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## Yorkshire House, Leeds

Our very recently completed office refurbishments for FORE Partnership have two very different offers for the Leeds office market, Yorkshire Hub and Yorkshire House.

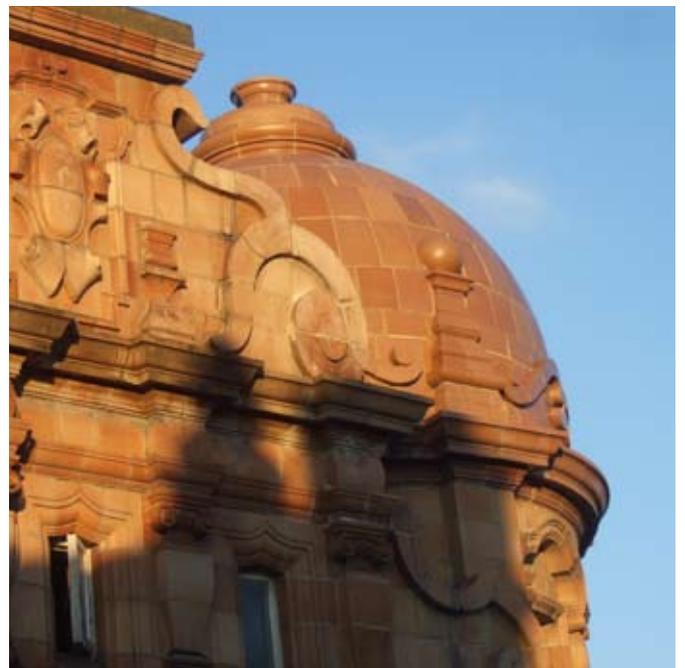
Simon Hill who led the project feels that Yorkshire Hub will attract primarily creative start-up companies through its stylish pared-back aesthetic; exposed services, concrete ceilings and patinated brass features throughout.

Whilst Yorkshire House caters for the more traditional CAT-A office fit-out market, with floorplates allowing for flexible layouts and configurations. Both receptions have been totally remodelled and have polished plaster walls, Tom Dixon lighting and a bespoke concrete reception desk. The scheme has achieved an 'Excellent' rating under BREEAM R&FO 2014.

## The Victoria Quarter, Leeds

Utilising our considerable conservation experience, gained over many years on projects like the Majestic in Leeds, we were appointed by Hammerson in January 2015 to oversee the restoration of Leeds' famous Victoria Quarter facades. Built around 1900 and designed by theatre architect Frank Matcham, the building features 10 terracotta domes and 3 principle facades all originally from the Burmantofts Pottery all of which required significant terracotta restoration and in many cases full replacement.

The project has required a highly complicated, logistical programme to be undertaken in phases within a live shopping centre. Terracotta is a specialist component which is still handmade and can take from 18-24 weeks to manufacture, so correct procurement and programming is critical. Most of the work is now complete and the final phase is underway with completion due later this year.



## Malmaison Hotel, York

We have recently received planning approval for a Malmaison boutique hotel in the centre of the City of York. The hotel is a part conversion and part extension to the former Aviva Office building. This hotel is one of several hotels we are currently designing, and follows on from our completion of Ridding Park and the Radisson in Leeds.

The scheme, which is for Yorkshire Ventures converts a 1960's office building into a 124 bedroom hotel with a further 49 serviced apartments in a new side extension, with 37 associated parking spaces. As the building sits in a sensitive location in front of the listed Cedar Court Grand Hotel on Rougier Street, we have undergone an extensive consultation with both Historic England and The City of York Planning Department, to ensure that development proposals provide a complimentary addition to the key city centre location.

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# Sailmakers Wins at Revo Gold Awards!

Ipswich's Sailmakers shopping centre won a Revo Gold award in the refurbishment category at the annual shopping centre "Oscars" last December. This was a fantastic achievement for the former Tower Ramparts centre, given the modest budget set aside by the centre's owner LaSalle.

The centre had been experiencing challenging trading conditions, with empty units and a dated physical environment when LaSalle purchased it and appointed DLG to propose an ambitious concept for the centre – remodelling the appearance of both facades. The central 'mall' area was opened up to improve sightlines by relocating the lift, which together with new centre branding and lighting makes the centre brighter, more legible and easier for shoppers to orientate themselves. Huge importance was placed on the customer experience and improving visitor facilities.

With a view to minimising disruption, we devised a new method to lay new floor finishes directly over the existing, ensuring that the centre didn't have to close during the process and that no income was lost for the retailers.

Since completion, visitor footfall has risen by 15% and rental income has significantly increased by 30%, whilst vacancy rates have dropped by almost 65% since the centre was purchased. Overall the centre has seen tangible results driven by the new investment and refurbishment.

Retailers are also taking longer leases, helping to create a more dynamic town centre overall by reducing the number of empty shop units.





## Victoria Park House, Harrogate

These new Grade A offices being developed by the highly respected Hornbeam Park developments are located in central Harrogate, on Victoria Avenue within the Harrogate Conservation Area.

The building on the site currently was the council's offices, however, several of the council's buildings were deemed unfit for purpose and this combined with structural subsidence led to proposed demolition of the existing building and replacement with modern open plan office space .

