



RETAIL & LEISURE

DESIGN & DELIVERY EXPERIENCE



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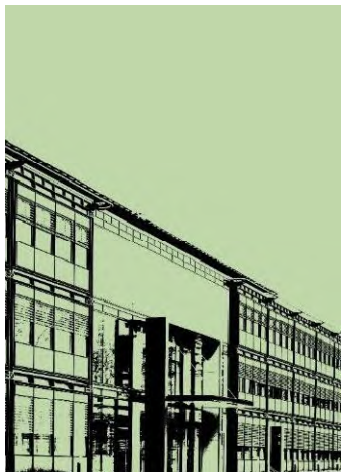
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Our details



CDA is an award-winning architecture and interior design practice creating carefully considered design solutions and providing reliable project delivery for major new-build and retrofit developments across the UK.

Founded in Edinburgh in 1980, CDA has grown into one of the UK's top-performing architecture practices working across a wide range of sectors including hospitality and leisure, workplace, living, retail, education, industrial and transport. Over the last four decades we have built a strong reputation for delivering complex projects and masterplans.

We work across every stage of the development process, from early concept design and planning – supported by our in-house 3D visualisation team – through to implementation, construction and handover. Collaboration is central to our approach, and we enjoy working closely with other designers, consultants and contractors as part of multidisciplinary teams.

We design buildings and places that deliver lasting value and meet our clients' aspirations.

Retail at the heart of CDA

Retail has been central to CDA since the practice was founded. For decades, we have worked alongside shopping centre owners, investors and asset managers to shape, adapt and future-proof retail environments across the UK.

We understand that successful retail assets must balance commercial performance with placemaking, flexibility and long-term value.

Our experience spans new developments, refurbishments, reconfigurations and repurposing projects, helping clients respond to changing consumer behaviour, evolving tenant requirements and operational pressures.

Working closely with owners and asset managers, we provide clear, commercially informed architectural solutions that support leasing strategies, enhance customer experience and maximise asset potential.

From strategic masterplanning and feasibility studies through to detailed design and delivery, CDA brings practical insight, technical expertise and a deep understanding of how retail assets work in the real world.

What can we do for you?

We understand retail, and the pressures and requirements of shopping centres owners.

Asset reviews

Collating existing information to help owners better understand their centre. GA floor plans, lease plans and overall analysis of context and location.

Tenant co-ordination

Acting on behalf of landlord to manage tenant proposals and carry out landlord works to facilitate.

Refurbishment

Upgrade and enhancement of existing centres to minimise disruption.

Reconfigurations

To repurpose underperforming space or to suit tenant requirements.

