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MODERN METHODS OF CONSTRUCTION

www.studioanyo.com



Hello...

Welcome to the **Studio Anyo** practice brochure.

Through an innovative process and collaboration with companies and individuals across many different industries, we help people like you create buildings that complement their environment and work for real life - not just in theory.

We ask simple questions that aim to find useful solutions to your complex challenges and always strive to give every project pure, sophisticated design, combined with your own slant for designs that represent who you are.

And, as always, all our buildings are in line with the environmental needs of modern life, while looking towards longevity.

So, sit back, relax and take a peek into the everyday at Studio Anyo...

Sectors

Student Residential

Commercial

Residential

Hotels

MMC



STUDIO ANYO ARCHITECTURE

Architecture is a big part of modern life - from the homes we live in, to the workplaces we spend all day in, there's a whole raft of architectural styles and spaces.

But, at Studio Anyo, we strive to improve the existing built environment through focusing on the best ideals and bringing good design in line with functionality and usefulness.

Plus, with a passionate commitment to sustainability, which is reflected in us winning the planning for the UK's first zero carbon and zero waste development, all designs reflect the needs of the environment in modern life.

You won't find just architectural theory, but instead, sustainable design that's an integral part of the work we do for every client.

However, if it's Modern Methods of Construction (MMC) you're after, we do that too. With a team of award-winning modular architects, who've delivered some of the country's biggest MMC projects, we're in a great position to help you get exactly what you need.

STUDIO ANYO INTERIORS

Architecture and interior design go hand-in-hand and we have a carefully chosen team of interior architects who specialise in interiors with architectural vision.

This team is an important part of what we do to help people, just like you, realise their vision for their commercial and domestic interiors.

Plus, with a reputation for innovative expertise from many years working with some fantastic companies, you know you're in great hands, and we'll even work alongside your own teams - all with the aim of getting you exactly what you need.

Because of this, we've partnered with some very talented people to bring you the best interior architecture and design we possibly can, all to improve lives and help you get the interiors you deserve.



Zero Carbon

There's no doubt that climate change is here and it's part of our ethos to encourage everyone in the building industry to rethink their habits and help tackle this issue. We're fully committed to sustainable building and this is reflected in every design we do.

Most recently we've been on-site with the revolutionary Orford Mews development. On this project we delivered the UK's first zero carbon and zero waste design and it's a fantastic example of how sustainable architecture can work in modern life.

Plus, as a company mindful that architecture's need to reduce carbon must go beyond high

performing exteriors, we're always looking at where materials come from and where they'll end up, so ultimately everything's part of a circular motion rather than ending up in landfill.

When this architectural approach is brought together with MMC, it becomes a powerful commodity that can truly impact the future of construction in this country.

The Orford Mews project is a perfect example of this and has been registered as a LETI Pioneer Project. Not only this, but it's aiming to surpass the KPI targets set out in the Climate Emergency Design Guide.



MMC Consultancy

Part of this approach to sustainability is MMC, which is going to be a big part of the future of construction.

It's the only way the number of homes needed can be built in the time available, while maintaining quality.

We're at the forefront of this and have delivered some of the most innovative schemes out there.

This experience means we can deliver something that works for you, as we truly

understand the limitations of MMC and can deliver beautiful designs quickly, on budget and most importantly - on time.

You won't find many architectural practices with the amount of trusted experience and happy clients in this area as Studio Anyo.

We'll deliver your modularised designs and guide you through the whole process, even managing the modular construction process, so all you have to do is sit back and watch while you benefit from everyone who's come before you and get the very best in MMC.



We are the leading thinkers in the Modern Methods of Construction space offering our clients options beyond traditional thinking. Our thought process allows for traditional solutions but unlocks the options for MMC including volumetric, panelised and off-site manufactured products to improve productivity and increase build times.

Co-work | Fixed | Office | Retail | Bars | Mixed

SELECTED PROJECTS

Modern Methods

MMC Guide	Riverside	Unilife
Aimrok	Rockbrook	Arsenal
Spectrum	Golders	Great Oak
Luton	Heriott	Citizen M
Yotel	Marlin	



Why choose Volumetric Constructed Buildings?

- A higher level of quality because of the factory production system used
- A faster build time as the project is being built while the foundations are being constructed
- A reduction in costs through framework agreements
- Off-site, efficient and environmentally friendly construction
- Reduced risk and cost certainty
- A much shorter construction programme
- Early occupation and faster return on capital investment
- A reduction in health and safety risks
- Lightweight construction, which can reduce foundation and podium costs

What is a Volumetric Building?

- Fully constructed factory builds for volumetric, modular, and prefabricated buildings
- The same codes and standards as a traditional build but in half the time
- Rooms are built off-site and sealed on-site, where the modules become integrated walls, floors and roof structures
- The benefit of manufacturing techniques of cost, quality and speed



Off-site, efficient, eco-friendly, recyclable construction



Early cost certainty and reduced risk



Early integration of room M&E, which are pre-installed in the factory



A much shorter construction programme



Health and safety is easier to assess



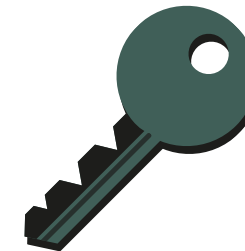
Lightweight construction can reduce foundation and podium costs



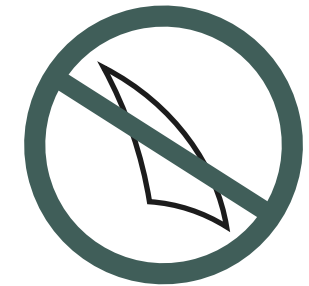
Ability to create full scale mock-ups for review



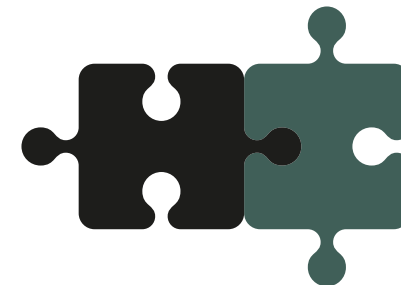
Construction materials are stored in the factory reducing the risk of damage or loss



Early occupation and quicker return on investment



Low risk to clients and contractors due to off-site construction ahead of time



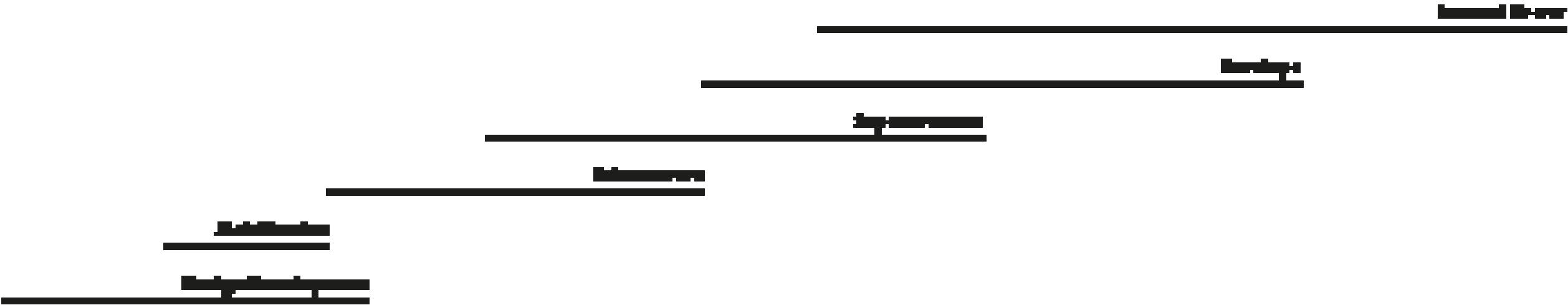
Ability to template all design and specifications for generic building types



Local labour can be used for module fabrication and fit out



traditional
14.5 months



modular
10 months



BENEFIT 01

PROGRAMME

- Projects are completed 30-50% faster than a traditional build due to modular construction taking place at the same time as foundation work
- Projects can deliver a 35-50% saving due to the speed of construction
- This in turn means a reduced financial cost and an earlier return on investment
- The developer can then benefit from a higher cash flow in the early phase, an early design freeze and off-site material payments

BENEFIT 02

SUSTAINABILITY

- Because construction is off-site, it works towards a efficient use of materials and these materials are then utilised to create components assembled on-site, to create enhanced levels of building fabric performance
- Any surplus materials can be recycled back into the inventory for other projects
- Worker travel and material deliveries are reduced through the more reliable thermal performance from an off-site production of building components in controlled manufacturing conditions
- Using local workers to add value to the localised supply chain and give a higher quality product
- Less space is needed around the building site, which results in a smaller construction footprint and reduced site disturbance
- This in turn means less disruption to the local community





BENEFIT 03

COST + VALUE

- Costs are often more predictable than a traditional build
- Modular construction can be an excellent choice for projects where affordability and cost control is a primary issue
- Costs will vary for each project and in some cases the modules may need to be overbuilt to meet transportation and set needs, plus more complex designs might increase fabrication costs
- Most modules will be over-dimensional loads that need special transport permits, which will need to be considered when costing
- The reduction in deliveries will mean less need for crane lifts, which could offset the higher cost of larger cranes for the larger components
- Modular construction is a life-cycle investment and needs to be treated as such when costing
- Regardless of the upfront costs, if carried out properly, it should prove to be a more cost effective way to create value in the long-term
- Whether to use modular construction or not should not be decided purely on cost, but on the long-term benefits

BENEFIT 04

SCHEDULE

- Because much of the construction is off-site, this means there is less likelihood of delays due to poor weather, which allows for a much more accurate schedule
- Off-site construction also means work that would normally have to be sequenced can be done simultaneously
- If site work is arranged so pre-construction and building components are constructed at the same time, the schedule can be shortened by 30-50%
- The more construction that takes place off-site, the greater the saving because of the increased amount of time saved on-site
- Building components should be delivered to site according to when the site infrastructure has been finished, which avoids the cost of storage





