



RETAIL + MIXED-USE
PORTFOLIO



+

CONTENTS

RETAIL + MIXED-USE INTRODUCTION

4

Introduction

6

RETAIL + MIXED-USE EXPERIENCE

8

Broadmarsh Bus Station, MSCP, Library and Retail Nottingham

10

Garitage Park Sofia

32

Lawley District Centre Telford

12

Ashford Retail Development Kent

34

Dickens Heath Village Centre Solihull

14

Lidl Wolverton Milton Keynes

36

Cranbrook Local Centre

16

Tesco Hednesford

37

Didcot Great Western Park Oxfordshire

18

Dunelm The Portal Nottingham

38

Fougeres Way Retail Park Ashford Kent

20

Leicester Road Rugby

39

Firepool Taunton

22

Junction One Rugby Retail Park Warwick

40

Newton Leys Local Centre Bletchley

24

Thurmaston Retail Centre Leicester

41

New Local Centre Stanground

26

Branston Local Centre Branston

41

All Saints View Bedfordshire

27

Grange Park District Centre Northampton

42

market place kettering

28

Riverside Retail Park Northampton

43

Northway Skelmersdale

30

Ferry Road Retail Cardiff

43

FURTHER INFORMATION KEY CONTACTS + OUR PORTFOLIOS

44

Key Contacts

46

Our Portfolios

47

Our Sectors

48



RETAIL + MIXED-USE INTRODUCTION





INTRODUCTION

Stephen George + Partners has been applying practicality and creativity to mixed-use developments for over 15 years. From entire new town centres and urban regeneration to simple retail terraces and district centres, SGP has created commercially sound, aesthetically pleasing and stakeholder friendly solutions whatever the size of project or complexities of the site.

Working closely with new and long-term clients and stakeholders, we use our experience and technical know-how to mix and balance potentially conflicting expectations into realistic, affordable schemes that we are proud to deliver.

With the minimum of information, SGP can draft up robust and flexible feasibility studies and building footprints, allowing a developer client to assess the options up front, before buying or taking up an option on the land. We can work up full designs, support the planning submission and co-ordinate public consultations as well as becoming lead or delivery architect to ensure the project meets quality, time and budget requirements.

Placemaking is a key element in creating a beautiful place with a strong community feel and SGP's clean, timeless designs never lose sight of the importance of making townscapes where people feel welcome and want to linger. Retail or leisure units, town houses or apartments, office space or public amenities, they all need to be masterplanned carefully to work together in an interlocking whole that meets the needs of its residents and other stakeholders. A resurgent theme in the placemaking jigsaw is the creation of a local or district centre, with planners seeing it as a focus for the community atmosphere, developers considering the financial benefits and retailers recognising a potential customer base.

Many developers and house builders are working with older planning permissions that were agreed before the retail and leisure sectors faced the current period of unparalleled change. Responding to these changes, as well as future-proofing against potential new threats, is part of SGP's commitment to delivering a financially sustainable scheme. The falling demand for traditional bricks and mortar retail units can be counteracted with a more flexible mix of leisure and amenity attractions such as doctor's surgeries, coffee shops, gyms and nurseries. In recent years, SGP has designed very few larger-scale developments without an element of elder care in some shape or form. In these situations, SGP can call on the wealth of cross-sector knowledge embedded in the practice as a whole, bringing unparalleled access to decades of experience.

SGP uses the latest developments in technology and our own in-house know-how to improve the design process. We use BIM tools to streamline the standard elements of a design, such as the best layouts for apartments, allowing our architects to focus on the more bespoke and creative elements that make a scheme stand out from its peers. New developments in 3D rendering and VR technology have proven very powerful in helping clients visualise SGP's designs as well as being valuable for early marketing activities, with 3D fly-throughs of apartments.

