50s brutalism
Rooted in 50s utopia, grounded by Sheffield steel. After being left in the dark, Urban Splash have brought Park Hill back to life.

Make it a proper place
We aim to create a real community at Park Hill. With homes, workspaces, art, and more green space than ever in the shared gardens.

Streets in the sky
Beautiful homes full of character overlooking the park and Sheffield city centre, what more could you want?

A new view
Working in partnership with Places for People and award-winning architects Mikhail Riches, we plan to continue the Park Hill story with Phase 2.
Park Hill
The rise, fall and resurrection
Park Hill, a world apart from the crumbling slums. Conceived in the 50s by Sheffield City Council architects, Ivor Smith and Jack Lynn, they had a vision that would transform the way people lived. The apartments were modelled to gain maximum sunlight – which is why the building curves and wraps itself around the hillside. The design was carefully and cleverly thought through, so that nearly all apartments are dual aspect, and most are built on two–storeys. Fronted by a three metre wide deck, the ‘streets in the sky’ allowed for a milk float back in the 50s.

Streets in the sky

Inspired by Le Corbusier’s seminal Unité D’Habitation in Marseilles. Brutalism at its finest.
Years of under-investment left the infamous Park Hill estate in a state of decline.

Yet, in recognition of its architectural and social importance, Park Hill was Grade II Listed by English Heritage in 1998, becoming the largest Listed building in Europe.

Urban Splash fell in love with the brutalist giant. We had a vision to regenerate the notoriously neglected estate into a place people would love to live in again.

All it needs — is to be loved.
The story so far

Masterplanners

Transformers

Make it a proper place
Once again streets in the sky
Community values
Make it green
Sheffield –
Northern capital of cool
There’s an art to this

The next chapter

Super humans

A vibrant mixed community

Future builders

Phase 2
Park Hill – A new view

Phase 3
Béton House – Student living

Phase 4
Park Hill Art Space
Master-planners

Phase 1
260 homes
10,000 sq ft of workspace

Phase 2
195 homes
20,000 sq ft of workspace

Phase 3
356 student bedrooms
By Alumno Group

Phase 4
Park Hill Art Space
By S1 Artspace

Phase 5
Future homes
Our vision

We’re working in partnership with Places for People, the Sheffield City Council and other local partners to bring back Park Hill and re-build a lost community.

We want to create a vibrant and sustainable neighbourhood for the 21st Century. A neighbourhood filled with creativity and culture. We’re looking firmly to the future whilst respecting the history of this iconic building.

"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."

Late Ivor Smith, the original architect of Park Hill
Transformers
Design is key to us and that’s why we’ve worked with incredible architects Hawkins\Brown and Studio Egret West to deliver 260 homes and 10,000 sq ft of workspace. Together, we’ve created modern homes with tons of natural light and space whilst keeping a little of the past as we go.

"Hawkins\Brown and Studio Egret West have achieved something spectacular and the rebuilt apartments are a delight."
Edwin Heathcote, Financial Times

Once again streets in the sky
"Urban Splash has always been a generous supporter and advocate of PHRA activities that benefit not only residents, but also the wider community. Our Summer and Winter parties are always fun and inclusive events that allow Park Hill residents and others to get to know each other better. We enjoy living in an architectural icon and love sharing our experiences with visiting architects, historians, academics and students. We’re proud of where we live. It’s more than just bricks and mortar (or in our case, concrete!) – it’s a vibrant, mixed and interesting community that is set to grow further in the coming years. Bring it on."
David Watkins, Resident/member of Park Hill Residents’ Association
“... Britain’s most on-trend development... it’s been named the sixth coolest place to live in the country.”
Metro
Make it green
“Our aim was to capture the rugged beauty of the nearby Peak District, with its angular forms and loose natural planting. Every green space in and around the building is purposeful – including allotments, children’s play areas and a bowling green. The result is a building that feels grounded within its very own parkland.”
Grant Associates

Working with landscape architects Grant Associates, the setting of Park Hill has radically changed. With more green space, outdoor seating areas and wildflowers, the view from your home has never been prettier.

Park Hill is after all, sitting in its own (you guessed it!) park. We’ve not forgotten to keep the value of this for future residents.

Plant everything that doesn’t move
1 – Kelham Island
This is Sheffield’s most exciting neighbourhood. Home to trendy pubs and bars, restaurants and independent retailers.

2 – The Moor Market
A modern indoor market with over 90 independent businesses selling organic produce along with artisan food stalls. Part of The Moor, it sits right on the bustling high street too.

3 – Tamper Sellers Wheel
A super cool coffee shop. This barista-run café serves carefully sourced coffee and New Zealand style bites. Based in the city centre streets, where you’ll find plenty more independent food and drinking spots.

