

Park Hill

Sheffield



urbansplash



“I think this scheme gives real meaning to the word ‘regeneration’; it represents a new beginning, a new vitality. I sense in those who have been involved the same enthusiasm and excitement that Jack Lynn and I enjoyed half a century ago. It will be a great place to live!”

Ivor Smith, the original architect



“Park Hill is not only one of the buildings that I like most in the world, but the cause of an unexpected passion on my part for 20th century buildings in general...”

Rachael Cooke, The Observer



“It is the largest listed building in Europe, a huge heritage monument to an architecture of the past”

Financial Times



Forged in Sheffield

Park Hill is like no other. Rooted in '50's utopia, grounded by Sheffield steel. 50 years ago the building heralded a brave new world expectant of change, 50 years on, it's about to do it all again... but this time it's different.

Inspired by Le Corbusiers seminal Unite D'Habitation in Marseilles, it's Corb with less sun and less sea.

The great thing about Park Hill is that the flats were built to 'Parker Morris' standards, standards that are generous, even today. It means there's more space inside the flats than you might expect, and that makes them better to live in.

But it's not just the space it's the design as well. We've gone a long, long way with the design team to come up with something that respects the past but looks firmly to the future.

Why so special?

Park Hill's specialness stretches back into the mists of time. It came out of a time of profound optimism about the future and what the future held. Post war Britain, 'homes fit for heroes', an era of mass council house building. Now we know that much of that rhetoric was flawed, much of it - but not all.

'Streets in the sky' probably sounds scarier now than it did then but it was done to make sure that neighbour could meet neighbour, that you could see and be seen. It was a conscious decision to avoid the problem with tower blocks that you never get to meet the person next door. When you walk those streets in Park Hill you see how it works...and it really does.

Ivor Smith and Jack Lynn, Sheffield's city architects, modeled the building to make sure the apartments got maximum sunlight, that's why the building curves and wraps itself into the hillside. Not just that, but the clever plan means nearly all apartments are dual aspect. Boris Johnson the legendary mayor has just made it law in London to have dual aspect flats – not only does it mean you get to see both sides but it's better for ventilation so the flats aren't at all stuffy.

And the clever flat plan means that most of the apartments are two storey. Take a slice through the building and you see that the streets in the sky are every third floor. This means you go in and up to some apartments, and in and down to others. Your front door might be on the same level as your neighbour, but your apartment may be three floors away.

But it wasn't just about the building, Park Hill sits in a...you guessed it... Park. It faces West and looks back over the city skyline, that like Rome, is built on seven... you guessed it...Hills. Park Hill - a building in a park, on a hill. We're in the process of revamping the park together with the City Council and other local partners, so that it's special again and so that when you walk back to your home from the city, you'll have a choice whether to wander back through landscape or tough it out on tarmac.

And we're thinking about the future too, we've put in place robust management plans to ensure that Park Hill will be a great place to live long after we have moved on.



Cover of Architectural Design magazine from September 1961 – this issue celebrated the launch of Park Hill and many other ambitious building projects in Sheffield at the time.



Park Hill, 1961.



One of the link bridges with the famous 'I love you will u marry me' graffiti, now immortalised in neon.



Commercial units sat at the base of the blocks, much like today. This is The Parkway, one of four pubs on the original estate.



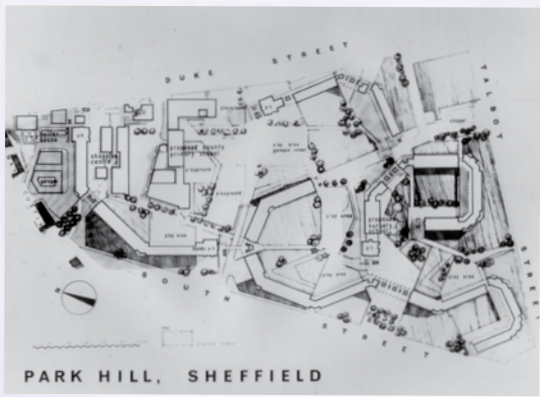
There was a bustling arcade of shops – we want to bring back the same sense of life and activity to Park Hill.



One of the legendary milk floats delivering door to door on the streets in the sky.



The celebrated 'Streets in the sky', – there were four running through the blocks, each named after the original Victorian streets which were once here.



An early plan drawing showing the distinctive shapes of the blocks angled south or west to catch the sun.



Park Hill under construction, circa 1960 – a dramatic new presence on the Sheffield skyline.

“Courageous, bold, ambitious, with the Urban Splash flair that deserves outstanding recognition. They have uniquely brought back to life what is the last surviving social housing scheme of its time and style from the 60’s in Britain.”

Terry Hodgkinson, CBE DL





Sheffield steel

Sheffield is a big hitter - historically the home of British steel, the Owls and the Blades, Sean Bean, Phil Oakey, Human League, Cabaret Voltaire, ABC, Pulp, Arctic Monkeys, and Reverend and the Makers.

Maybe it's the mighty crucibles of steel that made it into the cultural melting pot it is, out of which originals emerge. Culture and counter culture sit side-by-side, corporates next to independents, high brow next to low brow. It's a combination that delivers a city with soul.

“Award winning property developers Urban Splash have made it their mission to create beautiful places for people to live...”

Concept for Living





On your doorstep

You couldn't be closer to the centre of the action than this – the Showroom, the Crucible, Sheffield Hallam University, Sheffield Station, the tram, you literally couldn't cram much more onto your doorstep.

And on the off chance you get fed up with Sheffield, Leeds is 40 minutes away and Manchester's 50.

Not only that but the delight of the Derbyshire Peak District is an essential part of Sheffield life - climbing, walking, biking, running and drinking the odd pint of real beer in a proper country pub.



		
Sheffield Railway Station	5mins	8mins
Sheffield Hallam University	6mins	10mins
The Winter Garden	8mins	11mins
Graves Gallery	8mins	20mins
The Millennium Gallery	8mins	34mins
Showroom Cinema	8mins	
The Crucible	10mins	
Norfolk Heritage Park	20mins	Leeds 40mins
City Hall	20mins	Manchester Piccadilly 50mins
The Forum Shops & Boutiques	20mins	London St. Pancras International 127mins

I LOVE YOU WILL U MARRY ME

Design, design, design

We don't have a pattern book
and we like to work with a
whole range of designers and
architects to craft spaces that
will stand the test of time.

You may think the design for Park Hill was done, and dusted, 50 odd years ago – set in aspic by English Heritage and the 20th Century Society. True, English Heritage had a great say in what we've done to the building but the joint design team of Hawkins Brown and Studio Egret West have had their work cut out.

