

THE MODERN HOUSE



Pat Midgley Lane, Sheffield
£225,000 Leasehold

Park Hill III

This immaculate two-bedroom dual-aspect duplex apartment forms part of Phase II of Sheffield's exemplary Grade II*-listed Park Hill. Originally built between 1957 and 1961 to a design by Jack Lynn and Ivor Smith under the supervision of J. L. Womersley, the recent award-winning refurbishment was overseen by architects Mikhail Riches.

Life and colour are brought to these 'streets in the sky' by bright panels that replicate the brick tones of the original facade, emphasising its modular structure. Located on 'Norwich', the top 'street' of the development accessible via lift, the apartment's iconic interiors marry aluminium-framed floor-to-ceiling glazing with engineered oak flooring and exposed concrete structural elements faithful to their brutalist heritage.

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The Estate

Informed by ideas of community, as well as the modernist tenets of materiality, light and space, Park Hill is lauded as a masterpiece of brutalist architecture. The original design comprised four ranges linked by bridges and was arranged at obtuse angles to optimise the panoramic views across the city and the southern Pennines. Conceived as 'streets in the sky', four levels of street decks – wide enough to carry milk floats – sit atop a 'high street' of local services on the lower levels.

Working initially with architects Studio Egret West, Hawkins Brown and Grant Associates, the award-winning Urban Splash embarked upon a comprehensive redevelopment of the entire estate in the early 2000s. Phase I was shortlisted for the 2013 RIBA Stirling Prize, and Phase II, the Mikhail Riches scheme, won the AJ Retrofit Award 2023 – 'Retrofit of the Year', Housing & Listed Building Over £5M – and was the overall winner of Housing Design Award 2023.

The Tour

Adopting a light touch approach, the architects of Phase II have focused on celebrating and restoring the original building, the very essence of its fabric and design. Sustainability is embedded throughout – keeping, making good and bolstering the best parts of this iconic scheme.

External rendered panels, in mid-century tones of blues, greens and purples, have been chosen to complement the earthy hues of the existing brickwork, while the interiors also pay homage to the 1960s. The apartment, one of very few on the estate with balconies at the front and rear of its plan is on the 12th floor and is entered on the lower of its two levels.

Brightly coloured front doors – in the case of this apartment blue – add to each home's unique identity. A patterned carpet guides towards a central hub housing the hallway with storage space and an elegant stairwell; this leads immediately to the open-plan living, dining and cooking area. Oak flooring runs underfoot and stands in contrast against the raw concrete walls.

The flexible, light-filled living space overlooks the communal gardens and commands far-reaching views. Sliding doors offer access to the balcony; a perfectly private outdoor space for relaxing. The kitchen area has a fresh, light and airy feel, with white wall and base units, solid ply worktops and a mosaic tile backsplash.

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The timber staircase ascends to the upper level with two generous double bedrooms, each affording further panoramic vistas. The main bedroom has plentiful open storage and dressing space, an en suite shower room and particularly commanding views over Phase 1 of Park Hill. The other bedroom sits at the rear, offers bespoke wardrobes and has a south-facing balcony, providing a lovely spot for morning coffee. The current owners use this room as a study and workspace.

The smart family bathroom sits between. The clean architectural lines continue, with minimalist details, crisp white fittings and micro-cement flooring.

Outside Space

In collaboration with Hawkins\Brown and Studio Egret West, landscape architects Grant Associates plotted a regenerative masterplan for the external spaces of Park Hill. Creating a setting that combines real purpose with beauty, attractive to people and wildlife and birdlife alike, the result essentially wraps the brutalist backdrop in a park-like blanket.

Each space has a clear function, is rich in colour and pops with elements of surprise and interest. Small courtyards and gardens populate the upper slopes; middle slopes offer communal gardens for playing and relaxing, while lower down there is an opportunity for larger, more public gatherings.

Further amenities include an on-site nursery and café, along with new workspaces for businesses, artists and students, and the provision of secure parking – available for rent for £50/month.

Since the completion of the first phase, a new public park, South Street Open Space, has been created by Sheffield City Council between the nearby railway station and Park Hill.

The Area

Park Hill is located approximately a 10-minute walk from the galleries, theatres and shopping of Sheffield city centre. Sheffield has the highest ratio of trees to people of any city in Europe and is home to two of the UK's largest universities: Sheffield Hallam University, within 10 minutes' walk, and Sheffield University, within 25.

The city centre, around a 20-minute walk away, is chock full of bars and eateries. Favourite coffee stops include Tamper and Cloud, while Forge Bakehouse also offers delicious snacks. Bench – 'bakery by day-wine bar by night' – is a neighbourhood shop selling natural wines and a selection of very tempting small plates. The Pearl is another delicious spot for small plates and accompanying cocktails, while Beer of Smod brews adventurous beers.

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The Shakespeare and the Two Sheds pubs are terrific spots for a pint and Tenaya wine shop & bar has an interesting range and a focus on female producers and sustainability. Jôro is home to an innovative tasting menu showcasing British ingredients.

Kelham Island, 20 minutes on foot, is full of bars, flea markets, venues and restaurants, including Domo, Roku, Juke & Loe, Alder – and has been called ‘one of the coolest neighbourhoods in the UK’ by Time Out and Sunday Times. South Street Kitchen is a community-focussed and largely plant-based café-cum-occasional restaurant specialising in tasty, Middle Eastern-inspired food and great coffee

Nether Edge and Sharrow Vale are about a 35-minute walk and have an amazing collection of independent cafes and restaurants; highlights include Corner Store, Tonco Bakery, Starmore Boss, Grow Yoga.

Norfolk Park, a few minutes away from Park Hill, is a beautiful and quiet retreat perfect for a morning run nearby. Sheffield Botanical Gardens and the Winter Garden, home to temperate greenhouses, are lovely for weekend strolls. Ponds Forge Leisure Centre, with its Olympic-sized pool, gym and many other sports facilities is a must for sporting enthusiasts.

Park Hill is also perfectly placed to escape to the Peaks. Other nearby attractions include Yorkshire Sculpture Park, Chatsworth House and Salt Mill.

The city’s main train station is a five-minute walk and runs direct services to London St Pancras International in around two hours, Manchester Piccadilly in under an hour, and Liverpool in approximately an hour and 40 minutes. There is also a tram and bus stop five minutes’ walk away, with services to the university, hospitals, Meadowhall shopping centre and Hillsborough.

Tenure: Leasehold Lease: Approx. 236 years remaining
Service charge: Approx. £1,200 per year Ground Rent: N/A
Council Tax Band: A

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.