

Welcome to Kings Chase Shopping Centre

Kings Chase

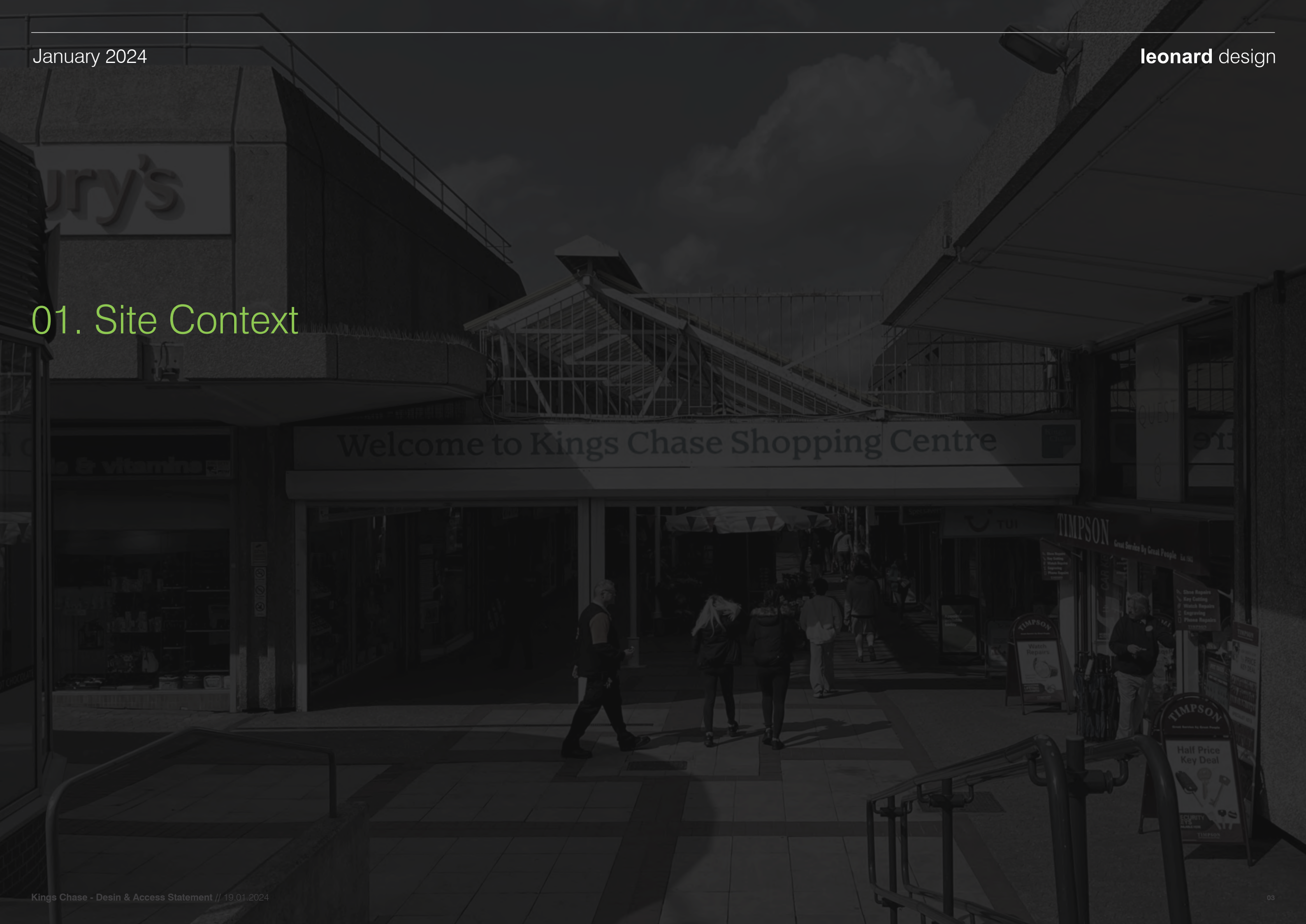
Design & Access Statement

Design & Access Statement

- 1. Site Context
- 2. Design
- 3. Summary



01. Site Context



01. Site Context

Site Description

Kings Chase Shopping Centre is located within Kingswood town centre, 9km east of Bristol.

The existing centre is formed of a covered public mall running North-South bisecting the plot. The principal entrance is located to the South off Regent Street with the North entrance providing access from a multi-storey and surface car park located within the site boundary.

The title documentation identifies an overall site area of approximately 18,550m², with the site split into two distinct sections: The southern section of the centre with an area of 12,100m² contains the existing retail spaces at ground level, with ancillary space at first floor level and an element of storage at lower ground floor level. Dedicated service yards are located to the east and west of the centre, with a covered public mall running north-south, bisecting the development.

The shopping centre is constructed of pre-cast concrete cladding panels with a pebble-dashed finish in regular units. The mall shopfronts are glazed with the same concrete finish to the structural columns dividing the retail units. A free-standing glazed pitched canopy on steel posts spans between concrete cantilevered canopies above the shopfronts on both sides of the mall. This provides weather protection to the majority of the mall with three areas where the glazed canopy stops.

The building is predominantly constructed with pre-cast concrete cladding panels and shopfront glazing to the retail elevations. A glazed pitched roof structure and projecting canopies provide a degree of weather protection to customers using the centre, with the external mall environment between the shops offering a range of kiosk units to complement the main retail spaces.

The multistorey car park to the north of the site follows a similar architectural language with expressed structural grid and concrete construction but with no pebble-dashed finish. It has recently been painted to improve its appearance.

The large retail units are located to the north of the mall for anchor tenants, namely Sainsburys (which is outside the Applicant's ownership) and previously Wilkos. The retail parade is continued from the mall east and west along Regent Street to create a moderately sized public realm around an island unit, currently Boswells Café.

There is an approximate 9m drop from south to north to allow the first-floor deck of the multistorey car park to align to the level of the mall with a series of ramps providing level access to other parking levels. At the south end of the mall there are stairs directly off Regent Street and a sloping pavement along the shopfronts to provide level access. The first floor area provides general ancillary space for tenants but are generally underutilised.

In general the shopping centre is performing very well with the vast majority of units leased and a consistently strong footfall throughout the year. The centre's grey concrete construction and glazed mall appear dated and in need of revitalising to uplift the centre which is a key public amenity for local residents.

This application and associated advertisement consent application is part of a wider raft of improvements to Kings Chase Shopping Centre targeting key areas for improvement by South Gloucestershire Council who recently purchased the site as part of a long term strategy to revitalise the Kingswood High Street.



Kings Chase Development - Historical Imagery



Opened in 1970s



Circa 2008

Kings Chase Development - Present Imagery



02. Design

- a. South Entrance
- b. Mall Kiosks
- c. North Entrance

Welcome to Kings Chase Shopping Centre

02. Design Overview

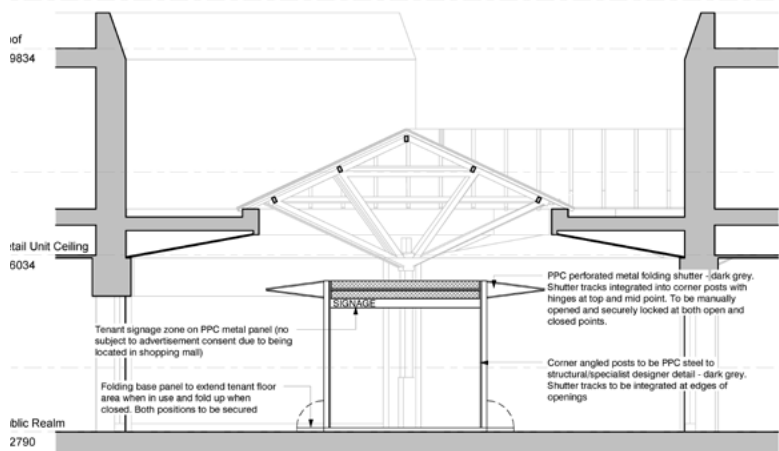
The application and associated Advertisement Consent application are part of a site wide programme of improvements at Kings Chase Shopping Centre. General redecoration and maintenance works are to be rolled out along with the items outlined below.

