

# Merseyway Potential Improvements Projects

The current retail environment is changing. Multi-channel shopping and out-of-town centres have changed how consumers are spending and interacting with retail.

The centres which will thrive are the ones which adapt to what the consumers want and this is no longer just about big box retail.

Merseyway was acquired by the council in April 2016. It was understood that investment would be required to maintain, improve and rework the asset.

A number of key projects have been identified which are discrete packages and allow clear, targeted intervention within the centre. They also concentrate on affordable solutions which have high impact and take a considered view on how the change is delivered for the Merseyway and the town centre as a whole.



- Potential Improvement Project
- Refronting
- Phase 1 (Adlington Walk)

# Stockport. Change here.



## 1. Adlington Walk

Adlington Walk will be reconfigured to provide a high quality amenity block for the whole town. Part of the works will create a new access core from the car park that will bring people directly into Adlington Walk and significantly improve the customer journey into the centre.



## 5. Refronting Units

A complementary set of 'shop front' typologies will be rolled out across the centre as opportunity and lease events allow.

As well as improving the aesthetic quality of the centre, the re-fronting work will improve the perception of the scheme by potential tenants.



## 2. Former Next Building

This block forms a prominent frontage to the centre and contains a number of vacant units. The block suffers from a tired frontage that contributes little to the aesthetic quality of the centre.

The proposal is to split the unit into separate spaces and it is proposed to 're-front' the unit and make significant improvements to the canopy and first floor balustrade.



## 6. Former M&S Building (Potential Opportunity)

The council is considering the opportunity to acquire the retail unit as part of wider redevelopment of the centre.



## 3. Former BHS Building (Potential Opportunity)

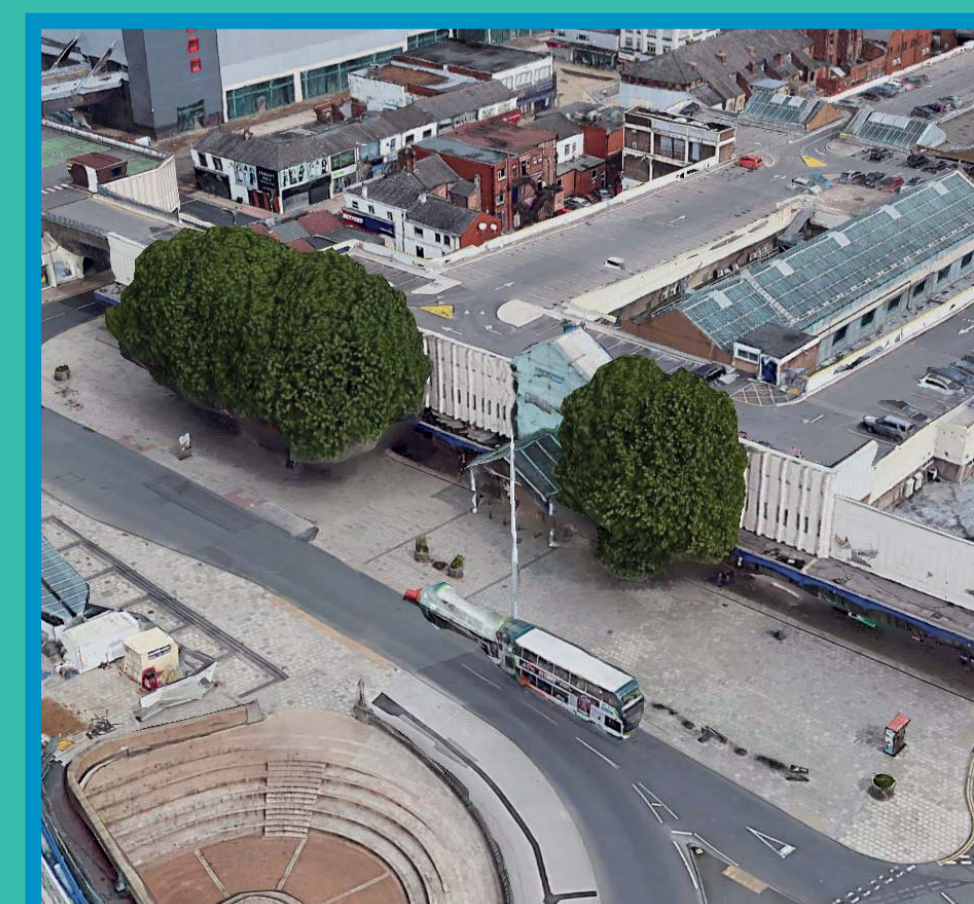
The council is considering the opportunity to acquire the retail unit as part of wider redevelopment of the centre.



## 7. Arden Walk

Arden Walk is a key arrival point into the centre and forms a strong link to Redrock.

Plans in this area of will be focussed on physical improvements at the corner of Princes Street and Arden Walk and will include improvements to the fascia as well as improvements to the internal environment of the walk.



## 4. Mersey Square

Merseyway suffers from a dated and tired appearance, similar to many shopping centres across the country.

It is proposed to improve the appearance of the centre, particularly at Mersey Square. As well as cleaning the main frontage, improvements will include the use of vinyls and banners across the front of the centre to improve the visual aspect and promote the redevelopment of the centre.

