

st. paul's place sheffield

category
client
value
date
awards

Commercial
CTP Wakefield
£15m
2016

- + Shortlisted for RIBA Yorkshire Awards 2017
- + Regional finalist for Civic Trust Awards 2018

St. Paul's Place, Sheffield represents the completion of the commercial components of the Heart of the City Masterplan for the site formerly occupied in part by the 1970's extension to the Grade I listed Town Hall. The masterplan introduced two new key pedestrian routes, one linking Arundel Gate and Norfolk Street, and the other Charles Street, St. Paul's Place and the Winter Gardens. Office buildings one and two, together with the multi-storey car park (MSCP) are by Allies and Morrison. A thirty-storey residential tower is by Conran and Partners.

We liaised closely with Sheffield City Council whilst developing the design to planning and continued to be closely involved post planning, in discharging planning conditions and agreeing the

design of Public Artwork to be included at street level.

Conceptually, building three, which comprises 76,000ft² new build Grade A office area, is conceived as a heavily articulated glazed rectangular 'box', sitting on a scale-defining Stanton Moor stone plinth (with embedded artwork by Richard Perry) which addresses the level change across the site. The ground floor offices provide a transition between the two elements of the stone podium and the 'box' with a colonnade to Charles Street and Norfolk Street. Car parking and servicing is via a basement which extends under all buildings, requiring careful integration with existing urban fabric.

The building adopts the sectional heights of its

neighbours, but significantly the offices rise 9 storeys above ground. This seeks to terminate the run of office buildings along Norfolk Street but also to establish nodal relationships with other taller buildings beyond in Union Street and within the New Retail Quarter. The core is located in the centre of the north elevation and is arranged so as to permit the column-free floor plates to be subdivided into three autonomous offices, which in turn wrap around the core, affording views towards the Town Hall and St. Paul's Place. The reception area is conceived as a space for incidental meetings and engagement.

The development was procured by a design and build contract, was completed in Spring 2016 and achieved

BREEAM excellent. We were engaged by the developer directly, and with them through design development, securing planning permission and assisting the developer in securing ERDF funding for the development. Our appointment included retention of our services during construction phase in a reporting role, to advise on quality, whilst also being novated to the contractor, Bowmer and Kirkland. This is an approach which we have found beneficial to our clients, in maintaining quality of workmanship whilst ensuring key details are not diluted by the contractor, delivering a successful high-quality development.