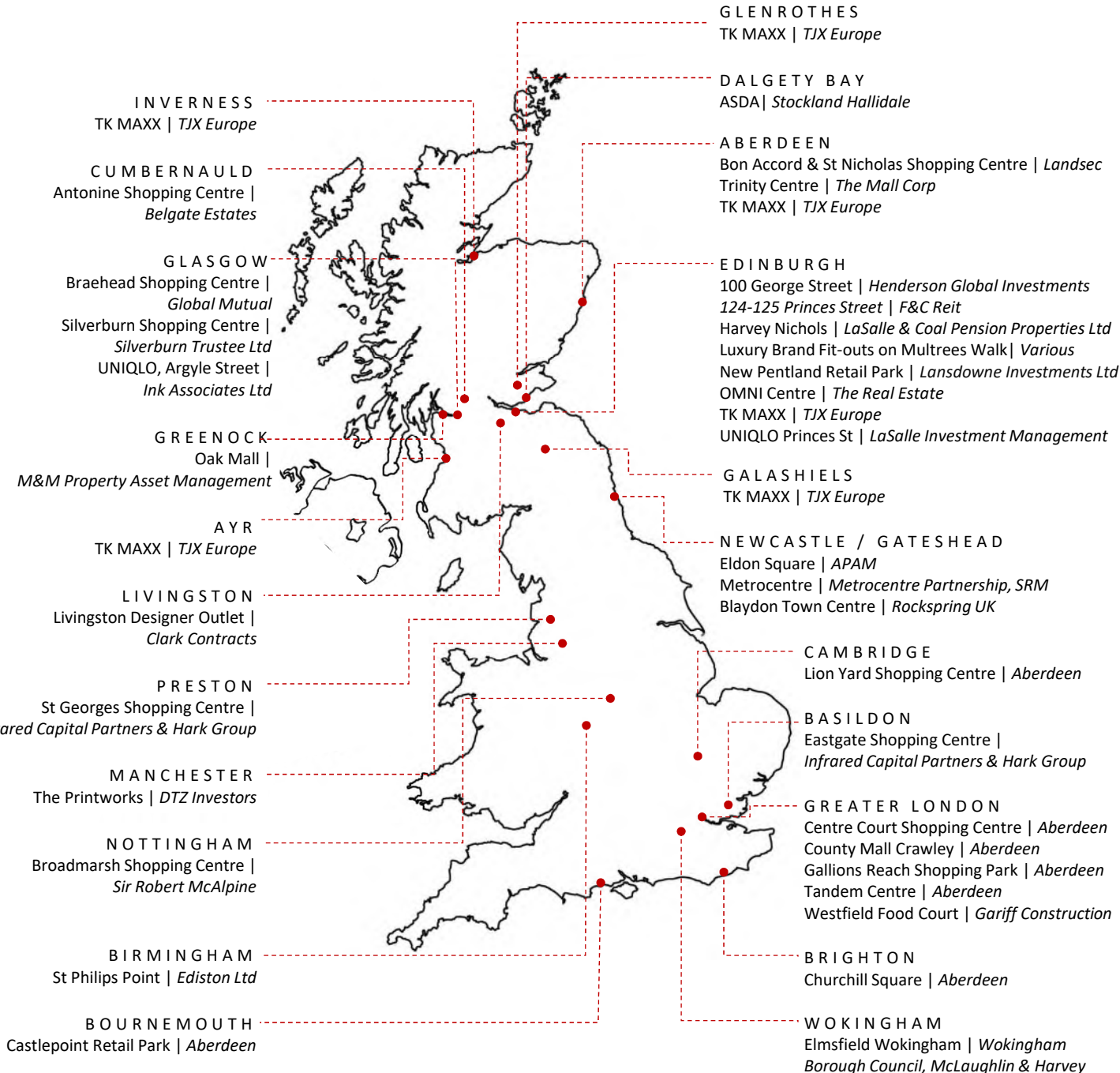
Sustainability

Performance reviews and upgrades to future-proof assets.

Mixed use

Review of how mixed use integrations (leisure, F&B, workspace, residential) can add value.

Delivering across the UK



CDA is a Scottish-based architectural practice operating across the UK, with a project portfolio spanning the length of the country.

National reach and consistent quality

Projects are resourced from our Edinburgh and Glasgow studios, ensuring the same level of quality, rigour, and attention regardless of location.

Our dual office structure enables us to deploy senior expertise and fully integrated design teams across the UK, maintaining our reliable project delivery from inception to handover.

A proven track record across the UK

Whether repositioning a leading leisure destination in Manchester, creating a new town centre in Blaydon, or transforming a historic high street anchor in Leamington Spa, CDA brings the same level of commercial insight and design excellence to every project, wherever it is in the UK.

Designing sustainable buildings and places



Early design

The most effective sustainability strategies are established at the earliest stages of a project.

We consider site, orientation, massing and façade from the outset, applying passive design principles to reduce energy demand before technical systems are introduced. This approach creates buildings that are inherently efficient, comfortable and perform well over time.



Retrofit and reuse

A significant part of our work involves the transformation of existing buildings.

By retaining and repurposing structures, we extend building life and reduce embodied carbon while unlocking value in constrained or complex sites. Our experience in retrofit and repositioning allows us to deliver meaningful improvements in performance while working within existing fabric.



Delivery and performance

Our approach to sustainability is pragmatic and delivery-focussed.

We work closely with clients, consultants and contractors to ensure environmental ambitions are aligned with programme, budget and buildability. This maintains the balance between design quality and reliable project delivery that underpins our work.

Sustainability is embedded in our approach to design and delivery.

Across new build and retrofit projects we create buildings that are efficient, durable and adaptable — balancing environmental responsibility with commercial viability and long-term value.

SHOPPING CENTRES

Selected Retail & Leisure Experience

We design and reposition shopping centres to enhance experience, improve circulation and support evolving tenant mixes. Our approach focusses on creating destinations that remain relevant, engaging and commercially resilient.



