

03

Retail & Commercial Projects

2026



 **POD ARCHITECTS**



**Retail & Commercial Projects,
2026**

**POD Architects are experts in
multiple fields**

 **POD ARCHITECTS**

In 2026 we worked on:



Over 14
Large Masterplans



Over 5250
Residential Units



Over 84,195 Sq.M
Of Retail Space



Over 53
Individual &
Commercial Clients



Numerous
One-off bespoke
homes



1.1

About Us

POD is a London based Architecture practice offering world class design strongly underpinned by commercial reality.

POD was established in 2009, and has been under the leadership of Paul Shedden, who sits at the forefront of contemporary architecture.

POD offer a cost-effective service based on large international practice principles with small practice personality.

POD has developed its collaborative style to encourage client involvement in producing creative & commercially viable design solutions.





1.2

Ethos and Values

POD Architects is a design-led practice built on strong working relationships with commercial clients across multiple sectors. Our team are passionate about creating exceptional architecture and design that informs a strong sense of place and community. Our design philosophy is rooted in the understanding that to be innovative, architecture must learn from the past but also look to the trends of the future through research and development, and a process of constant learning.

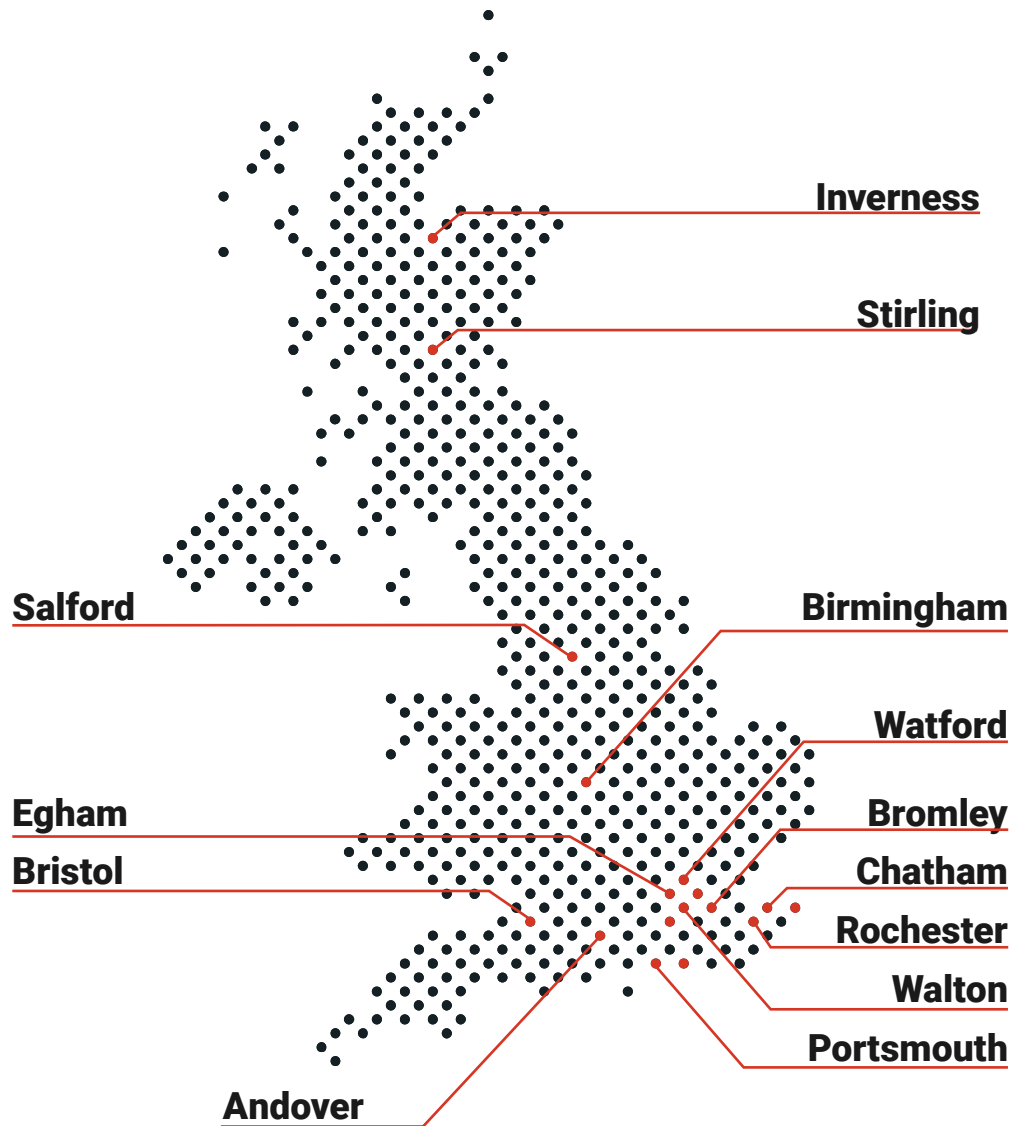
POD Architects have a long track record in creating value for money coupled with good design from large masterplanned mixed-use schemes to residential apartment buildings. We are problem solvers in complex urban spaces and are able to work with local authorities and occupiers alike to ensure the most comprehensive development solution is devised meeting the needs of all.