This application focuses on 3 areas of the centre:

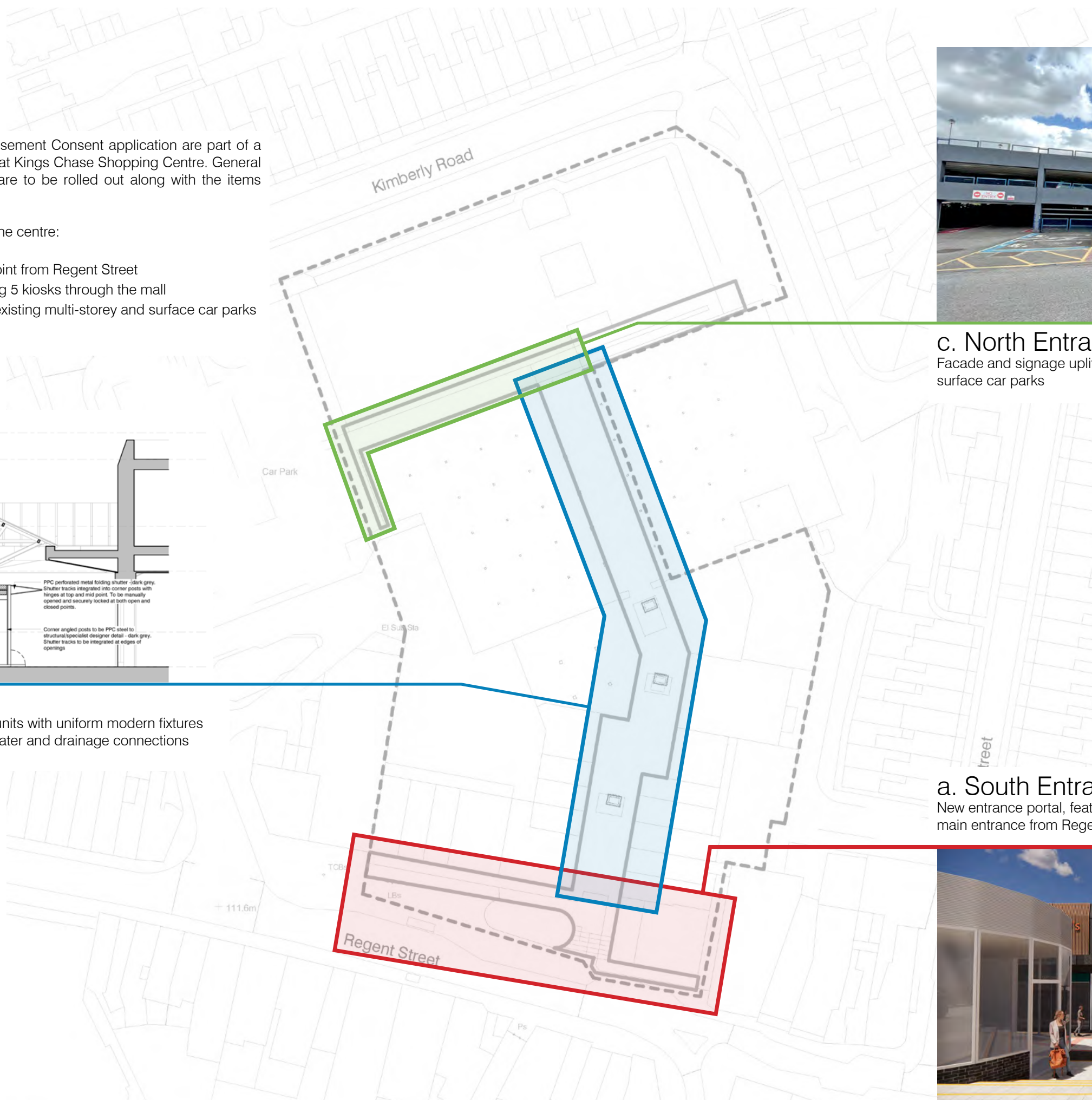
- a. South Entrance** - principal arrival point from Regent Street
- b. Mall Kiosks** - replacement of existing 5 kiosks through the mall
- c. North Entrance** - arrival point from existing multi-storey and surface car parks



c. North Entrance:
Facade and signage uplift to north entrance from existing multistorey and surface car parks



b. Kiosks:
Replacement of 5 existing dated kiosk units with uniform modern fixtures throughout mall. Units to have power, water and drainage connections



a. South Entrance:
New entrance portal, feature wall and works to existing facade to uplift main entrance from Regent Street.



02a. Design - South Entrance Existing

The principal entrance of Kings Chase Shopping Centre is viewed from Regents Street. The entrance, at present, appears dated and is showing very visible signs of deterioration. It does not present an inviting arrival experience.

Visually and in terms of access the existing Regents Street approach is overwhelmingly hard and heavy with the mass of pre-cast concrete frontage and dark shadow cast by the canopies. The portal at the mall entrance has a low signage zone with deteriorated railings across the top revealing the glazed canopy of the mall beyond.

The proposed works specific to this application are as below:

- New illuminated portal entrance signage fixture
- New illuminated feature wall panel
- New cladding to first floor façade
- New lighting to concrete canopy soffit

This will work in conjunction with the Applicant's other revaluation workstreams for the whole centre which include:

- Wholesale cleaning and redecoration throughout mall
- Increased and improved landscaping
- Repair and improvements to the stairs
- Lighting in the mall and on facade
- Replanting and refurbishment of existing planters