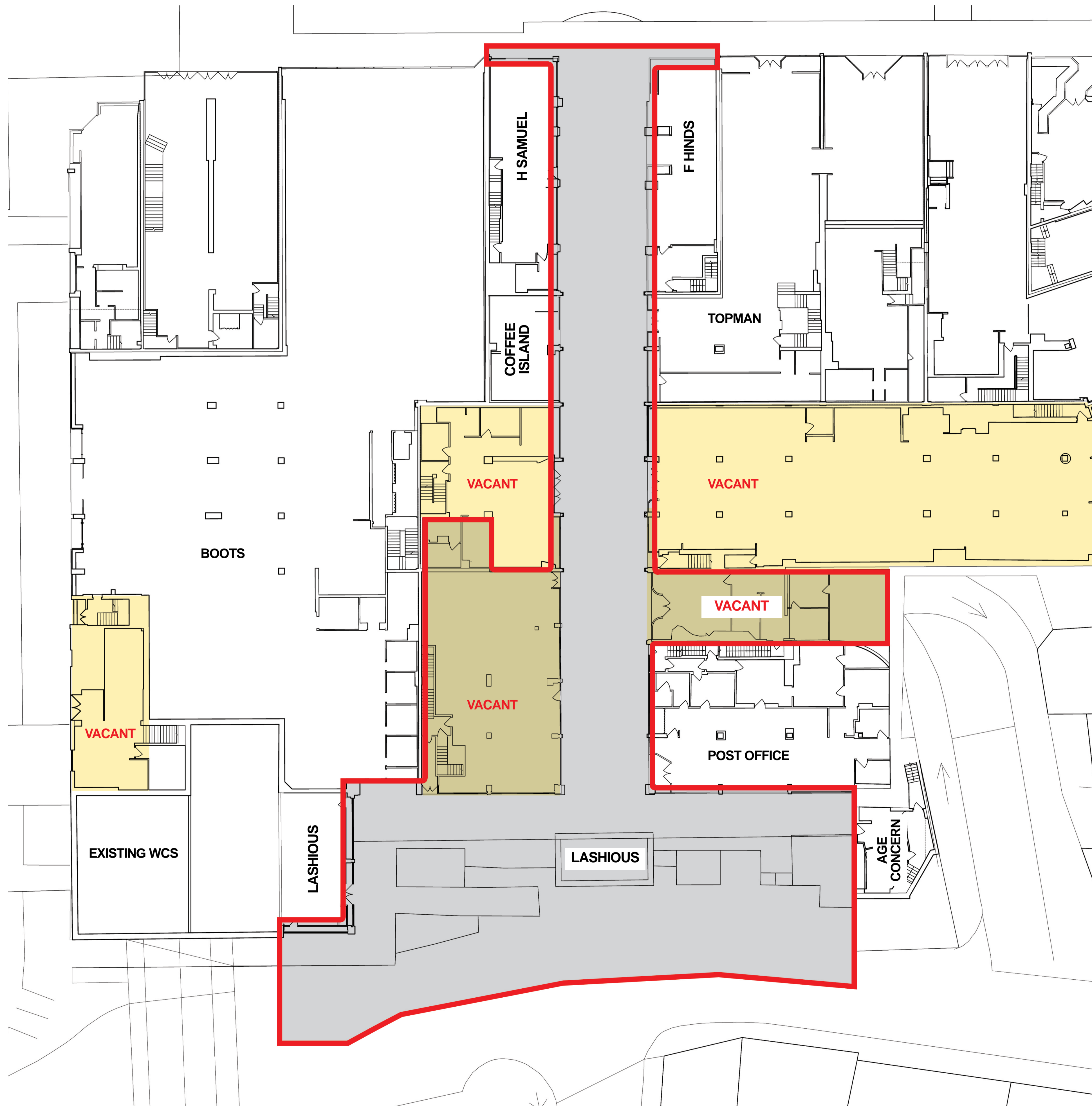


## 8. Public Realm Area

Initial concept designs have been worked up for improvements to the public realm along Merseyway. Further consultation will be carried out with stakeholders regarding the public realm.



# Merseyway Adlington Walk: Existing

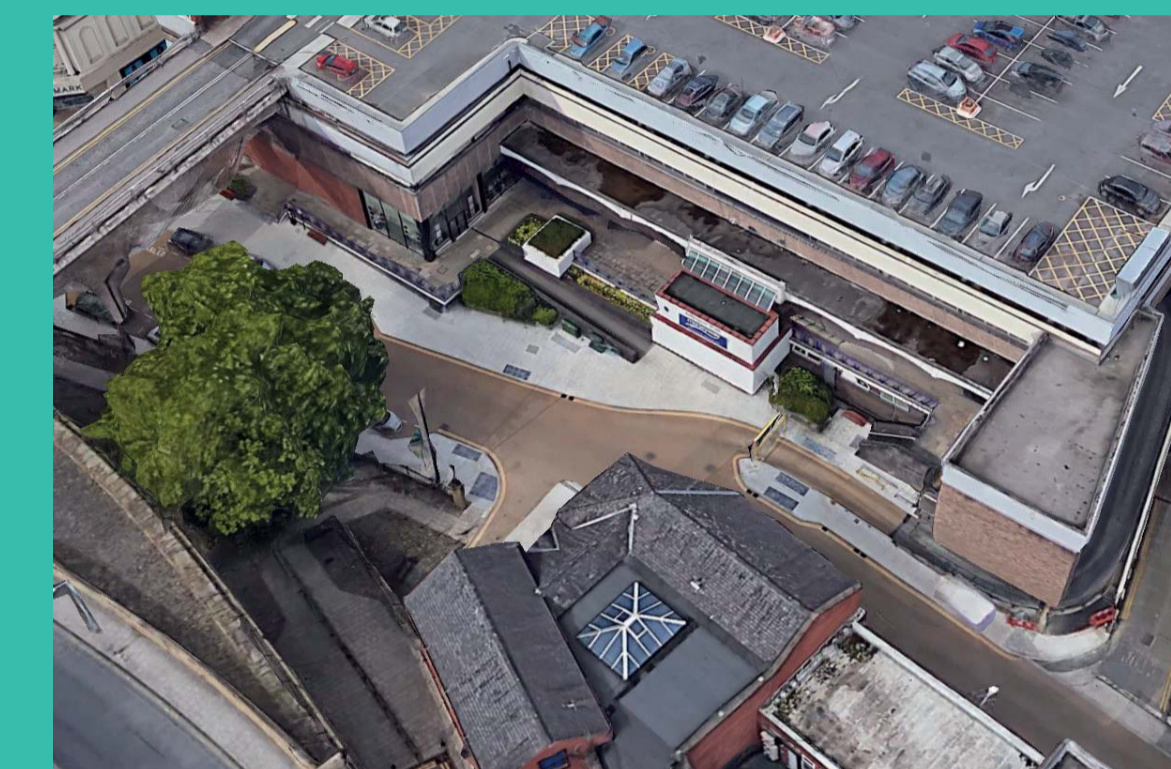


# Stockport. Change here.



## 1. External Appearance

The outward appearance is dominated by the small kiosk unit that turns its back on Pickford's Brow. Access to the centre from the Old Town including the Air Raid Shelters is currently uninviting and hidden by the kiosk.



