

## Example of a Townscape Heritage Initiative scheme



**Scheme title:** Sheffield Cultural Industries Quarter THI  
**Applicant:** Sheffield City Council  
**Grant awarded:** £1,939,201  
**Scheme length:** 5 years



**Butcher Works internal courtyard**

### 1. Summary

The Cultural Industries Quarter (CIQ) is designated as a conservation area due to its special architectural and historic interest associated with the steel, cutlery and tool making trades. 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. The THI scheme assisted seven projects and enabled repair and re-use of some of the most significant and important historic buildings within the CIQ, including the Grade II\* listed Butcher Works, the Grade II\* Sterling Works and some smaller projects. The THI scheme provided match funding of up to 50% towards the total cost of eligible works on projects in the CIQ, leading to high-standard historic repair and conservation.

### 2. The aims of the scheme

- to repair and regenerate both the historic fabric of the CIQ.
- 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.

### 3. Main works

**Butcher Works**, the majority of which was built in 1835 and 1875, was originally occupied by William and Samuel Butcher, one of the most enterprising partnerships in Sheffield in the early 19<sup>th</sup> 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

several television dramas. Although the building was still in use in some parts, it had fallen into decline and disrepair. The THI funding presented a chance to preserve the historic building and bring it back into use.

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 windows;
- repair and retention of important historical artefacts;
- roof recovering in natural slate including retention of original slates to inner courtyard; and
- relaying of sets to courtyard and Yorkstone paving to provide accessible routes.

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 21<sup>st</sup> century comfort without compromising the appearance of the listed building.

**Sterling Works** was also brought back into use and now provides specialist further education for 16-25 year olds with special learning needs. The building was originally used for the manufacture of edge-tools and later for the manufacture of silver plated goods. It was vacant for a number of years before a THI grant was awarded to the Ruskin Mill Educational Trust.

Repair and restoration works included:

- repair and re-pointing of external elevations using matching brick and lime mortar;
- sensitive removal of paint to external elevation;
- repair and replacement of windows with timber sashes; and
- re-covering of roof in natural slate.

**Scotia Works**, a late 19<sup>th</sup> century former cutlery works (not listed), was renovated to provide a new resource centre for organisations working towards social inclusion, including the South Yorkshire Development Education Centre, the Workers' Educational Association and Northern Refugee Centre. The building was restored to preserve its original features and character, whilst combining elements of modern design and innovative energy-saving features. New double-glazed sliding sash windows were installed and incorporated glazing bars that were the same thickness as traditional single glazed timber windows. It is now a landmark building within the fast growing CIQ.

Repair and restoration works included:

- repair and re-pointing of external elevation using natural stone, matching brick and lime mortar;
- replacement of windows with painted timber sashes; and
- re-covering of the roof with natural slate.

#### **4. Benefits for heritage**

- Over £3million of public funding was injected into historic buildings within the CIQ, which levered over £15m of additional private sector investment into the area over five years.
- The THI scheme has produced properties and an environment that meets the needs of 21<sup>st</sup> century businesses, without compromising on the area's historic value and importance.
- The provision of 131 new residential apartments and a small number of live/work units in historic buildings in the quarter have brought new residents, adding to the diverse activity in the area and increasing numbers of people living in the city centre.

#### **5. Benefits for people**

- The THI scheme has 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.

- 16-25 year olds with special learning needs have participated in workshops. They will continue to work alongside established crafts people learning new skills in silver smithing, cutlery manufacture, and pewter-ware, thereby retaining the link to the unique history of the area.

## 6. Lessons learnt

- The importance of having conservation officers and THI project officer were involved in the project from the start.
- The importance and value of having a clear “Statement of Significance” for large projects in place at the outset. This resulted in more informed decisions being made on many detailed elements of projects.
- It proved difficult to accurately forecast when grants would be paid out and received, as the process is reliant on third parties sending in claims for grants in a timely manner, with a full audit trail in line with the spending profile. This affected the grantee’s ability to provide accurate financial information to the Central Accountancy Team, which manages the City Council’s bank account.
- Changes in THI project staff led to a loss of momentum during the period of the scheme.
- There was under-spend at the end of the THI scheme following verifications of final valuations. Two projects had under spent and therefore were not entitled to the full amount of grant approved.

## 7. Long-term benefits

- The repair of historic buildings in the CIQ has ensured their continued use and survival in the quarter alongside other new developments and regeneration schemes.
- Butcher Works is now used as an example of what can be achieved in metal trades complexes and other developers are taking lessons from this project to other similar historic building restoration schemes.

## 8. The THI common fund

The success of the THI scheme was based on a partnership approach with Sheffield City Council and the CIQ Agency. Sheffield City Council did not itself fund any of the grants but administered the scheme.

Total THI common fund	£3,878,402
HLF grant	£1,939,201
Contribution from other funding partners	Single Regeneration Budget £244,550 Sheffield City Council £25,978 Private Sector £575,341 ERDF £1,093,332

## 9. Contact

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