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COMMERCIAL

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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.



There's lots of demands on a modern workspace...

from temporary, fixed, small, big, for co-working, for big groups, for individuals, and many more.

This section highlights a few of our commercial workspace projects.

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

Mercury House	Rue du Rhone	Quay House
Capital Tower	Chengdu	Waterloo
Society M	Brunel Palace	Queensway
Print Building	Malton Road	Spinningfields
	Tower 12	
	Parkview	



Project 0010

BRUNEL PLACE

Location: Slough

Prime Office & Masterplan



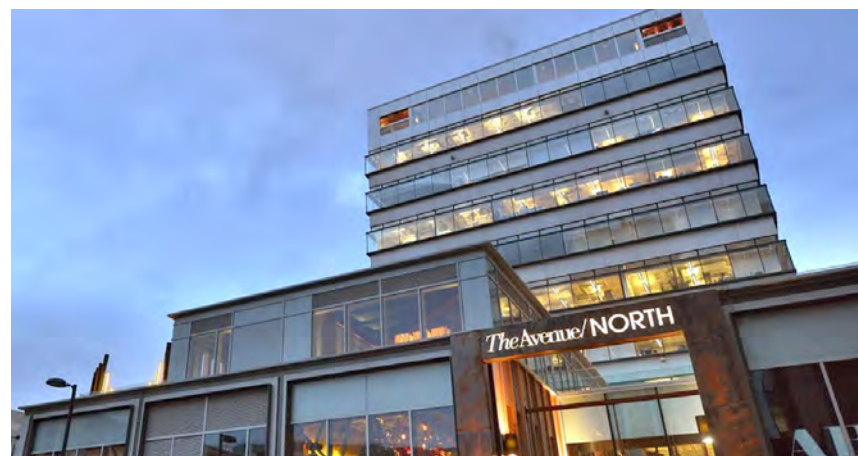
Brunel Place

As part of the £450 million regeneration of Slough's town centre, we worked with Sheppard Robson on the Brunel Place project.

The project was for an example green office development focusing on regenerating this gateway to Slough and the design shows respect towards the St Ethelbert's Church to create a dramatic statement along the A4.

Brunel Place is made up of three striking buildings next to Slough station and gives the area 350,000 sq ft of office space, right at the heart of the town itself.

Also, as a high quality development focused on sustainability, it has a number of excellent features, including a double height entrance feature, heating and cooling systems, retail raised access floors, a suspended ceiling entrance, Cat 7 lighting with PIR detection, both passenger and goods lifts, shower and changing facilities, secure under-croft car parking and a cycle storage - all for convenience and use by workers.

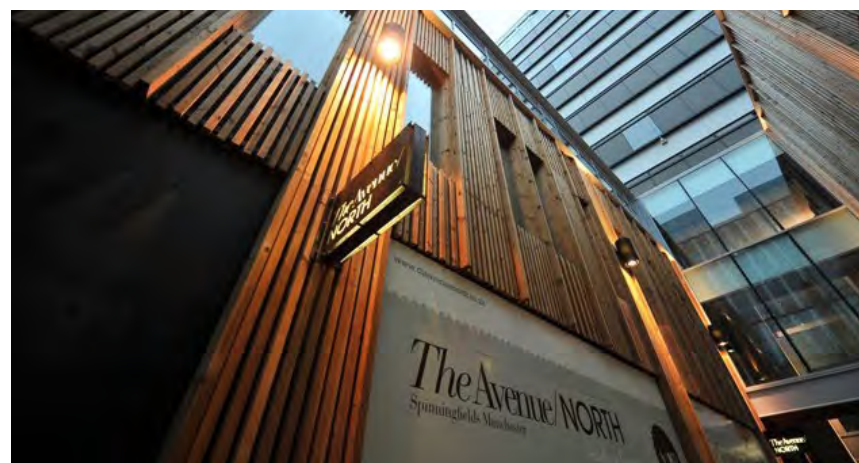


Project 0012

ALLIED LONDON

Location: Manchester

Refurbishment and Extension



Spinningfields

Alongside Sheppard Robson we were involved in the design and delivery of the Spinningfields project.