BENEFIT 05

SAFETY

- Due to the monitored manufacturing setting, the precise use of fabrication tools like CAD/CAM and the ability to automate processes, a high level of quality control and consistency is always maintained
- This is particularly useful when installing sensitive high-tech components like fire and security systems or sensor based controls
- The increased precision in fabrication for exterior wall components gives a much tighter building envelope with higher levels of thermal and acoustic performance
- Mass production manufacturing processes can be used to get more economies of scale and project teams can work with fabricators for a mass customisation approach, to combine the benefits of mass production economies of scale and allows for variability on a wide range of client needs
- Due to the improved quality assurance, this means less snagging and defects
- The production and storage of components in an enclosed building means less weather exposure, which prevents moisture damage and reduces the potential for mould growth

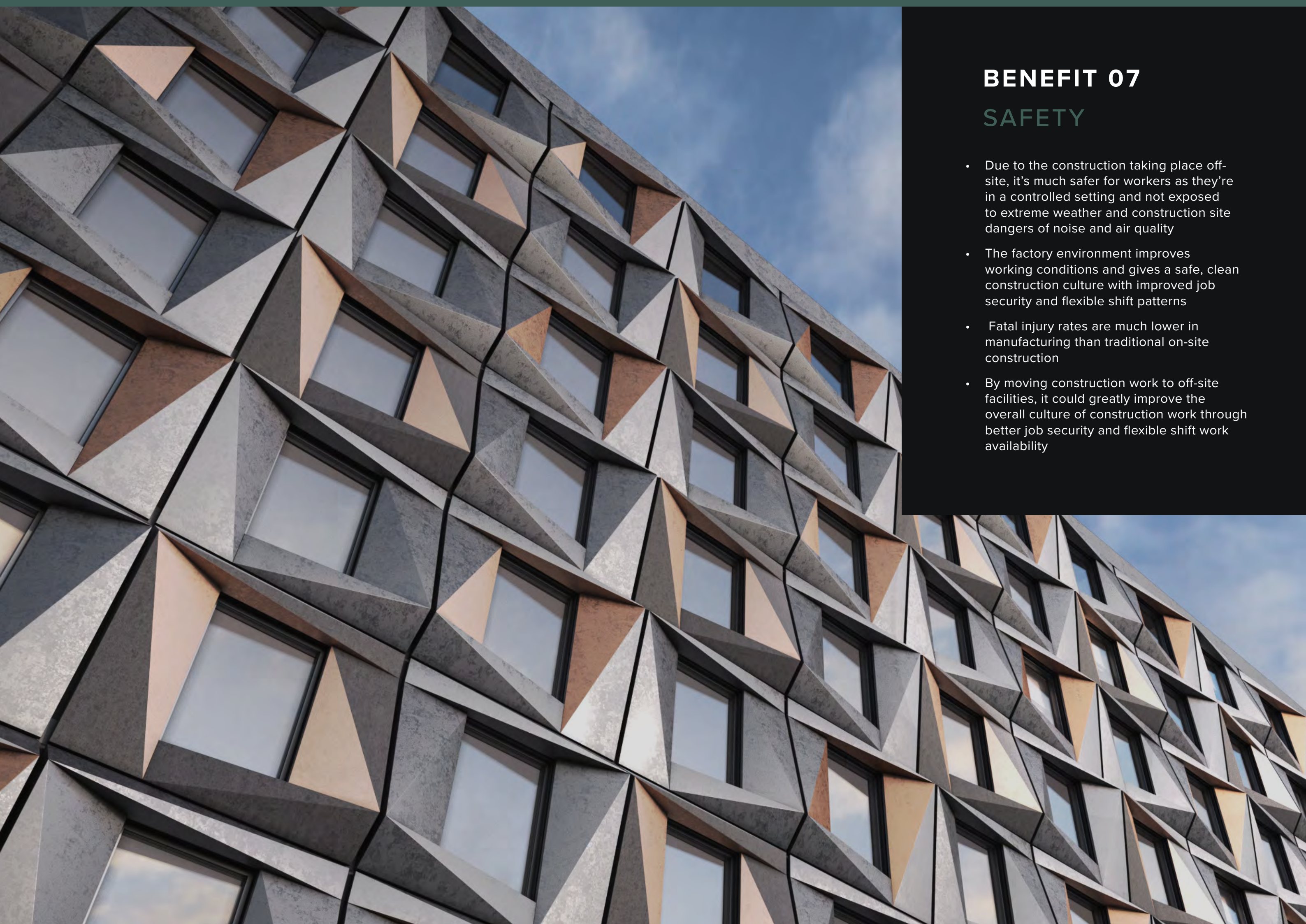


BENEFIT 06

PRODUCTIVITY + EFFICIENCY

- Labour productivity increases when using an offset approach, due to a factory crew being less affected by adverse weather - meaning a higher level of efficient quality is achieved
- Off-site construction means consistency of work from the crew and a more controlled work flow - less prone to disruption
- A reduction in construction time because of scheduling means building construction can be simultaneous to foundation construction
- Waste reduction of between 20-40%, due to tighter material control and the use of CAD/CAM
- Making use of standardised components, to give a mass customised approach with a flexible amount of variation to suit client vision





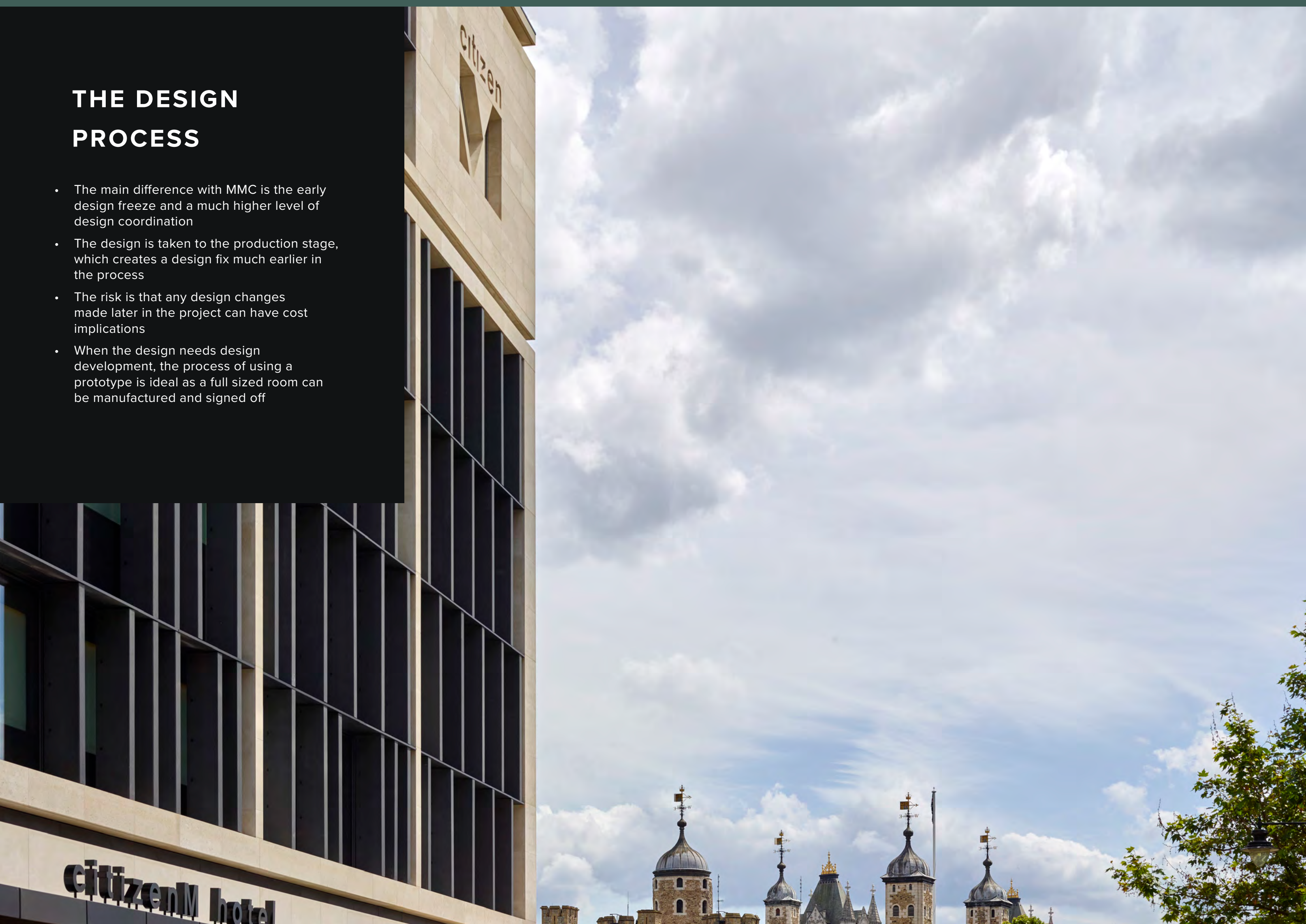
BENEFIT 07

SAFETY

- Due to the construction taking place off-site, it's much safer for workers as they're in a controlled setting and not exposed to extreme weather and construction site dangers of noise and air quality
- The factory environment improves working conditions and gives a safe, clean construction culture with improved job security and flexible shift patterns
- Fatal injury rates are much lower in manufacturing than traditional on-site construction
- By moving construction work to off-site facilities, it could greatly improve the overall culture of construction work through better job security and flexible shift work availability

THE DESIGN PROCESS

- The main difference with MMC is the early design freeze and a much higher level of design coordination
- The design is taken to the production stage, which creates a design fix much earlier in the process
- The risk is that any design changes made later in the project can have cost implications
- When the design needs design development, the process of using a prototype is ideal as a full sized room can be manufactured and signed off