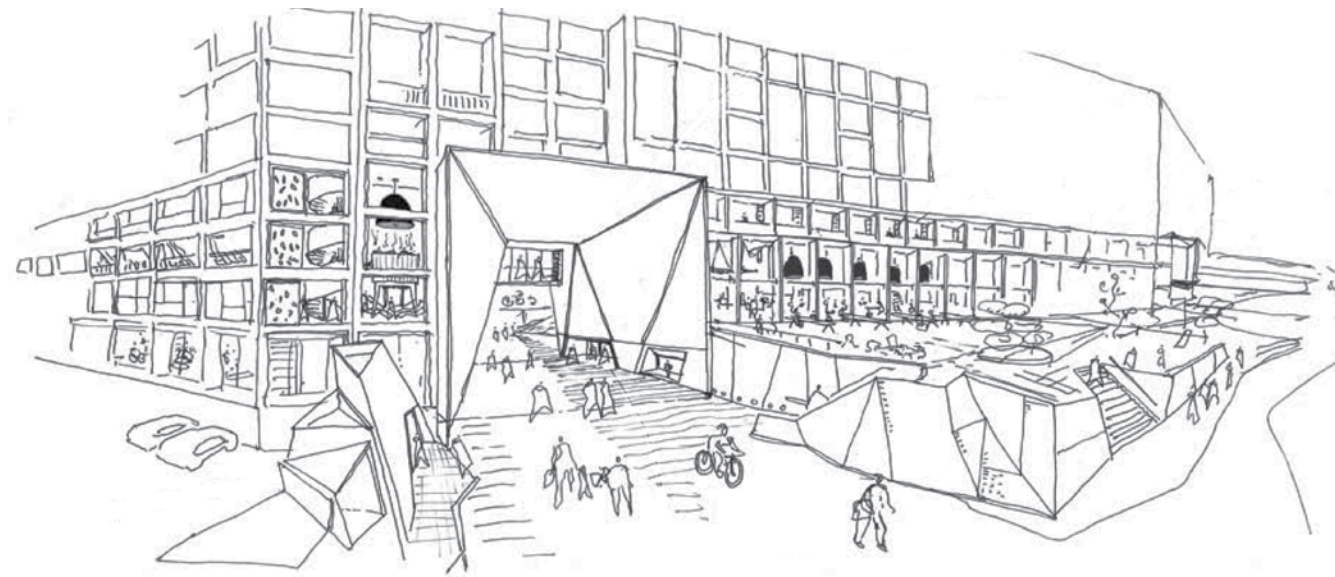
Not only have the architects had to work within the tight confines of the sensitive heritage of the building, they also had to find a language that was relevant to this century. Getting that balance right has taken years.

We agonised over the replacement of the brick panels, the window frames, the new balconies, the new timber rail on the 'streets in the sky' to replace the concrete ones of the same proportion – it seemed like a more human thing to do, a nicer texture, a better feel to rest your elbow whilst you watch the world pass by below.

The design teams 'grand gesture', the one big strategic move was 'the cut'. The cut is at the point that the building is closest to the City and tallest in height. Before the building just seemed to 'thud' into the ground, there was no sense of a celebration of entering the building, it was too quiet, it was too confusing. It gave no sense of what was beyond.

We managed to persuade ourselves and the heritage lobby that taking some of the building out to create a clear point of entry that welcomes you and draws you through into the building was a good thing to do.

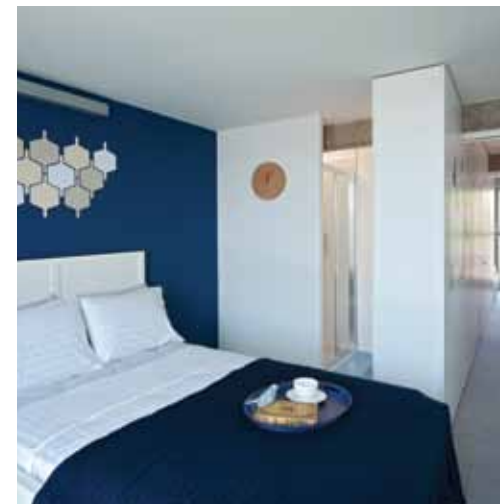
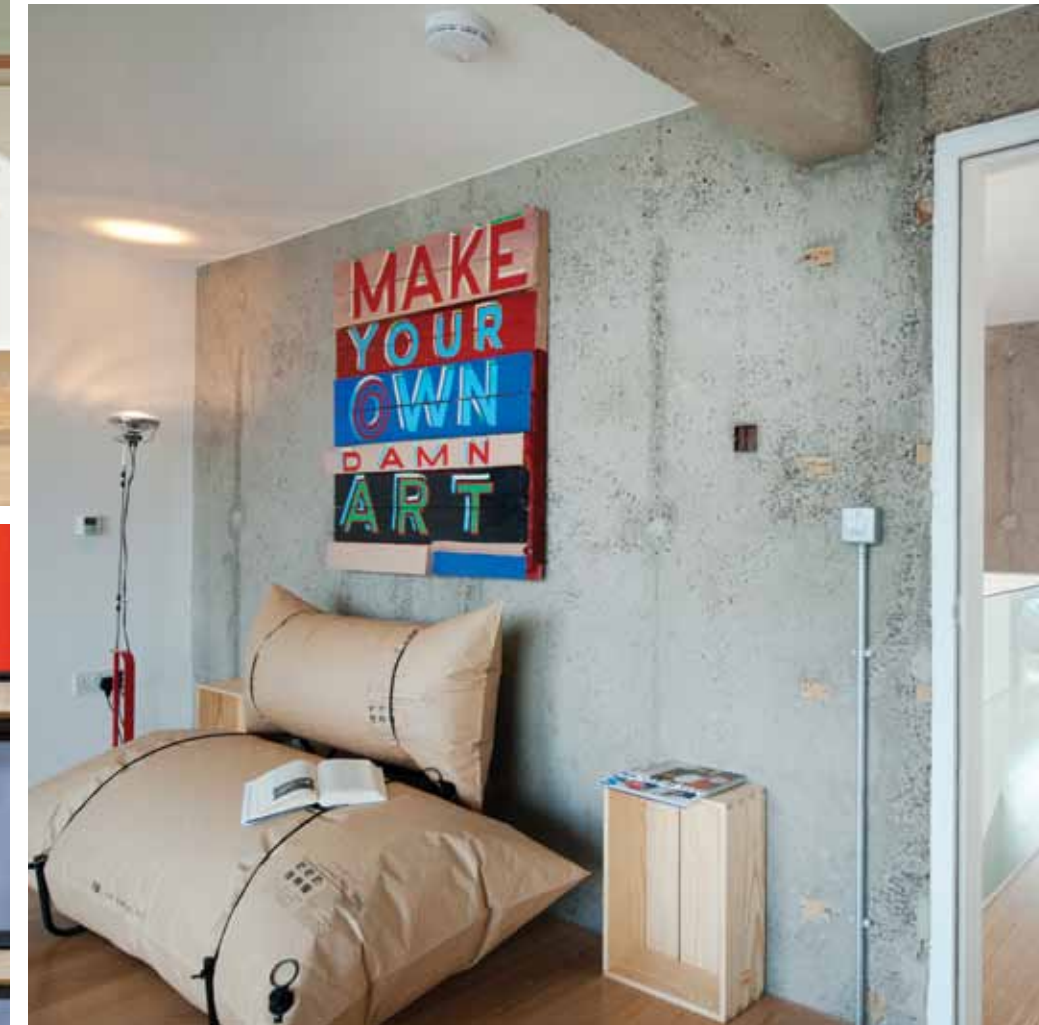
We also spoke to Ivor Smith (the original architect) about the work that we were proposing and he agreed, he wasn't at all sentimental, he recognised the need for change.

