

**Appendix C: Part 1**

**Owners' proposals for Beehive Works**

# **BeehiveWorks**

**PRESERVE | TRANSFORM | ENRICH**

## **SUMMARY**

Beehive Works is a Grade 2\* listed, Victorian former cutlery factory, situated close to the centre of Sheffield on Milton St. in the Devonshire quarter. It has been owned and operated by the same family for 3 generations.

The immediate local area is currently undergoing significant improvement and redevelopment. Much of that, mainly Residential development work, in the Milton Street Neighbourhood is already underway. Beehive Works sits right at the centre of this. It too, needs to be redeveloped, if this area-wide regeneration is to be achieved.

The neighbourhood would benefit from a mix of complimentary building types and uses, to bring a greater number and variety of people to the area. A non-residential scheme for Beehive Works will contribute to that richer mix and will help to establish and sustain a more rounded community and stronger economy in the area.

Some parts of the Works are currently occupied and in use. But much of the site is vacant. The building is not in a good state of repair, overall, and some parts of the site are in poor condition. The building was placed on Historic England's "At Risk Register" in 2018. It is a beautiful building, of great Historic Importance and there is a clear case for conservation repair work and development. Moreover, developed and transformed, Beehive Works can become beacon of regeneration: An asset to the Neighbourhood and the City.

With the aid of a project development Grant from Historic England, the owners have worked with; architects "Buttress" and "SJT Associates"; Structural Engineers "Alan Wood and Ptns"; Quantity surveyors "Mascot Management", to carry out structural surveys, options appraisals and costed development plans for the site.

## **DESIGNATED HERITAGE ASSET**

Beehive Works is a vital piece of Sheffield's heritage. It is a symbol of the Cutlery Industry, a key part of Sheffield's history and identity, and one of the few remaining links to the city's industrial past.

## **THE BUILDING**

Purpose-built for the production of cutlery in the late 1850's and added to c. 1890, Beehive Works is Grade 2\* listed and is 1 of only 2 such industrial type buildings with that level of Listed status, remaining in the City. It was identified as being of special architectural and historic importance by English Heritage and is identified as one of the best surviving examples of buildings associated with Sheffield's metal manufacturing and working trades and was marked out as an extremely good and complete example of an original, large integrated works, from the period.

## **THE PLACE - SO MUCH MORE THAN BRICKS AND MORTAR!**

The true Heritage value and Historic importance of Beehive Works is not just in the physical fabric of the building. It is in what the place once was and in what that represents. It is in the life of the place and in the lives of the people who worked there. And in what they produced, and how that contributed to the growth and life of the City itself.

## **A THRIVING PLACE..**

Of Employment where people worked to feed their families and grow the local economy.

Of Makers and tradespeople with Craft and skills

A place of learning, where people taught their skills to others and passed them on to the next generation.

A place of Industry synonymous with Quality and Pride.

Of Innovation. A place where revolutionary new ideas and processes were born.

A Connected place. Of workers connected to their communities, the factory to all of the city's industries, connecting Sheffield to the rest of the country and to the world.

## **THIS IS THE HERITAGE TO BE SAVED AND THE OPPORTUNITY TO BE BUILT ON!**

### **THE GOAL**

#### **BRING BEEHIVE WORKS BACK TO LIFE**

Restore both the fabric and features of the building, AND the human history and heritage in its DNA. Celebrate and use these structures and traditions of our past, to enhance and enrich the Neighbourhood and the City, now and into the future.

### **THE AIMS – TO DELIVER/OUTCOMES**

The scheme to redevelop Beehive Works is designed to deliver on the following aims:

- **SERVE SUPPORT AND ENHANCE THE NEIGHBOURHOOD.** Contribute to making the local area a better place to live work and visit.

- BRING MORE JOBS TO THE CITY CENTRE
- BOOST THE LOCAL ECONOMY
- SKILLS, TRADES & INOVATION. Support and foster skills, old and new and develop opportunities for training and development.
- SUSTAINABILITY. Contribute to making Sheffield a Greener City by updating the existing, rather than building new and investing in energy efficiency.
- COMMUNITY. Build a community connected; together; to the local neighbourhood; to the wider city and beyond.
- ACCESS TO HERITAGE. Provide more public access to Beehive Works for people to use and enjoy.

## **THE OPPORTUNITY**

### **A THRIVING PLACE**

#### ***"A PLACE TO WORK"***

##### OFFICES

Modern offices set within the historic building. Unique individual units with bespoke design, combining historic character features with modern fit-outs and facilities. A mix of unit sizes from 300 ft<sup>2</sup> up to 4000ft<sup>2</sup> with flexible configurations to accommodate a variety of space requirements and provide room for businesses to grow.

Unique individual units, combining character features with modern fit-outs and amenities. Safe Cycle storage.

Bookable meeting space, for building occupants, and openly available to all in the neighbourhood and local community.

Flexible leases.

#### ***"A PLACE TO ENJOY"***

##### FOOD, DRINK & LEISURE

A mix of food & beverage, retail and leisure businesses set in ground floor units, within the courtyard. Possible occupant business/tenants include:

- Café – Restaurant/Bar – Deli
- Sandwich shop or Bakery/ quicker and or cheaper to-go food.
- Local Grocery
- Health, Beauty, Wellness

##### REVEALED COURTYARD

Opened up to enable the original courtyard configuration to be uncovered, revealing lost views and providing greater access to significant areas of the Historic site.

