

Welcome

Thank you for coming along today to learn more about the future of our Collegiate Campus. We recognise our responsibility to be a good neighbour and to engage openly. We are still at an early stage in our thinking, but want to share our proposed approach and hear your views.



Our plans for Collegiate Campus

Our plans for Collegiate Campus form part of our wider estates strategy. In recent years, we have made a major investment in our City Campus, creating world-class teaching and learning facilities in a sustainable city-centre setting. Most of our teaching and learning now takes place there, helping to make Sheffield city centre a busy and vibrant place.

Collegiate Campus remains an important part of our estate. It is home to thousands of students and staff from our College of Health, Wellbeing and Lifesciences, and will continue in this role for some years.

Its specialist facilities provide an exceptional hands-on learning environment, including mock operating theatres and hospital wards that give students valuable practical experience. We are continuing to invest in Collegiate Campus, including a recent investment of more than £4m to enhance facilities for Health, Social Care, Nursing and Sport courses.

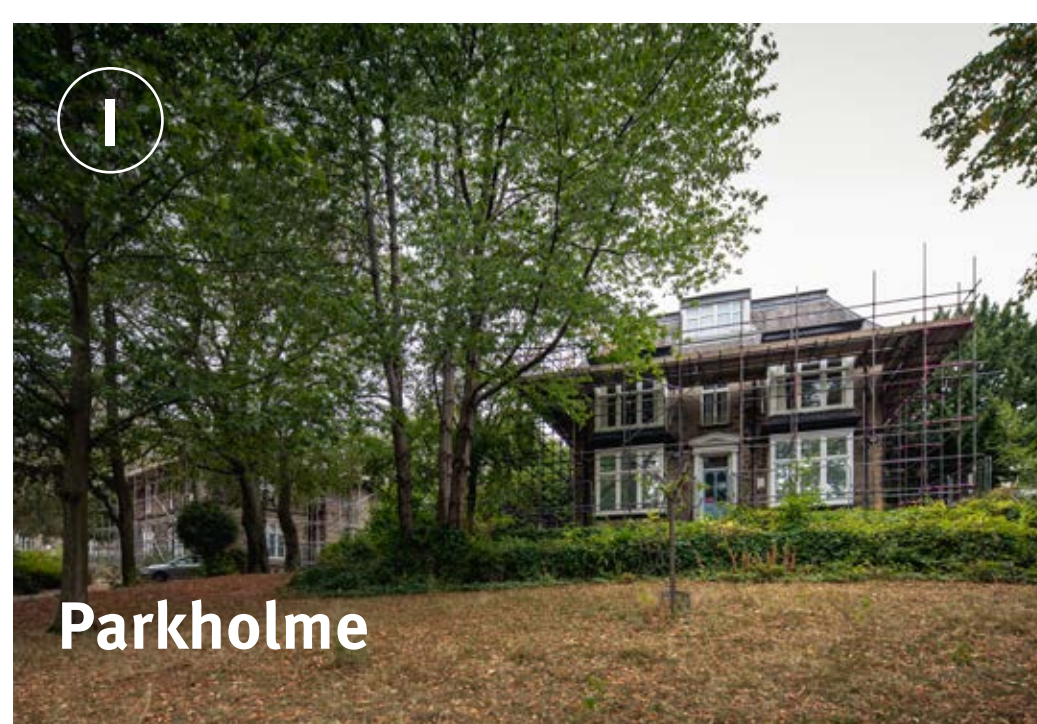
Although we are retaining most of the site, we plan to consolidate our presence at Collegiate. We will retain the core, more modern buildings in the southern half of the campus, including Heart of the Campus and the library. This will allow us to concentrate student and staff activity around key facilities and provide a higher-quality experience.



We plan to release two areas of land that are no longer required: the Woodville Hall site and the northern section of the main Collegiate Campus. Releasing these areas creates an opportunity for them to make a different contribution to the local area. Their sale will also generate vital funds that we can reinvest in teaching and learning, further strengthening the positive impact we make across the region.

Which parts of the Campus do we plan to release?

