Welcome

Welcome to today’s exhibition and thank you for coming.

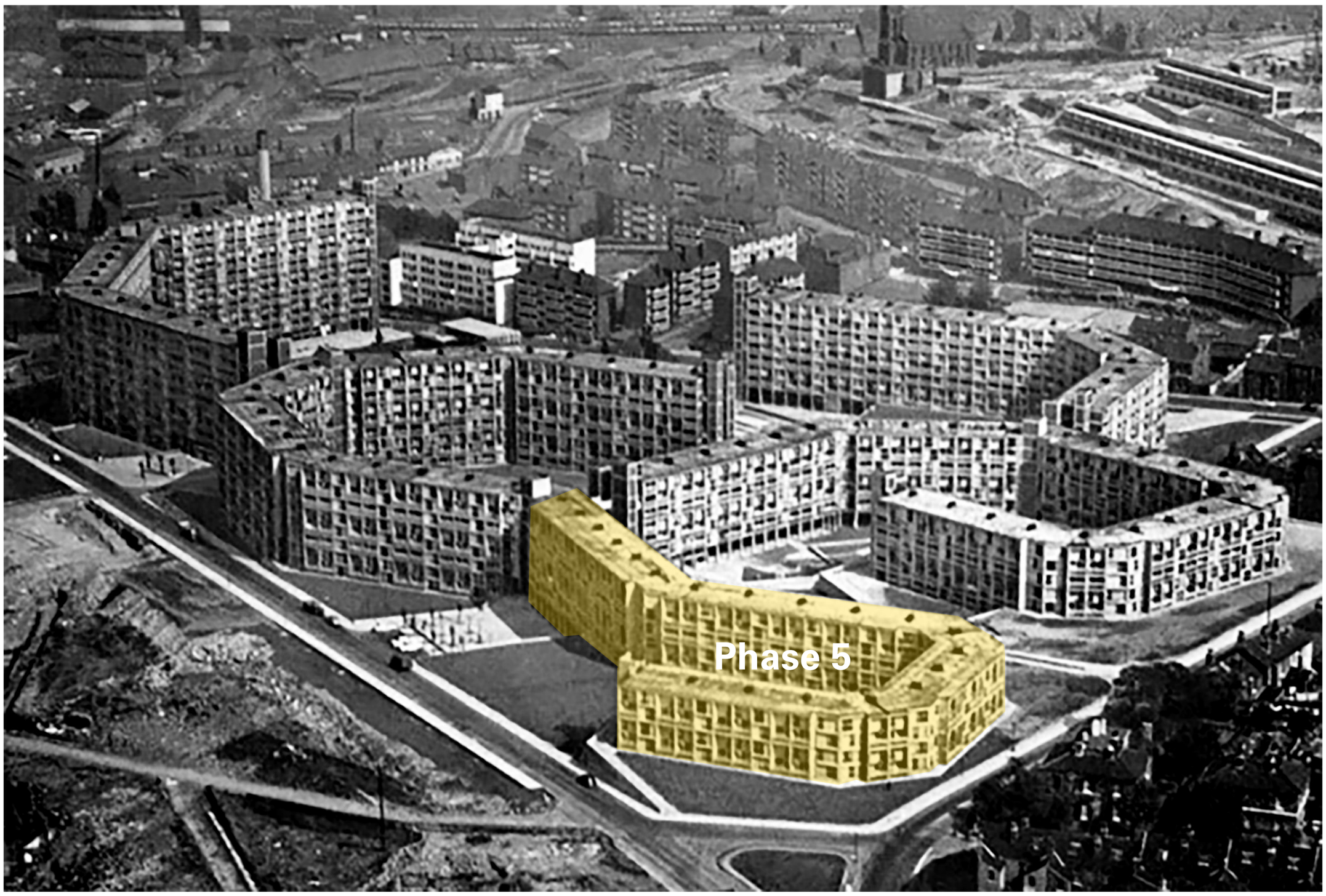
What you will find here today is information on the next phase of the regeneration of Park Hill.

The exhibition focuses on the proposals for Phase 5, the block which adjoins the completed Phase 2 and 3. The proposals include 105 new homes, more commercial space and associated landscaping and public realm.

This phase is being developed by Urban Splash together with our joint venture partners, Places for People, who were also involved in delivering the completed Phase 1 and 2.

We are very excited about the task ahead of us to continue the transformation of this landmark historic building into a lively, mixed and sustainable community for the 21st Century.

The exhibition you see today is the next step on the journey to delivering that transformation and we look forward to hearing what you think of our plans.



Aerial old photo with Phase 5 highlighted

The story so far

Phase 5 forms the last of the existing residential blocks to be refurbished into homes and commercial space.

