



**This is Residential**

Apt



**At Apt we design beautiful places to live and connect, providing spaces for community to thrive. We have extensive experience across a wide variety of tenure typologies.**

We work in partnership with our clients, to create distinctive concepts, crafted from an understanding of the project brief, whether for a multi-unit development or an individual home and have extensive experience in residential design across developments of assorted sizes and tenures from Private and Affordable to Assisted Living, Co-living, and Student.

Our housing designs seek to create places and communities in well-defined public and private realms. Pedestrian connections, outdoor spaces and the public realm are given as much emphasis as the design of the buildings themselves, resulting in coherent, sustainable, and beautiful new homes and neighbourhoods.

We also love exploring the potential to give existing buildings a new lease of life.

# Our Commitment to Our Collective Future

Our commitments to building a better future are centred around our projects, the people we work with and our studio. We have highlighted three key commitments and the timescales in which to achieve them.

## 01 / Net Zero Projects

We will design all projects to be net zero carbon by 2050 or sooner.

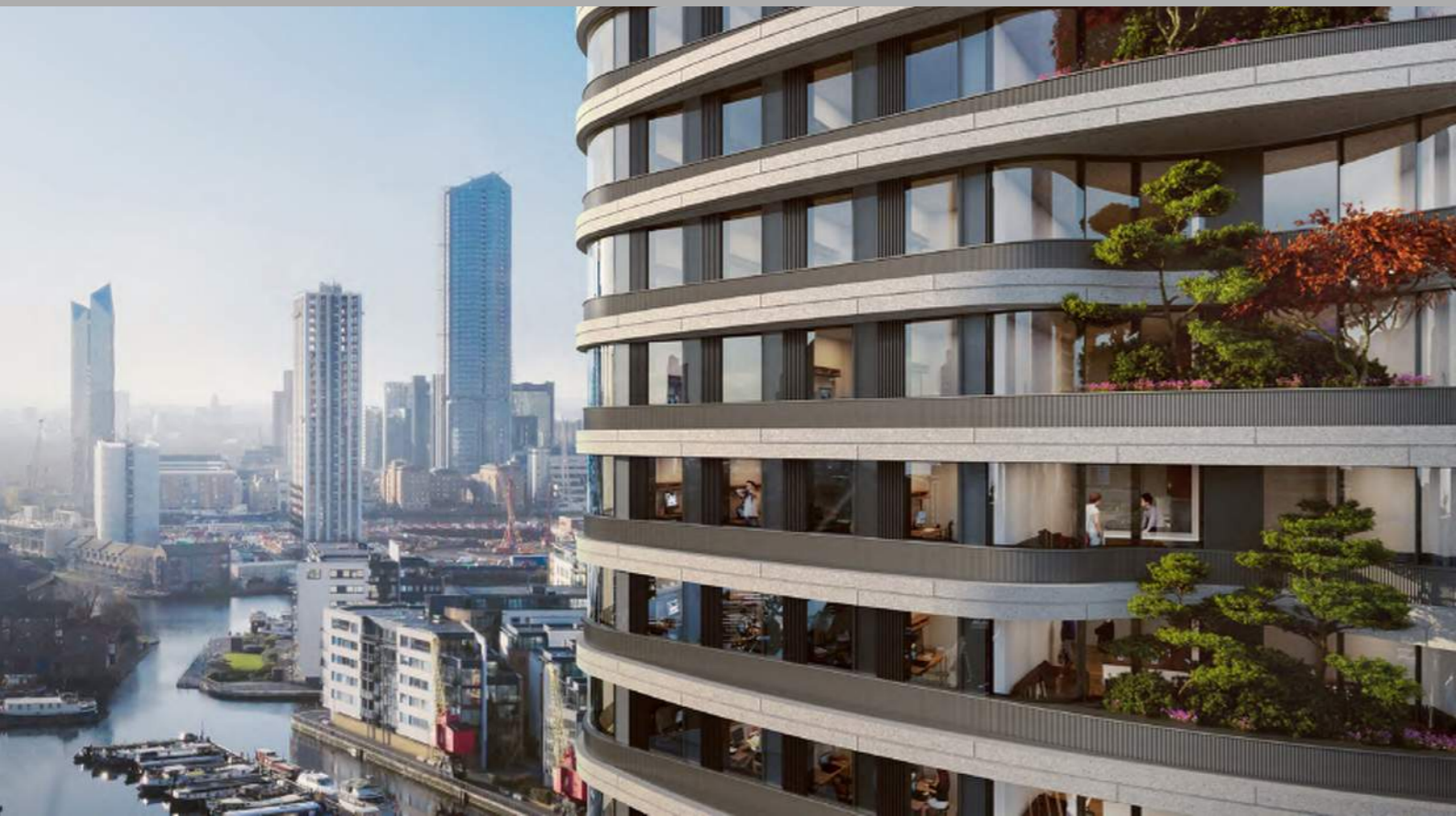
## 02 / Carbon Negative Studio

Practice what we preach and remove more carbon from the environment than what we produce as a studio by 2030 or sooner.

## 03 / Adopt Post Occupancy Evaluations

In order to encourage the industry to learn and improve, we commit to including post occupancy evaluations as a service on all of our projects.

**Sustainable design is not a facet or an add on, we consider it an integral part of our design process and ethos at Apt.**



## Europe's Largest Passivhaus

Our 2 Trafalgar Way project which is currently on site, will be Europe's Largest Passivhaus Certified building. Our client will see the benefits of significantly reduced running costs and energy use.



## Aspirational Carbon Targets

Our Hill House scheme in the City of London is projected to be well below the GLA's aspirational targets for both upfront and whole life carbon, targeting sub-600kgCO<sub>2</sub>e/m<sup>2</sup> A1-A5.

## Retrofit, Retention & Re-use

We have demonstrated significant carbon savings through retrofit and reuse across a number of projects. Our 81 Dean Street project retained the entire structural frame as we gave this unloved office building a new lease of life as apartments in the heart of Soho.



## Innovation

We strive for innovation across all of our projects and are always looking for new ways to create a more sustainable built environment. Below are some examples

- Repurposed steel columns
- Calcine clay cement replacements
- Thermally Activated Building Structure
- Apt Terrazzo

# Residential Experience



# Our Experience

At heart we are designers, creative thinkers, and problem solvers. We sketch, we model, we assess the brief and people's preconceptions. We believe this is the only way to drive real value out of sites for our clients and continue to deliver exceptional buildings and places to live work connect and play.

However, we are also realists; we take pride in our ability to deliver our masterplans and buildings, as we understand what it takes to see these creative designs through to completion. We want people to enjoy the places we design once occupied.

**Consented**  
**4.0 Million sq.ft.**

We have over 1.6 million sq. ft. of consented projects, in London and across the UK. Each project is distinct in its approach and final design, demonstrating our commitment to finding bespoke solutions.

**Built /Under Construction**  
**2.4 Million sq.ft.**

Apt have a proven experience in a vast typology of residential projects, varying in scale, budget, and tenancies. We enjoy seeing our ideas come to life, and constantly improving our skills and delivering the unexpected.

**Local Planning Authorities**  
**25**

We have had experience with over 25 Local Planning Authorities, including significant residential consents in several London Boroughs including Westminster, Islington, Camden, City of London, Hammersmith and Fulham, Walthamstow Forest, and Wimbledon. Each borough has its own unique challenges, but we believe our flexible and responsive design approach allows us to navigate these idiosyncrasies and deliver great consents for our clients.



## Built

- 3 Merchant Square, Paddington, W2
- Chapter House, 25-37 Parker Street, Covent Garden WC2B
- Park House, Oxford Street, W1
- Medius House, New Oxford Street, WC1
- 81 Dean Street, Soho, W1D
- 12 Gret Newport Street, Covent Gardens
- 64 Old Church Street, Chelsea, SW3
- The Sloane Building, Hortensia Road, SW10
- Integra House, 138 Alexandra Road, Wimbledon, SW19
- Holmewood, Marlow, Buckinghamshire
- Urbanest City, Vine Street, City of London, EC3N
- Parkside Infinity, 8 Parkside, Coventry, CV1

## Consented & Ongoing

- 1 Merchant Square Paddington, W2
- Auriens St John's Wood, NW8
- Lupin House, 11-13 Macklin Street, WC2B
- Waterman House, 41 Kingsway, Holborn, WC2B
- Huntingdon, 1-4 Ebor Street, Shoreditch, E1
- 2 Trafalgar Way, Canary Wharf, E14
- Aston Grange, 484-512 Forest Road E17
- Lowther Road, Stanmore, Middlesex, HA7
- Elysian Henley, Fair Mile A4130, South Oxfordshire RG9
- Lowesmoor Wharf, Worcester, WR1
- 6 Merchant Square, Paddington, W2
- Church Cottace, Kelmscott, Oxfordshire, GL7
- Keats Grove, London, NW3

# Case Studies



HIGH-END, STANDARD AND AFFORDABLE

3 MERCHANT SQUARE

4 PORTAL WAY

CHAPTER HOUSE

PARK HOUSE

THE SLOANE BUILDING

1 MERCHANT SQUARE

LOWESMOOR WHARF

INTEGRA HOUSE

12 GREAT NEWPORT STREET

LUPIN HOUSE

81 DEAN STREET

HUNTINGDON

6 MERCHANT SQUARE

MEDIUS HOUSE

LOWTHER ROAD

CURZON STREET

PRIVATE HOUSES

64 OLD CHURCH STREET

CHURCH COTTAGE

HOLMEWOOD

KEATS GROVE

ASSISTED LIVING AND CO-LIVING

AURIENS ST JOHN'S WOOD

ELYSIAN HENLEY

ASTON GRANGE

WATERMAN HOUSE

STUDENT LIVING

PARKSIDE INFINITY

URBANEST CITY

2 TRAFALGAR WAY



Richly articulated facades providing visual interest that reinforce the residential character



# 3 Merchant Square

An elegant and confident canal-side residential building with two wings of residential accommodation, linked by a double height podium that contains entrances, communal facilities, a nursery, and retail. The two wings are arranged over 19 and 21 storeys respectively providing 201 apartments across a mix of tenures.

