



**Sector**

RETAIL + MIXED-USE

**Services**

ARCHITECTURE

MASTERPLANNING

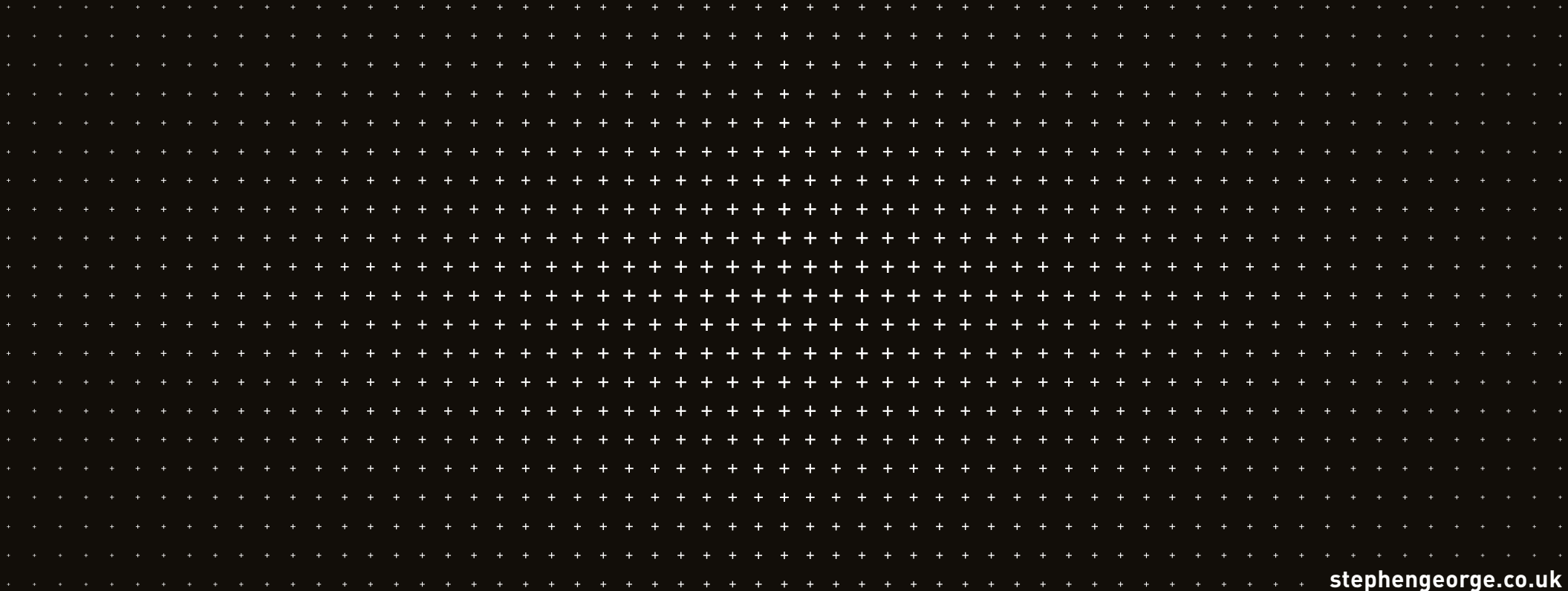
INTERIOR + FIT-OUT

BIM

CGI

CDM PRINCIPAL  
DESIGNER

BUILDING  
REGULATIONS  
PRINCIPAL  
DESIGNER



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# Who we are + what we do

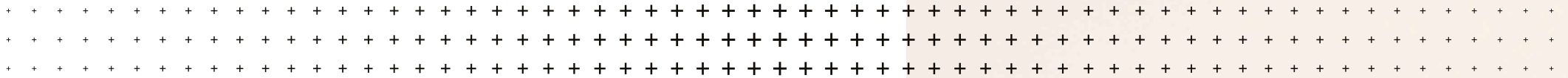
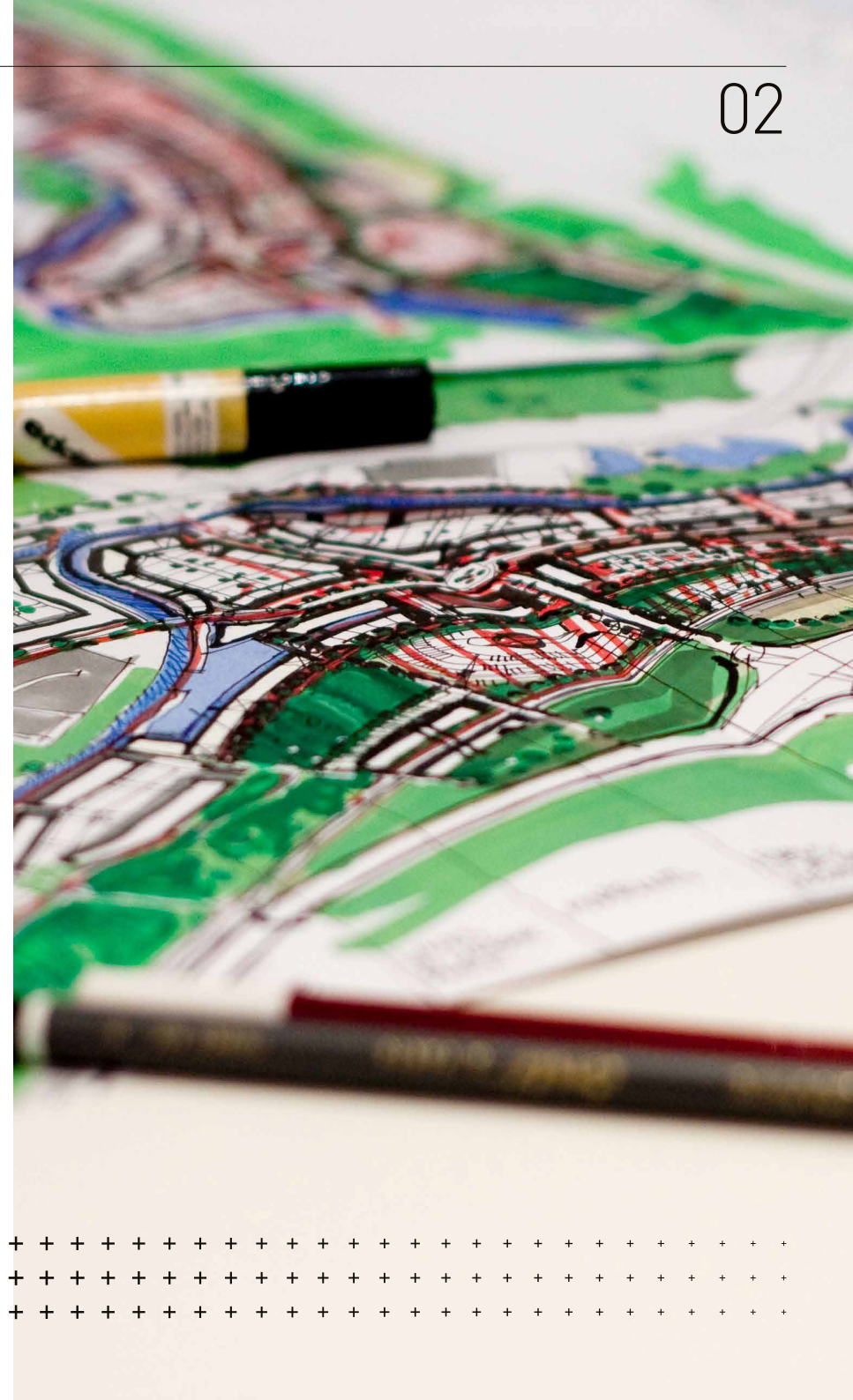
- Established 1970
- 100+ staff
- AJ100 practice
- RIBA President's Award Winner
- Public and private sector
- Varied and diverse portfolio
- Listening to our clients
- Building long-term relationships
- Committed to nurturing an open, inclusive, fair and supportive business
- Embrace duty of care to our community, environment and society
- Knowledge share environment
- Studios across the UK in London, Leicester, Leeds, Solihull and Birmingham
- International partnering practice in Sofia

# Introduction

Stephen George + Partners (SGP) has more than 15 years' experience delivering mixed-use developments, from new town centres and major regeneration projects to local retail terraces and district centres. The practice creates commercially robust, well-designed places that respond to site constraints, stakeholder priorities and long-term community needs.

Working closely with developers, local authorities and stakeholders, SGP balances competing requirements to shape viable and deliverable schemes. From early feasibility studies and site assessments through to planning submissions, public consultation and delivery, the team supports projects at every stage to ensure quality, programme and budget objectives are achieved.