+
we care
we challenge
we deliver



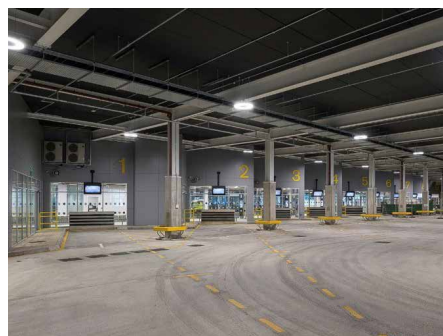


RETAIL + MIXED-USE
EXPERIENCE





BROADMARSH BUS STATION, MSCP, LIBRARY AND RETAIL NOTTINGHAM



PROJECT OVERVIEW

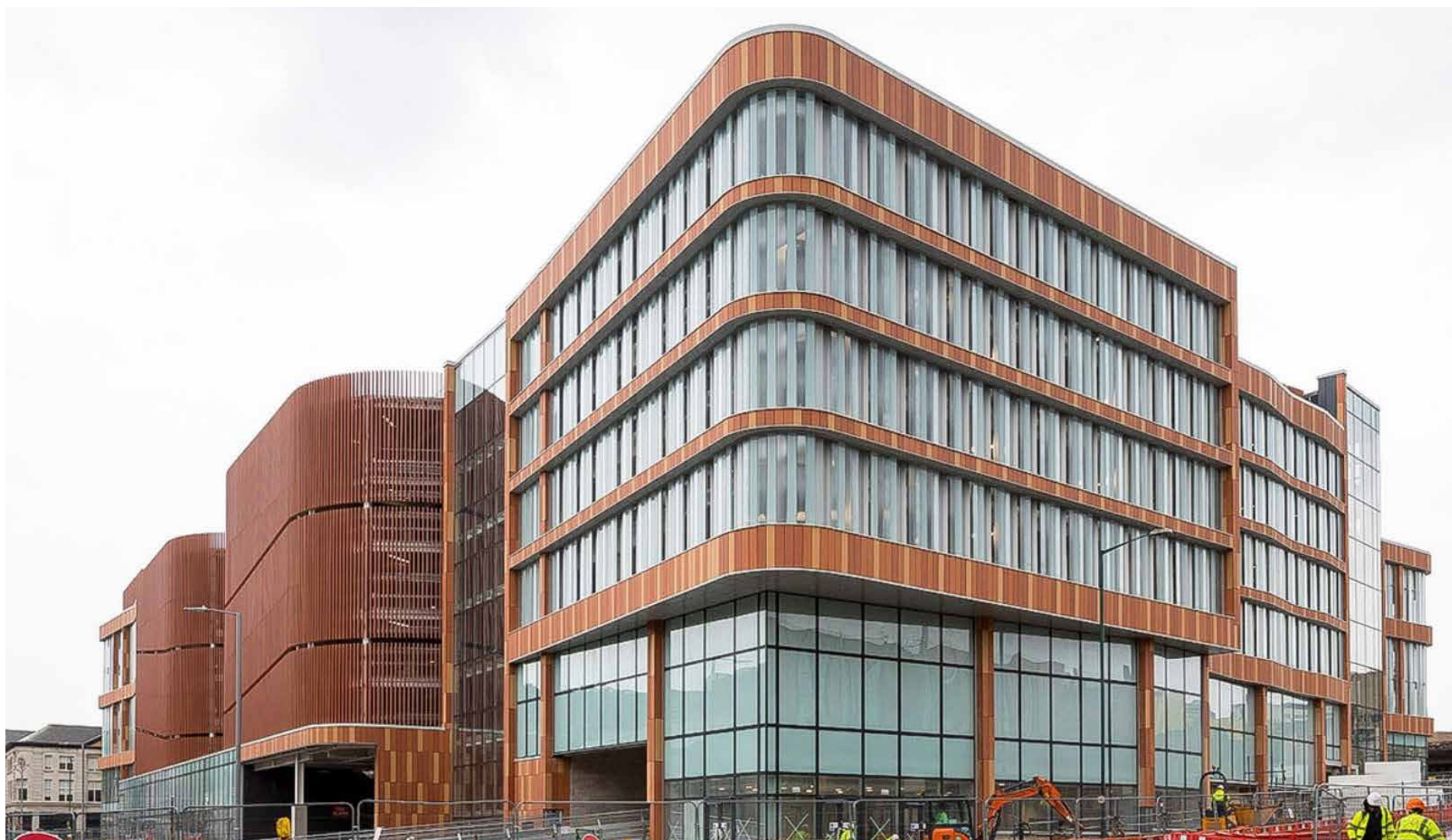
CLIENT Galliford Try Building

VALUE £43 million

YEAR OF COMPLETION 2021

AWARDS 2022 Constructing Excellence – winner collaborative working award, 2022 Brick Awards – Winner for commercial Development, Sustainable Development and overall awards winner. 2022 UK Parking Awards – Winner of Best new Car Park

- SGP was commissioned to support Galliford Try deliver the proposed new bus station, nearly 1300 space MSCP, library and retail facility within Nottingham City Centre.
- A key regeneration project for the City Council, this project is a complex, large mixed used development over eight levels.
- The external palette of materials has a very high specification quality – unusually for a MSCP, the client wanted the building to have a more civic presence which conceals the use inside the building. Construction commenced June 2019 with completion anticipated May 2021.
- The new facility replaces the existing bus station and MSCP on the same site which was at the end of its life.





LAWLEY DISTRICT CENTRE TELFORD

PROJECT OVERVIEW

CLIENT Henry Davidson Developments

FORM OF CONTRACT Design & Build

SIZE 6,967m²

VALUE £15 million

YEAR OF COMPLETION 2012

BREEAM Very Good

- Animated central square which forms the heart of Lawley 'Urban Extension' development providing main focal point for the four Lawley neighbourhoods
- Development comprises supermarket, shops, offices, restaurants and pubs, a hotel, healthcare facilities and apartments