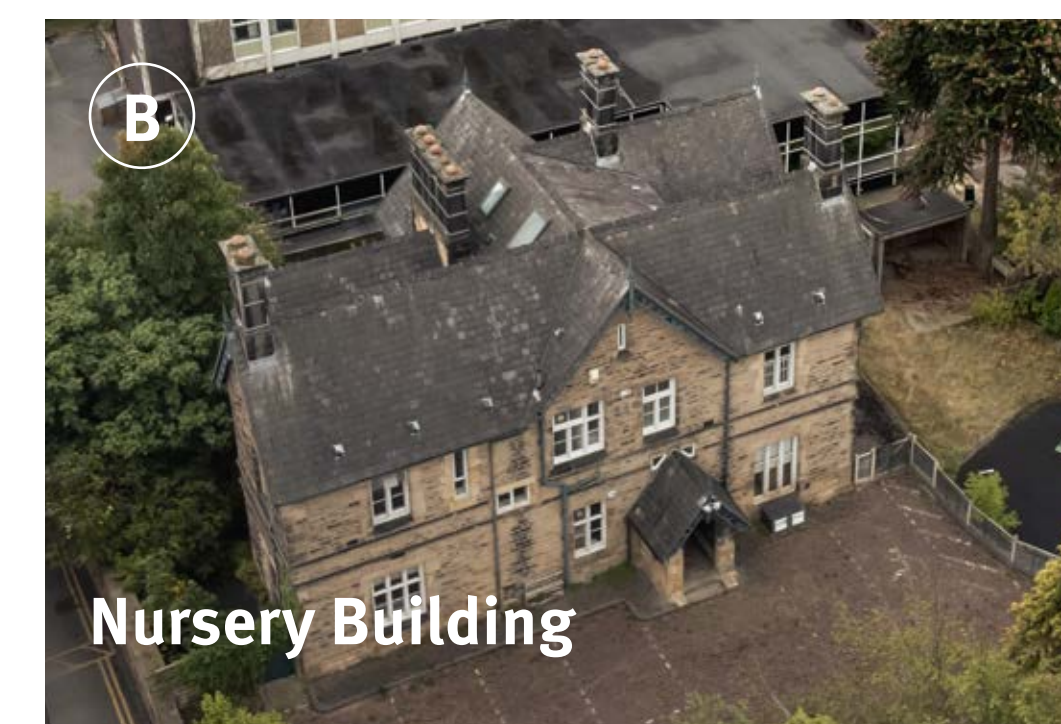
As shown on the map, we plan to release two areas of land within the Collegiate Campus:



Key

- A** Woodville Hall
- B** Nursery Building
- C** Oak Lodge
- D** Mercury House
- E** College House
- F** Mundella House
- G** The Mews
- H** Montgomery House
- I** Parkholme
- J** Former temporary buildings
- K** Southbourne and White House
- L** The Lodge
- M** Sports pitch
- N** Coach House

 Conservation area boundary



How do we plan to release these sites?

We do not intend to develop the sites ourselves. Instead, we plan to sell them to purchasers with the skills, commitment and expertise to deliver high-quality, sensitive development. As the surrounding area is mainly residential in character, our expectation is for residential development to be the most likely future use for the sites, but there could be interest in other uses, such as business space or healthcare.

The University will expect any future proposals to respect the conservation area setting and make a positive contribution to Sheffield. These considerations will be central to our decision making around the sale(s). Our proposed process will involve the following key steps:



Summer / Autumn 2026

Setting our priorities and compiling guidance

We will discuss the future of these sites with Sheffield City Council Planning, as well as with our neighbours, locally elected representatives, staff and students. These conversations will help shape the priorities and guidance included in our marketing prospectus.

Early 2027

Publishing a marketing prospectus

We will publish a marketing prospectus which sets out the potential opportunities for future uses and development, alongside our key priorities and the initial guidance from Sheffield City Council.

Throughout 2027

Considering submissions and selecting purchasers

We will consider expressions of interest and offers, making a rounded judgement based on the quality of each proposal against our key priorities, including the financial offer.

Most likely from 2028 onwards

Future purchasers develop their proposals, engage with the community and submit planning applications

Any purchaser wishing to make changes to the sites will need to apply for the relevant consents, including planning permission and listed building consent (where relevant). We will make clear that we expect purchasers to engage openly with the local community throughout this process.

Developing a set of shared priorities

We recognise our responsibility to help ensure that any future use of these sites is high quality, sensitive to the conservation area setting and makes a positive contribution to Sheffield.