A strong placemaking approach underpins every project, carefully integrating homes, retail, leisure, workplaces and community facilities to create vibrant and welcoming environments. By responding to evolving market conditions and embracing flexible uses such as healthcare, leisure and elder care, SGP helps create resilient developments supported by advanced design technologies including BIM, 3D visualisation and virtual reality.



# SGP in numbers

970+

live projects across SGP

5

offices in the UK

100+

staff members across all offices



# Our core values

## + Fairness

Impartial treatment of all without discrimination. Providing an open environment where all are encouraged to offer ideas. Being consistent in our approach.

## + Integrity

Honesty. Doing what we say and saying what we do. Being open, clear and direct with one another.

## + Quality

Working to the highest possible standards to ensure consistency across everything that we do including the following two values...

## + Service

Offering the best possible assistance and advice to our clients. Going the extra mile to ensure all deadlines are met and key criteria considered.

## + Design

Maintaining the highest possible architectural standards, giving us the freedom to undertake exciting projects and to create great places.

## + Social responsibility

We believe we have a responsibility to society and will give freely of our time to help others.





**+**  
**we care**  
**we challenge**  
**we deliver**

## Our vision

We care about client service, values, culture + vision.

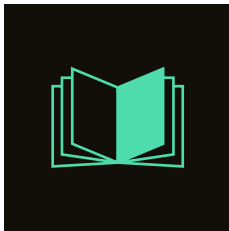
We design + deliver a diverse portfolio promoting social value + better places.



