

Introducing proposals for a landmark new hotel on Pinstone Street

As we are currently unable to host a traditional consultation event, we have instead prepared the following set of slides to provide you with the detailed information we'd usually share face to face.

These slides will take you through the next set of proposals planned for Heart of the City II — plans to bring an upscale new hotel to Pinstone Street.



Visual of proposed Radisson Blu hotel

At the heart of it all

Heart of the City II is delivering Sheffield city centre its long-awaited commercial, leisure, retail and residential focal point. Proposals include new retail brands, Grade A offices, restaurants and bars, entertainment venues, urban living, an upmarket hotel and attractive public spaces.



Heart of the City II

Rather than creating brand new streets from scratch, the scheme follows the site's existing street patterns, helping to better integrate and complement other important districts such as The Moor, Fargate, Barker's Pool and the Devonshire Quarter. It also allows the Council to retain much of the city's heritage, including the retention of

key frontages along Pinstone Street and Cambridge Street, plus the restoration of the historic Leah's Yard.

Heart of the City II is expected to create around 500 construction jobs, and once complete, the scheme should support up to 7,000 jobs.



7,000 direct and indirect jobs generated by 2030



Celebration of heritage assets



£3.7 billion of economic activity by 2030

Heart of the City II

The story so far

2019



January 2019

Grosvenor House completed, offering 165,000 sq ft of office space and becoming home to HSBC.

March 2019

Pinstone Street's Blocks B and C were granted planning permission.

The two developments will deliver contemporary workspace, prime retail units and 52 residential apartments.



August 2019

Plans for Kangaroo Works, located on the corner of Rockingham Street, were approved and will deliver over 350 quality new apartments.



September 2019

Staton Young signed the lease to become the new operators of the former office building at 38 Carver Street. Cubo – an experience-led coworking space – and a stylish rooftop bar are currently being planned.

November 2019

Fashion brands Monki and Weekday opened their vibrant new stores on the ground floor of Grosvenor House.



December 2019

Top 10 global law firm CMS agrees to join HSBC in Grosvenor House – further strengthening the emergence of a new business district for the city.



2020

January 2020

Popular independent café Marmadukes opened its second Sheffield venue, joining Monki and Weekday at Grosvenor House.



February 2020

Construction work on Blocks B and C officially began.



2021

The next phase - bringing



Radisson Blu to Sheffield

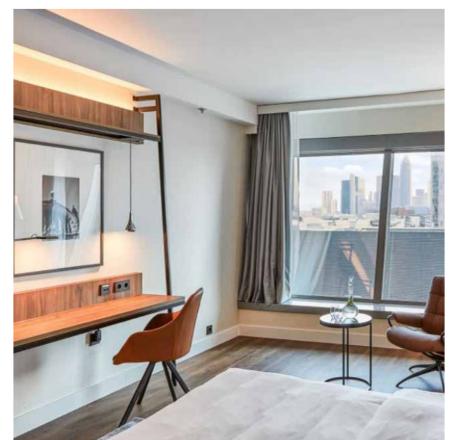
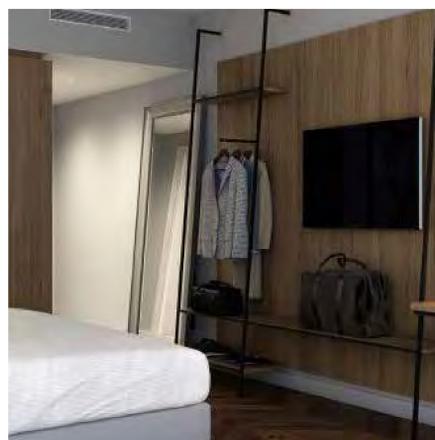
The next phase of Heart of the City II focusses on the prominent site located between Pinstone Street and Burgess Street. Notably, this phase will see Sheffield welcome international hotelier Radisson Blu to a prestigious location on Pinstone Street. Housed in the picturesque buildings overlooking the Peace Gardens, the stylish hotel brand will join HSBC and CMS as another key anchor for the scheme.

