


Section Four

The Scheme

Mall Restoration

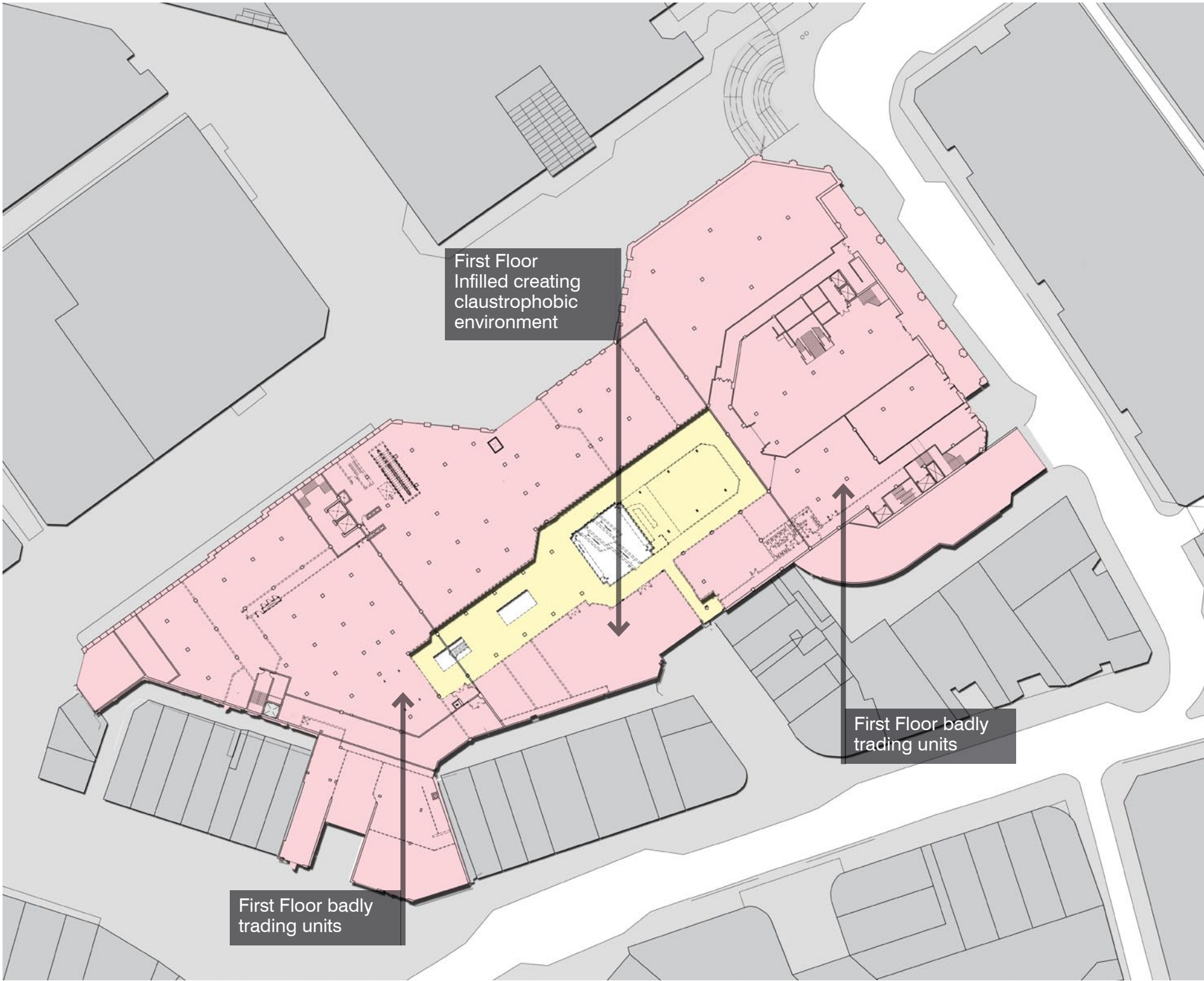
Existing Condition of First Floor Mall

The existing retail units at the first floor of the shopping centre suffer from a poor trading environment and a high level of units are vacant due to poor footfall in this location. The low level retail slabs block the natural penetration of light to the ground floor level. As currently configured the first floor is unviable.

