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RESIDENTIAL

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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.

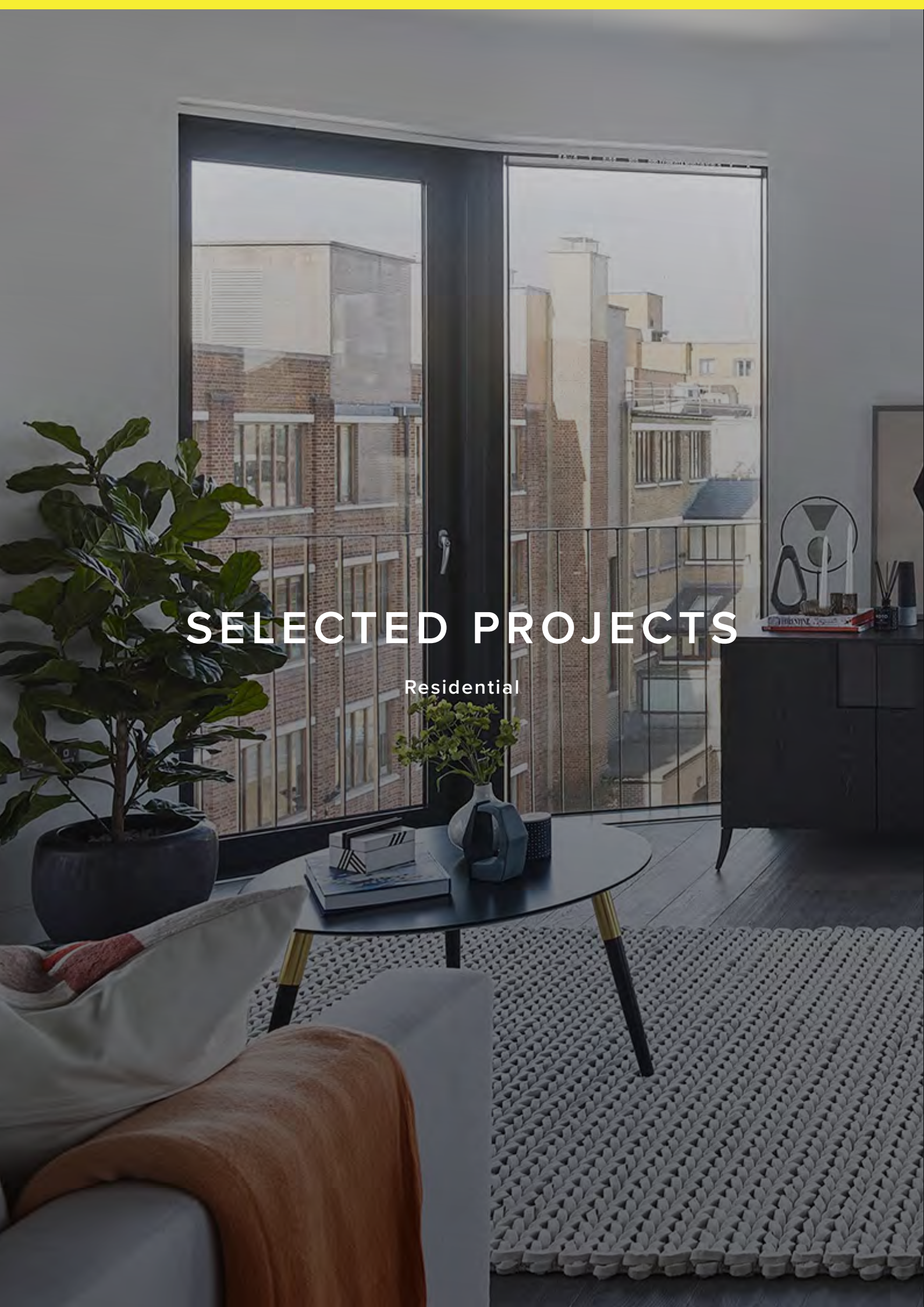
We're at the forefront of this and have delivered some of the most innovative schemes out there.

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.



But, it's not all commercial...