Radisson Blu is renowned for its unparalleled service, comfort and style. Hotel locations include some of the world's trendiest hotspots for tourism and work, such as Paris, Berlin, Bangkok, and Istanbul. This brand-new Sheffield hotel would offer sophisticated conferencing space and facilities, as well as a high-end restaurant and bar.

Operating hundreds of elegant business and leisure spaces across the globe, its latest venture on Pinstone Street will act as an impressive gateway to the Heart of the City II scheme – welcoming business visitors and promoting Sheffield as an attractive tourist destination.



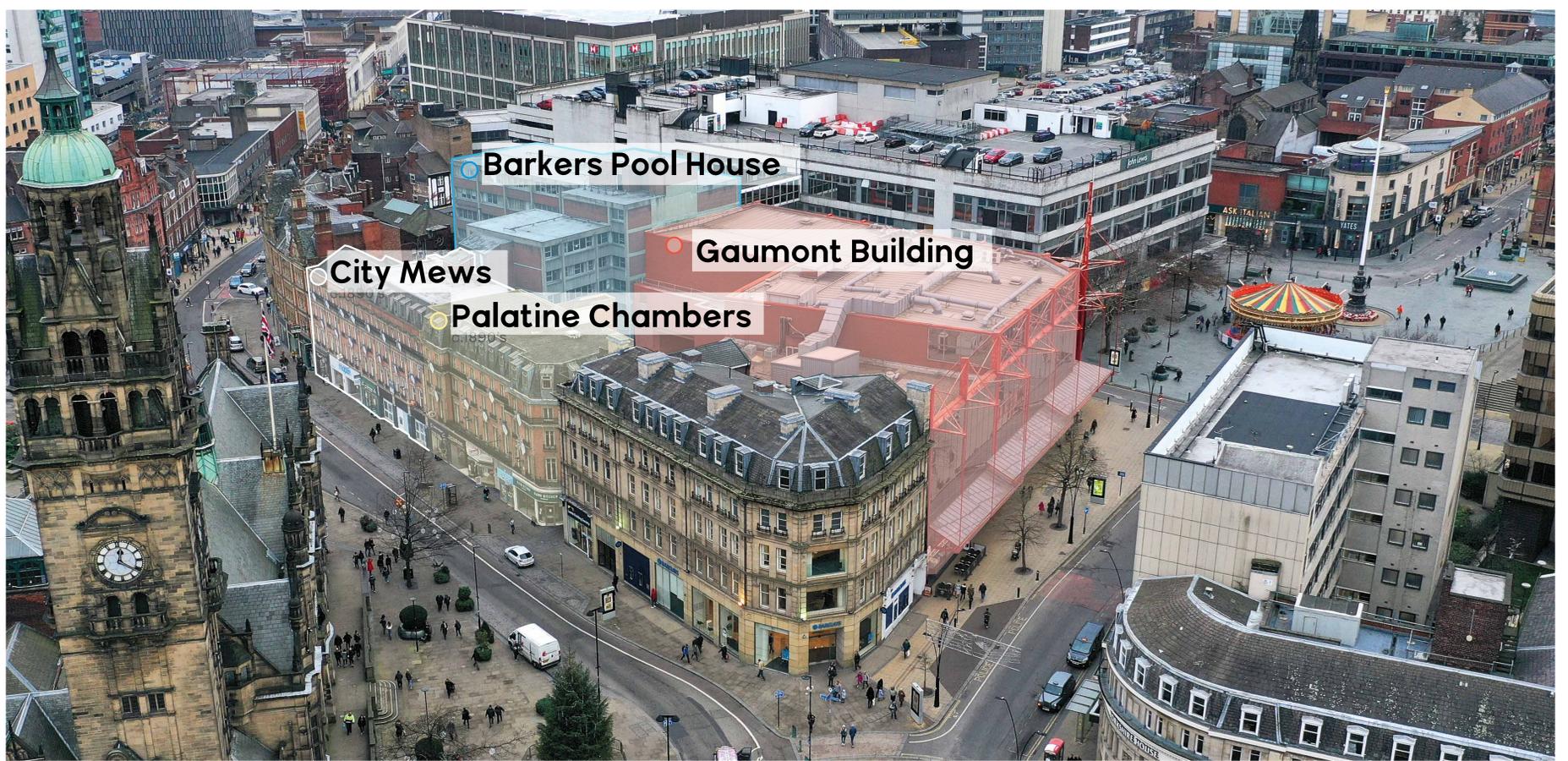
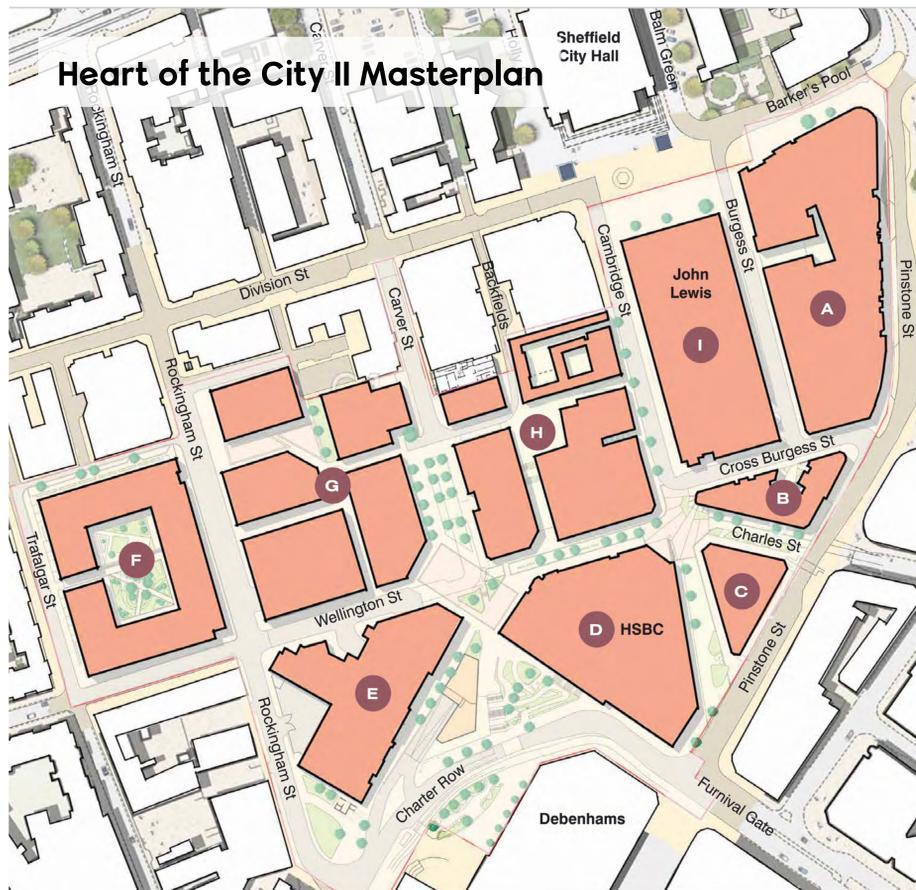
Proposed Radisson Blu hotel: view from the Town Hall



Precedent Radisson Blu bedrooms

The site plan

These proposals would incorporate the 19th century Palatine Chambers and adjoining City Mews buildings on Pinstone Street, as well as the site of Barkers Pool House on Burgess Street.



Plans for the wider Block A scheme

While this planning application specifically includes plans for a new hotel on Pinstone Street, Block A also includes the Gaumont building. Located on Barker's Pool, this red-framed structure currently houses several uses, including retail units and a nightclub. A separate planning application will be submitted in due course for the recladding of the Gaumont building, which will make it suitable for a range of future uses.