DICKENS HEATH VILLAGE CENTRE SOLIHULL



PROJECT OVERVIEW

CLIENT Parkridge Developments

FORM OF CONTRACT Design & Build

SIZE 8,640m²

VALUE £95 million

YEAR OF COMPLETION 2020

- Retail and commercial development integrated with 230 dwellings
- Wide range of social needs from studio apartments to large town houses
- Waterside development linked with residential zones





CRANBROOK LOCAL CENTRE

PROJECT OVERVIEW

CLIENT Henry Davidson Developments

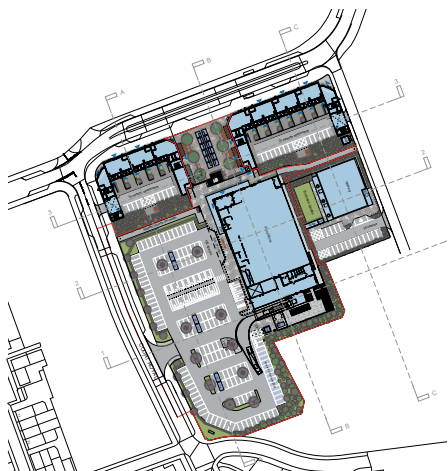
FORM OF CONTRACT Design & Build

SIZE 6,967m² (75,000 ft²)

VALUE £15 million

YEAR OF COMPLETION 2022

- A vibrant new town square including a Morrison's supermarket and car park.
- The southern side of the High Street with ground floor retail units with apartments on upper floors; and a children's nursery.





Street Elevation - North

1 : 200



Street Elevation - West

1 : 200



Street Elevation - East

1 : 200

SGP

Architects + Masterplanners

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Enderby
Leicester LE19 1SX

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Cranbrook
Exeter

Drawing Name:
Site Elevations

Drawing Stage: **PLANNING**

Status: **S2**



DIDCOT GREAT WESTERN PARK OXFORDSHIRE

PROJECT OVERVIEW

CLIENT Henry Davidson Developments

FORM OF CONTRACT Design & Build

SIZE 1,895m²

VALUE £14 million

YEAR OF COMPLETION 2017

- A Retail + Mixed-Use local centre at the heart of the 3300 home residential extension of Didcot.
- Comprising a 11,000 ft² Asda anchor and 9,400 ft² of ancillary retail with 20 apartments and an engaging public realm
- The apartment and retail elements form part of a wider masterplan including a care home, public house, and nursery