Phase 1
260 homes, 3,000sqm commercial space, Grace Owen Nursery delivered

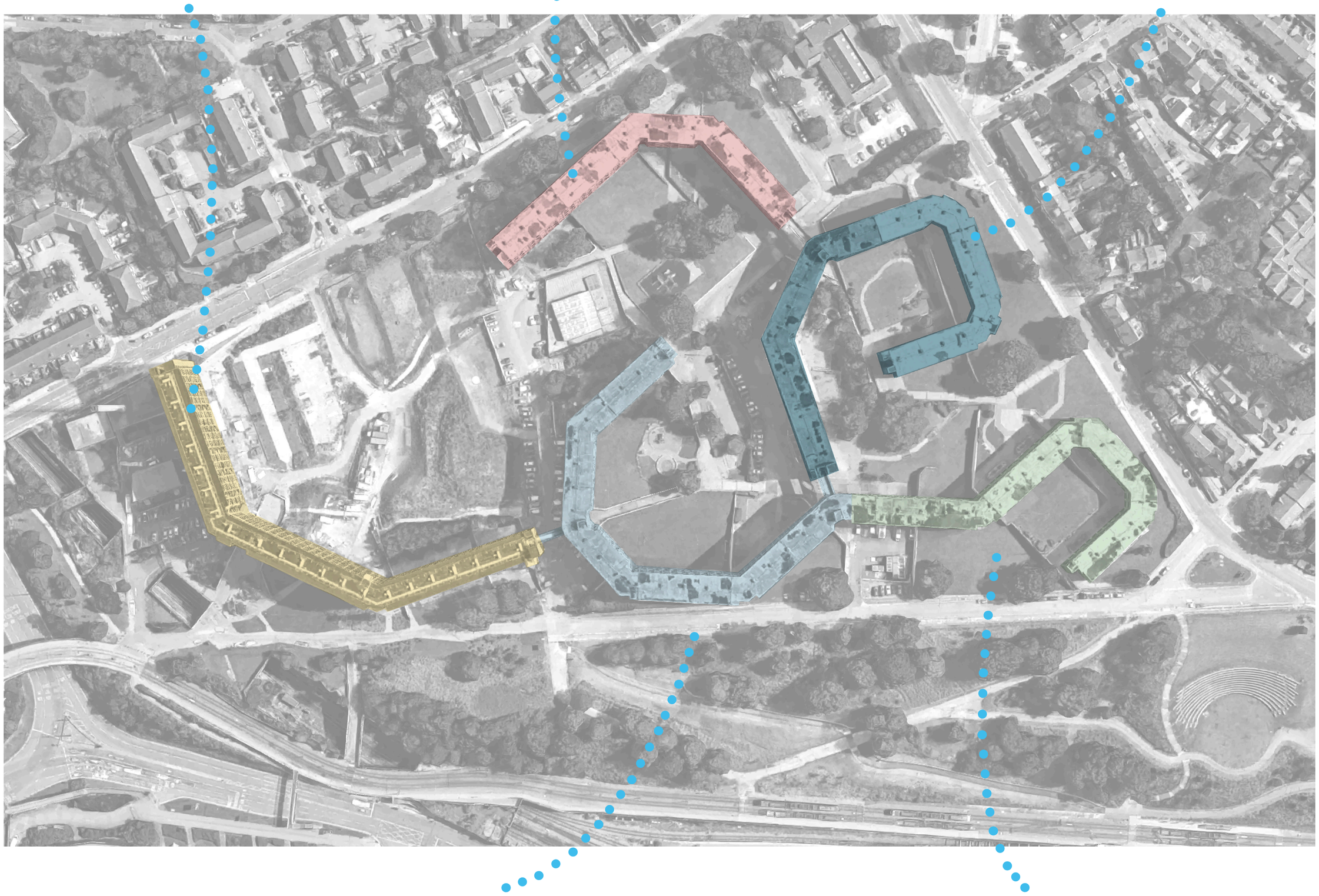


Phase 4
Planning approved for 124 homes & 450sqm commercial space



Phase 3
Student Accommodation approx 350 beds & 400sqm commercial space delivered





Phase 2
195 homes & 2000sqm commercial space delivered



Phase 5
Proposals for 105 homes and 200sqm commercial space



The Delivery and Design Team

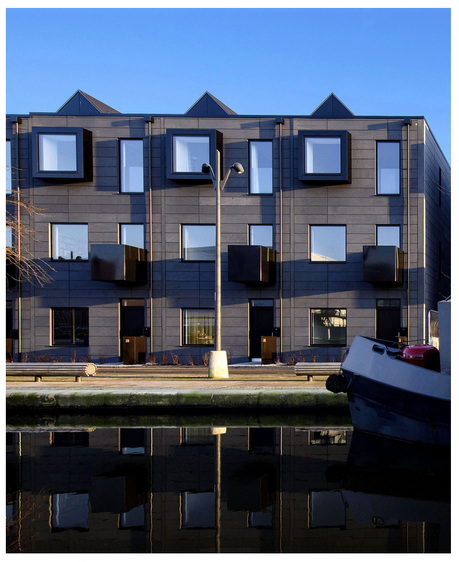
Following on from Phase 1 and 2, the 5th Phase will be delivered by Urban Splash and Places for People, working with an established design team of leading architects and designers.

urbansplash

Urban Splash is a purpose led regeneration and property company that wants to leave a positive mark on the world by using great design, and transformative ideas, to breathe new life into undervalued buildings and places.



Royal William Yard, Plymouth



New Islington, Manchester

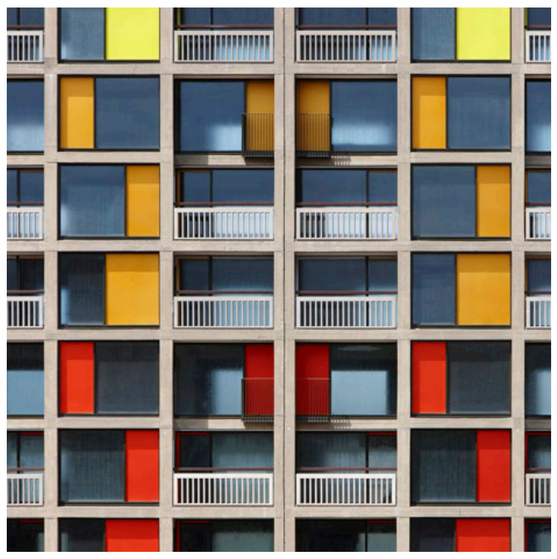


Lakeshore, Bristol

Places for People

We are Places for People, the UK's leading Social Enterprise. We change lives by creating and supporting thriving Communities.

Using the power of partnership and working collaboratively, we create Communities and provide People with opportunities and choice in a way that few organisations can match.



Park Hill Phase 1, Sheffield



Port Loop, Birmingham



Smith's Dock, Tynside

MIKHAIL RICHES

We are UK leaders in environmental and socially inclusive design across multiple sectors – including Housing, Education, Mixed-Use, Masterplanning, Leisure & Retrofit. Our combined expertise & experience sets us apart – and means we design buildings beautifully with sustainability as their DNA.



Park Hill Phase 2, Sheffield



Church Walk, London



Goldsmith Street, Norwich

Austin-Smith:Lord

Austin-Smith:Lord has been delivering the highest degree of creative and practical thought in architecture since 1949. Our celebrated history has given rise to many buildings of national importance, and over 150 awards and commendations for outstanding architectural and environmental design.



Helensburgh Town Centre



Bluecoat Art Gallery



Saxton Gardens, Leeds

Supported by:

BEECHFIELD CONSULTING ENGINEERS

broadfield Chartered Quantity Surveyors & Project Managers

bk boothking PARTNERSHIP LIMITED

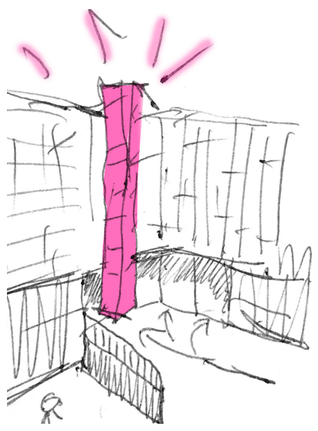
Civic Engineers

Introducing Phase 5

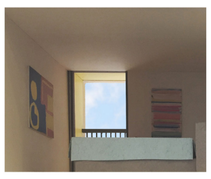
urbansplash × Places for People

Phase 5 is the continuation of Urban Splash's redevelopment of the estate, it will provide 105 new homes, a new resident's garden and approximately 200m2 of mixed use commercial space.

