

AREA FROM BUS STATION TO CASTLEGATE FOCUS OF LATEST REDEVELOPMENT

Change for the better as city in the midst of a massive transformation



Ready to talk business at the Taylor&Emmet commercial property round table

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The next focus for redevelopment in Sheffield city centre will be from the bus station to Castlegate, a round table heard.

A series of schemes are set to transform a swathe of land which hasn't been touched for years.

Meanwhile, students are leaving traditional areas including Broomhill, Broomhall and Crookesmoor and that could see a surge in edge-of-centre living for families and professionals.

The changing face of Sheffield was discussed at a Star debate sponsored by Sheffield law firm Taylor&Emmet and held in the Adelphi Room at the Crucible Theatre.

It was attended by 15 experts from a range of sectors who discussed the rise of student accommodation, a government shift towards housing in city centres and the hoped-for transformation of Attercliffe.

Alastair Reid, commercial property lawyer at Taylor&Emmet, said: "I'm back in Sheffield after working in Manchester for two

Those attending

Diane Jarvis, Sheffield Business Improvement District manager
Bejul Lakhani, associate commercial property solicitor at Taylor & Emmet
Tom Garrud, of the Diocese of Hallam and chartered building surveyor
Tan Khan, property consultant at Monaghans
Richard Kay, Taylor & Emmet partner and commercial property lawyer
David Slater, property developer and Attercliffe Action Group champion
Flo Churchill, interim chief planning officer at Sheffield City Council

Kim Streets, Museums Sheffield chief executive
Lisa Leighton, partner BHP chartered accountants
Alastair Reid, Taylor & Emmet commercial property lawyer
Nalin Seneviratne, Sheffield Retail Quarter programme director at Sheffield City Council
David Cross, Coda Architects managing director
Liz Pickering, Santander relationship director
Tim Bottrill, partner at Fernie Greaves
Simon McCabe, Scarborough Group director
David Walsh, Telegraph/Star Business Editor

years. The city is undergoing a transformation, there are so many projects underway including the Retail Quarter, IKEA and the New Era development.

"Sheffield is finally delivering on its promise.

"People used to have the attitude that Sheffield was a place where things just didn't happen and investors wouldn't invest."

The round table heard a swathe of Sheffield could be redeveloped and linked up if all the plans go ahead.

Kevin McCabe's Scarborough Group is developing a third and fourth block on the Digital Campus site on Sheaf Street - and has ambitious plans to redevelop the bus station to include an upmarket shopping mall. Langland Estates want to build a tower of student flats on the corner of Pond Street and Flat Street, adjacent.

Sheffield Hallam University has redeveloped the old General Post Office next door.

It has a frontage on to Fitzalan Square, which Sheffield



Alastair Reid, commercial property lawyer at Taylor&Emmet

City Council would like to regenerate under a scheme valued at £5.6m.

Over the tram tracks at the other end of the square, the old Primark is set to be an Easy Hotel, while the old Co-op building adjacent is set to be redeveloped as a digital start-up centre.

That could link into a park planned for the old Castle Market site which in turn

links up to Victoria Quays - dubbed the 'Gateway to Attercliffe' - a suburb many believe is about to undergo a renaissance.

"The city is undergoing a transformation. There are so many projects underway"
ALASTAIR REID

Tim Bottrill, director at commercial property agents Fernie Greaves, said: "Castlegate is where everyone wants to be in 10 years."

Nalin Seneviratne, director of capital and major projects

and acting director of development services at Sheffield City Council, said: "Castlegate was where Sheffield started.

"It's an important gateway to the city. Victoria Quays is a real gem with a canal, tram and river but it needs regeneration.

The transport interchange is not really the best use of that site."

Property developer and Attercliffe champion, David Slater, added: "With a few tweaks Victoria Quays could be des res."

PLANNING

Time for us to work flat out to solve the city centre housing problem

By DAVID WALSH
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Aswing away from student flats and towards city centre housing is under way in Sheffield, a round table heard.

Flo Churchill, interim chief planning officer at Sheffield City Council, said it was the first month in a very long time the number of applications for purpose built student blocks had fallen.

The move is encouraged by the authority, she said.

At the same time, the Government has just published a housing White Paper which expects developers to avoid low density housing in cities, where land is in short supply.

The discussion also heard there are now so many student flats in the city centre that fringe suburbs are slowly 'emptying' and could return to traditional family use - a move welcomed by some around the table.

Alastair Reid: "The city is devoid of life for half the year. We need places to live as grown ups, we need apartments that appeal to mature tastes."

David Cross: "We are starting to see private companies moving to traditional houses in cities such as Dunfields and Citu at Kelham."

Tan Khan: "The White Paper committed the government to housing in cities. It's going to be interesting to see how it can be delivered."