The richly articulated façade combines impressive double height bays of stone with intricately detailed layers of bronze cladding and glazing to provide visual interest.

We designed interiors that combine thoughtful design, immaculate detailing, and high-quality materials throughout and that incorporate clever storage solutions and flexible living spaces, allowing residents to stamp their own identity on the apartments.

Generous external spaces invite residents to extend their living spaces facilitating a unique indoor, outdoor lifestyle.



### Added Value

Generous external spaces invite residents to extend their living spaces facilitating a unique indoor, outdoor lifestyle.

400 bathrooms were delivered as prefabricated pods with regular factory inspections to ensure consistent quality before delivery to site

Retail, restaurants, and residents' facilities at its lower levels animate the wider public realm and provide significant benefits for the local community.

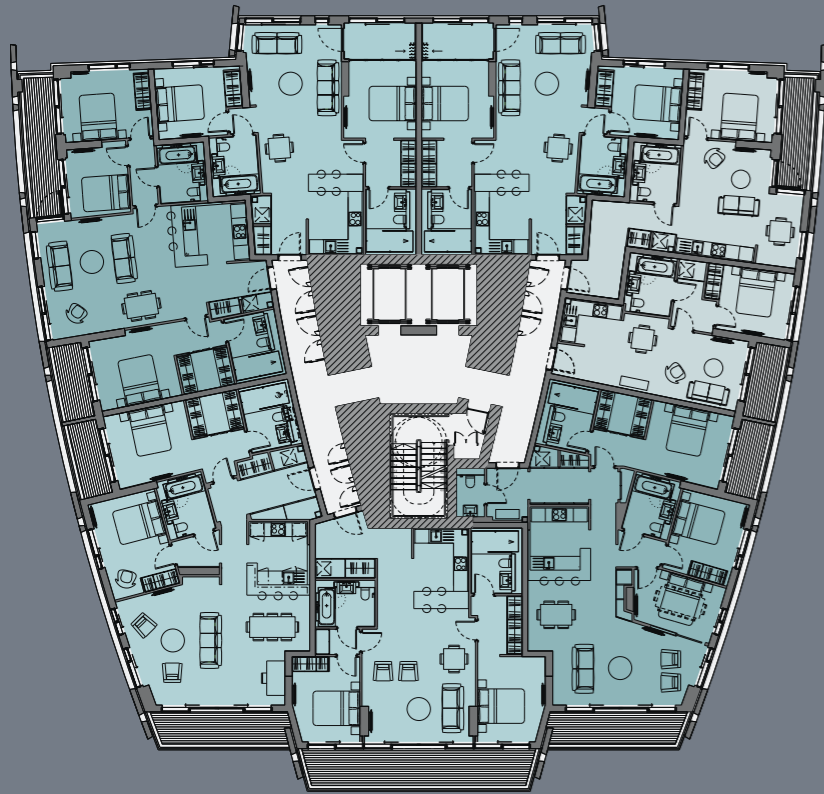
### Achievements

- High quality detailing and finishes for a standard apartment category
- Apt designed landscaping concepts for the masterplan, including the fountains, and the material considerations
- An energy efficient, BREEAM excellent 21 storey residential building
- A tenure blind envelope for a better comfort and integration of various tenancy types



Typical layouts of 201 cleverly designed new homes for contemporary modern living across a mix of tenures

Private apartment typical layouts



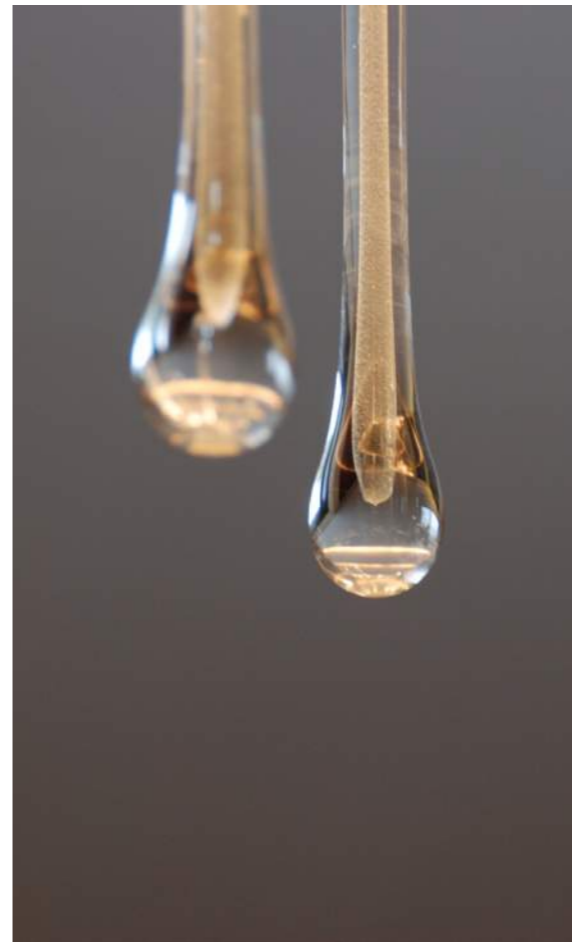
Private

Affordable typical layouts

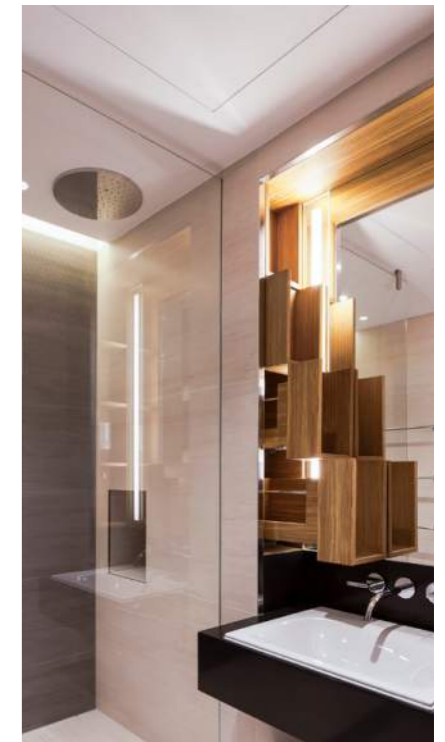
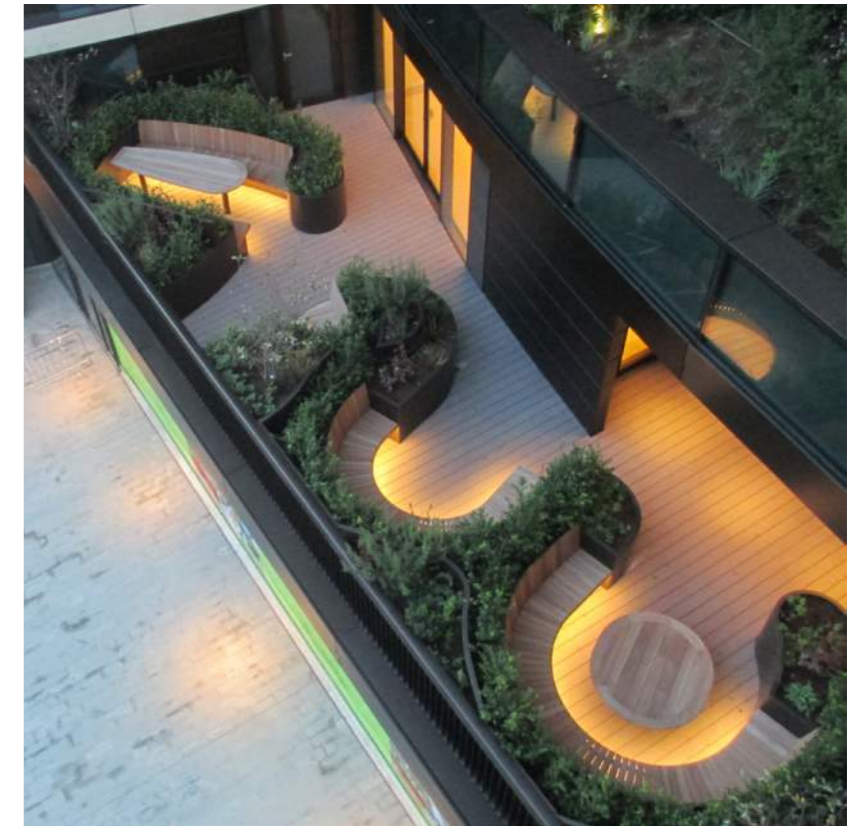


Private

■ 1 bed apartment ■ 2 bed apartment ■ 3 bed apartment ■ Affordable apartments



*'Generous spaces naturally lit with a combination of natural timber and stone detailing throughout.'*





**A vibrant new destination of exemplar design providing amenity for all**



# Portal Way

A residential led mixed-use development providing 669 Residential Apartments of multiple tenure types, in a pair of 44 and 58 storey towers.