New glazed lift
Installed in existing shaft



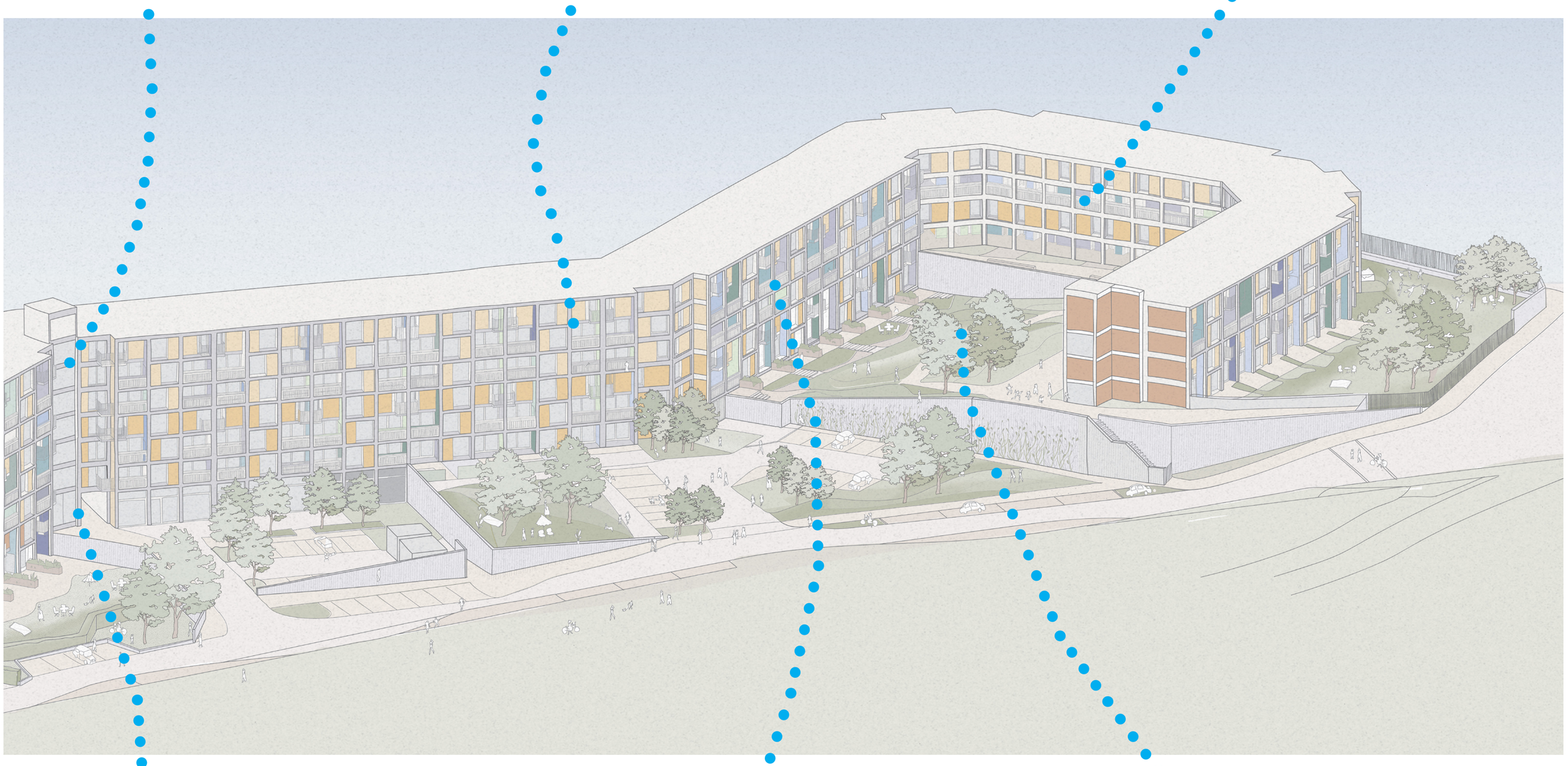
New flats
Modern, fantastic homes





Streets in the sky
A 21st Century street





Entrance Lobby
Residential entrance for Phase 2 and 5



Facade
Repair the concrete
Clean the brick panels
Colour the reveals



Residents Garden
New landscaped courtyard



Facade

The Phase 5 facade will follow the same approach as Phase 2 & 4 - light touch, retaining and repairing (where required) and introducing some colour to the balcony reveals.

From the beginning our response has been that the external brick infill panels are in very good condition and when cleaned look fantastic with the repaired concrete frame.

The existing full height window openings are generously sized, allowing large, modern windows without altering the brickwork and pattern of the façade.

As Grenville Squires, Park Hill's legendary caretaker once said: "She's an elderly lady who just wants to wash her face and put on a new frock."

We are proposing to retain all of the brickwork, clean it, and re-point it. A new layer of insulation will be added to the interior to bring the performance of the flats up to date.

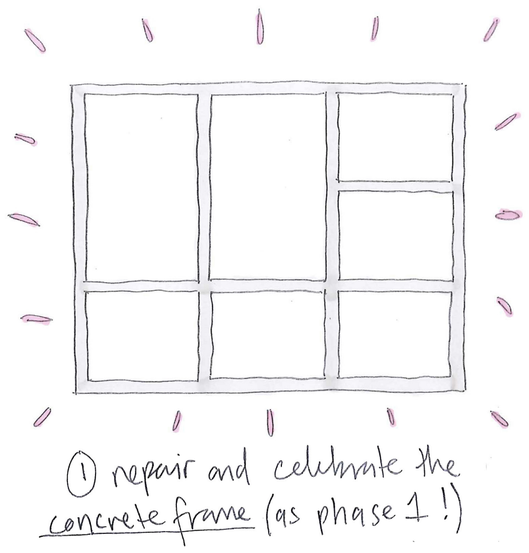
We noticed many former residents had customised their balconies with lots of different colours, perhaps it was also to identify your own flat in the overall composition. We wanted to legitimise this desire for individuality, to customise your home to make it different, special or just identifiable; we are proposing that a range of different colours are applied to the balcony reveals.



