

WHITE	LION
WALK	



Guildford Design Awards 2023

Category: Regeneration Project including those involving an extension to an existing building

Corstorphine & Wright





1)

Address of Scheme

White Lion Walk
Shopping Centre,
40 White Lion Walk,
Guildford GU1 3DW

2)

Category of Project

Regeneration Project
including those
involving an extension
to an existing building

3)

Name of Client

Redevco

4)

Architect

Corstorphine & Wright

5)

Key Contact

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6)

Brief Description of the Project

White Lion Walk is an existing shopping centre in the heart of Guildford with a mall running between two streets, High Street and North Street. It is one of three town centre shopping areas that has become increasingly quiet in recent years as retailers have moved out. Retail units line both sides of the mall at ground floor level, and previously a large retailer occupied the majority of the first floor space. Additionally, there is retail storage, offices, and plant rooms on the second floor and a shared unloading bay at basement level.

There was an opportunity to maximise the site's potential in the heart of Guildford by upgrading the existing centre. A decision was made to repurpose the first floor space for office use due to changing trends in the retail sector and a demand for flexible workspace for growing start-ups or established businesses seeking a prominent town centre location in this buoyant business region. Combined with the introduction of office space was the need to modernise the building as a whole.

The refurbishment of the shopping centre has included the creation of new façade elevations to North Street and High Street. Shopfronts have been replaced to unified design, and include internal tenant signage to improve the customer experience. Internal alterations included the removal of the central lifts and escalators and infilling of a void at first floor level in the atrium at the High Street end of the mall. New flooring and ceilings have helped to revitalise the shopping centre, together with general redecoration. The large areas of rooflights and glazed areas have been optimised bringing sunlight into the Atrium, providing an energy efficient building and reducing the carbon footprint removing the use of fossil fuels.

With lower demand for retail space we have repurposed the first floor retail to create a new office location in the centre of the town centre. The office space is to be known as White Lion House, and part of the ground floor is to be used as an entrance directly from North Street

to the office space, including a new lift and stair. Refurbishment of part of the second floor will provide additional space for the office facility, as well as a cycle storage room and showers.

The new glazing around the central atrium and the North Street atrium provides a visual link between the shopping mall and the office space, integrating the two uses, and helping to create a new destination for Guildford. The new design will welcome new retailers and businesses looking for office space and will provide a more attractive walk-through experience for consumers, encouraging shoppers back into the town centre.

Redevco and Corstorphine & Wright have a strong record of repositioning spaces with sub-optimal use into properties with a mix of functions. White Lion Walk demonstrates how this approach can transform properties into truly relevant and inspiring destinations that will ultimately create more vibrant and sustainable town centres.

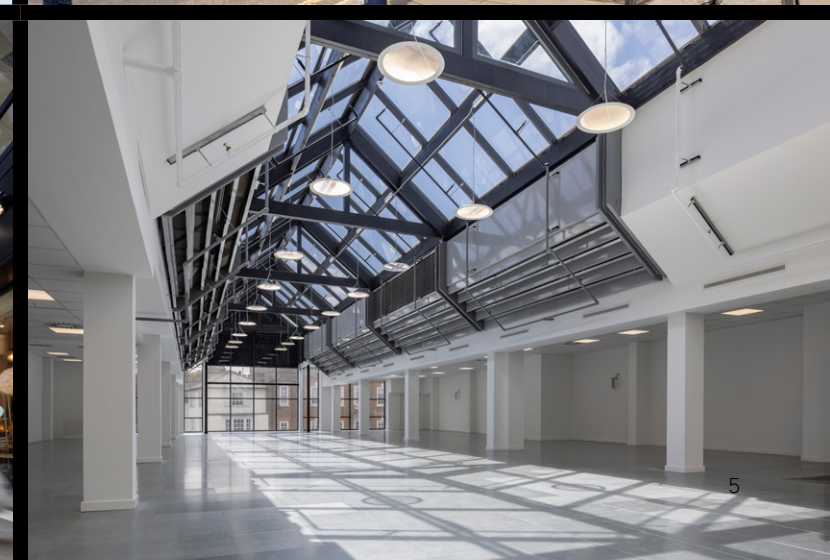
Since the centre trading throughout we have signed two new tenants Chipotle, the American chain of fast food restaurants, and Mooboo, the largest bubble tea operator in the UK, have both signed leases on new 1,700 sq ft and 350 sq ft units respectively. Both companies are currently fitting out with the aim of opening in July.

