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REFURBISHMENT

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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.



SELECTED PROJECTS

Refurbishment

Having carried out a whole variety of refurbishment projects, we've got extensive experience with lots of building styles and needs from offices right through to student residential buildings.

Using the existing fabric of the building, we look for the best way to reuse the building in a way that would give an excellent return on investment for the developer and the needs of the area as a whole.

As complex projects, refurbishments usually need us to bring together our design and technical ability to develop something useful and beautiful.

Old Sorting Office

Bankside

Quay

Capital

Queensway

Mecury

Paris

Brighton

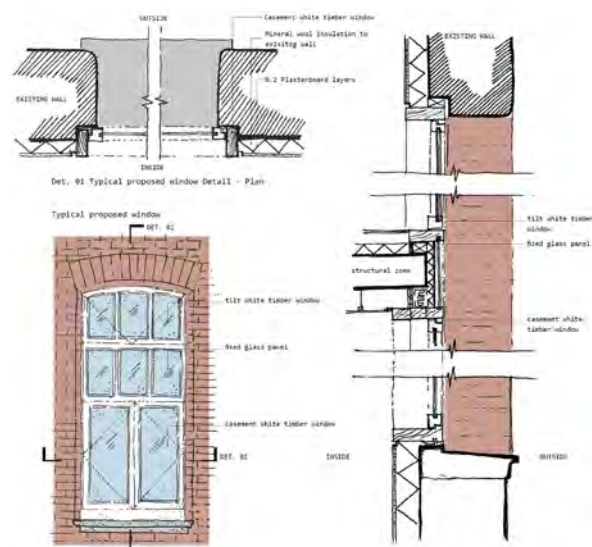


Project 649

THE OLD SORTING OFFICE

Location: Greenwich, London

9 Apartments

**The Old Sorting Office**

Our successful planning application for the redevelopment and renovation of the Old Sorting Office in Greenwich, London, turned the commercial building into nine high quality flats.

The proposal aimed to preserve and enhance the facade and replicate the gabled form within the new development to its rear.

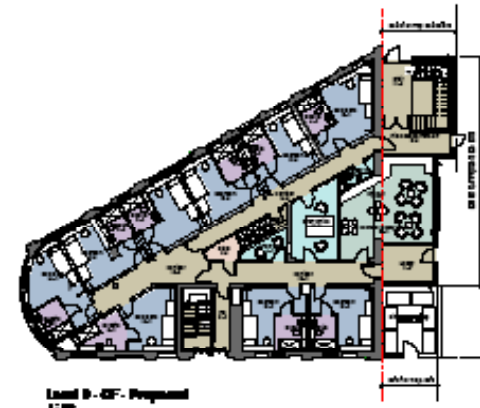
The new build element follows the roof profile and concept of a large shed type structure and follows the established principle of new work being complementary to the old, resulting in a successful and exciting way to protect and enhance heritage assets.

The materiality of the addition was also a

consideration and, as the existing building was red brick, other materials will complement and enhance this.

The new material was chosen to contrast with this red brick and is a dark zinc cladding with sharp clean lines to highlight this and contrast and counterbalance the meeting of the roof extension with the existing building.

We've also been involved in the construction and delivery of this project and will end with interior finishes.



Project ca

NORTH EASTERN

Location: County Durham

18no. suites



3D - Proposed View 1



The North Eastern

Alongside a regional private developer, we worked to get planning permission and to deliver the renovation and conversion of a listed former railway hotel and public house from build stage one to six.

The project was for a national homeless charity and was developed into an 18 bedroomed assisted living facility in County Durham.

However, due to the tight boundaries of the site, the unique form and listing details of the building, and the site itself, there were some unique challenges in achieving what the

developer needed.

Following the successful completion of this renovation, a small extension gave a main entrance and shared living area that overlooks the communal gardens and staff parking area.

We also carried out the interior finishes of this project and incorporated the specific performance needs of the client.



Project 627

IQ STUDENT RES BANKSIDE

Location: Southwark, London

150 ROOMS



IQ Bankside

IQ Bankside was already a high quality student accommodation in a great central location.

As an eight storey building with a distinctive street scene feature, this building had a fantastic base to start with.

