

Sheffield
Cultural Industries
Quarter Townscape
Heritage Initiative

2002 to 2007



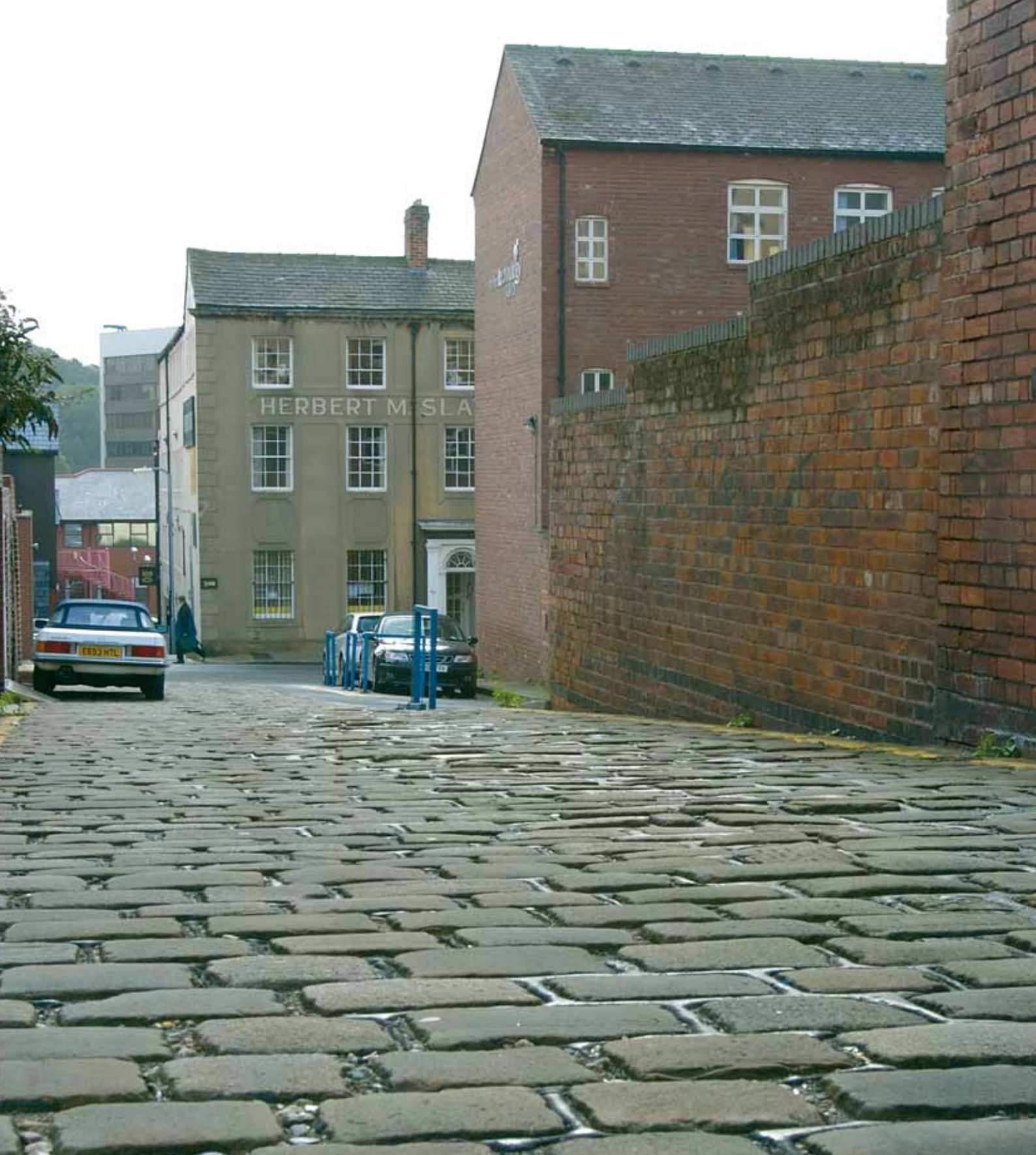
Heritage
Lottery Fund



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Contents

3	Introduction
4	Summary of the Scheme and Origins of the Cultural Industries Quarter
12	Funding
16	Individual Project Reviews
16	Scotia Works
20	Butcher Works
24	Sterling Works
26	Challenge Works
28	92a Arundel Street
30	113 Arundel Street
32	Columbia Place
34	Review and Conclusions