Alongside the hotel and workplace projects we're working on a few residential designs too. From the first drawing to fully built, we've been an integral part of the following projects from full fit out projects to one off housing and right through to multimillion new builds.

Hackney	Shoreditch	Camden
Wandsworth	Surrey	Greenwich
Brixton	Brent	Watford
Redbridge	Basildon	Forest Gate
	Ireland	

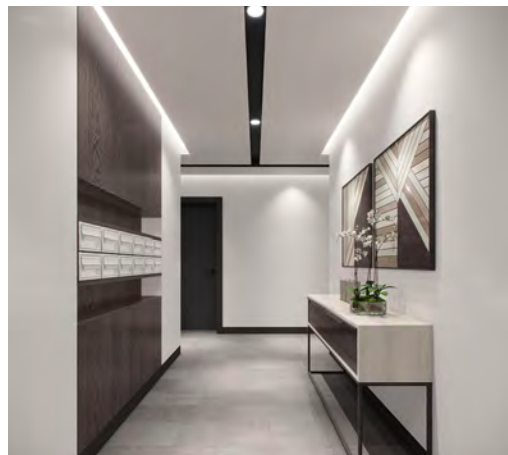


Project 548

IRES ROCKBROOK

Location: Dublin

492 Apartments



Rockbrook Dublin

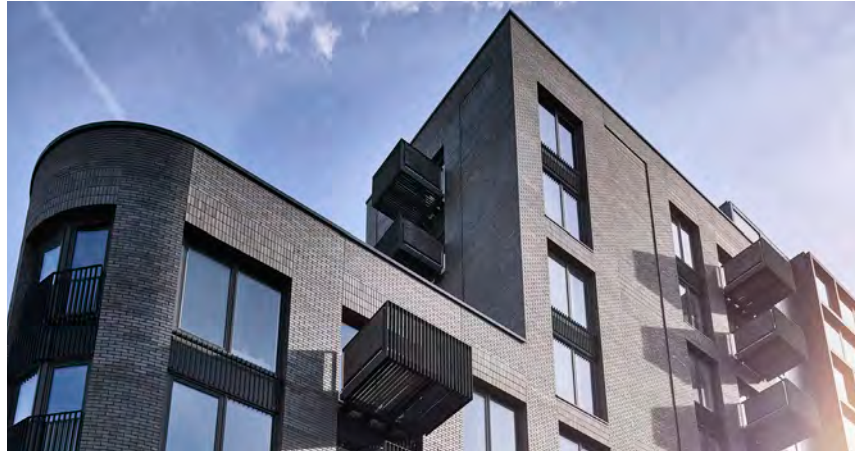
This project was for a 492 mid-range apartment complex for the private rental sector.

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.

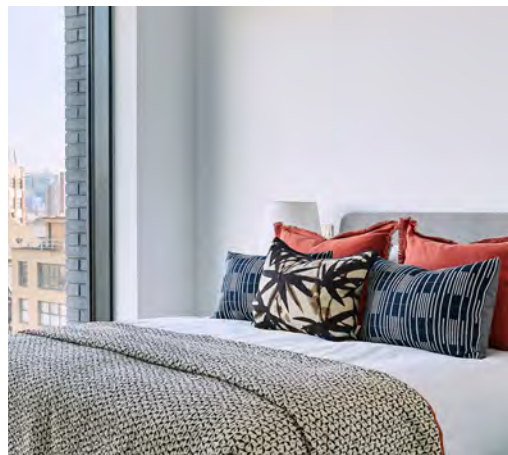


Project 305

WORKHAM SHOREDITCH VILLAGE

Location: Shoreditch, London

8 Apartments



Shoreditch Village

The Shoreditch Village Holdings project created eight private rental apartments in the heart of London.

With a design inspired by the local area, we included edgy materials that contrasted with sharp polished concrete to create a design that aimed for a sequence of spaces that epitomised timelessness and an interesting living environment.

We've taken this project from shell and core and given a full architectural and interior

service including retail units at ground level and associated public spaces.

We also created a vision of the potential retail environment in its temporary state during construction.

Ideas explore the connection between inside and outside retail environments, roof terraces and the creation of an activity zone in the heart of the scheme.

