

# West Bar Square



## THE SITE



- KEY:**
- Application Boundary
  - Sheffield Station
  - Fargate
  - Sheffield Cathedral / Tram
  - Peace Gardens
  - Pennine Centre
  - Sheffield Law Courts
  - Sheffield Inner Ring Road
  - Home Office at Riverside
  - Irwin Mitchell offices at Riverside
  - Kelham Island

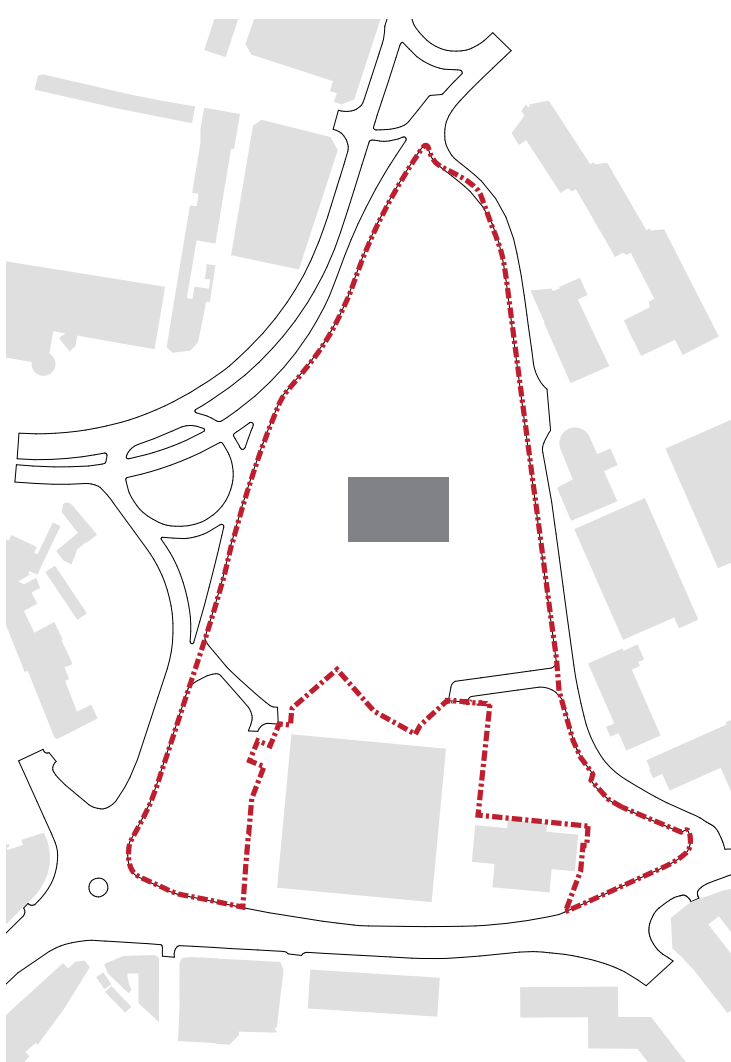
The site is located north of the city centre and is bounded by West Bar, Bridge Street and Corporation Street.

We have carried out research and analysis to understand the urban context of the West Bar site. This included a historic study, ecological research, a social and economic study as well as an environmental assessment.

