



# NTA

**NICOLAS TYE ARCHITECTS**

## **Corporate Residential**

A varied residential-led portfolio of mixed-use and multi-unit schemes



## Introduction



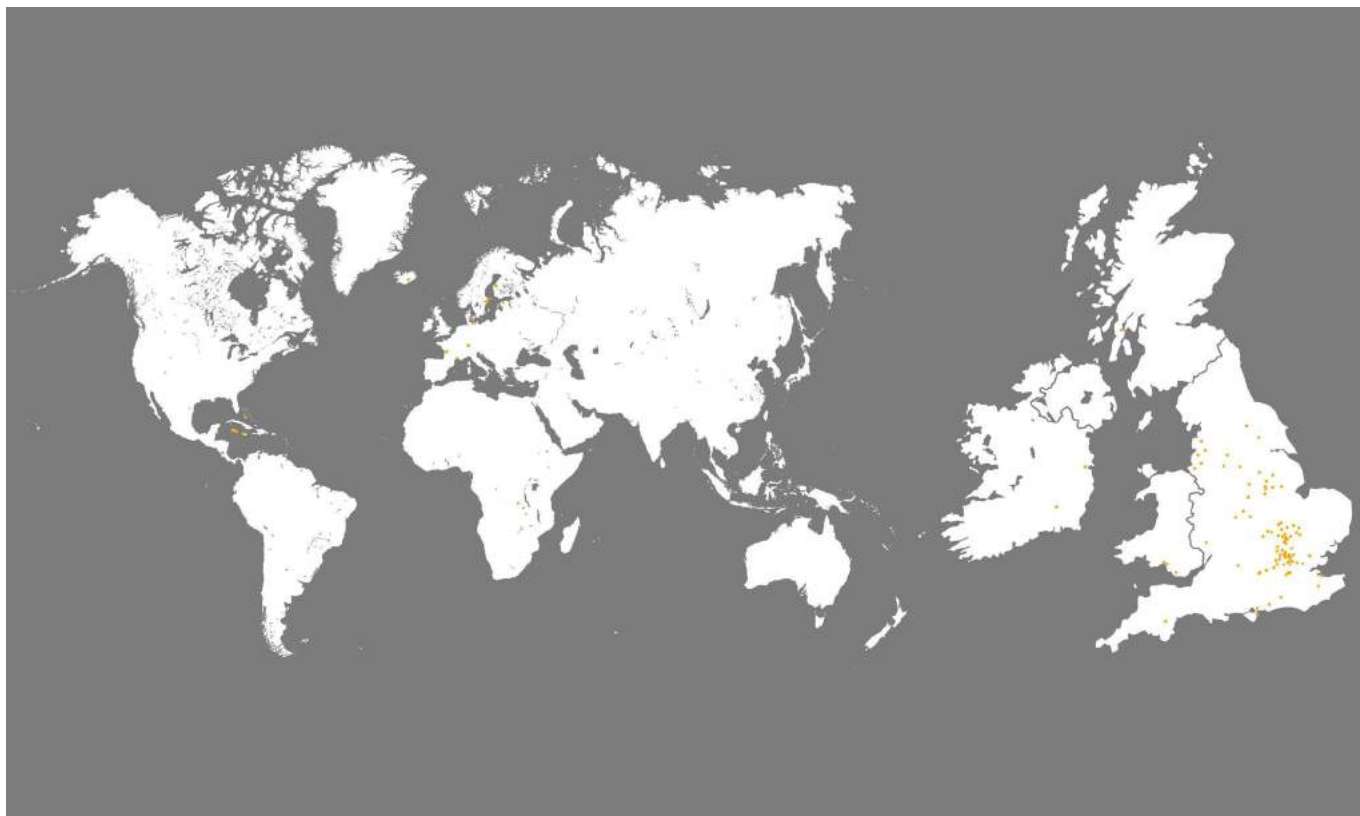
## Practice statement

The world around us is changing immeasurably, and key to us is architecture which follows no trends or fashions but the real agenda of providing invigorating healthy environments for all to use. Central to our philosophy is that design is generated by the needs of its people, we encourage clients involvement so that we may fully understand the key considerations for every project, however we also challenge these ideas preconceptions to create sensitive, unique and personal environments.