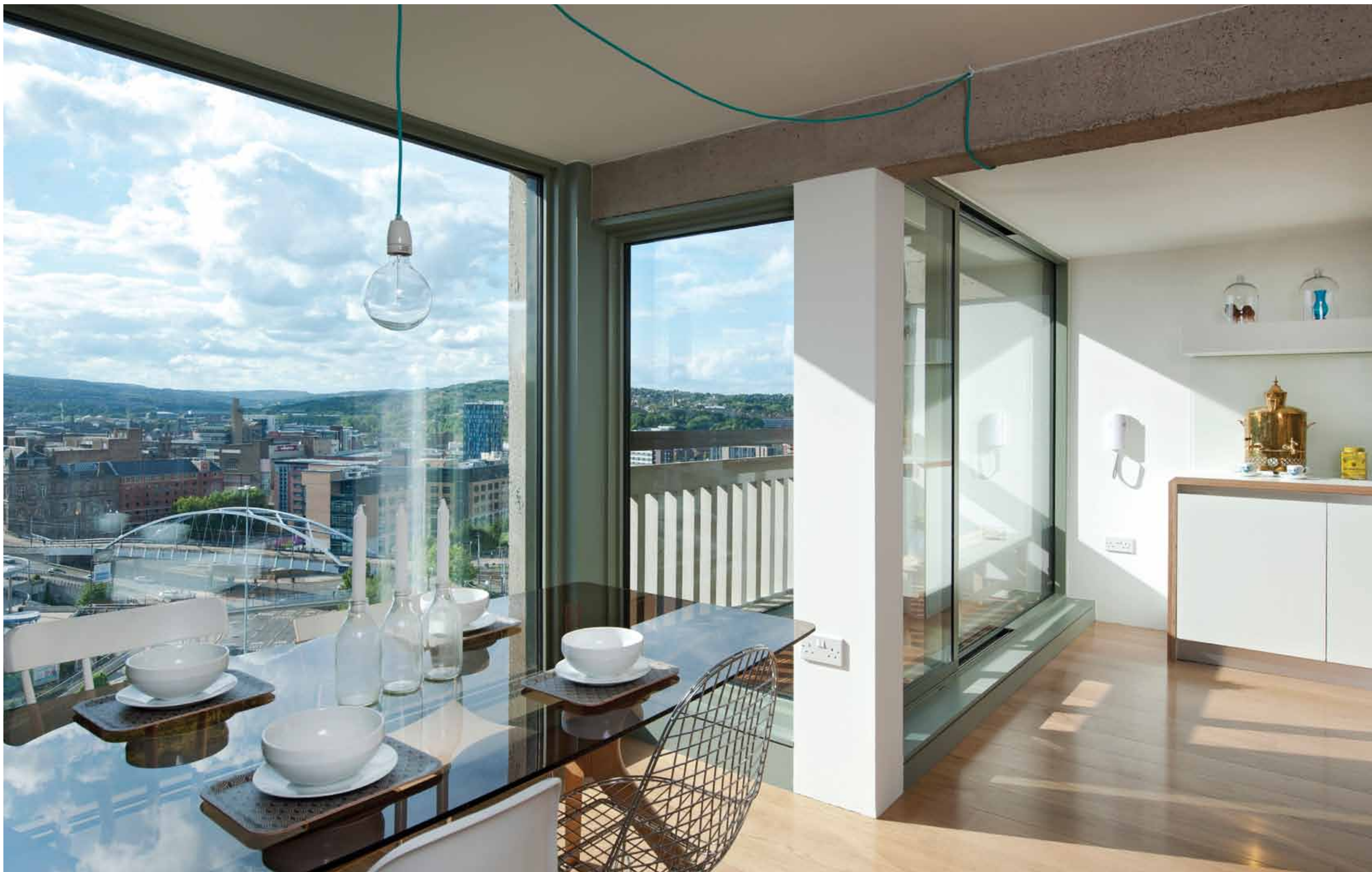


Left Principal architects: David Bickle, Hawkins Brown and Christophe Egret, Studio Egret West deciding which colours to use.
Right Christophe Egret, original conceptual sketch.



Park Hill





The floor to ceiling windows let the light in, the solid panels open to let the air in – which is curious – and the new kitchens and bathrooms bring the whole thing right bang up-to-date.

Stunning space, natural light

We think these apartments are truly amazing. They're generous in size, unusually they're dual aspect so you can see what's going on at the other side of the building and, when there's a breeze, it can make its way through from one side to the other to freshen you up, or cool you down.

Speak to some of the original residents who moved into here in 1961 you'll find they loved it then, and for those who have been here from the start, they still love it now.

We think we've taken the best bits - we've shown respect where we think respect is due and we've injected a strong and assertive sense of modernity where we can - which makes these apartments not only fit for purpose but fit for a King...or a Queen, even.

Wherever possible we've tried to celebrate a bit of the past - leaving some of the old concrete exposed in whatever condition we find it, just to remind you that you're part of the past as well as part of the future.

Most apartments are designed over two floors so you always have an upstairs, downstairs.



The devil is in the detail

Apartment specification:

General

- All apartments dual aspect (windows front and back)
- All apartments duplex (two storeys)

Kitchen

- Range of fitted base units, full height cupboards and feature storage shelf
- Ceramic hob
- Integrated fan assisted oven
- Integrated separate fridge and freezer (two/three beds); integrated fridge with freezer compartment (one beds)
- Stainless steel monobloc taps with stainless steel sink
- Integrated dishwasher (two/three beds); plumbing for dishwasher (one beds)
- Plumbing and space for washing machine

Finishes, fixtures & fittings

- Engineered timber flooring to living, dining room and kitchen areas
- Carpet or engineered timber flooring to bedroom areas
- Rubber mat flooring to bathrooms
- Engineered timber flooring or carpets to stairs
- Glazed balustrades to stairs
- Exposed original concrete feature walls to staircases, living rooms and some bedrooms
- Bespoke flush-finished internal 'pocket' doors
- Internal painted plastered stud partition walls
- Ceilings painted plasterboard
- Floor to ceiling double-glazing
- Full height openable solid cladding panels
 - coloured anodized aluminium finish
- Steel-framed, glazed internal balustrades to bedrooms
- Powder coat finish on double glazed aluminium frame windows

Bathrooms

- Bespoke Park Hill bath
- Shower over bath
- White ceramic sanitary ware
- Chrome finish taps and fittings
- Partially tiled walls
- Full height storage cupboard

Ensuites (where applicable)

- Walk in shower with glass shower screen
- White ceramic washbasin
- Built-in storage units

Balconies

- All apartments have main balcony with timber decking and hardwood timber handrail
- Secondary powder-coated steel balconies (two beds)

Heating

- Zoned wet underfloor heating
- Powered by District Heating System

Services

- Telephone, TV and satellite points
- Broadband connection facilities (usual customer subscriptions apply)
- Secure door entry system (audio)
- District Heating System - space heating and water heating

Common areas

- Streets in the Sky (secure residential access only)
- Lifts to all Street levels
- Shared feature entrance lobby
- Recycling/refuse areas on all Street levels
- CCTV coverage of the main points of access

Parking

- Secure allocated parking available (additional cost option)



What's your type?