Proud supporters of:



1.3

Year Summary



Masterplans

We help clients create distinctive environments where architecture, Landscape, company culture and local community merge to create a 'place'. POD Architects experience working on both the creation of new town masterplanning and the regeneration and redevelopment of urban sites allows us to understand both the human scale of projects and place without losing sight of the wider context and setting. We want to create places that people will love to live, work, play.



Mixed Use Residential

Our projects are driven by a desire to create contemporary residential design coupled with a strong understanding of the social and cultural aspects of the communities these are for. POD have developed a number of mixed use residential projects for clients of all sizes.



Retail / Commercial

Over the years, POD Architects has developed a number of retail and commercial projects including large scale conversions of tired shopping centres; the completion of new shopping centres; new offices in the City and small bespoke flagship stores. This breadth of knowledge becomes useful across the POD projects.



Bespoke Homes

For many people, having the opportunity to design and build a house is a once in a lifetime prospect. They will often have gone to a lot of trouble to find a plot that offers something they've not had with previous properties. Whether they are new builds, extensions or renovations; our friendly and professional team can help your project reach its full potential.



Clients

POD is working with a number of clients on a range of multi-disciplinary projects. This includes the delivery of large scale masterplans; identifying sites and feasibilities for opportunity sites; and working with clients on a once in a lifetime one off home.





1.4

Swindon Designer Outlet

McArthur Glen, Swindon



2,000 Sq. M of
Restaurants



50,000 Sq. M of
Retail



126
Retail Units

Situated in Wiltshire, Swindon Designer Outlet went through a transformation to include the English Heritage Grade Star listed building at the edge of Swindon Town, formally the Great Western railway works. POD won the competition to design the shopping centre and successfully completed the project in April 2015, working closely with English Heritage and the Conservation Department, to develop a retail solution to this important historic building.

The project adds to the wider regeneration of Swindon and acts as a catalyst for the town's future, the store locates a through route re-inventing the shopping experience and making shopping easier. The outcome achieves a contemporary finish that has a duality with the industrial past becoming a destination shopping centre in the heart of Wiltshire.



Recognition
BCSC, RICS, LABC



Award Winning Retail Centre

Swindon Designer Outlet,
Swindon



Major regeneration Masterplan

1.5

Watford Riverwell Northern Masterplan

Kier Property & Watford Borough Council, Watford

700 Residential Units	120 Room Hotel	420 Pupil Primary School

Watford Riverwell is a major regeneration program, which transforms more than 30 ha of land into an exciting new neighbourhood, providing homes, workspace, public parks and community facilities. POD Architects were selected to develop the Northern Masterplan zone and are the lead architect in a multidisciplinary team of architects, engineers and specialists.