FOUGERES WAY RETAIL PARK ASHFORD KENT

PROJECT OVERVIEW

CLIENT Castle City Estates

FORM OF CONTRACT Design & Build

SIZE 8,454m²

YEAR OF COMPLETION 2020

BREEAM Very Good

- The impressive development consists of two retail terraces split into six units and connected by an outdoor garden centre, additionally there are a 2,000 ft² standalone retail unit and a 2,200 ft² café unit
- SGP's design reflects the surrounding woodlands and natural landscape, using a modern minimal aesthetic and clever detailing in a more natural form for the prominent front aspect
- Landscaping and environmental concerns were another key element of the overall design. The site wide SUDS strategy incorporates water attenuation ponds and swales, along with new trees and shrub planting that will create a transition from the site to the surrounding natural woodlands, boosting biodiversity







FIREPOOL TAUNTON

PROJECT OVERVIEW

CLIENT St. Modwen Properties

SERVICES RIBA Stage 1 to 3

SIZE 47,000m²

VALUE £35 million

OUTLINE PLANNING GRANTED 2018

- This major urban regeneration proposal brings forward for development the former cattle market site alongside the River Tone in Taunton. A strategically important site, it provides a direct pedestrian route through from the railway station to the town centre by way of Priory Bridge
- Vehicular access will be from the new Northern Inner Distributor Road which completed in 2018, bringing relief to the serious congestion suffered in the town centre
- The mixture of uses proposed includes a supermarket, general retail, cinema, residential apartments and waterside restaurants and bars. The waterside improvements will add a new and exciting dimension to the town's attractions







NEWTON LEYS LOCAL CENTRE BLETCHLEY



PROJECT OVERVIEW

CLIENT Henry Davidson Developments

FORM OF CONTRACT Design & Build

VALUE £8 million

YEAR OF COMPLETION 2017

BREEAM Good

New retail development plus small residential scheme comprising:

- 11,500ft² Asda food store with parking
- Additional six retail units of 1,000ft²
- Care home
- Day nursery
- Public house
- Eight apartments and six town houses