The plan of the building is very clever. The flats are clustered around four doors on the street in the sky. Two of those doors go in and up, two go in and down. Of the four flats in a cluster, two are two storey whilst the others have stairs that take you down into your space.

The flanks of the building, ‘cranked’ to make the best of the sunshine and wrap around an internal garden. The lower floors of the building are being turned into commercial units to make bars and shops and offices.

Typical example:



“The scheme’s architects, Hawkins Brown and Studio Egret West, have achieved something spectacular and the rebuilt apartments are a delight: well planned, achingly contemporary, bright and compact.”

Edwin Heathcote, Financial Times

Park Hill explained

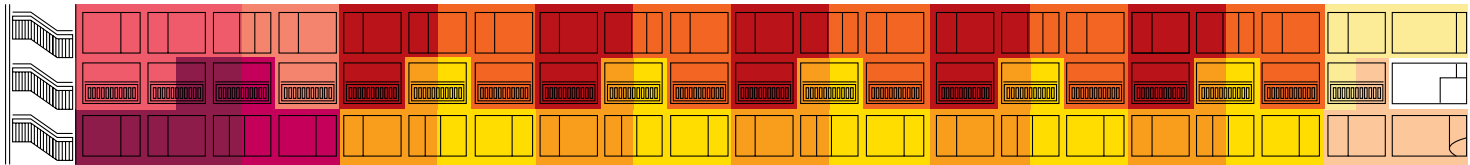


How the streets work...

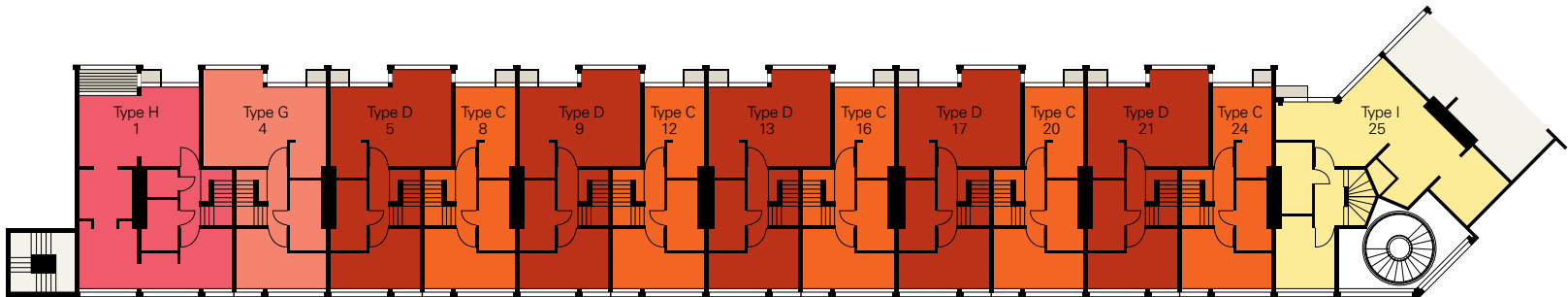
Apartment numbers 1 - 26



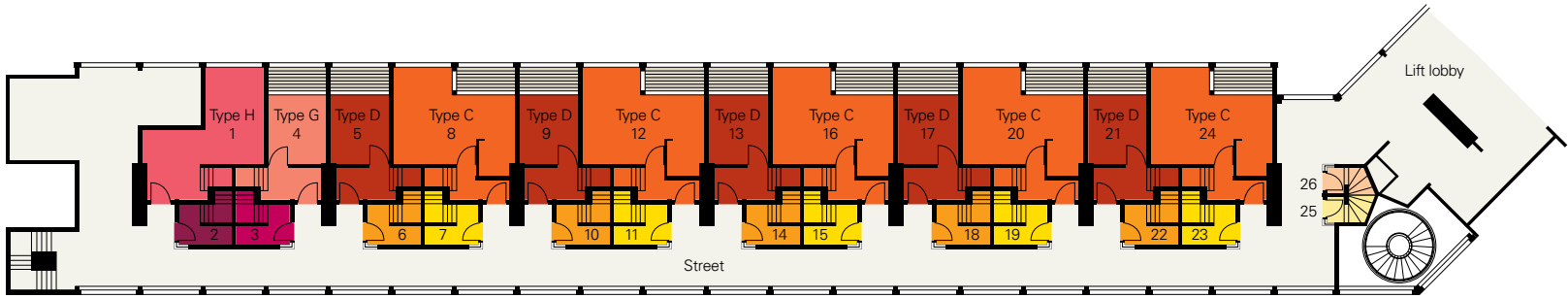
Typical Street Elevation



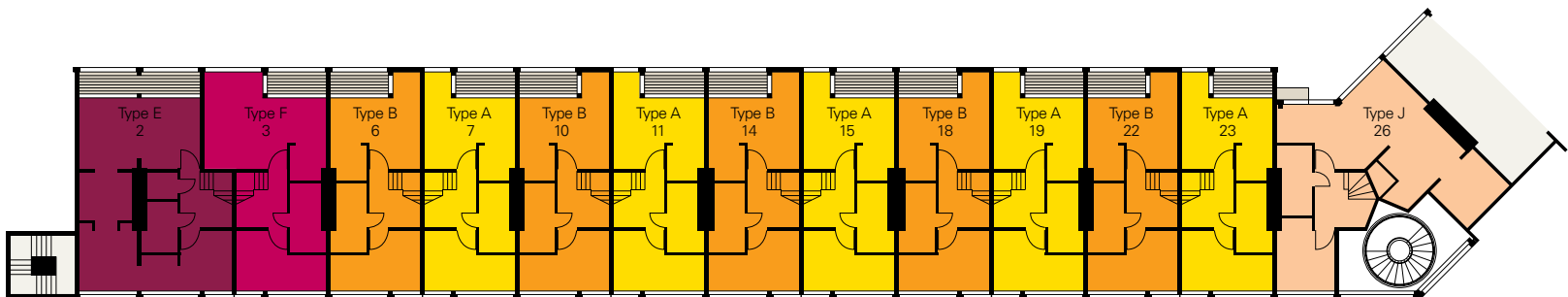
Above Street



Street Level
Norwich Street / Level 12
Long Henry Street / Level 9
Hague Street / Level 6



