This is Creative Reuse

Apt

At Apt, we have strong experience in reusing and reinterpreting existing buildings, in creative and unexpected ways.

We believe that conservation and design are inseparable, and the reuse of buildings an integral part of creating sustainable communities. The marriage of the old with the new requires design flair, sensitivity, and an innovative approach to the preservation of unique features and historic contexts.

Creative reuse can also be the most practical solution for a project, both financially and environmentally. Apt develop designs that unlock the potential for a space, building on the unique qualities of an existing building. We design modern, future-proofed, efficient buildings, adding value for the client, while minimising embodied carbon and securing the future of our existing built assets.

We are seeing a seismic shift in our industry – a realisation that constantly replacing existing building stock with new is neither responsible nor sustainable. This shift is seen across all disciplines; the design team, local authorities, developers, and funders are aware of the responsibility we each have to reduce the environmental impact of the built environment, and of the role we can all play in doing this.

That isn't to say we shouldn't ever redevelop, but as a society we can embrace better, more efficient, and more fulfilling ways of living and working. As architects, we can help our clients inform an understanding of which existing assets, if any, should or could be retained, and how we can extend, supplement and refit to constantly evolve our cities and towns.

Around **80%**

of the buildings we have today will exist in 2050

(source: World Economic Forum)

5 Million

tonnes of construction and demolition waste still finds its way to landfill each year

(source: Construction Products Association / Environment Agency)

In order to help deliver net zero... buildings must be designed to be **disassembled and recycled at the end of their useful lifespan**

(source: European Academies Science Advisory Council).

Retrofitting older, less sustainable assets can save

50–75% **of the embodied carbon associated with new construction**

(source: RICS)

2050

Government's target to reduce net emissions to zero

As architects and designers, we thrive on finding creative solutions to complex problems, and enjoy working with challenging constraints.

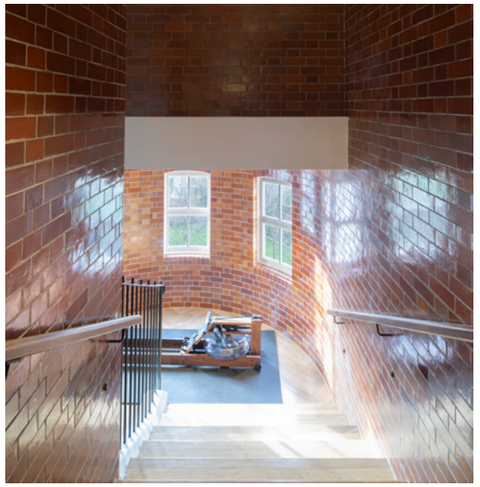
The beauty of working with existing buildings is that they offer a unique set of constraints to work within – these could include structural limitations, or responding to a building's heritage and the historic context of its former use, appreciating a site's longstanding relationship to adjacent buildings and the site's contribution to its neighbourhood.

We go through a rigorous process of analysing and understanding the site and the existing building to help us develop beautiful and often unexpected results.

Case Studies

THE SLOANE BUILDING
CHAPTER HOUSE
64 OLD CHURCH STREET
SILK STREET
EUSTON HOUSE
43 BROOK GREEN
NORTH CRESCENT
THE TREASURY

Breathing new life into a historic building, the design is a confident marriage of existing and contemporary architecture.