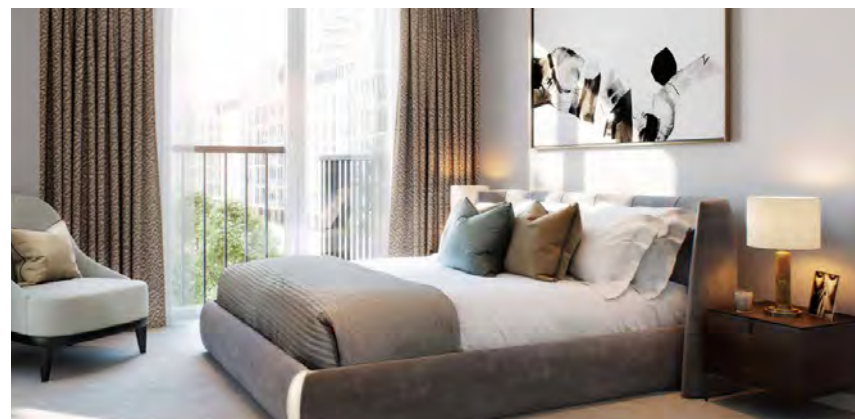


Project 608

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

EXCEILSOIR SPECTRUM HOUSE

Location: Hendon, London

47 Apartments



Exceilisor Spectrum House

The Exceilisor 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.

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

EXCEILSOIR GOLDERS GREEN

Location: Hendon, London

111 Apartments



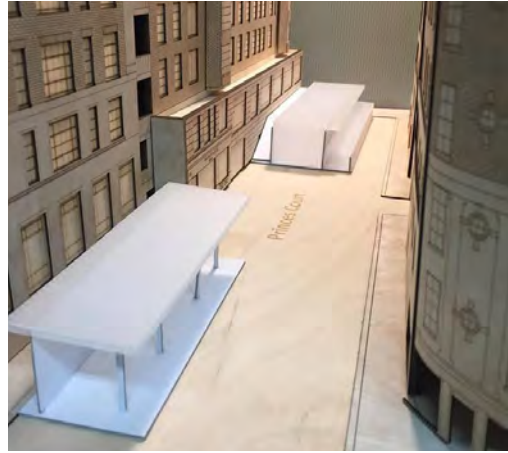
Exceilsoir Golders Green

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 516

QUEENSWAY BOURNE CAPITAL

Location: Queensway, London

250 Apartments



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.

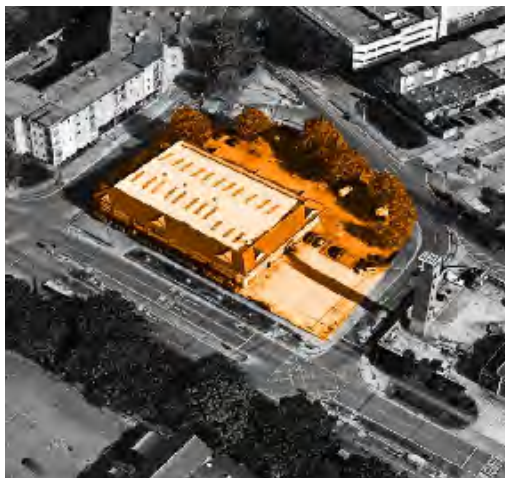
Weight restrictions on the existing building and car park has meant the residential design

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.

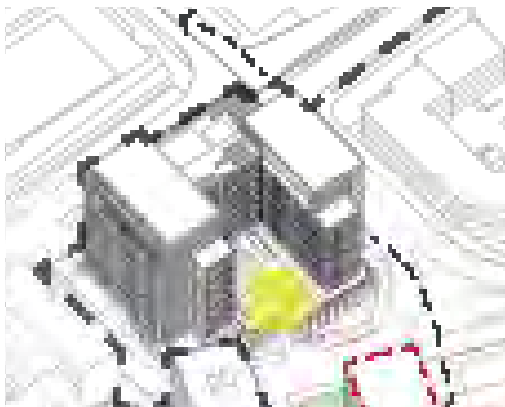


Project 708

GREAT OAKS

Location: Basildon, Essex

245 Apartments



Great Oaks

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

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.