# Sector + service overview

The sectors we work in

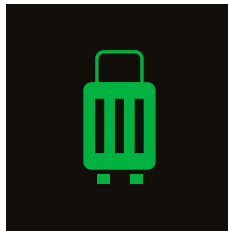
Education



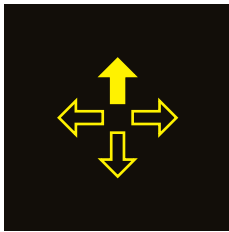
Healthcare



Leisure + Hospitality



Logistics



Office



Residential



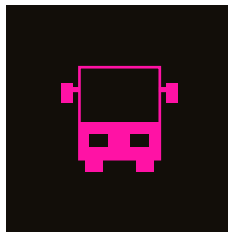
Retail



Science + Innovation

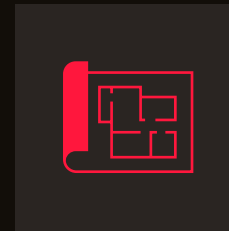


Transport

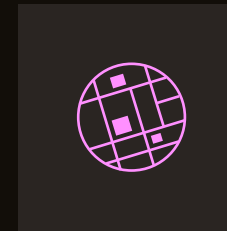


The following services can be provided in house by SGP

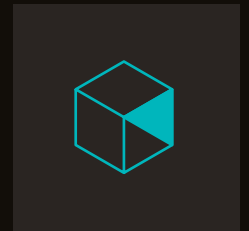
Architecture



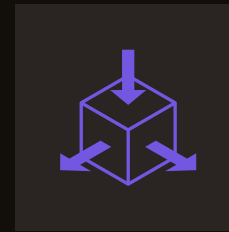
Masterplanning



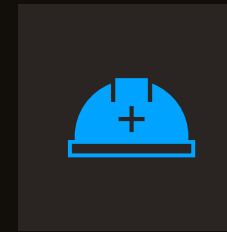
Interior + Fit-out



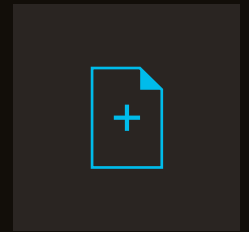
BIM



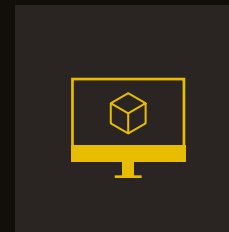
CDM Principal Designer



Building Regulations Principal Designer



CGI



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+ ABOUT OUR **SERVICES**

# Key contacts



## Luke Abbott

BA (HONS) BARCH PG DIP ARCH RIBA

Partner

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### PERSONAL PROFILE

Luke joined the practice in 2019 as a Studio Director and manages a number of key commercial developer accounts and projects. He provides clear, practical advice to clients and leads teams with a focus on business development and strengthening cross-sector capability.

He has extensive experience delivering large strategic masterplanning projects for speculative and build-to-suit occupiers, often navigating complex physical, legal and environmental constraints. Luke also supports early RIBA stages, including feasibility studies and concept design, helping shape commercially successful development strategies.

Alongside his work in the industrial and logistics sector, Luke has designed and delivered high-end bespoke residential projects and remains interested in progressive workplace design that supports wellbeing, productivity and business culture.



## Stuart Hancox

BA (HONS) DIP ARCH DIP AP

Studio Director

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### PERSONAL PROFILE

Stuart is sector head for mixed-use and also leads a number of industrial projects. Having joined the practice in 1994, he manages a team of architects and technicians in Leicester and works confidently across all RIBA stages, undertaking both masterplanning and the design and delivery of buildings.

Passionate about high-quality architecture, Stuart focuses on coordinating teams and resources to deliver efficient, well-managed projects. He maintains involvement during construction to ensure complex elements are delivered in line with the original design intent.

As Design Architect, he played a key role in the development of the practice's award-winning Waterfront House office.

[+ MORE ABOUT LUKE](#)

[+ MORE ABOUT STUART](#)

# Retail + Mixed-Use

We help clients shape mixed-use retail environments that respond to changing patterns of shopping, working and living. Our designs focus on creating active, adaptable places where different uses complement one another and contribute to a lively and sustainable destination.

Careful consideration of movement, public realm and building relationships allows retail, leisure and other uses to work together effectively. By designing flexible ground floors, welcoming frontages and clear connections between spaces, we support environments that attract visitors, support businesses and encourage longer dwell times.

Our approach focuses on long-term adaptability, ensuring developments can evolve as occupier needs and consumer habits change. Through thoughtful design and technical expertise, we help create mixed-use destinations that remain relevant, engaging and commercially successful over time.



+ VIEW ONLINE

# Cranbrook

## Exeter

A vibrant mixed-use town centre was created to form the social and commercial heart of a new community, delivering a lively public square surrounded by retail, residential and community facilities.

The design introduces an engaging high street and town square anchored by a supermarket and a series of retail terraces, with apartments and duplex homes arranged above to create activity throughout the day and evening. Flexible public space allows markets, events and outdoor dining, encouraging surrounding cafés and shops to spill out into the square.