NEW LOCAL CENTRE STANGROUND



PROJECT OVERVIEW

CLIENT Henry Davidson Developments

FORM OF CONTRACT Design & Build

SIZE 6,317M2

VALUE £7 million

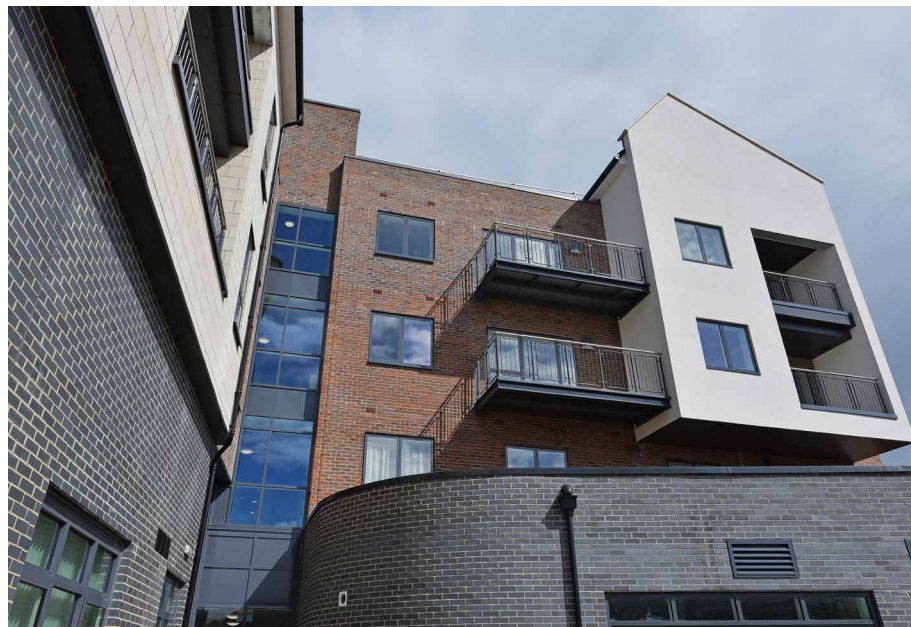
YEAR OF COMPLETION 2012

- The new local centre for Stanground comprises a 45k Food Store with Petrol Filling Station, Health Centre, Nursery, Public House and 5.5k Retail Terrace
- The first phase includes the Food Store, Public House and Retail Terrace. The Retail Terrace provides up to six units with unit size ranging from 650 ft2 to 2130 ft2





ALL SAINTS VIEW BEDFORDSHIRE



PROJECT OVERVIEW

CLIENT Vistry Partnership

VALUE £38 million

YEAR OF COMPLETION 2020

- Mixed-use retirement living development, for Vistry Partnerships, on behalf of Central Bedfordshire Council.
- The development is one of the cornerstones of the council's regeneration scheme. Comprising 168 apartments over 5 floors, bar and restaurant, 6 retail units with undercroft servicing and car parking.
- A Grade II listed building is also incorporated into the development, together with new public realm to the High Street. The construction is traditional build over a first floor concrete frame and transfer structure.
- Stephen George + Partners are delivering this in two phases, in order to accommodate residents in an existing retirement apartment complex in the first phase. The second phase will see the demolition of the existing accommodation and completion of the new complex.



MARKET PLACE KETTERING



PROJECT OVERVIEW

CLIENT John Sisk & Son Ltd

FORM OF CONTRACT Design & Build

SIZE 2,000m²

VALUE £3.4 million

YEAR OF COMPLETION 2011

- Mixed-use terrace of buildings with restaurant / café units, residential accommodation
- Collection of buildings that enhance and complete a space, provide activity and life, without drawing away from the existing historical features of the Market Place