Complementary uses include a 90 Key Hotel with Conference Facilities as well as Retail providing animation to the enhanced public realm that will create a new heart for the area.

A canopy structure separates the residential from the ancillary functions in the podium and gives the development a civic presence with a welcoming address for both the Residential and the Hotel.

By using the lid of the canopy for additional external amenity and playspace, it contributes to urban greening and well-being.





Living / Dining Area - 3 bed Apartment

**The stepped plan form of the building provides dual aspect apartment views across the city and cross ventilation**

A series of apartment types have been developed to take advantage of repetitive floor plans, with layouts that follow the principles set out in the Local Plan and London Plan.

Where possible, living spaces are located on the corner points of the floor plate to take advantage of dual aspect views with direct access to a private balcony.

Floor to ceiling heights to habitable areas are 2.5m, with floor to ceiling glazing providing excellent levels of natural light and views. Apartments benefit from openable windows and the majority have the ability to efficiently cool through cross ventilation.

The massing and orientation have been designed to avoid privacy and overlooking between apartments. This has been addressed further by placing living spaces in locations with clear views to the primary aspect.



3 Bed Apartment - Type S3B5\_A



2 Bed Apartment - Type N2B4\_A



1 Bed Apartment - Type N1B2\_A





A combination of clever architectural design, sensitive adaptations, and luxurious interiors, setting a new benchmark for luxury living



Drawing on its location at the heart of London's cultural neighbourhood, the interiors of Chapter House are opulent, refined, and playful.

A large inviting entrance lobby balances the theatrical and sophisticated materials including warm veneers, padded leather-effect concrete, undulating gold curtains and rich deep blue carpet create drama as you enter.



# 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.



## Added Value

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.

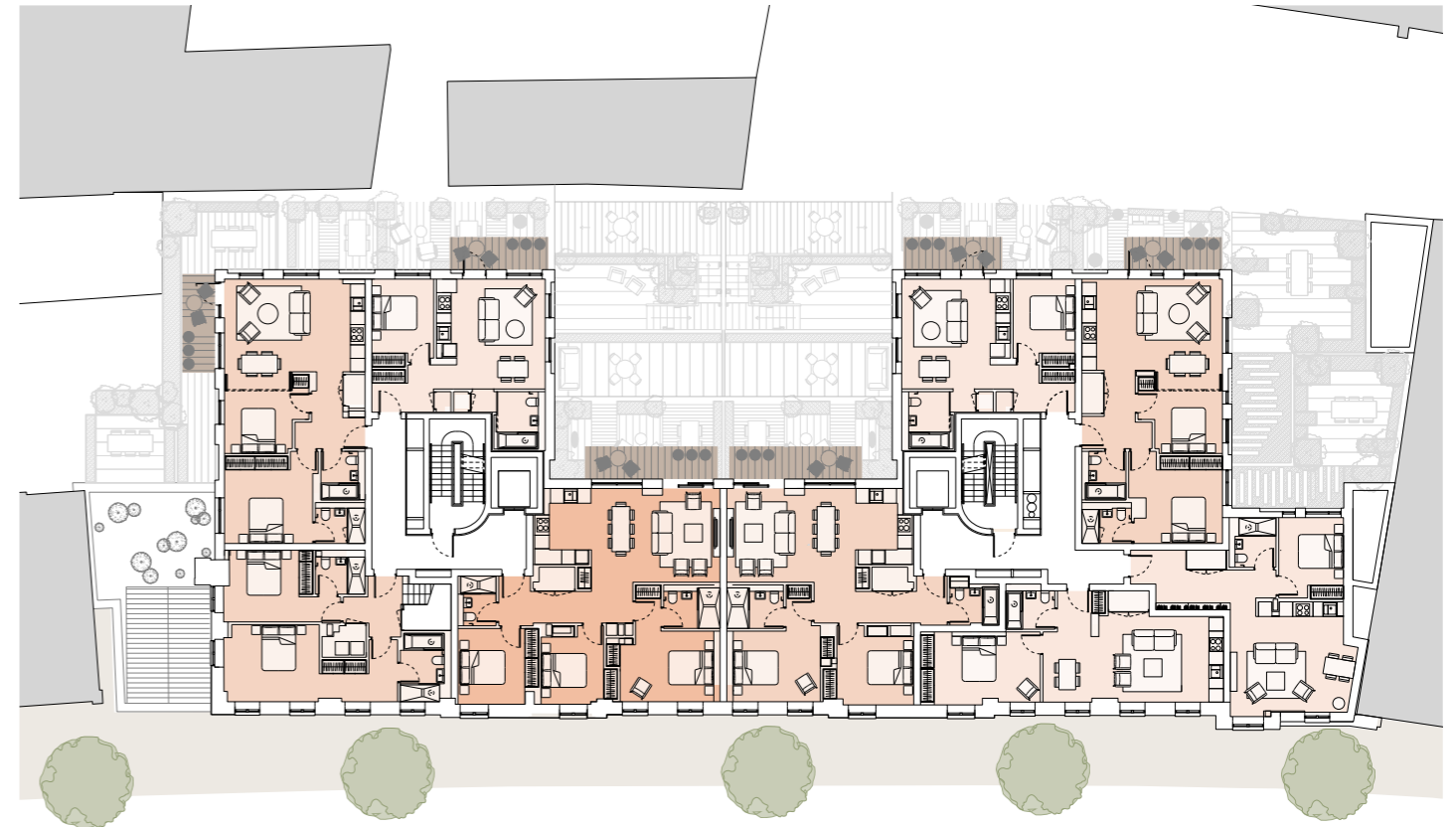
## Achievements

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

*'The heritage of the building influenced creative design decisions throughout'*



Selected apartments are complimented by generous private terraces and secret gardens.



1 bed apartment 2 bed apartment 3 bed apartment





**Stunning high-end apartments in Mayfair with organic design and bespoke detailing**

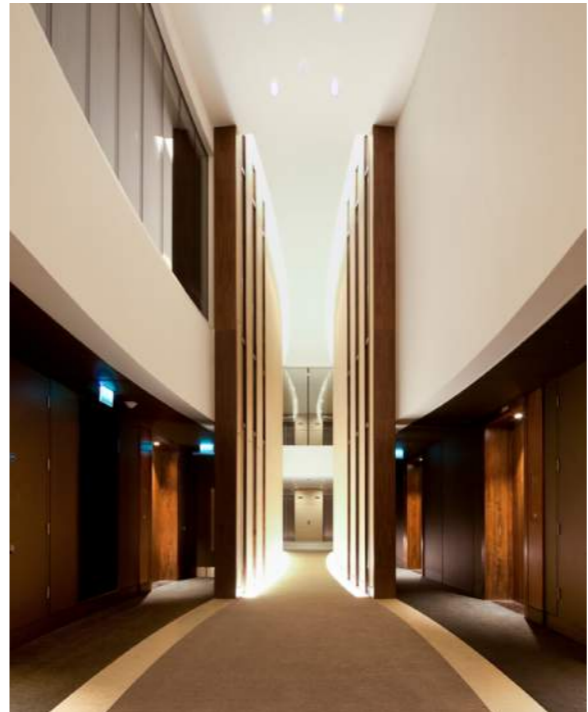
# Park House

Park House presented a rare opportunity to redevelop an entire 1.04-acre city block on the edge of Mayfair.

The innovative design accommodates the different uses whilst allowing a strong individual sense of identity.

A mixture of 1, 2, 3 and 4 bed private apartments are arranged within the east end of the building from Level 2 upwards.

The 39 residential apartments are finished with a palette of darker materials to contrast with the contemporary facade and large expanses of glazing. North facing balconies on level 5 give residents the chance to look down on Oxford Street and watch the world go by, with spectacular views looking out over the busy West End of London.



**Added Value**

The scale of Park House was a terrific opportunity to explore the integration of public art on a significant scale.

Discreet large terraces/balconies on the top floors give residents spectacular views over the West End of London and great outdoor private spaces.

Park House has helped to transform the southwestern end of Oxford Street's retail presence, adding much needed vibrancy and animation, significantly enhancing footfall and values.