Allied London pioneered the new workspace concept, resulting in Manchester's fastest letting office building in a long time. What this does is prove that thoughtful design and an intuitive approach is appealing to the modern working market.

The building itself was formally known as Manchester House and is made up of 40,000

sq ft of office space and another 30,000 sq ft of retail and leisure space, to give a fantastic mixed use facility within one building.

As part of Manchester's most successful commercial development, Tower 12 is connected to Bridge street through the pedestrian walkway created by Avenue North.



Project 0014

RB KENSINGTON AND CHELSEA

Location: London

Refurbishment of Offices



Malton Road Hub

While at Sheppard Robson, we designed the conversion for an empty senior care home, into a high spec office space, for the Royal Borough of Kensington and Chelsea, to accommodate the staff for its Children and Adult Services unit.

Positioned in three bays below the Westway main road into London, and next to the Ladbroke Grove tube station, the new space sits in a key part of London.

The site needed a design that meant construction works were kept away from the

road structure, as much as possible, to avoid any possible disruption and disturbance. And, any work that does touch the road structure needed to be approved by the Planning and Building Control and also Transport for London.

To reflect the unique location, the design for the building facade was created to replicate and reflect the fast-paced traffic movement on the West Way above.



Project 519

BOURNE CAPITAL

Location: Waterloo Station

Refurbishment



Bourne Capital, Waterloo Road

Mercury House is a five storey office and retail building sitting opposite London's Waterloo station. We've been carrying out an extensive refurbishment of the building, with each floor being stripped of its old, dated design.

Instead, we're replacing and upgrading the space to a modern office that suits the needs of a busy capital business centre.

Taking inspiration from the industrial history of the Waterloo area and the station in particular, we carefully chose the interiors for the space, which resulted in a high-quality hand-picked feel.

Alongside individual office spaces, kitchen areas and breakout spaces, the fourth floor was designed as a co-working space and features meeting rooms and a large roof terrace for socialising alongside the views of London.

The other fantastic feature of this building is that due to the nature of the building's construction there's the potential for it to expand vertically in the future - which is where the modular programme strategy would work beautifully.



Project 564

INVESTIN

Location: Canary Wharf

Refurbishment



Investin, Quay House

Alongside Investin, we delivered a reposition of Quay House from a dilapidated building to a fantastic co-working space to give the building the opportunity to become income generating, while a redevelopment programme for the site is created.

This meant the project needed a light refurbishment and as much of the internal fabric maintaining as possible.

The space was upgraded technically and repositioned with new interior design features,

with the aim of targeting the creative side of Canary Wharf, which is the largest growing sector for start-ups.

This meant that the design needed to be modern in feel with the use of colour and graphic approaches to create patterning within the space - reusing existing elements wherever possible.



Project 0056

CISCO

Location: Uxbridge

Major Refurbishment

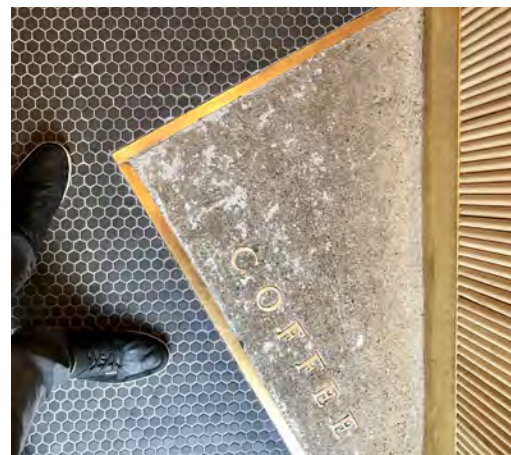


Cisco, Uxbridge

While at Hamiltons, we designed a complex refurbishment, for an office development in Uxbridge back to the original concrete frame, alongside adding floors and reconfiguring the core to create grade A spaces.