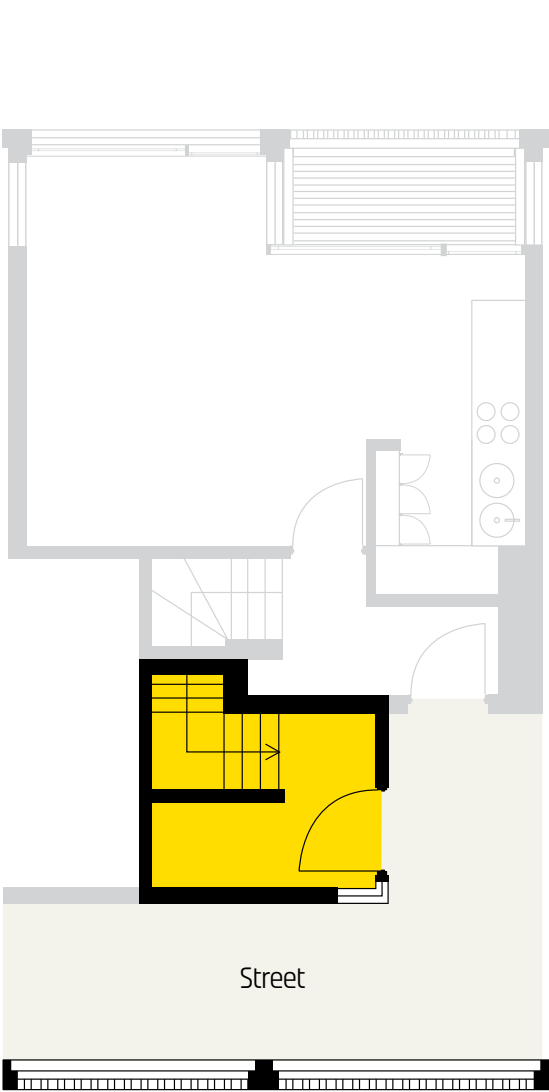
Below Street



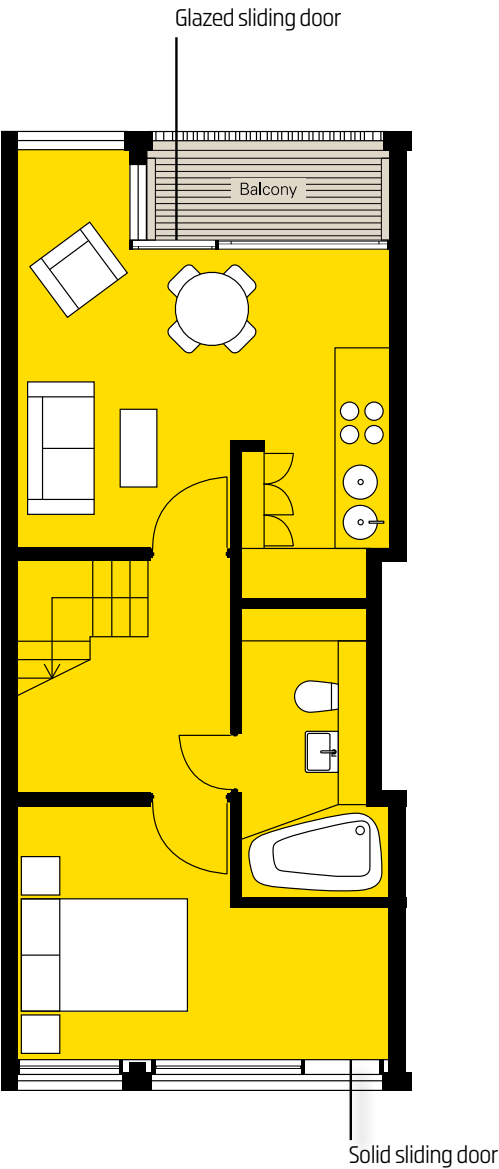
Type A - 51 sq m / 547 sq ft

One bedroom

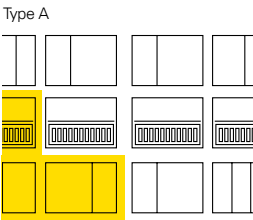
Park Hill



Street level



Below Street

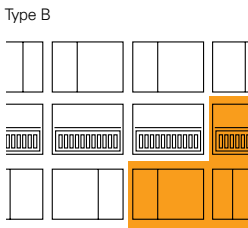


Disclaimer Plans are for information and should be used for guidance only and do not form part of any contract. Balcony locations differ in some apartments to standard layouts. Check final particulars with the sales team.

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Type B - 51 sq m / 547 sq ft

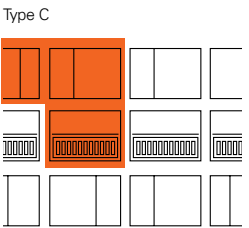
One bedroom



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Type C - 71 sq m / 767 sq ft

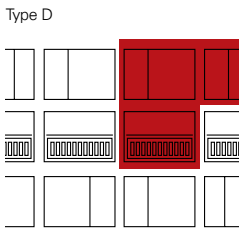
Two bedroom



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Type D - 71 sq m / 767 sq ft

Two bedroom

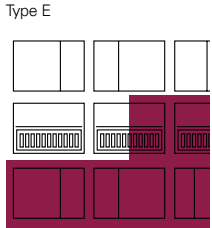


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Type E - 73 sq m / 784 sq ft