The scheme is currently in planning and Anyo have continued to liaise with the planners, the developer and the consultants to ensure a scheme which meets all parties requirements.



Project 647

VICARAGE ROAD PRINTWORKS

Location: Watford

30 Apartments



Vicarage Road Printworks

Alongside GS8 Developments we were lead architects on the development of the Old Printworks and adjoining shops at Vicarage road next to Watford Football Club stadium.

The scheme will create 30 new apartments, a co-working space, a cafe and community space to give some much needed regeneration to the area.

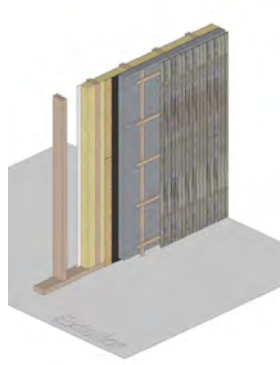
The design blends industrial heritage with residential context to give a building that will act as a benchmark for future redevelopment in the area.

Inspiration for the design was taken from nearby conservation areas and we worked alongside

planners to create a conservative scheme that satisfies their needs but is still an example of exceptional contemporary architecture.

The layout has a completely active frontage along Vicarage road and the street scene was carefully planned to give a wider pavement, to help make it safer on match days. Alongside this, window sizes and openings are repeated and staggered to create a playful feel.

The apartments themselves are a mix of one, two and three bedroomed family units with balconies and larger gardens at ground level. The plan for the build is to use a traditional build with modular components.



Project 712

ORFORD MEWS

Location: Walthamstow, London

9 Zero Carbon Townhouses/Apartments



Orford Mews

In conjunction with GS8 Developments we're lead architects, alongside a strong design team, which includes KLH Sustainability and Elliott Wood Engineers, to deliver a first of its kind sustainable scheme in Walthamstow village in London.

The project is for a private mews development, which is currently an industrial investment but with planning permission to redevelop it to nine homes.

These will consist of eight houses and one apartment, alongside 250sqm of creative industry workspace, all enclosed in a gated mews.

This Oxford Mews scheme is a pilot for the new pioneering carbon and energy positive zero waste framework, which aims to make further

sustainable commercial developments globally once this pilot is completed.

The design takes into consideration the neighbouring rows of terraced housing and respects privacy with the massing, form and elevations of the build.

The roof has been designed to capture direct UV through the PV's incorporated into the roof design.

The windows have been sized to give maximum light but minimum overheating and, living and garden spaces are generous with materials reused from the demolition, or from new materials sourced locally.



Project 058

HIGNA MANFORD WAY

Location: Redbridge, London

105 Apartments



Higna - Manford Way

As lead architects and in conjunction with GS8 Developments, we were granted planning permission to redevelop an underused and somewhat dangerous site near Hainault station in Redbridge London.

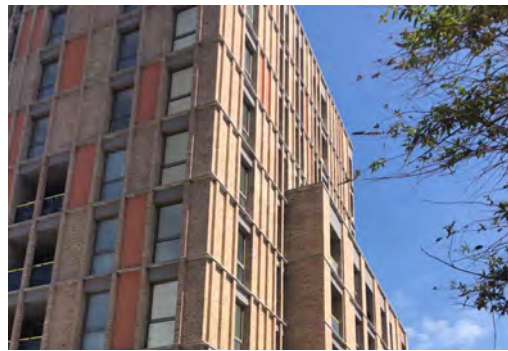
The project involved the creation of a new district centre in the heart of Hainault, taking into account the neighbouring street, green and properties to increase site security.

This development was designed to give a new clear identity, in conjunction with the local community and the landscape architects responsible for the Kings Cross Masterplan, and aims to create a vibrant new district centre, while delivering homes for first time buyers, families and social housing.

The ground floor included a public realm for commercial and community use, which includes a dance studio and co-working space to create jobs. The frontage was designed for lasting positive impact on the area.

Alongside this, the scheme created a destination building along Manford Way and the apartments have recessed and projecting balconies to give a diverse facade and allow for a dual aspect interior.