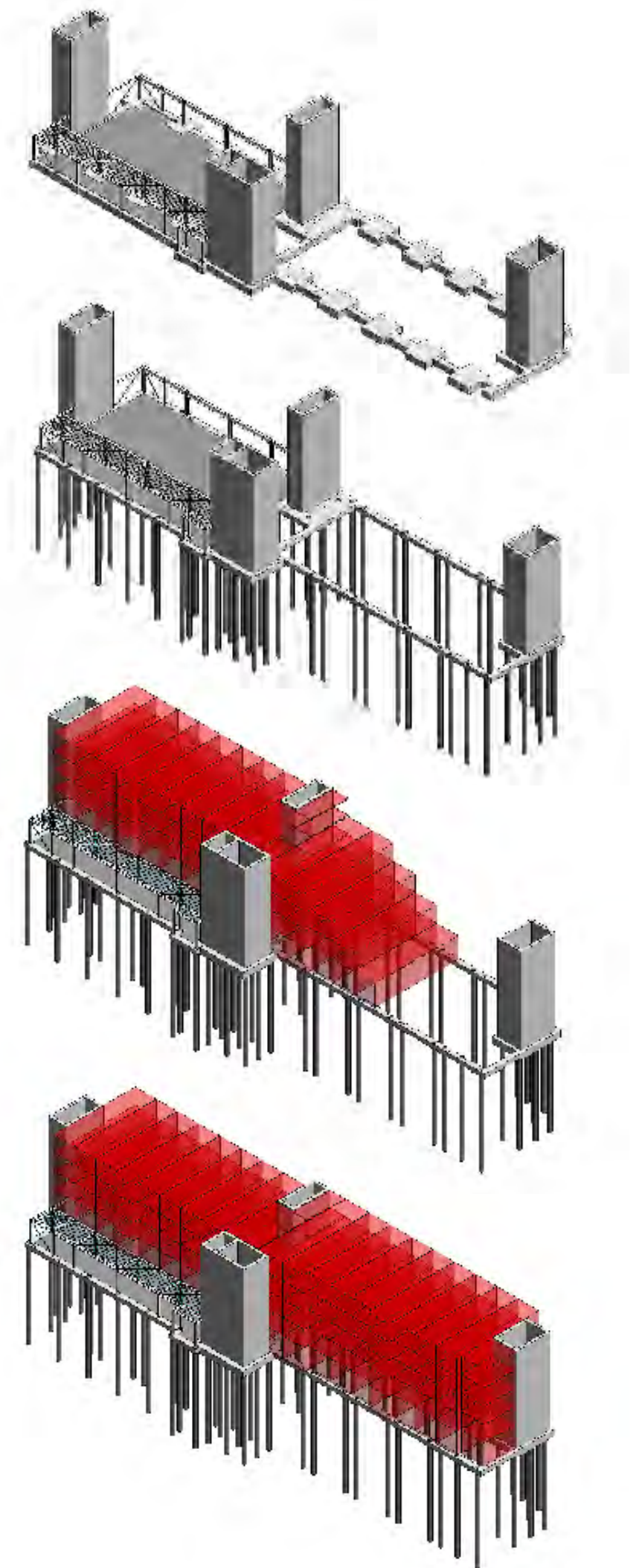
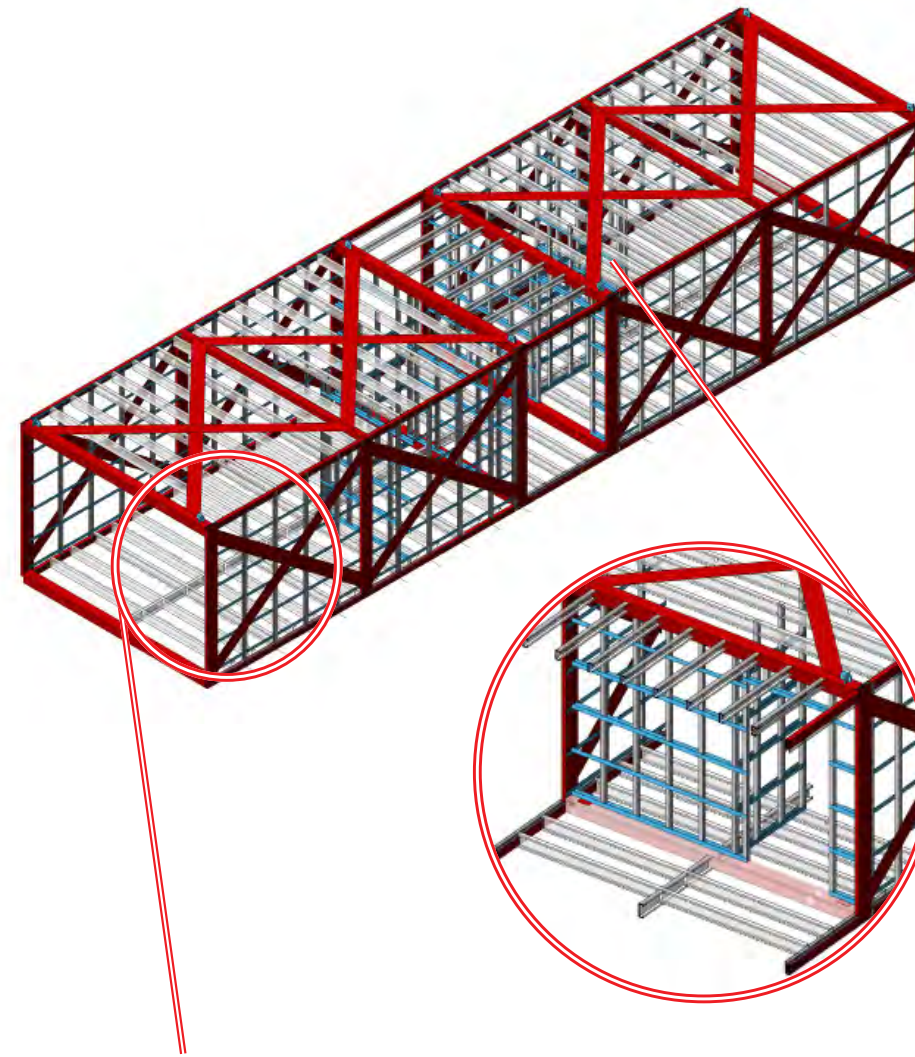
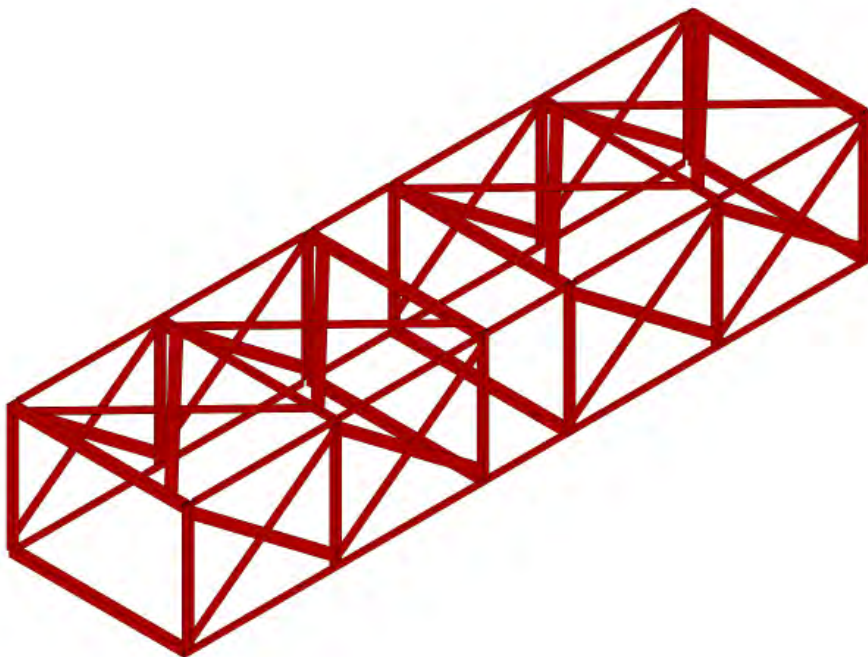


ARCHITECTURAL DESIGN

- Modular systems are made up of a series of modularised steel frames, which are manufactured off-site to a high level of dimensional tolerance
- For fire protection, acoustics and the prevention of disproportionate collapse, the steel framed modules perform the same as any traditionally constructed building with a steel frame
- While making use of bearing wall panels, additional columns and beams frame the space between rooms, the window openings and also support the heavy roof mounted structure and plant items

