



One Fashion Outlet

ONE FASHION OUTLET AWARDED 'BEST OUTLET ARCHITECTURE IN EUROPE' AT THE MAGDUS AWARDS 2014

NAMED BEST SHOPPING CENTRE IN THE CENTRAL EASTERN EUROPEAN REGION BY CEE CONSTRUCTION & INVESTMENT JOURNAL

Client: One Fashion Outlet

Location: Bratislava, Slovakia

Project Value: £20M

Introduction

One Fashion Outlet is an innovative and contemporary design that creates a 28,000m² leisure and retail outlet destination. Holder Mathias' design for the first designer outlet centre in Slovakia opened its doors to the people of Slovakia in November 2013.

The site is located in the Trnava region, to the north east of Bratislava, and approximately 30 minutes driving time from the capital city. One Factory Outlet has been designed as three separate phases. In general, it is a single-storey covered double-sided shopping street interrupted by a series of open squares/courtyards of different sizes, configurations and distinct atmospheres. Entrances to the outlet building and edges of those squares are shaped by full height arcades linked to the simple glass roof over the street.

From south and east this space is surrounded by retail units, whereas cafés and restaurants are located on a south facing terrace. There are two floating kiosks in the lake and a bridge linking a café 'pod' structure with retail units opposite. The management suite and toilets can be accessed from either of the squares.



Phases

Phase 1 comprises around 15,000m² and includes the Lake square and one open courtyard. Phase 2 and Phase 3 each comprises approximately 10,000 m² of additional retail arranged as the southeastern and south-western sections of the plot respectively. Both include break-out spaces in the form of open squares. Pedestrian access to Phase 1 is via the northern entrance and a bridge across the lake directly into the central square. With Phase 2, the lake bridge will be removed, leaving two landscaped piers, and the green route will be extended to a newly created southern entrance. With Phase 3, the southern entrance of Phase 2 will be removed, while the 'green route' will be rearranged and a new entrance will be constructed at the south-western corner of the plot. In other words, at any given moment there will be only two entrances to the designer outlet.

Elevations

The Principal elevations facing the main shopping street will be in glass, supported by lightweight timber and steel structure. The overall look sought is modern and crisp. The shopfronts will also incorporate elements of timber cladding and have a timber clad entrance frame with glazed doors. The food/restaurant pavilion on the lake is to feature glulam timber profiled columns with timber louvred screening at high level.

Public elevations facing entrances and the car park will be clad with timber and high pressure laminated panels of natural colours. Each entrance into the centre will be flanked with the timber-clad arcade leading to the shopping street. Front units will be surrounded by a stretch of soft landscape with 'green' angular elements visually linked to the sloping green roofs.

Generally, the elevations facing eastern and southern boundary are a combination of softly angled and straight lines imitating the undulating landscape all around. Rather than being arranged along a continuous straight line, they present a series of buildings recessed and projected in relation to each other. The elevations are clad in a combination of timber panels and high pressure laminated panels of natural colours, whereas at low level, facing brickwork is used. The elevations are capped with the louvers concealing the plant behind. Green sloping roofs will also form part of the elevations, thus contributing to the creation of a naturally looking building in the landscape. The service road along the eastern boundary will be screened from other lands by the existing row of trees.

Service elevations facing the car park are of a slightly different nature and will be screened using vertical timber slats. In front in the wide landscaped strip the row of trees with low crowns will be planted to minimize visibility of the service yards.