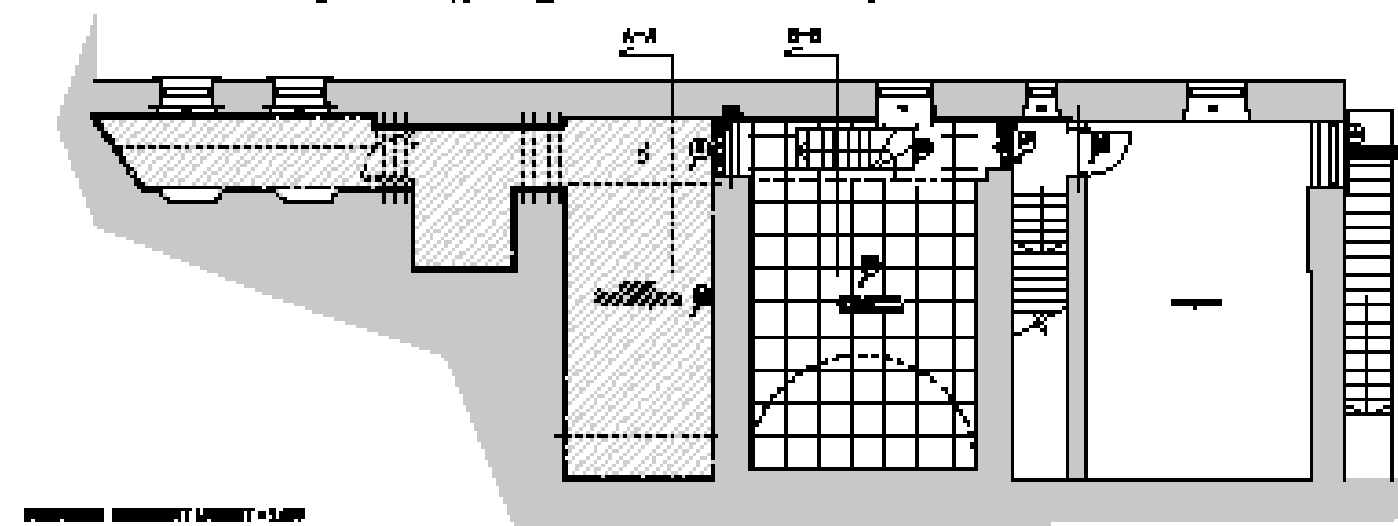
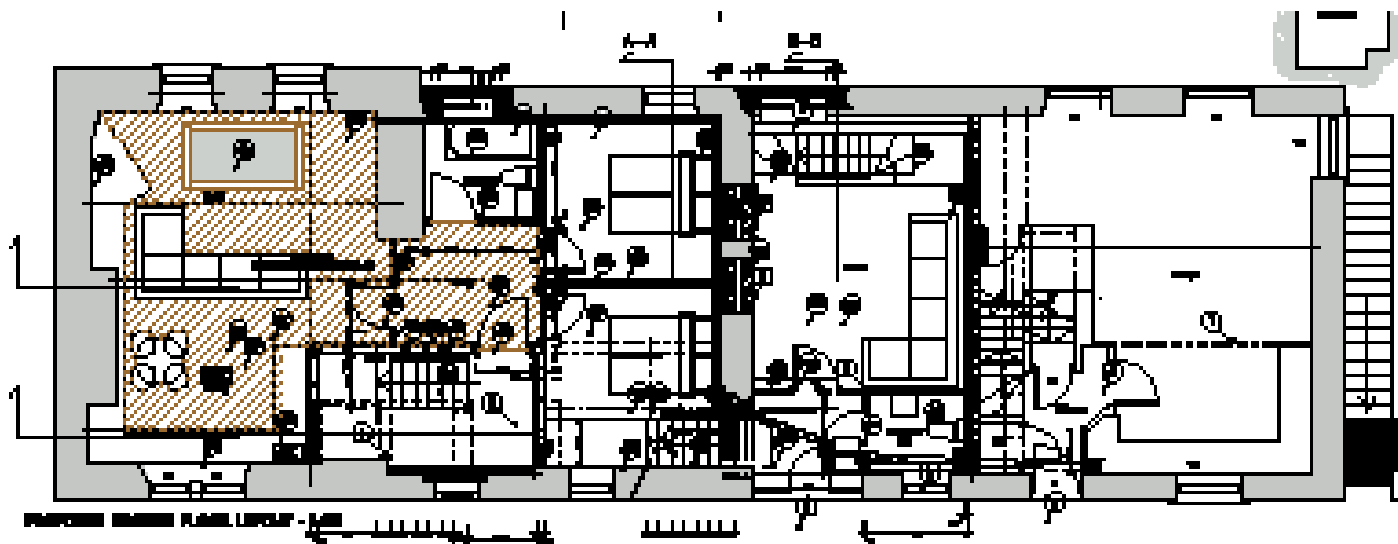
It has 150 studio, en-suite bathroom and kitchens with a range of unit types and sizes. Plus, the ground floor has a student reception

and security office alongside communal areas consisting of lounge and leisure spaces.