4 – Crucible Theatre
Grade II Listed and previously awarded Theatre of The Year. Hosts a variety of theatrical performances including the award-winning “Standing at the Sky’s Edge”, by Richard Hawley, about Park Hill itself.

Sheffield – Northern capital of cool
Arts and culture

"It was wonderful to see the play 'Standing at the Sky’s Edge' at the Crucible and realise how iconic and inseparable Park Hill is with the city of Sheffield and the lives of the people here."

'Standing at the Sky’s Edge' theatre show

Sheffield has gone from an industrial powerhouse to a rising star of the UK’s arts and culture scene.

Famous for its 'Steel City' nickname, Sheffield gained an international reputation for steel production in the 19th century. Former factories and foundries, now house galleries, museums and theatres.

It’s also home to a renowned community of street artists. You’ll find most of the city centre streets are filled with intricate and sophisticated work, making Sheffield a colourful place to be.

There’s an art to this
Super humans
Homes, businesses, arts and culture

"Sheffield has been reinventing itself as a northern capital of cool. There's no bigger indication of this than Park Hill..." The Sunday Times

A vibrant mixed community
"I had been aware of and seen Park Hill for years. I grew up in the Peak District, but love Sheffield and I saw Park Hill had the Help to Buy scheme which made it affordable for me to move here and I've never looked back. It's amazing to be part of a building with so much history and general interest. People come from all over the country to take pictures and I'm proud to live here."
Thom
Living at Park Hill since 2017
Living at Park Hill

"I feel really safe living here. I’m going to look into using the nursery here when I go back to work. Having a child in this flat is a doddle really – there is enough space and Elsie loves to run up and down the corridors, and I can also go down to the gardens below."

Jenny, Elsie and Harris (Age 1)
Living at Park Hill since 2015

"I absolutely love it here. We are building something new. Something I am keen on is that you don’t stay in your flat, you’ve got to get out into the community – you may love your flat but it won’t love you back."

Sue
Living at Park Hill since 2015
Working at Park Hill

“We got the keys to our studio in February 2013 and became the first business to move into Park Hill. Since then we’ve seen the place really thrive and grow, with more companies and hundreds of residents moving in. I’ve always said there’s nowhere else like Park Hill and, with the future phases and development of S1 Artspace, it’s just going to get better and better.”
Nick from Human Studio
"Opening the first café at Park Hill has been both exciting and challenging but we worked hard to let the people from here and from other parts of Sheffield know who and where we are, and it has paid off! We have built up a regular clientele from both universities, the NHS, and several businesses who find it a great meeting space and a convenient location. Why wouldn’t they – here we are in a beautiful building with such amazing views across Sheffield. We have loved being part of this growing and diverse community and it’s been fantastic getting to know the residents."

Rachel Cornish and Tim Jenkins from South Street Kitchen
"We feel privileged to be part of Park Hill. Having been on site since the early 1960’s, the nursery is delighted to have a brand new home that is part of the first phase of the redevelopment. We have generations of children here that now includes the new residents as well. It is a happy place and a tight community. We are invited and go to the resident events, we know the businesses here and we are also active with the Park Hill Residents’ Association – for example our children are growing plants and vegetables in the community garden which we are going to incorporate into a project with the fabulous café South Street Kitchen."

Nancy Farrow, Headteacher from Grace Owen Nursery
Creativity at Park Hill

"We’ve been based at Park Hill for over four years now and have witnessed the site change from a vacant building site to thriving community – a community we’re proud to be part of and eager to see grow and connect with over the coming years. Our exhibitions and events are attracting a broad range of people from across Sheffield including families, students, academics and the local community. We’re grateful for the opportunity to play a part in the redevelopment of this unique location and are excited about the range of new opportunities Park Hill will provide to the local community in the years ahead."

Louise Hutchinson, Artistic Director, S1 Artspace
Creativity at Park Hill

We have always been enthusiastic art pushers and committed design junkies, because pioneering creatives deliver intangible value to the places they inhabit.

Kid Acne has produced a new body of work called HAVE A WORD, which focuses on his iconic text-based slogan pieces and for the first time linking his art and music through the exploration of lyrics and typography. Park Hill has hosted these painted murals around the site, and S1 Artspace held the exhibition of his pieces.

“For this current project, every piece of work from the exhibition and on the external walls of Park Hill are directly informed by snippets of lyrics from my fourth studio album (also called HAVE A WORD). The letters are intentionally bold, legible and larger than life. The style of lettering derives from my early fanzines, comics, gig posters and DIY records sleeves and has developed organically over the years. All murals are hand painted using spray-paint, masonry and acrylic eggshell. One of my first slogan paintings was at Park Hill in the first phase of development, it was a pleasure to revisit on this project.”