We have begun to develop a set of priorities to guide future development, and we would welcome your views on these.



Maintaining the open, parkland feel and mature trees



Securing the future of the heritage buildings



Formalising key walking routes



Ensuring future sports provision

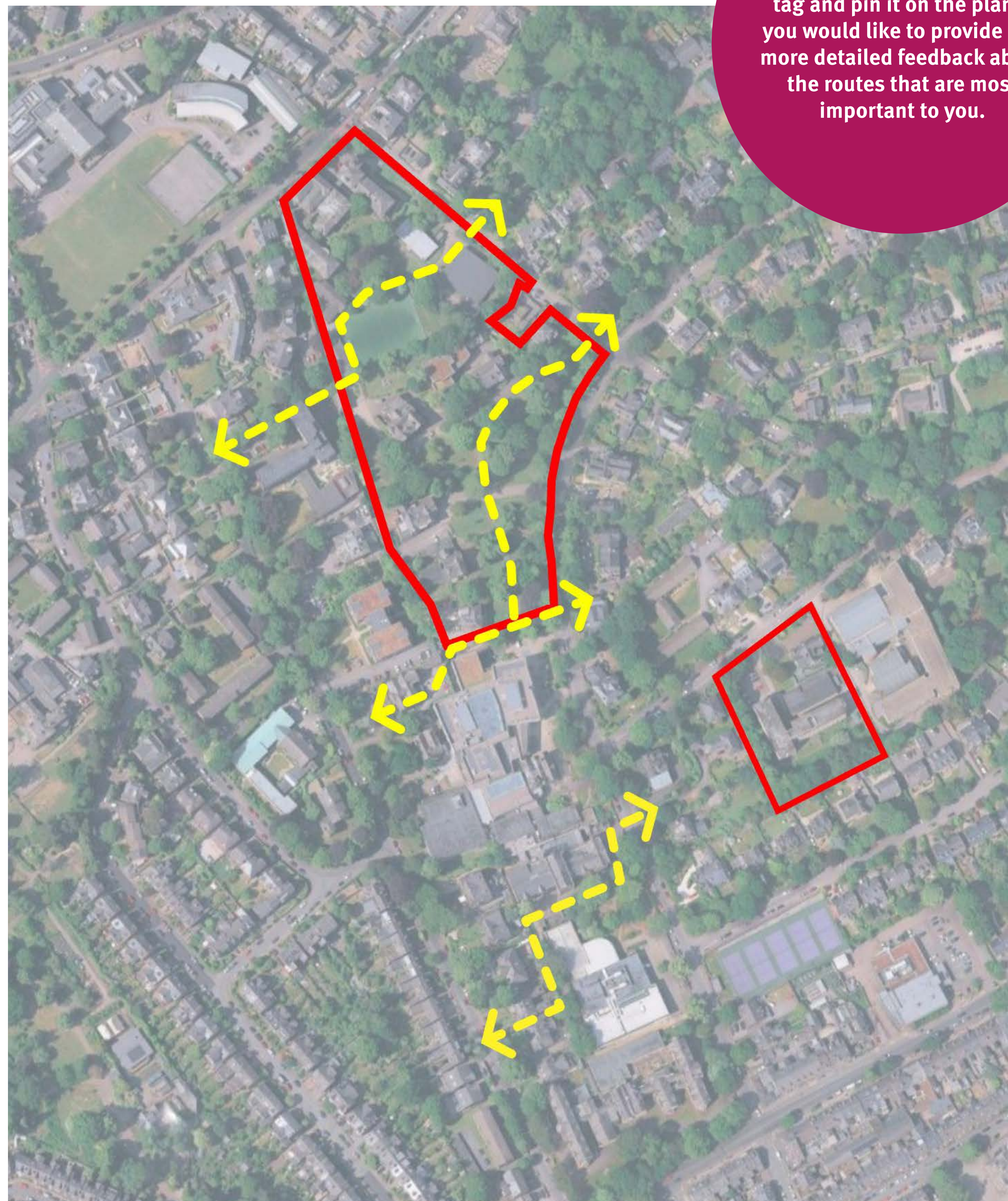
Formalising key walking routes

We know that many local people value the informal walking routes through Collegiate Campus, particularly the east-west connections between Collegiate Crescent / Park Lane and Broomgrove Road.