## 2. Accessibility

Access to the walk from the Great Underbank side is currently via a series of narrow and convoluted ramps and steps.



## 3. Vacant Units / Internal Appearance

The walk contains a number of vacant units and suffers from a tired frontage and poor footfall. It currently contributes little to the quality of the centre.

The walk currently has a low ceiling and light entering from the Great Underbank end, as well as views out are blocked by the existing kiosk unit. These factors contribute to the dark and dated appearance of the walk.



## 4. Existing Toilet Block

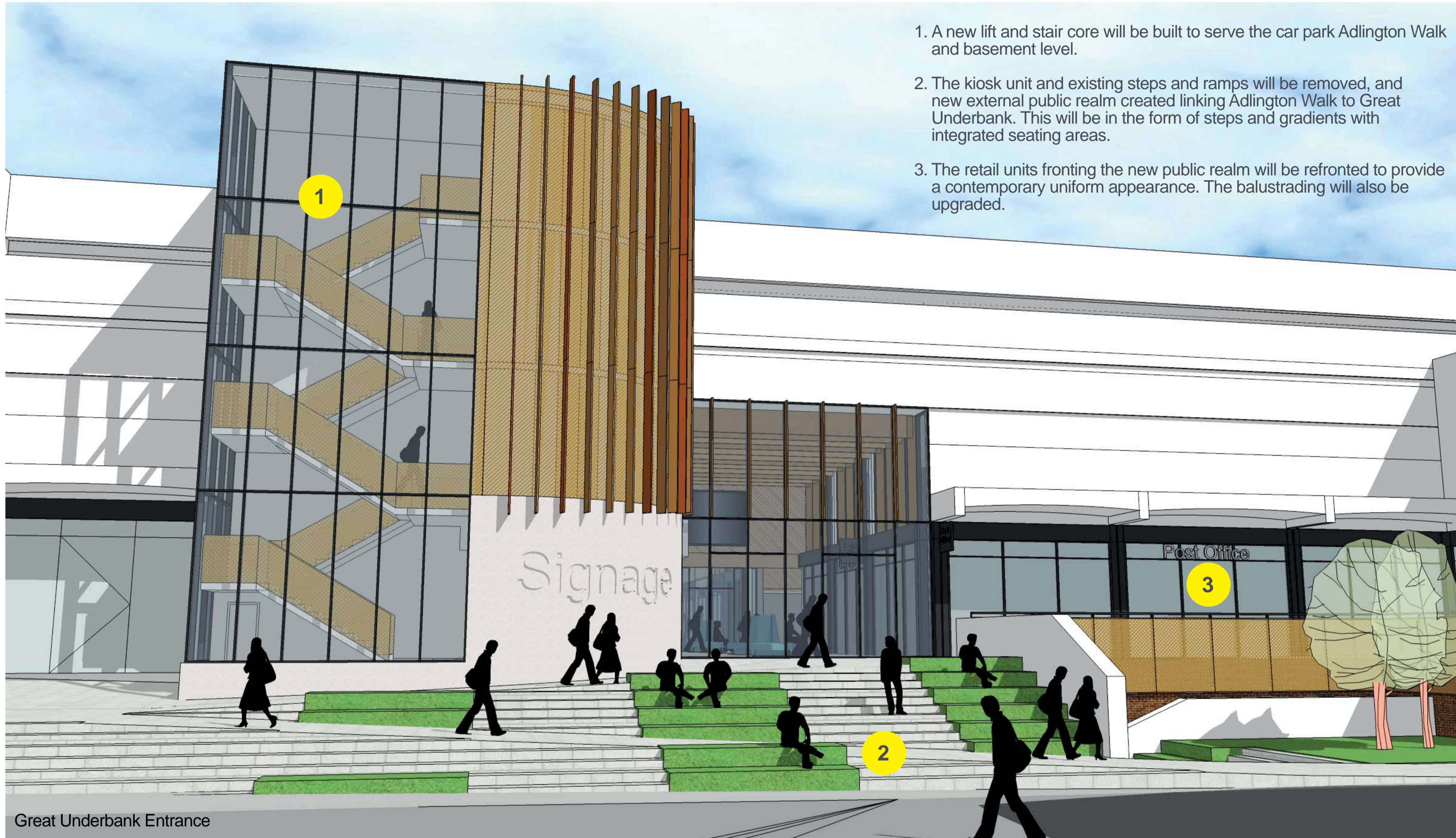
The current toilet block in Merseyway is located in Vernon Walk and is perceived outdated, particularly in terms of the facilities offered. This facility is used by visitors to the town and is not limited to those visiting Merseyway.

## Aspiration

- Attract more families with improved offer, animation and amenities
- Provide high quality toilet and changing facilities
- Enhance linkages across the town centre
- Improve car park access and appearance for visitors
- Improve the aesthetic quality of the centre
- Improve the public realm
- Introduce customer service point
- Introduction of complimentary services



# Merseyway Adlington Walk: Proposal



1. A new lift and stair core will be built to serve the car park Adlington Walk and basement level.
2. The kiosk unit and existing steps and ramps will be removed, and new external public realm created linking Adlington Walk to Great Underbank. This will be in the form of steps and gradients with integrated seating areas.
3. The retail units fronting the new public realm will be refronted to provide a contemporary uniform appearance. The balustrading will also be upgraded.

Great Underbank Entrance



4. The units adjacent to Adlington Walk facing Merseyway will also be refronted to provide a contemporary uniform appearance.