Introducing the proposals

The proposals would see the redevelopment of Palatine Chambers and City Mews, with their Victorian façades preserved to retain the buildings' rich heritage and beauty. A sympathetic roof extension would complete the structure. Overlooking Sheffield's world-class Peace Gardens and Winter Gardens, the 154-bedroom hotel would span five floors and provide a high-end restaurant, rooftop bar and conferencing suite.

The ground floor would be home to a complementary retail and food and beverage unit. A new seven-storey building would be located to the western edge of the site, replacing Barkers Pool House and incorporating most of the hotel rooms. To ensure congruity with the existing buildings on Pinstone Street, the development would step down to five storeys — helping to maximise the charming views over the Peace Gardens.

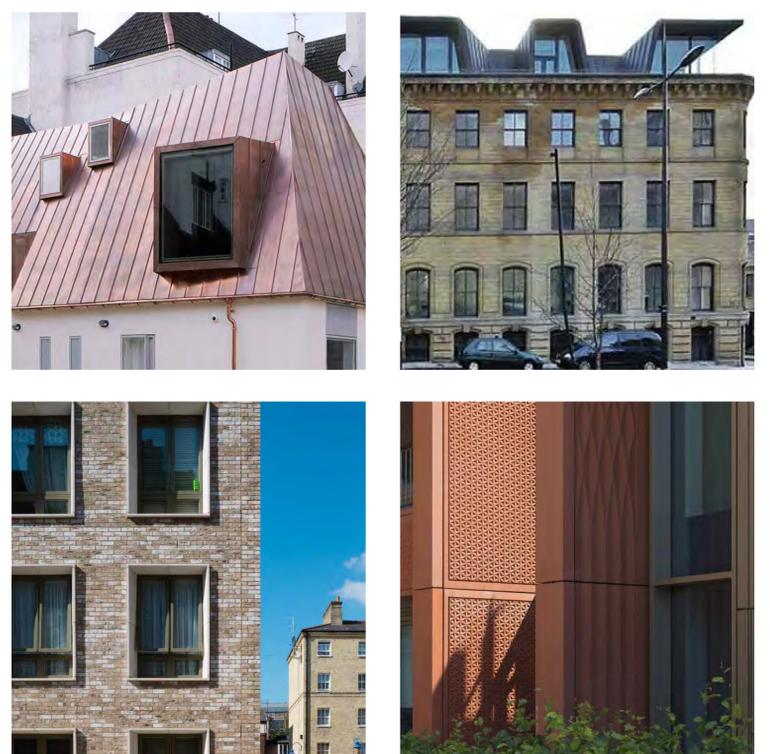
Sitting between the two core hotel blocks would be a central courtyard. A befitting food and beverage unit would spill out to this outdoor area, encouraging a bustling social atmosphere.