Together with a standalone nursery building, the development establishes a strong sense of place, creating a sustainable and welcoming centre that supports community life and long-term growth.

### Key information

<b>Client</b>	Henry Davidson Developments Ltd
<b>Services</b>	Architecture
<b>Size</b>	Nursery 543 sqm and Morrisons 2,285 sqm, Retail 467 sqm and 18 Apartments 70 - 75 sqm approx
<b>Value</b>	£15 million
<b>Completed</b>	2025





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# Lawley District Centre

Telford

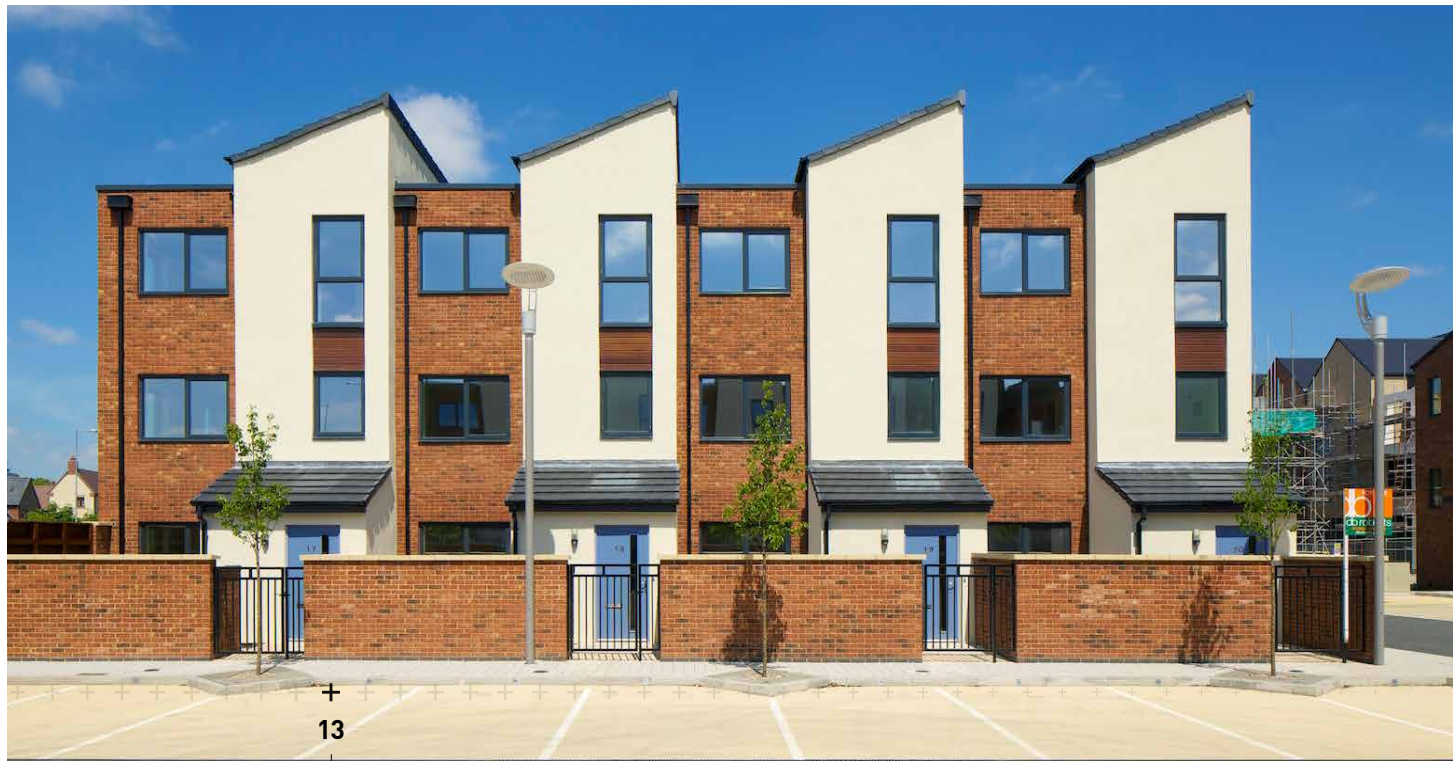
A vibrant mixed-use development was created to form the civic heart of a growing community, providing a central square that brings together retail, leisure, residential and community uses within a cohesive and active environment.

The development combines a supermarket, shops, offices, restaurants and public amenities with residential accommodation, supporting everyday needs while encouraging social interaction and economic activity. Careful placemaking and a strong public realm strategy establish a welcoming destination that enhances local identity.

Designed to support long-term growth, the development delivers a balanced and adaptable environment that fosters community life while creating lasting value for both occupiers and residents.

## Key information

<b>Client</b>	Henry Davidson Developments Ltd
<b>Services</b>	Architecture
<b>Size</b>	6,967 sqm (74,992 sqft)
<b>Value</b>	£15 million
<b>Completed</b>	2012



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# Dickens Heath

## Solihull

A masterplanned village development created a vibrant and sustainable community, combining residential, retail and commercial uses within a cohesive setting.

