

# Regenerating our City Centre

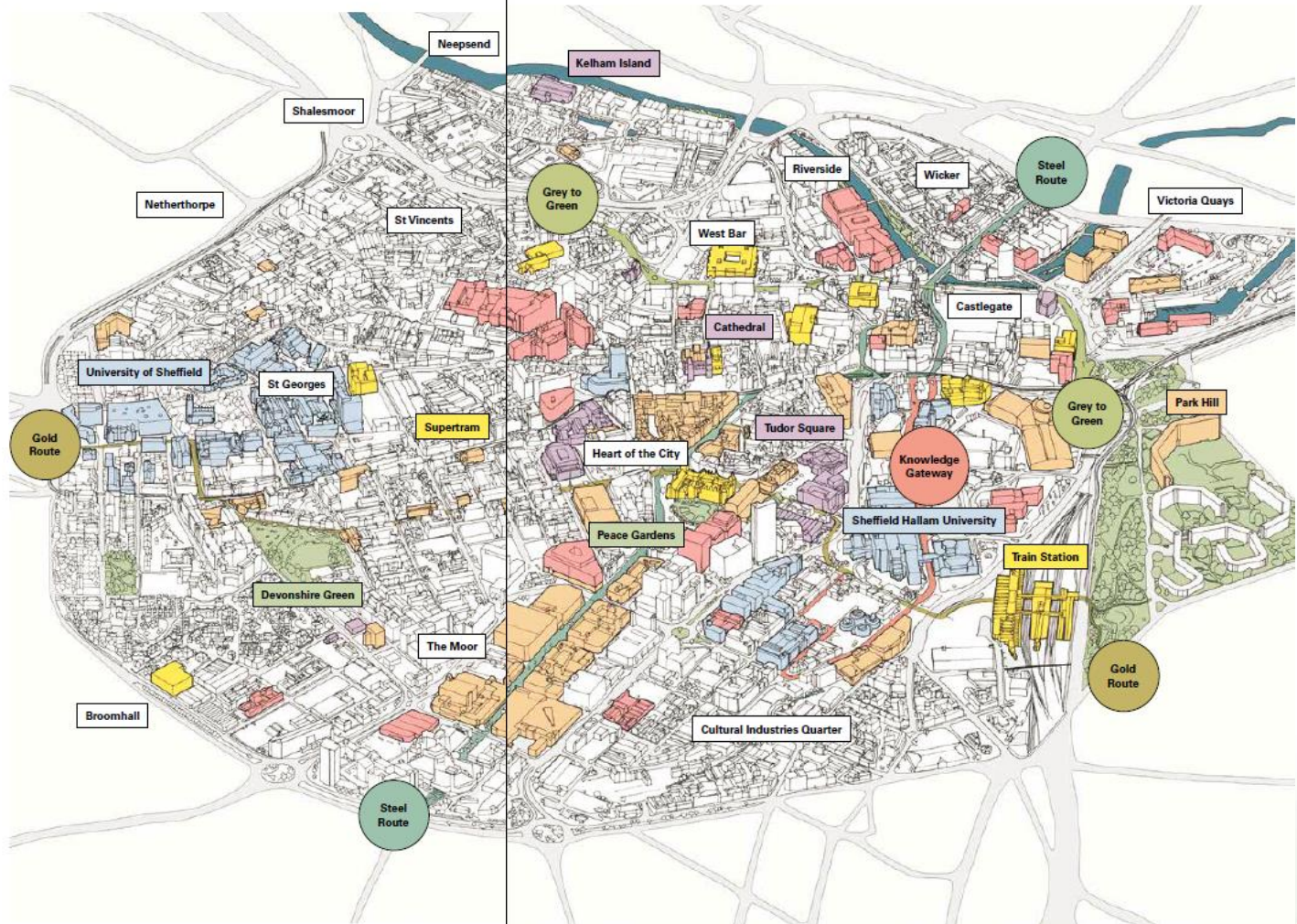
Economic and Environmental Wellbeing  
Scrutiny and Policy Development Committee



Sheffield  
City Council



# Sheffield City Centre Assets



**KEY**

- Natural amenities
- Public Services
- Retail and leisure
- Education and learning
- Industry and business
- Culture

**Main high-quality pedestrian friendly routes:**

- Grey to green
- Knowledge gateway
- Steel route
- Gold route

# Our City Centre will be a vibrant place of ambition, creativity and inclusiveness

- 1) A strong, sustainable and international economy with prosperity for all
- 2) A great place, drawing in people to live, work, learn and play by:
  - Providing affordable, sustainable and high quality housing for all
  - Celebrating our culture, promoting tourism and hosting major events
  - Providing high quality spaces and places
- 3) Establishing a sustainable, environmentally friendly and zero carbon city
- 4) Well connected – easy to get to, from and around
- 5) A smart city at the forefront of digital technologies