POD's vision was to unify the wider community, Colne Valley and Watford General Hospital, with a high quality landscape, modern residential buildings and a community centre based on health and well-being. The new public square acts as a focal point for commercial activities including retail, health and hospitality. Wider areas will be dedicated to PRS residential, innovative family housing and community uses such as primary school and nursery.

1450 Space Car Park	500 Sq.M Community Centre & nursery	1400 Sq.M of Retail	Brand New Public Square & Parks

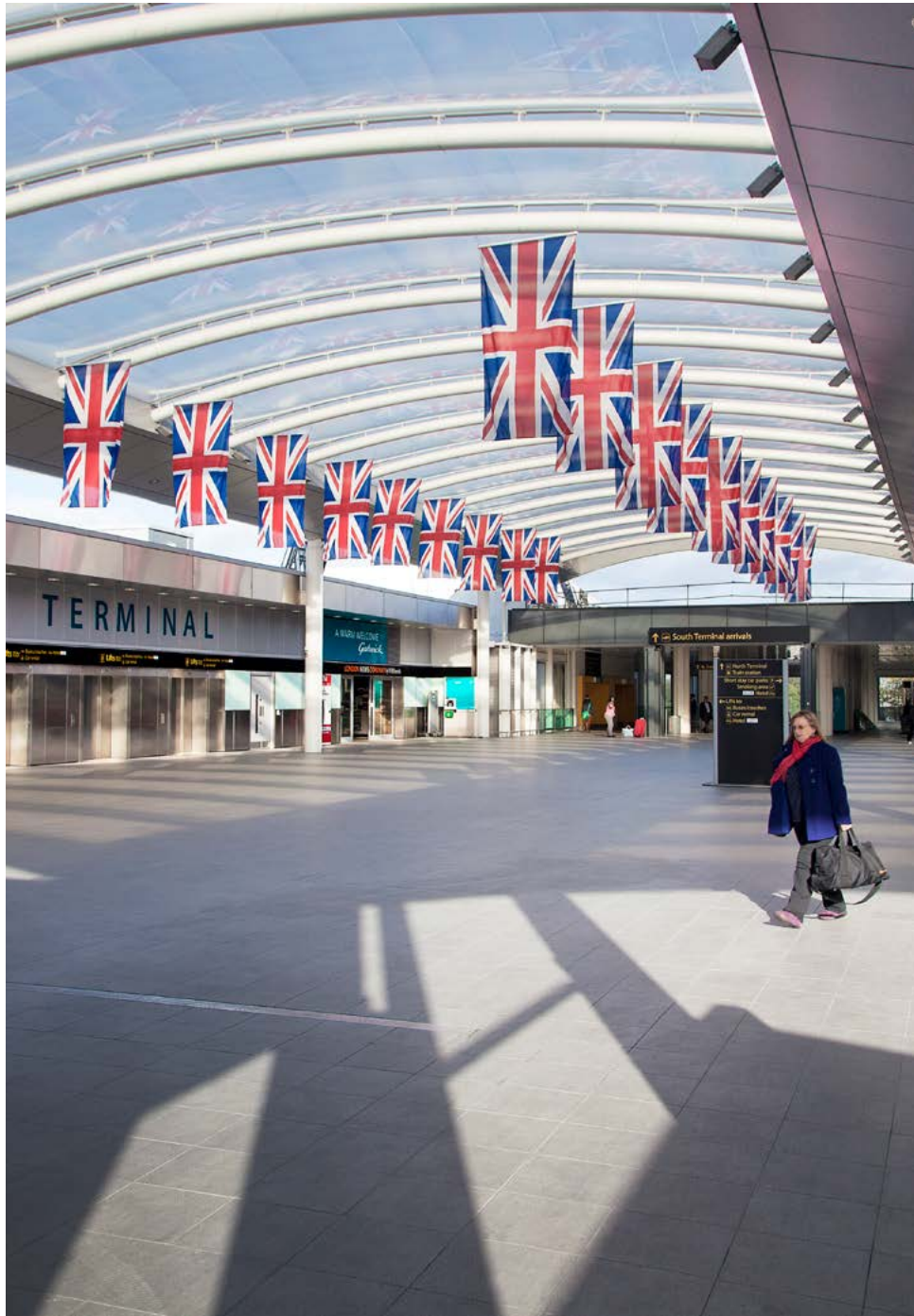
1.6

Gatwick South Terminal

Gatwick Airport Ltd, London, Gatwick

Entering over 100,000 people a day, Gatwick South Terminal entrance was developed and designed by POD creating a new entrance canopy, new routes to the Terminal and additional public facilities and was successfully opened in Spring 2012. The development was constructed whilst the terminal was operational and was completed within a period of 18 months.