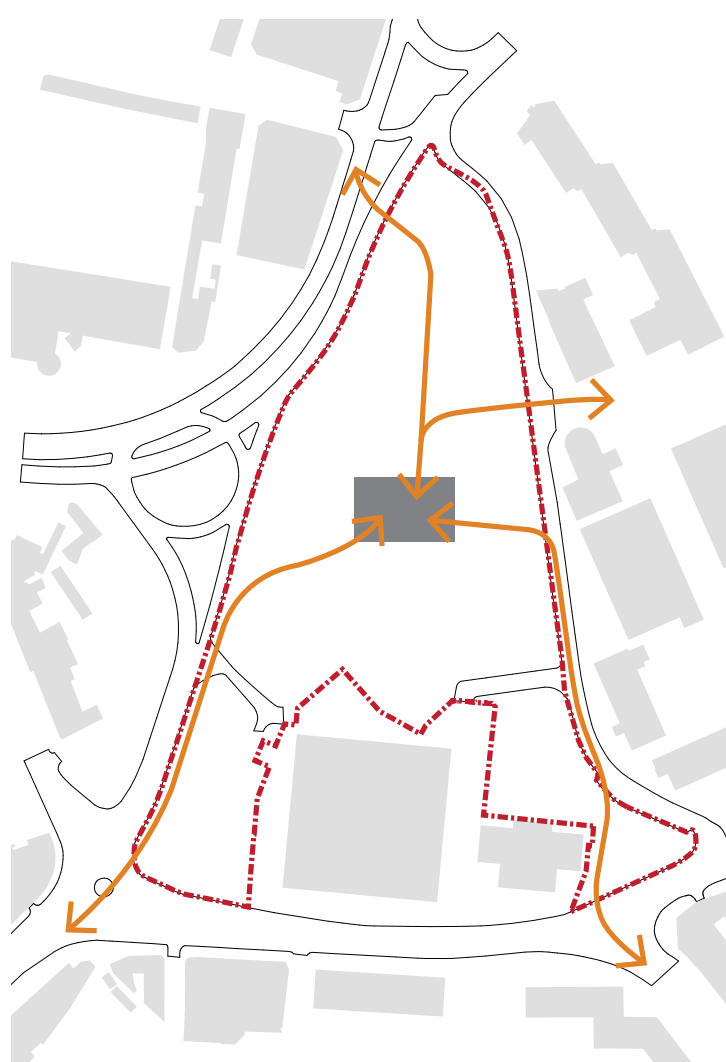
This analysis is an important step, along with existing building character and mapping key views, in making sure that the masterplan framework ties in with the surrounding situation and responds to Sheffield.

## DESIGN PRINCIPLES

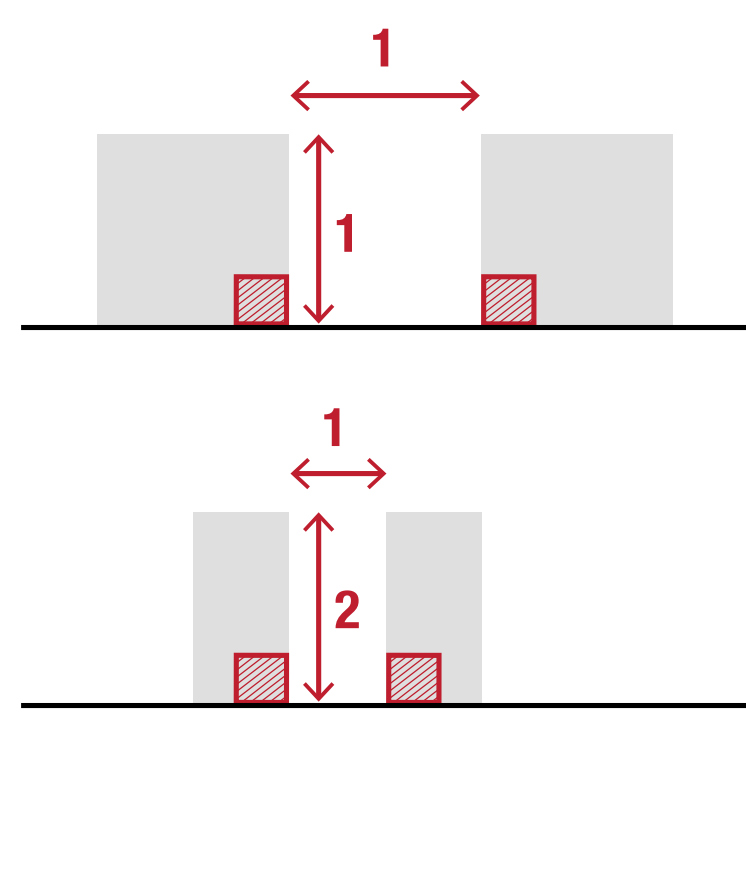
**Working from the Outside In...**  
These key urban design principles demonstrate how the scheme's design achieves Sheffield City Council's guidance. They underpin the West Bar Square Masterplan framework.