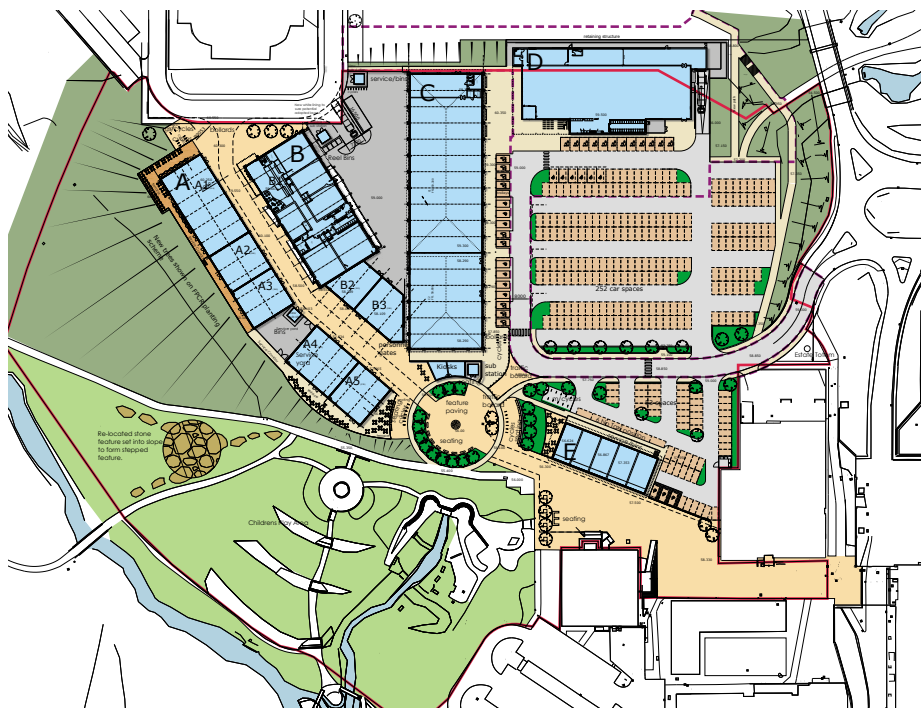




PROJECT OVERVIEW

VALUE £20 million

- 50,000ft² leisure including cinema, restaurants and bars
- 50,000ft² retail







GARITAGE PARK SOFIA



PROJECT OVERVIEW

CLIENT Garitage Investment Management in collaboration with SGI

SIZE 245,000m² (2.6million ft²)

VALUE Phase 1 €150 million

YEAR OF COMPLETION 2020

BREEAM Excellent

- A BREEAM International community's project and the largest in Eastern Europe.
- A mixed-use, high density scheme incorporating office, retail, commercial, residential and education into a single 20 ha site.
- The first phase completed the beginning of 2017.



SGI BULGARIA







ASHFORD RETAIL DEVELOPMENT KENT



PROJECT OVERVIEW

CLIENT Henry Davidson Developments

FORM OF CONTRACT Design & Build

SIZE 5,574m²

- With no other major supermarket in the Town Centre, a new foodstore will dramatically improve the food shopping provision in Ashford
- With a sales area of 72,000ft² the store will incorporate a full range of goods and services. It will also include a six-island petrol filling station, bringing competitively priced fuel in a convenient location
- The design of the building is intentionally modern and striking, creating a vibrant and attractive shopping area. To maximise parking, the store will be raised on stilts with the sales area at first floor level. Lifts and travellators will provide easy access to the sales floor from the surface level car parking below
- A sustainable and highly accessible location, Victoria Way already enjoys good road links and is well served by public transport





LIDL WOLVERTON MILTON KEYNES



PROJECT OVERVIEW

CLIENT St. Modwen Properties

FORM OF CONTRACT Design & Build

SIZE 1,800m²

VALUE £2.2 million

YEAR OF COMPLETION 2018

- Supermarket built on brownfield site and abutting a conservation area
- In close proximity to a live railway yard

+

TESCO HEDNESFORD



PROJECT OVERVIEW

CLIENT St. Modwen Properties

FORM OF CONTRACT Design & Build

SIZE 14,864m²

VALUE £12 million

YEAR OF COMPLETION 2012

- Part of a wider regeneration masterplan
- Mixed-use retail terrace and food store
- Extensive infrastructure works
- Complex brownfield site in multiple ownership



DUNELM THE PORTAL NOTTINGHAM



PROJECT OVERVIEW

CLIENT Davidson Group

FORM OF CONTRACT Design & Build

SIZE 2,169m² (23,000 ft²)

VALUE £2,500

DURATION 39 weeks

YEAR OF COMPLETION 2016

- Double height entrance foyer
- Mezzanine sales area
- Arch profile cladding
- Composite cladding panels
- Lignacite Blackstone Planished blockwork





LEICESTER ROAD RUGBY



PROJECT OVERVIEW

CLIENT St. Modwen Properties

FORM OF CONTRACT Design & Build

SIZE 8,361m² (90,000ft²)

VALUE £5.5 million

DURATION 50 weeks

YEAR OF COMPLETION 2016

- Four retail units
- Sustainable development including low carbon, low water usage, solar power and solar shading





JUNCTION ONE RUGBY RETAIL PARK WARWICK

PROJECT OVERVIEW

CLIENT Wilson Bowden Developments

FORM OF CONTRACT Design & Build

SIZE 13,935m² (150,000 ft²)

- Modern retail and leisure park
- Development comprises a multi screen cinema, retail terrace, health and fitness centre, bowling alley and fast food restaurant
- Design influenced by 1930s art deco architecture





THURMASTON RETAIL CENTRE LEICESTER



PROJECT OVERVIEW

CLIENT Charles Street Buildings

FORM OF CONTRACT Design & Build

SIZE 5,574m² (60,000ft²)