Merseyway Entrance

# Stockport. Change here.



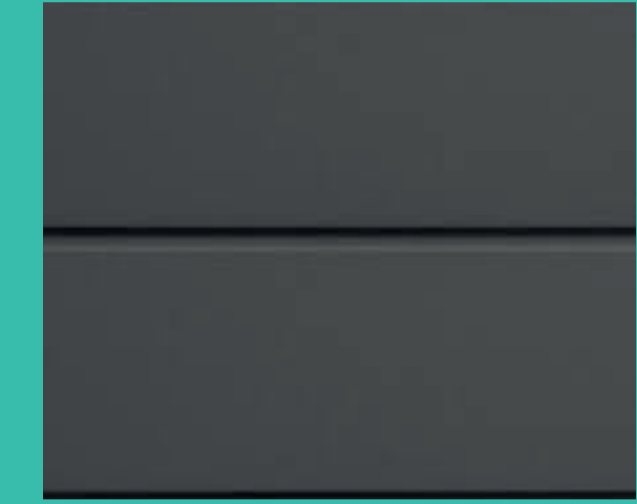
Greening



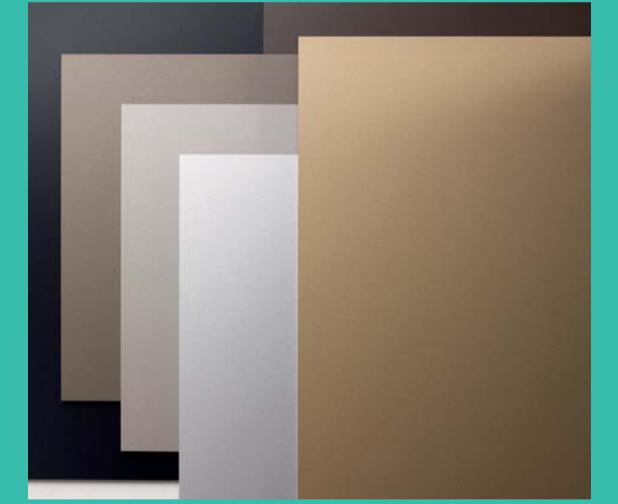
Brick Slips



Metal Cladding (Gold)



Metal Cladding (Dark Grey)



Metal Cladding (Bronze)



Expanded Mesh Cladding



Timber Effect HPL Cladding



Glass Fins

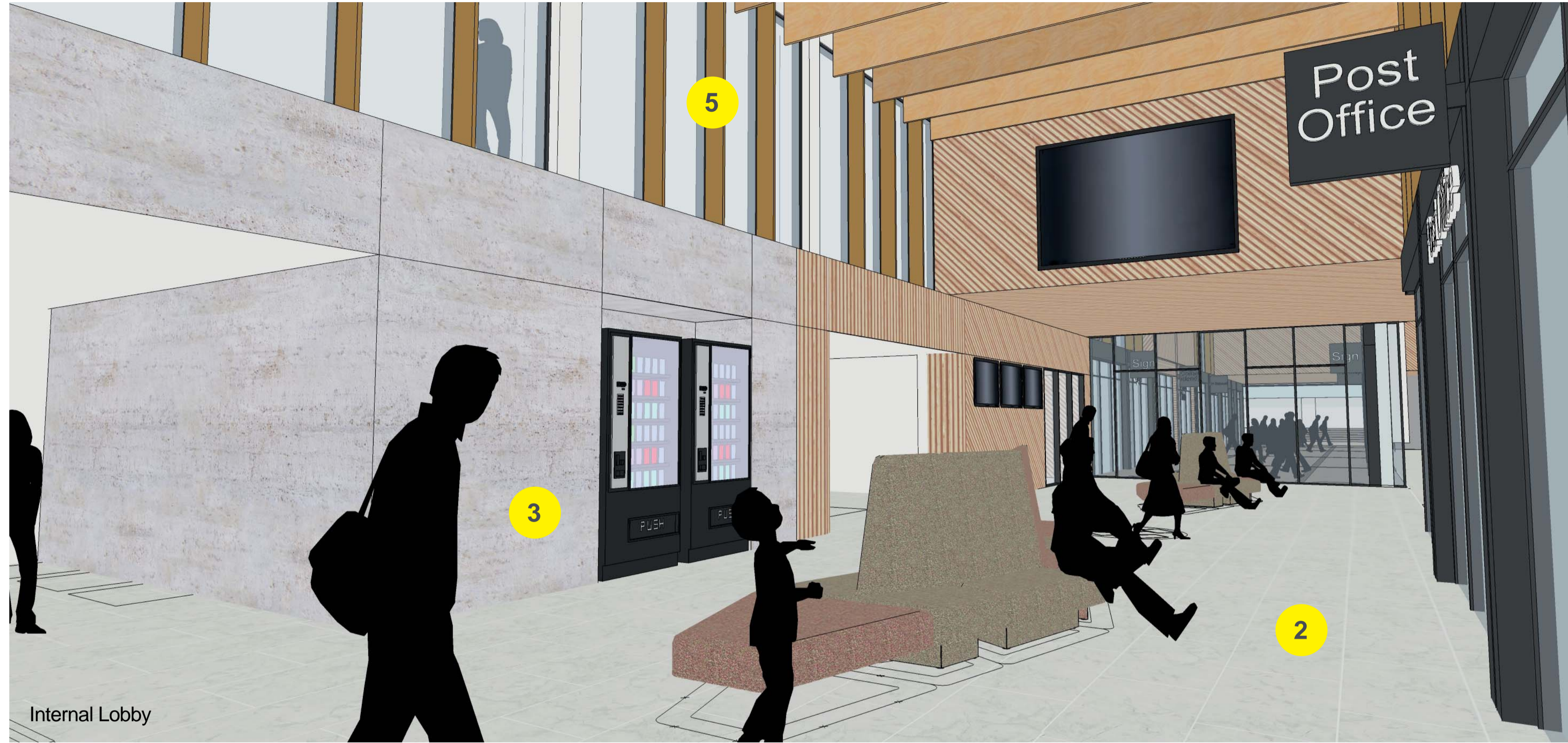
The material palette for refronting the units will be warm & natural materials as illustrated above.