Our experience covers projects from £500,000 - £50million in a variety of sectors from commercial office developments, high quality residential works, multi-units, retail outlets, regeneration schemes, the arts and educational projects. We aspire to making extraordinary buildings and spaces, even from the most difficult of design briefs.

By pushing the boundaries of design we aim to create elegant, timeless and invigorating architecture and design. We invest a great deal of energy throughout the design and construction process, to ensure all parties involved fully appreciate our design intentions thus ensuring that the best possible design is ultimately revealed.

Our operation is not insular, we work closely with a group of the countries leading consultants to ensure projects are protected and assisted by the best organisations and people available, in doing this we achieve the very best architecture and design for our clients.



Orange locations are for current, built or competition projects that we have been or are involved with.

## Location

We operate nationally and internationally from two main locations in Bedfordshire and Birmingham.

### Bedfordshire

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### Birmingham

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## Clients

- GT Bank
- Harlington Upper School
- Global Robotics
- Luton and Dunstable Hospital
- Arnold School
- Flitwick Town Council
- Greensands Trust
- Project Solutions
- Next PLC
- Peabody Coffee Bars
- Potton Sports Center
- The Lynford Group
- Cross Keys Public House
- Bella Italia Restaurants
- Biddenham Upper School
- Lower Mill Estate
- St. Georges Hospital London
- Curchod & Co Chartered Surveyors
- GMV Investments Limited
- Central Cash and Carry
- The Money Shop
- J. Reddington Ltd
- Tesco
- Barclays Bank
- Diziton Ltd
- Society of Designer Craftsmen
- Clearview Homes Ltd
- Christchurch Borough Council
- East Grinstead Borough Council
- Bedford Borough Council
- Peckleton Homes
- Bedford Photo Centre
- Central Bedfordshire Council - Regeneration Team
- Kings Oak Primary School, Bedford
- BORI (Buildings of Remembrance International)
- Strad Estates
- Coomber Contemporary Homes
- Central Bedfordshire Council



Living - Mixed Use



## Town Centre Redevelopment

A design brief of a mixed-use scheme within the heart of Bedford for a site just off Castle Lane and facing the river. Our proposal seeks to revitalise Bedford's town centre with the introduction of a colourful and vibrant cultural quarter.

The scheme comprises of five individual blocks which are strategically placed to form public piazzas at critical points in the scheme. The scheme feeds into the existing surroundings, enticing people to enter from two main access points, the main road and the river. Castle lane has been pedestrianised and visitors are drawn into the heart of the scheme by two opposing, angular structures.

Cafe and retail areas will inhabit ground floor levels to attract footfall and will casually spill out on to the piazzas in the summer months. Galleries and specialised artists shops and studios will also inhabit the ground floor to help nurture the sense of creativity and culture. Residential and office areas will be situated on upper floors and will look out on to the piazzas below, adjacent river and the public green to the east. These will be another source of footfall to the business which operate below creating a thriving and bustling atmosphere.

The buildings themselves will form a recognisable feature which can be seen visually from the river. Using coloured glass in a displaced grid arrangement, the buildings themselves harness a sense of vibrancy and creativity, reflecting the activities on the street scene below.



## British Waterways Canal

A riverside hub point, this central master-plan will provide an extensive mixed use scheme which will have residential, commercial, retail, community and visitor amenity spaces.

This master-plan solution on the outer edges of this county town provide a solution which provides some 130,000 sq ft overall with 20,000 sq ft of retail, 80,000 sq ft of commercial and 30,000 sq ft of residential.

the solution connects the main external ring road through to the riverside location by providing open links with linear development at 90 degrees to the riverside location. Elegant glazed faceted facades provide the mixed use accommodation scheme of generally retail on the ground floor, commercial on the upper floors and residential to the penthouse level.

public realm interaction with the waterway and providing a navigable link both on and off the water enhances local and visitor use. Cafes and tree lined routes leading you into and around the waterway provide for inviting use all year round. Some overnight stays with hotel and cabins near to the waterway provide a lively mix of uses which means a real community feel to the solution.