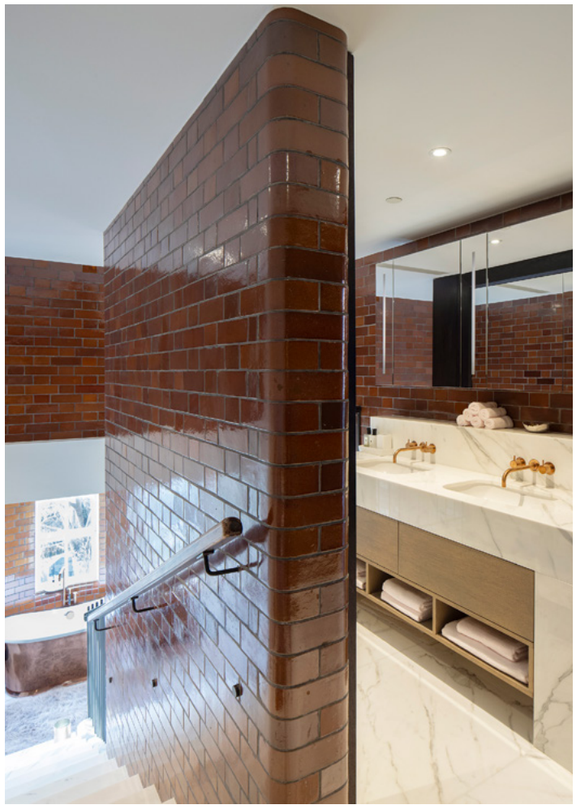
The Sloane Building

The transformation of this iconic Grade II-listed building provides 18 unique and contemporary new homes designed to be both generous in scale and proportion, with impressive living spaces and natural light.

The original Edwardian Baroque building from the 19th Century was restored, retaining and enhancing its essential character to create a dynamic, yet historically sensitive and refined design.

The integrity of the refurbishment works was carefully considered, incorporating high-quality materials and finishes that complement the character and spirit of the listed building.

The redevelopment makes a positive contribution to the character of the local area by bringing a beautifully crafted building back into use.



Added Value

The redevelopment of the Sloane Building was an inherently sustainable opportunity to sensitively reuse a listed building to provide high-quality residential accommodation, conserving heritage assets and reducing demand for construction materials with associated embodied carbon benefits.

Within the context of the acknowledged constraints in refurbishing historic and listed buildings, long-term energy efficiencies have been considered through a combination of enhanced fabric performance and the energy efficiency of a new centralised plant.

By adapting and refurbishing the Sloane Building we have given an old building, which was sitting unused and dilapidated, a new lease of life. Its new use will ensure that the building is well maintained and loved by its owner/occupiers for years to come.

Achievements

- Planning and listed building consent were obtained under delegated powers
- Restoration of an important, Grade II-listed, 19th Century Edwardian building
- Many important original, internal architectural features have been retained
- The historic Boys' and Girls' entrances are incorporated as the front doors to the ground floor apartments

In the heart of Covent Garden's Seven Dials Conservation Area, a new Chapter in the life of a 19th Century building has been written.

Chapter House

Chapter House delivers 40 new, high-specification, private apartments and three affordable mews homes in the heart of Covent Garden's Seven Dials Conservation Area.

The historic elements of the project are carefully balanced with a calm two-storey extension of copper-like cladding and elegant balustrades. These contemporary additions are stepped back from the façade line, acting as a backdrop softening their visual impact on the streetscape.

Behind the façade, we developed a contemporary language for the living spaces that held a connection to the history of the building.

Creative design decisions including the various sizes, shapes, and locations of the existing windows determined the function of the rooms and whether there would be a single or double-height space behind. The re-designed timber sash windows were positioned in non-traditional locations, sometimes at floor level, to create a more modern feel.

Added Value

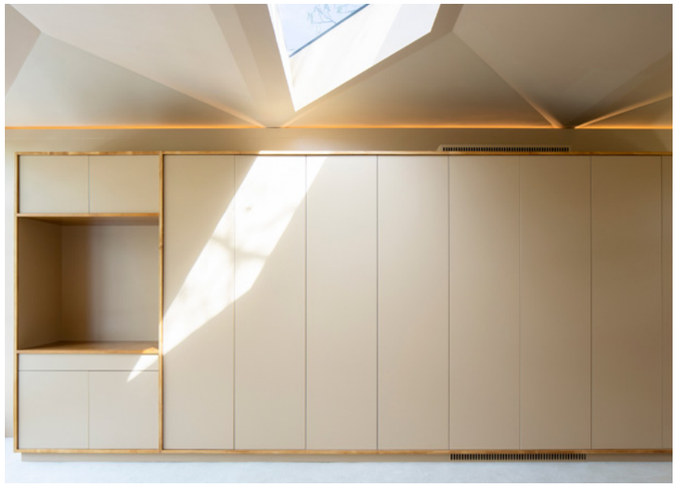
Chapter House was originally designed and built in the late 19th Century by architects Gibson & Russell. Despite the building's prestigious location, it lay unoccupied for many years, hindered by tight and unsympathetic accommodation.

Apt retained the existing building's street facing façade and demolished the building behind to create a new structure that responds intuitively to the site and its surrounding urban fabric.