Kid Acne
Future builders
We believe inspirational architecture is possible in every project; it has the power to enrich all our lives.

Mikhail Riches, Park Hill Phase 2 architects, and winners of the Stirling Prize for Architecture in 2019
We’re continuing the Park Hill story with Phase 2. Working with award-winning architects Mikhail Riches to bring this chapter back to life. We’ll be putting a new spin on the next homes with a neutral look and plenty of choice on apartment types so there’s something for pretty much everyone. We’ll be completing 195 homes and 20,000 sq ft of workspace.
All of the new apartments in Phase 2 have been carefully designed by Mikhail Riches to maximise space and light. The finer details have been carefully considered, for example your door colour will match your balcony reveal in one of our soft new pastel tones.

Every new home will be dual-aspect and will have outdoor space and stunning views over Sheffield and the communal gardens. Like the award-winning apartments in phase one, these will be very special new homes.
Béton House – Student living

We’re excited to be working with the Alumno Group on the third phase of Park Hill. Well managed student living brings vibrancy and activity to the area. It also ties in with our vision of creating a real mixed community at Park Hill alongside the sensitive design-led restoration of the blocks.

Béton House will comprise of 74 unique townhouse style units accommodating 356 new student residents, alongside additional new ground floor commercial space for use by Park Hill residents and the local community.

The proposals were developed in close collaboration with local practice Whittam Cox Architects, local stakeholders and Heritage England. They offer a range of living space in a format new to the student accommodation sector offering a wide range of choice and options. Communal spaces have been designed by Belly Kelly Design and Brinkworth Design.

356 student bedrooms
By Alumno Group

Phase 3
S1 Artspace first joined us in 2015 in the space known as ‘The Scottish Queen’ on South Street. They have hosted a large range of exhibitions and events with a variety of artists. After expanding into a larger space at Park Hill we’re excited to say they will be growing even further...

The Ambition

S1 Artspace’s ambition is to transform part of the Phase 4 block of Park Hill into ‘Park Hill Art Space’, a world-class destination for arts, culture and heritage. Park Hill Art Space will feature one of the largest contemporary art galleries in the North of England as well as artist studios, workspace for creative businesses, space for learning and community, accommodation for visiting artists, publicly accessible heritage flats, a gallery shop, café and sculpture park.
Partnerships
make our ideas happen

Urban Splash and Places for People are working in partnership delivering the next chapter of Park Hill to create 195 new homes. This is not our first project together, as we’ve also worked on creating new homes and communities in North Shields, Bristol and Birmingham.

Creative from the ground up

The original innovators, developers with a difference, we aren’t here to rip it up and start again. We aim to revive buildings and places with outstanding architecture and a consideration for the past, present and future. Urban Splash are as driven by this original vision today as we were when Tom and Jonathan started the company over 25 years ago.

We work on the basis that redevelopment is more than bricks and mortar, it’s about using enlightened design, creating new communities and enhancing peoples’ lifestyles, it’s about building places that work for the people who live in them and the towns and cities beyond. As a result, we’re behind some of the most exciting urban regeneration in the UK.

Places for People is an award-winning development and regeneration company, with over 50 years’ experience creating thriving, sustainable places.

With a long track record of successful development and management, a reputation for delivering large scale regeneration and an ability to work across the UK, Places for People has an unrivalled ability to create aspirational homes and inspirational places. The company owns or manages over 180,000 homes and has assets in excess of £3.7 billion.

Building homes is just the start. New schools, shops, leisure facilities, job opportunities and training for support services make a place thrive. And it doesn’t stop there: Places for People make a long-term commitment to their communities and work to provide what they need to thrive; not only today but for future generations.

Places for People is creating some of the UK’s most exciting new places, including at the Queen Elizabeth Olympic Park in London. As a not-for-dividend organisation, all its profits made are reinvested back into its core business of creating and maintaining sustainable places. This means the company can sustain a wide range of activities that make a difference to people’s lives, whilst believing in responsible business and working hard to integrate responsible business principles into everything it does.

"... the universe’s greatest property developer."
The Guardian

AWARDS

PROPERTY AWARDS

2019

PLACEMAKING AWARD
URBAN SPLASH AND PLACES FOR PEOPLE FOR PARK HILL

AWARDS
Park Hill has been regenerated by Urban Splash X Places for People. All the property and regeneration companies in the Urban Splash family share the same brave attitude and passion for leaving a positive mark on the world.

Find out more here: https://www.urbanplash.co.uk/family

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