POD have completed several projects in Gatwick Airport and have been involved as retail design consultants on both the North and South terminals.





1.7

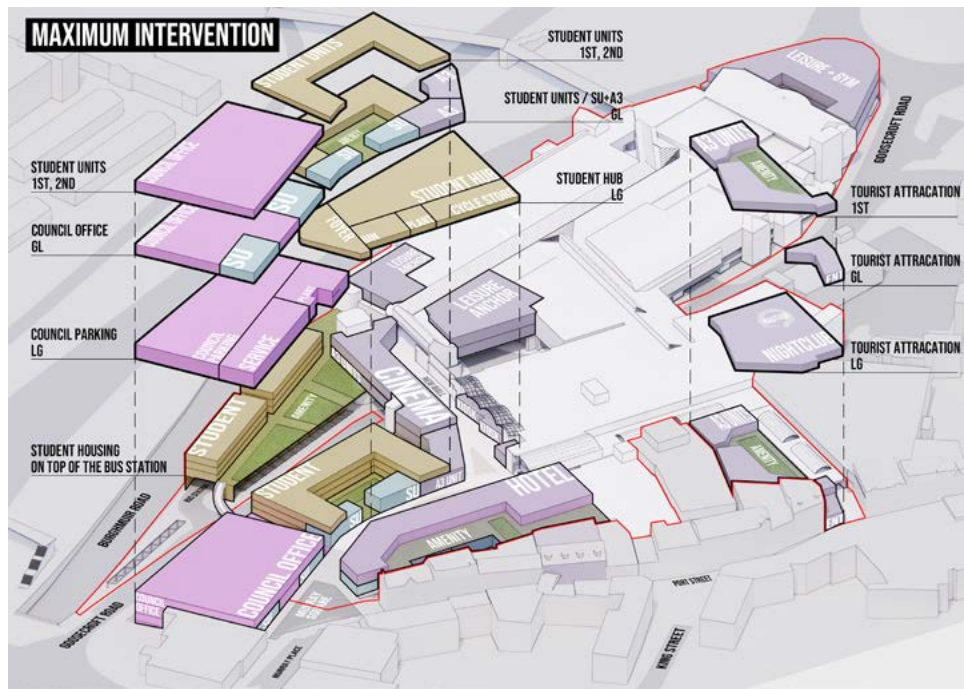
Chichester Southern Gateway

Chichester

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1.8

The Thistles Masterplan, Stirling

AXA, Stirling

The redevelopment of The Thistles Shopping Centre in Stirling presents a unique opportunity to regenerate the town with a high-quality sustainable development adjacent to the train station and in the city centre featuring a mix of uses. It provides the conversion and redistribution of retail units into a food and beverage / leisure hub; provides a 100 room hotel; New Council; New destination Public Square and new entrances to the existing shopping centre.