**Achievements**

- BREEAM Very Good
- 2013 Acoustic Awards – Commendation and 2013 BCI Awards – Shortlisted
- 2012 Bentley Be Inspired Awards and 2012 Considerate Constructors Silver Award
- Building fabric designed to minimise solar heat gain and loss
- Complex and challenging excavation in Mayfair
- Unanimous planning consent with the London Borough of Westminster



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



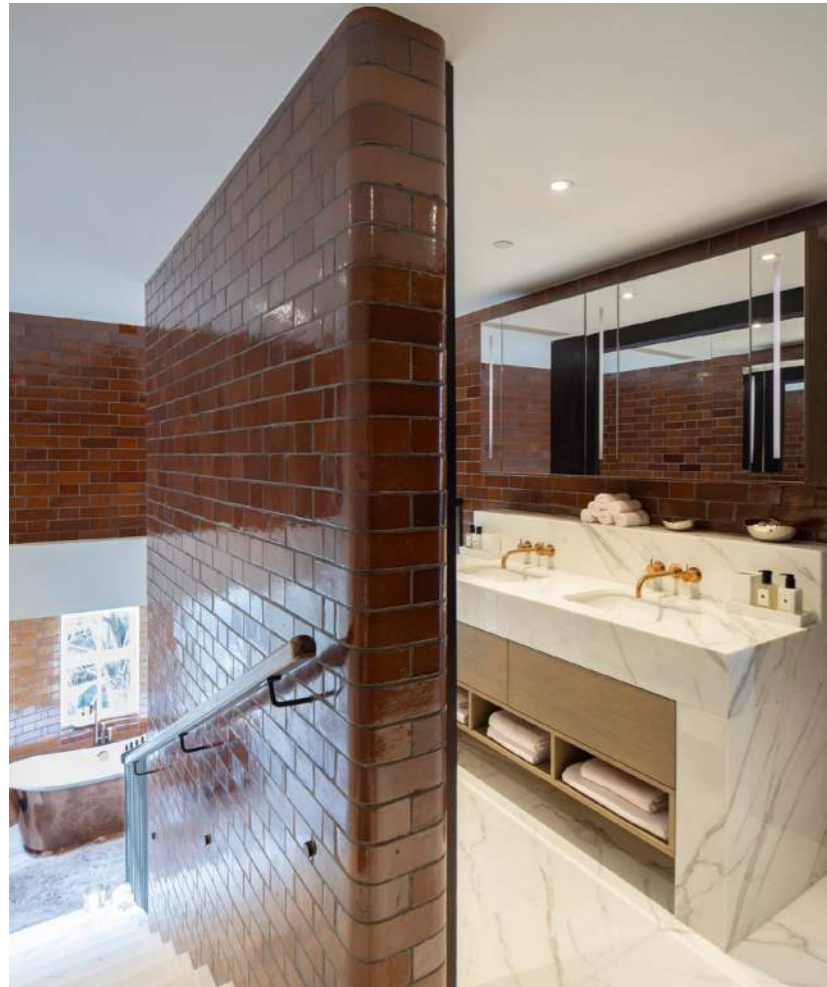
# The Sloane Building

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 project 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, long-term energy efficiencies have been considered through a combination of enhanced fabric performance combined with 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

By adapting and refurbishing the Sloane Building we have given an old, dilapidated building a new lease of life.

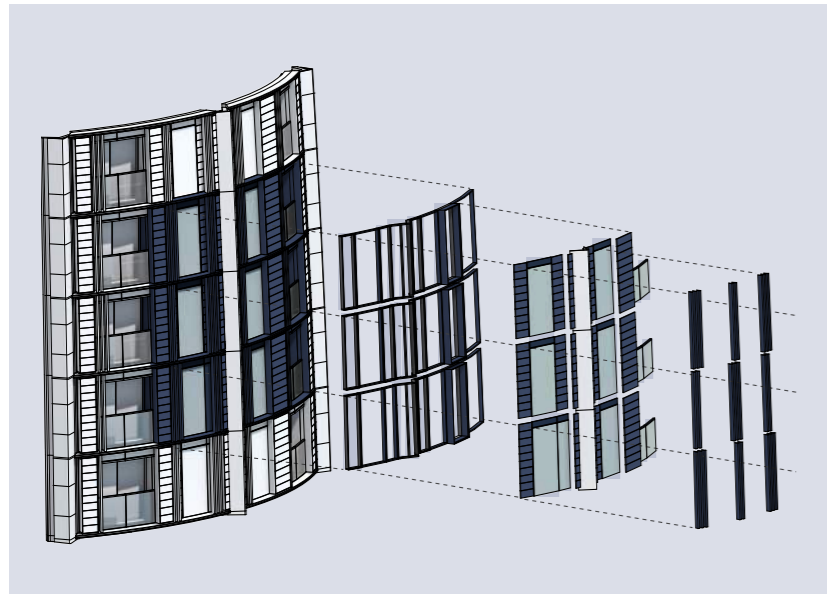


Second Floor Assembly Hall Conversion

*Organic design as a creative response to the original fabric*







A unique new  
waterside building,  
destined to be the  
tallest building in  
Westminster



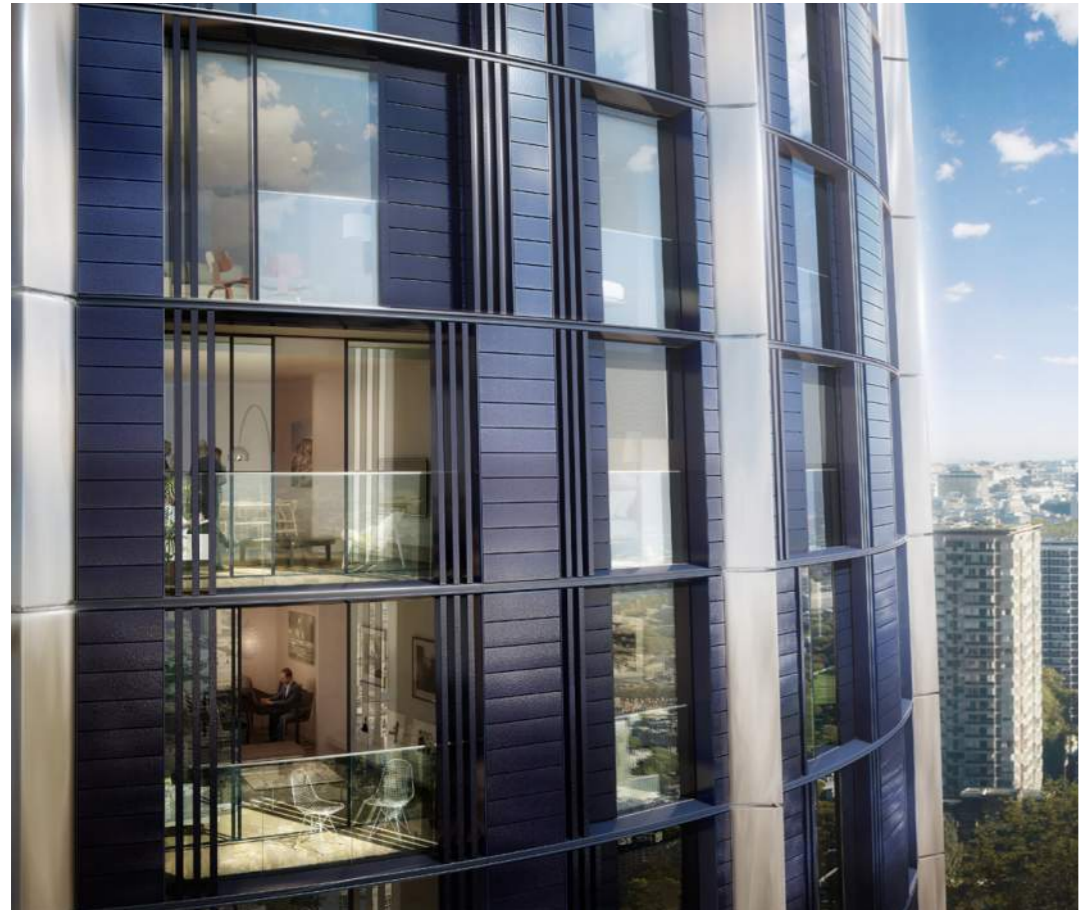
# 1 Merchant Square

1 Merchant Square soars 42 storeys high above its vibrant Paddington neighbourhood. It has a sleek, curved form with vertical structural fins clad in white faience and a distinctive crown-like peak.

271 intelligently designed new homes for contemporary modern living and a double height sky bar with spectacular 360° panoramic views over London, all surrounded by a newly landscaped garden square, creates a unique new

landmark waterside building.

The entrance lobby provides a deep sense of arrival for residents and the public visiting the sky bar. The canopies, a feature at the bottom of building, provide shelter outside the building enhancing the landscape as extended public realm spaces, creating a sense of welcoming an generosity.



### Added Value

Ground floor retail units such as restaurants and residents' facilities at its lower levels animate the wider public realm and provide significant benefits for the local community.

A "place for everything and everything in its place" was a design mantra, ensuring a considered approach for users of the apartment, creating clever storage solutions and flexible living spaces, whilst allowing residents to imprint their own identity on the apartments.

### Achievements

- Navigated complex planning process in an evolving area
- Working with the Canal & River Trust and TfL to address local infrastructure
- Provision of new affordable housing in a prime London location



**A car free pedestrian friendly masterplan for a vibrant community of mixed uses to create an exciting destination**



# Lowesmoor Wharf

The proposal at Lowesmoor Wharf seeks to develop a mixed-use scheme that addresses the locations potential as an important regeneration site, with new residential mixed uses, to include public space, retail and leisure as described in the new Worcester Vision.

The brief is to work with the city in the realisation of this exciting project and to create a new address and location within the city that responds to its historic canal side location and

its centrality to both the city and to the cities extensive transport infrastructure.

30,000 sq. ft of commercial floor space is provided within this mixed-use scheme, located across 5 of the 9 buildings within the development.

Ranging in size from 7500 sq. ft floor plates through to small 'start up' provision spaces of a 1000 sq. ft it provides Worcester with much-needed flexible workspace.



### Added Value

The architectural response to the brief has been to create a 'new' destination for Worcester which responds to the canal side asset of Lowesmoor,

Addressing the key planning framework ambitions set out in the 'A Vision for Worcester, part of the local plan.