## High Street Development

Located in a central town location and adjacent to its conservation area we have completed a design centre.

This design creates a catalyst to the town providing a new vibrant core for the local retail users and out of town visitors to this high-end quality retail environment which includes high-end brands and local food retail facilities.

The design of the building is economic, but timeless and elegant and with a clear design connection to the chequered pattern of the adjacent historical church mirrors with the high quality proposed stone facade.

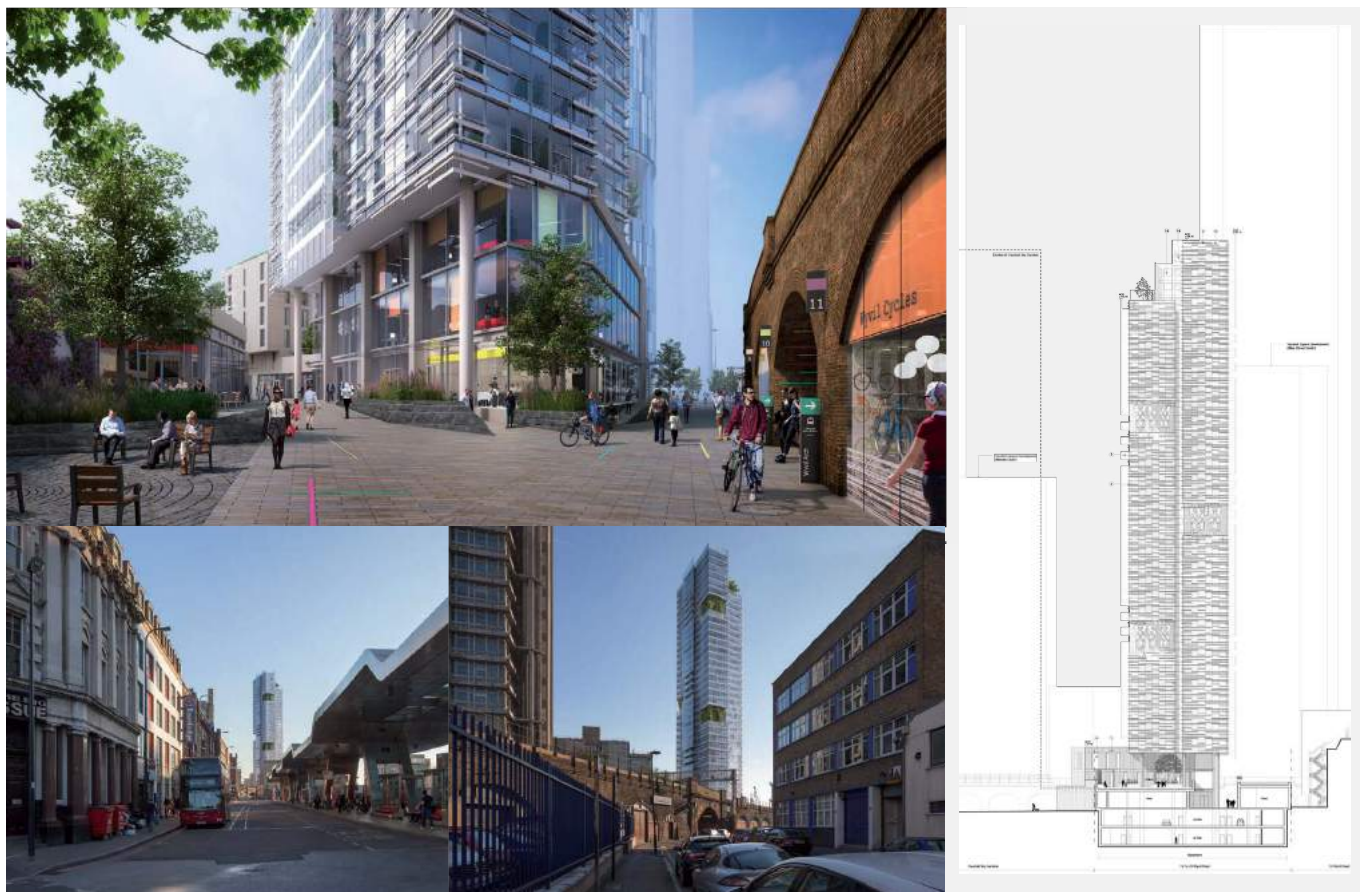
**Living - Multiple units**



## Sleaford St, London

Our building seeks to inspire through its connection between humans and nature responding through its time-based visual colour changing roof canopy, environmentally controlled air flow, water collection and energy use.

The units maximise the boundary of the site but significant street lighting, seating, planting and elegant materials have been used to enhance the public realm. The buildings are clad in a beige portland stone with aluminium triple glazed window units. A series of high level piazzas for residents' use is available and the basement has underground parking and cycle provision as well as storage areas and a gym facility.



37 storey tower forming part of a residential-led mixed-use scheme in Vauxhall.  
(Working for Stephen Davy Peter Smith)



Residential-led redevelopment of a brownfield site within a designated housing zone  
(Working for Stephen Davy Peter Smith)



## Residential-led mixed-use development in the Wembley regeneration area

(Working for Stephen Davy Peter Smith)



## Construction of a 33 unit residential development, procured under a traditional contract

(Working for Stephen Davy Peter Smith)



## Tomorrow's Townhouse

Our proposal consists of flexible multi-level terraces, expansive and lively semi-private community spaces, as well as a safe, naturally lit underground parking solution to accommodate the needs of a variety of homeowners

The proposed standard home is designed to high environmental standards and is to include features such as a groundwater heat pump, photovoltaic (PV) panels located on the roof, as well as an integrated mechanical heat recovery system. Other features include a water harvesting system, mechanical solar louvres and internal blinds controlling the level of solar gain, as well as the integration of a rainwater harvesting system for use alongside the washing machine, for plant watering and WC flushing.