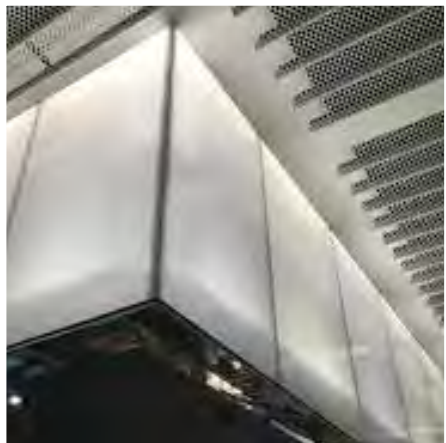




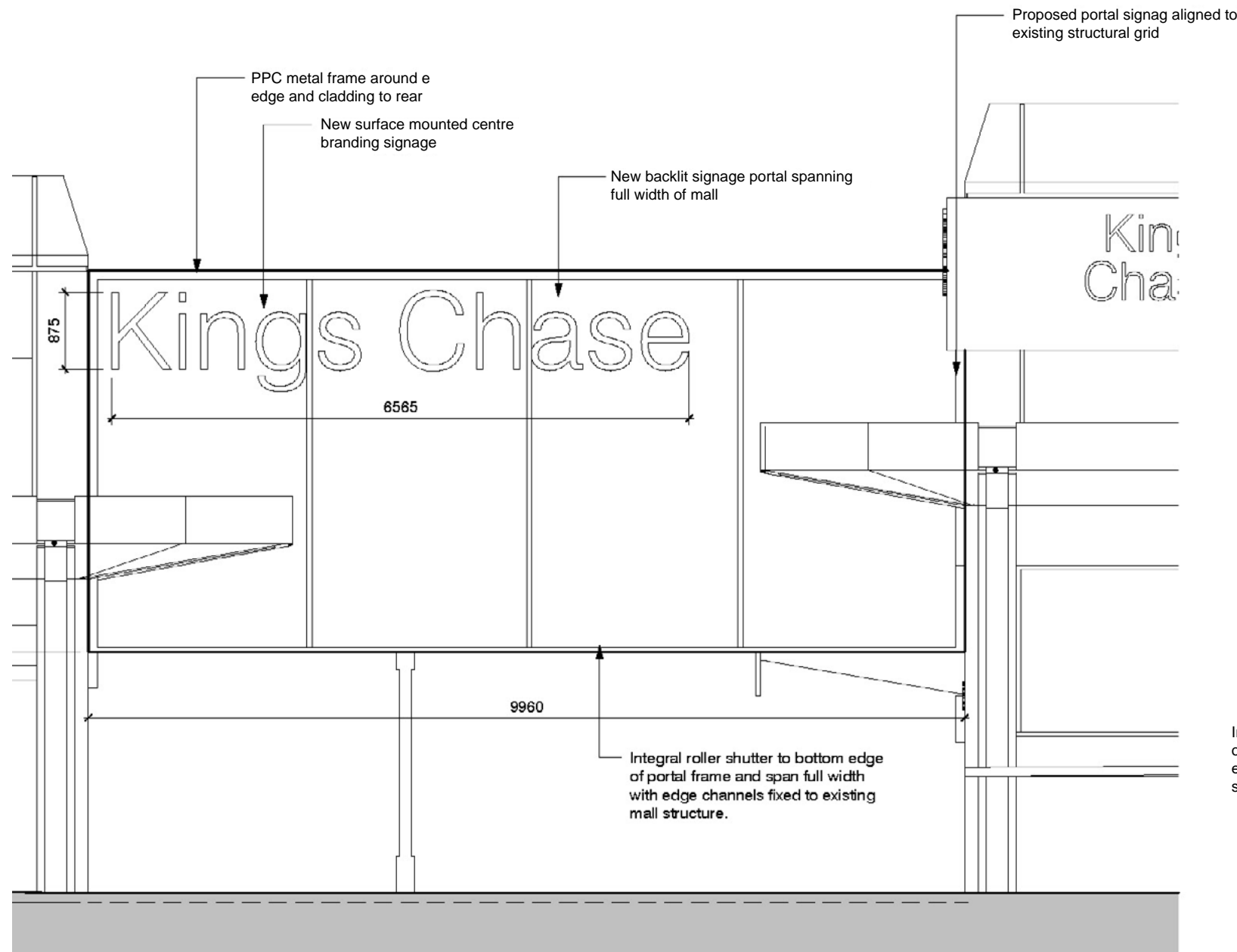
Proposed Design - Signage Portal



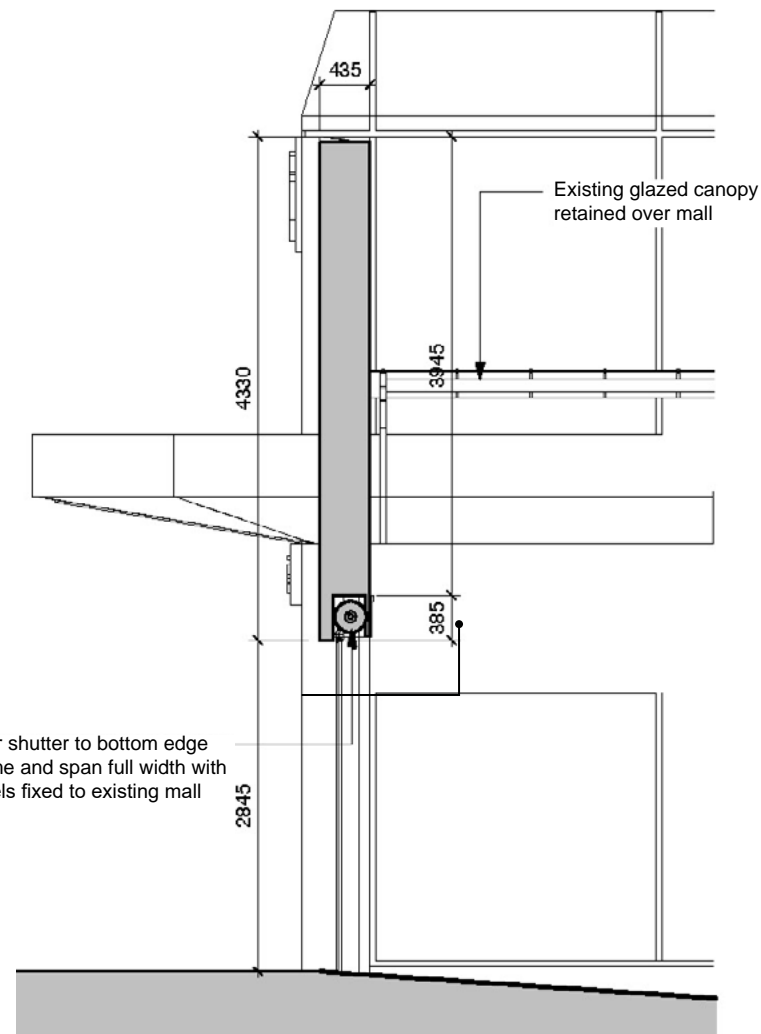
Backlit polycarbonate signage portal across mall opening. Integral roller shutter hidden in bottom edge to close off mall out of hours. Portal to be secured to existing structure and span with no columns/posts in mall.



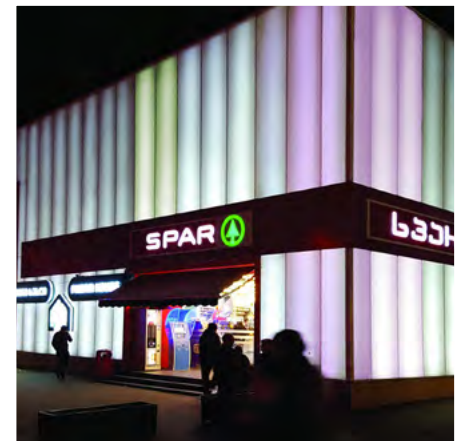
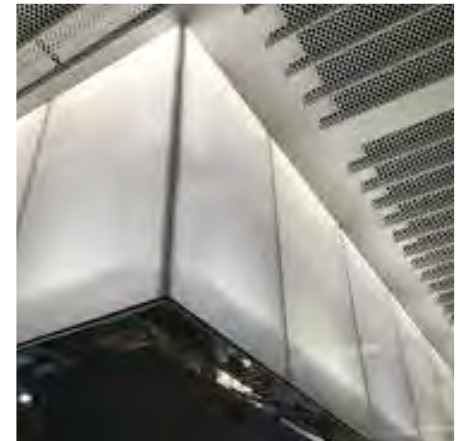
Proposed Design - Signage Portal



Proposed South Elevation (from Regent Street)



Proposed Section



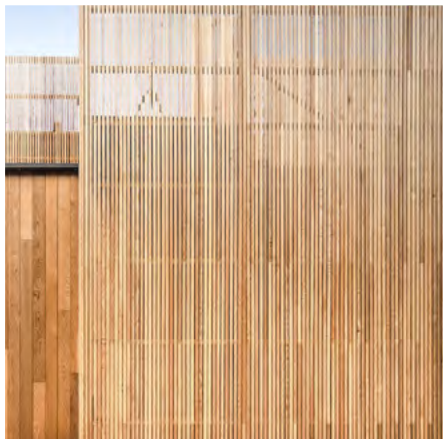
Proposed Design - Feature Wall & Cladding



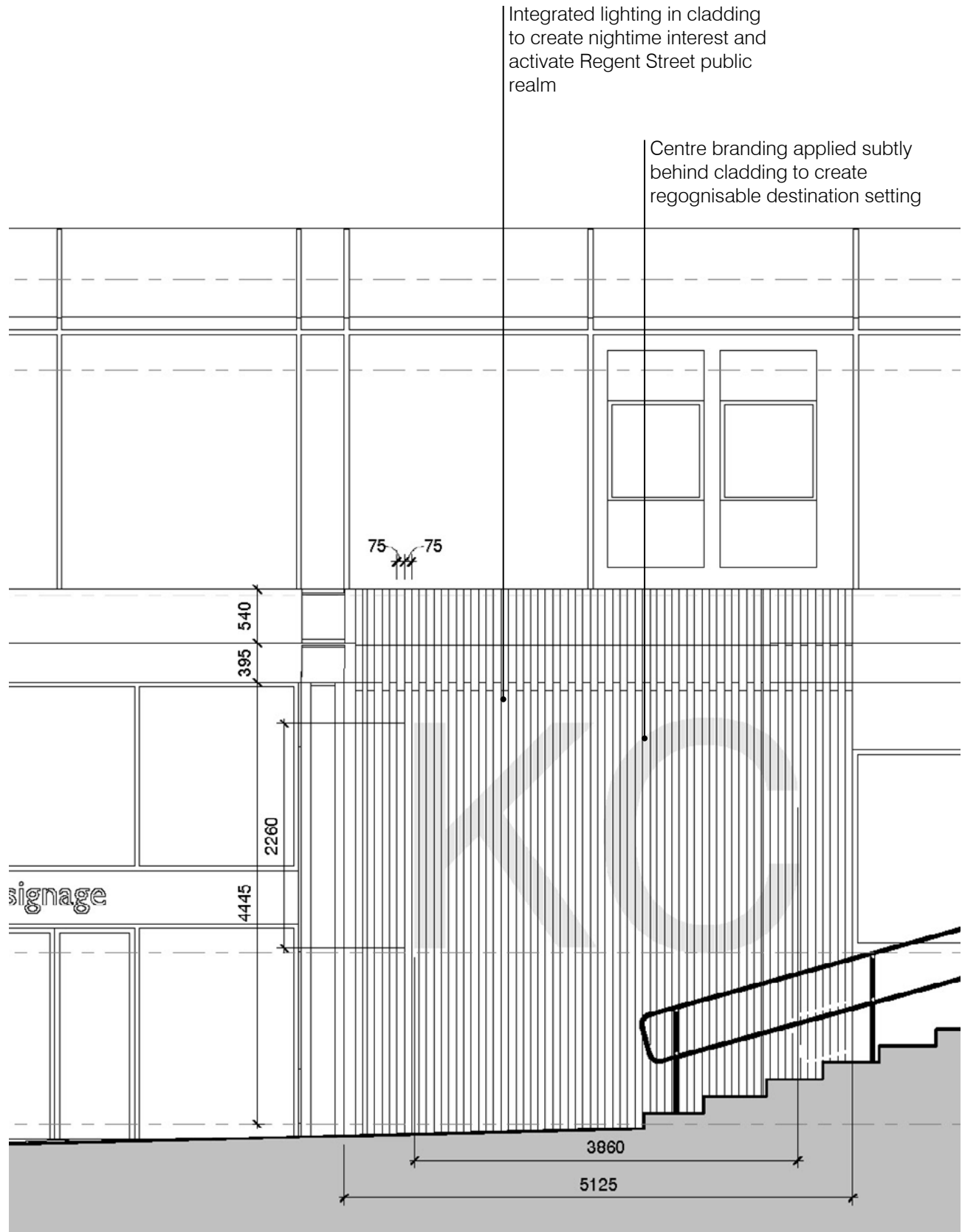
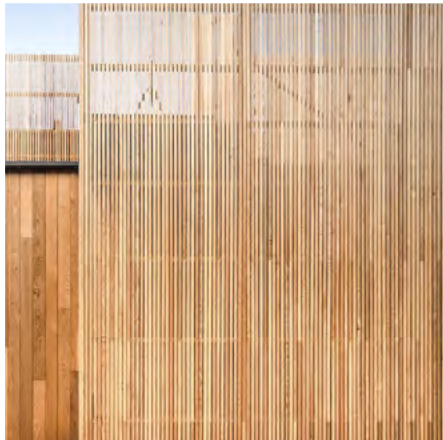
Cladding panels to first floor elevation. Pattern to be aligned to existing pre-cast concrete panels