The masterplan has been designed to deliver a proposal that references the historic and previously lost basins to the canal head and with the creation of new watercourses, a setting and public realm will be offered for the new mixed-use buildings.

The masterplan ethos is driven by the delivery of an improved public realm and a car free scheme.

### Achievements

- Increase the number of people living in the city
- Encourage a mix of use, adding to the vitality of the city
- Provide diverse job creation opportunities
- Improve the quality of the public realm



**With a focus on interior design, Integra House has a vibrant and welcoming palette of materials**

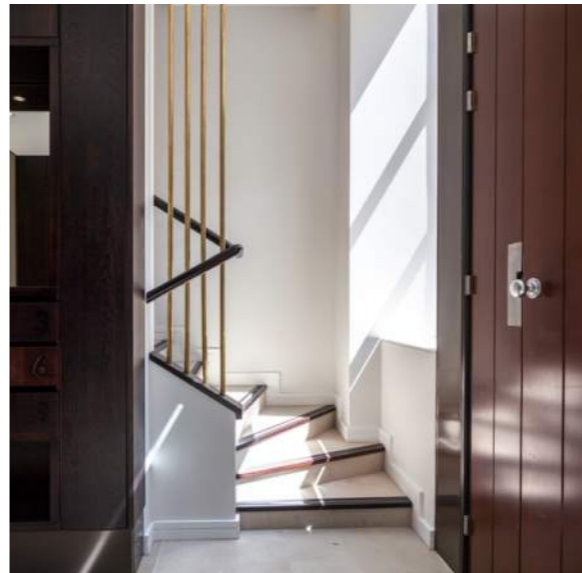


# Integra House

The proposals provide an engaging residential entrance creating an active frontage to the street, with 15 apartments over three storeys, a residential roof terrace and gym for the residents to enjoy 360-degree views over Wimbledon and the City of London.

Much of the building's fabric, both façade and structure have been retained, with thermal upgrades to the façade and windows to improve the comfort and bring the building up to modern day standards.

# 12 Great Newport Street



### Added Value

The project is a conversion of an existing office space into 9 luxury apartments. High quality materials were used to deliver a series of compact yet rich and sophisticated interiors.

Situated within the Covent Garden Conservation Area, the project retains the mid 19th Century Italianate stucco façade and forms a double height arched window to the entrance, a sympathetic element true to the original design of the building.

The new scheme optimises the building performance with a fine profile, high specification windows, additional thermal insulation, and inclusion of photovoltaic roof panels.

Other provisions to enhance the sustainability of the proposals include a communal Brompton cycle store, lift access throughout the building from street level and each apartment is compliant with Lifetime Homes criteria.



**Exceptional  
new residential  
apartments within  
the Covent Garden  
Conservation Area**

The mixed-use redevelopment of Lupin House in Macklin Street, Covent Garden, will provide 12 high-quality residential apartments over 3 floors with retained commercial office uses on the lowest 3 floors. The proposals are designed to be sustainable, environmentally responsible and put the health and well-being of its occupants at the heart of the design.

**Lupin  
House**



The vision is to design a building of architectural ambition which reflects the high-quality of the housing and workspace it provides. The façade will be retained in response to its context and location within the Seven Dials Conservation Area.

A key design principle is to reinstate the brick arches in the historic warehouse façade on Macklin Street, improving the streetscape and providing generous lobbies and offices behind.



**Added Value**

The redevelopment of Lupin House was an inherently sustainable opportunity to sensitively reuse most of the existing building fabric and structure.

The proposals reinstate the historic facade, by removing the render at lower levels and reinstating the entrance arches.

The introduction of the lightwell and balconies to the back of the building provides the best possible office and residential accommodation in an existing building on a tight inner-city site.

While there is limited external space available through which to enhance biodiversity, biophilia is being added throughout, with a sedum roof and extensive planting to the residential balconies and terraces.

**Achievements**

- Navigated complex conservation area planning requirements
- Planning consent under delegated powers.



High quality materials and finishes complement the surrounding context



## 81 Dean Street

The proposals gave an old building a new lease of life, converting it to residential use and reintegrating it into the heart of Soho.

Supported by a retained concrete frame, accommodation consists of 19 residential apartments with retail at ground floor and basement level. The richly layered facade contains recessed windows with Juliet balconies and bronze shutters affording privacy.



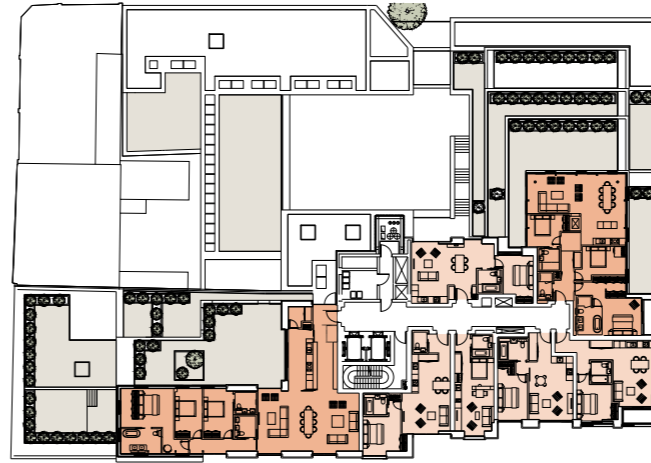
## Huntingdon Estate

An attractive and sculptural entrance provides views into the central sunken courtyard with residents' spa and swimming pool for this 15-storey residential-led mixed use scheme in the heart of Shoreditch.

Designed to sit harmoniously within the local context, the project respects the rich heritage of the area.

The development provides 78 new apartments plus a range of mixed-use retail and commercial uses at street level.

The stepped architecture, combined with lofty ceilings and private terraces maximises amenity space, light and views.





**Mixed tenure apartments above a varied retail offer that animates the surrounding public realm**

# 6 Merchant Square

6 Merchant Square is a 21-storey residential building providing 155 apartments of mixed size and tenure above a varied retail offer that animates the surrounding public realm.

The apartments have been designed with high quality materials and diligence creating new modern living spaces. The sweeping eastern elevation creates a confident edge to the garden square resulting in a visually interesting, engaging, and confident building.



The building material composition over the facade will complement the other buildings in the masterplan yet retain the building's sense of identity.



**Added Value**  
 Ground floor retail units at its lower levels animate the wider public realm and provide significant benefits for the local community.

67 affordable apartments in a prime Central London location.

**Achievements**

- Navigated complex planning process in an evolving area
- Provision of new affordable housing in a prime London location
- Tenure blind design which complements neighbouring buildings within the masterplan



**18 affordable apartments in the heart of Central London behind a retained facade with modern extension**



# Medius House

Medius House provides 18 high quality affordable homes in the heart of London's West End, a few steps from Tottenham Court Road Station. Sitting within the Bloomsbury Conservation area, the scheme part-retains the historic

façade, whilst introducing a contemporary two-storey extension on top, which seeks to be a sympathetic intervention in the surrounding area.



### Added Value

Medius House is a notable example of office conversion in the heart of Central London seconds away from Tottenham Court Road transportation Hub.

In similar fashion to the Chapter House project in Covent Garden, minutes away, Apt retained the existing building's street facing façades only to create a new structure suitable to the new purpose of affordable housing linked to the adjacent commercial project developed concurrently.

The new two-storey contemporary extension not only increased the number of affordable dwellings in the city centre but brings a second life uplift to its urban context in a very respectful way.

### Achievements

- Navigated complex planning process as a joint application with the adjacent commercial building, The Earnshaw.
- Apt secured consent within challenging Covent Garden conservation area planning requirements.
- Completed the scheme with BREEAM Excellent
- Retention of the existing brick façade
- Provision of new affordable housing in a prime central London location



**Transformation of light industrial land providing a mixed tenure living and commercial workspace for the local neighbourhood**