LIVINGSTON DESIGNER OUTLET | WEST LOTHIAN

CLIENT

Clark Contracts / Realm Ltd &
Blackstone Group

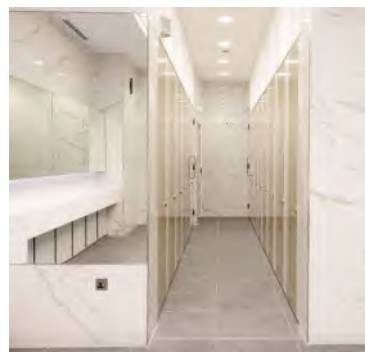
AWARDS

2019 Winner Revo Gold, Re:fresh

CDA acted as implementation architect for the refurbishment of Livingstone Shopping Centre on behalf of Clark Contracts. Owned by Blackstone Group, and managed by Realm Ltd., the centre underwent a comprehensive upgrade to create a contemporary environment aligned with evolving customer expectations and the needs of anchor tenants.

The refurbishment introduced a series of bespoke design elements including grand staircases, feature lighting, new ceiling treatments, a reconfigured service desk and decorative cladding to both internal and external areas.

The completed project has been well received by both client and visitors and was recognised with a Revo Gold award.



SILVERBURN SHOPPING CENTRE | GLASGOW

CLIENT

Silverburn Trustee Ltd / Workman

CDA continues to support the ongoing evolution of Silverburn Shopping Centre, delivering a wide range of retail, leisure and customer-focused improvements.

AWARDS

2026 Commendation Loo of the Year Awards (*Excellence in Washroom Facilities*)

Recent works include shell and core design for major incoming brands such as H Beauty, Zara, Mango, Pull and Bear and Stradivarius, alongside leisure and food and beverage operators including Kingpins and Blacksheep Coffee.

Enhancements to customer facilities include refurbished toilet areas with integrated changing places and family rooms, as well as the introduction of soft seating to improve dwell and waiting areas.

Further phases of work will include new retail units, leisure offerings and the reconfiguration of mall circulation and entrance spaces.



CHURCHILL SQUARE SHOPPING CENTRE | BRIGHTON

CLIENT
Aberdeen / Ingka

Since completing the major refurbishment of Churchill Square Shopping Centre in 1997, CDA continued to work with Aberdeen and now the new owner Ingka, to refine the offer, add value and maintain the centre's dominant regional position.

The original project work comprised the demolition and reconstruction of approximately 80% of the existing 1960s shopping centre, alongside the refurbishment and enclosure of the remaining areas. More recent phases have included a range of asset improvement projects, from individual retail refurbishments to significant frontage upgrades along Western Road.

The latest works strengthened the centre's presence and visibility, incorporated major units for Zara, Topshop and H&M, creating a stronger relationship with the public piazza.



LION YARD SHOPPING CENTRE | CAMBRIDGE

CLIENT
Aberdeen

CDA has worked with Aberdeen on a series of phased projects to reposition Lion Yard Shopping Centre as a vibrant long-term destination within Cambridge city centre.

The strategy transforms underutilised retail areas into a broader mix of food and beverage, leisure, entertainment, hotel and office uses, supported by an enhanced public realm. Proposals include the reuse of the basement service road as a bowling alley and nightclub, together with significant improvements to mall entrances and circulation.

The wider masterplan broadens the centre's role beyond retail, strengthening its long term resilience and urban presence.



LION YARD SHOPPING CENTRE | CAMBRIDGE

CLIENT
Aberdeen

Connected directly to Grand Arcades Shopping Centre, Lion Yard forms part of Cambridge's prime retail pitch.

CDA developed an aspirational masterplan that repositions the centre as a diverse mixed use destination. Proposals include an 80-key hotel, 15 food and beverage units, shared dining spaces adjacent to the Everyman Cinema Cambridge, a new roof terrace and large gym and spa facilities.

A glazed roof over the atrium provides protected access to upper level amenities, creating a more active and vibrant internal environment while strengthening links to the public piazza.



ST GEORGES SHOPPING CENTRE | PRESTON

CLIENT

Infrared Capital Partners &
Hark Group

CDA has been retained by successive owners St George's shopping centre over many years, delivering a broad range of asset improvement and refurbishment projects.

Works have included major interventions for anchor store tenants such as New Look, Superdrug, Costa Coffee and River Island, together with new escalators, feature glass lifts and enhanced finishes to the central rotunda space.

More recent projects have focused on mall refurbishments and enhancements to key entrance frontages, improving the overall customer journey and strengthening the centre's visual identity.



QUBE 2 METROCENTRE | GATESHEAD

CLIENT
Intu Properties

This major expansion, remodelling and refurbishment project transformed the former Mediterranean Village into a new food-led mall destination within Metrocentre.