 To be demolished



Existing First Floor view



Existing First Floor Plan



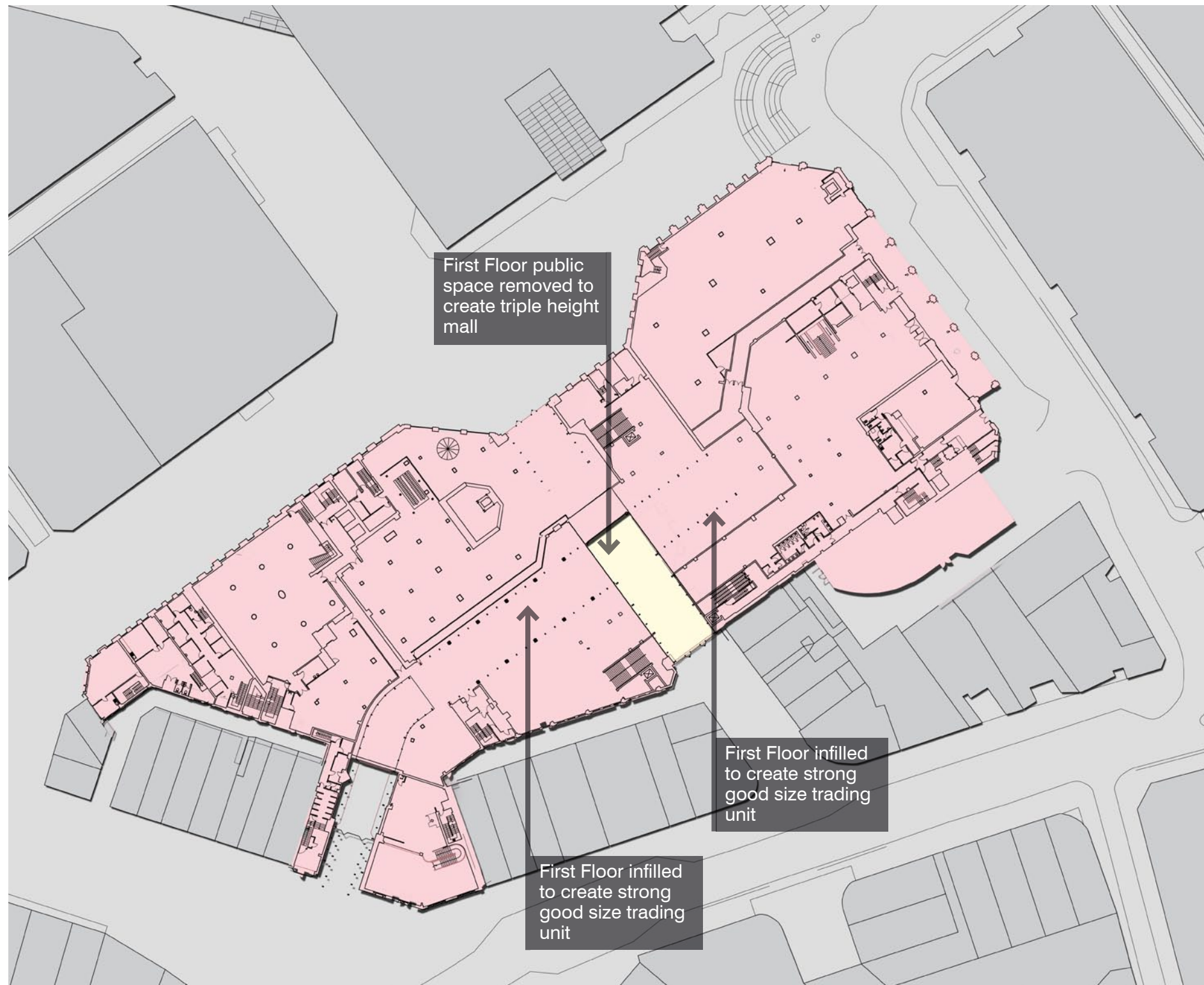
## Section Four

### The Scheme

### Mall Restoration

#### Design Statement of First Floor Mall Restoration

We propose to remove the first floor infills to Cases Street, Elliot Street and the escalators which will create triple height space and reinstates a legibility to Cases Street and Elliot Street. The First Floor after restoration will be directly accessed through the units at ground level as demand requires.