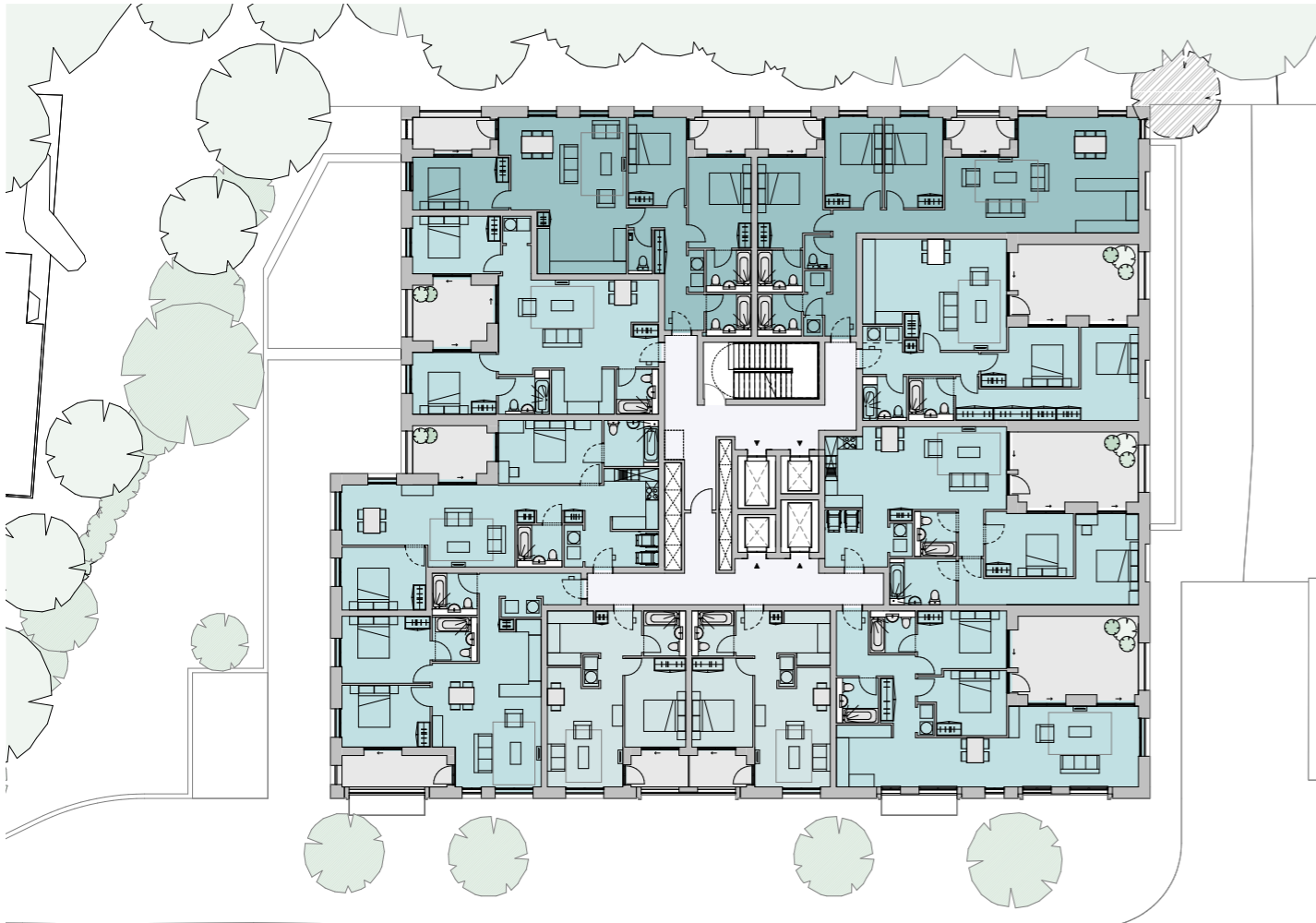
# Lowther Road

A high-quality new development on Lowther Road seeks to provide mixed tenure living and commercial workspace for the residents of Brent.

The proposal will provide 40 new homes, including an affordable provision, as well as 19,000 sq. ft of flexible workspace over two floors, which has been designed to attract a diverse and broad range of occupiers and will

provide new employment opportunities for the local area.

A series of communal gardens, including children's play-spaces will be provided and new landscaping and planting will increase the ecological benefits of the site.



### Added Value

The proposal will seek to make efficient use of the site, offering employment space on the lower floors together with private and affordable residential accommodation above.

The proposal will enhance the employment density of the site and together with the new private and affordable homes, assist the borough with meeting development plan objectives.

Although the existing industrial uses do not sit well with the adjacent residential neighbours, the site allocation for co-location of industrial and residential provides the opportunity for the site to be a mediator between the industrial and residential uses in the context.





# Curzon Street

Tucked in between a Mayfair Grade II listed Town House and the attached Mews House at the rear, the secret garden is a new build excavation covered with a bespoke crafted retractable glazed roof.

The buildings are linked by a double height 'orangery' which contains a flexible entertaining space/family room including a long pool & spa and a gym underneath.



## A discreet contemporary flexible space within an historic context in central Mayfair

The proposal is a polite contemporary addition that fully respect and complement the heritage assets, while improving and extending the use of the existing open courtyard through the seasons.



### Added Value

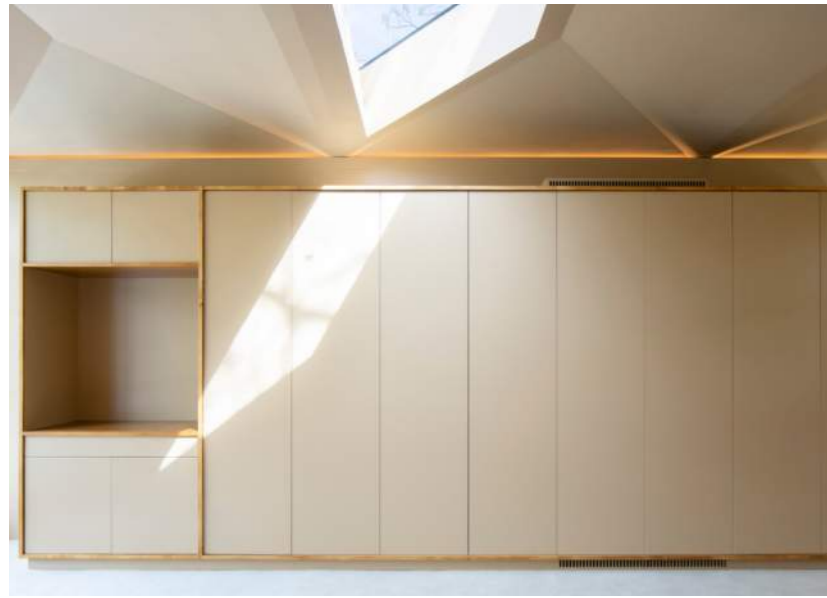
Create a fantastic flexible space usable throughout the year.

Significantly increase the total net area with valuable additional spaces, expected for this standard of houses, such as gym, spa, and entertaining space.

Increased visual vertical reading of the massing along the main road for a better site integration by using various brick and mortar palettes

A clear definition between ground floor, main body facade and roof, where opening rhythms reflect patterns of fenestration from the local context and internal spaces

Reduce risk of anti social behaviours by using the entire site in a managed way.



**A sensitive addition to a much-admired heritage building, retaining the building's character whilst also ensuring that it is suitable for 21st Century living**



# 64 Old Church Street

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

In this time the building has proved to be robust yet flexible, adapting to accommodate

the changing circumstances and needs of its occupants, with sensitive adjustments to the internal configuration of spaces.

A new first floor extension on the elevation provides a self-contained living space for full time staff.



### Added Value

The prefabricated intervention is designed to be removable allowing the original house to be reinstated in the future. This approach was also chosen to minimise disruption as far as possible to the house and its occupants.

Prefabricated methods of construction ensured speed of construction on site, whilst providing the opportunity for careful control of details under factory conditions.

The extension is modest in size, but we sought to maximise the energy efficiency of the new space, through high-performance insulation and air tightness, relying less on heating systems. We also designed the façades to be openable to provide natural cross-ventilation and externally have used durable and robust materials that require little ongoing maintenance.

### Achievements

- The extension is designed to be removable so that the original house can be reinstated in the future
- A modular and prefabricated approach minimised disruption and ensured speed of construction on site
- Key details were replicated, and original finishes and materials were matched



# Church Cottage

Church Cottage is Grade II Listed and sits within the Kelmscott Conservation Area. The existing cottage was built in the early 19th Century using un-coursed limestone rubble and stone slates for the roofs.

The proposal for an extension and alterations focuses in providing a connection between the main cottage and the outbuilding which is located

A contemporary glass extension connecting the existing stone buildings, but retaining their historical character

on the northwest boundary of the site. It is proposed to extend the outbuilding south and to cover the extension with a contemporary pitched glass roof.

The new space will accommodate a new shower room and ancillary space at ground floor, whilst at first floor, a small living space will be created, overlooking the garden.



## Added Value

The new extension serves to unify and connect the original cottage with the later 19th and 20th Century additions to create an exceptional family home, suitable for 21st Century living.

The addition is designed to appear as a contemporary linkage, whilst preserving the historic fabric and integrity of the original buildings.



A stunning hidden gem perfectly integrated in its natural outstanding context



# Holmewood

A private house, presenting an effortless intervention in the gently undulating Chiltern Hills, an area of outstanding natural beauty that provides stunning views.

Holmewood is an energy efficient private home, nestled within the landscape and flooded with daylight. The house is arranged around a central covered court containing a pool which links the

entrance hall to the reception rooms along the glazed south facing elevation.

Retracting walls provide additional flexibility to accommodate a variety of functions. Generous ceiling heights and the graceful curve of the thermally efficient concrete roof unify the spaces below, which benefit from natural ventilation and stunning views.



### Added Value

Apt delivered a contemporary house with an architectural merit and managed to get planning permission to build it on a natural beauty site next to an existing traditional house.

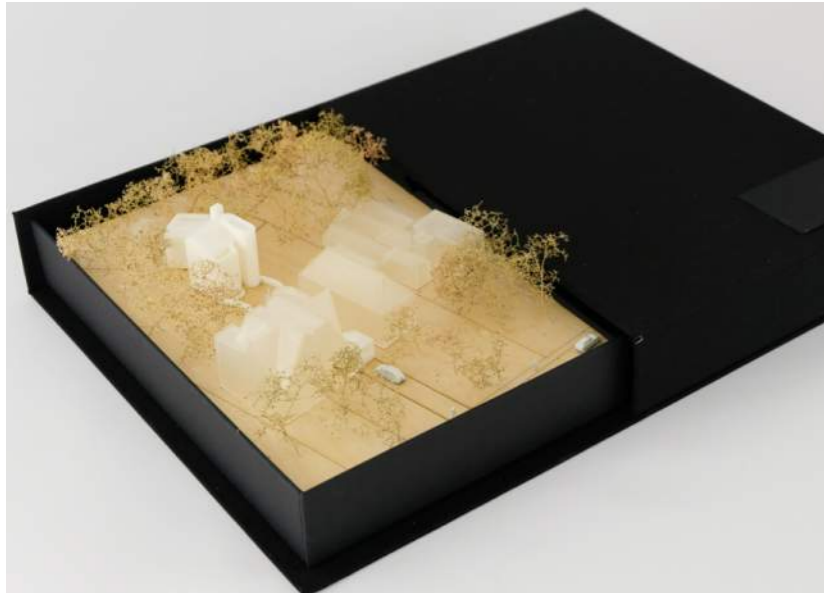
Using the finest technology and construction method and materials at the time, made the building aging well.