New feature wall cladding with integral lighting at ground floor level to match first floor cladding. Centre branding to be incorporated

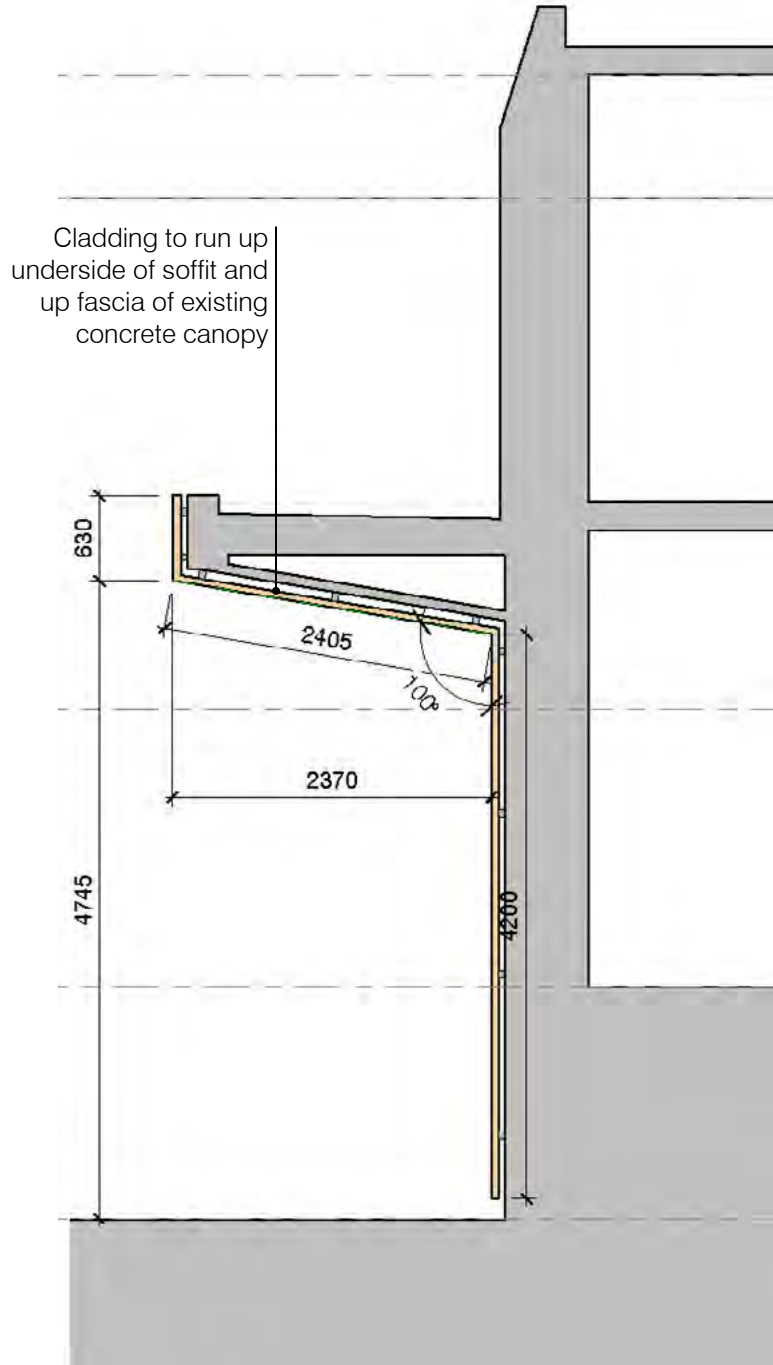
Existing pre-cast concrete facade to be painted charcoal grey



Proposed Design - Feature Wall & Cladding



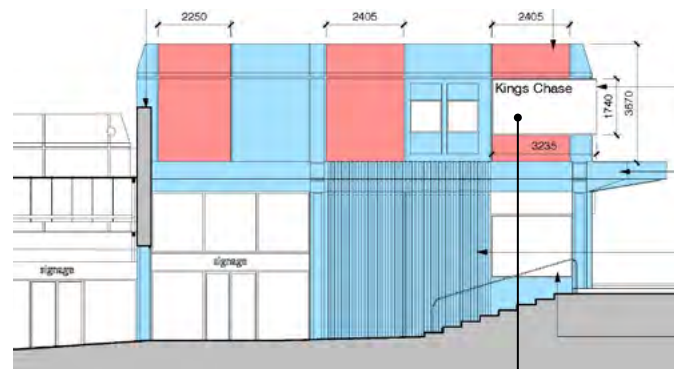
Proposed South Elevation (from Regent Street)



Proposed Section

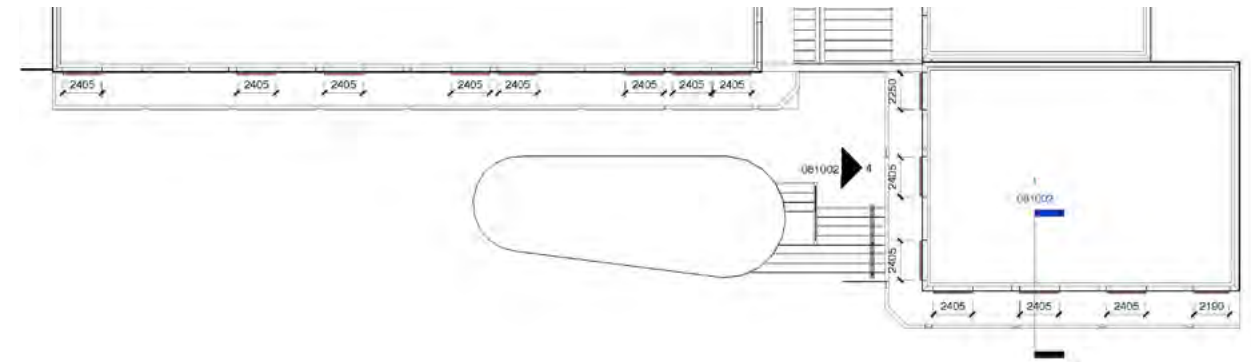
02a. Design - South Entrance

Proposed Design - Feature Wall & Cladding

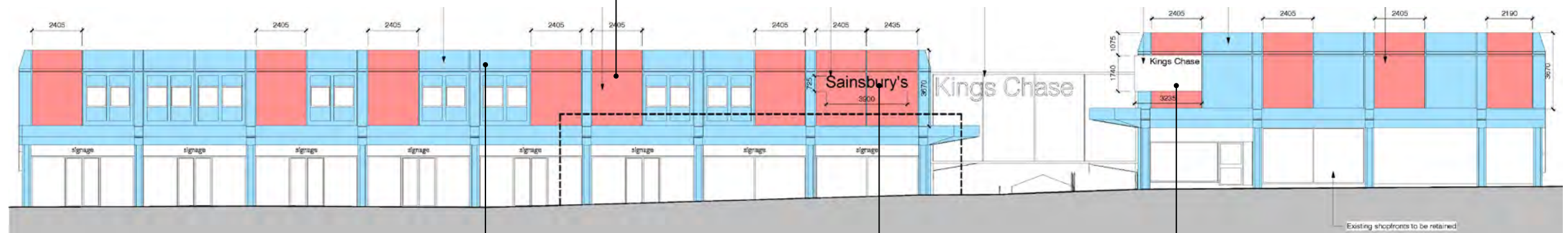
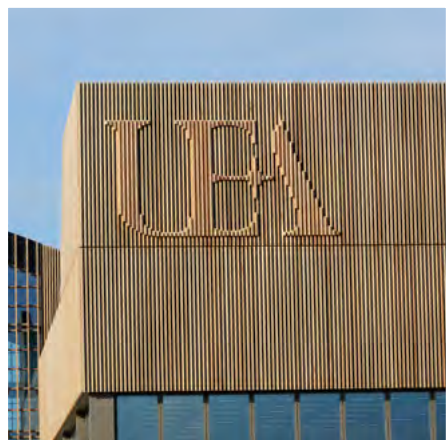
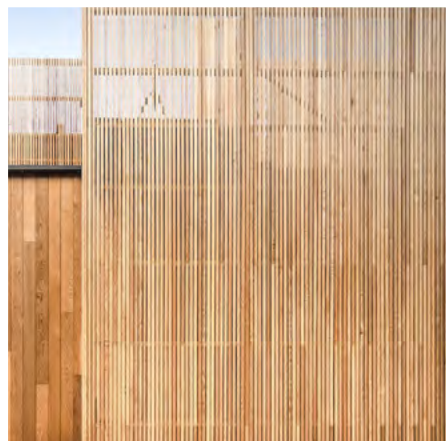