Proposed First Floor Plan



## Section Four

### The Scheme

#### Church Street Entrance

#### 4.2 Church Street Entrance

##### Existing Church Street Entrance

The existing Church Street entrance is flanked by two retail units, one of which is vacant and the other unit trading on a temporary basis. The Entrance leads to a mall which connects to the Cases Street mall and was a link created by the new Shopping Centre Development when first built.

The link mall is not well used and splits the Church Street entrance and Shopping Centre into small units which are not desirable to today's retailers and remain difficult to let.



Existing Church Street Entrance



## Section Four

### The Scheme

### Church Street Entrance

#### Design Statement of Church Street Entrance

The proposal is to close the link mall and generate modern retail space that could accommodate a retail anchor onto Church Street.

The mall entrance line will be brought forward to be in line with the Church Street elevation to retain the existing entrance canopies. A new glazed frontage is proposed on the Church Street building line to create continuous frontage to the streetscape and a central shop entrance. Simple glass frontage will be incorporated to retain the strong visual break between the two historic buildings and not compromise the architectural integrity of the existing buildings.

Signage is to be part of a separate advertisement application and is shown here for illustrative purposes only.



Proposed Church Street Entrance CGI



Section Four

The Scheme

4.3 Materials

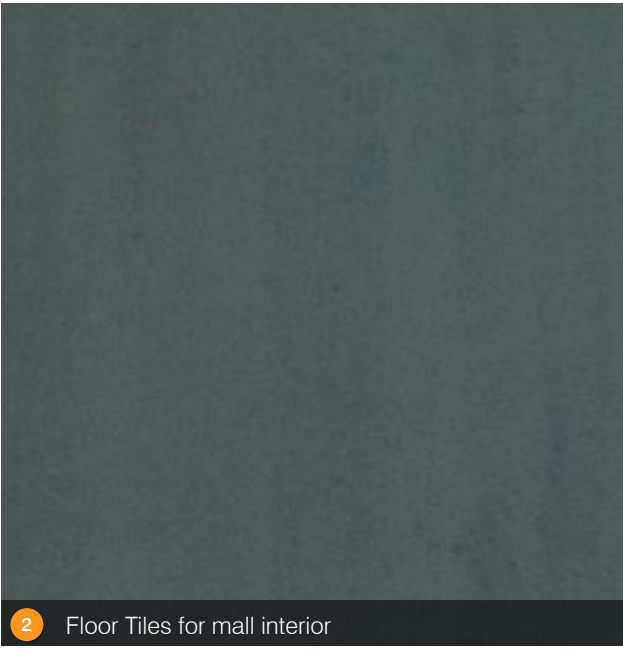
The proposed materials to be used aim to create clear sight lines and an inviting environment to the shopping centre. The main materials for the internal elevations will be white plasterboard and clear glass panels. Together with the improved natural light penetrating from the triple height barrel vault, this will create a light and airy shopping environment within the shopping centre.