The design remedied the volumes into a clearly defined wing, while also giving a clear entrance way for visitors.

Alongside this, the facade explored the optimised solid to glass ratio of 50%, which allows for low reflective glass that maximises light coming in.



Project 513

BOURNE CAPITAL

Location: Waterloo Station

Refurbishment



Bourne Capital, Mercury House

As lead architects for Bourne Capital, we developed the Waterloo estate - leaving behind the tired portfolio of buildings and spaces that lacked identity or coordinated design, and instead developed something much more desirable.

The existing building design was a 1970 office development that had been used as a serviced office.

However, by carrying out a phased refurbishment, we were able to strip the interior back to the concrete frame and create a Cat A fit out, including all services, toilets and office

accommodation, while keeping the remaining spaces occupied.

The new design gives the site character, using the existing building fabric and creating full height ceilings, while opening up the perimeter to allow as much daylight as possible.

This design was then set as the brand approach for a new serviced office concept for Local-London, which is a new brand being developed by Bourne Capital for serviced offices and co-working spaces.

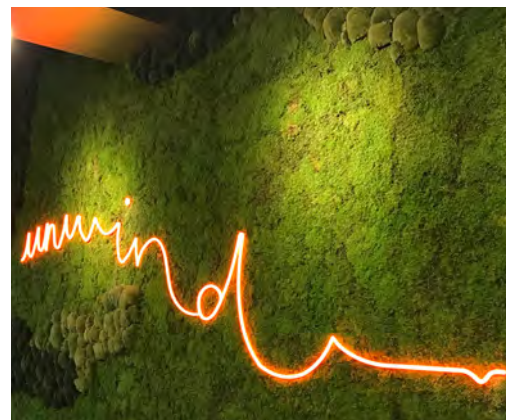


Project 517

BOURNE CAPITAL

Location: Waterloo Station

Refurbishment



Capital Tower

The 1970s tower block, Capital Tower, is a local icon in Waterloo and has been an office community for many years.

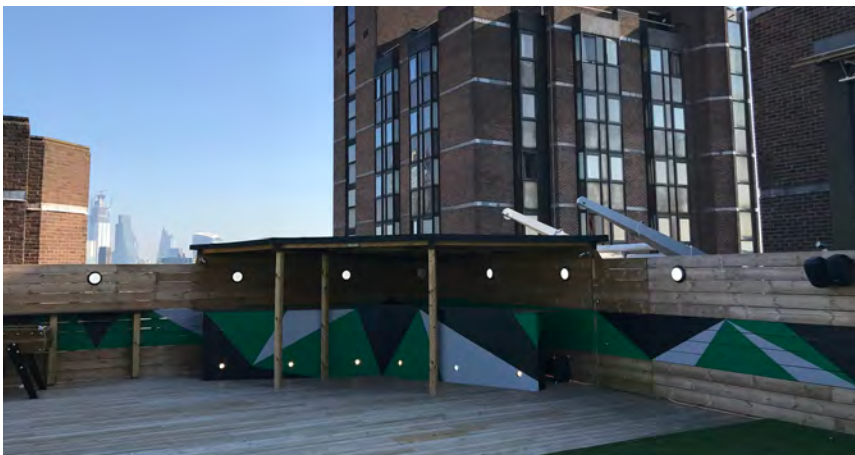
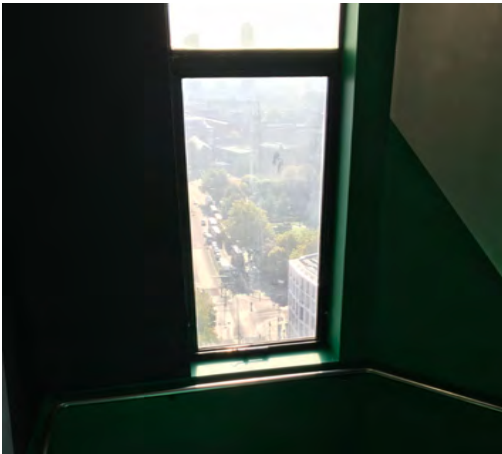
However, it was decided the building was due for a complete refurbishment and Bourne Capital did this floor by floor.