Two bedroom

Park Hill



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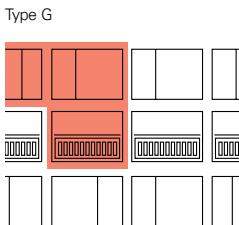
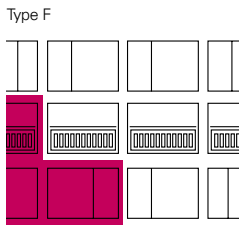
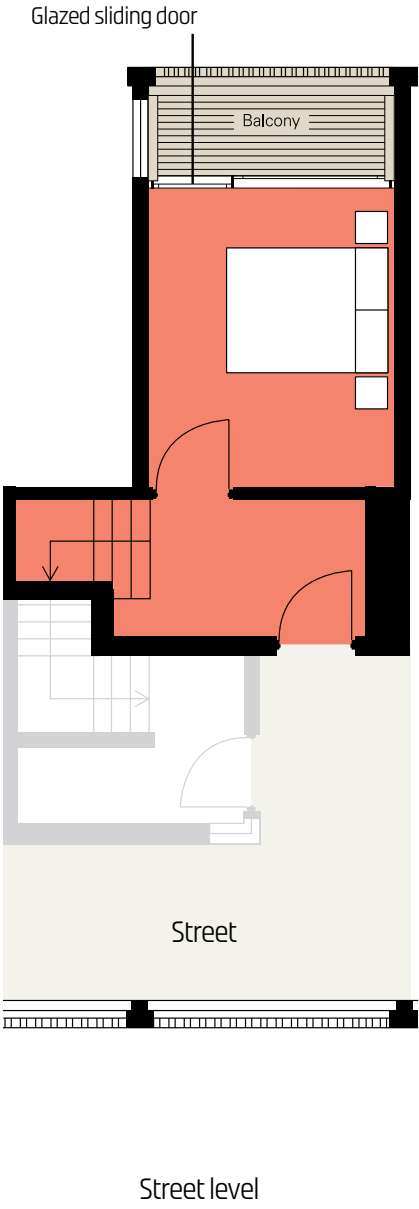
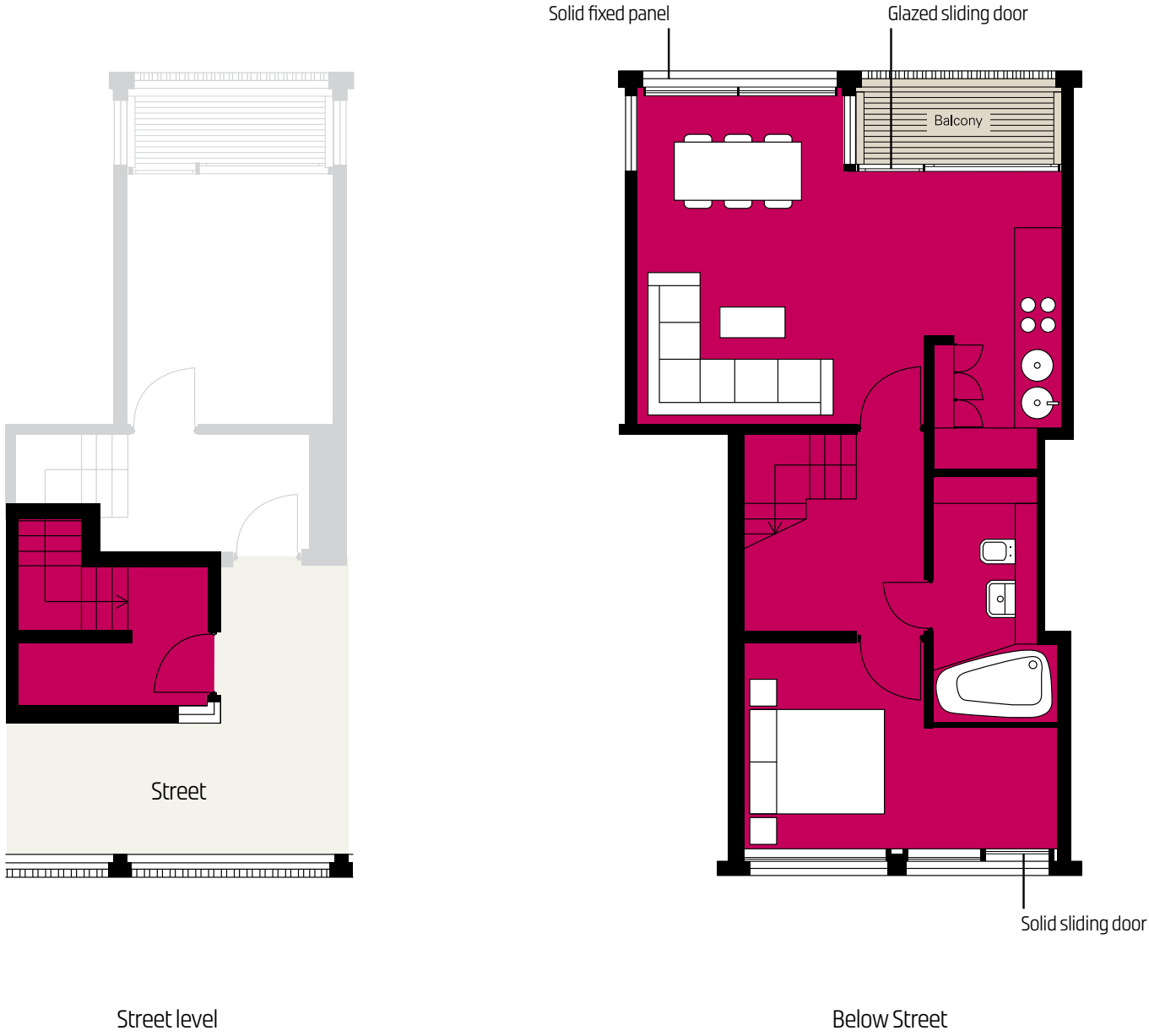
Type F - 58 sq m / 625 sq ft