David Slater: "I understand moves are afoot to bring residential back to the fringes of the city, areas like Broomhill, Broomhall and Crookes. "I would like to live in Crook-

esmoor, but there's no way I would live there at the moment because of students. I'm all for students in the city centre. The growth of the universities has been amazing but I'd like to see students move out of certain areas. I think something should be done, we could see a rebirth of edge-of-centre communities."

David Cross: "They are already slowly emptying."

Simon McCabe "The days of students going to traditional student landlords are gone. They won't accept it anymore. They want a brand and the natural progression is into affordable units at Kelham."

But not everyone believed student flats would replace houses.

Kim Streets: "I have got three adults children, two of them are students. One moved into a house in Pitsmoor. In the second year, people want to go into houses. Many can't afford the purpose-built student flats and they are increasingly aware of the debts they will have to pay."

"I would like to see students in the city centre. Restoring the community is important around museums such as Weston Park in Crookesmoor. Students aren't people who we particularly connect with."

David Slater: "I'm very enthusiastic about Sheffield Hallam University developing into Attercliffe, it's already involved in the Health and Wellbeing Centre within the Olympic Legacy Park. The shift towards city centre living is squeezing things out to Attercliffe."

"If I was the university I would be closing Collegiate Crescent (a centre for sports, health and social care) tomorrow and moving it east."



The round table in action



Nalin Seneviratne and David Cross



Tom Garrud and Tan Khan



Nalin Seneviratne speaks



Liz Pickering and Tim Bottrill



Kim

In their own words...

With so many people round the table there were a wealth of insights into business activity in Sheffield. Here's a snapshot:

Nalin Seneviratne: "I'm also acting director for development services which includes planning, transport and highways."

We have received £1.6m from the Department for Transport to do a feasibility study into how to solve the problem of Junction 34 once and for all. We are getting

attention from central government."

Richard Kay: "We have hired two new partners in the last six months Taylor & Emmet is the second tier market leader in Sheffield."

David Cross: "We opened an office in Manchester two years ago and we have offices

in Leeds and Sheffield. This has been our best year ever, Manchester is 40 per cent of income, it's red hot."

"Krynkl [the shipping container development at Shalesmoor] is finally finished and fully let with 19 start-ups in there."

"All 54 flats in the Palatine Gardens development in

Shalesmoor have sold off-plan. We've seen £15.5m of investment into Kelham Island and Shalesmoor."

"We have 3 Trib gyms open, with plans for a further 10 this year, 20 franchise requests from as far afield as Russia and four private equity companies interested."

Simon McCabe: "Sheffield Digital Campus is the largest speculative development outside the South East. It is privately funded in a 50:50 joint venture with Metro Holdings of Singapore and it is the only building in our whole portfolio where we can't lease the parking spaces because it's so well served by

public transport. The bus station needs to be retained as part of that."

"We would love to extend beyond the Digital Campus into the interchange and create a natural link and movement of people from the station."

Kim Streets: "The Made in Sheffield exhibition at the

BUSINESS ROUND TABLE

IN ASSOCIATION WITH
Taylor & Emmet LLP
 SOLICITORS

DEVELOPMENT

'We are punching above our weight'



Flo Churchill

She's worked for 21 local councils, so she speaks with authority when she says Sheffield is "punching above its weight in terms of the scale of development."

Flo Churchill, the new interim chief planning officer at Sheffield City Council, also believes the city can leap forward if people work together.

She said: "I'm a professional interim, this is my 21st authority. I have worked all over the country, including as far away as the outer Hebrides, and I'm blown away by the talent in Sheffield. The biggest issue we have is keeping it."

"Sheffield, I believe, is punching above its weight in terms of the scale of development. I think it is on the brink of something quite big but it's going to take a concerted effort

by everyone in the property industry."

Ms Churchill also urged everyone to have a say on the Local Plan - a blueprint for how the city will look.

"I think it's really important that we go out to consult on the Local Plan. It's the future of the city. We want people to really engage with us in discussions about how we might make a better Sheffield."

"The city council might have once had a reputation as being difficult. But we are not on the other side of the table, we are working towards what's best for Sheffield."

David Cross, of Coda architects, which has offices in Sheffield, Leeds and Manchester, said: "Sheffield has the best planners we have worked with."

750,000 objects covering 8,000 of human history."

Diane Jarvis: "The BID has £4.2m to invest in the city centre until 2020. We are involved in a number of environmental and economic development projects. We also support inward investment and work more closely with the private sector."

David Slater: "Attercliffe Action Group is campaigning for development of East Sheffield. It has 26 members. The £100m Olympic Legacy Park is possibly the biggest thing outside Sheffield city centre."

Lisa Leighton: "BHP is expanding we have 170 people following the merger with gvt."

MEET THE DELEGATES

Talking shop



Diane Jarvis, Sheffield Business Improvement District manager



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Simon McCabe, Scarborough Group director

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Streets

Millennium Gallery attracted a record 93,000 visitors and international attention including coverage in the New York Times, it really got us out there.

"Coming up we have an exhibition slightly more tailored to young people called, 'What Can Be Seen'. "We have a collection of