The scheme introduced 12 new restaurant units linking the Yellow Qube and Red Mall, responding directly to demand for larger-format units from leading operators. The design approach carefully balanced transformation with practicality, retaining as much of the existing structure as possible while extending over service areas to enlarge the floorplate.

The project was delivered in phases to ensure continuity of trading and uninterrupted public access throughout construction.

CITY CENTRE RETAIL

Selected Retail & Leisure Experience

We design city centre retail that responds to context, footfall and urban character. From high streets to prime pitches, we create adaptable, high-quality spaces that support vibrant retail environments.



HARVEY NICHOLS & MULTREES WALK | EDINBURGH

CLIENT

LaSalle & Coal Pension Properties
Ltd

CDA designed a flagship department store for Harvey Nichols as part of a major mixed-use redevelopment in Edinburgh city centre for LaSalle Investment Management.

The development includes retail with offices above, arranged around a new pedestrianised shopping street, with an integrated bust station, forming a key urban destination. The Harvey Nichols store acts as the anchor within this wider scheme.

Delivered through a Design and Build contract, the project maintained design quality through detailed and coordinated information. CDA was involved from concept stage through to completion and subsequently delivered a series of tenant fit-out projects, including the top floor restaurant and bar.



MULTREES WALK LUXURY FIT OUTS | EDINBURGH

CLIENT

Burberry
Gucci
Genesis Studio
Luis Vuitton
Mappin & Webb
Michael Kors
Omega

CDA works closely with the landlord and centre management team at Multrees Walk, Edinburgh's premier luxury retail destination, providing design support and statutory approvals for incoming and existing tenants.

Our role includes shell and enabling works to prepare units for high-end retail fit-outs, supporting recent project such as the expansion of Michael Kors and the arrival of Gucci.

As the original architects for the Harvey Nicols and Multrees Walk mixed use development, CDA brings detailed knowledge of the buildings, enabling a streamlined route through planning, building regulations and landlord approvals.

We have worked alongside the design teams for leading luxury brands including Louis Vuitton, Gucci, Burberry, and Omega, managing design review, statutory compliance and approvals to help deliver each brand's design vision efficiently.





ROLEX / MAPPIN & WEBB | EDINBURGH & GLASGOW

CLIENT
Watches of Switzerland

CDA was appointed by Watches of Switzerland to provide local architectural services for the refurbishment of it's Mappin & Webb store on Buchanan Street, Glasgow, followed by a new luxury retail store at Multrees Walk, Edinburgh.

The Glasgow showroom occupies a part Category A & B listed building at the entrance to the Argyle Arcade, requiring a highly sensitive approach. In Edinburgh the project involved removal of the previous fit-out and significant structural alterations, including a new stair, lift and shopfront across three floors.

CDA has also supported the delivery of a flagship Rolex store on Buchanan Street.



TKMAXX AND HOMESENSE | VARIOUS LOCATIONS

CLIENT
TJX Europe

Since appointment to the TJX Europe framework for Scotland in 2014, CDA has delivered full architectural services for numerous TK Maxx and Homesense fit-outs across shopping centres, high streets and retail parks.

Projects include stores at Braehead Shopping Centre, Fort Kinnaird and St Andrew Square in Edinburgh, including the first side by side TK Maxx and Homesense stores in the UK.



TOWN CENTRE | BLAYDON-ON-TYNE

CLIENT
Rockspring UK

The regeneration of Blaydon Town Centre transformed a dated 1970s shopping precinct into a modern and accessible retail environment, significantly enhancing the overall visitor experience.

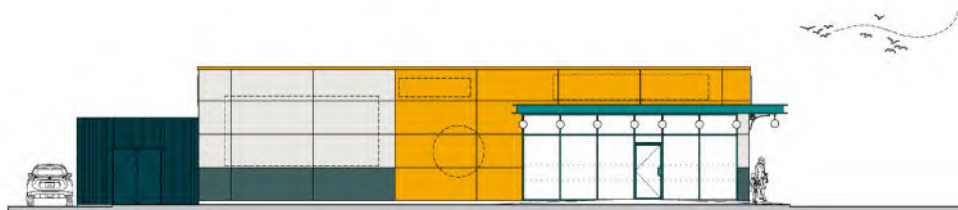
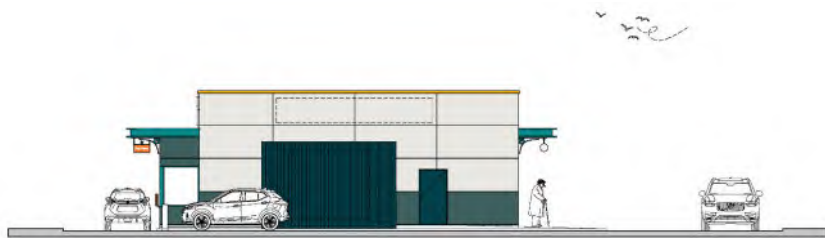
The scheme included a new Morrisons superstore and petrol filling station, additional large-format retail units, and the provision of new buildings for community uses including a youth club, health centre and resource centre. The existing shopping centre was also comprehensively refurbished.