- » Increase local living population to increase footfall on trading (future expansion of student population planned)
- » Create night time economy
- » Increase local tourism
- » Create a day time economy that is an alternative to retail
- » Increase family dwell time through leisure, play and F+B initiatives
- » Create a shopping centre for all ages



400
Student Units



Conversion
of Retail Units
into food and
leisure hub



New
Council Offices



100
Room Hotel



New
Public Square

Creating Destination Public Squares

Thistles Masterplan,
Stirling





1.9

Eastgate Shopping Centre, Falcon Square & The Filling Station Scoop AM LLP, Inverness

The development of Falcon Square and Eastgate Shopping Centre is made up of multiple proposals; The Filling Station, New restaurant units for the Eastgate shopping centre, The Rooftop Bar and the Food Court. These proposals work together in order to create a new and improved experience of Falcon Square, based around a variety of food and beverage units.

At present, Falcon Square is predominantly used as a route to Eastgate Shopping Centre, Inverness Station or the Filling Station and could benefit from increased activity. It is envisaged that the proposals will enhance Falcon Square as a destination, by providing an updated and improved site for eating out and socialising.





1.10

The Strand

ZBS, Burgas

Situated on the black sea coast of Bulgaria, The Strand open air mall was completed in summer 2013. The Strand was inspired by the atmosphere of the open street, rather than an enclosed mall, it bridges the gap between historic street-scape and contemporary shopping lifestyle, offering a healthier alternative for days out.

The shopping centre is the first of its kind in the country and utilises the favourable climatic conditions to develop an open street mall. Since it's opening, The Strand was short-listed for 'Building of the Year', and has been nominated for numerous prestigious awards nationally. The project was listed as one of the ten most innovative projects for shopping centre's in Europe at the Cannes, international retail property market.



Trade Buildings
Runner Up



Building of the Year
Shortlisted



75,000 Sq.M
Retail Space



Buildings With Green Elements
Runner Up



Open air **retail mall**

The Strand Retail Centre,
Bulgaria



1.11

Church Walk Shopping Centre

Ropemaker Properties Ltd, Caterham

The redevelopment of Church Walk in Caterham presents a unique opportunity to regenerate the town with a high-quality sustainable development featuring a mix of uses. It provides 23 modern retail units including 5 family friendly restaurants; a 3-screen cinema and a high-quality public space providing the setting for events and 178 one and two bed private rental sector apartments with associated concierge, lounge & workspaces.

Residential parking, service yard and ancillary functions are located at basement level. The multi-storey car park will be expanded to 675 spaces. 20% renewables from Air Source Heat Pumps, a BREEAM Very Good rating, car clubs, electric vehicles and secure 1:1 cycle storage provide energy saving initiatives.



178
Apartments



23
Retail Units



5
Restaurants



3 Screen
Cinema



BREEAM
Very Good Rating

Town Centre Regeneration

Church Walk Shopping Centre, Caterham





1.12

Hepworth Quarter

Walton on Thames, Surrey

Located within the centre of Walton-on-Thames' prominent High Street, this project realised the potential of the site by proposing four high-quality retail units at street level with residential units above rising to part four, and part five storeys. The High Street block is accompanied by a seven storey building to the rear offering residential units in the heart of Walton on Thames.

The scheme acts as a modern transition for its occupants, with the prominent High Street positioned along its principal facade. The design responded directly to a number of strict site constraints, including local heritage, height, and its location within an Air Quality Management Zone.



Enhancing the high street with **modern retail units**

Walton on Thames,
Surrey





1.13

The British Museum Bar

The British Museum Company Ltd, Bloomsbury, London

POD Architects were appointed to design a rooftop bar and restaurant atop The British Museum developing the design to RIBA Stage 2. The British Museum was founded in 1753 with the Cabinet of Curiosity bought from Sir Hans Sloane, an English physician. POD used this concept- 'cabinet of curiosities', as inspiration for an object of interest, function and curiosity. The rooftop bar is visible from the surrounding area and offers spectacular views over London. The building has been formed of glass and the objects contained within have continued this theme by using glass in different forms to create the curiosity within. Thus the cabinet functions as a source of interest to the passing public and user alike.