The new two-storey extension increased the accommodation on the site from four storeys to six, including private terraces and gardens. The accommodation includes studios, one, two and three-bed apartments, and two duplex penthouse homes stretching across the upper floor, as well as three affordable mews homes.

Achievements

- Navigated complex conservation area planning requirements
- Secured consent within a restricted time frame while implementing a new exclusive scheme in parallel
- Retention of the existing 19th Century façade
- Provision of new affordable housing in a prime central London location



A sensitive addition to a much-admired heritage building, retaining the building's character whilst also ensuring that it is suitable for modern day living.

Old Church Street

64 Old Church Street is a Grade II* listed residence, designed by Erich Mendelsohn and Serge Chermayeff in 1936. It has been a home and focus for the family of its current owner for more than 40 years.

During this time, the building has demonstrated its flexibility, adapting to accommodate the changing circumstances and needs of its occupants through a series of sensitive adjustments that retain the essential spirit and character of the building.

Apt were commissioned to sensitively refurbish the external fabric of the building and design a new, prefabricated extension on the first floor of the northern elevation, to provide self-contained living accommodation.

64 Old Church Street is a successful demonstration of how a modern intervention can enhance the overall character of a heritage building.

Added Value

The prefabricated extension is designed in three parts and to be completely removable, allowing the original house to be reinstated to its original form in the future if desired. Whilst preserving the heritage fabric of the building, the construction methodology also minimised disruption to the occupants of the house, who lived there during installation.

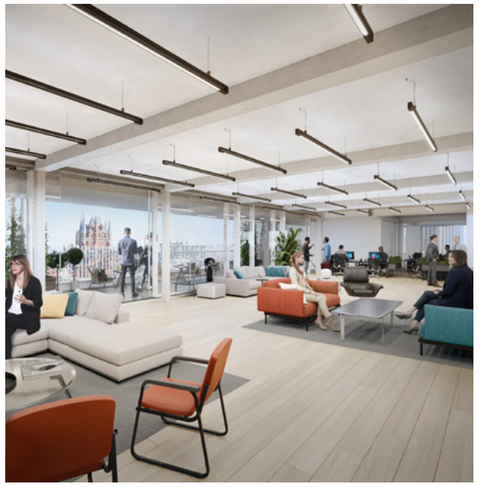
The extension is relatively modest in size, but the energy efficiency of the new space is maximised through the installation of high-performance insulation and enhanced levels of air tightness, which were meticulously assembled under controlled under factory conditions. The two primary glazed façades are openable to provide natural cross-ventilation, thus reducing the reliance on heating and cooling systems.

Careful research into the replication of key details with modern day materials ensures that the extension is a seamless continuation of the original house, whilst providing a level of durability that requires little ongoing maintenance.

Achievements

– Shortlisted in the Private House category of the Offsite Awards 2021

Turning the building's unloved central courtyard into its greatest asset.



Euston House

Centrally located in a fast and well-connected area of London, Apt's proposals for Euston House will transform this prominent building creating a high-quality, sustainable, and contemporary workplace through a series of targeted interventions.

Floor plates are extended with generous external terraces at all levels, the building is topped with a communal rooftop terrace and tenant amenity space that provides panoramic views across London.

The office space benefits from extensive daylighting and is serviced by an underfloor ventilation system to maximise ceiling heights and minimise high-level services celebrating the existing structure.

Added Value

Apt were able to add value with additional floor space, created using a lightweight, low-carbon timber structure. The central lightwell is roofed over to create an internal atrium that brings controlled daylighting to the centre of the plan. As a result, the thermal envelope of the building, associated solar gains and heat losses are significantly reduced.

By relocating the plant room from the basement to the roof, valuable space was freed up allowing for the creation of extensive end-of-journey facilities to cater for active travel.

The entrance sequence has been redesigned to create a generous arrival space at the heart of the building, sitting within the newly formed atrium and enlivened with connections to adjacent café and retail areas. The tenant amenity space takes advantage of an existing lightwell to open up the lower ground floor and connect to a tenant club area with conferencing facilities.

Achievements

- Reuse of the existing fabric of the building, reduces the carbon footprint
- Additional lettable floor space is provided on all levels
- New external amenity space and terraces improve tenant and user wellbeing

Creating a new market square, performance space and garden by re-establishing a public route through the city.