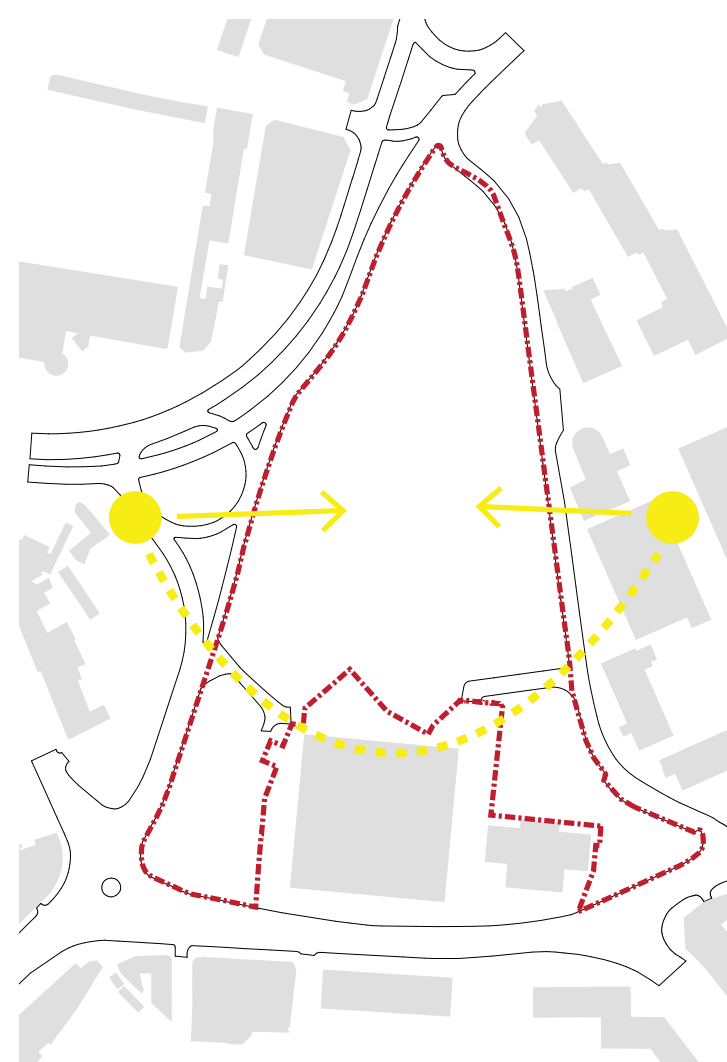
**1.0 New Destination & Placemaking**  
The central square creates a new destination and a heart to the development. Building entrances are arranged off this square.



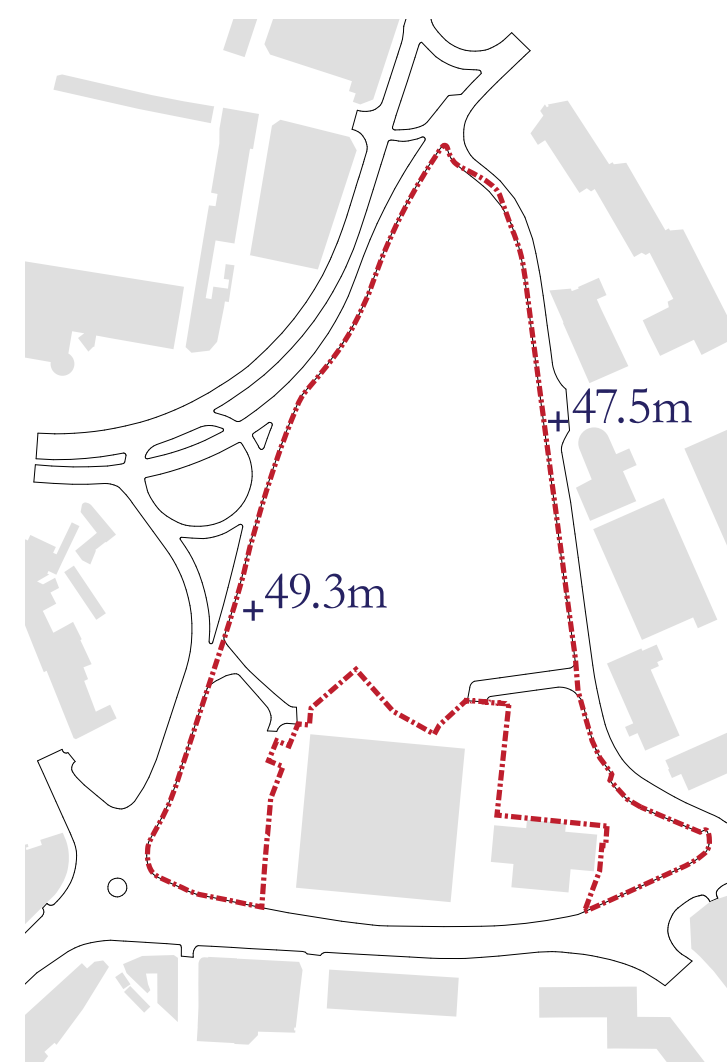
**2.0 Connections**  
By the careful arrangement of new streets existing pedestrian connections are enhanced drawing people through and to the development.