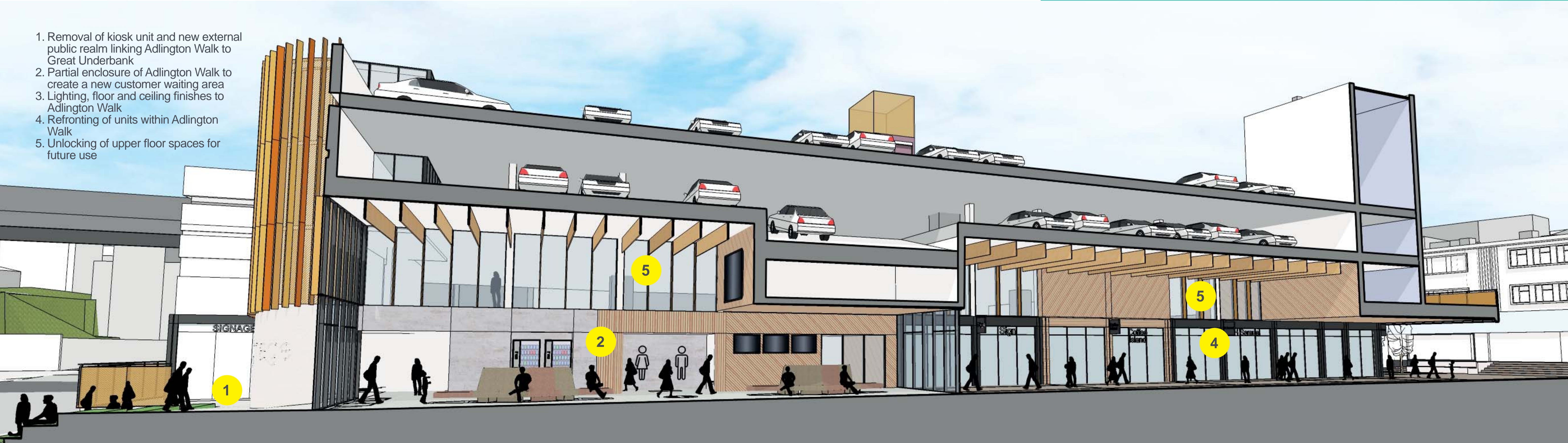
Aerial View



# Merseyway Adlington Walk: Proposal



1. Removal of kiosk unit and new external public realm linking Adlington Walk to Great Underbank
2. Partial enclosure of Adlington Walk to create a new customer waiting area
3. Lighting, floor and ceiling finishes to Adlington Walk
4. Refronting of units within Adlington Walk
5. Unlocking of upper floor spaces for future use

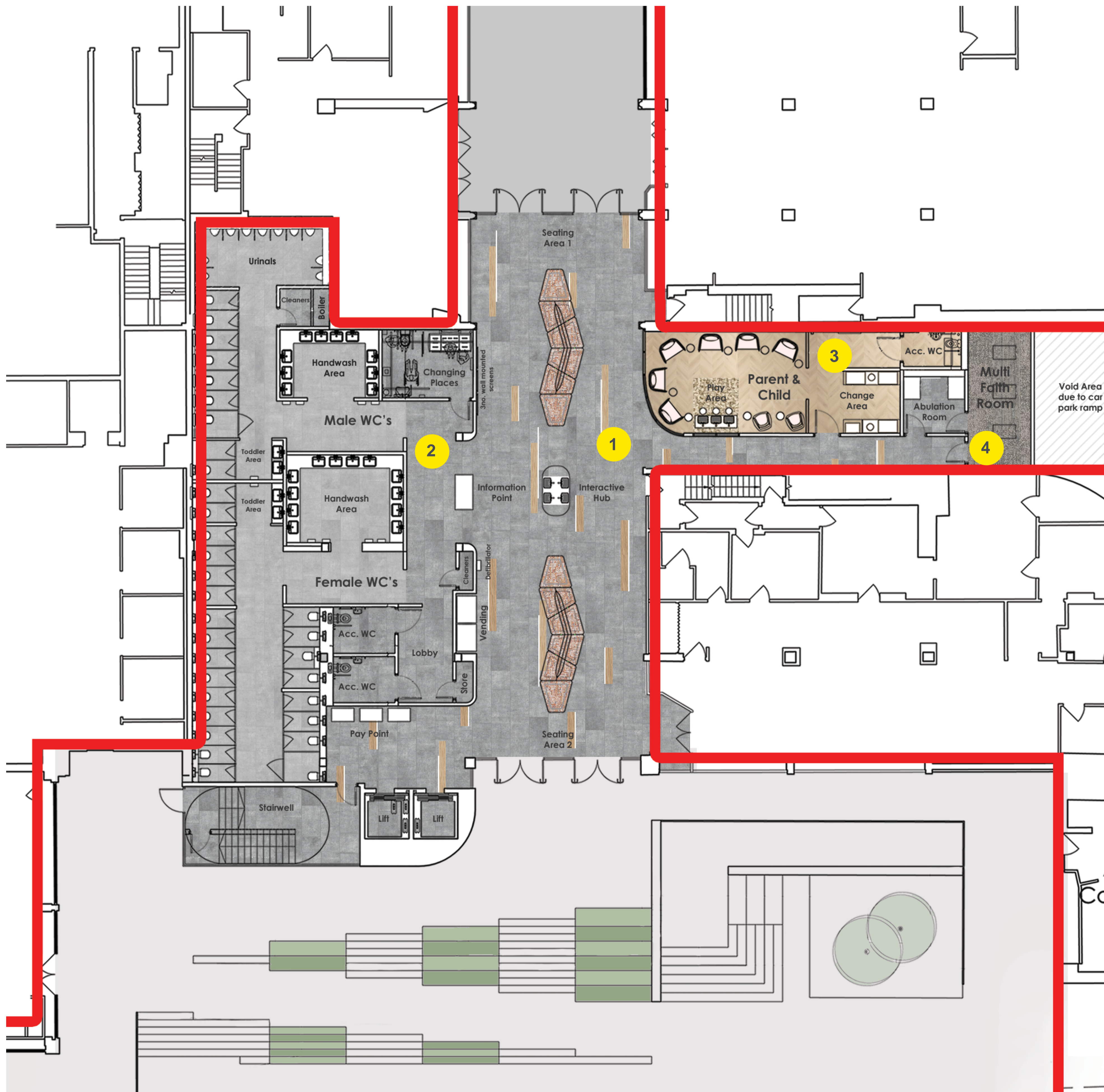


Cross Section Along Adlington Walk



# Merseyway Adlington Walk: Proposal

# Stockport. Change here.



## 1 Seating Area

New central hub to Merseyway with integrated public amenities

Internal environment will offer interactive features providing information & services, a welcoming seating area with superb WC facilities from spacious interiors to a changing point room and generous accessible WCs to be usable by all