The offices will boast floor to ceiling glazing, raised access floors, a highly efficient thermal envelope and the proposed M&E systems have given the building an 'A' rated EPC.

The proposals have recently undergone a public consultation process, we look forward to progressing this scheme throughout 2017.

## Grosvenor Hall, Haywards Heath

Grosvenor Hall, in Haywards Heath, is a late 19th Century Neo-Gothic building which was originally built as a convent for the Community of The Holy Cross, it was then used as an orphanage prior to its conversion in 1980 to offices.

DLG were appointed by Rosehart Properties to undertake a skilful conversion of the existing hall into 8 luxury houses, the houses are set in nine acres of landscaped gardens and include the conversion of two other detached out-buildings into further houses. The scheme is now nearing completion with several properties already sold and occupied. The second phase which includes 3 new-build detached houses are due to start on site shortly.

*"This unique Conservation project has been a challenge all round, but it's very rewarding to see this fine old building put to new uses"* says DLG Senior Conservation Architect Helen Roach who led the DLG team.



## Hempstead Valley

Our long association with Hempstead Valley Shopping Centre located between Maidstone and Chatham in Kent stretches back over 25 years and includes the building of the West mall and the M&S store along with the adjacent multi-storey car park. More recently we have completed the new food "Venue" which caters for 7 stand-alone A3 units for the likes of Nando's, Frankie & Benny's, Bella Italia and Costa Coffee, these units have given the centre a whole new dimension.

In the last few months we have completed new TK Maxx and New look stores which opened on time for successful seasonal trading. Ed Bucknall who has been responsible for the more recent developments says *"it's been great to continue our involvement with this fantastic centre, particularly working with them to help it to reinvent itself to meet the demands of today's retailers and customers alike"*.



## Platform, Leeds

Works on site are progressing at a pace for Bruntwood's Platform office development in Leeds (formerly named City House). When complete Platform will provide 150,000 sq.ft of fully refurbished office and co-working accommodation over 12 floors, with a BREEAM 'Excellent' rating.

This unique building which straddles Leeds City Railway Station, only touches the ground in three places, as such this has presented significant challenges both to the design team, and in terms of construction sequencing. Working closely with Network Rail and Leeds City Council, DLG secured the necessary consents and approvals to enable the project to proceed to start on site in the autumn of 2015.

Once complete this summer, Platform will be one of the most modern and technologically advanced workspaces in the city, catering to Leeds' estimated 8,500 digital organisations, as well as providing flexible accommodation for start-up companies and more established companies.

Platform aims to be Leeds' most exciting new workspace, where businesses of all shapes and sizes will connect, connectivity is what Platform is designed for - both physical and digital - with a business lounge, roof garden and tech-savvy meeting and office spaces.



## Moda Living PRS & Quarry Hill

The completion of proposals for Quarry Hill in Leeds are coming to fruition. After securing outline planning approval in early 2016, we are now progressing detailed proposals for a PRS scheme offering up to 500 units over two phases within the Quarry Hill masterplan.

Quarry Hill will be a major new residential, workplace and leisure quarter for Leeds. The mixed use philosophy for clients Caddick Developments and Moda Living provides a range of uses, including prestigious city living, offices, restaurants with high quality public realm, all arranged around a series of vibrant new public spaces for the city.

The site is one of the city's 'Prestige Development Areas' and, with an area of approximately 8 acres, will form the eastern gateway into the city centre, creating a pedestrian friendly neighbourhood to house a wide range of activities, including the West Yorkshire Playhouse, Northern College of Music, Northern Ballet and the BBC North HQ.





### Castle Ings, Knarborough

Currently awaiting planning approval this site in Knarborough has a proposed mixture of terraced and semi-detached housing to align with the urban grain and to remain in keeping with the surrounding residential buildings. A traditional material palette will be used and has been chosen to reflect local materials. The roofs will be of a traditional slate with pitched roofs to remain within keeping of the area.

### The Priory, Whitby

The Sisters of the Order of the Holy Paraclete currently occupy accommodation within a number of pre-existing buildings on the Sneaton Castle estate. DLG have been appointed to design new purpose built accommodation set within a landscaped area to the West of the existing Grade II Listed castle and walled garden.



### Lakeside, Doncaster

Detailed proposals have been submitted to redevelop and regenerate a vacant site of council-owned land at Lakeside Village in Doncaster into a new leisure and restaurant destination. The scheme is located in an excellent position near the Vue Cinema and has already generated significant tenant interest.



### Commercial Street, London

This proposed extension to a listed former office building within the Wentworth Street Conservation Area has been carefully designed to enhance the building character as well as to create additional space within the building. The proposed extension will be a modern and simple design - to complement the existing building whilst also being pulled back from the parapet so as to have as little effect on the façade as possible.



### Pavilions, Uxbridge

The new Primark store in the The Pavilions, Uxbridge is due to open soon following successful handover at the end of last year. The store is set over two levels with dual entrances and occupies 51,000 sq.ft of space.



### Green Lane, Nottingham

This mixed retail and residential scheme near Nottingham and is currently at tender stage. Working for Cedar House Investments we have sensitively designed the scheme to sit within the existing surrounding residential context. Green Lane is due on site this spring.



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