VALUE £4 million

DURATION 52 weeks

YEAR OF COMPLETION 2006



BRANSTON LOCAL CENTRE BRANSTON

PROJECT OVERVIEW

CLIENT Charles Street Buildings

FORM OF CONTRACT Design & Build

SIZE 5,574m² (60,000ft²)

VALUE £4 million

DURATION 52 weeks

YEAR OF COMPLETION 2006





GRANGE PARK DISTRICT CENTRE NORTHAMPTON



PROJECT OVERVIEW

CLIENT Prologis UK Ltd

FORM OF CONTRACT Design & Build

SIZE 5,574m² (60,000ft²)

VALUE £4.5 million

DURATION 60 weeks

YEAR OF COMPLETION 2004

- Centre of a new mixed-use development
- Multiple Uses including residential, retail, foodstore and community centre
- Extensive public realm





RIVERSIDE RETAIL PARK NORTHAMPTON



PROJECT OVERVIEW

CLIENT Wilson Bowden Developments

FORM OF CONTRACT Design & Build

SIZE 23,225.76m² (250,000ft²)

VALUE £12 million

DURATION 60 weeks

YEAR OF COMPLETION 2004



FERRY ROAD RETAIL CARDIFF

PROJECT OVERVIEW

CLIENT St. Modwen Developments Ltd

FORM OF CONTRACT Design & Build

SIZE 13,006.42m² (140,000ft²)

VALUE £9 million

DURATION 52 weeks

YEAR OF COMPLETION 2000





FURTHER INFORMATION
KEY CONTACTS + OUR
PORTFOLIOS





KEY CONTACTS



LUKE ABBOTT

BA (HONS) BARCH PG DIP ARCH RIBA
PARTNER

PERSONAL PROFILE

Luke Abbott joined Stephen George + Partners in 2019 as a Studio Director responsible for managing and team working in the industrial and logistics sector. Luke has over 10 years' experience working for multidisciplinary practices in the Midlands. Having designed and delivered some high end bespoke residential projects and commercial projects of international interest Luke has decided to focus more on commercial schemes.

Working in the Leicester office Luke's role will involve supporting SGP's partner in the early RIBA workstages. Luke will take responsibility for client liaison, feasibility studies, concept design, and plan of works.



STUART HANCOX

BA (Hons) Dip Arch Dip AP
STUDIO DIRECTOR

PERSONAL PROFILE

Stuart joined Stephen George + Partners in 1994, becoming an Associate Director in 2005 and subsequently a Director in 2010. Stuart currently manages a team of Architects and Technicians within our Leicester office.

Stuart has many years' experience in designing and delivering complex sites for a range of uses, including distribution, office, retail, leisure, residential care and mixed-use.

Stuart remains in contact with most projects during construction, particularly with respect to the design and construction of complex elements. This continuity means that the original design intent is not lost during construction.



+ OUR PORTFOLIOS

Our portfolios are available, conveying our areas of expertise in many sectors.

Visit our website and download an electronic version from the relevant section www.stephengeorge.co.uk

Or email us at:
enquiries@stephengeorge.co.uk

Should you be interested in receiving hard copies of one or more of these, please contact any of our offices.