Carefully selected utility products will also ensure minimum energy expenditure. Additionally, each house will be fitted with an electric car charger as standard. The aim of this is to encourage homebuyers to consider the positive affects of choosing electric cars over the standard polluting vehicle.



## Palmerston road

We were invited to design for a high density mixed-use residential and commercial redevelopment scheme that would act as a catalyst for the area.

We were invited to design for a high density mixed-use residential and commercial redevelopment scheme. A key component of the brief was to create a safe and secure environment which enhances the site and its surroundings and considers the ongoing development of the area. Redevelopment of this site creates a catalyst for further development.

The site itself was challenging by nature, due to its restricted space and proximity to a major road, this road rises steeply in front of what was to be the primary elevation. We worked carefully with zones across different levels, with commercial and office use to the ground floor, where views were restricted, and residential units above. An internal courtyard with recessed balconies and louvers screening provides privacy and acoustic screening for the residents whilst the elevated position also allows access direct from the fly-over.



## Watford Apartments, Hertfordshire

Our scheme provides for some 112 apartments, including affordable housing, secure underground parking, elegant amenity space and designed with robust metalwork, brick and render detailing.

Sited in the centre of Watford town centre this site sits on a major routeway into the town, historically significant since roman times, sited in between 2 listed structures, a mainline railway and on previous use mining and contaminated industrial land. Our scheme provides for some 112 apartments, including affordable housing, secure underground parking, elegant amenity space and designed with robust metalwork, brick and render detailing. Each apartment has its own timber slatted screen allowing each occupant to position related to their own particular privacy and daylight requirements.



## Ternion Court, Milton Keynes

Ternion Court / The Paragon Building is a conversion of offices to a high-end residential in the heart of Milton Keynes.

The envelope of the building remains as original with minor alterations such as frameless glass Juliet balcony additions and double glazed replacement windows to match existing. The penthouse extension features a black Marley-Eternit cladding in line with the black metalwork, planters and fences in the existing building.