Silk Street

The existing Silk Street superstructure provides significant potential by providing 700,000 sq.ft. best-in-class, modern office and amenity space. Apt is working in a sustainable, cost and time-efficient manner to deliver an effective solution close to one of London's major transport hubs.

Carefully considered infilling of pockets of space and the addition of lightweight structures to upper floors increases lettable space and creates a valuable external green terrace. The remodelled building will achieve high sustainability standards for energy consumption, as well as whole life carbon and environmental impacts to obtain a BREEAM Outstanding rating.

Utilising the existing frame will also maximise the sustainability of the project by reducing embodied carbon.

Added Value

The ground floor at present is a defensive structure, however there is an opportunity to turn this into a permeable civic space that enhances the building amenity for both occupiers and wider user groups.

Apt have significant experience in delivering welcoming, amenity-rich buildings. We have learnt through all of our schemes that carefully curated ground floor areas drive significant value by generating greater occupational rents in the office space.

By utilising the level changes across the site to provide split-level floor plates, the ground floor is broken up into a variety of spaces and volumes to provide a high degree of flexibility for uses including gallery space, food markets and auditoriums. This helps animate the street frontage and drive additional footfall through and around the base of the building.

Achievements

- Exemplar sustainability credentials including BREEAM Outstanding
- Flexible and adaptable with generous floor plates and floor-to-ceiling heights
- New external green space and terraces are provided
- Design focused on occupier wellbeing and sustainability

A re-core, infill and extension of an existing building to provide a 40% uplift in floor area.

43 Brook Green

Apt undertook a feasibility study to explore the potential redevelopment of an existing 1930s building in Hammersmith.

In order to rationalise the existing building, we removed a 1990s extension and infilled the courtyard creating a new core, resulting in a 40% increase in floor area, whilst retaining the character of the existing building.

Utilising the residual load-bearing capacity of the existing frame, coupled with the new infill, Apt designed two additional storeys, set back from the existing façade to create wrap-around terrace spaces. The tiered infill then provided additional outdoor space throughout the building.

Added Value

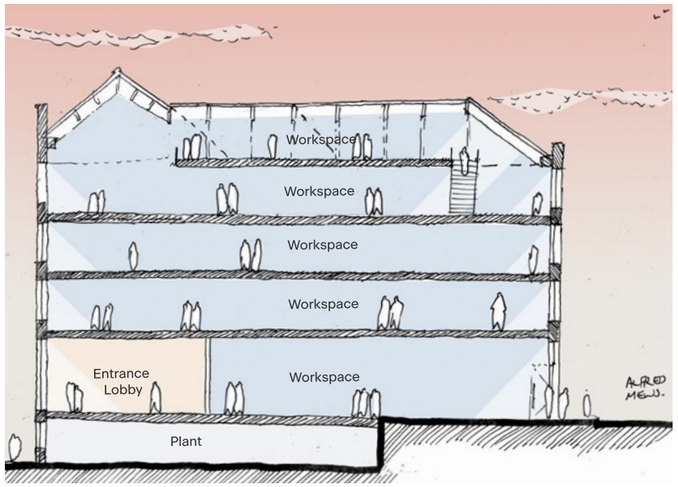
The feasibility study explored opening up the existing defensive ground floor entry sequence and creating a link through to a new core and daylit atrium space.

This simple approach provided a more generous, inviting sense of arrival, and increased the building's presence and engagement with the street.

When Apt investigated infilling the courtyard, there were some constraints from the impact on daylight and sunlight levels to neighbouring buildings. The final proposed massing was a balance between maximising additional floor plate area and creating a structurally efficient deliverable solution which created flexible, easy-to-plan open floor plate.

Achievements

- 40% increase in lettable floor space
- Retention of the existing façade and character of the existing building
- The new two-storey extension created wrap-around terrace spaces