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Introduction

Background to the Townscape Heritage Initiative Scheme

The Townscape Heritage Initiative (THI) is a national programme of funding managed by the Heritage Lottery Fund. Between 1994 and 2006 over £136 million of funding has been invested in 163 schemes throughout the United Kingdom. The Townscape Heritage Initiative programme aims to put heritage conservation at the heart of the urban regeneration of towns and cities.

Individual schemes run for five years and are led by local partnerships who match HLF funding with other sources to create a common fund. This package of funding is then offered as smaller grants to building owners within designated areas (usually conservation areas) to assist them with the repair, refurbishment and regeneration of their historic properties.

Summary of the Scheme and Origins of the Cultural Industries Quarter

The Cultural Industries Quarter (CIQ) Townscape Heritage Initiative was a grant programme that offered an exciting and challenging opportunity to repair and regenerate both the historic fabric and the economy of the CIQ. The Townscape Heritage Initiative has offered grants over the last 5 years to many historic properties in the CIQ. Its aim was to contribute to the sustainability of the local economy and support the wide range of people and communities that live and work in the area.

The Cultural Industries Quarter was designated as a Conservation Area on 5th February 2001 due to its special architectural and historical interest. The quarter is located in a pivotal position within the City Centre between the Sheffield Railway Station and the Heart of the City. It covers an area of 24 hectares (59 acres) and includes 9 Listed Buildings and many buildings of historical and architectural significance. Originally, this area of the city played a key role in Sheffield's development as an industrial centre, providing the setting for small scale but thriving businesses associated with the steel, cutlery and tool making trades.

Figure 1: Aerial photograph of CIQ area and historic photographs of Arundel Street





Figure 2: Arundel Street within the CIQ area before renovation of Butcher Works

Background to metal trades in Sheffield (taken from “One Great Workshop: The Buildings of the Sheffield Metal Trades”)

As Britain led the world into the Industrial Revolution and for much of the 19th Century dominated international markets, Sheffield became a world centre of steel production, cutlery and edge-tool manufacture. Sheffield and its region, known historically as Hallamshire, lie on the eastern flanks of the Pennines. The metal trades were established in the Sheffield region in the Middle Ages. The natural advantages of the area included local supplies of iron ore and charcoal, the latter used as the fuel for blast furnaces; the availability of local coal, used from the late 18th Century in the form of coke to replace charcoal in smelting and forging; good sandstone for grindstones; and, crucially, the steeply falling rivers, which were harnessed for grinding, rolling and forging.

Before the development of the area now known as the Cultural Industries Quarter took place, it was known as Alsop Fields. Ancient hunting rights were claimed in the area by Thomas De Furnival from 1281 onwards. In the early 17th Century the lands eventually passed to the Duke of Norfolk, up until which time the area is recorded as still containing over a thousand head of deer. By the mid 17th Century the Duke of Norfolk had transformed his deer park into a more profitable business enterprise, comprising farmland, collieries and metal working foundries.