Pinstone Street hotel elevation

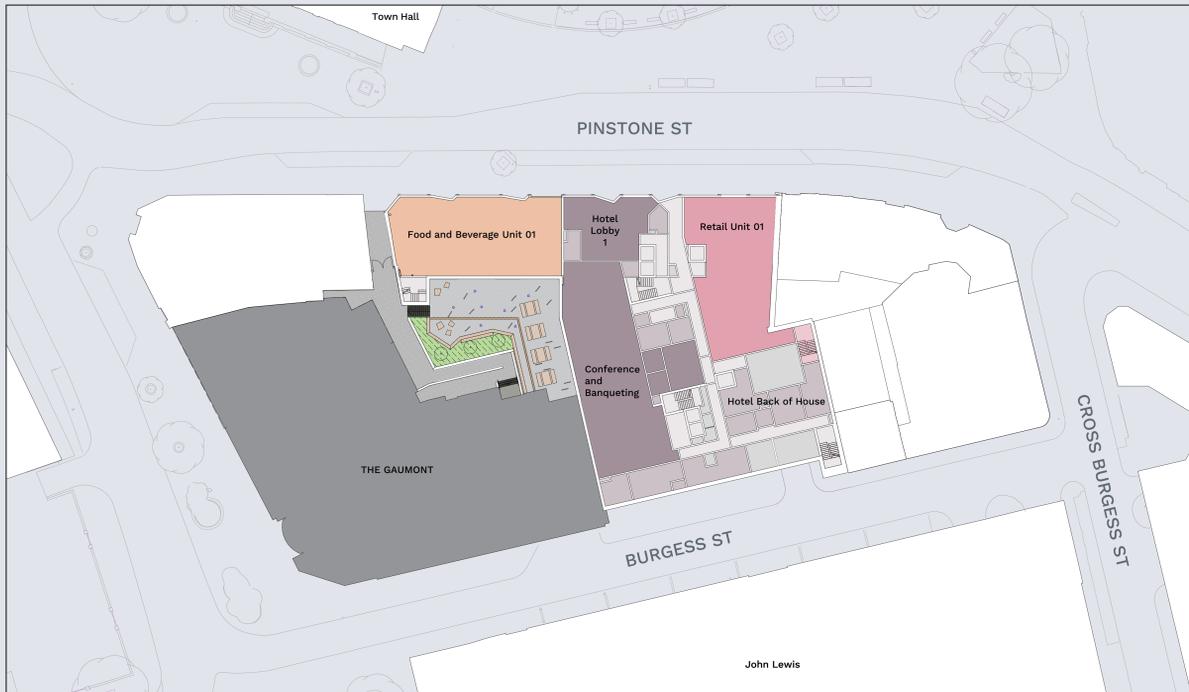


Hotel external courtyard