Alongside the new lettings, The Works upsized to a new double unit within the atrium; and we completed lease renewals with Greggs and British Heart Foundation. Two of the vacant retail units are under offer and three c300sqft ground floor retail units will provide an opportunity for new start-up businesses to join existing tenants including Starbucks, Robert Dyas and Card Factory.

Green & Partners are the leasing agents on the retail space while the agents on White Lion House (offices) are Owen Isherwood.

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Photographs of the Completed Project

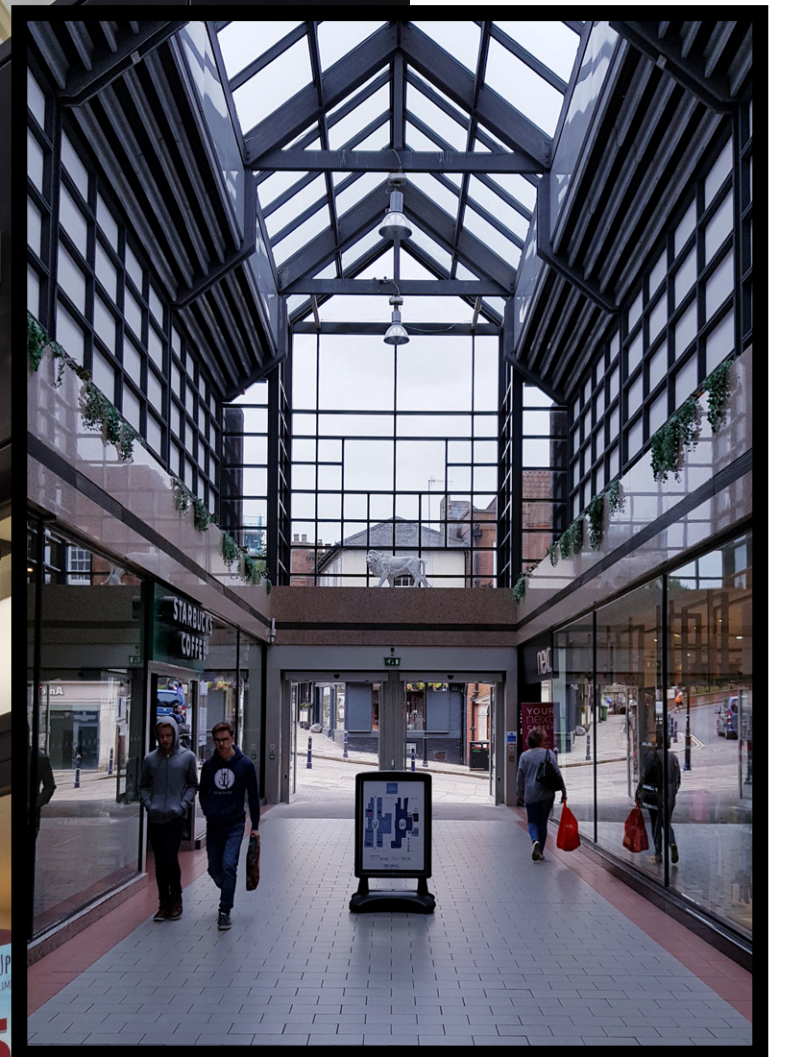




Before & After:
High Street entrance



Before & After:
General malls with
new shopfrontages
and finishes



Before & After:
Atrium to malls
& materiality



Before & After:
New central atrium
with lifts and
escalators removed
and new glazing to
first floor



New Office Spaces:
The new high quality offices, to be known as White Lion House, was achieved by reconfiguration and infill of the first floor level