With four separate core entrances arranged around a shared courtyard, the space offers an additional amenity space for residents.



Project 650

MIDDLEYARD DUDDEN HILL

Location: Brent, London

136 Apartments



Middleyard Dudden Hill

Alongside Union Developments we worked on Middleyard Dudden Hill as the lead architects. Planning permission was granted to develop a unique Greenfield site along Dudden Hill Lane, Brent, London.

This site has a continuous slope of about an eight metre drop across the triangular shared site, which sits between two railway lines, so needed careful consideration as to the layout.

We created a scheme of four separate buildings, with a continuous basement/lower ground level, which houses the car parking, ancillary uses, plant and unique feature of an indoor/outdoor pool and gym for residents.

With a total of 136 residential units over the four blocks, one provides social/affordable houses and the interior layouts have been designed in-line with Housing Association requirements,

while not compromising on the overall aesthetic.

The material pallet is in keeping with the brick of the area, but is used in a contemporary way with pre-cast concrete panels to give the facade interest and change.

As the site is in a prominent location, the site gives long-distance views - a high quality interesting building in the landscape.

The site layout was created in conjunction with an ecologist and a landscape architect, which creates a beautifully laid out site, with both formal and children's play areas alongside wetland style marshland.



Project ca177

BIRKENSHAW STREET

Location: Glasgow, Scotland

48 Apartments



Birkenshaw Street

Alongside a local developer we're working on establishing planning permission for a constrained brownfield site, within a residential part of Glasgow, Scotland.

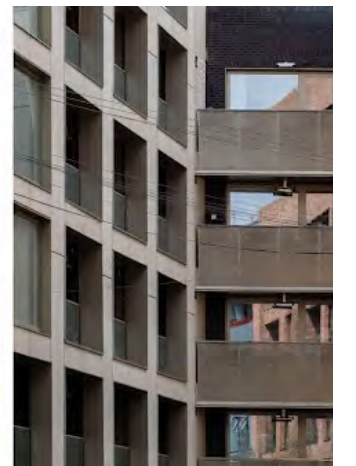
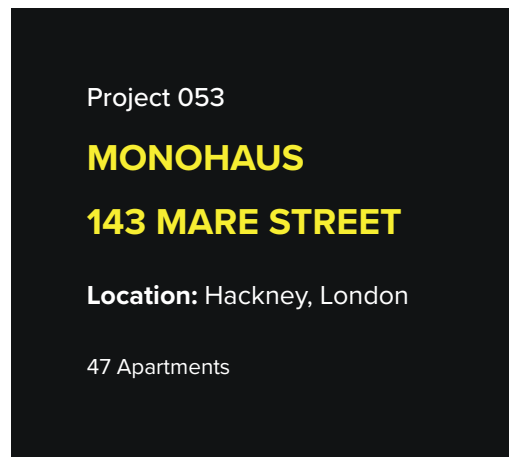
The proposal is for a build-to-rent scheme, for a turn key project, for a National BTR provider, and includes communal amenity spaces for residents and the wider facility.

The technical sustainability proposal includes photovoltaic panels, air source pump centralised

heating systems and modern methods of construction, MMC2.

Architecturally the proposal is being developed as an honest visual aesthetic, with materials chosen referencing nearby buildings.

We are to continue the project until handover - plan works stage six and seven.



Monohaus

Next to a previous project of ours, Warehouse Scheme, we worked in conjunction with Union Developments on Monohouse in Hackney, London.

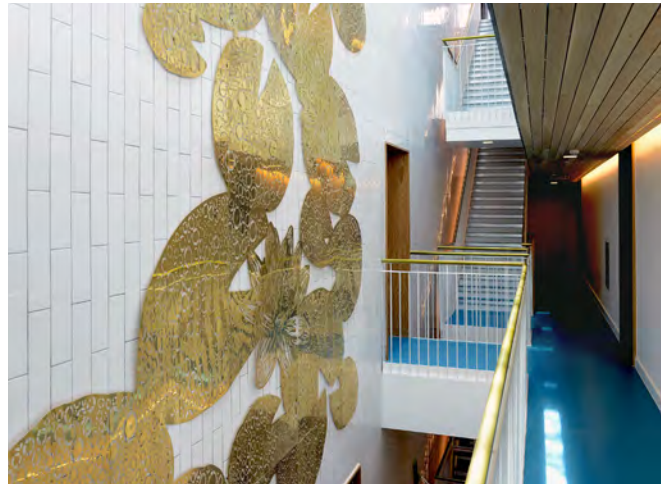
This project was for a commercially led mixed use scheme that delivered 51% commercial and 49% residential and consisted of 47 apartments along with large-scale commercial units, with cafes, restaurants, a gym, a hairdressers, yoga studios and several offices.