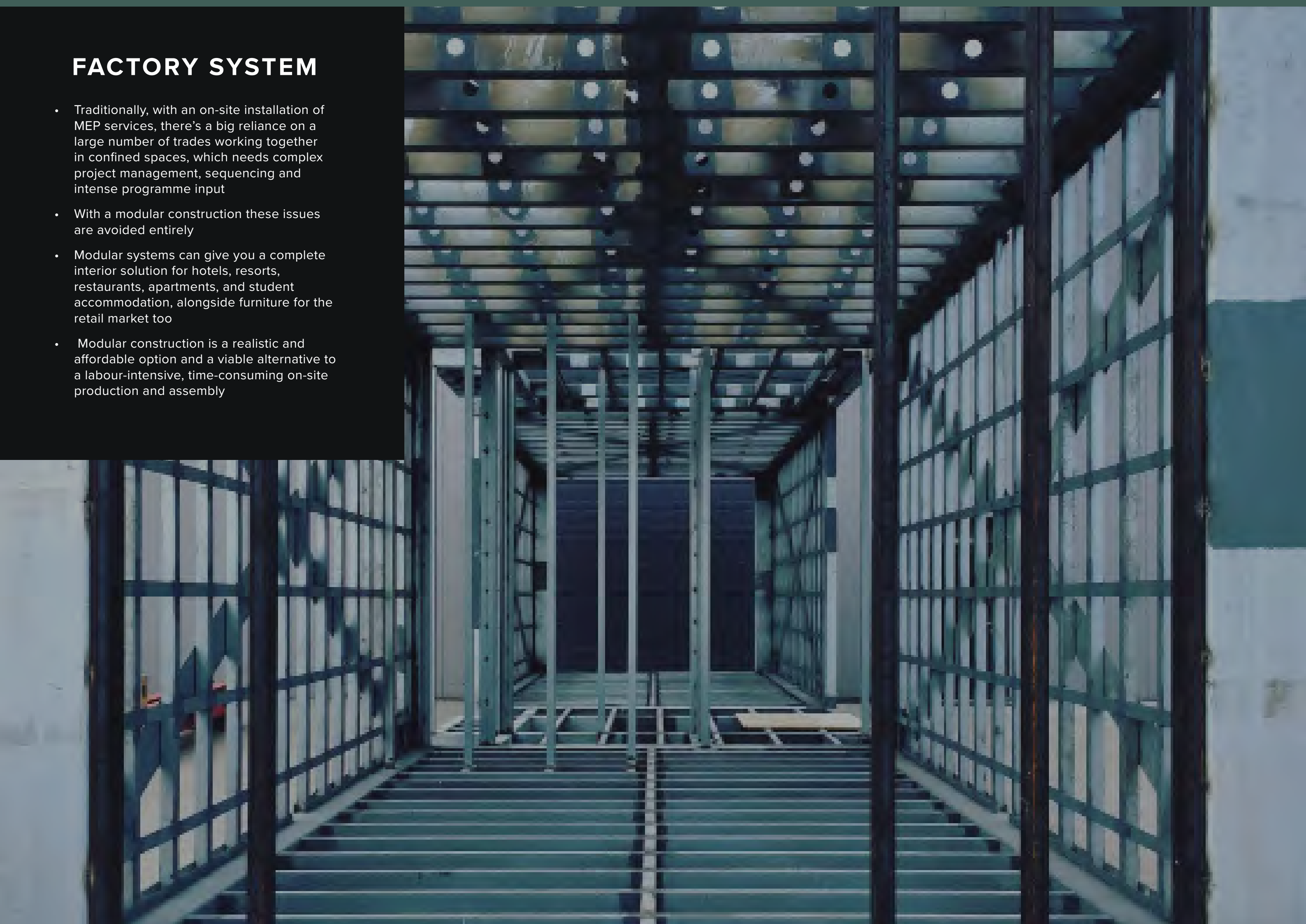
STRUCTURAL DESIGN

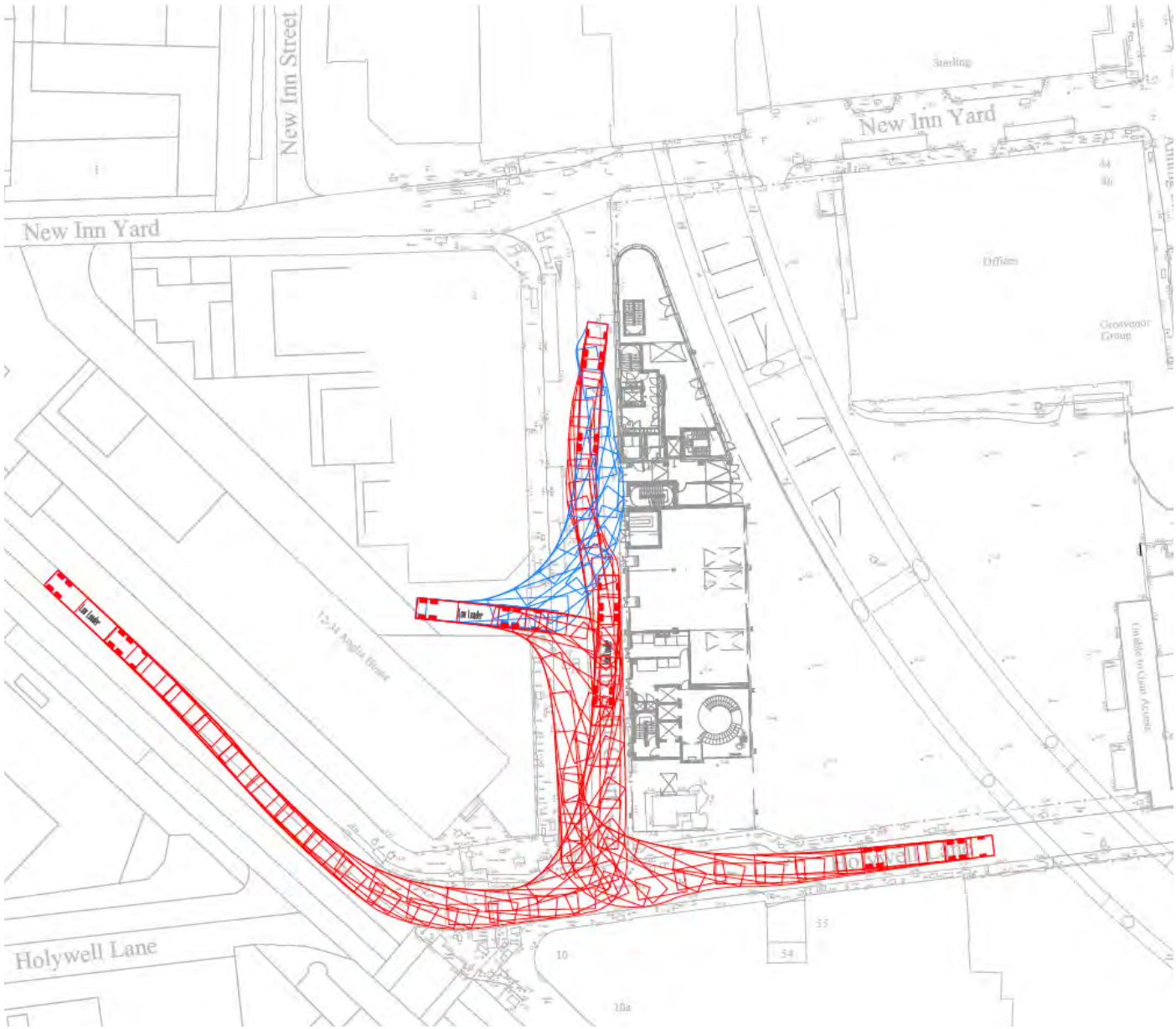
- When two or more modules are placed next to each other they can be designed with open sides to make larger open spaces
- Designs can also include knock-out-panels in the module bearing walls so smaller rooms can be expanded to suit the changing needs of the space
- Modules will also work alongside traditional construction either below or above the modular components, as loads will be transferred through the bearing walls and isolated columns down to the foundations, which means roof terraces, bars, offices and plant rooms can all be included
- When it comes to tolerances, factory controlled fabrication allows complex interior fit outs to be mass produced, and those buildings with intricate façades can be constructed to a high level of accuracy through the pre-installation of glazing and cladding elements



FACTORY SYSTEM

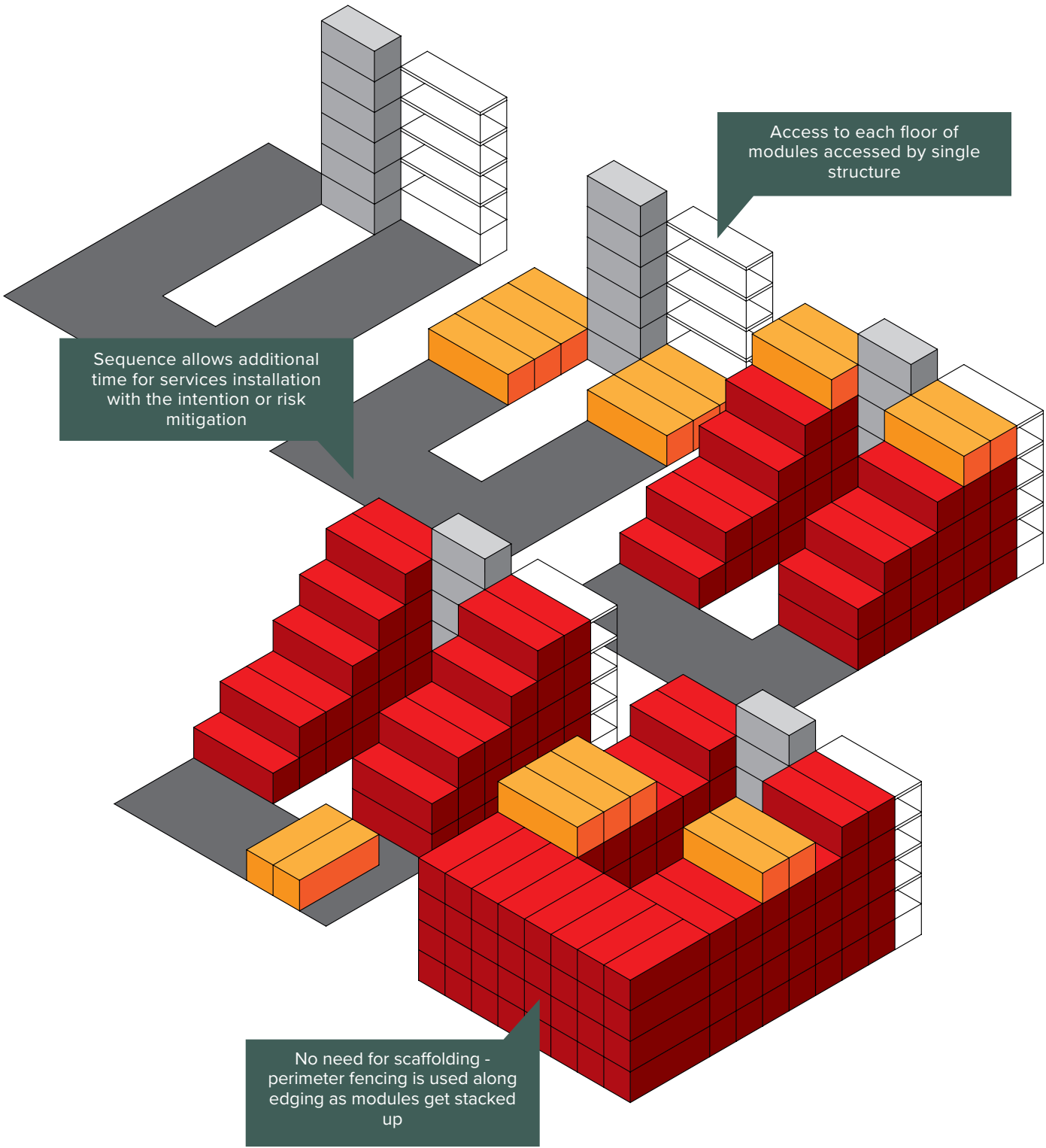
- Traditionally, with an on-site installation of MEP services, there's a big reliance on a large number of trades working together in confined spaces, which needs complex project management, sequencing and intense programme input
- With a modular construction these issues are avoided entirely
- Modular systems can give you a complete interior solution for hotels, resorts, restaurants, apartments, and student accommodation, alongside furniture for the retail market too
- Modular construction is a realistic and affordable option and a viable alternative to a labour-intensive, time-consuming on-site production and assembly