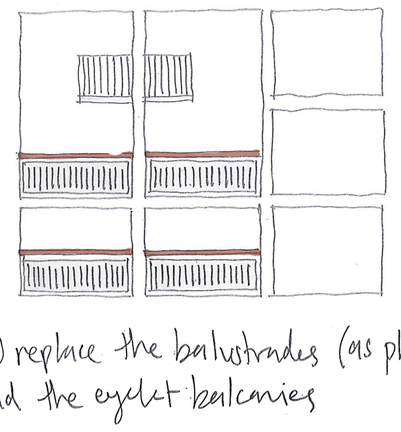
Photos of Park Hill, 1961

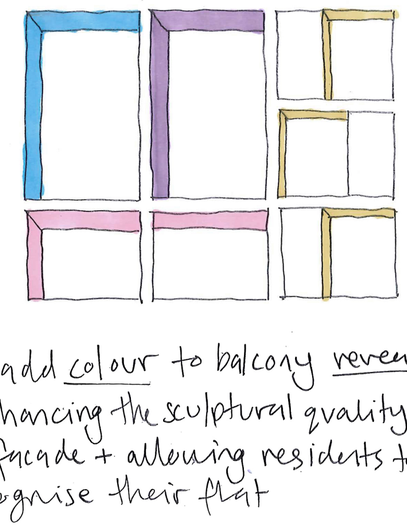


Photo of Park Hill Phase 2, 2023













Photos of Park Hill Phase 2, 2023

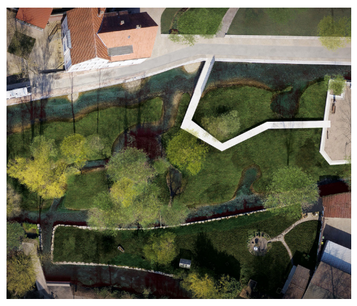
Phase 5 Masterplan

urbansplash × Places for People

For continuity and consistency, Phase 5 will extend the design style and materials palette established in Phases 1, 2 and 4, refined in response to the particular context and environments of Phase 5, to deliver a landscape of distinct character and unique sense of place. Acknowledging the existing mature structure of the landscape and the listed heritage value of the estate, a light touch approach has been adopted, maintaining and restoring the retaining walls and retaining as much of the mature tree planting as possible.

High quality, robust materials will be used throughout with a themed planting strategy to provide public realm amenity and high biodiversity value.

A pedestrian friendly environment is achieved through the use of shared surfaces and traffic calming.









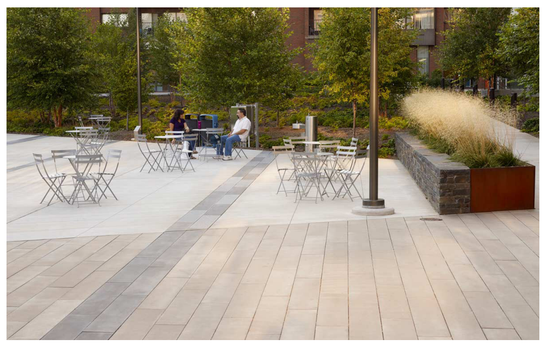
Landscape plan

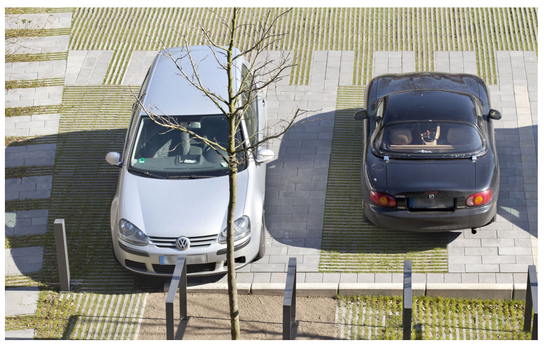
Car Parking

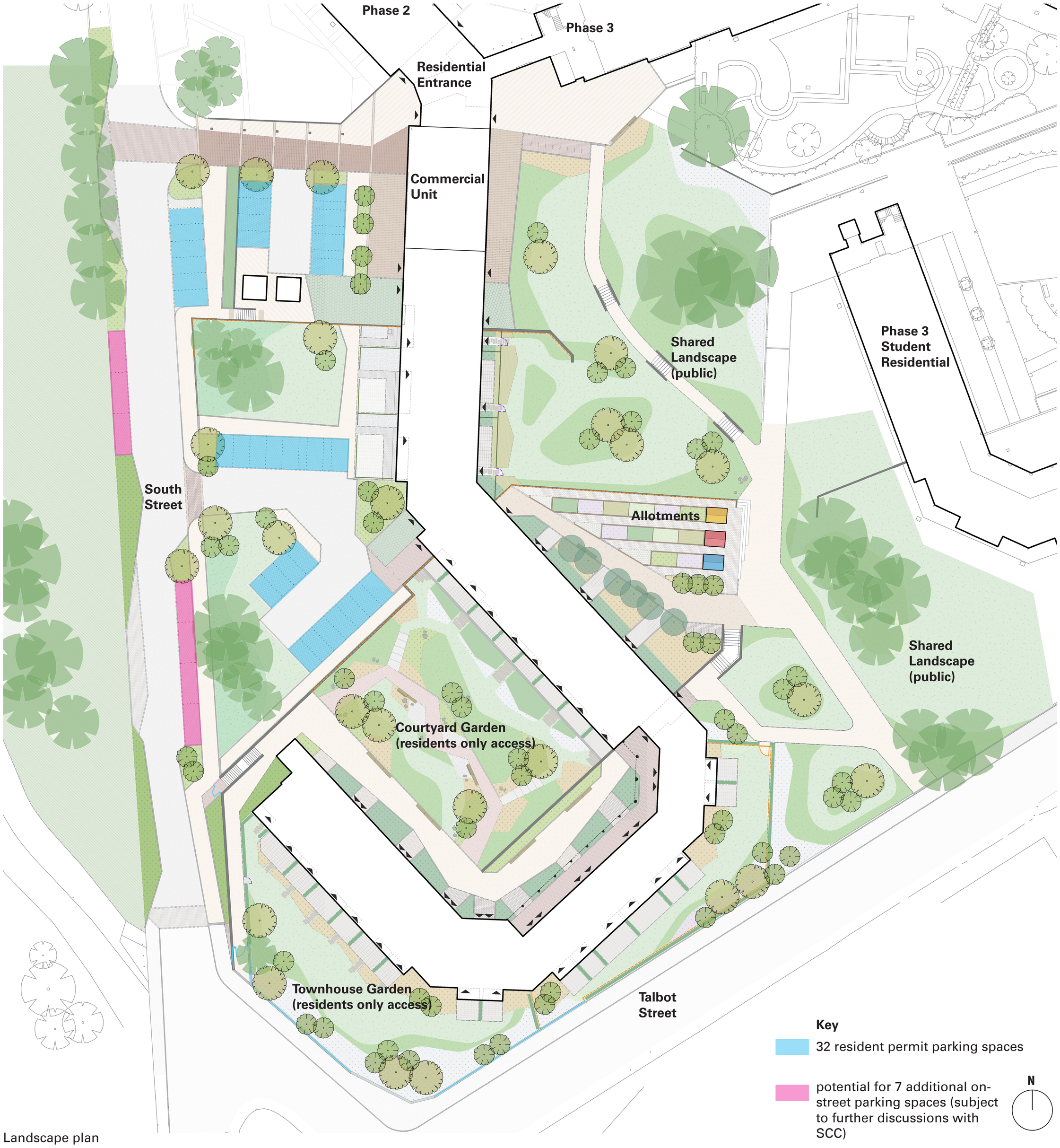
Sheffield City Council policy allows for up to 1 space per home, which for Phase 5 could be up to 105 spaces. We are proposing 32 resident permit parking spaces on the site which equates to 30%.