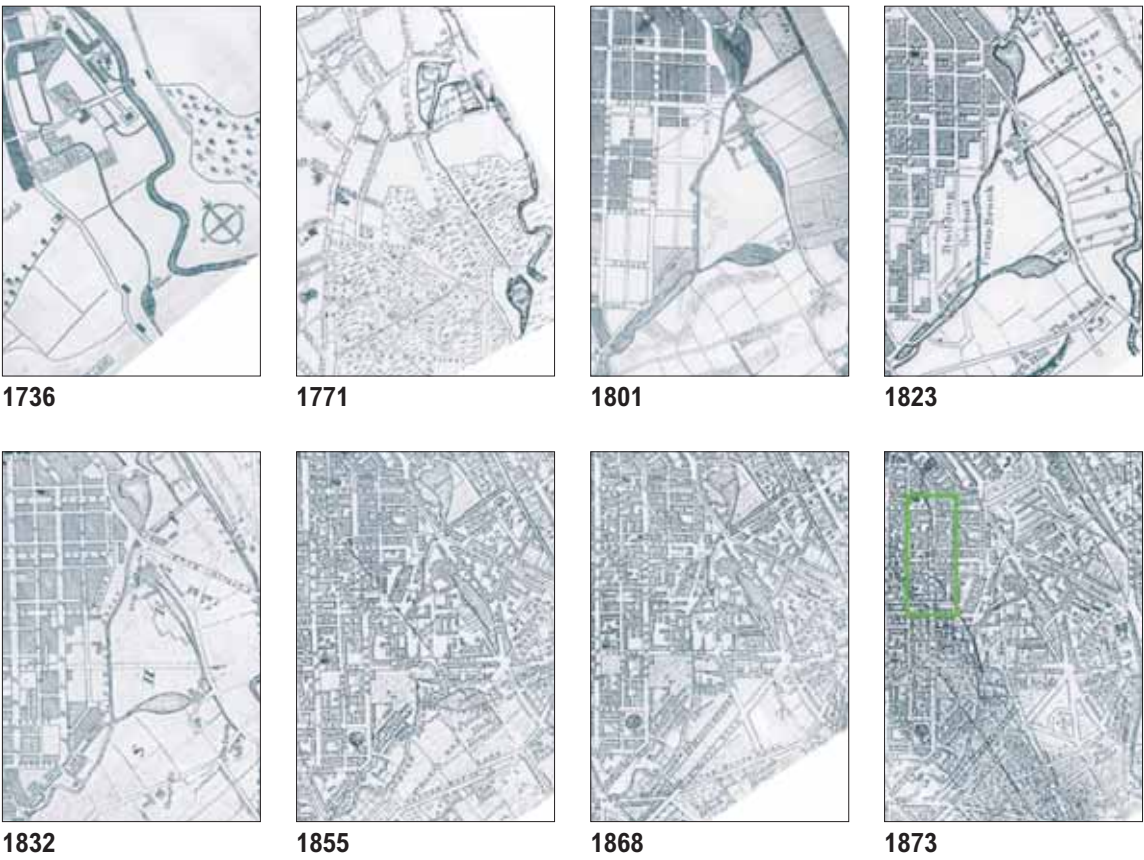
In response to the growing wealth of late 18th Century manufacturers the Duke of Norfolk set out to create an elegant and affluent residential area on a grand scale. Seeking to capitalise on the wealthy manufacturers the development was envisaged as a grandiose and fashionable residential quarter that would rival contemporary developments in Bath and Edinburgh New Town.

Work commenced on the laying out of streets for this grand masterplan in the early 1780's by James Paine who proposed a rigid grid framework incorporating a hierarchy of streets, intended to create building plots of varying sizes. However, this masterplan never transpired largely due to the fact that Sheffield inhabitants did not want, or could not afford the properties that were planned. Instead, the idea of the smaller service streets within blocks was abandoned in favour of a different approach of creating a grid of service alleyways set parallel to the main streets. This allowed for the expansion of the cutlery industry and workers into the area who required more modest dwellings that would combine home and workshop.



During its heyday in the mid 19th and early 20th Century the area was densely developed and supported a vibrant community of cutlery manufacturers and related skilled metal workers, many living and working within the area.