One bedroom



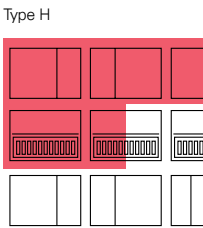
Type G - 71 sq m / 767 sq ft

Two bedroom



Type H - 95 sq m / 1021 sq ft

Three bedroom

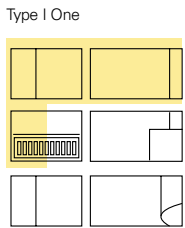
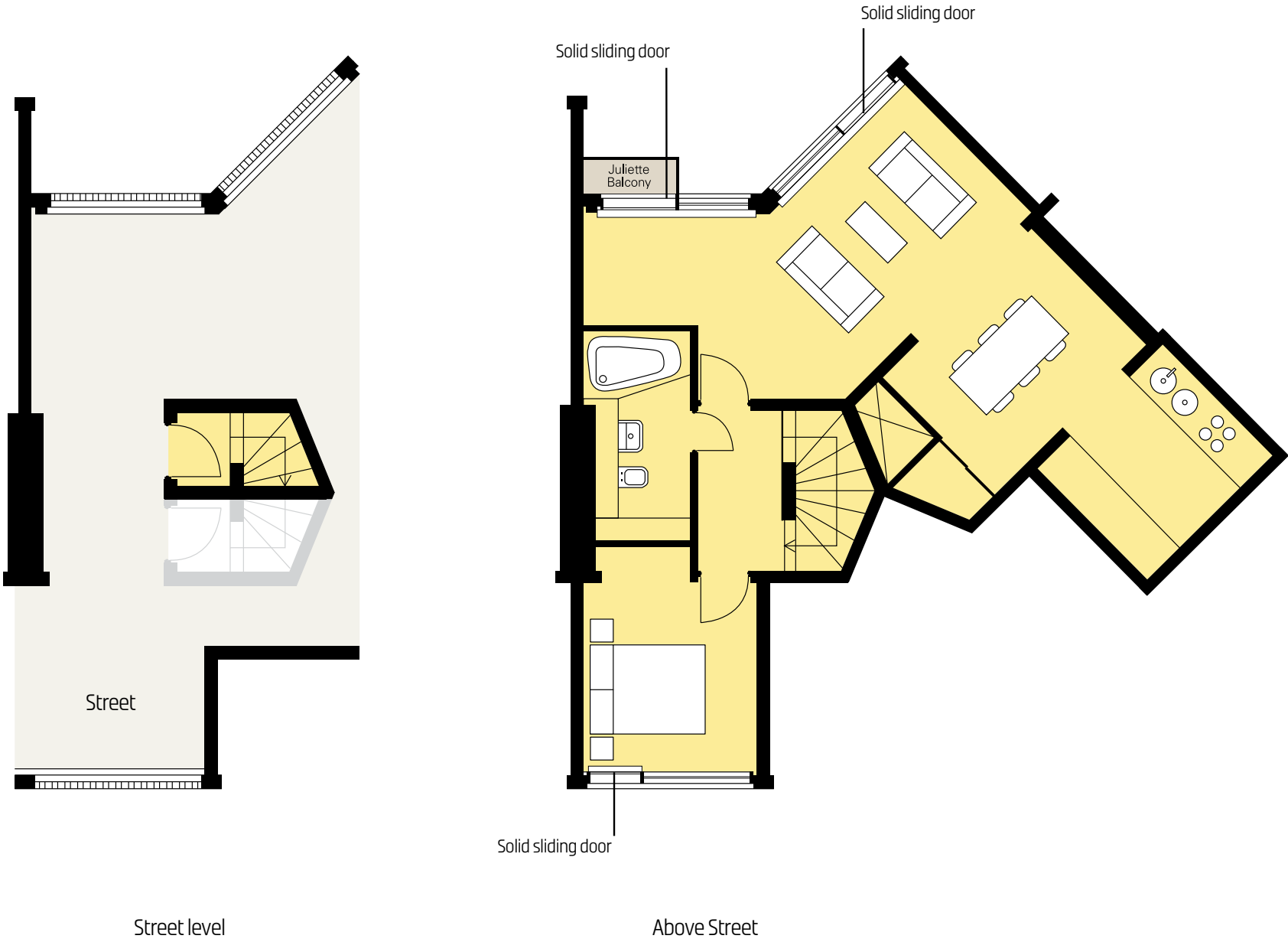


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Type I - 70 sq m / 748 sq ft

One bedroom - Above Hague & Long Henry Street

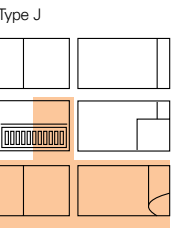
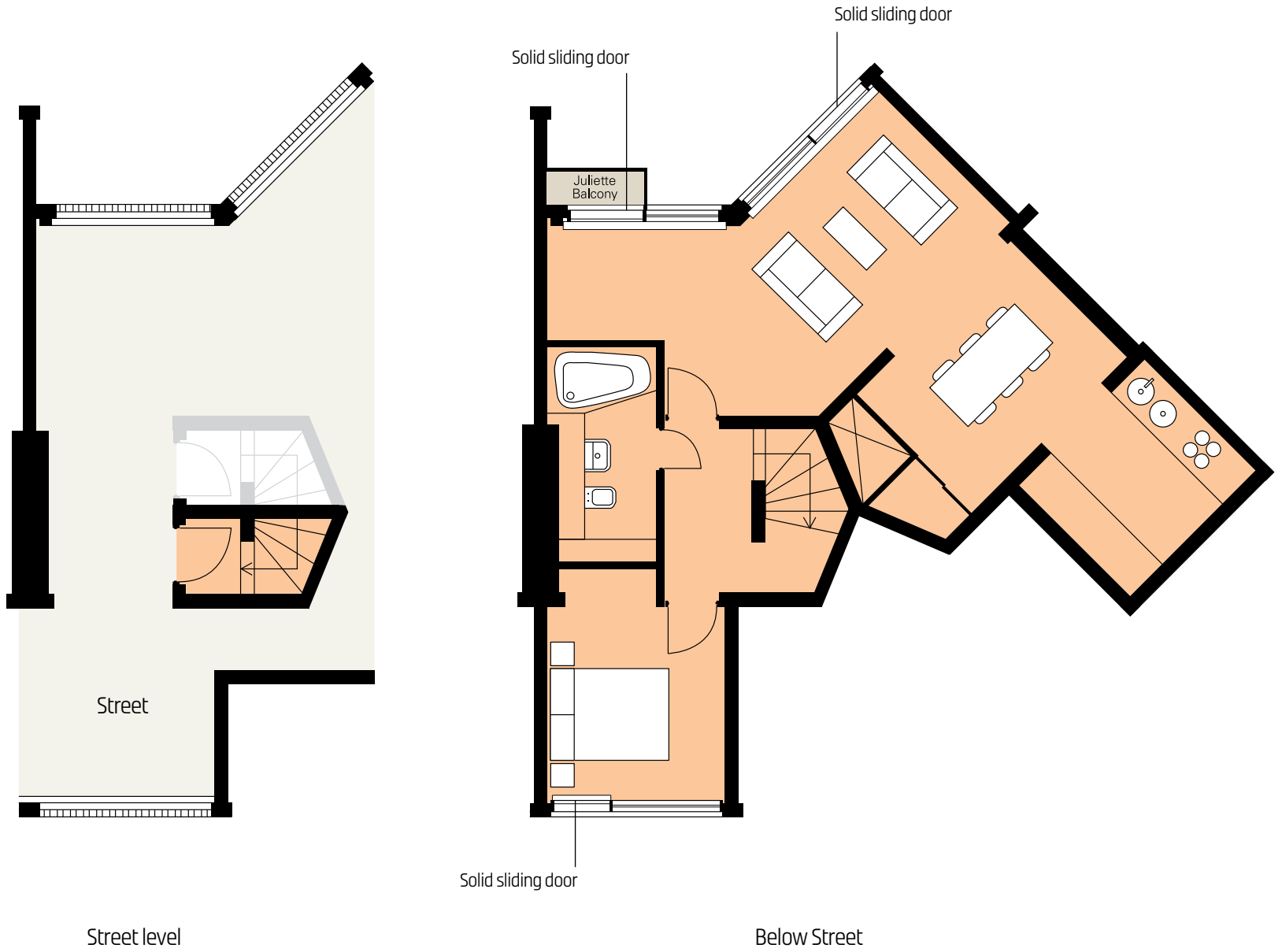
Park Hill



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Type J - 70 sq m / 748 sq ft

One bedroom



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Duplex units

Take a Shop? An Office? A Studio? Park Hill's more than just a home

The ground floors that face West have been converted from residential into commercial units.