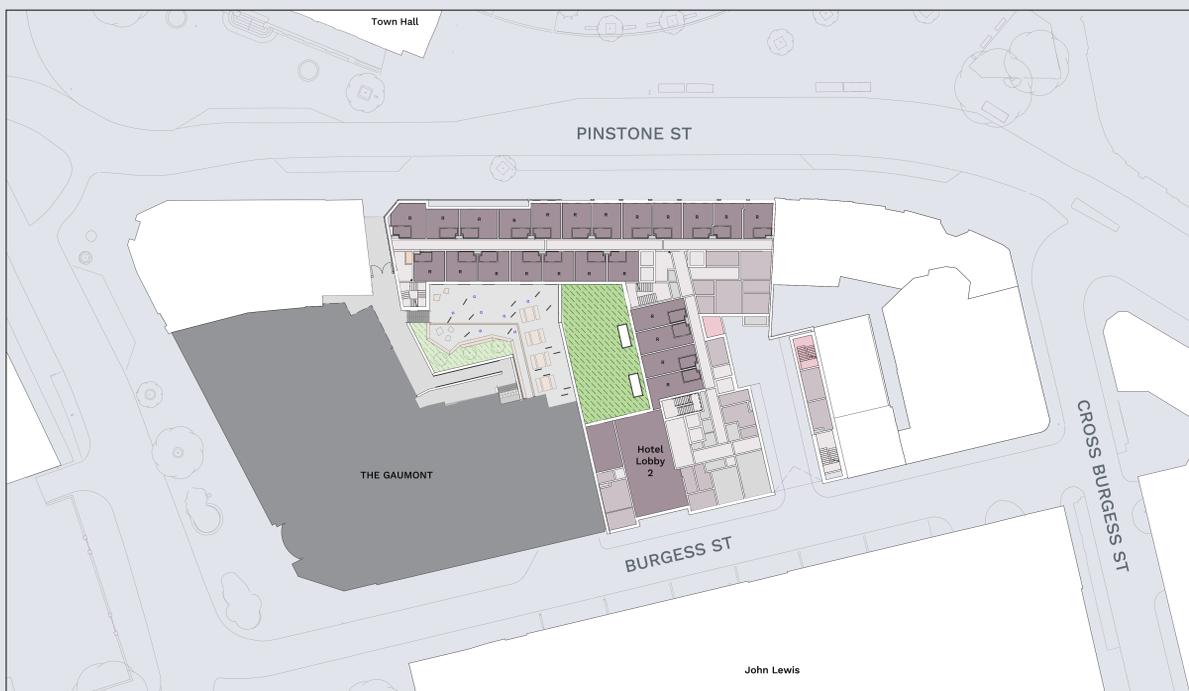
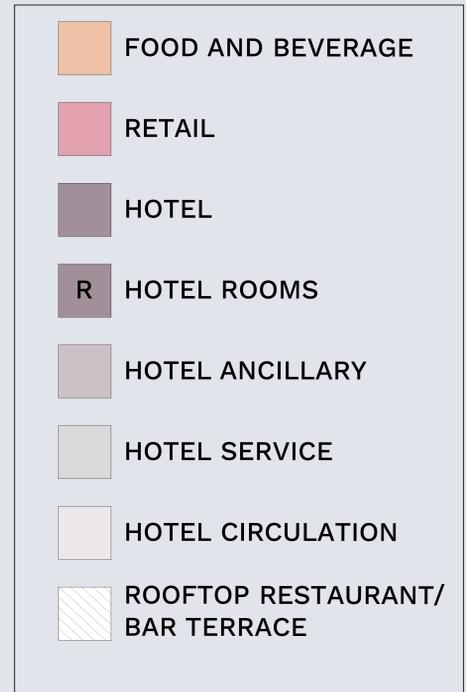