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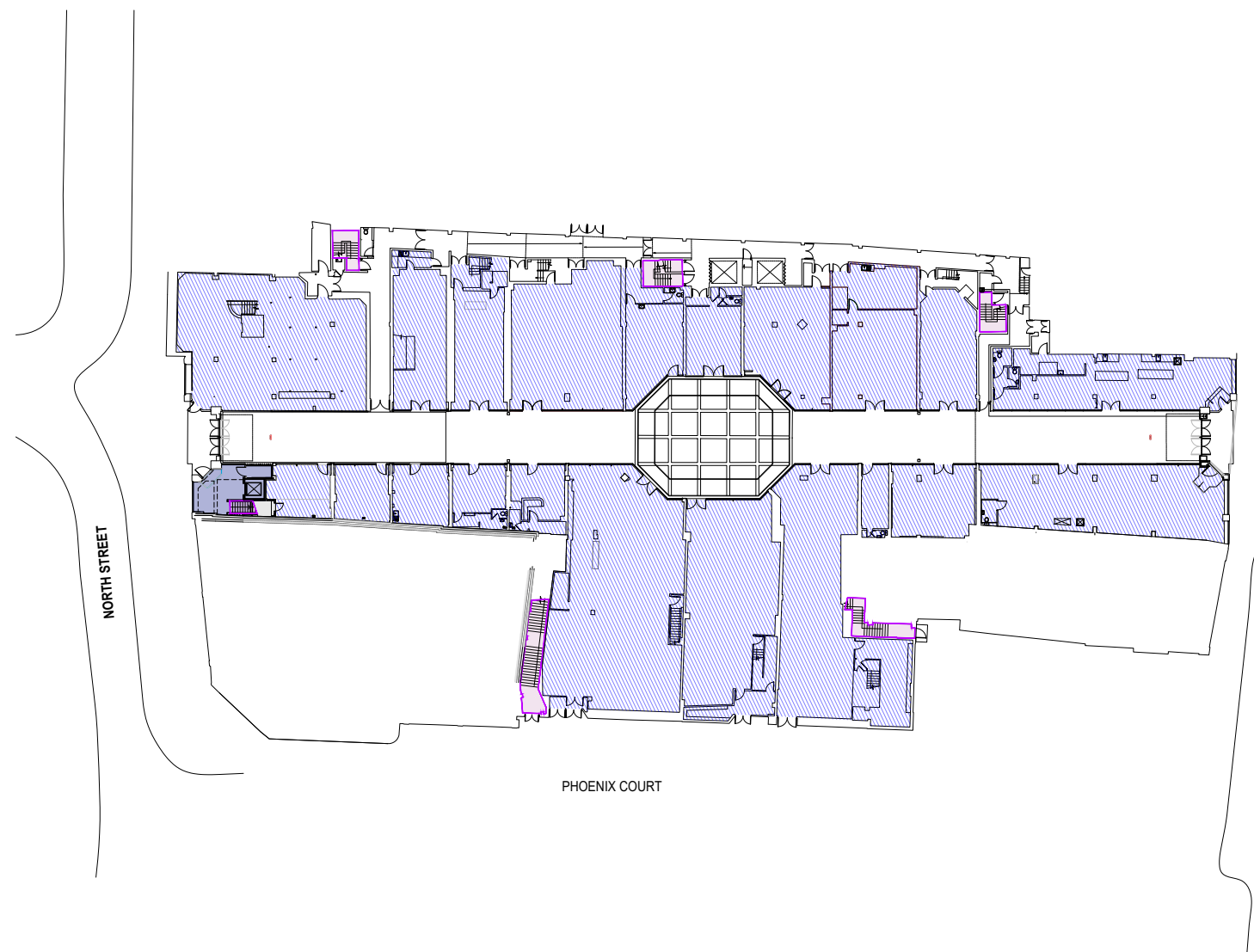
Plans, Sections, Elevations



South East Elevation (High St)



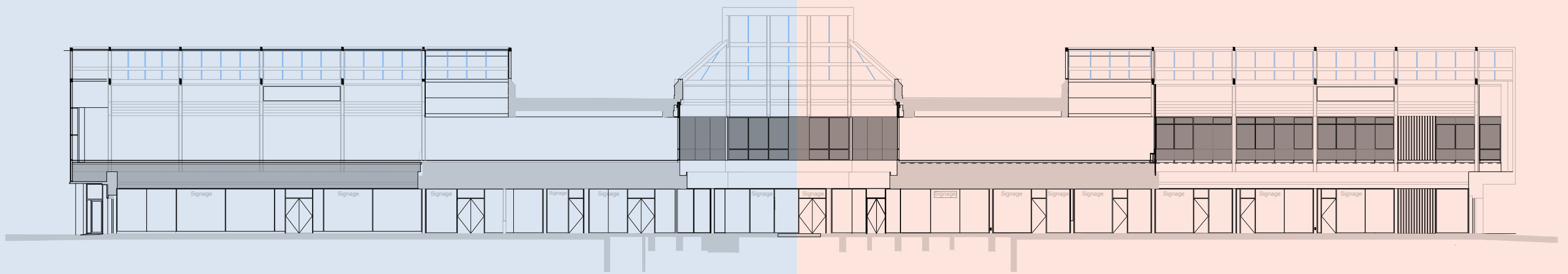
North West Elevation (North St)



Ground Floor Plan

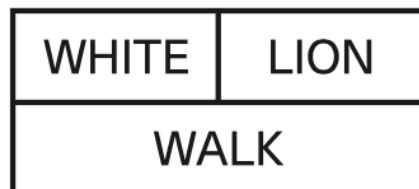


First Floor Plan



Internal Shopfront West Elevation







Corstorphine & Wright


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 www.corstorphine-wright.com

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