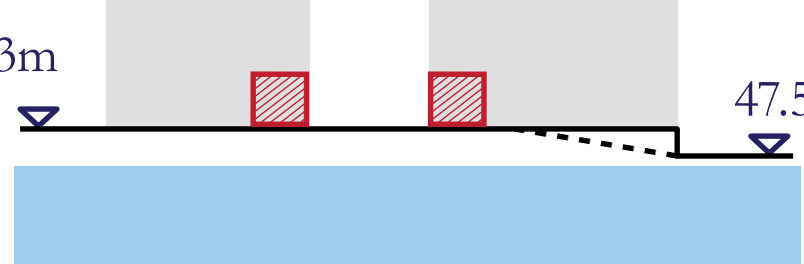
**3.0 Contextual**  
Building blocks and the spaces between are arranged to create a series of streets and squares which correspond with the scale and proportion of Sheffield. Streets are considered to be a maximum proportion of 2:1 (height to width) and the main west bar Square a proportion of 1:1.



**4.0 Environmentally Responsive**  
The orientation of the main West Bar square allows for good sunlight penetration throughout the day and throughout the year.

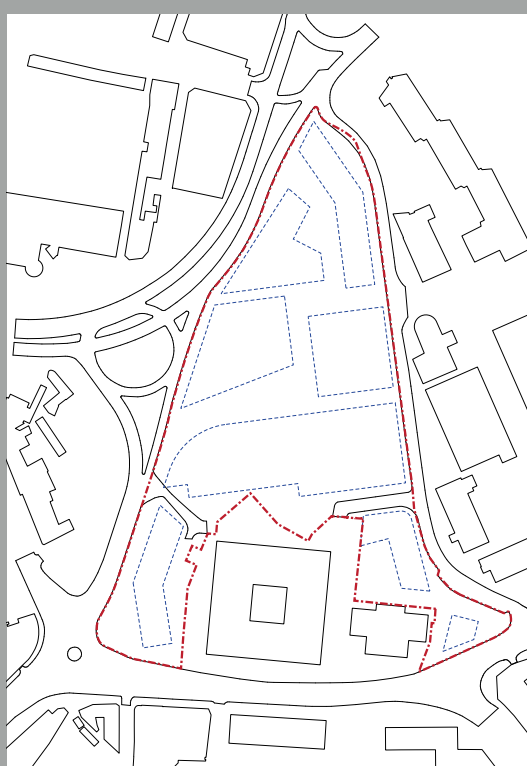


**5.0 Technical Response**  
The existing site topography provides some design challenges. We are in discussions with the Environment Agency over flood levels and subject to the outcome, these may provide opportunities for undercroft parking on the site. Buildings along Bridge Street will need to be raised to provide flood defence for the rest of the site.