This number has been carefully considered, balancing the different needs of residents at Park Hill and is based on a resident survey on car ownership. It is also below the Park Hill average which is 45%.

There is potential for additional regularised on-street parking on South Street, but this is subject to further discussion with SCC.







Landscape plan

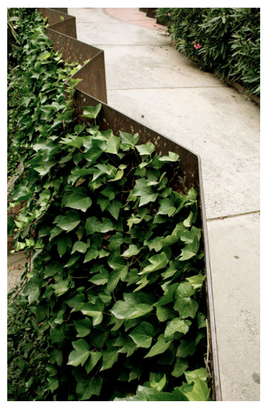
Landscape Character

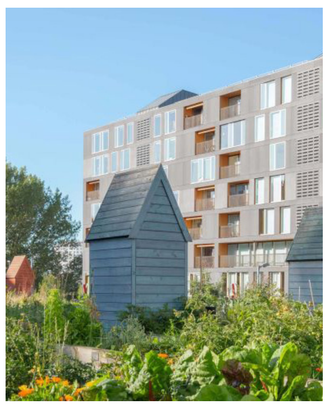
The Phase 5 landscape comprises a mix of publicly accessible and residents-only spaces.

PUBLIC LANDSCAPE

Phase 5 external spaces are open and meandering, spreading across multiple terraces and linking several key areas of the estate. Respecting the listed heritage of Park Hill, the existing retaining walls will be stripped back and cleaned to reveal the original concrete. Existing trees will be protected and retained, with new tree planting providing additional structure. New wildflower meadow and ornamental planting will help define footpath edges and amenity spaces.

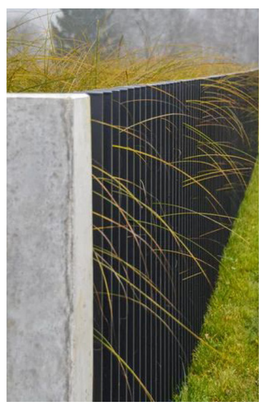






ALLOTMENTS

An area of raised allotment beds is proposed to the west of the path running down from Talbot Street between Phases 3 and 5, including some communal tool sheds at the end of each row, similar to a previous Urban Splash project, Saxton in Leeds. It is anticipated these would be offered for a small annual subscription to any Park Hill residents. We would welcome your thoughts on this.







Semi-private front gardens are located adjacent to the allotments, creating a distinctive entrance to the Townhouses, which, in turn creates an at-grade continuation of the adjoining 'Street in the Sky'.

RESIDENTS GARDEN

An intimate courtyard garden space will be created and planted with Peak District inspired heathers, grasses and pines. A variety of routes and informal seating areas through the central garden and adjacent lawns provide for reflection and amenity use. Residents fronting the garden will have direct access into the space and benefit from attractive views of the garden and long-range vistas over the city to the north.

SOUTH STREET

The highway is proposed to be narrowed and angled in places similar to in front of Phases 1 and 2, and – subject to further discussion with Sheffield City Council – a handful of regularised on-street parking spaces incorporated. However unlike in Phases 1 and 2, we are proposing to retain a dedicated footway on the east side of this section of South Street. The proposed landscape finishes will complement the adjacent Sheaf Valley Park and incorporate SuDS (Sustainable Urban Drainage System) planting areas to capture water run-off, diffuse pollution and enhance biodiversity.



View of the residents courtyard circulation path



View of the residents garden

Approach to sustainability

urbansplash × Places for People

As a rule, we wanted to work with the existing building and retain as much as possible. The challenge has been achieving this whilst working within the constraints of a very specific design.

WHOLE LIFE CARBON

There are huge upfront embodied carbon savings by retaining as much of the existing building as possible. The existing concrete structural frame will be cleaned, repaired and an anti-carbonisation coating applied to improve longevity. The facing brickwork will be lightly cleaned externally and insulated internally. Care will be taken not to damage the fireskin of the brickwork.

Park Hill's Grade II* listed status means that the exposed concrete frame cannot be overclad, therefore it acts as a massive cold bridge . The building will be thermally modelled, to inform where insulation is best placed and which thicknesses will optimise its performance. We will undertake hygrothermal risk analysis of the external wall to determine the optimal thermal improvement whilst mitigating moisture risk.

Phase 5 will be fully electric powered from the grid (as per Phase 2 and 4).

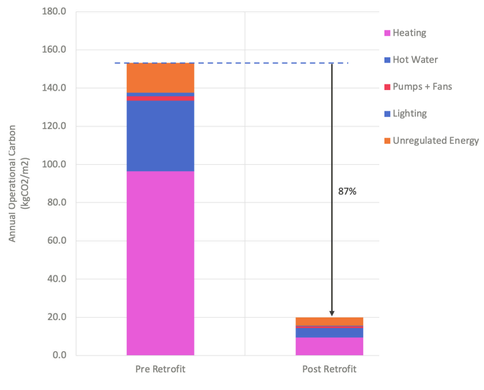
The increased fabric efficiency has enabled electric heating to be feasible which allows the development to benefit from green energy as the grid continues to decarbonise.