##### OUTDOOR SPACE

Revealed courtyard and new landscaping creating vibrant and attractive outdoor spaces for people to enjoy.

#### ***"A PLACE FOR MAKERS, SKILLS AND TRADES. (old and new)"***

##### MAKERS WORKSHOPS

Beehive Works was home to some of the last "Little Mesters" and, one young tradesman is still hand grinding steel axes on the site today. Build on this and provide workspaces for people with other specialist skills, both old and new.

#### ***"A PLACE TO INNOVATE"***

##### R&D INNOVATION HUB

Connect modern skills and expertise in design and technology with the traditional Makers and trades people, to spawn new ideas and new ways of working.

#### ***"A PLACE TO CELEBRATE & LEARN"***

##### MUSEUM AND VENUE SPACE

Reveal and harness Sheffield's Industrial Heritage and History of innovation.

## **PHASED/STAGES DEVELOPMENT**

The building is made up of 7/8 separate blocks, set around 2 central courtyards. While the full scheme will deliver most fully on the opportunities and aims for the development of the site, it can be broken down and considered as several connected projects - different tranches of work that each deliver their own value and benefits and contribute to the development of the overall scheme.

### **MILTON STREET BLOCKS AND FRONTAGE**

Upgrade and update the parts of the site that are currently in the best state of repair to bring them into full use and maximise their potential. Improve the exterior appearance of the building.

#### **DELIVERS**

5000ft<sup>2</sup> of modern office and work spaces.

Brings jobs into the city centre and boosts the local economy.

Improves and enhances the appearance and environment of the neighbourhood.

Improves the energy efficiency of the building.

#### **WORKS REQUIRED**

Repairs: Roofs – Brickwork – Rainwater goods etc.

Windows & glazing and other works to improve energy efficiency.

Exterior works required for a presentable and appealing façade: Cleaning – signage – decoration – new doors and gates.

Common areas and facilities – WC's, Lobbies etc.

Unit upgrades and fit outs.

## **COURTYARDS & GROUND FLOOR UNITS**

Open up and improve the courtyards, grounds and ground floor unit spaces.

### **DELIVERS**

A mix of food & beverage, retail and leisure businesses set in ground floor units, within the courtyard. Possible occupant business/tenants include:

- Café – Restaurant/Bar – Deli
- Sandwich shop or Bakery/ quicker and or cheaper to-go food.
- Local Grocery
- Health, Beauty, Wellness

Vibrant and attractive outdoor spaces for people to enjoy.

Amenities and services for the benefit and improvement of the neighbourhood.

Additional jobs and employment to the city centre and boost the local economy.

More public access to the site and its heritage.

Build Beehive Works community connected, together and to the local neighbourhood.

### **WORKS REQUIRED**

Demolitions and ground works to open up, clear and prepare the courtyard.

Courtyard paving and landscaping.

Bike and Bin sheds.

Repairs and structural modifications required to make units suitable for viable end uses.

Block 8 - New build to replace demolished lean-to structure.

Block 6 – Extension to existing structure.

Windows & glazing and other works to improve energy efficiency.

Unit fit-outs.

### **BLOCK 3 – MAKERS BLOCK**

Bring the upper floors above the existing Grinding Shop back into use.

#### **DELIVERS**

Workspaces for makers and skilled tradespeople.

Supports and fosters skills, old and new and develops opportunities for training and development.

Bring more jobs to the city centre and boost the local economy.

#### **WORKS REQUIRED**

Repairs: Roofs – Brickwork.

Windows & glazing and other works to improve energy efficiency.

Common areas and facilities – WC's, Lobbies etc.

Interior refurbishments

Unit fit outs.

## **BLOCK 2**

The four-storey block at the rear of the site.

### **DELIVERS**

Over 4000ft<sup>2</sup> of space, suitable for a variety of end uses. Museum/Arts/Venue space. Could also be used as Offices (all floors). Retail/food and beverage (ground floor).

### **WORKS REQUIRED**

Structural repairs.

Building structural modifications and improvements – window and door openings.

New stairs/lift access.

Services and utilities.

Insulation, glazing and other works to improve energy efficiency.

Common areas and facilities – WC's, Lobbies etc.

Unit fit-outs.

\*An application to Historic England, for a Heritage Repair Grant, is planned, to pay for part of the structural repair costs.

## COSTS & FUNDING REQUIREMENTS

	<u>COST</u>	<u>FUNDING DEFICIT</u>
<u>MILTON ST. &amp; FRONTAGE</u>	£998,000	£670,000
<u>COURTYARD &amp; GF UNITS</u>	£846,000	£520,000
<u>MAKERS BLOCK</u>	£422,000	£294,000
<u>BLOCK 2 – 4 STOREY BLOCK</u>	£1,650,000	£1,100,000*
<i>*With full "Historic England" Repair Grant, the deficit on Block 2 would be reduced to</i>		<i>£700,000</i>

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