We plan to formalise some of these routes so that these connections are retained.

The plan on the right shows the approximate locations we think would be most appropriate for these walking routes.

Please write on a luggage tag and pin it on the plan if you would like to provide any more detailed feedback about the routes that are most important to you.



A sensitive approach to the northern site



C

Ensure that any future proposal continues to provide a community sports provision, and explore options to secure this.



A

Retain and sensitively refurbish the listed villas. Explore opportunities to remove and replace the less sympathetic extensions with higher-quality alternatives, working within existing building footprints. Residential, office or healthcare uses anticipated, based on market interest.

E

D

C

A

B

E

Explore a high-quality residential conversion of Southbourne and White House, breathing new life into these heritage buildings.



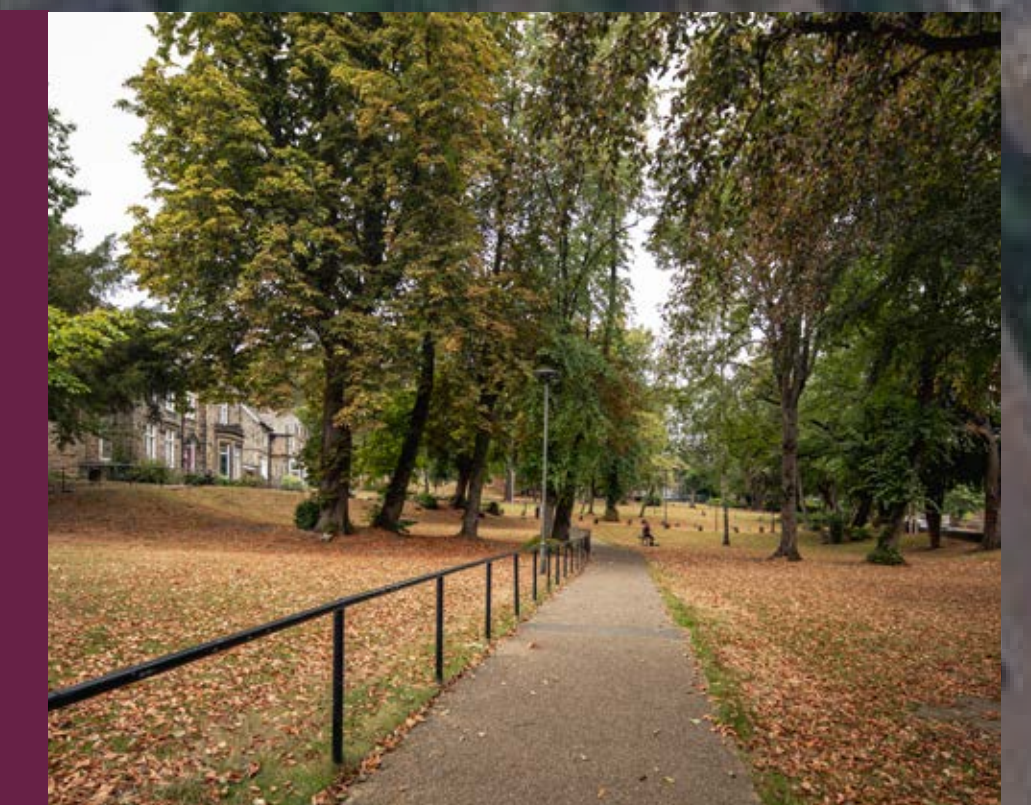
D

Explore the potential to add a small group of approximately 5-10 high-quality family townhouses on the land beside Park Lane (previously used for temporary buildings), subject to heritage, trees, access and highways.



B

Maintain the defining open, leafy character of the Collegiate Crescent frontage, with mature trees retained.



If possible, seek to keep and reconfigure the main block for residential use, pending further investigations to see if the existing structure can be retained. If not, use the existing building height and scale as the basis for a redevelopment.

Organise parking, cycles, refuse, deliveries and resident arrival around the central landscape without allowing vehicles to dominate it.

Add a slightly lower eastern wing along the Robert Winston side to create a more complete U-shaped residential building around a north-facing landscaped courtyard.

Bringing the Woodville Hall site back into active use

Remove the low-quality central one- and two-storey building and other non-essential clutter.

Retain and refurbish the former nursery as a positive character building.