To the right are the results from a Whole Life Carbon study of Phase 2, we are hoping to improve on these figures further at Phase 5.

PRE- AND POST-RETROFIT OPERATIONAL CARBON RESULTS (PHASE 2)

	$kgCO_2/m^2$		
	Pre Retrofit	Post Retrofit	
Heating	93.1	9.5	$kgCO_2$/year
Hot Water	35.7	4.8	$kgCO_2$/year
Pumps + Fans	2.6	1.0	$kgCO_2$/year
Lighting	2.0	0.4	$kgCO_2$/year
Unregulated Energy	17.4	4.4	$kgCO_2$/year
TOTAL	150.8	20.0	$kgCO_2$/year

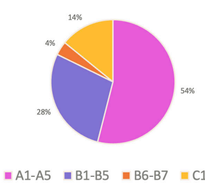


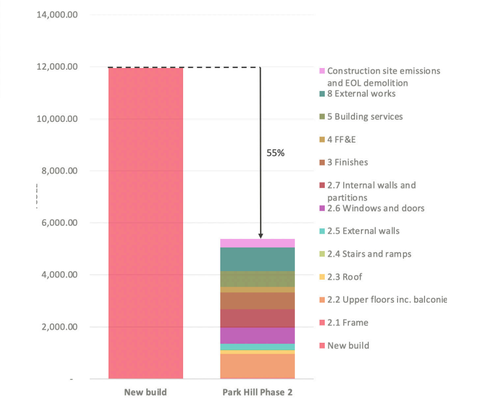


WHOLE LIFE EMBODIED CARBON RESULTS (PHASE 2)

Building Element	Upfront carbon A1-A5	Use and refurb B1-B5	Operational B6-B7	End of Life C1-C4	Park Hill Ph.2 WLC	'Typical' New Build WLC
TOTAL tCO_2e	2,900	1,520	190	760	5,380	11,960
TOTAL $kgCO_2e/m^2$	194	102	13	51	360	800







UPFRONT EMBODIED CARBON RESULTS (PHASE 2)

	'Typical' New build	Park Hill Phase 2
Upfront embodied carbon (tCO_2e)	7,475	2,903
Upfront embodied carbon ($kgCO_2e/m^2$)	500	191





BIODIVERSITY

The estate landscape was previously a palette of modified grassland habitats, small areas of ornamental shrubs and scattered trees. The new landscape aims to enhance biodiversity and wildlife value through new native tree and hedge planting, species rich wildflower meadow and significant new shrub, ornamental grass, and perennial planting. The proposed soft landscape aims to increase amenity value to residents while also increased wildlife value to birds and invertebrates. Species from the RHS Plants for Pollinators list will be selected to reinforce this approach.

Bird nesting boxes will be provided in the mature trees and new native hedgerow planting will provide valuable nesting sites for birds.

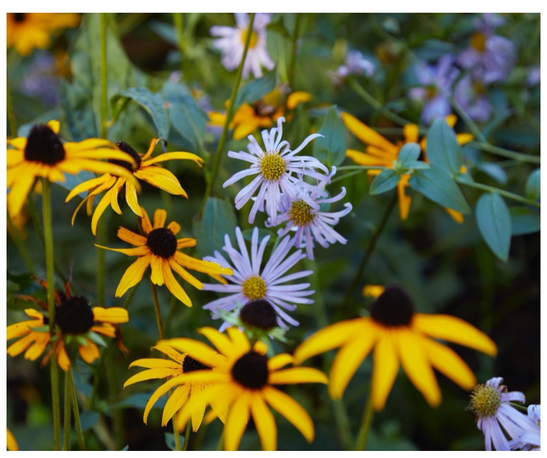
Existing mature trees will be retained and will be protected throughout construction works. All Category A and B trees have been retained and integrated into the landscape design.

Retained mature trees form key features of the landscape design, particularly those adjacent to South Street, which provide screening of views of demised gardens and new parking area.

New tree planting aims to compliment existing tree planting. Many new trees have been specified including native species such as Quercus robur (Oak), Acer campestre (Maple), Betula pendula (Silver birch) and Sorbus aucuparia (Rowan).









Streets in the Sky

urbansplash × Places for People

The most famous (or infamous!) feature of Park Hill, we are continuing our proposals that we have established on Phase 2 and 4 to make them more like sociable and personal places and introduce a visual connection to the flat interiors.



1. Retain full width



2. A Place of Activity





3. Personalisation



4. Visual connection to street



5. Retain brick colour banding



6. Match front door colour with balcony reveal



7. Paired Entrances



8. Individual Threshold

The approach to the design at Phase 5 will continue the principles of the recently delivered Phase 2 and planning approved Phase 4.

This approach aimed to address the issues with the existing streets whilst maintaining their full width. It was felt this would allow them to be treated more like external spaces.

Our key principles were the idea of individual doors and associated thresholds, the idea of the street as a place for children to play, to allow residents to interact with neighbours, to give light and views into apartments and to give a sense a personal threshold outside as in a traditional terrace street.

It is proposed that the colour of the front doors and door reveals matches, or is a similar tone, to the colour used on each flat's balcony reveal — so each flat will be one of a range of identifying colours.

The articulation of the doors is intended to enhance the sense of individual thresholds (the above-street flats also need to be recessed to provide access to the service riser).

Full height doors and sidelights for both the above-street and below-street flats are proposed. This will bring light and create a new visual connection to the flat hallway, without the feeling of being exposed. We think this also provides the opportunity to introduce some shelves, allowing residents to display items, which has been very successful in Phase 1 and 2.

It is suggested that the lighting to the streets could be partly provided by recessed lights in the reveal in front of each door. This will enhance the feeling of individual thresholds along the street and lessen their institutional character.

An entrance mat pattern is set within the floor threshold around the doors provides a sense of defensible space by the entrances, and allows space for tenants to occupy them with personal items. The patterns reference the 1960's patterns of the original linoleum thresholds.

We are proposing that the wall and soffit material will be a rough render finish with a neutral colour as per Phase 2.