Today the area still represents a unique example of a specific form of industrial heritage that was tied to the tradition of the “little mesters”. These craftsmen in cutlery and tool making operated on a small scale and typically occupied plots and buildings that were in multiple use as workshops and often provided both dwellings and workshops. Although the area does not possess a huge stock of high quality buildings, the historical buildings left collectively represent this important part of industrial history and development in Sheffield. This remaining grain of development alongside the historical grid iron plan of streets gives the area a special character which is important to preserve and enhance.



(left) Figure 3: Clay Street before demolition of building on the left
(above) Figure 4: Historic maps showing the development of the CIQ area

Figure 5: Historic photograph looking towards Howard Street from Arundel Street
Buildings in the background are where Sheffield Hallam University now stands



The area has suffered from the decline that is symptomatic of edge of City Centre industrial areas, where many small-scale industries collapsed, amalgamated or relocated to more peripheral areas. Road programmes led to extensive clearance at the edge of the Cultural Industries Quarter and the housing clearance programmes of the 1960s removed most of the 'back to back' housing in the area and led to a patchwork of cleared sites that remained empty for a number of years. Many historic buildings were lost and others were left in a derelict or poor condition.

Today, the Cultural Industries Quarter is undergoing a huge process of regeneration and transformation. This started as far back as 1982 when the Yorkshire Art Space Society established themselves in the area. The Quarter was effectively launched in 1988 with the opening of Red Tape Studios on Shoreham Street and since this time the uses in the Quarter have diversified bringing in new businesses and activity. The area is still home to a wide range of industries, many of which are traditional, but has evolved as a key focal point for the development of the creative and digital industries in the city.

Before the designation of the Cultural Industries Quarter as a conservation area in 2001, a comprehensive appraisal of the character of the area was undertaken and subsequent to this, the appraisal was expanded to include guidelines and recommendations to help preserve and enhance the conservation area in the future. The appraisal highlighted the importance of investment in the remaining historic fabric to run alongside new developments to ensure the successful regeneration of the area.

Many historic buildings were lost and others were left in a derelict or poor condition



Figure 6: Butcher Works: before, during and after restoration

To facilitate the regeneration of the historic buildings alongside the new developments taking place in the area it was necessary to provide an element of public funding to bridge the gap between the costs of renewing a historic building in the area to a suitable high standard and the economic return that it would generate. To help achieve this, a successful bid was made to the Heritage Lottery Fund to finance the Townscape Heritage Initiative scheme to provide grants for the repair and reuse of historic buildings in the quarter.