## 2 WC & Change Facilities

Spacious WC facilities to be formed within the central hub

Consideration will be given to the users experience within the new facilities, ensuring a pleasurable environment is created

Strong focus on providing top end accessible amenities such as a changing places room and generous accessible WCs to ease access for all users within Merseyway



## 3 Parent & Child Amenity

A new parent & child offering will form part of the new Merseyway amenities

A strong focus on the needs of parents such as breastfeeding will inform the offerings within this space

A warm, inviting interior will be created to provide a safe environment for both parents & children to enjoy



## 4 Multi Faith Room

A multi faith room with ablation facilities is to be offered to all users

Calming, neutral tones will be used to create a quiet and soft environment

Feature lighting will be introduced to lift and lighten the space

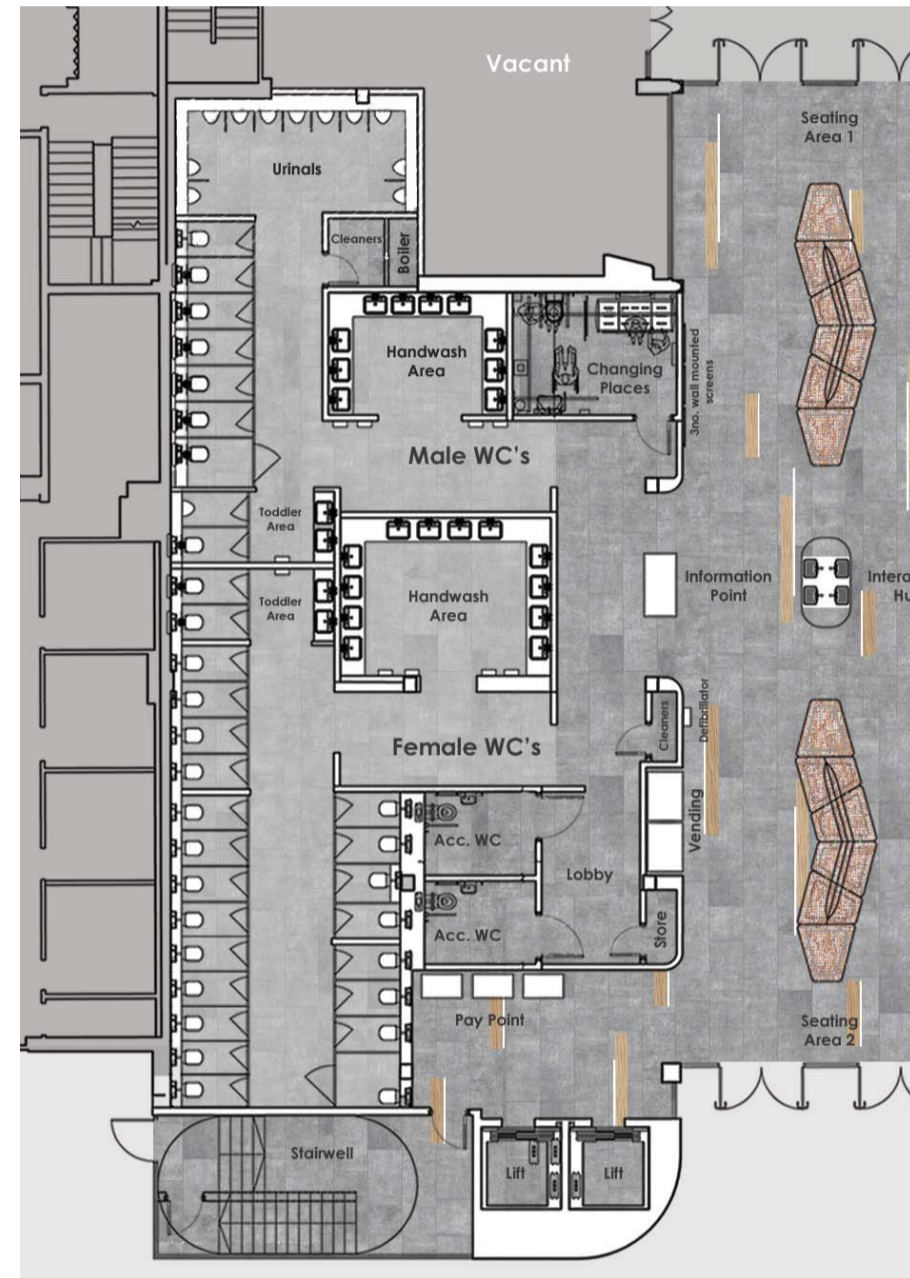




# Merseyway Adlington Walk: Proposal

## WC Facilities

- Spacious, light palette to be created through the male, female & Accessible WCs
- New feature light fittings
- Feature focal points integrated with detailed use of materials including, timber, tiling & mirrors
- Recessed sink units with integrated hand dryers and soap dispensers