Delivered on a live operational site, the project required careful coordination of complex infrastructure works, including major service diversions and the treatment of historic mine workings. The phasing strategy enabled the continued operation of existing facilities while ensuring the timely delivery of new amenities.

RETAIL PARKS

Selected Retail & Leisure Experience

We design retail parks with a focus on accessibility, efficiency and long-term performance. By balancing tenant requirements with customer experience, we create practical, flexible environments that drive value.



Gallions Reach Shopping Park drive through units.

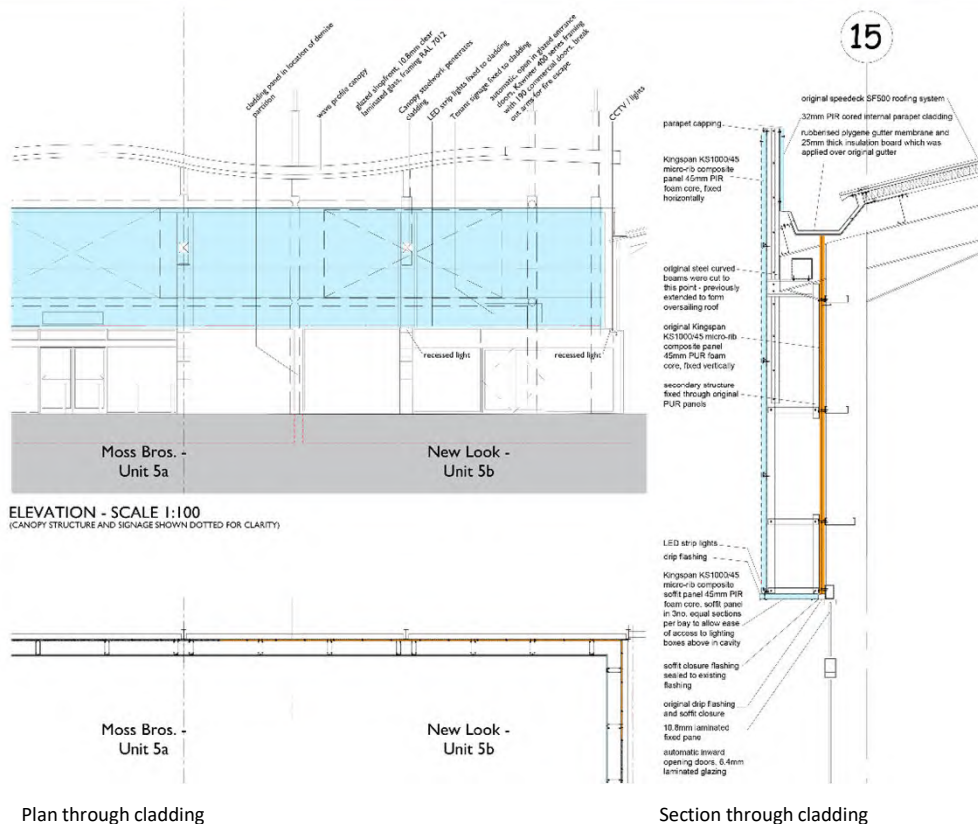
GALLIONS REACH SHOPPING PARK | LONDON

CLIENT
Aberdeen

CDA completed the shellworks for JD Sports in 2025, reconfiguring the existing building to create a 13,500sqft retail unit with a new glazed façade.

Additional completed works include the refurbishment of public toilets, including family and accessible facilities. Current phases involve the reconfiguration of 50,000sqft of retail space, together with a wider masterplan for phase façade replacement across the development.

Upcoming works include two new drive-through units for Popeyes and Five guys, as well as enhanced pedestrian routes, EV charging and associated soft landscaping and seating areas.