Proposed West Elevation

Proposed backlit polycarbonate signage on prominent corner to match proposed signage over mall portal



Proposed Roof Plan



Proposed South Elevation (from Regent Street)

Cladding panels to be proportioned to follow existing pre-cast concrete system

Area to be painted dark grey
Area to be clad

Existing pre-cast concrete panel facade to be fully cleaned and painted along elevation

Replacement of tenant signage to sit on top of proposed cladding

Proposed backlit polycarbonate signage on prominent corner to match proposed signage over mall portal



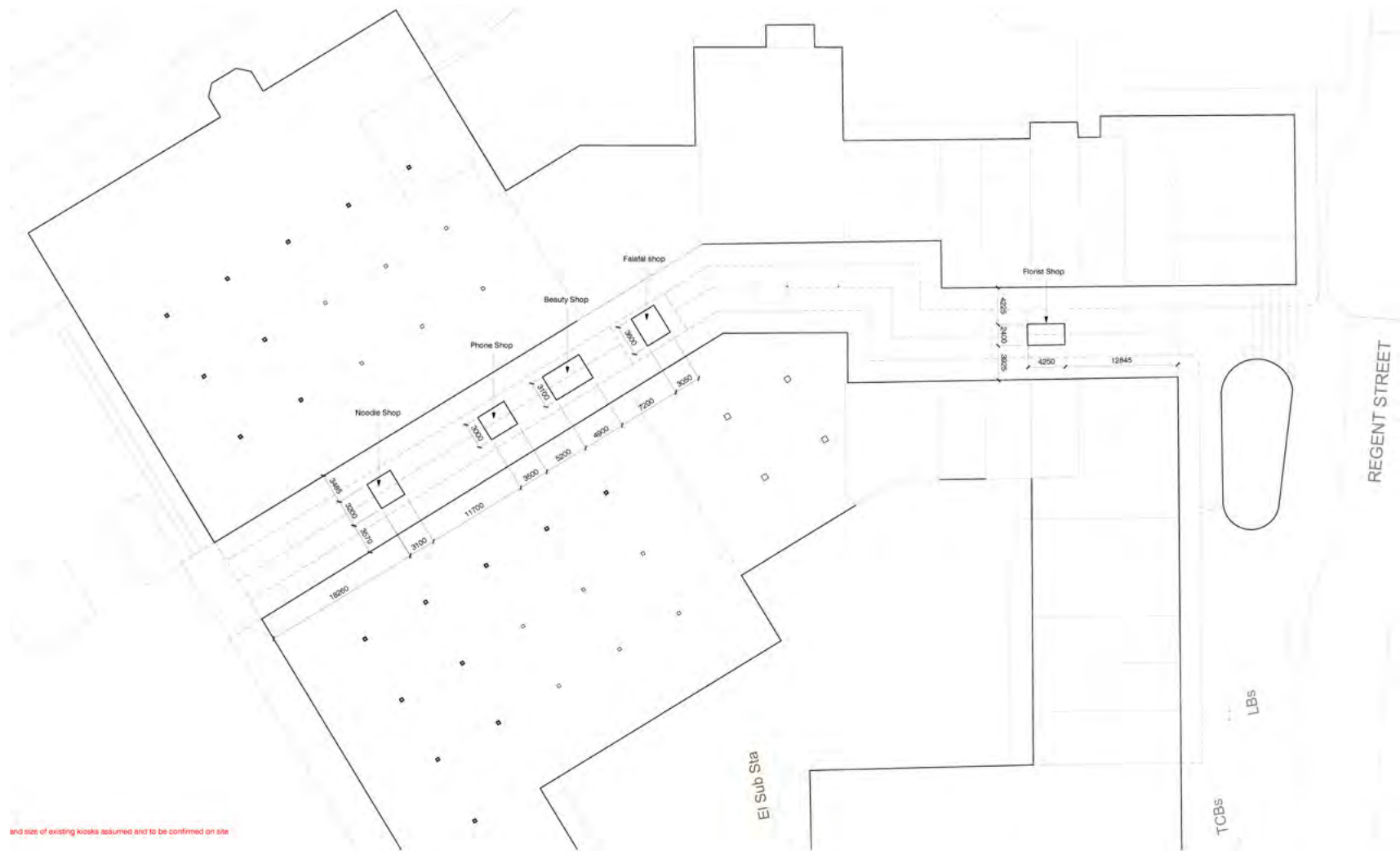


02b. Design - Mall Kiosks Existing

Within the mall there are 5 existing kiosk units located in the centre of the pedestrianised concourse. They include a noodle bar, falafel stall, phone shop, beauty retailer and florist. All kiosks are let and trading well.

The kiosks themselves are timber shed structures and have power but no water or waste connections. There are a number of issues with the existing kiosks:

- Aesthetic and finish not efficient for retail units having poor display options and being akin to garden sheds
- Kiosk only have one active façade/opening and present blank frontages on other sides
- Bulky masses in the centre of the concourse restrict visibility down and/or across mall



02b. Design - Mall Kiosks

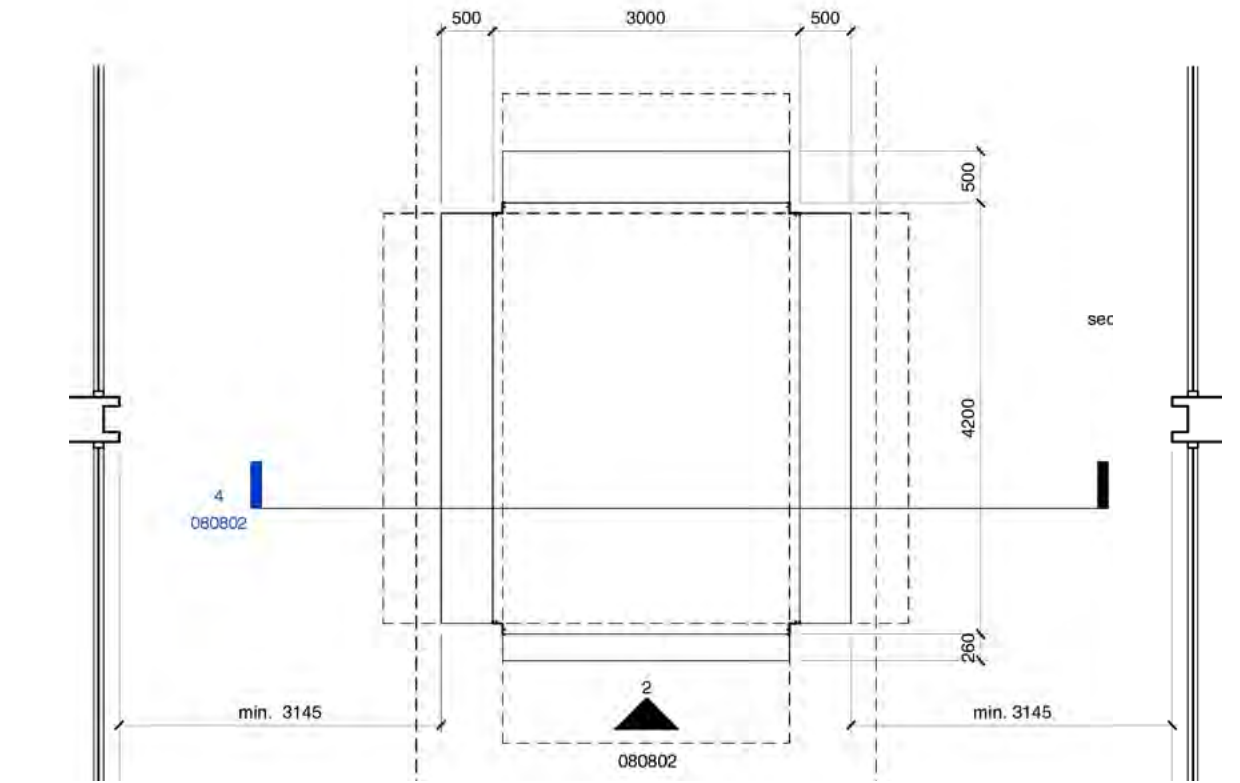
Proposed Design

The new proposed kiosks will be uniform in design and size to form a mall identity as part of the Kings Chase revitalisation programme set out by the client – this includes full centre cleaning, maintenance, and redecoration to breath new life into the centre.