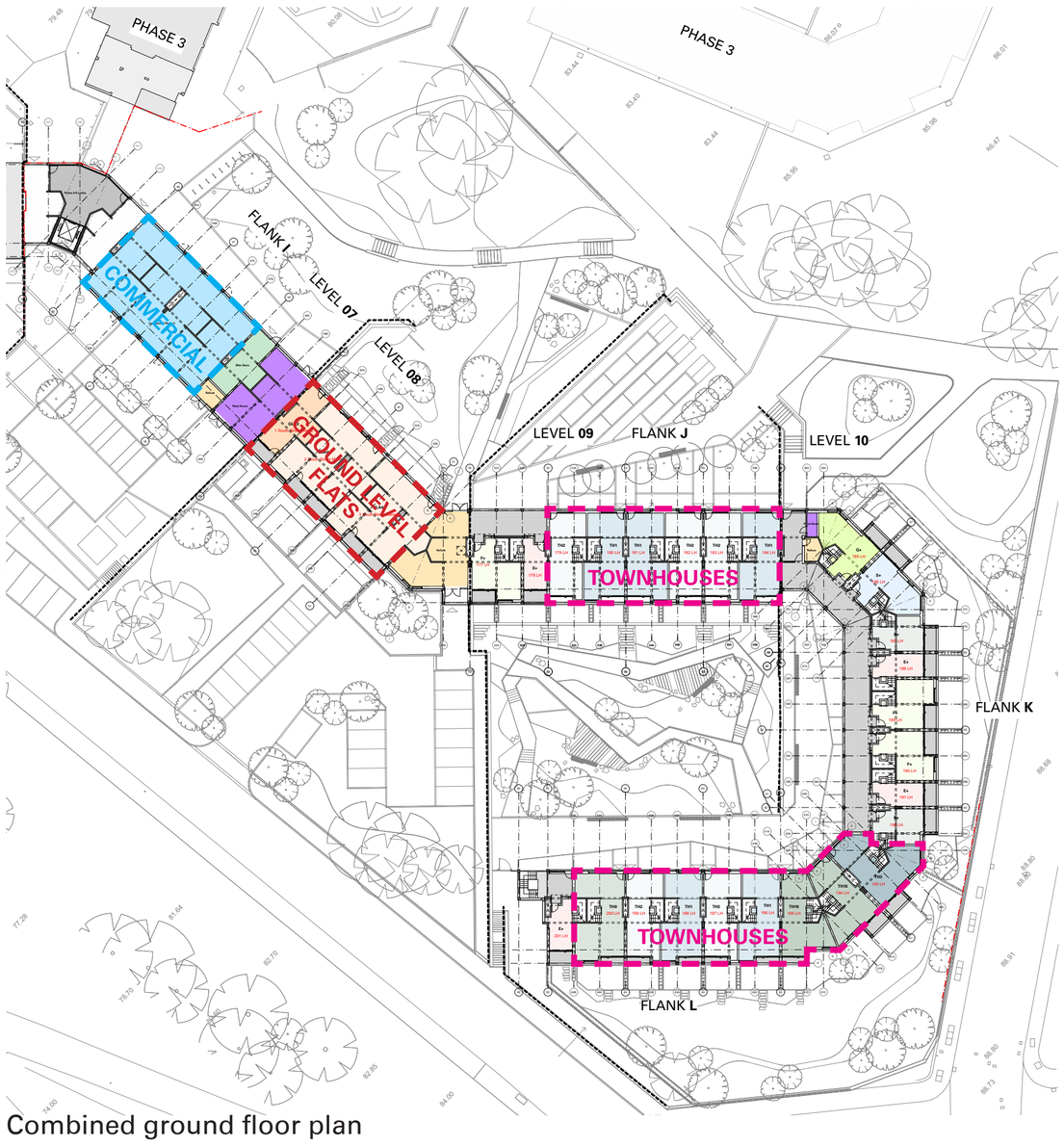
Edited photo with a blend of black and white street finish and white pattern.



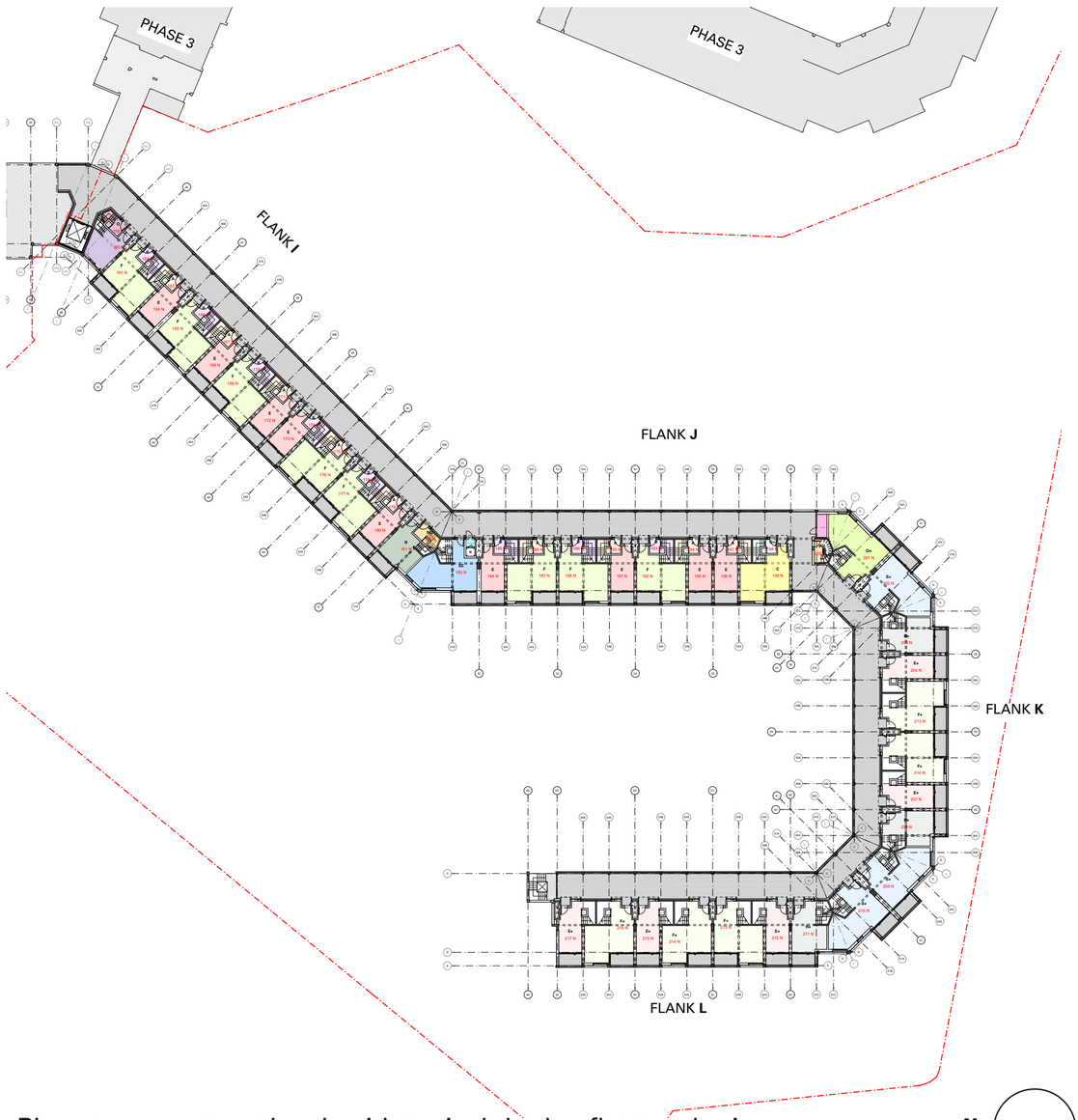
Photo of Phase 2 streets in the sky at night.