The apartment interiors are very spacious with generous ceiling heights, imaginatively laid out and finished to the highest specification, perfectly equipped for contemporary living.



## West Bay Apartments

Sea views and external balconies to all units as well and internal accommodation which is luxurious and open plan.

Located on the north-western corner to Grand Cayman this proposal seeks to provide high end residential condo's apartment scheme. This provides sea views and external balconies to all units as well and internal accommodation which is luxurious and open plan. Each unit is around 3,000sq ft of space.

Landscaping which required critical analysis to the location and is designed in such a way that should storm surge or hurricanes affect the site then there is a low level of work required to reinstate the site. The site has the provision for 12 car parking spaces, high levels of security and a communal resident's infinity pool. The lower ground floor is also a sacrificial level which 'allows' for potential water to come in to the site so as not to affect any habitable accommodation.

Robust materials in the form of stone, aluminum framed windows and metal roofing system provides a robust and low maintenance solution. Provision for solar panels, drinkable water tanks, low energy lighting and storm surge defense system provide a robust solution to the site.



## St. Albans Apartments

This site has had its site value doubled with the elegance of timelessly designed apartments to this city centre location.

A new build apartment block near to the centre of town providing 22,000 sq ft of space for 16 flats with 16 underground parking and storage spaces providing a high end solution with elegant and robust long life materials. This site has had its site value doubled with the elegance of timelessly designed apartments to this city centre location. There are 12 apartments of varying sizes from 80-200m<sup>2</sup> with high specification living and sleeping accommodation, all with high levels of natural light and elegance to open plan living accommodation. Each apartment has a balcony provided, 1-2 car parking spaces per unit and high levels of security. Low maintenance high quality materials on the external elevation befit this elegant city centre location and provide a long term solutions to the management company in terms of maintenance and low running costs.



## The Healthy House

Exploring how a new 4 bedroom home, built to very tight space standards can respond to today's lifestyle and need to meet high levels of sustainability, whilst creating a relaxing, adaptable and contemporary environment.

An open competition which explores how a new 4 bedroom home, built to very tight space standards can respond to today's hectic lifestyle and increasing need to build to high levels of sustainability, whilst creating a relaxing, adaptable and contemporary environment.

The 'healthy house' is constructed from a highly insulated 'SIP' panel system which is manufactured off-site, and is clad with both larch and an eco-lime render. The roof garden enhances the existing eco-system present on the site, whilst reducing heat loss through the roof in the winter and cooling the house in the summer. The design is based upon passive solar principles and allows the house to totally open up to the external environment. A ground source heat pump provides both the hot water and heating, whilst 'top-up' heating is provided by a wood-burning stove in the living room. A rainwater harvesting unit is provided to reduce water consumption and a MVHR unit is provided. A central vacuum unit has been provided, to ensure that the house is kept as dust free as possible. Photovoltaic tiles are built into the roof garden balustrades to provide electricity.

The design can achieve level 4 under the 'code for sustainable homes', and also meets all the requirements for 'life-time homes' and 'secured-by-design', as well as providing a highly adaptable set of spaces, which can be tailored-to-suit any age group or family lifestyle.



## Banana Island Apartments

The brief was to provide a 5 star quality european feel with luxurious fixtures and fittings throughout befitting of the kind of high net worth individuals requiring these first or second holiday homes.

Located on the affluent island on the south coast of Nigeria this elegant outcrop provides spectacular sea views and a location to provide the highest end of residential city living.

The apartments all have extensive balconies and views from the upper levels with high security perimeter with pedestrian and vehicle access and storage on the ground floor along with communal swimming pool and amenity space for the residents and visitors. Robust materials from high quality through renders and locally sourced timbers with high impact aluminium window frames and glazing provide the level of finish required to these elegant homes.

Internally the brief was to provide a 5 star quality european feel with luxurious fixtures and fittings throughout befitting of the kind of high net worth individuals requiring these first or second holiday homes.