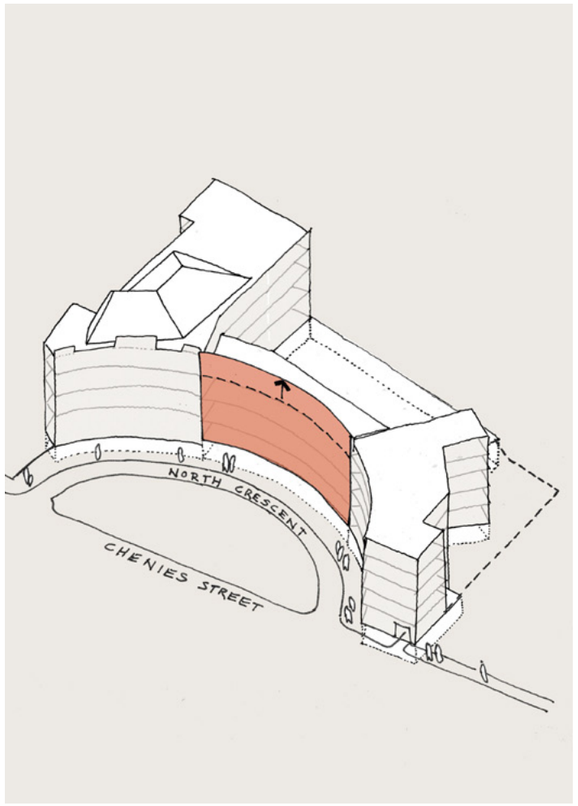
Celebrating the character of three existing buildings whilst consolidating them into a single workplace.

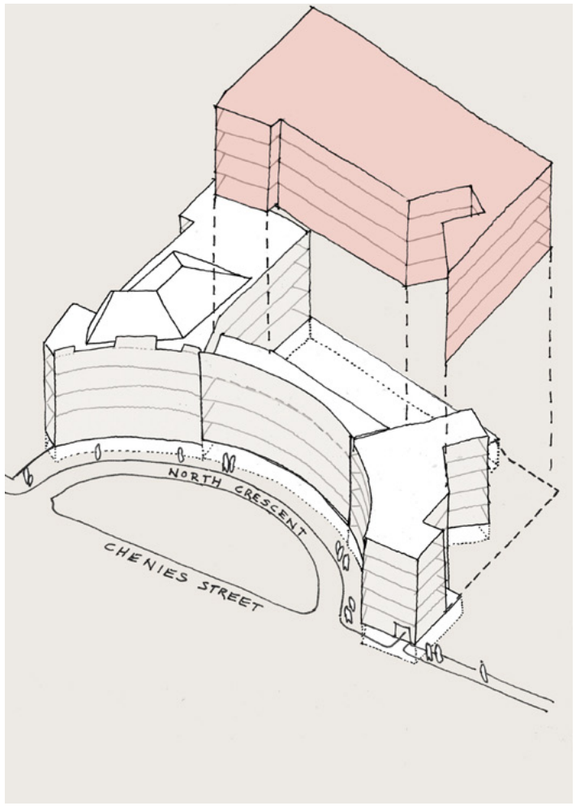
North Crescent

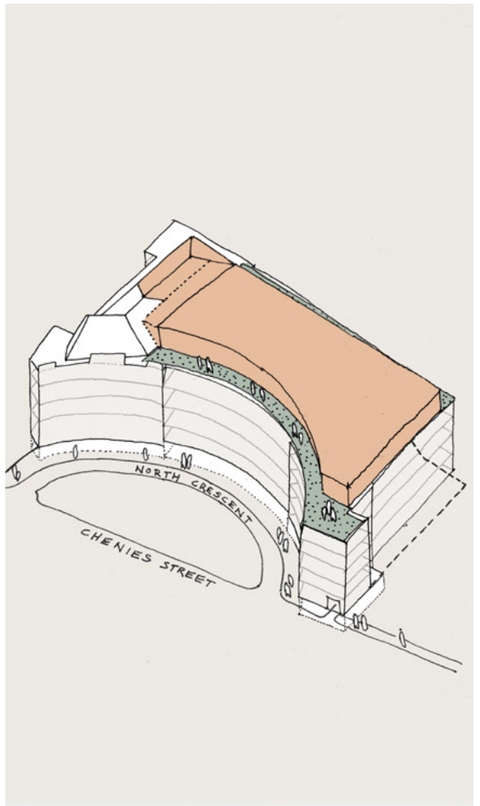
This was a competition feasibility study to help a client purchase a site in Fitzrovia.

The brief was to knit three existing buildings together to make a coherent, usable workplace while respecting the individual buildings. The key to unlocking this site was to utilise the large available area for new infill behind the central building, allowing us to create large, flexible floor plates which aligned with the existing levels.

We introduced two new cores on the junction between buildings, which gave us the opportunity to connect the flanking floor plates at differing levels, effectively creating a series of tiered mezzanines within one volume.