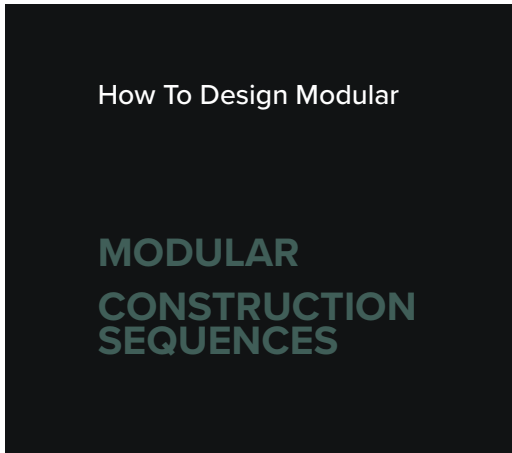




Logistics

- Manufacturers of modular systems can give a full lifting service with a team who are fully certified to design and deliver our projects
- Our team of architects and design experts will help you come up with the best design solutions, then the team of logistic experts will make sure your delivery runs smoothly
- Also, alongside giving you a RAMs and a lifting and stacking plan, a local contractor will be used for crane hire





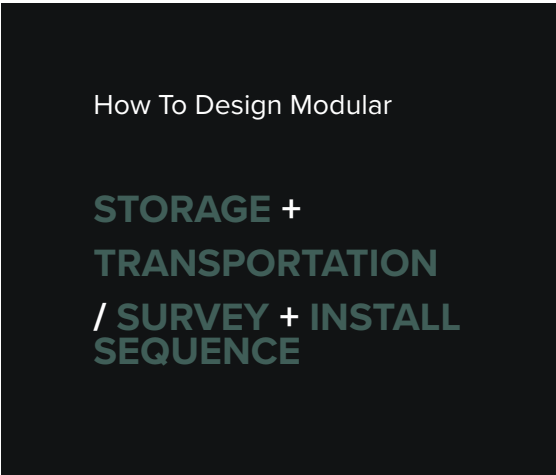
All modules are fully prepped with insulation, electrics & A/C units



Joints between modules are sealed



Modules are lifted into position by crane



Modules are transported from factory to transporter lorry by steel frame bracing





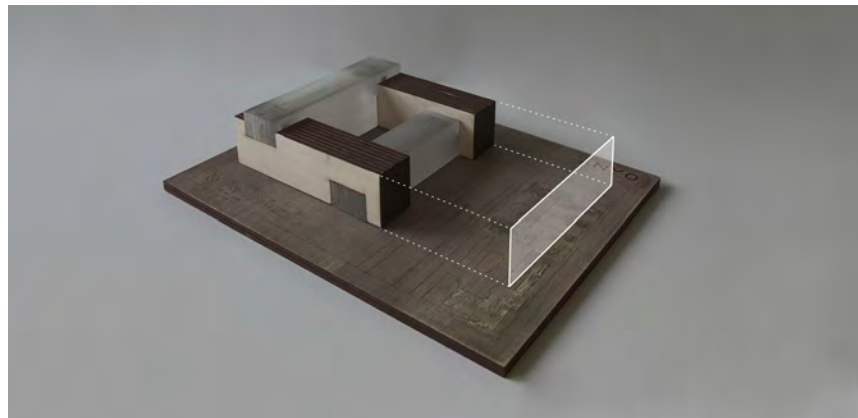


Project 562

**BOUYGUES UK
U-LIVING**

Location: Canterbury

421 Rooms



Riverside Student Quarter

We partnered with Canterbury Council to design the student residential block as a part of the master-plan for this site.

The Riverside is Canterbury's newest leisure area and overlooks the River Stour - the student block being an important part of this.

Working alongside Bouygues UK and ULiving, we were involved from the master-plan stage right through to developing the concept using their MMC system.

The building is a series of interconnected blocks created with the aim of supporting the

connectivity of the students. The base block is overlooked by a top piece, which links to form the entrance and at street level the student social spaces create a hub of activity along this entrance.

The design was created to be open plan but on a module grid to reduce transfer requirements.

The development also incorporates a modular lift and staircase, and features a packaged plant room.

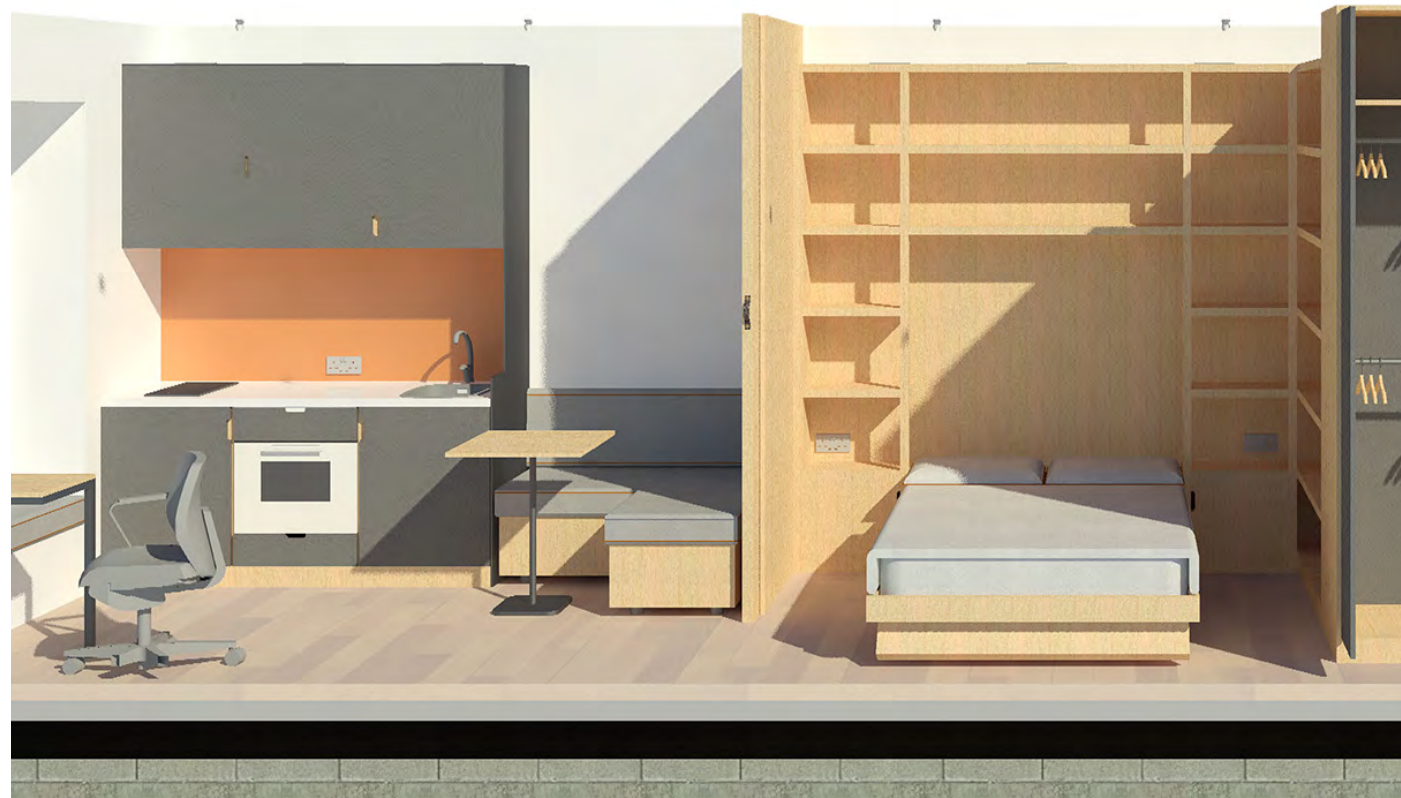


Project 609

STELLING UNILIFE

Location: Winchester

Various properties



Unilife MMC Strategy

Stelling Properties asked for help to develop an MMC strategy and factory system for the brand roll out of Unilife.

Based in the South West, they chose to set their factory around their property locations in Winchester.

