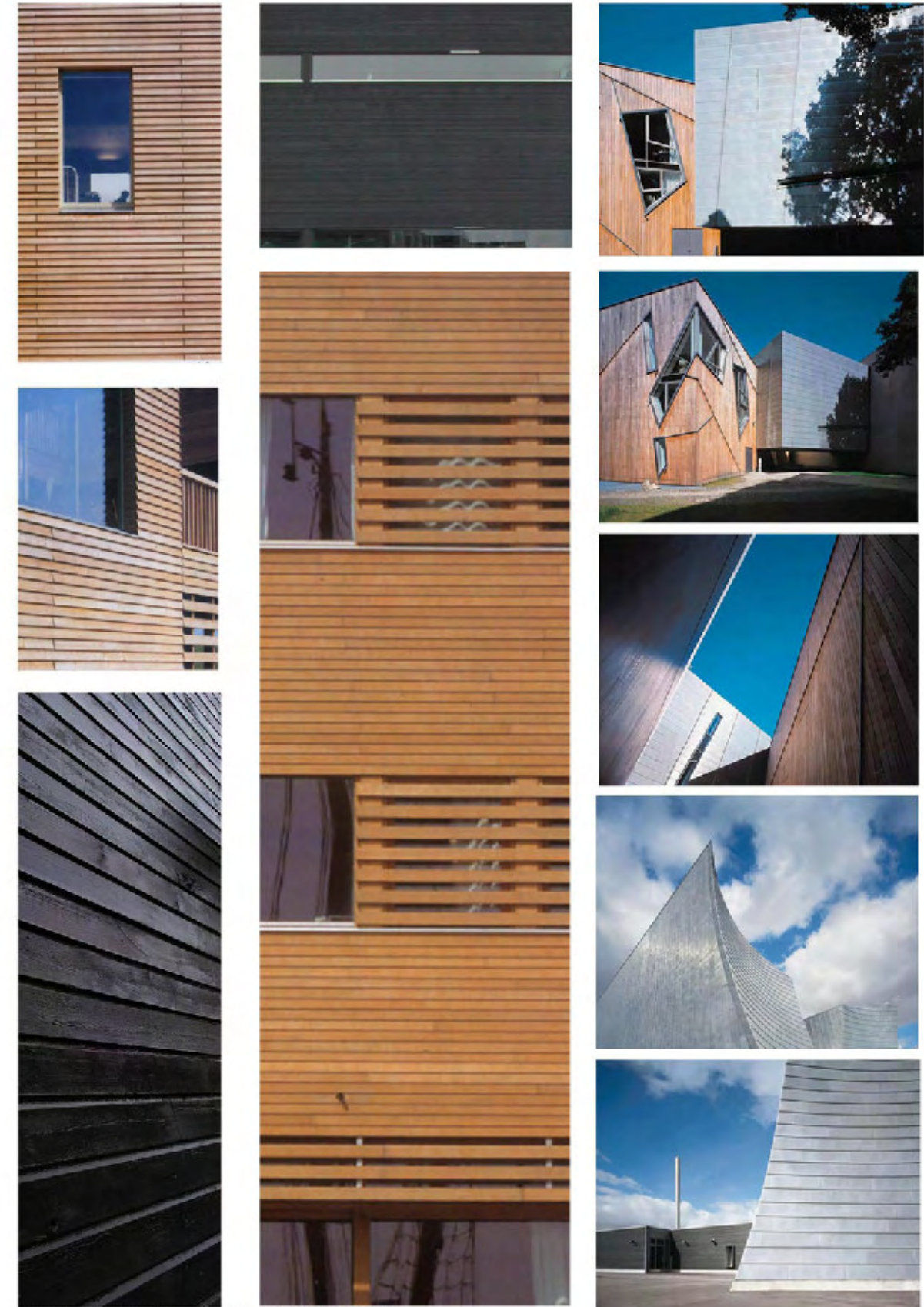
The car park is located on the ground level and appropriate disabled parking will be provided. One of the main residential cores has got additional direct entrance from the car park, thus allowing lift access to the apartments from there. Secure cycle parking is also located at the ground level.

# CHARACTER

## IMAGES AS REFERENCE ONLY

- The existing environment of the development site is has good potential for improvement and this development can help to unify the differing styles and scale whilst meeting the aspirations of the Council .
- We have looked at the history of the area and it can be seen the historic urban grain has dissipated. We hope to introduce sensible pedestrian linkages focused around the Brook and Mary Street.
- We have developed our ideas for the new proposal creating its own identity, but sitting comfortably with the future urban context.
- The proposal provides flexible business uses acting as active frontages to the external public edges. Car parking is located at ground level accessed from a car lift off the side street. Servicing and refuse collection is also from the side street.
- Business floor space (increased from other proposals) will be expressed, where possible, as fully glazed at ground level, providing facilities for commercial / starter business units type uses with the possibility of some retail use for an improved streetscape. Level access is envisaged to all entrances. The entrances to the residential units are distributed at ground level along the side street.
- All 166 residential units, partly at ground and from first floor above, of differing sizes have either balconies or terraces as outside usable space. Both single and some dual aspect units have been created with views of the water and towards the City Centre and Church which have been exploited where possible.

### MATERIAL REFERENCES



EXAMPLES OF METAL AND TIMBER CLADDING