Precedent materials

The detailed design



LOWER GROUND FLOOR



GROUND FLOOR



ROOFTOP BAR AND RESTAURANT

Celebrating historical features

The proposals aim to celebrate the site's forgotten past by preserving important features such as the delicate façades of Palatine Chambers and City Mews. This intricate detailing would be reimagined, developing a response that reflects the rich history of the area.

The material palette for the hotel has been developed to sympathetically draw reference to the existing materiality of the retained façade, with brickwork and precast concrete echoing the Victorian red brick and stone dressings, whilst the unchanging copper tone of the mansard rooftop extension further complements the characteristic red brick of Pinstone Street.

Options relating to the relocation of the William Mitchell frieze — currently displayed at Barkers Pool House — are also being explored.



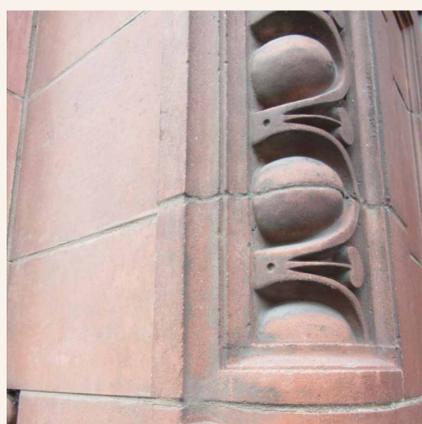
Pinstone Street shops



Sexy REXY shop



Wentworth Café, Pinstone Street

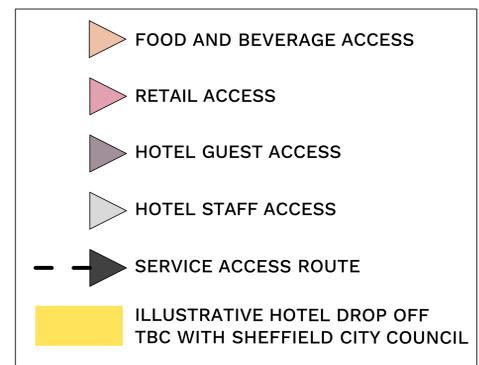


Precedent materials

Access for pedestrians and servicing

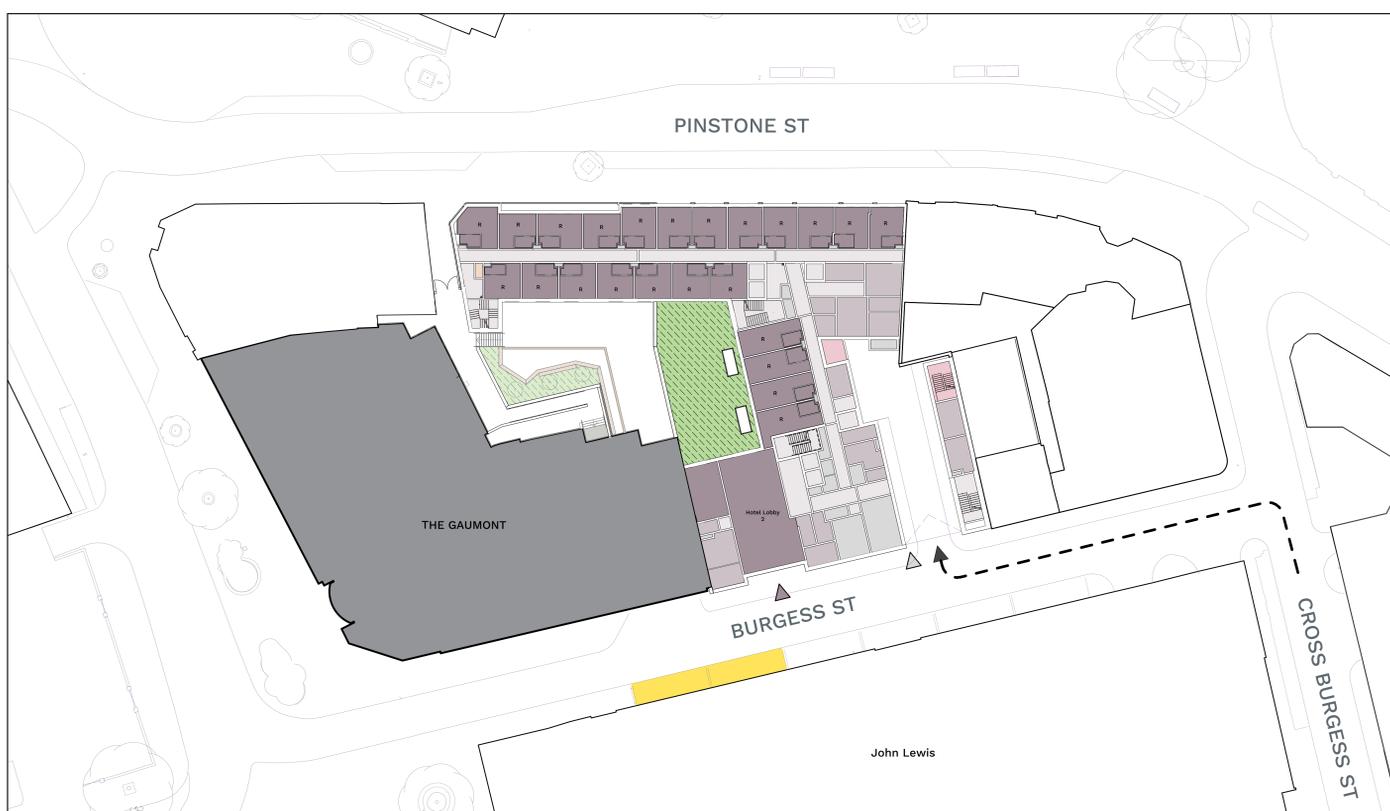
Lower Ground Floor

Access from Pinstone Street to Hotel Lobby 1, Retail Unit and Food & Beverage Unit.



Ground Floor

Access from Burgess Street to Hotel Lobby 2.



Have your say

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

You can have your say on our proposals up to **21 July 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**).