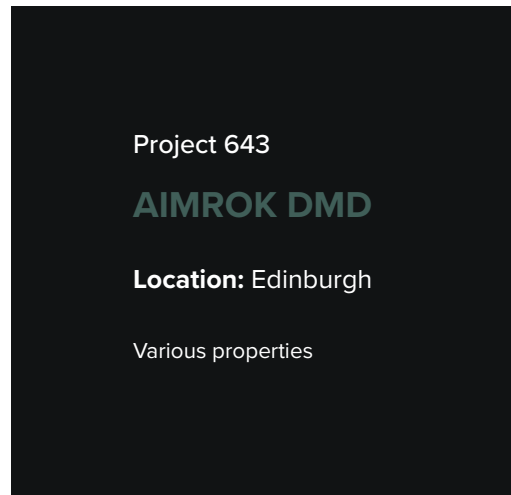
Part of this project involved the designing of a prototype room, assisting them with their procurement strategy and choosing the team to deliver their MMC portfolio.

Alongside this, we helped them combine

their brand standards with MMC principles and worked on problems relating to site and transport issues that would restrict MMC.

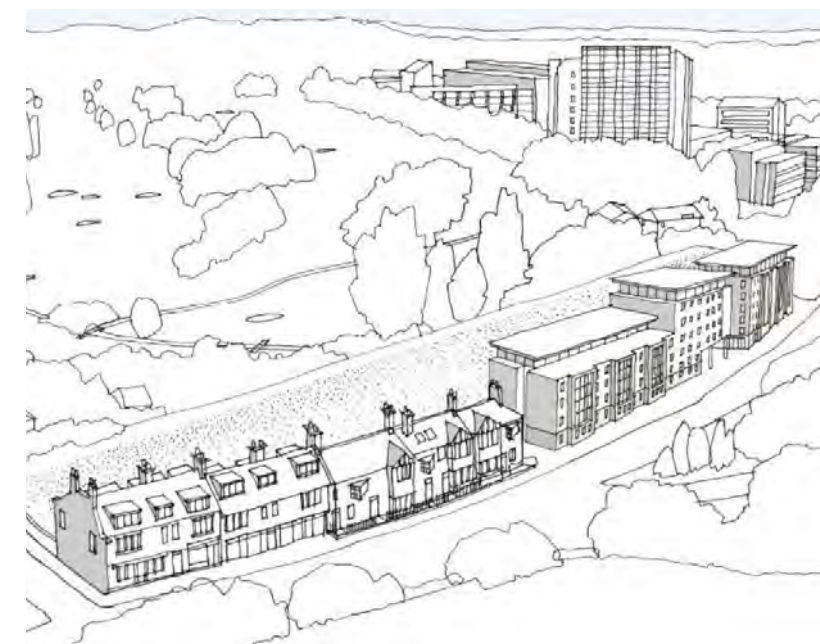
We then developed an MMC strategy so they could roll out this brand to their sites and be sure of effective design by providing them with a number of test fits.

Following this, they continued their MMC journey and now offer options for other sectors, which balances their workload with part self development and part open marketing.



FLOOR PLANS - BLOCK A

| Proposed Ground Floor Plan |



Aimrok MMC Strategy

In partnership with polish manufacturer, DMD, we created a MMC strategy and interior design concept so Aimrok could create a framework agreement to deliver a series of student residential sites.

Through creating and designing a set of brand standards for MMC delivery and using DMD system design, we helped deliver a fantastic

project.

A key objective of this was to create a suite of units that meet the target ambience, but could revert back to existing planning permissions.

Finally, the design was tested on a few sites to make sure the approach was compatible with the site roll out.

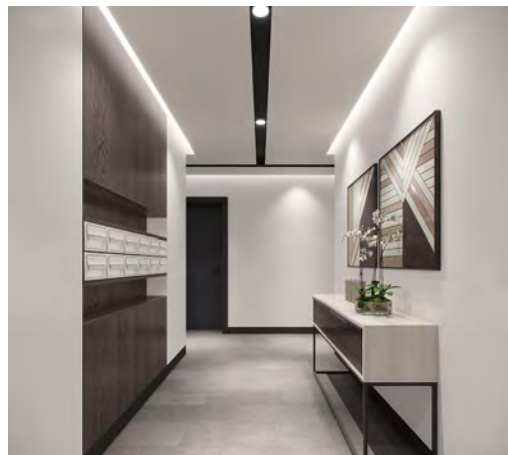


Project 548

IRES ROCKBROOK

Location: Dublin

492 Apartments



Rockbrook Dublin

This project was for a 492 mid-range apartment complex for the private rental sector. As the site was partly developed, the scheme was designed to accommodate the existing structural lines and include provision for three, fourteen-storey blocks using two single-aspect basic modules - bedroom and kitchen/living space.

It also included ground floor retail and crèche spaces, and aligned with existing urban grain,

positioned to maximise solar gain and light penetration.

As a modular residential project we chose a central core design and created an oriel dual aspect lounge window to allow panoramic views of the landscape.

Unfortunately, planning considerations meant the scheme did not progress.

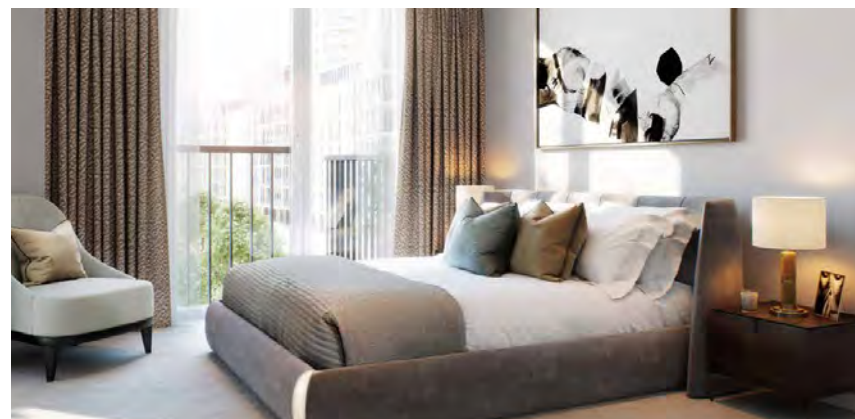


Project 608

BERKELEY HOMES
B11

Location: Royal Arsenal, London

42 Apartments



B11 Royal Arsenal

On this project we worked with modular supplier Forta Pro to give local support and compliance and developed a scheme that was compliant with modular system design and UK regulations.

As part of this we redesigned the layouts to comply with building control and maintained the planning permission and compliance with Berkeley Homes Standard.

Alongside this, we inspected the factory, assisted with the site installation and developed

the modular suppliers system to comply with UK standards.

As a scheme designed with modular in mind, but with many principles not being fully understood, this meant the detailed design was complex.

However, the external elevation was maintained by the principle architect and we coordinated the model between the master plan architect and the modular supplier.



Project 614

EXCELSIOR SPECTRUM HOUSE

Location: Hendon, London

47 Apartments



Excelsior Spectrum House

The Excelsior Developments project in Hendon was for 42 MMC units of ESS Modular and consisted of a range of one, two and three bedroom luxury apartments with gardens, balconies and underground parking.

All 42 units were open sale apartments ranging from \$450-\$1 million in value and were very high specification homes.

Constructed up to 80% completion in Ireland

then transported to site and put up in three weeks, the project was quickly finished.

Ultimately, we helped the modular supplier to deliver a project which consisted of the contract being split into two - the basement and a separate MMC main contract.

It took existing planning permission and redesigned it to MMC principles, allowing a vertical extension.



Project 615

EXCELSIOR GOLDERS GREEN

Location: Hendon, London

111 Apartments



Excelsior Golders Green

Having been granted planning permission for an MMC scheme for 111 units in Golder Green, we aimed to build on the success and framework agreement created for spectrum, so designed a scheme with the same modules.

After creating the framework agreement with suppliers, we agreed rates to allow us to get the planning phase started with a secure cost

structure.

The scheme was designed as a modularisation of existing permission, changing the mix and increasing the amount of units.

It aims to break down the structure into a series of blocks that respond to various aspects on site. The elevation was specifically designed to be fully created in the factory.

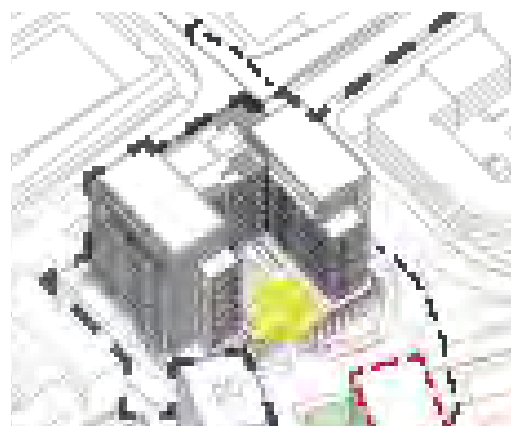


Project 708

GREAT OAKS

Location: Basildon, Essex

245 Apartments



Great Oaks

Working alongside GS8 Developments, we submitted planning to Basildon Council for a 245 unit MMC modular scheme at Great Oaks as part of the Basildon Master-plan.

The building addresses four different street conditions and the proposal focused on enhancing the ground floor level as well as adding new green spaces for local residents.

Designed around a large central courtyard with a south facing open aspect, the ground floor level also provides commercial and community spaces and there's 45 car parking spaces included too.

Above ground level a slab is formed to support the courtyard and MODE modular apartment units, which are stacked so that servicing is simple and accessible.

The four cores are designed as modular components with lift cores giving stability and structure, and the choice of a modular system gives a much shorter construction time alongside aligning with client aspirations of zero construction waste and the apartments fully finished when delivered to site.

Anyo interiors will work with the client to develop these interiors for first time buyers.



Marriott Luton

This project develops existing planning consent and we're exploring the possibility of using a prefabricated facade and pushing innovative engineering solutions for limited on-site involvement.