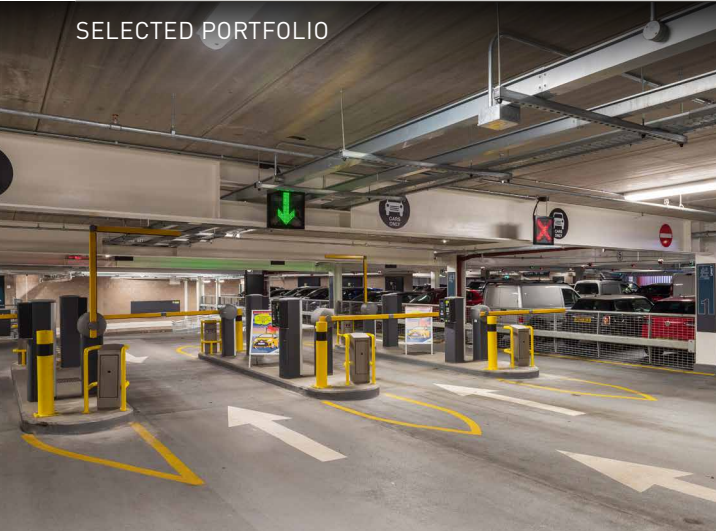
Homes ranged from studio apartments to large town houses, forming distinctive neighbourhoods that fostered identity and community interaction.

Arranged around a waterside setting, residential areas were linked by connected urban spaces and pedestrian routes, promoting strong connectivity and a high-quality public realm.

### Key information

<b>Client</b>	Parkridge Developments
<b>Services</b>	Architecture, Masterplanning
<b>Size</b>	8,686 sqm (93,500 sqft)
<b>Value</b>	£95 million
<b>Awards</b>	Birmingham Post & Mail House Design Awards (Best Luxury Home), Daily Mail National Property Awards 2027 (Best Apartment and Five Star Award for Midlands Region), UK Property Awards 2009 (Best Mixed-use Development)
<b>Completed</b>	2009





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# Broadmarsh Bus Station

Nottingham

Broadmarsh was transformed into a major mixed-use transport and civic destination in Nottingham city centre, bringing together a new bus station, multi-storey car park, library and retail space as a key regeneration project for the City Council.

The development delivered a complex eight-level structure with a high-quality external palette, giving the building a strong presence while discreetly concealing the operational use within.

Sustainability and long-term performance were embedded through one of the UK's greenest car parks, including rooftop solar PV and electric vehicle charging, creating a future-ready public asset recognised through multiple industry awards.

## Key information

<b>Client</b>	Nottingham City Council
<b>Services</b>	Architecture, CDM PD
<b>Value</b>	£43 million
<b>Completed</b>	2021





+  
**Awards**

**Winner**

**Constructing Excellence Collaborative Working 2022**

**Brick Awards Commercial Development 2022**

**Brick Awards Sustainable Development 2022**

**Brick Awards Overall Award 2022**

**UK Parking Awards Best new Car Park 2022**

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# America Street

## London

Four disused railway arches on America Street in Southwark were transformed into high-quality commercial units, creating new space for restaurants, cafés, bars and leisure operators to thrive.

Delivered for The Arch Company, the refurbishment brought long-vacant assets back into productive use, strengthening local economic activity and supporting a more vibrant neighbourhood destination.

The project balanced heritage character with contemporary performance, incorporating energy-efficiency upgrades, improved frontages and upgraded internal specification to create flexible, market-ready spaces with strong tenant appeal.

### Key information

<b>Client</b>	The Arch Company
<b>Services</b>	Architecture, Interior Design + Fit-out
<b>Completed</b>	2023
<b>Contractor</b>	Glencar Construction



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# Didcot Local Centre

## Oxfordshire

A mixed-use local centre was created to form the heart of a major residential extension at Didcot Great Western Park, providing essential amenities and a strong focal point for a growing community.

The development delivers a balanced mix of retail and residential uses, supporting everyday needs while encouraging activity and interaction.

Anchored by a supermarket and supported by additional retail units and apartments, the scheme establishes an active and accessible destination within the wider masterplan. The design enhances the public realm, creating an engaging environment that strengthens community identity and supports long-term economic and social sustainability.

### Key information

<b>Client</b>	Henry Davidson Developments Ltd
<b>Services</b>	Architecture
<b>Size</b>	1,895 sqm (20,307 sqft)
<b>Value</b>	£14 million
<b>Completed</b>	2017



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# All Saints View

## Bedfordshire

A mixed-use retirement living development was delivered for Vistry Partnerships on behalf of Central Bedfordshire Council, forming a cornerstone of the council's wider regeneration programme.

The scheme comprised 168 apartments over five storeys, a bar and restaurant, six retail units and undercroft servicing and parking, alongside new public realm to the High Street and the integration of a Grade II listed building.

Delivered in two phases to accommodate existing residents, Phase One provided one and two-bedroom apartments arranged over four floors, with many homes overlooking the High Street and a large rooftop garden.