The basement had refuse, laundry and plant rooms and we transformed these into private dining and gym rooms for the students to use for a better quality living experience.



Project ca
BRIDGE END
Location: Teesdale
Grade II Listed, conversion to
3no. Apartments and 2no. Town Houses



Bridge End

The Bridge End project was for a Grade I listed building alongside the River Tees and adjoining the 16th Century bridge crossing the river.

The former Mill had been used as a mixed use part residential, part restaurant and public house. We achieved building consent, planning permission and building control approval to convert it into a residential building and allow the client to gain a rise in value.

Alongside the developer we delivered a compliant conservation project, which the LPA and conservation officers were happy with and the project was then put forward for a LABC Building Excellence award.

At these awards it won a regional award and was put forward for a national award where it was then commended.



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 ca

TEESDALE HOUSE

Location: Teesdale

Grade II Listed conversion to
9no. dwellings



Teesdale House

The Teesdale House project was for the conversion of what had been used as a local authority office back into a residential property.

Due to the use by the local authority, it had considerable internal alterations when the client purchased the building.

We were involved in the project from before the client purchased the property and we were initially asked to look at the viability of the project, and to liaise with the local authority and English Heritage to establish the best use for the building, while respecting the listed status.

Through successful negotiations with both conservation and planning officers, we were granted permission to convert the building to six apartment and three double storey houses.

We began by conserving the existing facade and historical details while removing the inappropriate additions, added over the years. Once the construction was completed, we also carried out interior finishes, which allowed the client to sell all the properties during stage five of construction.

The project was put forward for a local authority environmental award and was commended for its conservation and reissue of its listed building status.