These ground level, lower ground and first floor facilities create a sense of community in the building, while helping to revitalise the area and create a route between roads that used to be closed off.

The scheme features a large walk-on glazed roof, which allows light at lower levels, brass window frames and large pre-cast concrete panels. The building form also allowed for a large roof terrace at the higher level.

The interior scheme was neutral in design but still with elements of exciting contemporary living taken into account and including, open plan spaces and external access ways to create a healthy and enjoyable way of living.

There's also a play on dark and light materiality alongside the stepping form, which allowed us to give further height in comparison to other local schemes.

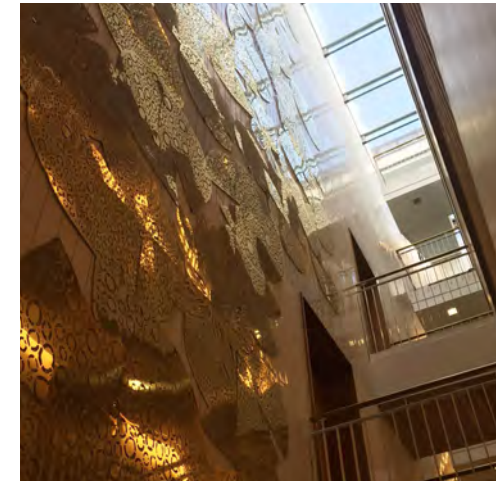


Project 052

WAREHAUS SIDWORTH ST

Location: Hackney, London

30 Apartments



Warehaus Sidworth St

As lead architects we worked alongside Union Developments to gain planning and deliver a mixed use residential building on the site of an under-utilised warehouse building, along the trendy London Fields in Hackney.

The building's design is strong and rigid, with a focus on high quality brick detailing, reflecting the arches and industrial nature for the area.

Consisting of 30 chic residential units and eight commercial spaces at ground floor level, the highly successful planning application allowed us to build an ultra-modern block with a glass bottom rooftop swimming pool and well-kept garden that overlooks the London skyline in a highly desirable part of the city.

Residents in this area expect high-end living and fantastic features. So, the apartments were designed with exposed concrete ceilings and industrial style exposed services.

The atrium has light that floods the area through the pool above and we worked with a local artist to incorporate a brass sculptural piece.

The high-quality design of this project has led to this being a highly sought after development to live in and also for further planning applications for nearby developments.



Project 701

PARKHAUS DOWNS ROAD

Location: Hackney, London

79 Apartments



Parkhaus Downs Road

With Union Developments, we're the lead architects on the Parkhaus development scheme, on the edge of Hackney Downs Park in London to redevelop a car breakers yard.

Liaising with Hackney planning we developed a scheme that exceeded the many requirements and constraints, including, relocating the car breakers, making sure of sunlight, creating a commercially led scheme, alongside giving a residential element of 79 apartments.

Alongside this, we also allowed for a 40,000sq ft of commercial space and state of the art facilities, including things like a shared swimming pool, outdoor cinema, conference room and a gym.

The site layout has been designed with a

through route for pedestrians and creates a vibrant new street at ground level, with sunken courtyards giving access to office spaces.

The design is in-keeping with the area, and in particular the arches which form the street. All apartments are dual aspect of very high specification both internally and externally and the interior team have developed three separate interior finishes for different apartment types to allow for a variance throughout the whole development.

Externally the building is unified with the materiality, but this does vary on each building to give the feeling of an organic piece of urban planning.