Intercommunication in between the rooms improves the flexibility of the individual spaces as a whole and allow adjustment to the evolution of the user's needs and requirements.

Retractable floor in the main lobby/reception space unveils a private pool for more space efficiency while adding a sense of drama.

### Achievements

- Apt secured consent within a challenging context
- Navigated complex and demanding planning requirements
- Delivered a cutting edge design



**A bespoke,  
secluded,  
modernist home  
in the heart of  
Hampstead  
Village**

Pursuing the tradition of the modern landmark architecture of Hampstead Village and directly opposite to Keats House, the house is a modern crafted family home within challenging contextual surroundings.

To address party walls and privacy matters the house integrates generously designed rooflights and lightwells, cleverly located to generate bright spaces.

**Keats  
Grove**





A luxurious assisted living development overlooking Lord's Cricket Ground



The building tiers down from east to west creating exciting, themed residents gardens which enjoy far reaching views to the south.



# Auriens St John's Wood

Auriens St John's Wood provides 89 extra care apartments across two blocks located directly opposite Lord's Cricket Ground.

The buildings are linked by a double height orangery which contains dining facilities that overlook two courtyard gardens, surrounded by communal facilities including a pool & spa, gym, and lecture room.



### Added Value

Building above and around an existing switch house and making it disappear, whilst maintaining operation will offer a significant improvement to the neighbouring residents who have overlooked a derelict site for decades

This type of development does not currently exist in an area where typically downsizers wishing to maintain a certain lifestyle and quality of accommodation must move out of the area.

The architecture and the fitout combined with the quality and variety of the proposed amenities and services will create a powerful sense of community.

### Achievements

- Navigated complex underground UKPN tunnels, high voltage cables and vestiges of the previous infrastructure
- Getting UKPN and EDF consent to amend and build above the existing functioning Switch House
- Apt secured consent within a challenging context





# Elysian Henley

The proposals replace a collection of vacant office buildings and consist of four interconnected buildings of one to five storeys in height, partially embedded in the site's sloping topography.

The proposal is confined to the footprint of previously developed land and ensures that existing trees, which characterise the landscape, are retained.

A magnificent countryside extra care residential home comprising 108 units within the Chiltern Hills Area of Outstanding Natural Beauty

The new buildings will comprise 108 extra care units of a mix of 1, 2 and 3 beds, alongside residential amenity space including wellness facilities, pool, reading rooms, library and a restaurant and multi-use room available to the public.

The proposals also feature substantial new landscaping which includes private and communal gardens, courtyards, and landscape terraces.



### Added Value

The proposals provide three times the area of existing buildings on site through an elegant and refined architecture, sensitively landscaped and designed to be accessible, sustainable, and integrated into the beautiful local environment.

The appropriateness of proposal's materiality and detailing was recognised in the planning officer's report that "the building is well designed, responding positively to the context of the site."

### Achievements

- Incorporation of passive design and energy efficiency measures which total a 49%+ on-site carbon emissions reduction against Part L Building Regulations
- Substantial biodiversity net gain, enhancing the contribution of the site to the environment with extensive tree planting, improved wildlife habitats and sensitive landscaping



**A lively building  
for a vibrant  
community in  
the borough of  
Walthamstow  
Forest**



# Aston Grange

Aston Grange is a 90-room, co-living scheme located in the London Borough of Waltham Forest, adjacent to the Lloyd Park Conservation Area. It is car free with a cycle space provided for every resident in line with the aspirations of the London Borough of Waltham Forest.

The development is designed for young professionals who are interested in communal living within a serviced development. Co-living rooms benefit from high-quality finishes and

furnishings and extensive communal areas including lounges, kitchen and dining areas, a library, gym, and games area. Landscaped south-facing gardens and rooftop space are also provided.

The materiality of the building has been developed in response to the local vernacular and proposes the use of high-quality colourful materials.



### Added Value

Create a welcoming frontage along Forest Road improving the street animation compared to the existing building that was defensive behind wall, grilles, and parking space.

Terraced articulation - to reflect townscape, street scene and historic urban context

Increased visual vertical reading of the massing along the main Road for a better site integration by using various brick and mortar palettes

A clear definition between ground floor, main body facade and roof, where opening rhythms reflect patterns of fenestration from the local context and internal spaces

Reduced risk of anti social behaviour through management of the building.

### Achievements

- Navigated long challenging planning process due to the challenging site
- Secured planning consent for a 90 co-living apartment scheme.
- Managed to develop a fully Co-living GLA guidance compliant scheme in such a restricted site





Tribute to the famous pen brand to retrofit a modern living scheme into a Victorian building of merit in Covent Garden



# Waterman House

The building is of a Victorian neoclassical design and was originally the headquarters for L G Sloane who were suppliers of rubber bands, playing cards and Waterman pens, which is where the building gets its current name Waterman House.

Externally the building retains its original features and has extensive decorative stonework with railings and many ornamental features, whilst internally the building has lost most of its originality.

The building is not listed but lies within the Strand conservation area within the borough of Westminster and is noted as a building of merit.



### Added Value

Create a mix of traditional and compact rooms to suit the existing building.

The proposal improves the previous scheme reducing the number of rooms and providing more generous sizes.

The ground floor will have a F&B offer with two independent entrances to have the flexibility to operate the hotel and the restaurant independently.

### Achievements

- Navigated complex conservation area planning requirements
- Apt secured consent within a tight time limit
- Retention of the existing Victorian building and retrofit modern use and specification



**360° communal amenity space at the top of the building offering fantastic views of the city and the three spires of Coventry**



# Parkside Infinity

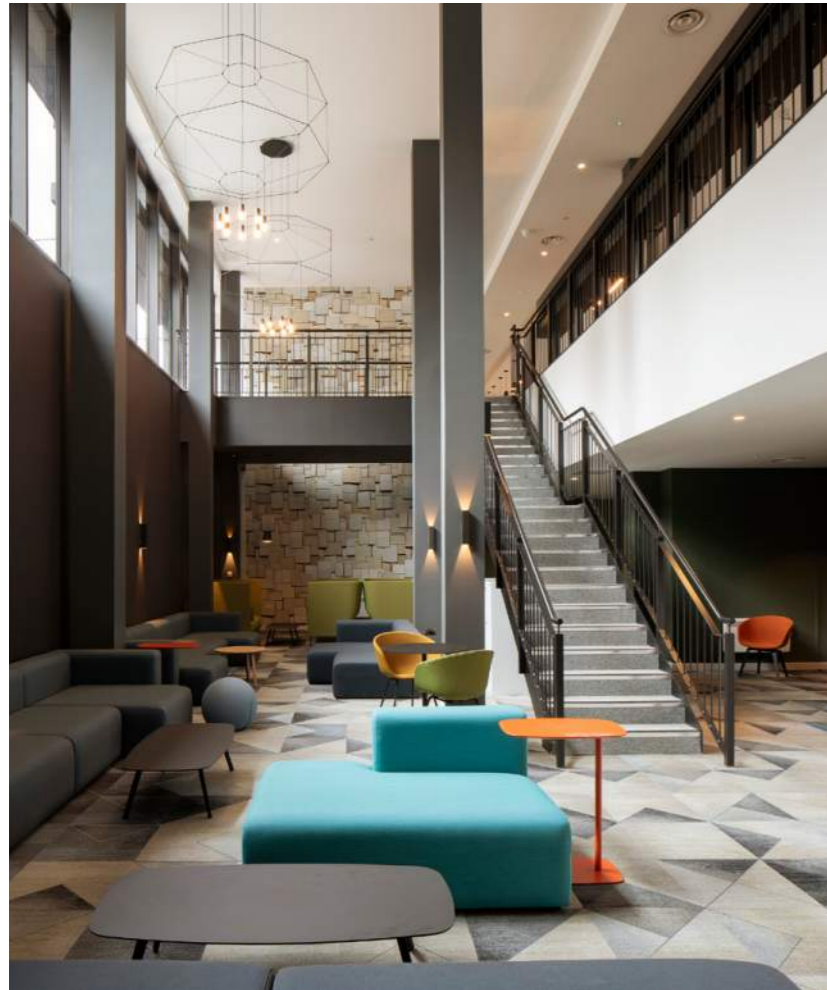
A first-rate, 504 room student housing development located in the heart of Coventry's university district. Designed to address the protected heritage views, the scheme creates a new landmark building for this important gateway site into the city.

The designs work in harmony with the city by respecting and framing its historic sites including the listed church spires.

The completed scheme provides generous

high-quality living and social spaces as well as a gym, cinema room, karaoke room and is organised around a central courtyard with glazed link bridges, opened at ground floor to a secluded landscaped garden.