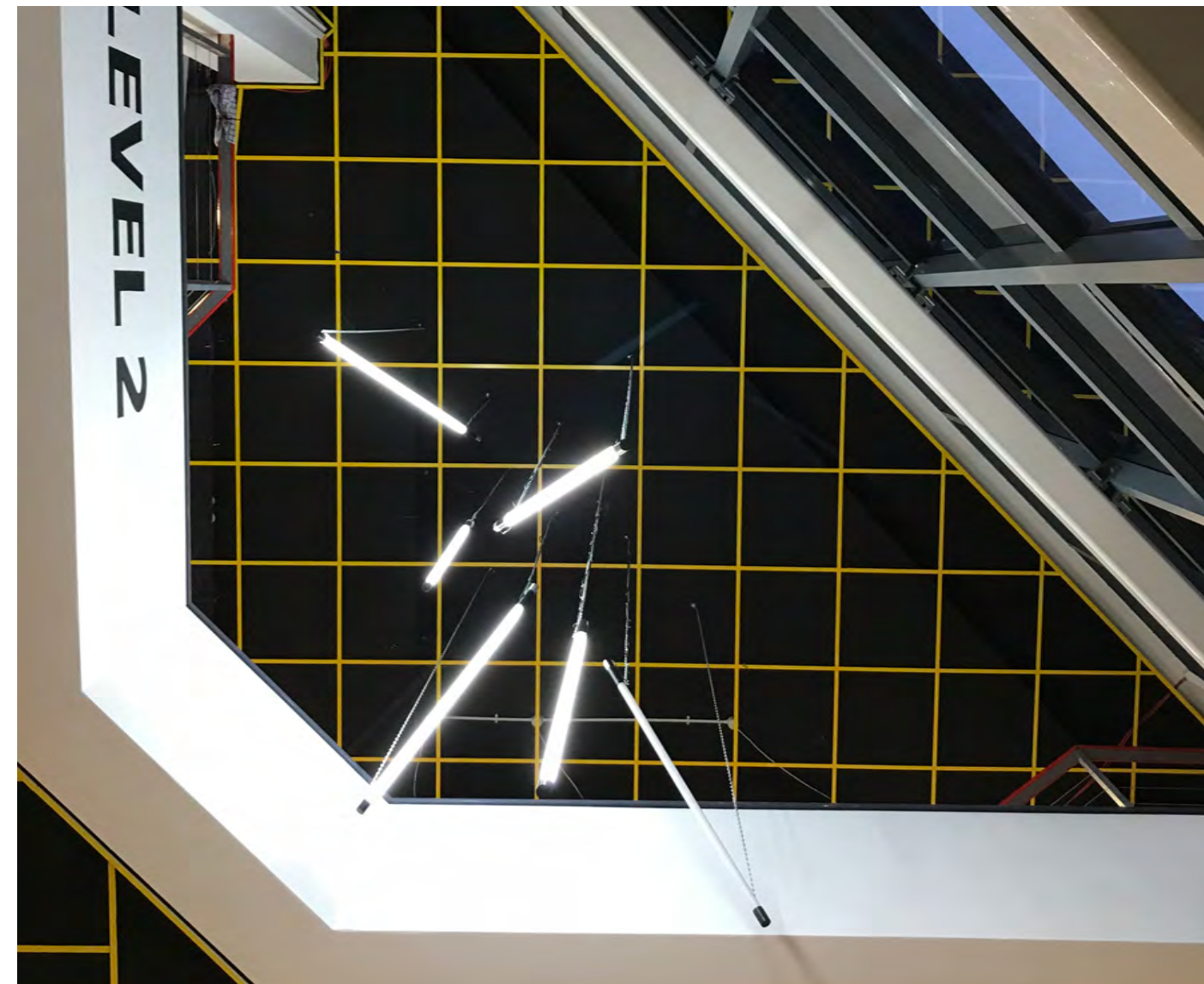
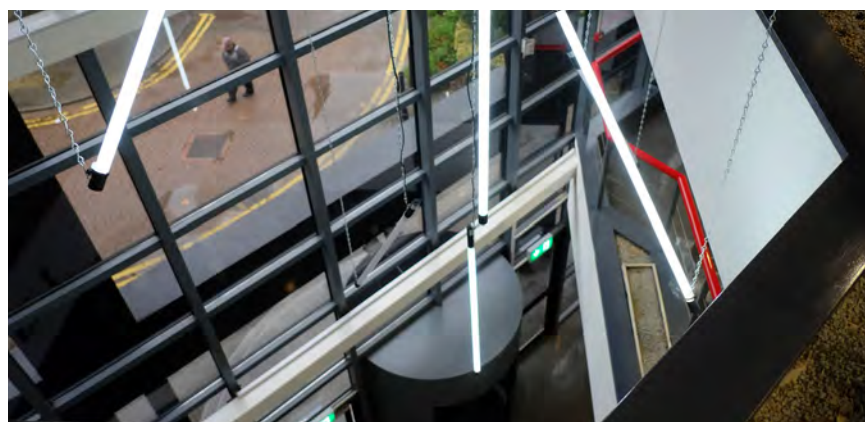
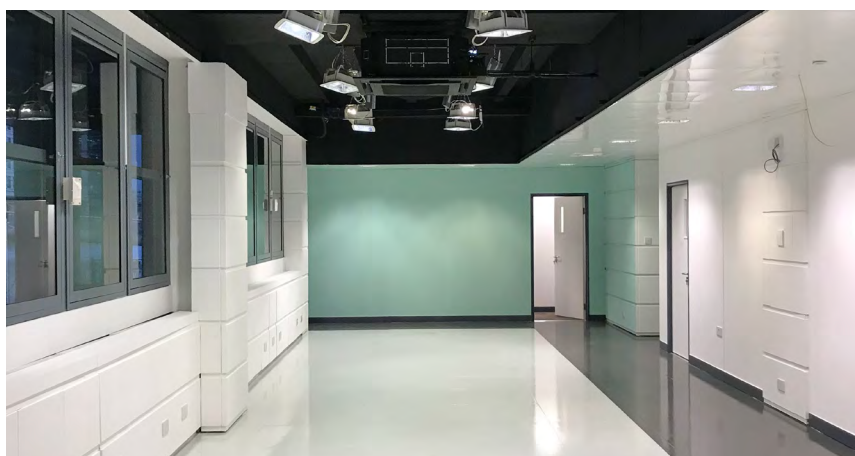


Project 564

INVESTIN

Location: Canary Wharf

Refurbishment



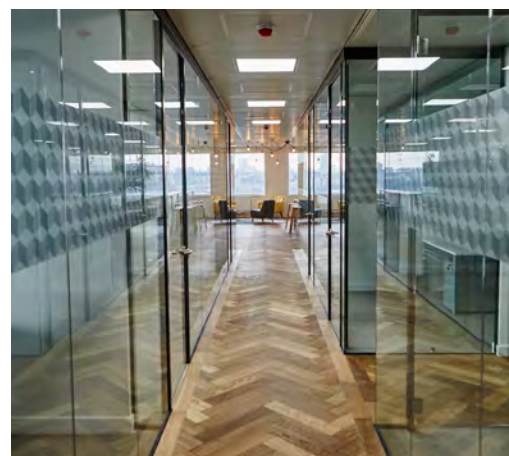
Investin, Quay House

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.