# Recent Successes

## Commercial Development

Grosvenor House 160,000 sq ft office and 60,000 sq ft retail space

3 St Pauls Place 78,000 sq ft office

Digital Campus 150,000 sq ft office

Alsop fields 30,000 sq ft commercial and retail space 44 apartments

The Moor – £120m private sector investment. 21% increase in visitor numbers to £13.3m

## Residential Development

Kelham – voted best UK neighbourhood/Shortlisted for best European Neighbourhood

Dun Street- 225 apartments in Kelham

Little Kelham - mixed development of commercial, leisure and 151 apartments/townhouses

## University Investment

Diamond Building – Sheffield University

Old Post Office – Sheffield Hallam University

## Creating Sustainable Places

Station enhancements

Grey to Green

Knowledge Gateway





# Priority Areas

- Heart of the City II
- West Bar
- Station/Sheaf Valley
- Castlegate
- High Street and Fargate
- Universities
- City Living
- Devonshire Quarter



# West Bar

- £175 million regeneration scheme
- CPO confirmed summer
- 700,000 sq.ft of new space, including office retail, leisure, hotel and living space across 10 plots
- Large floorplate office location for Blue chip and Public Sector
- Provides link from Kelham to City Centre.





# Station/Sheaf Valley

- Opportunity to maximize the benefits from HS2, Northern Powerhouse Rail and Transport for the North
- Issues of vacant plots, traffic congestion; conflicts between taxis and private drop off; poor air quality and severance of neighbouring communities
- Significant public land ownership; strategic coordinated approach to realise investment in the surrounding area to secure redevelopment

## Next steps:

- Further work on the Development Framework and Strategic business case
- Focus on maximising economic, social and environmental benefits in and around the station
- Development of Strategic Outline Business case for component parts





# Castlegate

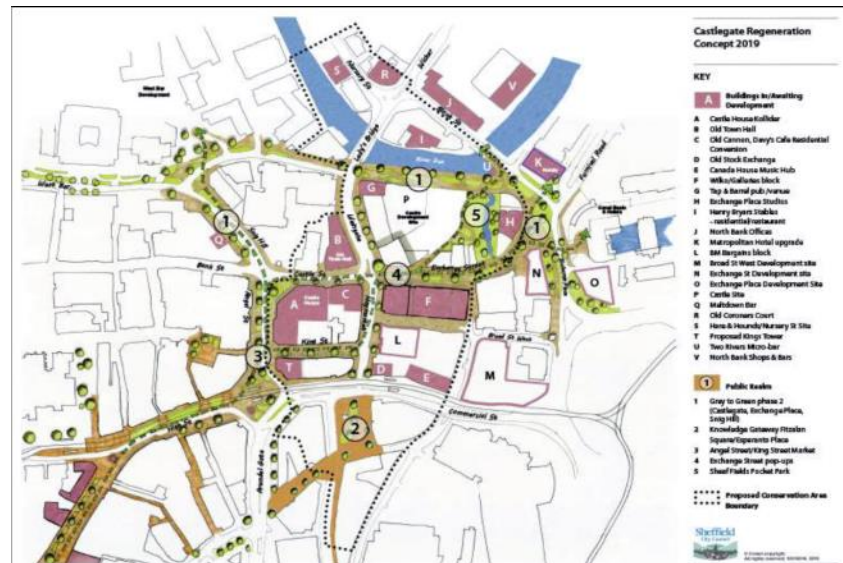
Focus for Creative, Cultural and Digital industries in distinctive, restored industrial or retail buildings.

Progress to date:

- Castle House occupied by Kollider/Kommune;
- Exchange St shops, Exchange Place Studios & Canada House Music Academy proposal;
- £5.6m Grey to Green Phase 2 on site
- Old Town Hall redevelopment planning permission approved;
- Several non-student residential conversions on site;
- Archaeological investigations completed of Castle remains to inform development options

Next Steps:

Bring key sites to market including site of former Castle Market



# Fargate/High Street

- Working with University, retailers, landowners and other stakeholders
- Repurposing the 'High Street' in face of changing retail patterns
- Looks at movement, connectivity, digital infrastructure, public realm, and new uses to support retail on Fargate
- Expression of interest submitted to Future High Street Fund successful Outline Business Case to be submitted in the New Year





# City Living

## Affordable, sustainable and high-quality

- More people living in the city centre
- Development of vibrant and diverse communities
- Mix of housing types and tenures
- Distinctive housing areas with their own special character and attractions that appeal to different people

### Focus:

- Housing Zone North – addressing infrastructure challenges to support delivery of 8000 new homes
- Devonshire Quarter – Family Housing and larger apartments
- Castlegate
- West Bar
- Heart of the City