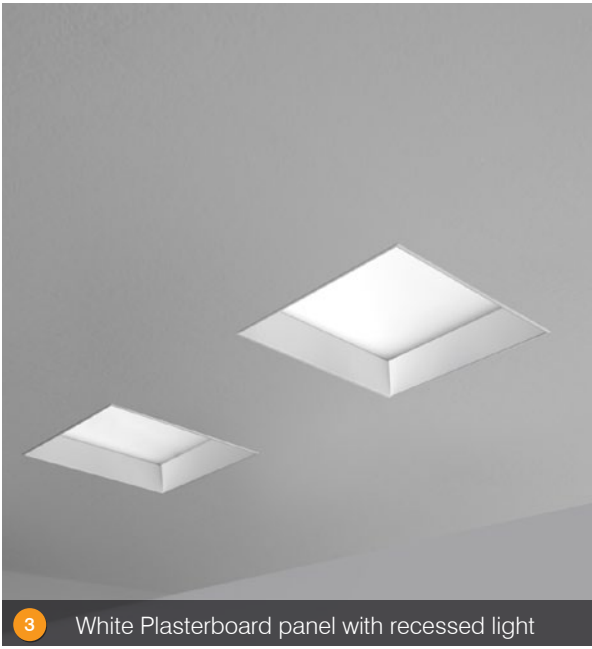
Proposed Clayton Square mall CGI



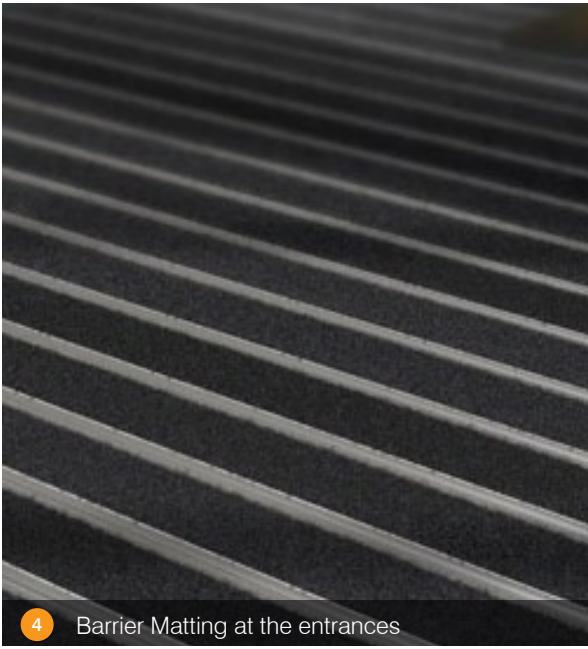
1 Shopfront with Clear glass panels



2 Floor Tiles for mall interior



3 White Plasterboard panel with recessed light



4 Barrier Matting at the entrances



## Section Five

### Access and Movement

#### 5.1 Access Statement Overview

The design will be fully DDA compliant, providing accessibility for everyone including disabled people. The main objectives is to provide convenient, safe and accessible access for all users of the building.

There will be a clear uncluttered route through the mall allowing for easy access into the retail units. The double storey retail units will provide fully DDA compliant access between ground and first floor.

Within the scope of the proposed works it is intended that Approved Document Part M be complied with as diligently as possible. However, due to the existing site levels within Clayton Square Shopping Centre there may be a requirement at times to deviate from the recommended riser height and flight length as permitted with the approval of the Building Control Officer in Paragraph 3.51 B and 3.51 C.

It will be necessary to have internal stair flights between landings of 13 risers where access to the First Floor is proposed in order to access the flexible A1/A3 tenancies and the existing WC provisions at this level. This is only proposed in order to comply with the requirements of 1.33 G of Approved Document Part M and, although not ideal, is purely dictated by the existing levels that the proposed scheme must work alongside. At locations where stepped access is to be provided between Ground and First Floor, a DDA compliant lift will also be provided in order to ensure that access is available to these zones for all customers regardless of physical ability.

The need to provide steps that are outside of the recommended 150 – 170mm riser margin is also dictated by existing internal levels. Where possible the extent to which such steps are outside of the recommended riser heights will be as minimal as possible and a DDA compliant ramp will be provided at the same location as all such steps to provide an alternative route for transition between levels.

The main mall between the Church Street and Elliot Street Entrances is currently sloped and will remain as existing, albeit with revised floor finishes.



Proposed Cases Street CGI looking towards Radio City

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