High End **Retail Store**

1.14

Alexander McQueen, 14 Dover Street

Alexander McQueen, Mayfair, London

14 Dover Street is the new flagship store for McQ by Alexander McQueen located in the conservation area in Westminster, Mayfair. The 450 Sq.M store places Dover Street as part of the alternative counter culture fashion route to supplement Bond Street. The combination of old and new is a key theme in the project to compliment the work by the late McQueen.

A key challenge for us was to celebrate the existing fabric of the building whilst delivering a strong aesthetic suitable for the McQ brand. This was achieved by having a ying and yang between, the focus on the complexity of the existing language, and the raw simplicity of the new insertions.





1.15

Charlotte Olympia

Charlotte Olympia, Chelsea, London

114 Draycott Ave is the new flagship store for 'Charlotte Olympia' located in the highly sought out borough of Chelsea, in the trendy neighbourhood of Brompton Cross. The 150 Sq. M store features 'blush pink walls' and 'midcentury-inspired furnishings', such as a pink and gold lozenge-shaped seating area with pale wood herringbone floor, and brass panels that accentuate the shoes on display.

There are now 10 stores for the brand globally, London, Bangkok to California. The store first exhibited its pre-fall collection that takes inspiration from artists like Wassily Kandinsky and Salvador Dalí. The store also has an exclusive collection, inspired by its London location.





Offices in the heart of **The City**

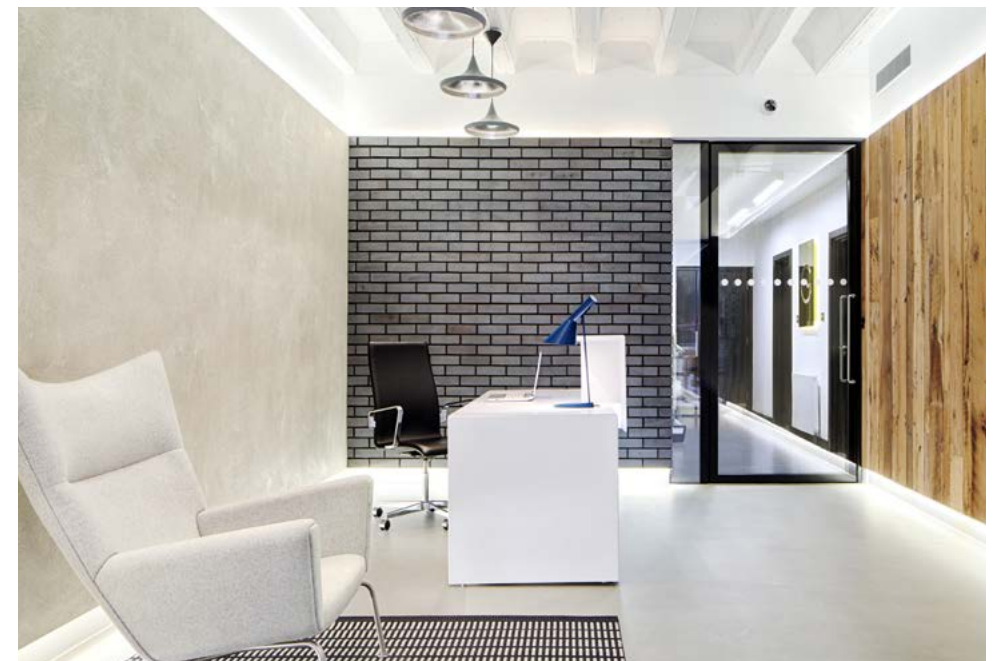
1.16

Norton Folgate Office

TIAA Henderson Real Estate, Shoreditch/The City, London

Located adjacent to POD London office, No 1 Norton Folgate is a five story office building situated on the edge of Shoreditch and The City. The project is a mediator between traditional business and contemporary office lifestyle by stitching the fast paced City to the coolness of Shoreditch.

The office is let on a floor by floor basis by small to medium sized companies on a variety of leasing terms. We have carefully considered the impact of the proposal on the adjacent conservation area, with the new works enhancing the appearance and contributing to the general upgrade of the urban context and local streetscape and character of the area.



Thinking of your own development?

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