Added Value

By understanding the existing floor plate levels and their relationship to each other, we were able to develop a strategy that maximised the amount of additional floor area.

Adding two new cores helped deal with level changes between separate buildings, while also allowing the building to be split vertically into two distinct tenancies. These included separate addresses and reception spaces, linked with flexible ground and lower ground floor tenant space.

The addition of a rooftop storey helped to provide additional area benefiting from the residual load-bearing capacity of the existing building frames, without severely impacting sensitive townscape views, and providing external amenity space with views south over Fitzrovia.

Achievements

- Consolidation of three existing buildings into one coherent workplace
- Generous, flexible and adaptable floor plates maximise additional floor area
- New external amenity space provided for tenant and user wellbeing

A bespoke "jewellery box" to present the Magna Carta and other treasures in the Bodleian Library Oxford

The Treasury
Oxford University

Within Giles Gilbert Scott's Grade II listed Bodleian library lies The Treasury, a new home for the 'Treasures of the Bodleian'.

The Treasury is a permanent exhibition space located within the newly refurbished Weston Library, which allows selected highlights of the Library's 5000 Treasures to be shown in a purpose-built space for the first time in the library's history.

Designed to feel like stepping into a jewellery box, where books appear to float in mid-air, the highly specialised nature of the space provided Apt with the opportunity to work closely with dedicated consultants in order to achieve the very particular environmental conditions required for a room containing historic artefacts of such significance.

Added Value

Designing the means to present the treasures in a calm and respectful setting where the viewer could maintain a close and intimate relationship with each object whether studying a particular detail or the whole, avoiding unnecessary distractions

Ensuring the long-term protection and conservation of the objects. The strict control of light, temperature, humidity, vibration and air movement were key considerations, with less than one air change permitted every ten days within the cabinets.

Achievements

- An exciting new purpose-built permanent exhibition space where the treasures can be displayed and enjoyed by the public in exhibitions that change over time, allowing a range of themes and the collection as a whole to be addressed.
- Bespoke cabinets protect the treasures in a carefully controlled environment, with beautifully engineered support brackets and lighting making objects appear to float in front of your eyes, creating a close and intimate relationship with the viewer, adding a sense of theatre and magic to your experience.

Exploring Opportunities

At Apt, we are always exploring ways to minimise the environmental impact of our projects.

Expanding on the creative reuse of existing architecture, we find innovative ways to upcycle waste material too.

In collaboration with Mallorcan tile specialists Huguet, Apt launched a range of sustainable terrazzo for use as flooring, worktops, and furniture pieces.

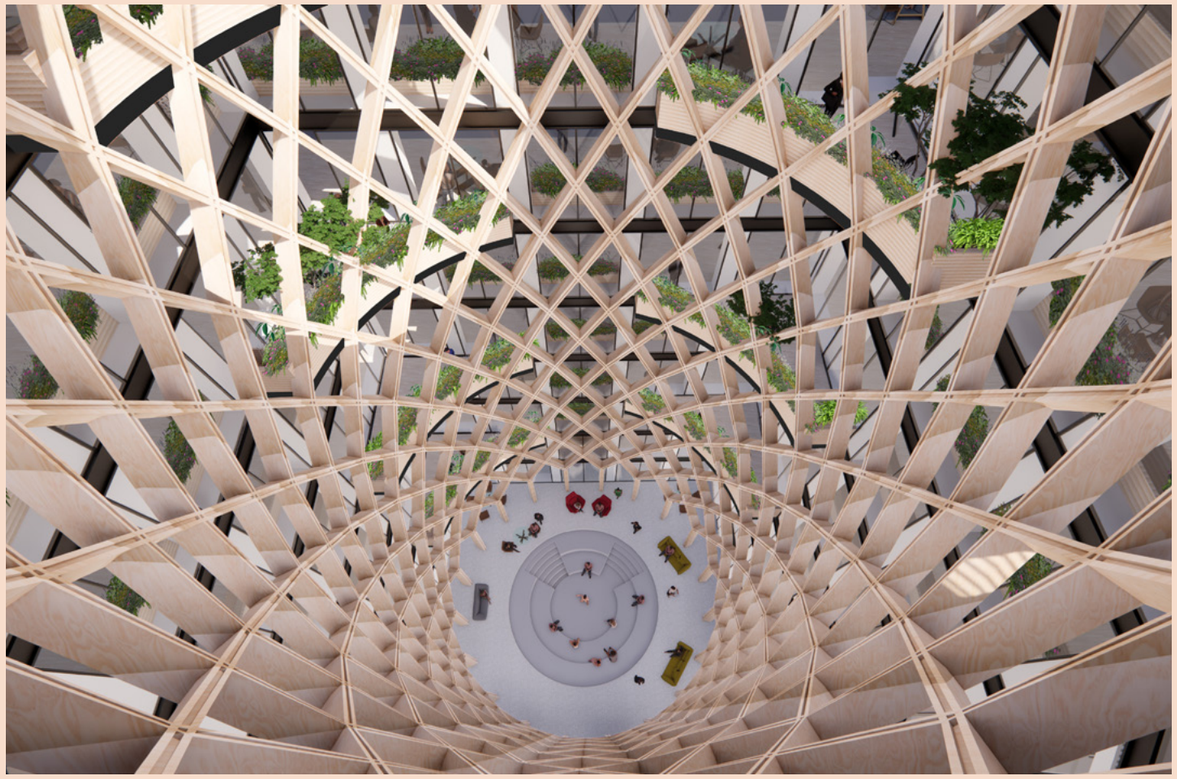
This terrazzo uses the recycled content of construction debris from active Apt building projects. Site demolition products such as brick, timber, and metalwork are recycled into something sustainable and beautiful.