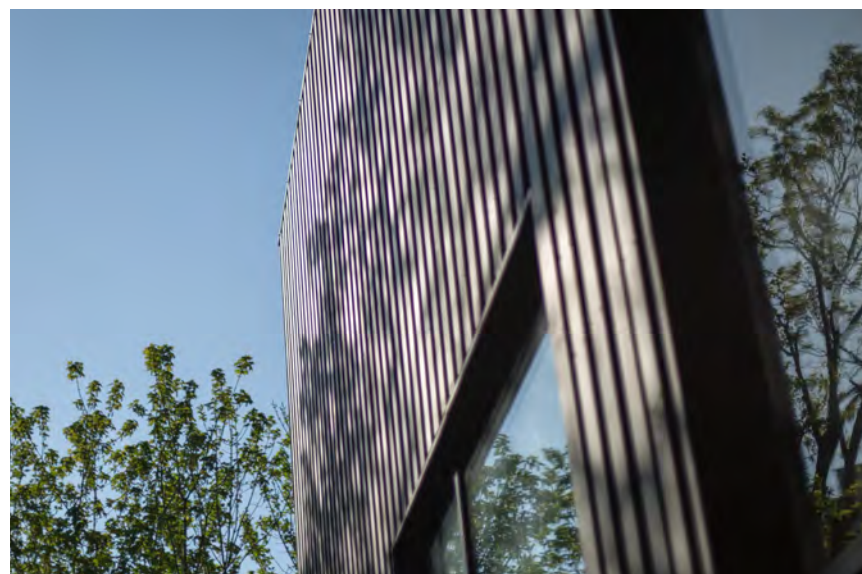


Project 060

HOLMES STUDIOS

Location: Camden, London

9 Apartments



Holmes Studios

Alongside the developer and in conjunction with the planning consultant, we gained permission for this site where other architects had previously failed.

With this project the key was to keep the feel of an industrial backlands building, rather than a new apartment block, so we created a schema that has a concrete slab frame, which sits above the existing single storey warehouse. On this frame there's a lightweight metal framed building with a lightweight timber facade.

Given the tight site constraints, we developed a scheme of nine apartments, which allows us to build to the extent of the site, while maintaining privacy and daylight/sunlight requirements.

At ground level there's eight double height commercial studios and a shared entrance lobby that can be accessed via the landscaped courtyard of grasscrete.

This allows a green space where servicing can still take place and internally the apartments have clean, crisp interiors with natural materials included to give character to the space.

Alongside this, roof lights, double height spaces and large balconies give a bespoke high quality feel to the units to help the developer bring these at a premium level.



Project 059

ARTHAUS RICHMOND ROAD

Location: Hackney, London

103 Apartments



Arthaus Richmond Road

In conjunction with Findon Homes, we designed and delivered the award winning Arthaus development in Hackney, London.

As a complete new build development, it keeps the original facade of the art shipping warehouse, which previously sat on the site, keeping the original character of the landmark but giving the space a building designed for modern living, mixing old and new.

The scheme was designed as an open gallery space with a full-height glazed atrium for break-out spaces, or gallery space when needed.

A re-energised commercial space includes restaurants, offices, yoga studios, and many more, with the building successfully integrating these services.

Following completion of this, we've been involved in several additions including, additional lightweight rooftop apartments, interior upgrades and fit-outs to the commercial units and communal spaces, toilets, kitchens, etc.

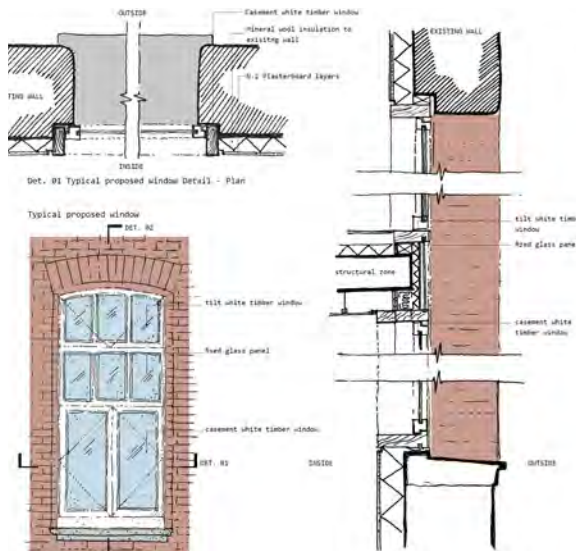


Project 649

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 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 ca270

LAWLOR'S CORNER

Location: Dublin, Ireland

40 Apartments



Lawlor's Corner

Alongside a local developer, we've been working on establishing permission for a very tight corner sight in a mixed use regeneration area in Dublin.