Figure 7: Historical Map of Sheffield from 1771

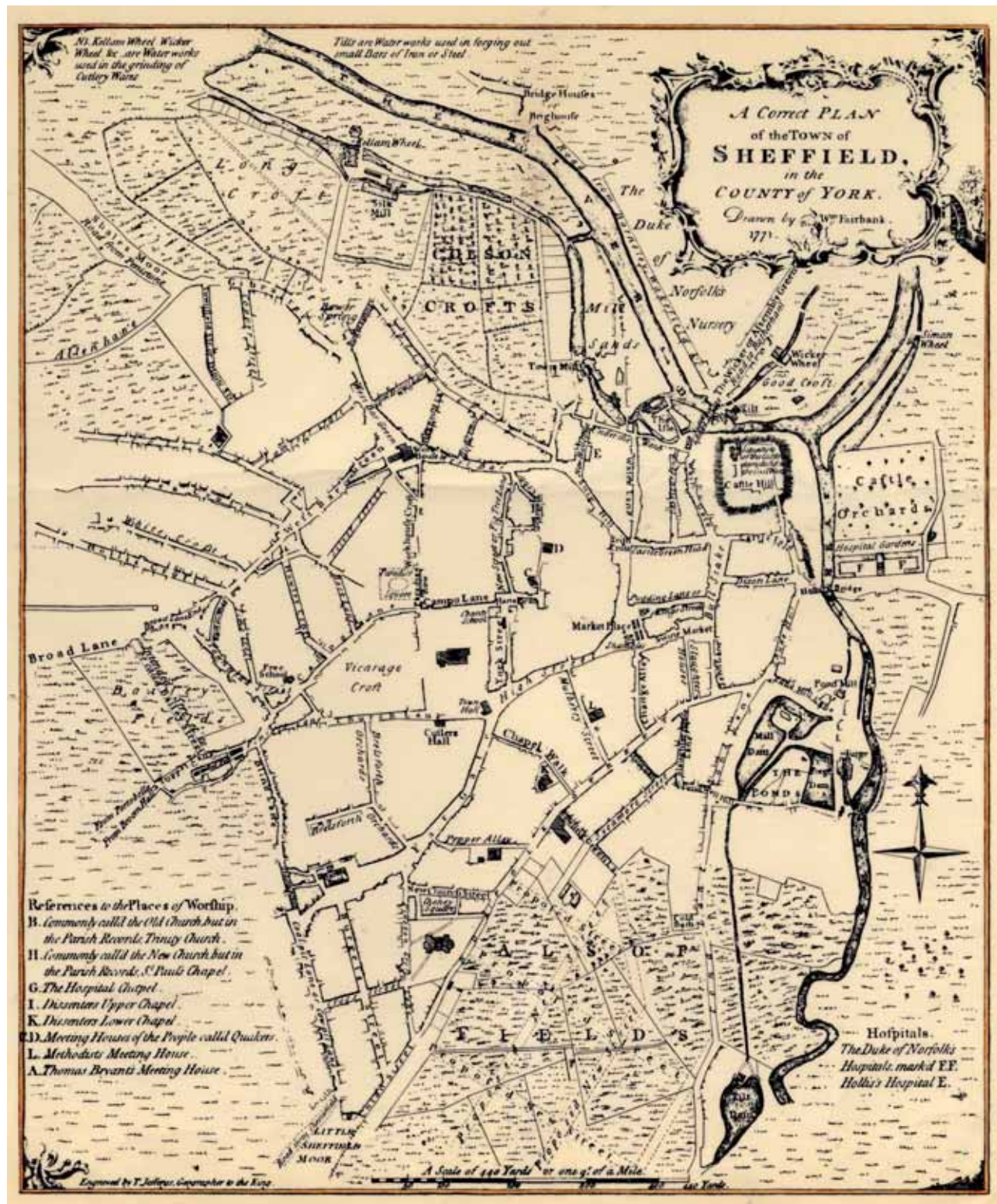




Figure 8: 92a Arundel Street

A successful bid was made to the Heritage Lottery Fund to finance the THI scheme

Funding

The success of the Townscape Heritage Initiative was based on a partnership approach with Sheffield City Council and the Cultural Industries Quarter Agency. Just under £2 million was awarded by the Heritage Lottery Fund in 2002, one of the largest awards for a Townscape Heritage Initiative scheme in the country. This was matched by public funding from Objective One, the Single Regeneration Budget, and Local Transport Plan money to establish a common fund of approximately £4 million. Sheffield City Council did not itself fund any of the grants but administered the scheme as part of the Project Team set up after the successful bid for funding and also commissioned a report into Butcher Works in 2003/2004.

The aim of the Townscape Heritage Initiative was to provide match funding of up to 50% towards the total cost of eligible works on projects in the Cultural Industries Quarter. The funding was focused to facilitate historic repair and conservation-led elements of schemes to maximise the benefit of focusing public money to restore targeted buildings in the Quarter to the highest standards possible. Often, the match funding was achieved through combining monies from different funding partners included in the common fund, dependant on the nature of the historic repair and wider project being undertaken.



Figure 10: Scotia Works



Overall the scheme assisted 7 projects that enabled repair and re-use of some of the most significant and important historic buildings in this part of Sheffield City Centre. The buildings included the Grade 2* listed Butcher Works, the Grade 2 Sterling Works and smaller projects such as work to 92a Arundel Street. Public funds were also utilised to enable the new building on Charles Street to be completed and for initial feasibility studies to be carried out into the possible renovation of Butcher Works.