It was first stripped back to the concrete frame and new offices created to Cat A with full service renewal and including new lift and toilet accommodation.

We supported this floor-by-floor refurbishment and created design solutions for each stage, to support different needs and accommodation requirements.

In the fast moving pace of change for letting strategies, we gave design solutions that would maximise the rental potential of each floor.

Therefore, we created a design that is modern and minimalist, to suit the open mixed client base who have a variety of design needs.



Project 517

BOURNE CAPITAL

Location: Waterloo Station

Refurbishment



Capital Tower Rooftop

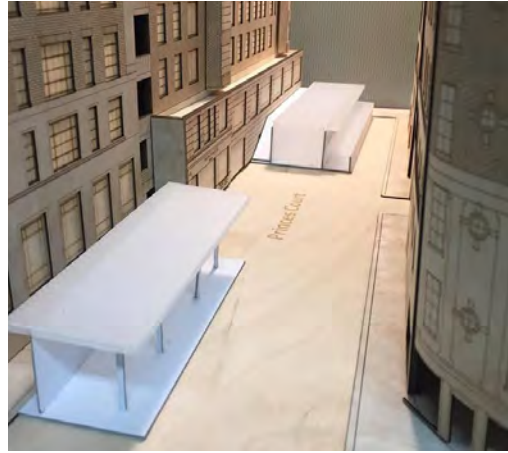
The rooftop space is to be an events area and was the culmination of the office floor refurbishment.

The design was for a building wide event space, which all users of the building have access to alongside the wider community.

The idea was it would bring together different users of the building through corporate, social and public events.

Because of this, we created a design theme that had a playful feel and is based around the

concept of a central rooftop heli-pad. It includes bespoke furniture, a bar, an LED screen and hyper graphics, alongside fantastic views of London.



Project 516

BOURNE CAPITAL

Location: Queensway

Refurbishment and New Build



Queensway Redevelopment

Alongside Bourne Capital architects we're leading the redevelopment of Queensway to include retail, new offices, repositioning the Queensway Ice and Town, two residential developments, a rooftop development, a new build infill project and an extension to Olympia Mews for a co-working space.

To bring the project into one cohesive package, we're working with a few interior designers and retail specialists to deliver the retail units as landlords, architects and the project as a whole.

Weight restrictions on the existing building and car park has meant the residential design

needed to incorporate a modular approach.

However, they are traditional in approach to fit, with the conservative nature of Westminster council for this location.

Therefore, we've simplified the elevation to minimise decoration but kept the scale, proportion and rhythm of the street to create a backdrop building.

The biggest challenge with a project like this one is creating this style of elevation with a modular system.



Project 516

FIELDON BRIDGE

Location: St Helens

New build mixed use



Fieldon Bridge

For this project we were the architect and planning lead for a private developer, initially to secure outline planning permission on a rather challenging brownfield, formerly allocated for a leisure led mixed use scheme.

Once this planning permission was granted, we then completed a detailed design for the developer, which included a seven screen multiplex cinema, a ten pin bowling space, a gym, restaurants and multiple retail spaces.

We also worked with the wider design team

through a staged tender process including technical design of the site and bringing in a principle contractor to carry out stage five of the site work.

We then worked alongside the contractor to deliver the scheme, making sure all the architectural elements were delivered so multiple tenant needs were taken care of.

We will be working with the client on this project for the future phases of the development.