TANDEM CENTRE COLLIERS WOOD | LONDON

CLIENT
Aberdeen

CDA is currently delivering a programme of improvement works at the Tandem Centre in Colliers Wood.

The next phase includes a new extension comprising three retail units, designed with improved sustainability credentials including green roofs, photovoltaics and EV charging points. The wider masterplan extends this design language across the existing facades and adjacent food and beverage terrace.

A parallel programme of unit reconfiguration works is also underway to support incoming tenants and improve building performance.

MIXED USE

Selected Retail & Leisure Experience

We create mixed use developments that integrate retail with living, leisure and workplace uses. Our approach focuses on placemaking, ensuring each component works together to form cohesive, active and successful destinations.



PRINTWORKS | MANCHESTER

CLIENT
DTZ Investors

CDA's refurbishment of Printworks repositions the destination as one of the UK's leading leisure and entertainment venues.

AWARDS
AJ Architecture Award 2025
Finalist

The building, whilst not listed, is a significant heritage asset and located within and adjacent to important Conservation Areas within the city. A tailored refurbishment strategy was implemented to reposition Printworks for the future whilst remaining sympathetic to its past. Externally the heritage facades are restored whilst integrating new gateway entrances, programmable LED signage panels and lighting.

Internally, the design focuses on immersive digital experiences, centred around programmable and interactive LED panels beneath one the largest LED soffits in Europe.



64 PRINCES STREET | EDINBURGH

CLIENT

LaSalle Investment Management

This mixed-use redevelopment transforms former BHS building on Princes Street into a landmark hospitality-led destination in Edinburgh city centre.

The scheme retains prime retail space at basement, ground and upper ground floor levels, while introducing a 136-bedroom hotel across upper floors. A new Rose Street building provides additional restaurant and retail uses at lower levels, together with the principal hotel entrance.

A rooftop office and hotel accommodation span both buildings, connected by a new bridge link over Rose Street South lane. The design capitalises on the site's exceptional location, creating hospitality spaces with expansive views over Princes Street Gardens, the Royal Mile and Edinburgh Castle.



ELMSFIELD | WOKINGHAM

CLIENT

Wokingham Borough Council /
Wilson Bowden Developments /
McLaughlin & Harvey

Elmsfield is a mixed-use redevelopment project in the town centre of Wokingham. The proposal created a new foodstore, car parking, hotel, cinema, retail and commercial uses, and residential accommodation. Residential units are located above and around the retail and also around the park (delivered by David Wilson Homes), providing a range of sizes and types of units. The proposal delivered a significant new park and substantial new public realm improvements.

CDA became involved in the project post tender, working closely with the D&B contractor and client to identify and prove cost saving opportunities to bring back to budget, to allow the project to proceed and fulfil pre-let commitments.

Following the decision to proceed CDA - as lead consultant - drove the coordination of the detailed design, and production of construction information.



ELDON SQUARE | NEWCASTLE

CLIENT

Intu Properties & Newcastle City Council

CDA's winning competition proposal for Eldon Square imaginatively reconfigured the existing bus concourse to unlock wider commercial and placemaking opportunities.

AWARDS

CDA's design was the winning submission in a nationwide design competition promoted by Newcastle City Council

By relocating the bus station to a more attractive setting, the scheme released underperforming space for a new shopping mall and created an important new pedestrian connection through Newcastle City Centre.

The success of the new project led to a wider commission involving mall refurbishment and a new 20-unit restaurant quarter.



HOSPITALITY | BROWN'S HOTEL



WORKPLACE | 3-8 ST ANDREW'S SQUARE



RETAIL | MULTREES WALK



INDUSTRIAL | BILLINGHAM



LIVING | THE MCEWAN



MIXED USE | PRINTWORKS

CDA EXPERIENCE

Selected experience from other sectors

For details of the other sectors in which we work in please visit
www.CDA-Group.co.uk

CONTACT US

www.CDA-Group.co.uk

EDINBURGH

16 Moray Place
Edinburgh EH3 6DT
Tel: 0131 225 1111

David Hannah
Frank Hinds
Craig Masson
Catriona Gray

dhannah@cda-edin.co.uk
fhinds@cda-edin.co.uk
cmasson@cda-edin.co.uk
cgray@cda-edin.co.uk

GLASGOW

Suite 2/3, 48 West George Street
Glasgow G2 1BP
Tel: 0141 226 2226

Andy Clark

aclark@cda-glas.co.uk