The Flats & Commercial Unit

All the flats have generous, open plan and double-bay width living spaces and are orientated to enjoy the best views. The flat types are repeated from Phase 2 and 4 and there are twenty-six types in total! A Commercial unit provides an active base by the main entrance to Phase 5 and spills out to a shared public realm with the Commercial units at Phase 3.



Combined ground floor plan



Plan at upper street level, with typical duplex flat typologies

N

As a rule, we wanted to work with the existing building and retain as much as possible. The challenge has been achieving this whilst working within the constraints of a very specific design (which is not as repetitive as it appears), and the size and layout of the existing flats, which do not meet modern standards and ways of living.

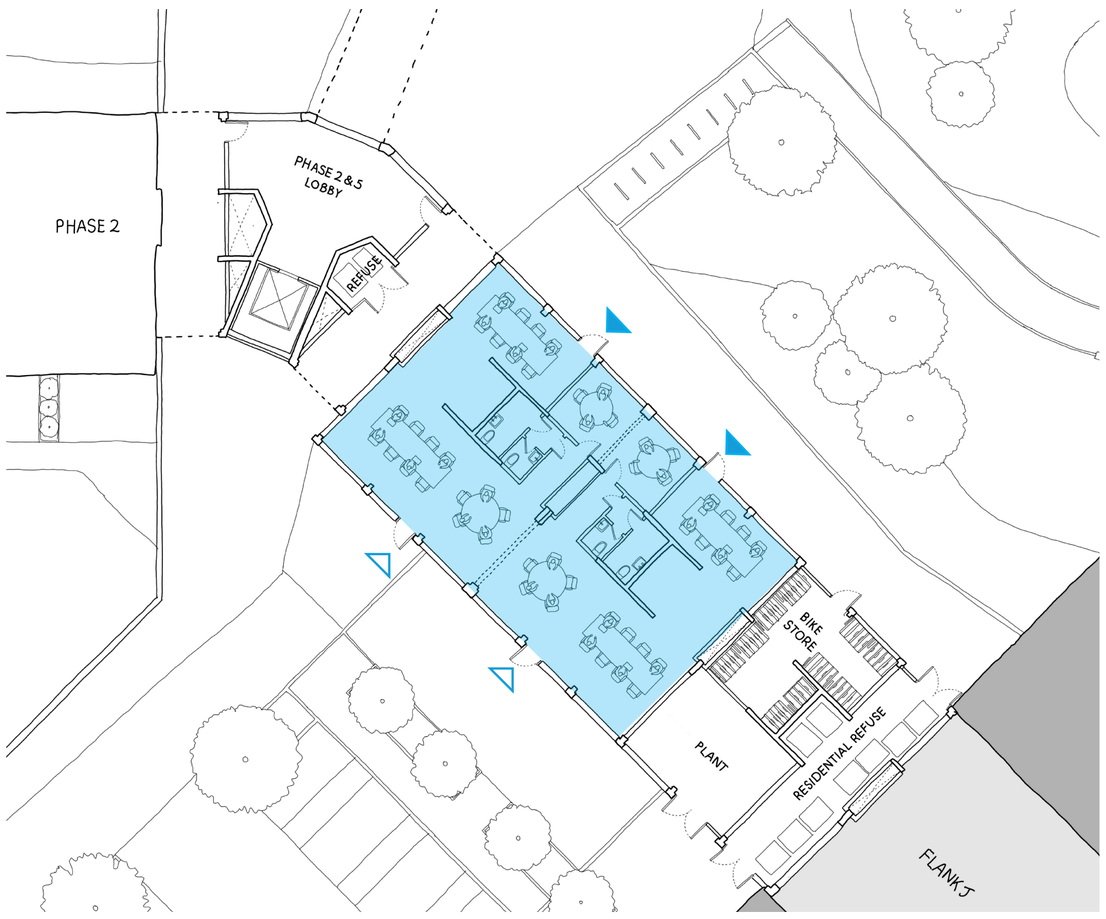
Our approach allows the retention of the external brick walls and window openings and the majority of party walls, which is both cost efficient and minimises construction waste.

The flats are a range of 1 bed (21%), 2 bed (67%), 3 bed (11%) and 4 bed (1%) units. These are all duplex flats, as the existing flats were - with the exception of the 3 ground level (GLA) flats we are introducing on Flank I. There are 15 townhouse units with their own front door and demised rear garden.





Interior photos from the recently completed Phase 2





Shops in Park Hill on completion



Commercial frontage along Flank I, viewed from South Street (2017)

The proposed commercial space will provide an active base at the ground floor of the building at the Flank I. As with the recently delivered Phase 2, a flexible approach is proposed to enable a wide range of uses (within use class E) to be accommodated in the commercial spaces to be as responsive as possible to market interest and demand.

The proposals offer two individual commercial units or a larger single unit only. Grade level of Flank I is at level 07. The unit has a generously proportioned storey and a half head room without needing any intrusive opening up works.

Please tell us your views

Thank you for viewing our proposals. We welcome your comments.

Our intention is to submit a detailed planning application for Phase 5 this spring, but before we do, we would like to know what you think.

Please feel free to ask any questions of the team members here today, and we would be very grateful if you would kindly fill out a feedback form before you leave.



View of southern end of Phase 5 from junction of Shrewsbury Road and Norfolk Road.

Thank you