The student bedrooms are traditionally built with an emphasis on a high standard of finishes and a modern colour palette.



### Added Value

The new buildings increase in height to 10 and then 20 storeys for the tallest element, which has at its top a panoramic, communal, flexible room with a peripheral terrace to enjoy views of the city as well as being a lit beacon during the evening. This enables the scheme to provide the city with an urban feature that contributes positively to Coventry's changing city centre skyline.

Each cluster comprises between five and nine generous, en-suite bedrooms, a communal lounge and kitchen and a connecting corridor. Each en-suite and the studios have at least one generous window providing views of the city and central courtyard.

The choice of materials, textures and colours for the façade has been taken inside up to the selection of the furniture to achieve a high-quality feel while being cost effective.

### Achievements

- The purchase of 2 houses adjacent to the site increased the number of student rooms from 300 to 500
- Planning approval by delegated powers for Coventry's tallest building
- Practical completion 12 months after achieving planning consent



**Winner of the 2022 City Building of the Year, the scheme is a distinctive, mixed-use building in the heart of historic London.**



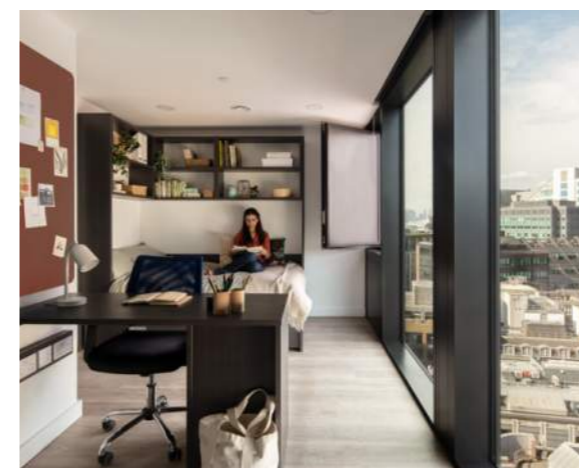
# Urbanest City

The building provides 656-beds of high-quality student housing featuring clean, contemporary interiors, alongside substantial, and varying amenity space.

At the top of the building, two common rooms provide spectacular views of the city, which accommodate a range of activities and include study booths, group working settings, games areas, chill out zones and a giant screen with bleacher seating for screening sports and movies.

The accommodation includes studios and clusters with en-suites, non-en suites and twin rooms, as well as spacious kitchen and dining areas. Each room includes generous floor to ceiling glazing providing an abundance of natural light.

The distinctive silhouette of the building features inset terraces, sheltered by the oversailing barrel vault roof.



## Added Value

The building design innovates by using different construction methodologies. The existing basement is retained to optimise resource use and a lightweight superstructure allowed the re-use of existing foundations. The student accommodation is supported by a 1.8m deep steel transfer structure spanning 17m to maximise column free space in the exhibition space.

Prefabrication was prioritised during the specification process for the benefits it brings for quality management and speed of installation. Prefabricated elements included façades, services, bathrooms, and joinery.

A methodical approach to working through the scheme's unique features has added significant value to the scheme for the client, including the provision of additional beds, a simplified envelope, enhanced buildability, and future adaptability.

## Achievements

- WCCA City Building of the Year 2022
- BREEAM Excellent and WiredScore Platinum
- 100% Renewable Energy & EPC Rating: B



Designed to be the largest Passivhaus development in Europe, the scheme offers exceptional spaces



# Trafalgar Way

Set to be the tallest Passivhaus residential scheme in Europe with three towers of 28, 36 and 46 storeys providing 1,672 student beds and 80 residential apartments. A four-storey podium will include 43,000 sq. ft. commercial office space, including workspace for local business start-ups.

The rotation of each building footprint has an axial relationship with three historic church spires in the Borough which creates visual

permeability between the forms when viewed from distance. The two tallest buildings are also joined at Level 10 by a skybridge, which will provide student amenity spaces.

The proposals also focus on improved public realm and sustainable transport, with better connections to the local cycle network, ensuring that the site becomes more integrated and accessible to local communities.



### Added Value

In addition to providing high-quality accommodation, the project is set to achieve exemplar sustainability credentials, and is on target to achieve BREEAM Outstanding and Passivhaus certification.

Within each student cluster on every floor, the kitchen & dining spaces all benefit from natural daylight and are provided with visual amenity, overlooking the vertical Sky Gardens that adorn the building façades and support an ambitious approach to urban greening. It is envisaged that these will also contribute to student well-being.

The development will deliver a significant economic and social boost for the borough and local community, with hundreds of new jobs created and an estimated £10.5m spent in the borough each year by students, residents and staff.

### Achievements

- Targeting BREEAM Outstanding
- Passivhaus design stage certification
- Unanimous planning consent with the London Borough of Tower Hamlets
- Redevelopment of a site vacant for 10 years, to provide high-quality housing and public realm improvements



## Is Co-Living only a temporary stage in someone's life?

Stephane Piazza,  
Director, Apt

Is co-living only a temporary stage in a person's life or a more meaningful residential typology in today's changing environment of how we live? How can co-living space be designed to differentiate itself from being misunderstood as an embellishment of simply enhanced student accommodation for the next generation?

Across the world today there are alternatives as to how we live now or want to live in future. Different models have been developed in various locations all over the world, but the UK has seen the emergence of a mainstream model of 'co-living.' But contrary to common belief, co-living is not new. Questions are being asked of this residential typology and at Apt we are exploring this with our clients.

At the initial stages of our projects planning officers and other stakeholders in the consultation process are often questioning how innovation sits within this type of residential accommodation.

Is the model a way to increase development density, reduce the provision of private amenity space and make it a more profitable proposition for developers, whilst being able to deliver homes that tenants can afford? For tenants, is it

a short-term step up for graduates from student living before switching to a more traditional form of housing, or is it a model that is suitable for a broader section of the population for the longer-term?

Below, we explore the key elements of living in a community that could be suitable for a variety of people - the young and single, those that are co-habiting, those with families and the elderly, either living independently or with assistance. What makes people enjoy and want to live together and how can architecture contribute to a successful living experience? The concept of co-living is commonly associated with post student life and young professionals wanting to live as part of a community, sharing experiences and a lifestyle in an affordable way



and for a limited period, whilst situated in prime locations and temporarily compromising on the size of their personal space.

With 84% of the UK's population living in towns and cities, it can be argued that a significant proportion of inhabitants enjoy living in places that are populated, with potential to engender a strong sense of community, where they don't feel alone and where they are afforded choice – both to be sociable and connected, but also to be able retreat to a position of privacy.

Therefore, co-living cannot be solely defined as the domain of the graduate and young professional. At the other end of the spectrum, senior living can also be based on the same community values and principles for instance. Age is not the factor that makes the difference - mentality and lifestyle choices are.

For those who decide to move on from being single to co-habitation and having families, there is a sense that these groups need to move to a more traditional models of living, due to a lack of private space and inhabiting shared spaces are not necessarily designed to accommodate children. Is it impossible to combine different demographics and therefore the types of spaces that they require, or is it just a missed opportunity?

To answer this question, it is worth trying to understand why people are willing to live together. Reasons vary according to personal circumstances and stages of life, but could be summarised as follows:

- To share a common bond and not isolated or alone
- To share resources
- To be stimulated by shared experiences

These reasons are applicable to all age groups. An elderly person can find value in mentoring or sharing knowledge with their peers and also with younger generations. A young family could share the benefit of shared childcare and a professional could be attracted to a reliable co-working facility, mixing with members of a wider community, making connections and widening their professional network.

Where architecture can contribute to the success of co-living is beyond that of a simple aesthetic. The role of architecture in creating successful community living is in the spatial planning and distribution of amenity functions, addressing the need for social interaction across all age groups and demographics, but also being able to provide spaces to retreat and be with oneself.

This needs to be manifested through a combination of indoor and outdoors spaces, offering opportunities for working, meeting, play, relaxation, and mindfulness. Spaces also need to be flexible to provide a multitude of functions and to suit future adaptability as trends and needs change. Amenity also needs to be distributed and not simply concentrated in one part a building or development, providing easy access, and encouraging circulation, with other more ad-hoc opportunities for interaction.

Having successfully delivered projects that create student, young professional and later living communities, Apt are experienced in working within the various sub-divisions of the wider co-living sphere. Working across the sector and sharing our experiences amongst our teams has highlighted that whilst each project is designed to a specific clients brief and user needs, all our projects have similar aims. To provide a sense of community.

Where there is real excitement is the opportunity to take the next step, exploring building typologies that go beyond the boundary of age groups and encourage inter-generational living. As architects we see this as an exciting time to bring our creative skills to inspire people of all ages to live, grow and develop together.



# Exploring Opportunities



# Exploring Opportunities

**At Apt, we understand that not every opportunity is right or that every concept will see the light of day. We have many clients come to us for early input on schemes – our advice can often help them decide whether a site is worth further exploration.**

This can range from an initial 2-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 test the waters on a proposal.

We draw on our wide range of experience to give the best advice possible. We are not afraid to challenge a brief or client if we feel it is unachievable; bad news is better than bad advice.



## 01 Initial Consultation

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

An initial high-level exercise to test massing on a site to generate 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 to 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.**

Review of an existing scheme and identification of 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 evaluate 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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# This is Apt