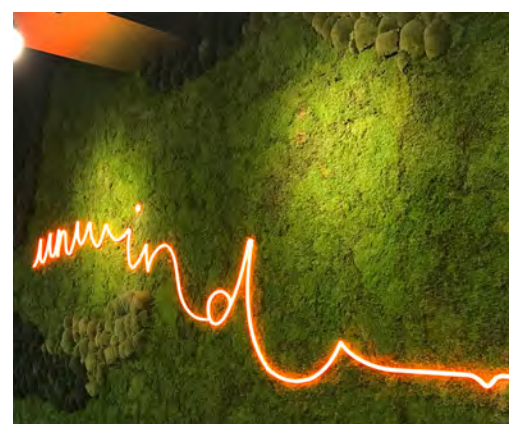
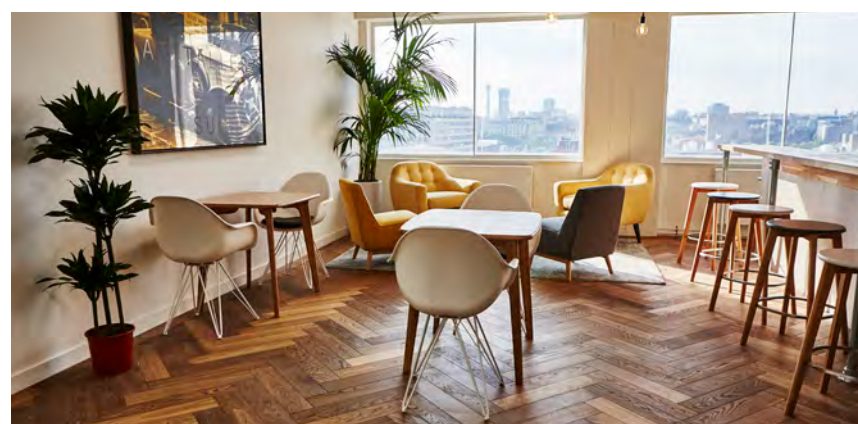


Project 517

BOURNE CAPITAL

Location: Waterloo Station

Refurbishment



Capital Tower

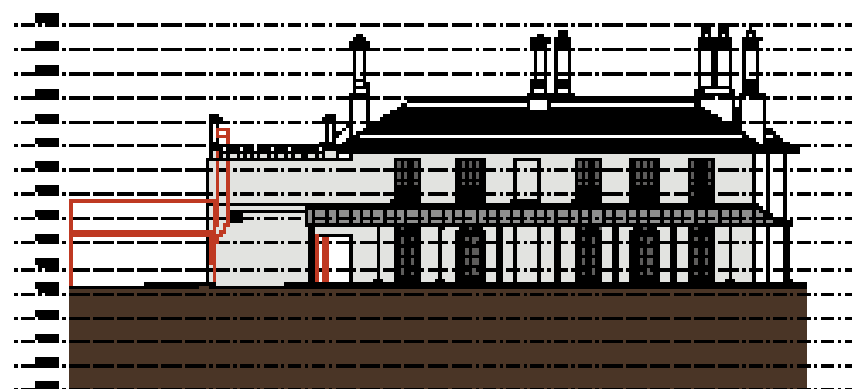
The 1970s tower block, Capital Tower, is a local icon in Waterloo and has been an office community for many years.

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.

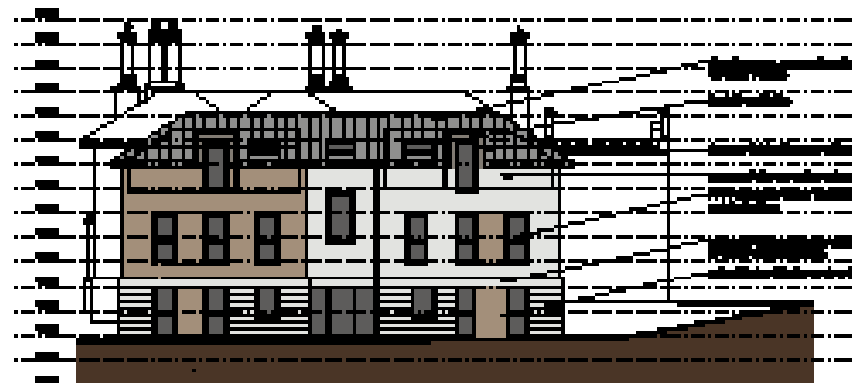
We supported this floor-by-floor refurbishment

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.



SOUTH ELEVATION - 1:100



NORTH ELEVATION - 1:100

Project ca

FOLLATON HOUSE

Location: Teesdale

Grade II Listed Building conversion to
age restricted residential**Follaton House**

The Follaton house project was for a Grade II listed building in Teesdale. The building itself was a small country house built around 1840 and is considered to be of important heritage significance, and is typical of a late Georgian to Early Victorian villa.