## DESIGN STRATEGIES

**Masterplan Framework Strategies:**



Development Plots



Minimum Plot Division

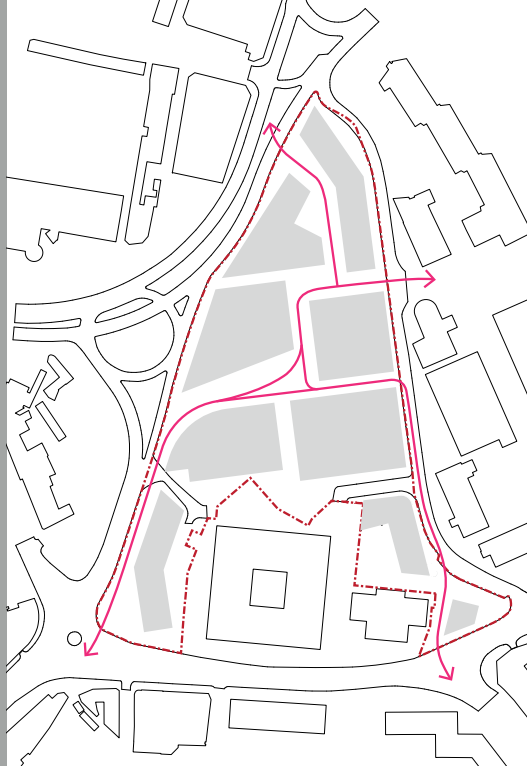


Maximum Plot Division

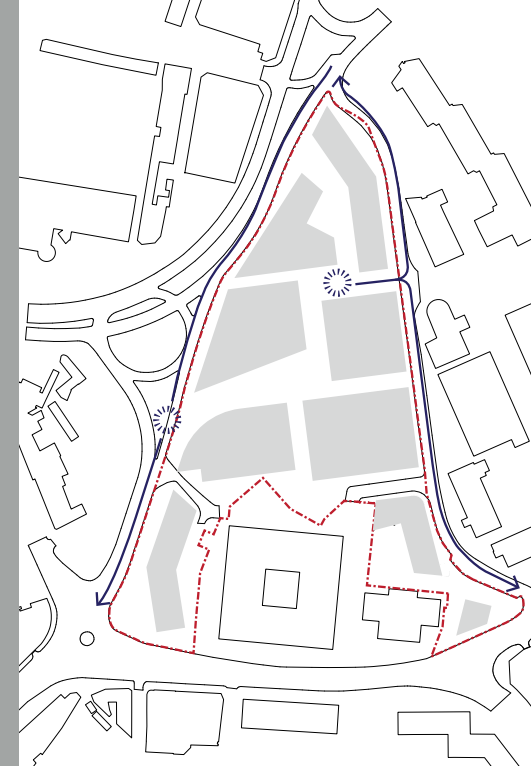


Gateways

**Masterplan Movement Framework:**



Pedestrian

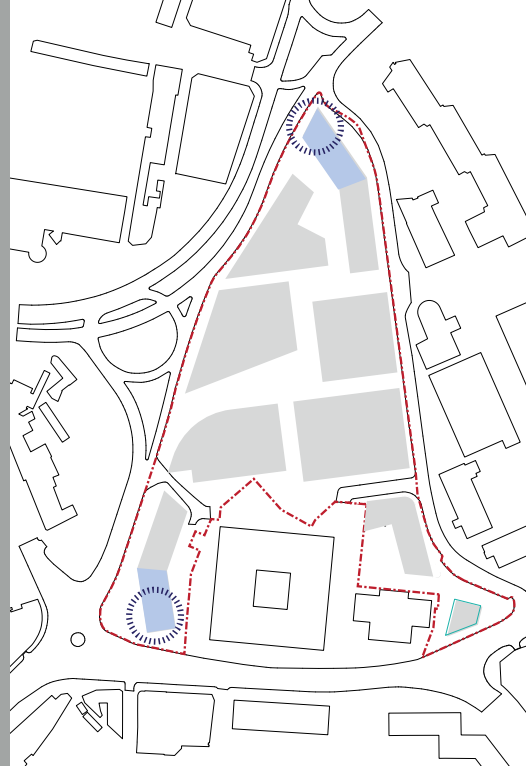


Taxi / Drop-off

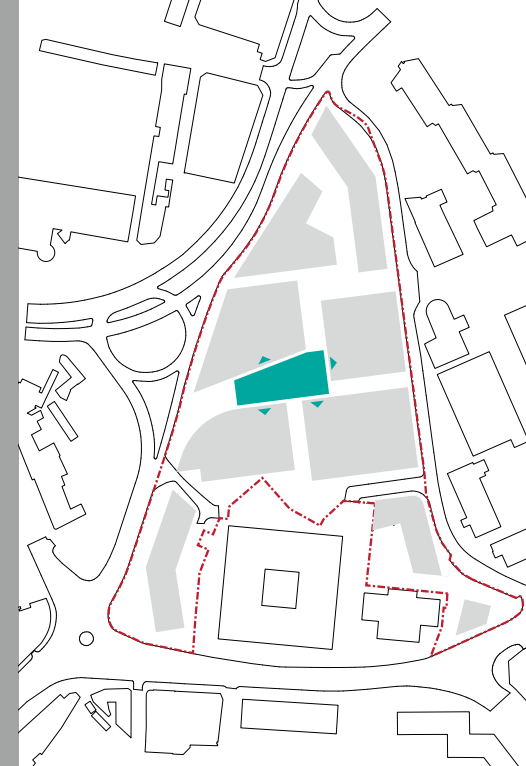


Servicing

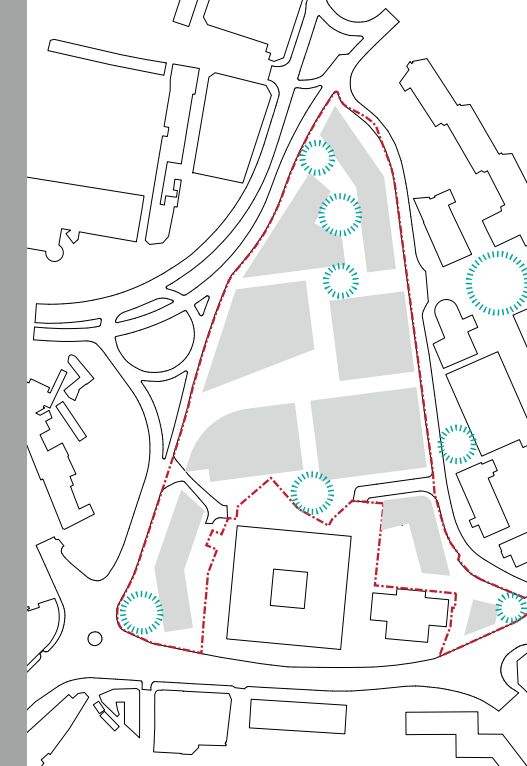
**Masterplan Urban Structure:**



Height



Central Space



Secondary Spaces



Front Doors / Addresses



Frontages and Backs

These strategies outline the proposed framework for the masterplan which will guide future development. They identify the building plots, key gateways, taller buildings, the location of the central square and secondary public spaces. They also set out how the buildings should be orientated - the fronts and backs. The movement into and around the site is also very important. The proposals show the routes through the site for all users as well as key points of access for vehicles and services.

## OPEN SPACE

The public realm strategy for the project aims to create a distinctive and high quality landscape character by using the existing topography and level changes to ensure attractive and landscaped views from key points across the site.

The development will provide a series of public realm and landscaped spaces that can be used throughout the day and evening, contributing to a safe and secure environment.