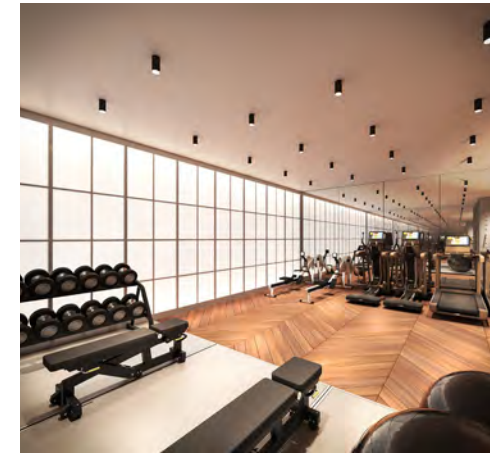
The scheme includes conferencing facilities, a mix of lounge and dining areas, a dedicated service floor and prefabricated mechanical and electrical solutions.

Alongside this, we're looking at ways to refresh the courtyard to something that will be applied to Marriott's global market.

The design itself uses layering to give context from every angle and glass allows for divisions without losing connections. Seating layouts graduate from dynamic to relaxed space for those on the move and those who want to relax with a book.

The luxury of space is a key part of this design and from every angle you can see the full extent of the space, and locate amenities easily.

The bistro seating is multilevel with soft low seating raising to bar, banquette and high communal tables, all designed to draw in customers.



Project 507

LUTON AIRPORT

Location: Luton Airport

120 Rooms





Marriott Edinburgh

The function for this hotel is to support the National Performance Centre for Sport in Oriam, plus Scotland’s national sports team will use the hotel while training at this new centre.

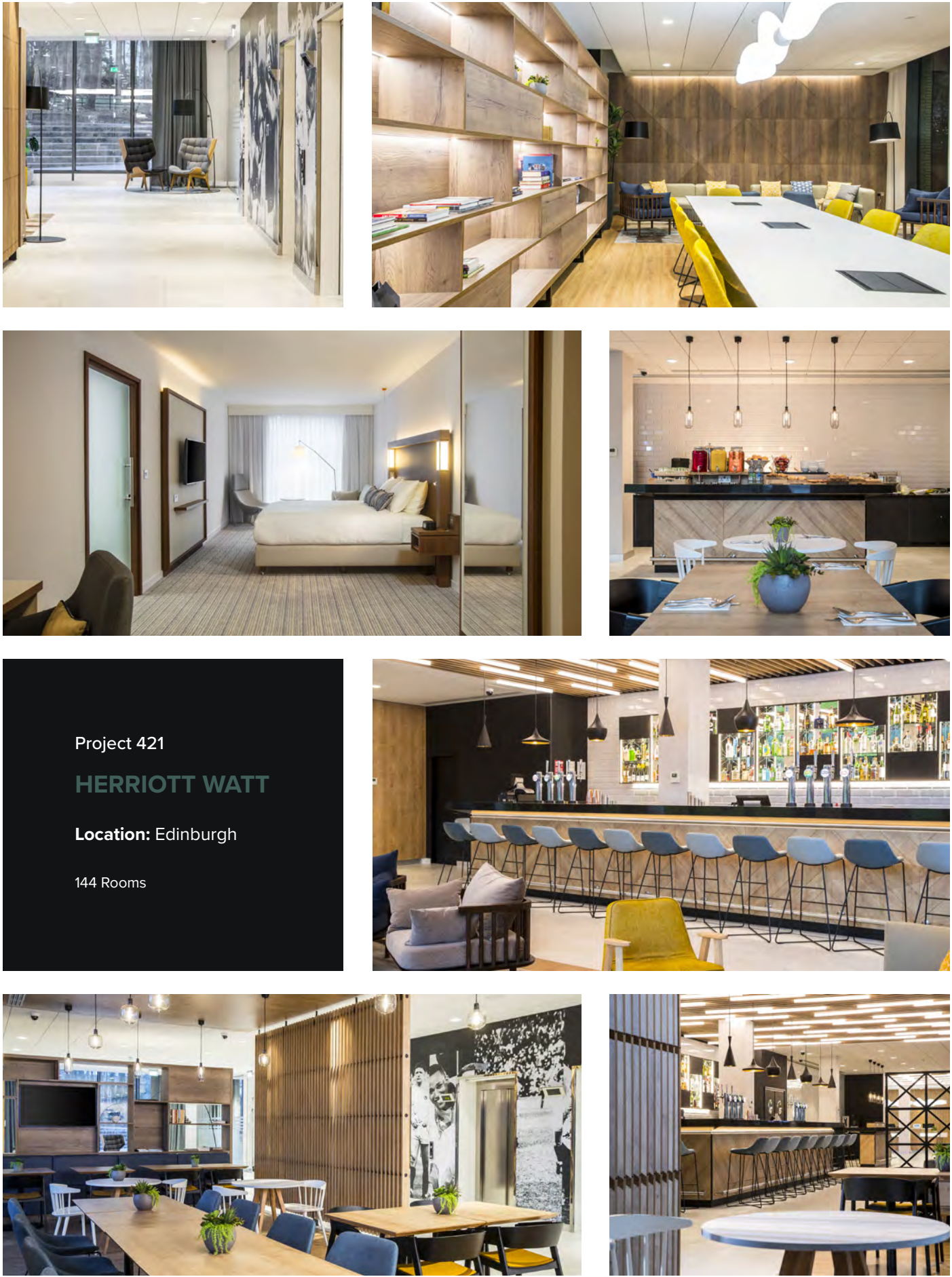
The hotel F&B is to support conferencing for the university, so includes a range of meeting and function rooms.

Designed to be an exemplar, fully modular hotel solution that brings state-of-the-art construction to Scotland and the hotel market as a whole, there’s a few innovative features, including,

factory assemble façades, non-scaffolded access, modular staircases, lifts and fully modular mechanical installations.

With dedicated entrances and a mixture of different visitors, the hotel offers a range of uses to both colleges and airport travellers.

Alongside this, the modular building system used has been cleverly designed to meet the needs of the client and the local area to give a full and rounded design.



Project 421

HERRIOTT WATT

Location: Edinburgh

144 Rooms



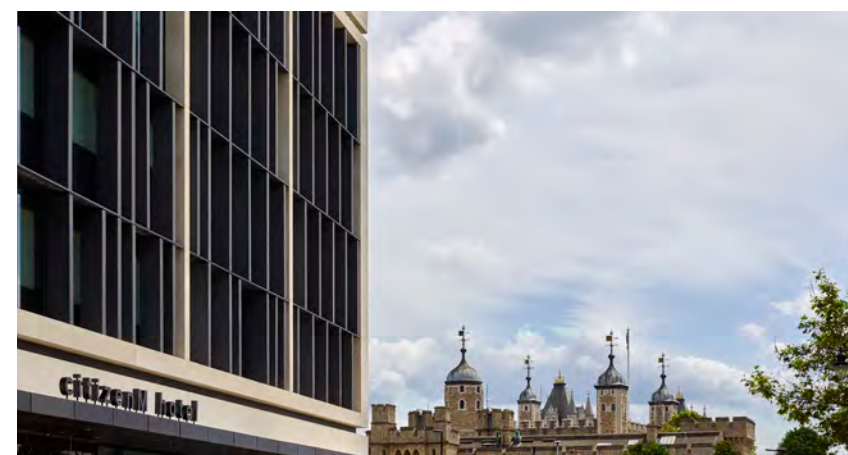
Citizen M Tower Hill

We've been continuing the work of Sheppard Robson in conjunction with Citizen M on the site phase of the 400 modular room, city centre, European flagship hotel.

Located opposite the Tower of London, planning for the site was granted following consultation with English Heritage and the Tower of London itself, due to it being a world heritage site and having a listed ancient monument and a Roman Wall within the footprint of the project.

A sympathetic design, aimed to create a positive addition to the prestigious site and calm opposition to the project was created. It aims to integrate with Trinity square's townscape as well as work harmoniously with the historical buildings.

Alongside this, the design incorporated a complex basement, which connects two lifts to the Tower of London tube station.



Project 000

CITIZEN M TL

Location: Tower of London

400 Rooms





Citizen M Shoreditch

Again, with this project we’ve been continuing the work of Sheppard Robson, as lead architect, in partnership with Citizen M.

This scheme is located in the heart of the Shoreditch Village development and includes 135 bedroom modular hotel and eight residential units with retail and public spaces at ground level.

During construction, the team had a number of

complications, including archaeological remains of buildings, bodies and historic artefacts, which meant liaising with Historic England throughout the process.

Alongside this, the site is close to a live London Overground line, which intersects the site. This led to a few design constraints and logistical issues during construction, which we handled.



Project 301

CITIZEN M SD

Location: Shoreditch, London

135 Rooms





Yotel Gatwick

For this project we carried out a review of the opportunities available to add a Yotel suite of 120 spaces at Gatwick and looked at MMC solutions to support a global roll-out.

We created a series of components that could be manufactured at scale and combined to create a room pod. Plus, with the addition of a bedroom pod and a bathroom pod we combined all three to create room panels quickly.

Despite keeping the overall look and feel of the modernist hotel, we looked at MMC as a solution

to define the new architecture.

By using individual prefabricated units that could come together to form a room, the hotel could be made off-site.

Keeping the design as uniquely Yotel, with their signature colours and the process of manufacturing to define the look and feel of the space, we added modernist details and space-age references to maintain the aesthetic approach, while revitalising the brand.

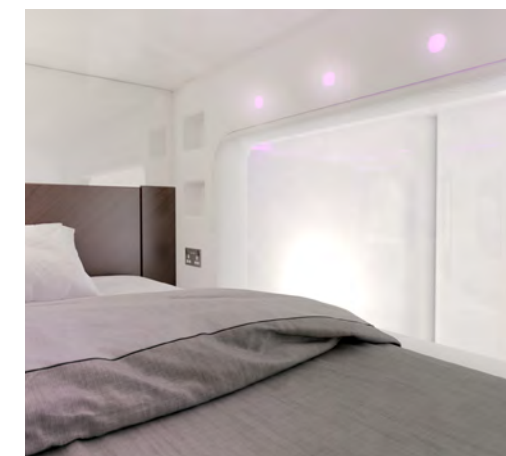


Project 629

YOTEL

Location: Gatwick
MMC Roll Out

120 Rooms





Marlin Stratford

We were MMC advisors and designers for the design and delivery strategy for the Marlin Hotel planning submission.