The proposal is for a build to rent scheme for a turn key project for the Irish housing association and includes communal amenity spaces for residents and the wider facilities, which includes concierge, remote working studios, function space and roof top gardens.

The technical and sustainability elements include photovoltaic panels integrated into the rooftop pergola, an air source pump centralised

heating system, roof top suds, Biophilic design principles and MMC2.

Architecturally the proposal references materiality and form from nearby buildings, while making the most of the prominent corner setting.

We're remaining on this project through to hand-over, plan of works stage six/seven.

Project 651

UPTON LOFTS**Location:** Forest Gate, London

10 Townhouses/Apartments

**Upton Lofts**

Alongside GS8 Developments we worked to redevelop the former parade of retail and residential upper parts, in the conservation area near the New Cross rail station and Forest Gate.

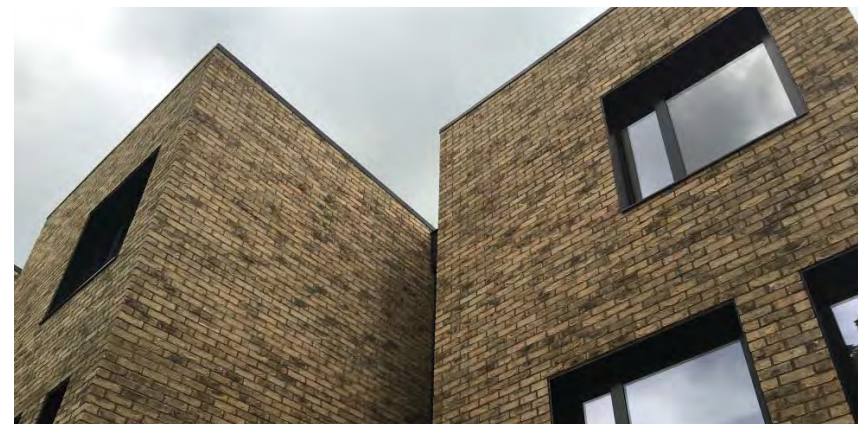
Upton Lofts is for ten apartments and three town houses, inspired by the Art Deco history associated with the area.

We worked alongside a local art group throughout the planning process and the building includes

permanent installations from local artist Laura Knight.

This development is the first major scheme in Forest Gate ahead of the Cross-Rail line opening in 2021.

We carried out the planning submission, interior design and delivery.



Project

**HALLEY MEWS
ANTON STREET****Location:** Hackney, London

7 Townhouses/Apartments

**Halley Mews Anton Street**

Within the triangular site of a previously derelict factory in Hackney, surrounded by 3-5 storey housing on all sides, we were successful in gaining permission for a seven unit residential scheme with one commercial unit.

The design responds creatively to the site's constraints, incorporating a staggered housing form with individual private gardens and communal landscapes. Architecture was minimalist in design and is a contemporary take on the neighbouring Victorian properties.

The facade was inspired by the language of 19th Century town houses and the landscape design complements the proposed architectural style of the mews.

We were involved in all aspects from brief to completion.





Top Project
**ADELAIDE
ST.ALBAN'S**

Below Project
**GROOMBRIDGE RD
HACKNEY**



Top Project
**COPPICE YARD
CROYDON**

Below Project
**ARBORETUM
EPPING**





Top Project
**PARK STREET
GREENWICH**

Below Project
**BLACKHORSE ROAD
WALTHAMSTOW**



Top Project
**NURSERY LANE
FOREST GATE**

Centre Project
GRAHAM RD, HACKNEY

Below Project
HELIX RD, BRIXTON