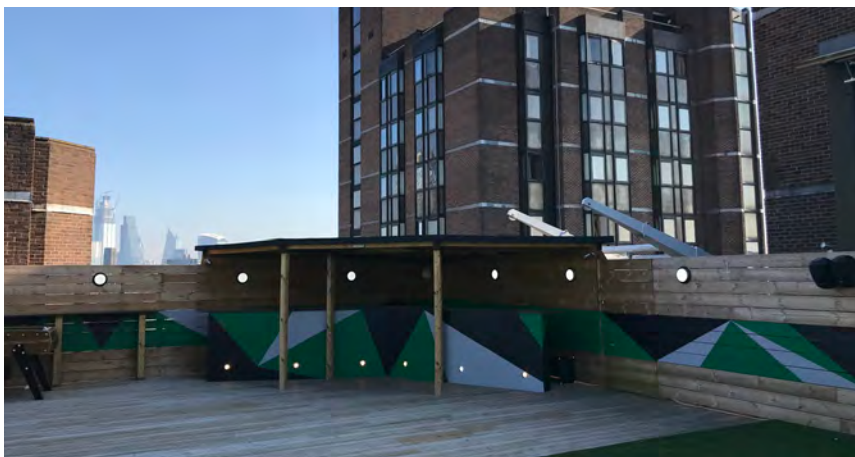
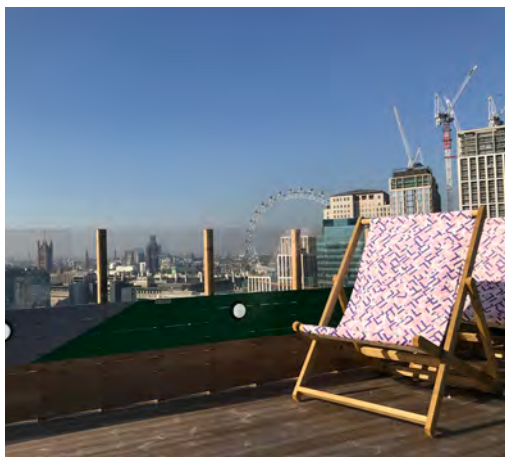
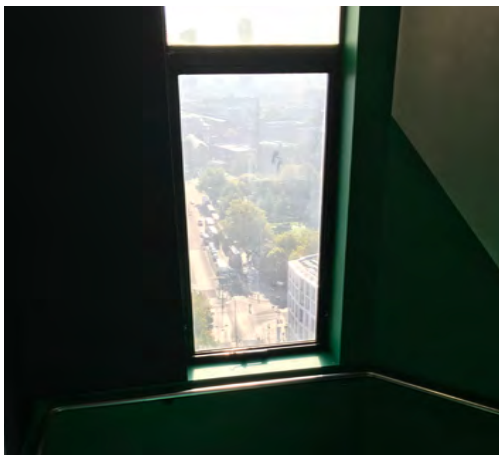
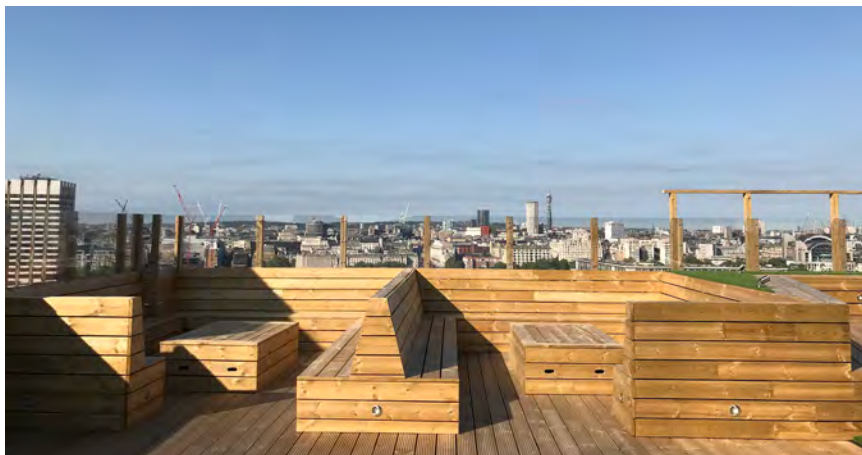
The client's brief was to change the building from a single house to an age-restricted assisted living facility and consulted with us on the viability of the project before purchase.

We liaised with the local authority and English

Heritage to find the best use while respecting the listed status.

Alongside a wider design team, we worked through a complex pre-planning process and engaged early with the neighbourhood plan group and others so the development would be supported by the LPA.

Once this was done, a detailed scheme, including the conversion of the building, was submitted for permission to the planning consultant.



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.