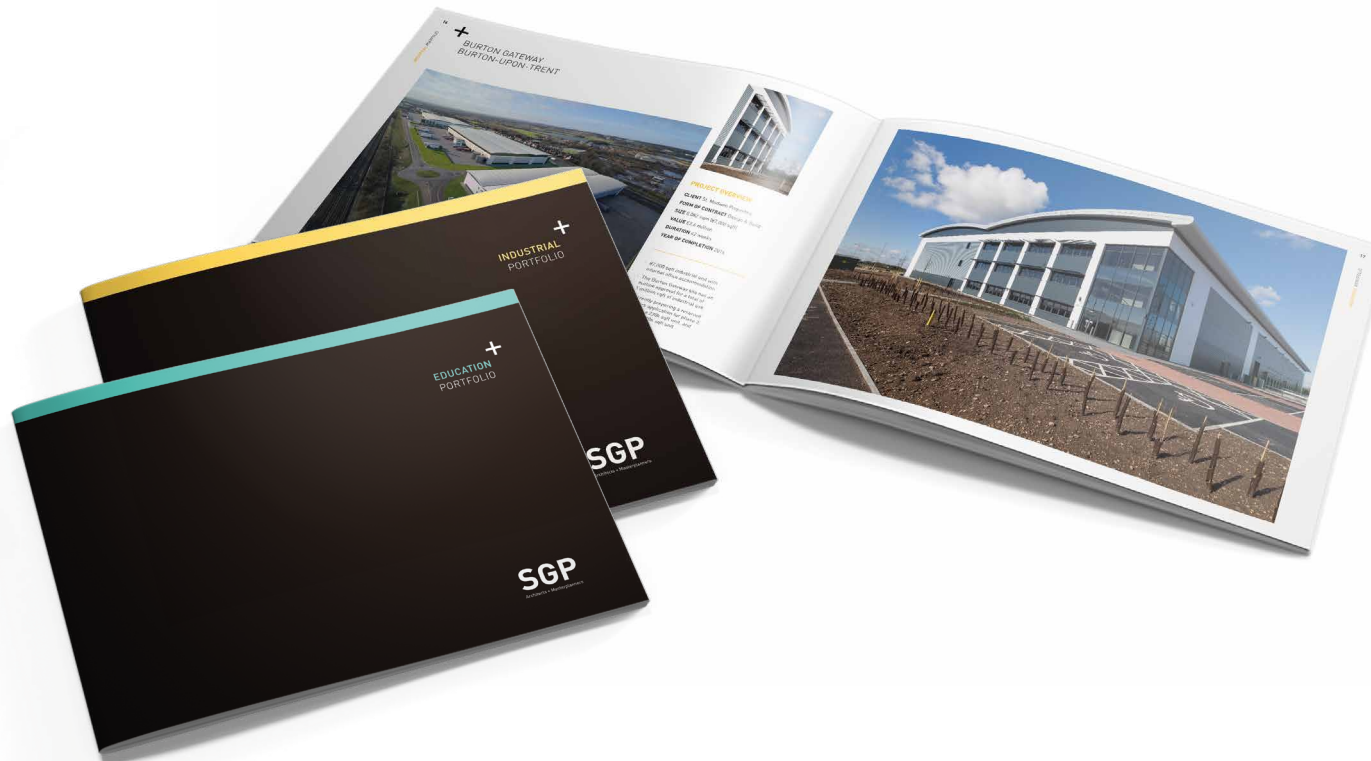
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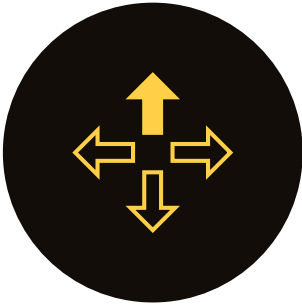
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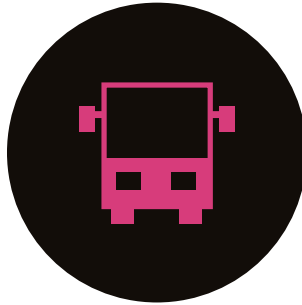


OUR SECTORS

INDUSTRIAL



TRANSPORT



SCIENCE + INNOVATION



RETAIL + MIXED USE



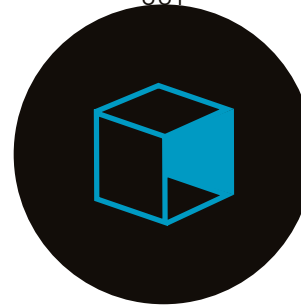
EDUCATION



HEALTHCARE



INTERIOR DESIGN + FIT-OUT



MASTERPLANNING



OFFICE



RESIDENTIAL



LEISURE + HOSPITALITY







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