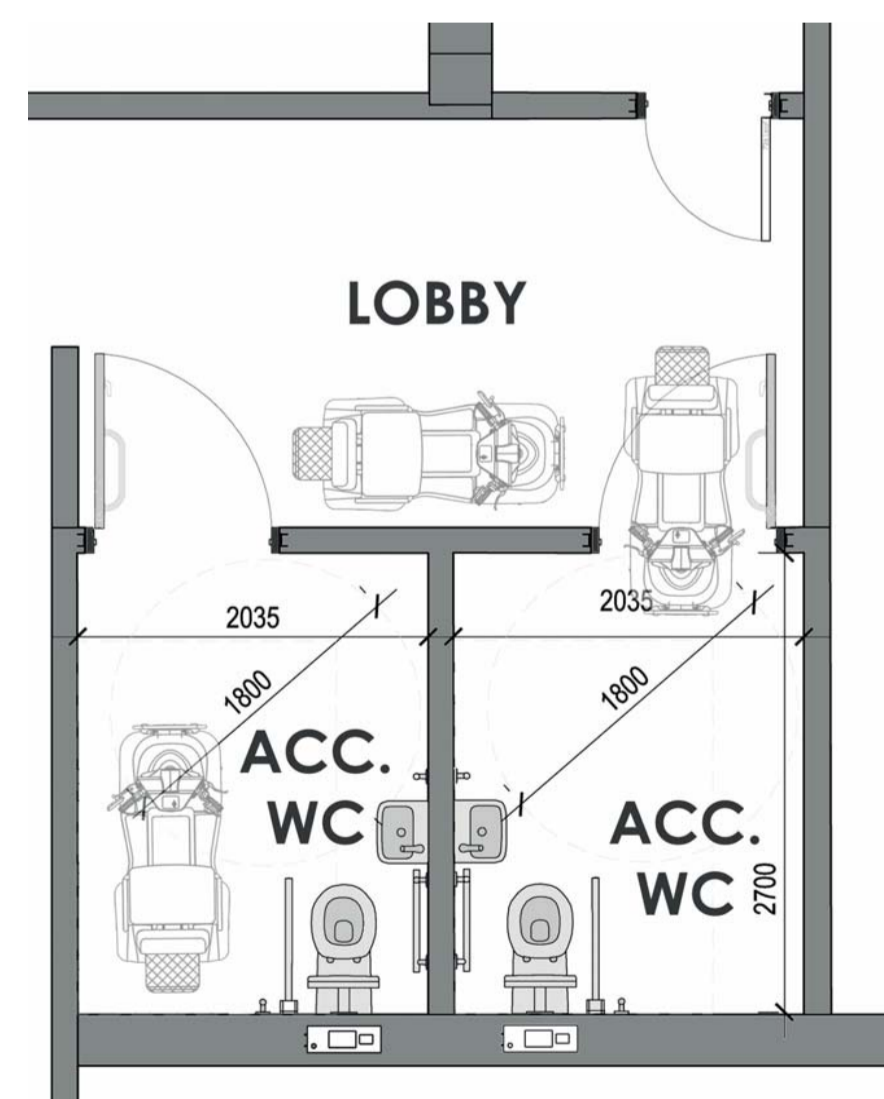
## Accessible Facilities

Merseyway has identified a requirement to offer a more spacious Accessible WC facilities to improve the experience for all users.

The proposed layouts below indicate the footprint comparison between a standard building regulations DOC M Accessible WC and the enlarged offering proposed. To the bottom left is the proposed new footprint including a lobby area to accommodate mobility vehicles.

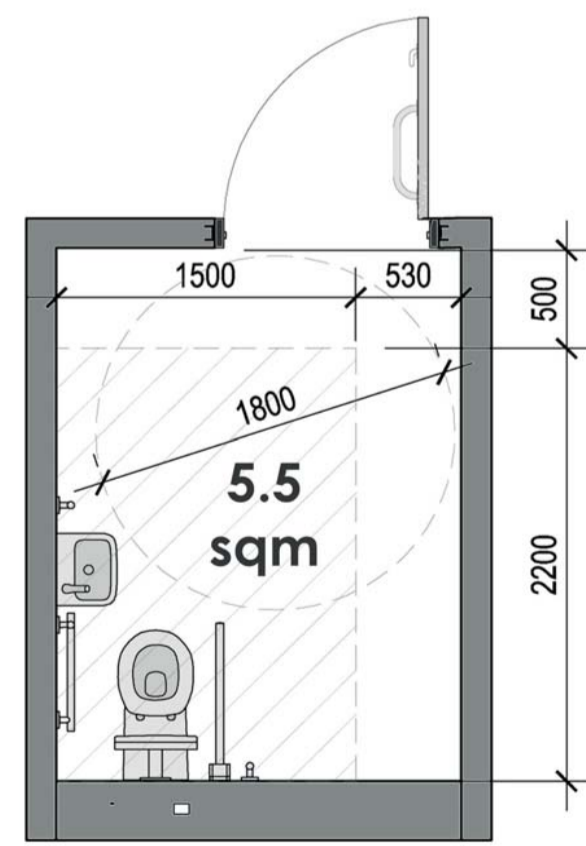
Class 2 & Class 3 mobility scooters vary in size, however an average turning radius for the majority of scooters falls below 1800mm. For the small majority that fall above this a large spacious lobby area has been incorporated to facilitate parking of scooters in close proximity of the Accessible WCs.

In addition, a Changing Places facility will be provided.



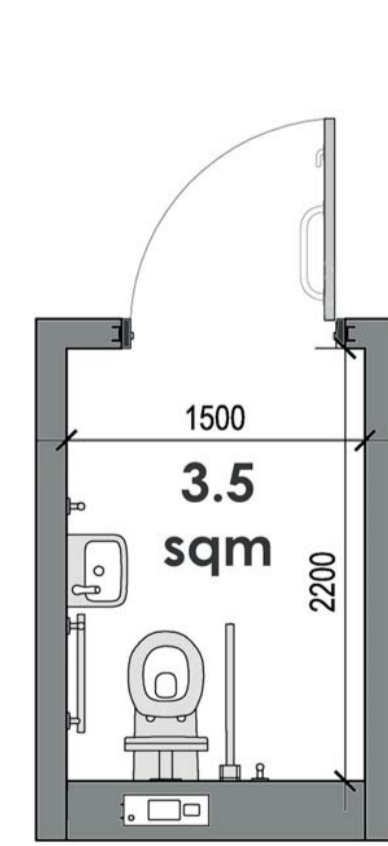
Proposed Accessible WC area with lobby

- space allowance to access the WC and manoeuvre with ease (2700mm x 2035mm)
- generous lobby area to accommodate parking for mobility scooters