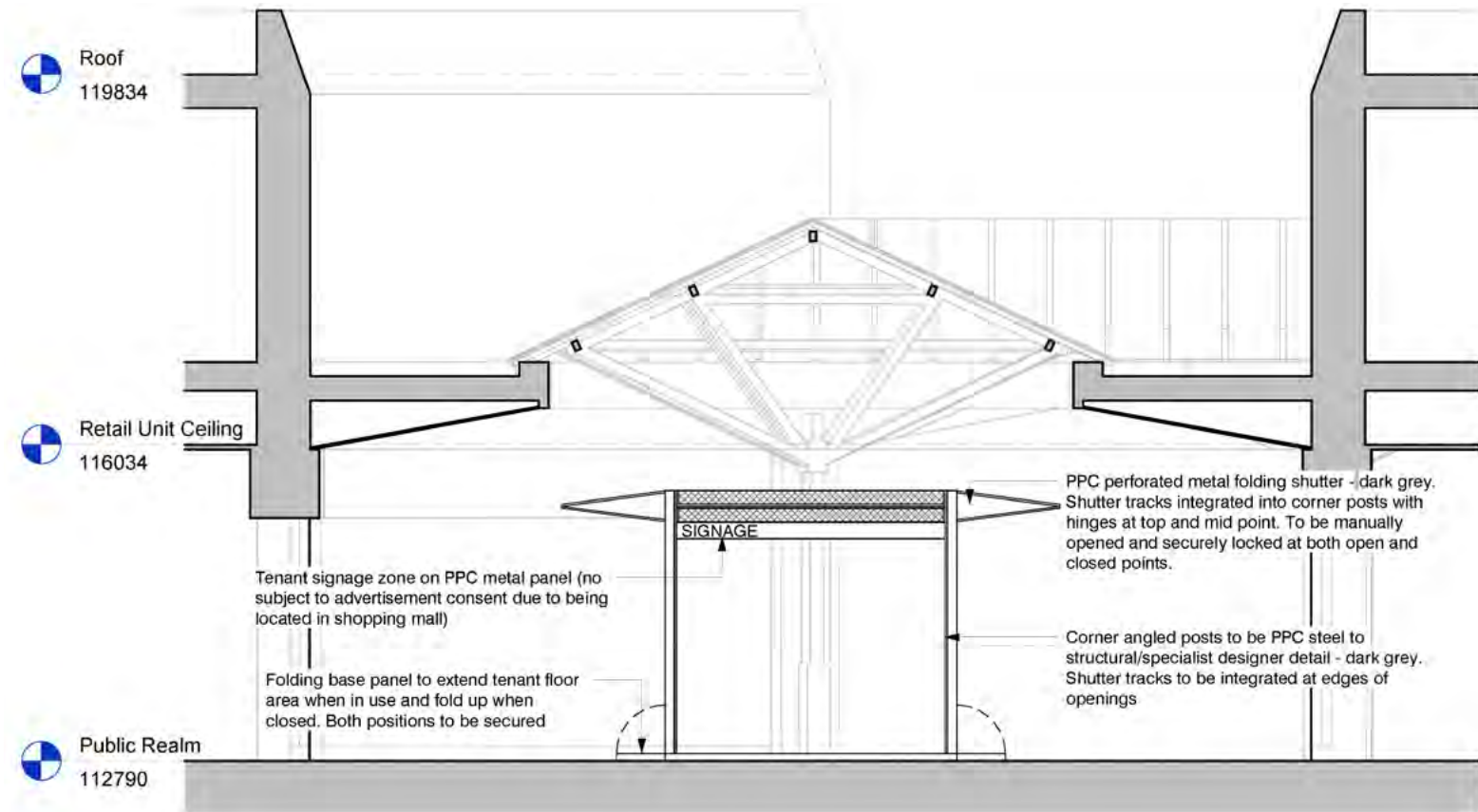
The kiosks are designed to be adaptable to a variety of tenants whilst allowing adequate circulation space around the units and maintaining sightlines down the concourse and across to shopfronts. They can be opened on all sides to give flexibility to tenants and ensure that the whole of the unit presents an active frontage.

They are proposed to be a dark painted steel frame with perforated panels fixed giving a contemporary aesthetic suited to the Kings Chase mall environment. The panels are mounted on sliding tracks to open the frontages, raising high out of sightlines whilst still framing the kiosk. Tenant signage zones are aligned to the shopfront fascias to give a visual balance and unity to the mall.

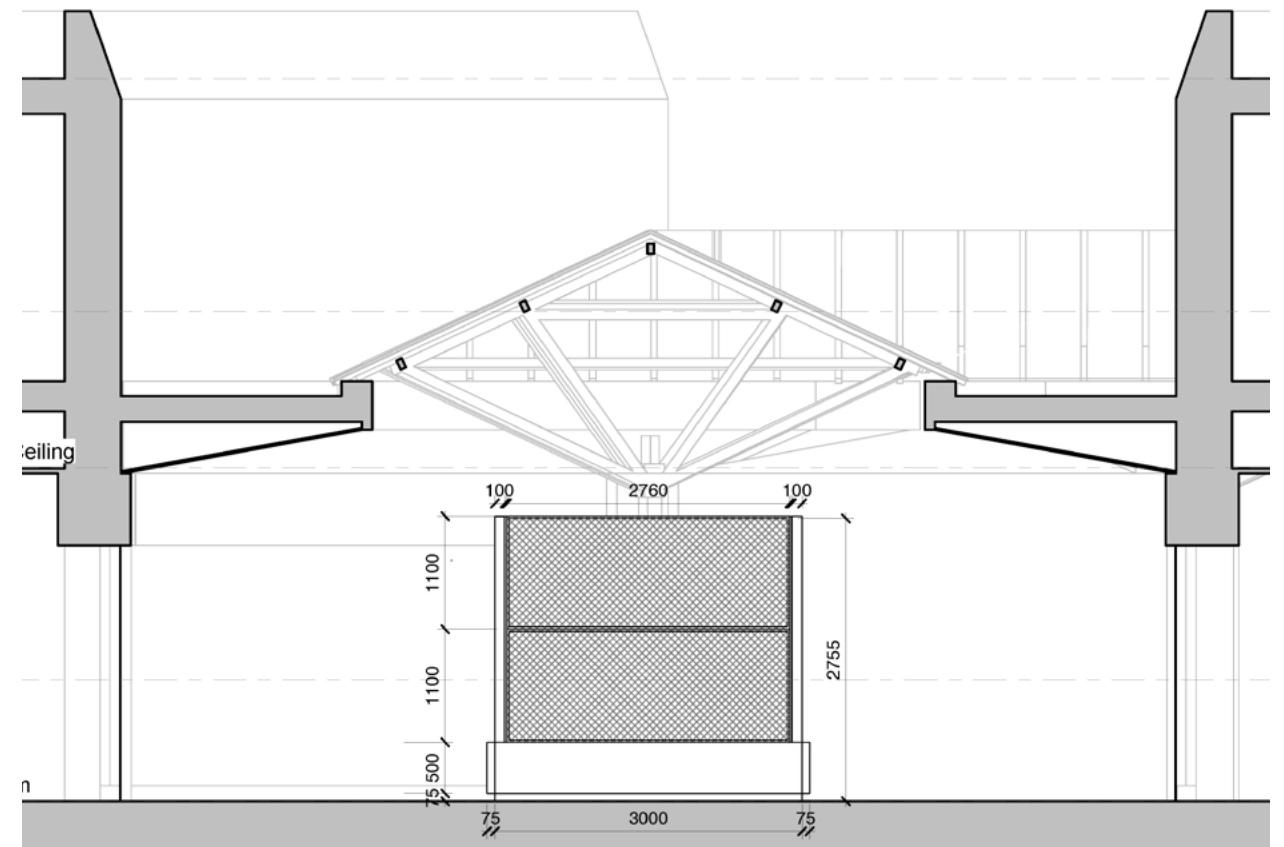
The units are designed to allow for tenants to maximise their footprint but securable out of hours. They will have power, water and waste connections to be adaptable to a range of tenants. The kiosks will be waterproofed.