Although public realm projects were part of the original Townscape Heritage Initiative bid, contributions from developers of sites in the Cultural Industries Quarter made public realm improvements possible without the need for specific funding from the Townscape Heritage Initiative. In particular the new “Gold Route” from the railway station to the City Centre that includes Howard Street has brought quality materials and public space right into the Cultural Industries Quarter.

Figure 11: Arundel Street, work to Columbia Place and Howard Street



Just under £2 million was awarded by the Heritage Lottery Fund in 2002

Individual Project Reviews

Scotia Works

Scotia Works, a late nineteenth century former cutlery works, was one of the first buildings to be given a grant under the Townscape Heritage Initiative. It was renovated to provide a new resource centre for organisations working towards social inclusion. Officially opened by Richard Caborn MP on 24th January 2004, the building was restored to preserve its original features and character, whilst combining elements of modern design and innovative energy-saving features. It now forms a landmark building within the fast growing Cultural Industries Quarter. In this case the THI helped bring a historic but neglected building back into use for a contemporary social purpose.

Repair and restoration works included:

- Repair and re-pointing of external elevations using natural stone, matching brick and lime mortar
- Replacement of windows with painted timber sashes
- Re-covering of the roof with natural slate

Figure 12: Scotia Works before works supported by the THI commenced





SCOTIA WORKS



The newly refurbished Scotia Works, Centre for Learning, Citizenship and Development, provides managed office space for a range of learning, redevelopment and mediation initiatives, as well as a resource library and conference facilities available for public use.

The project was supported by South Yorkshire Objective One and the Heritage Lottery Fund through the Townscape Heritage Initiative. Scotia Works was redeveloped by the Ethical Property Company in partnership with local voluntary sector organisations. Jamie Hartzell, Managing Director said at the time of the centre's opening, "This is the tenth centre that the Ethical Property Company has developed, and we think it is our best yet. The building has a strong environmental design, and the central courtyard encourages groups to exchange ideas and work together, a key priority for us."

Scotia Works is now home to a number of organisations including the South Yorkshire Development Education Centre; the Workers' Educational Association; SAVTE, the Home Learning project; the Refugee New Arrivals project; Northern Refugee Centre, Circles Network (supporting parenting project) and Cicero. The mediation organisations Mediation Sheffield, REMEDI and CRESST are also situated there.

(Right) Figure 13: Scotia Works: Internal courtyard before and after refurbishment and new glazed entrance

The buildings have been renovated to provide a new resource centre for organisations working towards social inclusion

Townscape Heritage Initiative Grant - £410,960
Private Sector Investment - £595,584



Butcher Works

Butcher Works, the majority of which was built in 1835 and 1875 is a Grade 2* listed building and was the largest of the THI projects in Sheffield receiving a grant of £1,292,891. Although the building was still in use in some parts, it had slumped into decline and disrepair over recent years. The Cultural Industries Quarter Townscape Heritage Initiative funding presented one of the last remaining chances to protect the historic building and bring it back into use. Developers JF Finnegan, working to Race Cottam's plans, were responsible for the conversion and refurbishment of Butcher Works. The project has created a number of luxury 1 and 2 bed apartments and a number of workshop, office and retail units. It has proved to be a further vital catalyst for the regeneration of the central area in the Cultural Industries Quarter and has helped fuel further development of the surrounding properties.

The Butcher brothers, William and Samuel, were one of the most enterprising partnerships in Sheffield in the early nineteenth century, making knives, files, razors and edge-tools. W & S Butcher continued to make cutlery at Arundel Street until 1959. Because of its evocative Victorian nature, the red-brick buildings, set around a courtyard and standing in the shadow of the original chimney, have been used as a backdrop for television dramas such as *Micawber* and *Silent Witness*.