### Key information

<b>Client</b>	Vistry Partnership Ltd
<b>Services</b>	Architecture
<b>Value</b>	£36 million
<b>Size</b>	168 apartments
<b>Completed</b>	2022
<b>Contractor</b>	Vistry Partnership Ltd



# Newton Leys Local Centre

Bletchley

A mixed-use development delivered a new retail and residential destination, anchored by an Asda food store and supported by additional retail units to serve the local community.

The scheme combines a range of complementary uses including a care home, day nursery and public house, creating a balanced and active environment. Residential elements, including apartments and townhouses, further enhance the sense of place.

Designed to support everyday needs and long-term viability, the development brings together community, commercial and living spaces within a cohesive and accessible setting.

## Key information

<b>Client</b>	Henry Davidson Developments Ltd
<b>Value</b>	£8 million
<b>Completed</b>	2023
<b>BREEAM</b>	Good





# Market Place

## Kettering

A mixed-use terrace of buildings was designed to provide restaurant, café and residential accommodation, introducing activity and vitality to the Market Place.

The collection of buildings carefully completes the urban space, reinforcing its character while respecting the surrounding historic setting. The design enhances the existing environment, creating a lively destination without detracting from the established architectural features.

### Key information

<b>Client</b>	John Sisk & Son Ltd
<b>Services</b>	Architecture
<b>Size</b>	2,000 sqm (21,528 sqft)
<b>Value</b>	£3.4 million
<b>Completed</b>	2011



# Starbucks

## Nottingham

A drive-thru coffee shop development was delivered as part of a wider regeneration masterplan, enhancing the commercial offer and accessibility of the site.

The scheme provides a high-quality, branded pavilion with associated parking, servicing and landscaping, creating an active frontage and a clear point of arrival.

Careful site planning responded to existing infrastructure constraints while maintaining strong connectivity and visibility across the development. The design integrates with surrounding buildings to form a cohesive environment, supporting ease of movement and contributing to the ongoing regeneration and economic vitality of the area.

### Key information

<b>Client</b>	Benchmark Property Ltd
<b>Size</b>	204 sqm (2,200 sqft)
<b>Completed</b>	2021





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# Popeyes

## Nottingham

A contemporary retail terrace was designed to provide flexible, high-quality accommodation tailored to modern occupier requirements.

The development establishes a clear and consistent architectural identity while supporting efficient delivery and long-term adaptability.

The scheme applies a standardised design approach, creating a repeatable model that reduces cost, programme and risk for future developments. Column-free interiors maximise usability, while integrated signage zones and solar shading enhance both functionality and visual coherence.

Durable materials and efficient detailing minimise waste and improve performance, delivering a practical and commercially viable solution that can be replicated across a range of retail and mixed-use environments.

### Key information

<b>Client</b>	Henry Davidson Developments
<b>Services</b>	Architecture
<b>Size</b>	240 sqm (2,583 sqft)
<b>Completed</b>	2024
<b>Contractor</b>	AKN Build Ltd



# Northway Retail Central

## Skelmersdale

A new retail-led development was delivered as part of the wider regeneration of Skelmersdale town centre, creating a catalyst for investment and revitalising an underused brownfield site.

The project introduces a mix of large-format retail units alongside improved infrastructure, supporting economic growth and enhancing the town's appeal.

The development strengthens connections between key local destinations, including the Concourse Shopping Centre and West Lancashire College, while a high-quality public realm with landscaping and seating creates a welcoming and accessible environment. The scheme plays a key role in reactivating the town centre, encouraging footfall and supporting long-term community and economic benefits.

### Key information

<b>Client</b>	St.Modwen Developments plc
<b>Sector</b>	Healthcare, Retail + Mixed-Use
<b>Size</b>	9,290.30 sqm (100,000 sqft)
<b>Value</b>	£19 million
<b>Completed</b>	2022





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# Fougeres Way Retail Park

Kent

A contemporary retail park was designed to provide a flexible and attractive commercial destination, combining a series of retail units with complementary uses to support a wide range of occupiers.

The development comprises two retail terraces arranged around an outdoor garden centre, alongside a standalone retail unit and café. The architecture draws on the surrounding woodland context, using natural materials and a refined aesthetic to create a distinctive yet sensitive response.

A strong landscape-led approach integrates sustainable drainage, planting and biodiversity enhancements, creating a seamless transition to the surrounding environment while reinforcing long-term environmental value

## Key information

<b>Client</b>	Castle City Estates
<b>Services</b>	Architecture
<b>Size</b>	8,454 sqm (90,999 sqft)
<b>Completed</b>	2027 (estimated)
<b>Bream</b>	Very Good



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# Firepool

## Taunton

A major urban regeneration masterplan was developed for the Firepool site in Taunton, transforming a former cattle market into a vibrant mixed-use destination alongside the River Tone.

The scheme creates a direct and legible pedestrian connection between the railway station and the town centre, strengthening movement and accessibility across this strategically important site.

A diverse mix of uses, including retail, leisure, residential and waterside food and drink, activates the river frontage and introduces a new destination for the town. Supported by improved infrastructure and high-quality public realm, the development enhances connectivity, reduces congestion and establishes a dynamic focal point that supports long-term economic growth and placemaking.