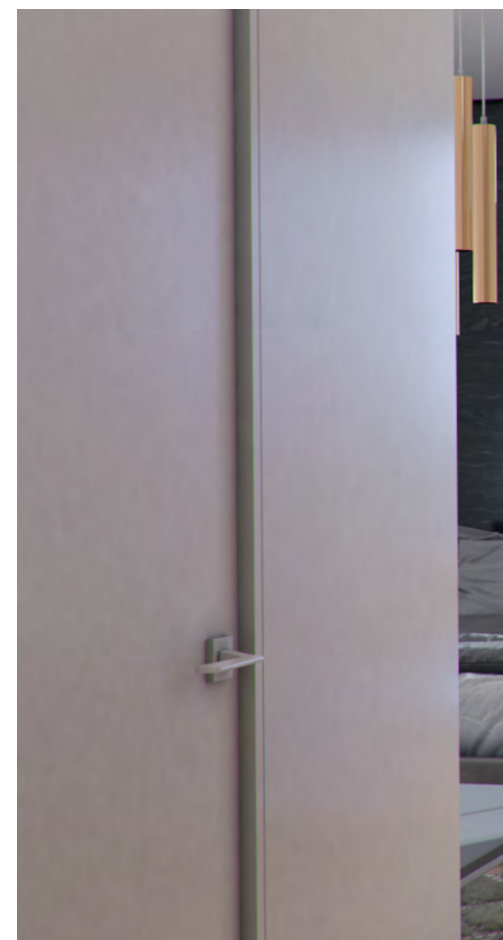
The project site was challenging and included underground transport tunnels restricting the height of the building over much of the site. Alongside this, there was a late 1800s building called the Railway Tavern on the corner of Angel and Windmill lanes.

This was a fantastic opportunity to retain this piece of architectural history and incorporate it into the design. So, we wrapped the hotel building around it and completed the street-

scape on both sides of the site frontage. The new addition respects the Victorian scale of the original building by rising from three storeys to six further along Angel Lane.

The top level is fully glazed and set back to reduce impact and sits towards the back of the site, where the building footprint goes beyond the underground transport tunnels.

Further levels bring the building to 14 storeys to maximise guest rooms. The facade uses a heritage brick often used locally, alongside a modern curtain walling system of flush glass and aluminium fins to give interest and privacy.

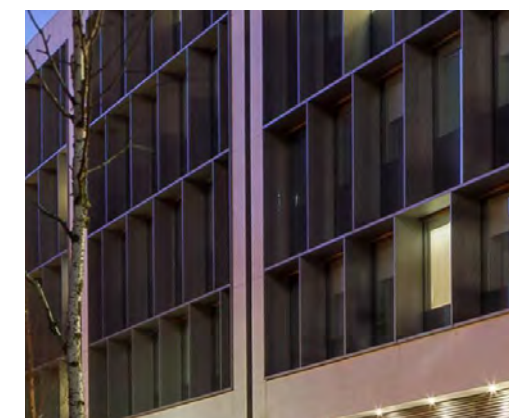
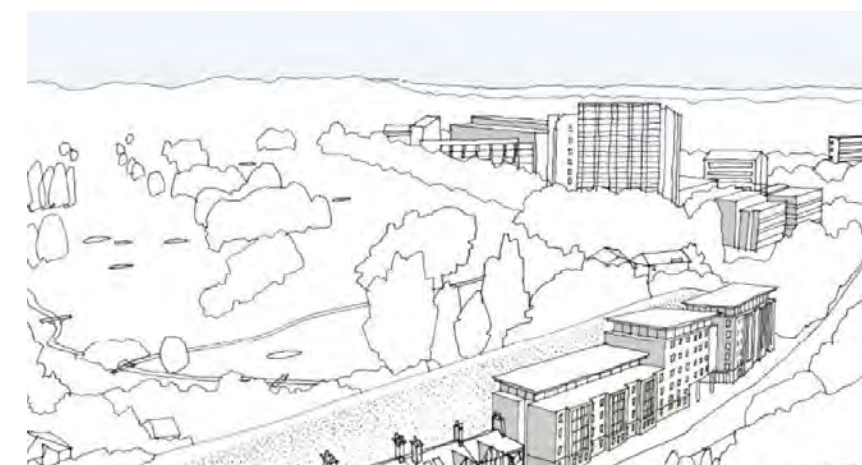


Project 636

MARLIN

Location: Stratford, London

320 Rooms





Mercure Oxford

This project was for a new three storey extension to the existing Mercure hotel in central Oxford for Armaris Hospitality.

Sited on the existing car-park we reviewed a few different MMC solutions to combat the restricted access and noise restrictions during term time in the area.

The car-park was accessed through an archway and this limited our options for construction access, which all meant a prefabricated solution was needed.

Following a MMC review, it was decided the most cost effective solution was a SIPS panel system, which was light enough to be carried through the archway to the site.

Alongside this, to carry out the construction process, we needed to hold extensive consultations with neighbouring buildings and the council, due to their historic context.

The construction was carried out to Accors Brand standards to keep the design sympathetic to the existing hotel design.



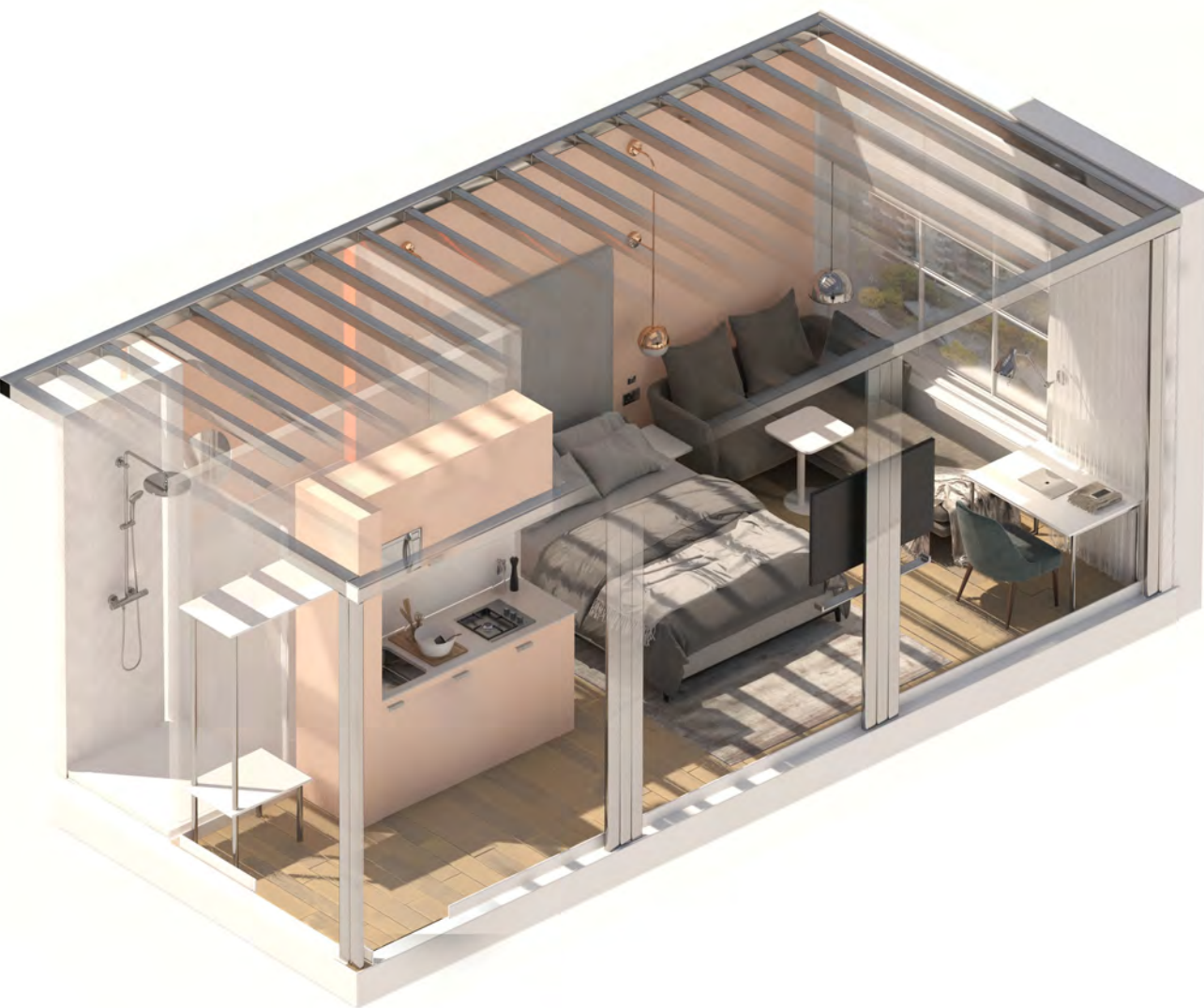
Project 621

MERCURE

Location: Oxford

32 Rooms





Room 2 Room Concept

In support of Room 2 on their European expansion programme for site appraisals, we've been developing a MMC solution and interior design approach.

They are a new 'Hometel' brand with a focus on the sense of home by recreating touches that remind visitors of home.

Aparthotel is a word that describes

accommodation and service type based on 'apartment' and 'hotel'.

The aim was to create a framework with existing MMC manufacturers so the client could enter leases already knowing 80% of the cost.

This greater awareness of cost meant the developer had more certainty when making offers.

