



A Quod project sheet

Hollis Croft, Sheffield

Role

Quod have secured full planning permission for the comprehensive redevelopment of the former Sytner BMW site in Sheffield city centre.

Spanning two plots of land on either side of Hollis Croft in a highly prominent location, the build to rent residential scheme ranges between 7 and 24 storeys in height. It incorporates a variety of dwelling types from residential cluster flats through to two bedroom apartments, in addition to a range of amenity space for residents and ground floor commercial space.

Quod have led the team in addressing the range of planning issues arising from a scheme of this nature and scale in a city centre environment. These have included the principle of the use (addressing loss of 'employment' space); the appearance of the proposed development in amenity and townscape terms (working alongside Den Architecture in Leeds); daylight and sunlight impact issues; car parking provision; wind and micro-climate issues; and, the relationship of the buildings with adjacent developments.

Quod have led the team through pre-application dialogue with Sheffield City Council, secured a negative EIA screening response, and addressed planning committee in April 2019.

If you have any queries on this project please contact Richard Frudd.

Description

Sheffield City Centre Build to Rent and Tall Buildings

Client

Even Living Limited

Planning Authority

Sheffield City Council

Expertise

Planning	✓
CIL	
Environmental Planning	
Development Economics	
Socio-economic	
Infrastructure	
Strategic Land Promotion	
Regeneration	
CPO	

Project Type

Infrastructure	
Major Mixed Use	
Residential	✓
Retail & Commercial	
Industrial, Logistics and Warehousing	



The application was ground breaking in that it was the first in London to enact “exceptional circumstances relief” permitted by the CIL Regulations. This exempted Barratt Metropolitan from Barnet Council’s CIL levy, helping to ensure that the development was economically viable. Following the grant of the hybrid application, Quod has been advising Barratt Metropolitan on all the reserved matters applications for the estate regeneration.

The development also incorporates significant highways improvement works to the A5 Edgware Road, and the re-routing of a gyratory system. Quod also obtained planning permission for the delivery of a new Cool Oak Lane pedestrian & cycle bridge will improve connectivity to West Hendon across the Welsh Harp. The design of the bridge ensures a sympathetic relationship to the existing adjacent Grade II listed Cool Oak Lane bridge. Quod also obtained planning permission for a second bridge, the new Silk Stream pedestrian & cycle bridge