### Key information

<b>Client</b>	St. Mowden Properties
<b>Services</b>	Architecture, CGI
<b>Size</b>	47,000 sqm (505,904 sqft)
<b>Value</b>	£35 million





# Ashford Retail Development

## Kent

A proposed foodstore aimed to enhance retail provision within Ashford town centre, introducing a full range of goods and services alongside a six-island petrol filling station to provide convenient access to competitively priced fuel.

The design adopted a bold, contemporary approach, elevating the sales floor above ground level to maximise parking provision beneath.

Lifts and travellators were planned to ensure accessible customer movement, while the well-connected location benefitted from strong road links and public transport, supporting a highly accessible and sustainable destination.

### Key information

<b>Client</b>	Henry Davidson Developments Ltd
<b>Services</b>	Architecture, CGI
<b>Size</b>	5,574 sqm (59,998 sqft)



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# Bluebell Meadow

## Bradwell

A four-unit retail terrace was delivered in Bradwell, near Great Yarmouth, providing flexible retail accommodation designed to meet the commercial and operational needs of modern occupiers.

The development applied a standardised design approach that streamlines delivery while maintaining a strong and consistent architectural identity. The steel-framed structure creates column-free retail spaces, while recessed signage panels and large glazed entrances with brise-soleils shading enhance both functionality and visual quality.

Highly insulated metal cladding panels provide a durable contemporary finish, with subtle colour changes defining the building's front and rear. The approach reduces material waste, improves cost certainty and offers an efficient blueprint for future retail and mixed-use developments.

### Key information

<b>Client</b>	Midpoint Developments Ltd
<b>Services</b>	Architecture, CGI
<b>Size</b>	696 sqm (7,500 sqft)
<b>Completed</b>	2024



# Junction One Rugby Retail Park

## Warwick

The development delivered a modern retail and leisure destination, combining a cinema, retail terrace, health and fitness centre, bowling alley and restaurant to create a vibrant and engaging environment.

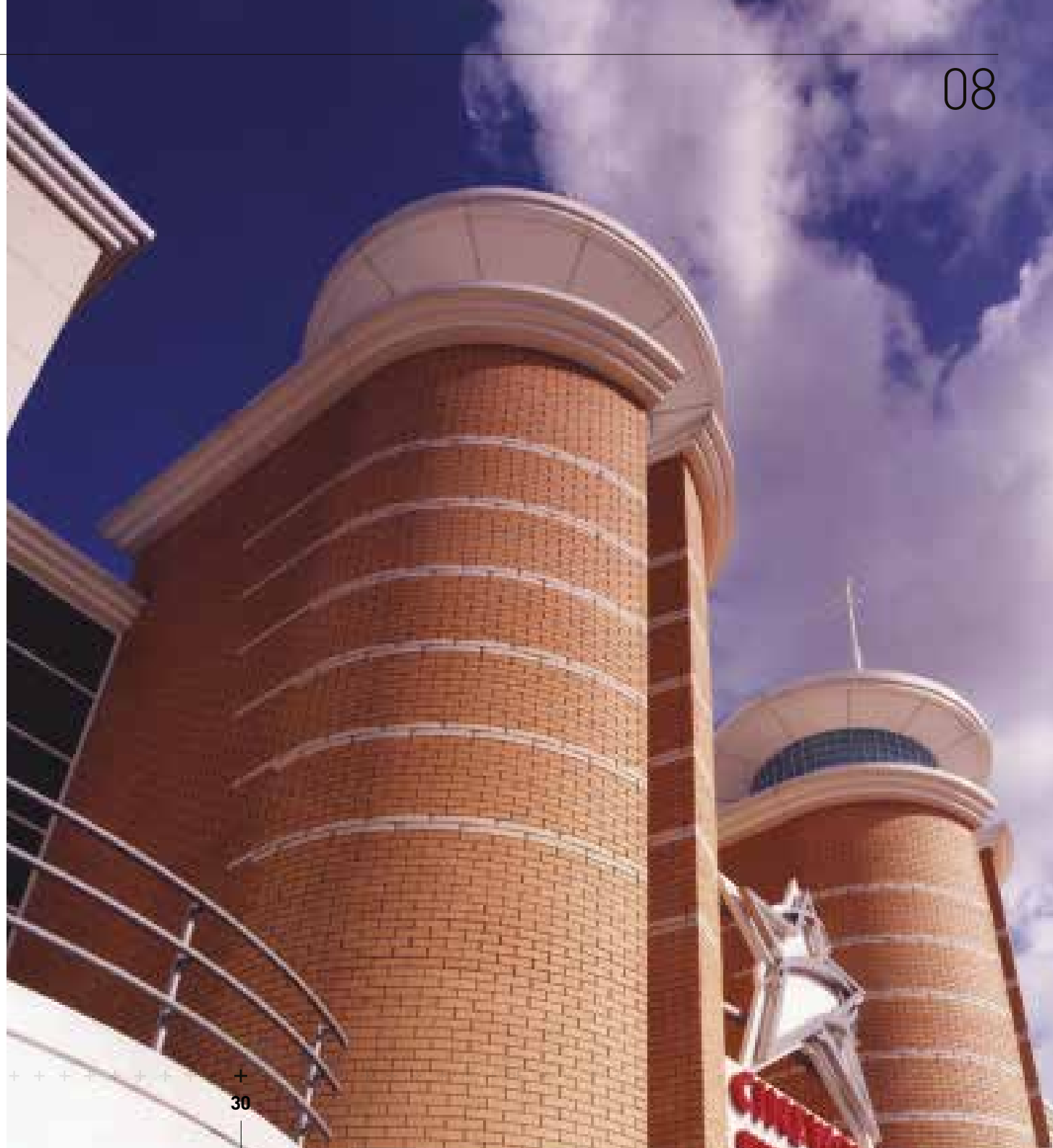
Warm earthy tones, wood finishes and accents of gold, green and burnt orange create a vibrant yet welcoming atmosphere.