Proposed Plan



Proposed Elevation - Open



Proposed Elevation - Closed

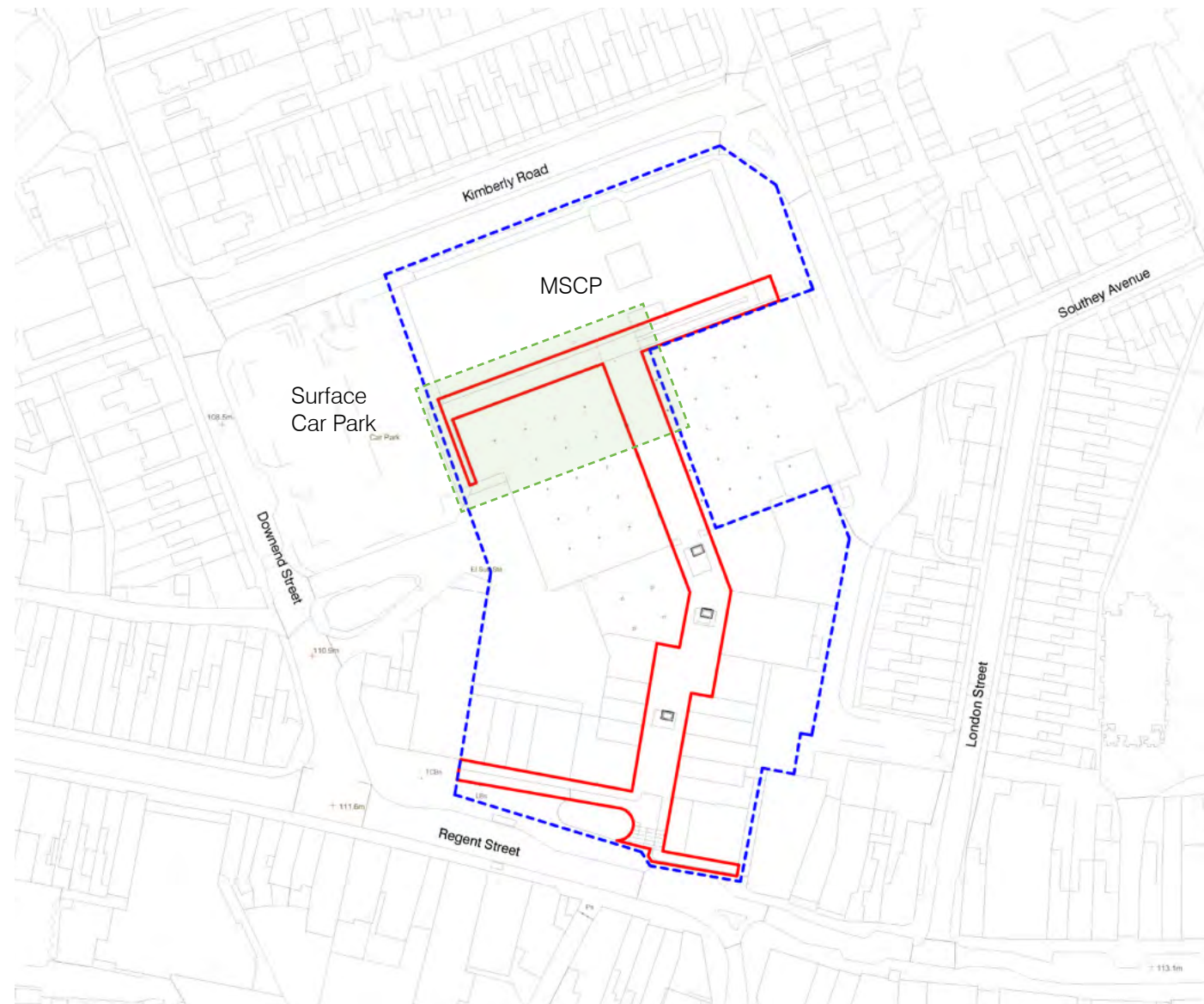
02c. Design - North Entrance Existing

The existing north entrance provide primary movement between the car parks and mall. There is an existing multistorey car park and surface car park access from Kimberley Road with the ground floor level markedly lower than the mall – the first-floor parking deck is level with the mall.

Pedestrian access is provided via a long-ramped walkway between the MSCP and inactivated frontage of one of the large retail units. The existing approach is not inviting with the bare pre-cast concrete façade, as per the south entrance, and concrete car park structure. Additional stairs and ramping provide access to the upper level of the MSCP.

It is worth noting that the MSCP has been recently redecorated which has improved the general image of the centre from the north but there is still scope for improvement on the rest of the facades. There is a need to clean and redecorate as well as ad hoc services (mainly wiring) running across the facades with security railings as per the south entrance, and the same dated glazed canopy structure as found in the mall.

All of which are detrimental to the aesthetic and important arrival point.

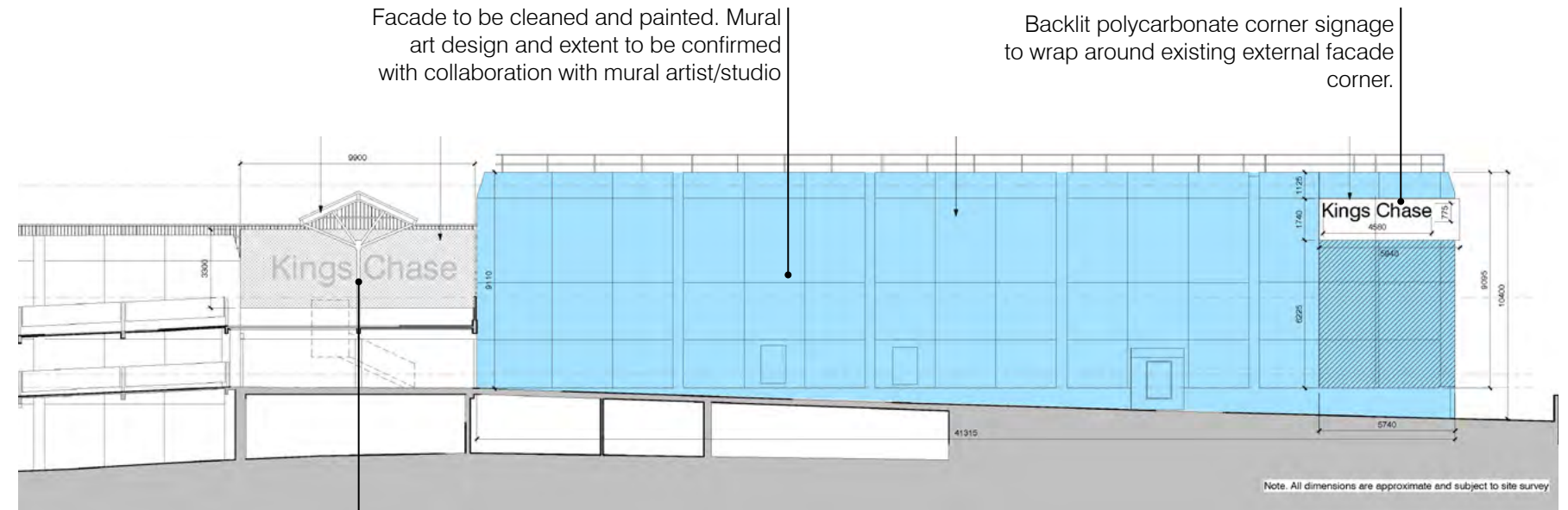


Proposed Design

The proposed works uplift the existing northern arrival point to work in conjunction with the full centre programme being rolled out by the Applicant. Interventions are limited to activate any of the frontages due to levels and its relative position to the mall but the proposed works will provide an welcome change to the dated and deteriorating existing.