We want to repopulate the building, make it come alive with interesting uses – coffee shops, bars, pubs, restaurants, studio's, offices, galleries. If you've got an amazing idea then we'd like you to come and be amazing here, please. If you're an interesting company we'd like you to come and be interesting here, please.

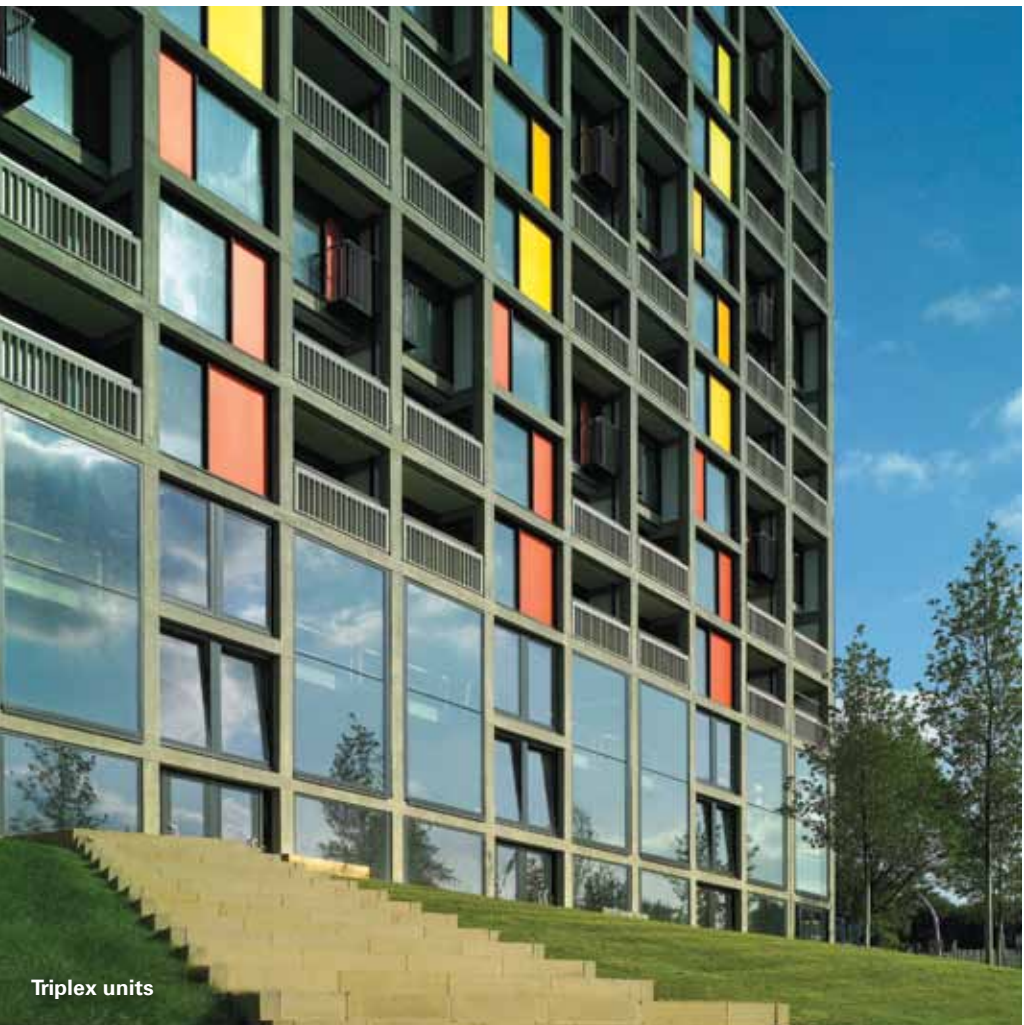
We'd like to think that we'll find operators who want to open the best pub in Sheffield, after all its got to be the best 5 o'clock beer spot in the city – looking due West out over the park onto the city skyline.

Choices, choices

Due to the way the building works there are a variety of options for workspace or retail space - single storey, duplex or triplex. Sizes range from 500 sq ft to 30,000 sq ft and you can take the space as a bare shell and be minimal, or we can arrange a fit out package for you. The choice is yours.

“Urban Splash's refurb of a listed sixties council estate is turning one of the republic of South Yorkshire's biggest problems into an aspirational address.”

Thomas Lane, Building Magazine



Triplex units

About US

We are a company that has invested over half a billion pounds over the last decade on projects that have transformed people's perception about property and places.

We have won over 300 awards for design, business and regeneration.

We're interested in people, we're interested in buildings, we're interested in architecture and we're interested in cities, put that all together and you end up with US.

We're also pretty easy to live with and we're really committed to making great spaces for people to enjoy.

Get in touch

Residential

Contact our residential consultants to make an appointment to view our show apartments and find out more about how you can live at Park Hill.

Urban Splash
Marketing Suite
Park Hill, Sheffield
S2 5PN

0114 303 0375
live@urbansplash.co.uk

Commercial

If you are interested in our commercial units, then give our commercial team a call, they will be happy to arrange a viewing and discuss your requirements.

0333 666 0000
commercial@urbansplash.co.uk
www.urbansplash.co.uk



Reservation procedure

Once you have chosen your new home you will need to follow the steps below:

Buy with US

1. In order to reserve your new home you will need to complete the following:
 - i) a reservation form.
 - ii) ID check list (please note you will need two forms of ID, one with a photo).
 - iii) property check list.
 - iv) pay a reservation fee of £1000 for your apartment and £250 for your car bay (if applicable).(We recommend you pay by debit card; credit card payments are subject to a 2.5% bank charge, and we don't accept cash).
2. When you reserve your home you will need to have instructed your solicitor who will act on your behalf during the legal process from reservation to completion. If you need help finding a solicitor Urban Splash can recommend a solicitor for you from our approved panel. Urban Splash's solicitor will issue a detailed information pack in relation to the title documentation to your solicitor.
3. If you need a mortgage to purchase your home, you will need to have a mortgage offer in place at the point of reservation. If you need help finding a mortgage Urban Splash can put you in touch with an Independent Financial Advisor who will be able to assist you with finding the right mortgage product for you.
4. The reservation fee secures your home and takes the property off the market for a period of 28 days at which point you exchange contracts and pay your deposit, details of which are documented on your reservation paper work. When contracts are exchanged this means that you are legally bound to complete on the purchase and your solicitor will advise you accordingly.
5. Completion usually takes place 10 working days from exchange or once the property is ready for occupancy.
6. The lease is for 249 years.
7. Once you have completed Urban Splash will contact you and arrange to handover your new home.
8. **Enjoy your new Urban Splash home!**

DISCLAIMER:These particulars do not form any part of a contract. The information in these particulars was correct at the time of collation and is designed to be illustrative of the development. Certain details are subject to change. Plans are not to scale. Images are representative of the space and may not be the actual unit. Please make sure you have the latest price list and availability. For further details contact a member of the residential team. February 2012

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Park Hill Sheffield

0114 303 0375

www.urbansplash.co.uk