Exploring Opportunities

At Apt, we understand the importance of providing realistic and deliverable schemes to our clients, using our expertise to assess what we believe can work on a particular site. Numerous clients come to us for early input on schemes they are considering – our advice can often help them decide whether there will be value in moving forward.

This can range from an initial two-week feasibility, to more in-depth studies developing a variety of design solutions to help support bids, financial appraisals, or a first pre-application meeting with the planners to evaluate potential proposals.

We draw on our wide range of experience to give the best advice possible. We value honesty and integrity, communicating what is achievable and managing client expectations.



01 Initial Consultation

A low commitment way to quickly test the viability of an opportunity.

An initial high-level exercise testing massing on a site, that generates indicative GEAs based on an assumed use class. This will include investigating the opportunity to retain and reuse any existing buildings on site.

Duration: 2 weeks

Deliverables:

- GEA Area schedule
- Initial height, bulk and massing
- Simple 3D chalk models in context (subject to availability of information)
- Identify possible 3rd party risks which may affect the site's potential

02 Initial Feasibility

Testing a variety of approaches for a site, enabling an initial brief to be set for financial appraisals or bids.

A detailed exercise to test a variety of approaches and generate areas, floorplans and some initial architectural responses to a site.

Duration: 4-6 weeks

Deliverables:

- As Option 01 +
- Indicative typical floorplans
- Accommodation schedule
- Additional iterations of design massing to refine the proposal
- Investigation into site history, planning context, and site constraints
- Illustrative material to explain the main architectural concepts and principles of the scheme

03 In-Depth Feasibility

Developing an initial brief to a point where the principles can be discussed with the Local Planning Authority.

An in-depth review of a potential site to test a variety of approaches and refine a solution which could represent the first step towards a planning application.

Duration: 4-8 weeks

Deliverables:

- As Option 02 +
- Design development sufficient for initial pre-application with the Local Authority
- Attendance at initial pre-app meeting
- Sketch models of context and proposal
- Sketch perspectives / in house renders showing the scheme in context
- Initial GA drawings

04 Existing Consent Review

Review an existing consent and discuss ways it could be optimised or improved to suit your brief.

Analysing a pre-existing proposal and identifying any potential improvements, or test alternative uses within the same footprint.

Duration: 2-6 weeks

Deliverables:

- Alternative scheme with indicative typical floorplans
- GEA and accommodation schedule
- Identify possible 3rd party risks which may affect the site's potential

We create architecture that inspires through great design, innovation & craftsmanship.

This is Apt.

At Apt we are always interested in working with like-minded, motivated, and progressive people who want to deliver great buildings.

We believe our studio approach allows us to robustly test briefs and challenge preconceptions, ultimately helping our clients find the best solution to any given opportunity. We enjoy working collaboratively and believe this is why we build long lasting relationships with many of our clients.

Let’s create the unexpected.

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