It includes bespoke furniture, a bar, an LED screen and hyper graphics, alongside fantastic views of London.

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 helipad.



Project ca

RABY HUNT

Location: County Durham

Grade II Listed Building refurbishment and extension of ** Michelin Restaurant



Raby Hunt

The Raby hunt project was for a Michelin two star restaurant in a Grade II listed building in a small village in County Durham.

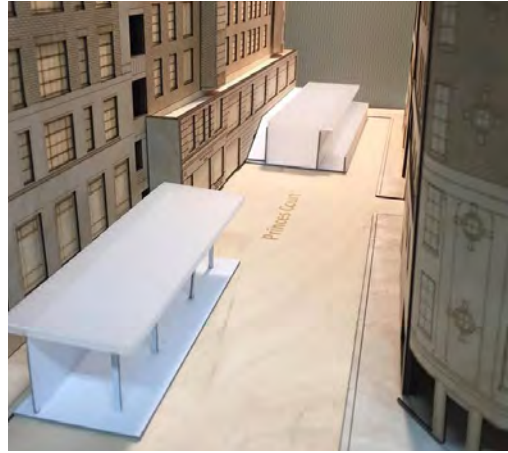
We worked alongside the chef and his team when they were awarded their first Michelin star to help improve their customer experience.

We were granted planning permission and listed building consent for two extensions and to convert the attached cottage.

We came up with a scheme that included a

greatly improved entrance, a glazed wall to create an enclosed private dining and chefs table experience, enlargement of the WC's, a glazed wine room, refurbishment for the restaurant, the inclusion of additional guest bedrooms, refurbishment of the existing guest bedrooms, as well as improvements to the kitchen garden back of the house and enlargement of the kitchen area.

Once this work was completed, and through the dedication of the team at Raby Hunt, they then achieved their second Michelin star.



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 513

BOURNE CAPITAL

Location: Waterloo Station

Refurbishment



Bourne Capital

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 724

IQ STUDENT RES PARIS GARDEN

Location: Southwark, London

215 rooms



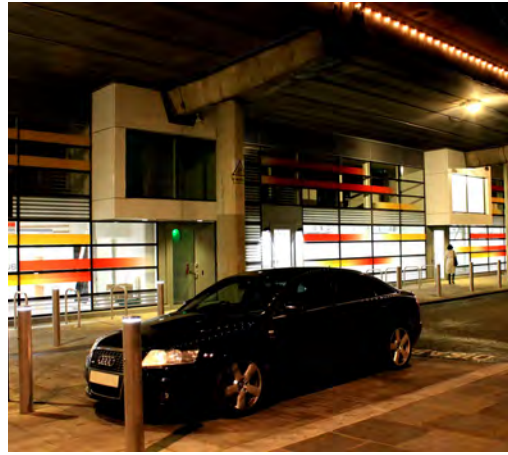
IQ Paris Garden

IQ asked us to develop the design through to stage four of the two blocks at Paris Gardens.

We proposed demolishing the existing top floor common room and replacing it with three storeys of student accommodation, a roof terrace area and also photovoltaics and an ASHP enclosure.

The design had one additional storey added to the top of the Paris Garden block above the existing plant enclosure and included a lift and stair pop-up, to give two storeys of common room facilities.

Part of this project included reconfiguring the reception, foyer and management office, creating a draft lobby with security barriers, a mezzanine cinema room with accessible WC, a two storey common room with study space, a lobby, games room, roof terrace, lounge area and even a private dining room - all to create a fantastic unified space with all the facilities students desire, wrapped in a beautiful design.



Project 0014

RB KENSINGTON AND CHELSEA

Location: London

Refurbishment of Offices



Malton Road Hub

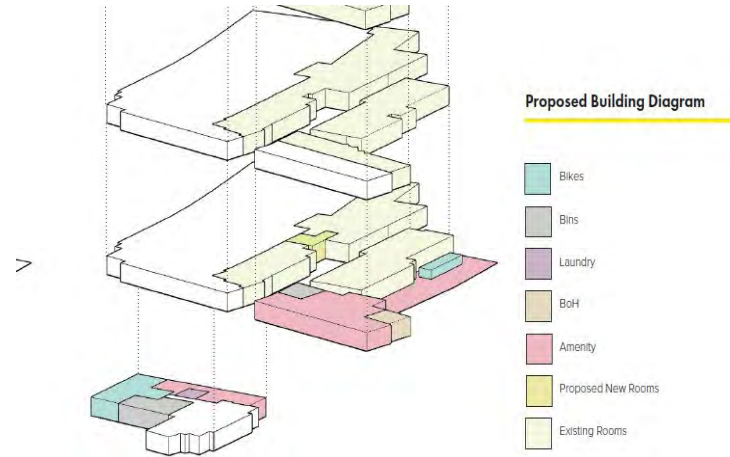
While at Sheppard Robson, we designed the conversion for an empty senior care home, into a high spec office space, for the Royal Borough of Kensington and Chelsea, to accommodate the staff for its Children and Adult Services unit.