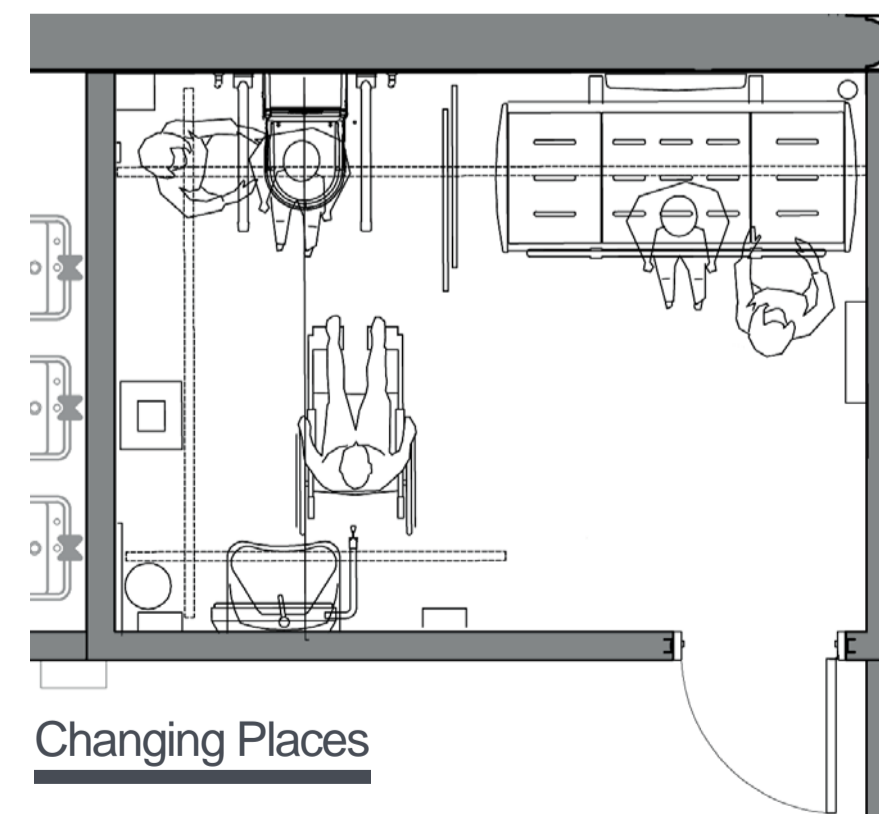
Enlarged Accessible WC

- additional 2 square meterage added to improve manoeuvrability
- can accommodate vehicles reversing in & out



Standard Doc M Accessible WC

- 2200 x 1500mm is standard footprint to accommodate wheelchair user



Changing Places

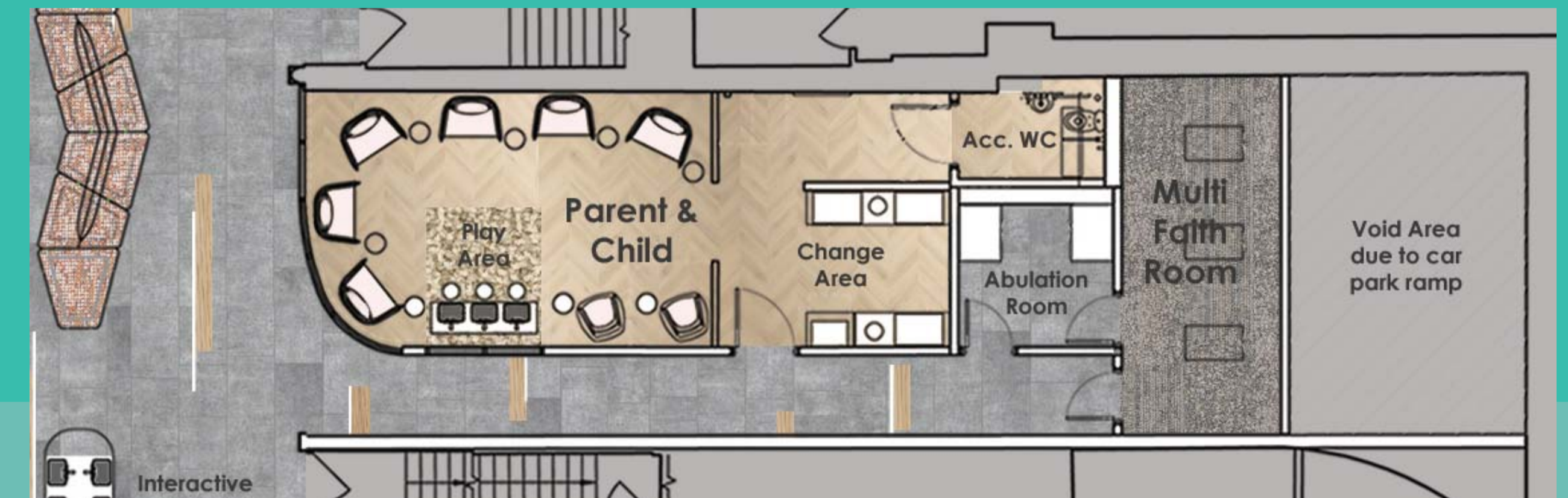
A Changing Places toilet provides a height adjustable adult-sized changing bench a hoist system, adequate space in the changing area for the disabled person and up to two carers, a centrally placed toilet with room either side and a screen or curtain to allow some privacy.

## Parent & Child Amenity

Stockport. Change here.



- Homely and inviting space which offers a comfortable environment for parents & children
- Interactive play area with ipad table and soft play items
- Soft, calming interior feel, with textured materials to help absorb sounds and sheer curtains to offer privacy when breastfeeding
- Domestic aesthetics
- High backed armchairs to provide comfort when feeding
- Changing points with mats and supplies as required
- Additional shelving/ cupboard allowance for storage
- WC facilities located within the parent & child area
- Holding area for prams to be accommodated



## Multi Faith Room

- Calming and neutral palette
- Form a flexible environment allowing for divisions to be created to form privacy
- Soft underfoot floor finishes
- Ablution washing units to be provided
- Lighting techniques introduced to create light and welcoming space