Proposed works include:

- New illuminated corner signage to match the proposed fixture at the south entrance to create a relationship and identity to the centre
- Full cleaning and painting of existing concrete façade as per the south entrance. The large volume is showing staining and general deterioration which will be improved with redecoration, as per the MSCP
- New mural artwork to the large façade (design TBC following collaboration with artist/design studio) to give identity and new life to a hard utilitarian side of the centre.
- New signage/wayfinding panels to replace existing and improve appearance
- Rerouting and hiding existing services to unclutter elevations
- Painting of existing glazed canopy structure (to be done throughout mall)
- New standardised tenant signage zones

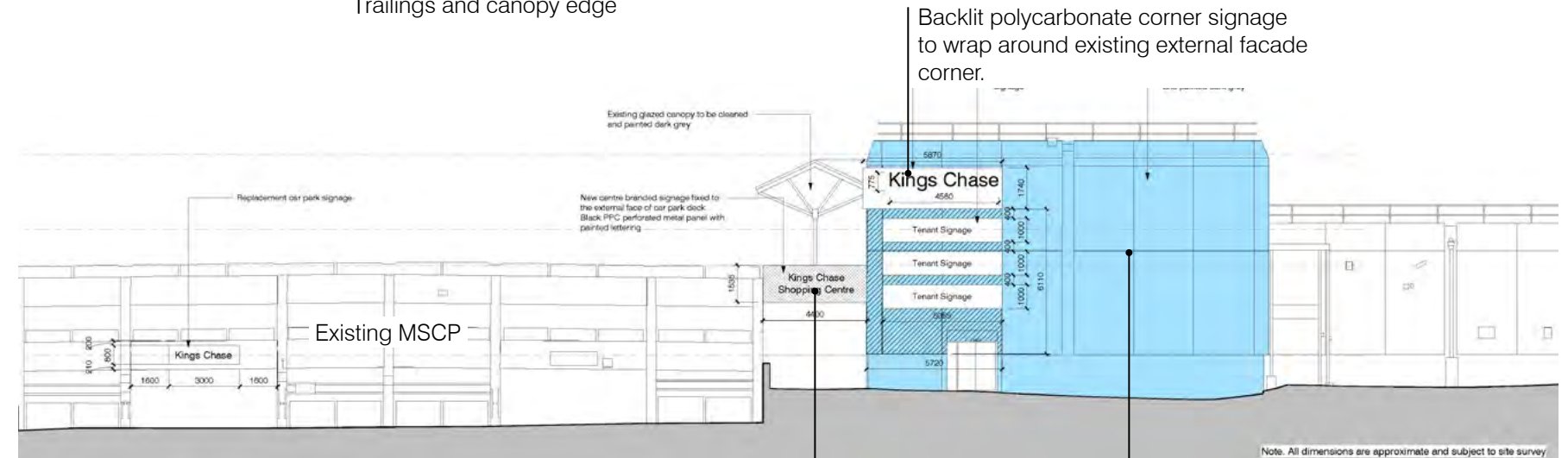


Proposed North Elevation

New perforated metal panel signage to existing opening over mall to screen off railings and canopy edge

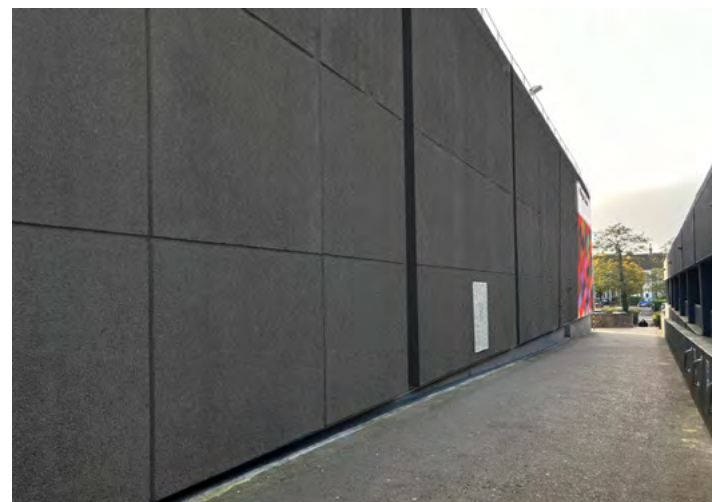


View from surface car park - mural indicative and subject to artist design



Proposed West Elevation

Facade to be cleaned and painted. Mural art design and extent to be confirmed with collaboration with mural artist/studio



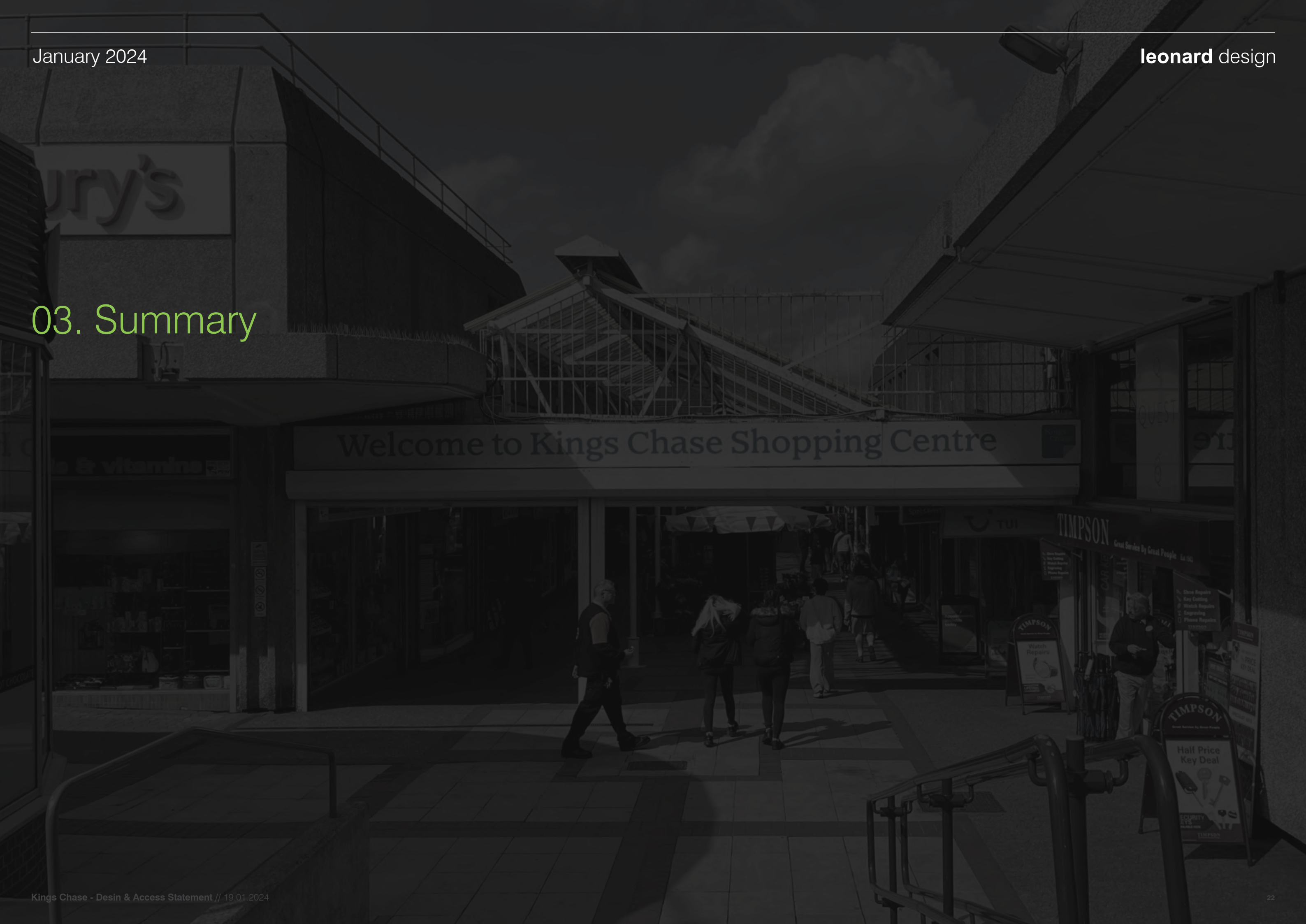
View from ramp towards car park - mural indicative and subject to artist design



View from MSCP first floor deck - perforated panel screening railing and services

New perforated metal panel signage to existing parking deck upstand edge

03. Summary



The proposed application and associated advertisement application are part of a wider scope of works to overhaul the Kings Chase Shopping Centre. None of the proposed works present drastic or objectionable changes to the urban realm but instead enhance the space to create a more active, and engaging public space.

The proposed works do not impact existing access to the centre or surrounding area.

The scale of all fixtures is appropriate to the setting and setting with consideration given to design.

The proposed works do not impact servicing or refuse.

The proposal will provide the following benefits:

- Address the visible deterioration and dated image of the current centre. It is a key public amenity in Kingswood and will be revitalized by the proposed works in conjunction with the general maintenance and redecoration plan set out by the Applicant.
- Improve the visibility and appearance of the centre on Regents Street to enhance the public realm
- Provide better quality units and mall space including circulation, visibility and flexibility
- Improve lighting and general security around the site
- Remove untidy / cluttered services on facades as part of an overhaul of existing M&E



www.leonard.design

Nottingham UK

Albion House
5-13 Canal Street
Nottingham
NG1 7EG

+44 (0) 115 945 0080

London UK

Baird House
15-17 St Cross Street
London
EC1N 8UW

+44 (0) 207 440 9960

Berlin GER

Dom Palais
Charlottenstraße 62
10117 Berlin

+49 (0)30 16636573

Kuala Lumpur MY

Unit 11-01A
Vida Bukit Ceylon
Jalan Ceylon
50200 Kuala Lumpur

+60 (0)3 2022 2105

Sydney AU

Level 1, 60 Miller St
North Sydney
NSW 2060

+61 (0) 498 323 080