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.



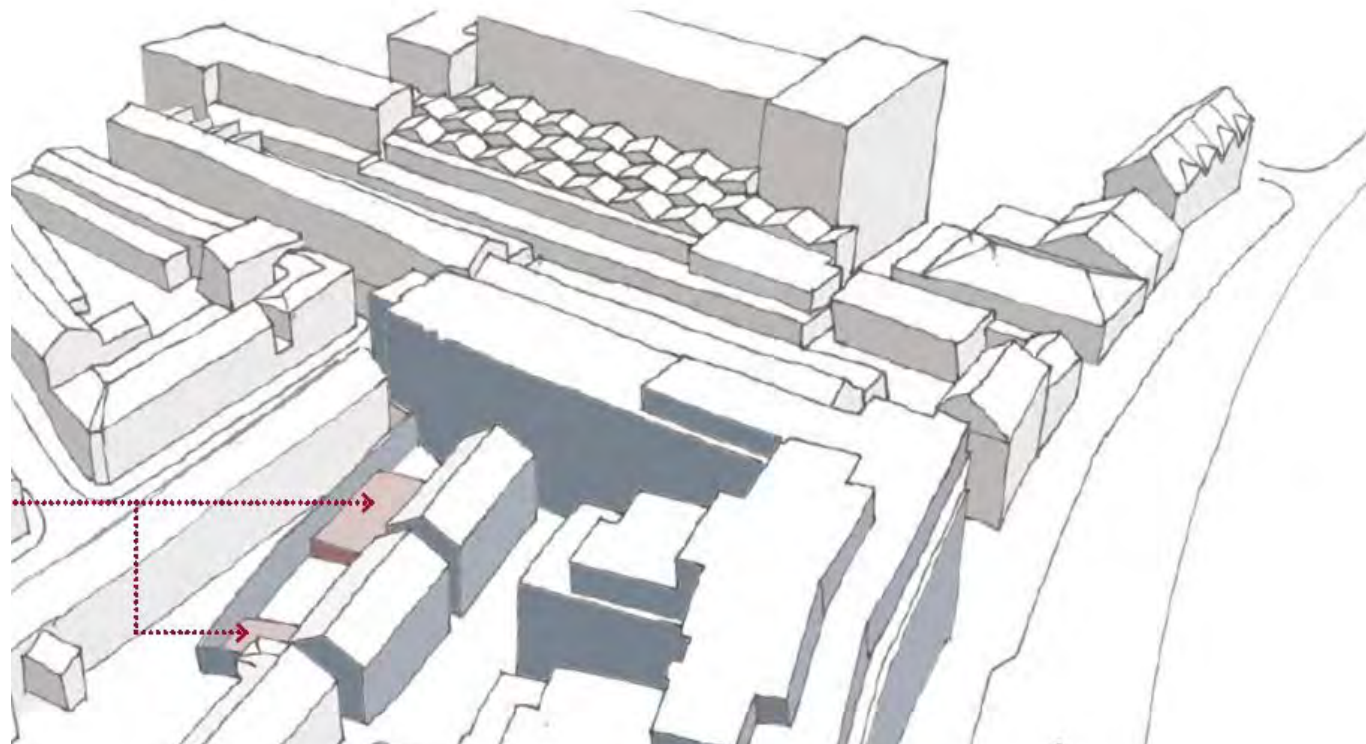
Elevation 5 - London Terrace Main Block

Project 724

IQ STUDENT RES IQ BRIGHTON

Location: Brighton

200 Rooms



IQ Brighton

At IQ Brighton and part of our strategic review, we found a few ways additional rooms could be added and under-utilised spaces could be converted into rooms.

As part of this we reconfigured the entrance and rebranded the spaces, including a new ground floor amenity space.

Alongside this, after applying and being granted consent for additional student rooms we allowed for disabled access to the entire property by using an additional platform lift to connect the two cores with level access.

We were also careful to include a games room and communal space for the students at

ground floor level and upgraded the reception area.

After moving the entrance to a location that allowed for level access, a flow was created from this space to the rear gardens, to encourage use of this previously under-used space.

There were a few undersized and underused games rooms and these were converted to rooms, so all communal activity could be focused around the entrance and garden.

Alongside this, the addition of private dining allowed for a full service building that worked for the needs of modern students.