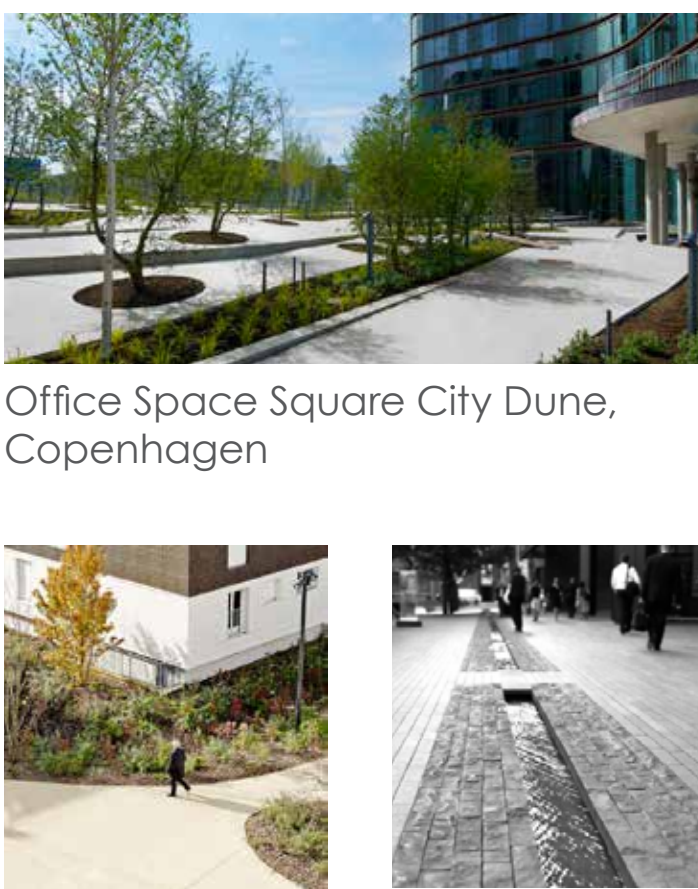
Masterplan Landscaping Proposal



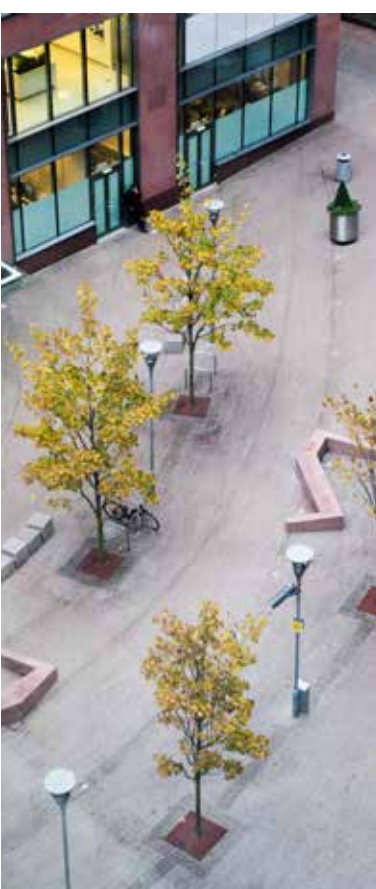
Illustrative Sketch : Central Square



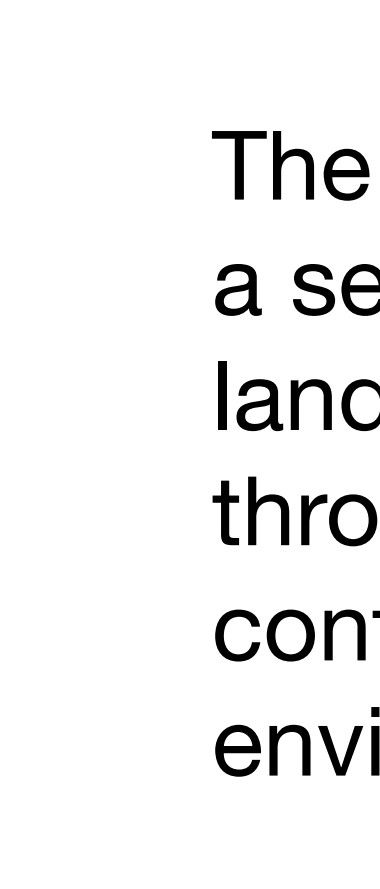
Planted Corridors MoreLondon



Office Space Square City Dune, Copenhagen



Water in the Details, MoreLondon



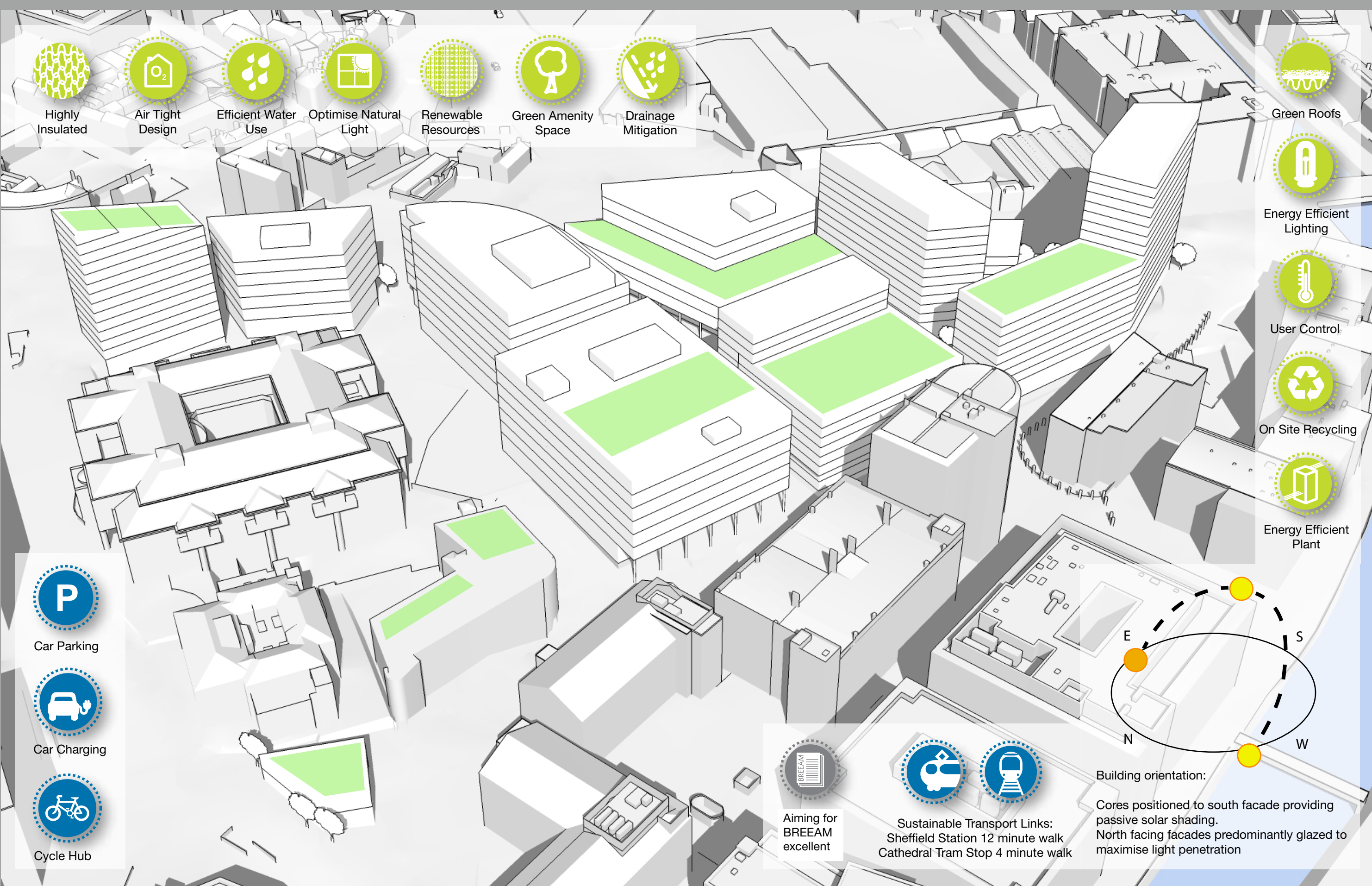
Office Square St Paul's, Liverpool

## SUSTAINABILITY

Our approach to West Bar Square is to consider these issues from day one, from design through to delivery. We aspire to achieve BREEAM excellent ratings for the entire development.

Through the optimisation of core positions, structural grid and building engineering systems, each building can sustain a range of working environments.

Conceived principally as air-conditioned products, most blocks can be adapted to support mixed-mode or naturally ventilated environments allowing tenants to control their energy costs throughout the life of their building.



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5plus architects

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Mott MacDonald

renaissance