The design drew inspiration from 1930s art deco architecture, expressed through strong geometric forms, bold detailing and a cohesive material palette. This approach created a distinctive identity while enhancing the overall visitor experience.

Careful planning ensured an efficient and flexible layout, supporting a range of leisure and retail uses within a unified scheme that encourages footfall and activity throughout the day and evening.

### Key information

<b>Client</b>	Wilson Bowden Developments Ltd
<b>Services</b>	Architecture
<b>Size</b>	13,935 sqm (150,000 sqft)



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# Aagrah Kashmiri Restuarant

Bradford

The interior refurbishment transformed the ground-floor restaurant into a rich and immersive dining environment inspired by the colours and textures of Indian cuisine.

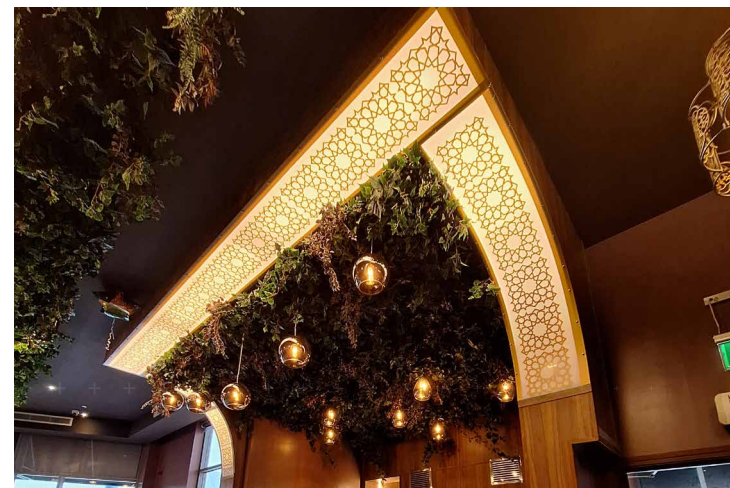
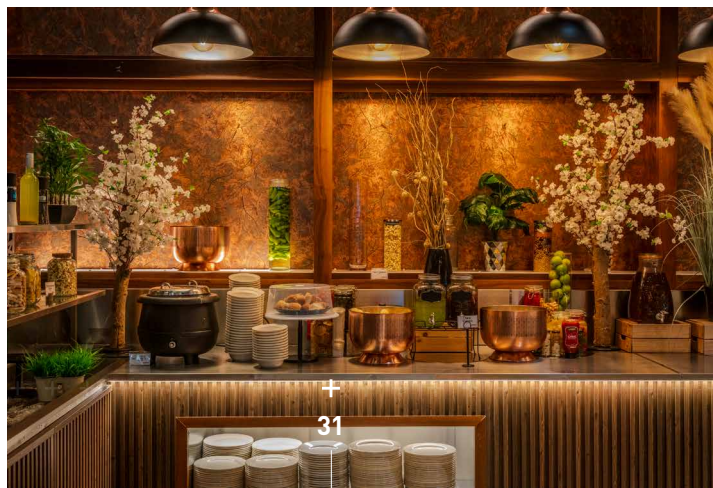
Warm earthy tones, wood finishes and accents of gold, green and burnt orange create a vibrant yet welcoming atmosphere.

Key spaces include a redesigned reception and bar, a private dining area and a refreshed buffet servery, with layered lighting and biophilic elements adding depth and character to the interior.

Existing features were carefully reused and enhanced, including slate wall tiles, mirrors and lighting, creating a cohesive and contemporary restaurant interior while delivering the project efficiently.

## Key information

<b>Client</b>	Aagrah Midpoint
<b>Services</b>	Interior Design
<b>Completed</b>	2024





# Gallery selection



**Leicester Road**  
Rugby



**Tesco**  
Hednesford



**Lidl Wolverton**  
Milton Keynes



**Branston Local Centre**  
Branston



**New Local Centre**  
Stanground



**Crompton Retail Park**  
Doncaster



**Waterdale Retail Park**  
Doncaster



**Dunelm The Portal**  
Nottingham

# Visit us

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## Offices

BIRMINGHAM

LEEDS

LEICESTER

LONDON

SOLIHULL

# SGP

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