Commenting on the conversion of the building Louis Gay, who worked as project architect for Race Cottam Associates during the refurbishment of Butcher Works said: "Because of the conservation constraints on the building, such as keeping the original staircases, the architectural challenge was to distribute the accommodation as efficiently as possible and in a way that makes the design inspirational and attractive.

"From a conservation point of view this project has become a 'labour of love' in that all of the materials have been handled with maximum care and attention. One of the physically striking features of Butcher Works is the variation in its fabric. When you get the opportunity to look closely at the building, it's great to see the different materials and construction techniques used over more than 100 years of development."

The Conservation Officers and THI Officer were involved in the scheme from the start. They were able to provide valuable specialist advice on all aspects of the repair, refurbishment and new interventions required. Early meetings showed how important a "Statement of Significance" was as this was used to target alterations to areas of the building where the fabric was 20th Century and of less significance.

Figure 14: Butcher Works: The impressive chimney and internal courtyard after restoration



It now forms a landmark building within the fast growing Cultural Industries Quarter



Figure 15: New glazed stairwell. Chimney and internal courtyard before restoration and external windows after restoration

Repair and restoration works included:

- Repair and re-pointing of external elevations in matching brick and lime mortar
- Non-abrasive cleaning of the building
- Repair and replacement of single glazed timber windows
- Repair and retention of important historical artefacts

The developers were persuaded to look at alternative methods of ventilation to ensure that single glazed windows that harmonised with the character of the building could be installed. Although initial concerns were raised, by working closely with joiners a solution was discovered that provided 21st Century comfort without compromising the appearance of the listed building. Repairs were carried out to high conservation standards and the building was lightly cleaned to ensure that the variation in the colours of brickwork was retained.

Butcher Works is now used as an example of what can be achieved in metal trades courtyard complexes and other developers are now able to take lessons from this project to aid other similar historic building restoration schemes.

An important part of the scheme was the retention of historic artefacts, identified in the conservation plan and discovered as works were taking place. These included a grinding room, forge and historic lavatory, which are now available for viewing by the public through prior arrangement with the buildings management company. The toilet is known as a “pan closet” and could date from the late 18th to early 19th Century. It is one of a very few examples still existing today.

The grinding room contains 5 grinding troughs in a partially complete state. Only one other trough is thought to exist in any of the 19th Century metal trades sites. The developer was persuaded to retain the room in situ and it has been fireproofed with a viewing platform installed. A small forge that was discovered under a staircase during the opening up works in 2005 was sufficiently complete to provide a good understanding of how the room operated and includes a hearth, five bellows and an anvil base.

Figure 16: Internal courtyard after works were completed



Townscape Heritage Initiative Grant - £1,292,891
Private Sector Investment - £5,973,962



Sterling Works

A flagship project supported by a Cultural Industries Quarter Townscape Heritage Initiative grant of £390,000, Sterling Works, sitting within the core area of the CIQ, exemplifies the very essence of what that programme set out to achieve. Through its redevelopment, by the Ruskin Mill Educational Trust, a historic building that was once desolate and lacking in purpose has been brought back into active use, injecting life into the surrounding area. Becoming home to Freeman College, it will provide specialist further education for 16 – 25 year olds with special learning needs, offering them opportunities that may otherwise have been unavailable to them. They will work alongside established crafts people learning new skills in silver smithing, cutlery manufacture, pewter-ware and jewellery as well as a range of social and communication skills.

Repair and restoration works included:

- Repair and re-pointing of external elevations using matching brick and lime mortar
- Sensitive removal of paint to external elevations
- Repair and replacement of windows in timber
- Re-covering of roof in natural slate



Townscape Heritage Initiative Grant - £395,000
Private Sector Investment - £1,728,220

Figure 16: Top: Before works commenced. Middle: Works in progress. Bottom: Works nearing completion



CHALLENGE WORKS

Challenge Works



(Left) Figure 17: Challenge Works after repairs and restoration
(Below) Figure 18: Challenge Works before repairs and restoration

Challenge Works

A late 19th Century grade 2 listed building originally built for saw and file manufacturing. It is unusual for the metal trades buildings within Sheffield for its level of well-detailed stonework and architectural quality. The building has been refurbished to create several new studio apartments.