## Woodside Houses, North London

The composition of the proposal uses a contemporary language with rectilinear forms and a subtle sophistication on the detail.

Woodside Avenue is a project for 2 dwelling units on a residential area in north London. We took over a previously approved planning application and redesigned the scheme following the clients wishes for a contemporary design. Both newly proposed houses respect the footprint of the previously approved scheme and its scale has been conceived to match the other dwellings in the area in size and location within the plot.

The composition of the proposal uses a contemporary language with rectilinear forms and a subtle sophistication on the detail, which reduces the complexity of construction and produces a simple and outstanding external envelope. Both dwellings are formed by two continuous volumes in L shape that open to the centre of the plot. It consists of three stories: basement, ground and first level. The entrances to both houses are located at the center of the plot with a joint entrance from the main street.

The proposed materials have been chosen to fit this language of simplicity and sophistication. The main external material is brick, which creates a continuous envelope for the houses that is only broken in certain points by the glazed boxes.



## Negril, Jamaica

The site sits facing west to east on an elevated position with some views towards the sea.

Located on the western coastal edge of Jamaica looking on to the Caribbean this site is located some 3 hours drive west from the capital Kingston and only 20 minutes from Negril the local large town. The site sits facing west to east on an elevated position with some views towards the sea. There are 10 units to the scheme each of which are around 230m<sup>2</sup> with open plan living, dining and kitchen areas on the ground floor with outside eating and entertaining spaces and 3 bedrooms with master en-suite and dressing area along with balcony and a bathroom to the first floors. Each dwelling is made from reinforced concrete to legislative regulations to withstand storm and systemic activity and the buildings are finished externally with white render and timber and stainless steel louvers. For each plot an off street parking space is provided and a generous private rear garden area with tropical views to the surrounding countryside and sea (in some cases).



## Whipsnade Houses, Bedfordshire

Our proposal is to clear the site which had various semi-derelict garden centre structures all within Green Belt and AONB land. Our proposals are to add three new dwellings, protect the existing peripheral trees and hedgerows whilst proposing a full landscape and planting scheme. We have proposed inspiration from the local rural vernacular of pitched roof barns and their composition and clustered them to reduce the impact on the green belt.

For the Studham site we have broken the building's mass into two main elements. The larger dwelling will appear slightly more dominant over the other two whilst still remaining subservient to the existing buildings which are to be removed. The two smaller dwellings will appear ancillary to the main dwelling and all three when complimented with the proposed landscape scheme will coexist nicely. We have deliberately staggered the proposals across and into the site to reduce the perceived bulk and mass, but also to allow each building to avail of optimum solar gain, hence making each unit equally sustainable.

These proposed dwellings are all about the landscape they reside within, large panes of glass allow floods of natural light in, but also allow for controlled views to their proposed gardens. Materials are robust and low maintenance to ensure a high quality of environment is maintained. We have also consciously not used the whole site for our development. Two large wildflower meadows have been proposed, this protects the openness of the site and also shows how we have sensitively located our buildings and are not overdeveloping the site.



## St Neots Houses, Cambridgehire

This proposal is an innovative response to its context and desired function.

Our proposal for Hatchet lane replaces a single house and provides two modern family homes, one slightly larger than the other to give best use of the site and its opportunities. The site has an established residential land use and is of adequate size to accommodate two dwellings with an improvement in site density making efficient use of housing land, whilst still provide generous garden and amenity spaces.

We have designed two dwellings that accentuate already pleasant local features which have resulted in buildings that avail the maximum natural light and will be low maintenance. The larger panes of glass and the internally concealed drainpipes, both simplify the elevation, along with the combined use of brick with render fits with the local area and requires virtually no maintenance.

We are conscious of the fact that the site lies within a strong residential area, although not a conservation area. We have drawn inspiration from the local vernacular of pitched roofs and brick / render materials. The rear of the buildings were designed to be translucent and open to the back garden. The large panes of glass allow floods of natural light in, providing the optimum solar gain, providing each unit with greater sustainable. This proposal is an innovative response to its context and desired function.



# NTA

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