Repair and restoration works included:

- Repair and renewal of stonework and brickwork in matching natural materials and re-pointing carried out using lime mortar
- Repairs to windows using the Ventrolla system
- Repairs to existing timber doors
- Repair and re-covering of roof using natural slate



Townscape Heritage Initiative Grant - £77,100
Private Sector Investment - £682,725



92a Arundel Street

A substantial town house, converted to offices, the building was awarded a THI grant in 2005.

Repair and restoration works included:

- Re-pointing of brickwork in lime mortar and non-abrasive cleaning of existing bricks
- Replacement timber sash windows installed to match a surviving original
- Roof repaired with stone slates to match the existing
- Front steps refurbished with York stone to matching the existing

Figure 19: 92a Arundel Street before and after repairs and restoration

Townscape Heritage Initiative Grant - £61,088
Private Sector Investment - £46,611



113 Arundel Street

A grant was awarded in 2005 for repairs to the building, helping to bring vacant historic floorspace within the Cultural Industries Quarter back into use.

Repair and restoration works included:

- Repairs to the roof using natural slates and lead flashings
- Replacement windows in a traditional sash style
- Installation of new timber guttering
- Repairs and repainting of the existing render

Townscape Heritage Initiative Grant - £5,629
Private Sector Investment –£12,509



Columbia Place

Columbia Place, situated on a corner site on the north-west side of the junction between Suffolk Road and Fornham Street, was originally a large courtyard works. In 2003, the building was converted as part of a wider scheme to provide 64 one and two bedroom apartments along with 3 workshops and 3 live/work units.

Repair and restoration works included:

- Refurbishment of existing windows and installation of new timber windows matching the originals
- Repair and renewal of the roof using natural slates to match the existing
- P.V.C. rainwater goods replaced with painted timber gutters.
- Repair, replacement and cleaning of the stucco on external walls

Townscape Heritage Initiative Grant - £56,205
Private Sector Investment – £3,556,795

Figure 20: Columbia Place after restoration of external elevations and picture of the detailed work being undertaken





COLUMBIA PLACE



Review and Conclusions

In total, the Townscape Heritage Initiative Scheme has injected over £3m of public sector funding into historic buildings within the Cultural Industries Quarter, which has levered in over £15m of private sector investment into the area over the last 5 years. It has assisted 7 schemes to revive important historic buildings in the conservation area and bring them back into active use. It has also helped to ensure the repair and renewal of some of the areas most important historical and architectural fabric alongside the wider economic regeneration of the Quarter and the rest of the City Centre.

By its completion in November 2007, the Cultural Industries Quarter Townscape Heritage Initiative will have produced properties and an environment that meets the needs of 21st century business, without compromising on the areas historic value and importance. In doing so, the initiative will have made a significant contribution to the economic and cultural revival of the city and to improving the quality of life for all those who live, work and visit the quarter.

A leading success of the Townscape Heritage Initiative has been the fact that it has not only helped private sector organisations and companies invest in the area but also funded charitable organisations investing in improvements to buildings to provide community facilities such as those in Sterling Works, provided by the Ruskin Mills Trust and Scotia Works, provided by the Ethical Property Company.

The THI has enabled a conservation led approach to be developed in the Cultural Industries Quarter ensuring the historical assets of the area are protected and enhanced alongside new developments that in combination are transforming the character of the area into a vibrant and attractive 21st Century City Centre quarter.

Summary of the Townscape Heritage Initiative Funding

Funding Organisation	Amount
Heritage Lottery Fund (HLF), Single Regeneration Budget, Objective 1, Local Transport Plan	£3,084,511
Private Sector Investment	£15,838,333
Total	£18,922,844

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This project was supported by:



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