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Portfolio

ACA Studios





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Mixed-use

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Practice

Who We Are

ACA Studios is an award-winning practice known for its innovative designs and its ability to deliver complex schemes that enhance their environment. We have a diverse portfolio of projects, ranging from residential, commercial, hospitality, and institutional buildings to urban regeneration and master planning.

Our design philosophy focuses on creating functional, environmentally responsible spaces that meet the needs of our clients and the communities they serve. Our proposals examine how developments respond on a variety of scales within the context and incorporate sustainable design principles throughout the process.

We also place a strong emphasis on collaboration, working closely with clients, stakeholders, and other design professionals to create integrated and holistic solutions.

What We Do

We are firmly based in all stages of project development, from feasibility to post-completion.

Our work has received recognition and awards for design excellence, sustainability, and contributions to the built environment. Some notable projects include residential developments at Stonelea Gardens and Charlton Riverside, mixed-use commercial and office spaces at Rushworth Street, educational buildings including Friars Foundation Primary School, and hospitality and leisure facilities for Dockland settlements.

How We Work

These days there are no "easy" projects: site constraints, funding, planning and public opinion challenges abound.

At ACA Studios we make projects happen: bringing together clients, statutory authorities, construction professionals and the local community we broker collaborative solutions which balance the needs of all parties.

Through consistent repeat business we build ongoing relationships with our clients, local and statutory authorities; these help us deliver optimum solutions via the shortest possible path.

What We Believe In

We make places for people. Our projects slot into and augment existing neighbourhoods and communities, providing new places for people to live, work and play. Our buildings are contemporary, innovative, reactive to their surroundings and built around the human. We like utility and only use materials which age and last.





Herringham Quarter, Charlton Riverside

client
local authority
cost
status

The Hyde Group
RB of Greenwich
£380M
Planning approved 2022

Mixed-use



1.



2.

1. View of new neighbourhood square on site C
2. View of Lydenberg Yard from New Lydenberg Street
3. View along New Lydenberg Street



3.

Herringham Quarter, Charlton Riverside

Sites A and C are the first sites to be delivered from the Herringham Quarter masterplan, which on completion of Sites A-E, will regenerate over 4 hectares of the Charlton Riverside industrial estate. The area has a huge role to play in London's capacity to deliver new homes for the next generation of residents. The Charlton Riverside SPD outlines the vision for the area to deliver 5000-7500 new homes and 4,400 additional jobs. Herringham Quarter will in total deliver up to 1,292 new homes, Sites A and C will create 762 homes by 2024.

As London evolves it is imperative that it is inclusive to all, 50% of the total homes proposed on Herringham Quarter will be affordable (shared ownership and London affordable rent tenure). More importantly, the majority of these homes will be delivered in Phase 1 of the development. The overarching aim of the Herringham Quarter masterplan is to ensure a coherent, phased design approach, co-ordinated with existing and emerging vehicular, cycle and pedestrian routes.

The key riverside location of Site A provides the unique opportunity to reconnect Charlton and its residents to the river Thames. Duresco Place, a new pedestrian route through Site A will provide safe access to the riverside and the enhanced Thames Path. Site C is nestled within the existing urban fabric of Charlton Riverside. It has a pivotal role in the provision of public, green amenity space within phase 1. Lydenberg Gardens will eventually extend beyond Site C to establish a key pedestrian connection from Charlton to the riverside. Public realm has been designed to create a lively, green and sustainable environment where residents can enjoy the open air of London's growing city.

The concept for each distinct area derives from the local heritage of Charlton Riverside. For example, the rope making industry has inspired the landscaping and play spaces of Lydenberg Gardens. The material palette for the buildings and landscaping is influenced by the industrial buildings that surround the site.



1.



4.



2.

1. View from Duresco Place to the river Thames
2. 3 bedroom private flat with winter garden looking towards river
3. 2 bedroom private apartment with acoustic noise protection via a winter garden
4. View through site C and Lydenberg Yard



3.

The hard, industrial landscape of Charlton Riverside will be softened by green landscaping which will also increase the biodiversity of the area. The jetty will be re-used and revitalised, becoming an integral part of the landscaping and increase the relationship with the river and the Thames Path. As part of the scheme's delivery, local infrastructure will be developed. A new flood defence wall together with planting of ecological intertidal habitat on the River Thames will ensure the future protection of the built and natural environment over the life span of the scheme and beyond.

The proposal respects and responds to the safeguarded wharf without disrupting its operation; allowing the industrial heart of the area to remain at its core. Our sites respond to the constraints of the wharf to create a mixed use development that respects existing employment uses whilst providing new commercial and residential space.

Throughout the design process, the community, local council and stakeholders have been consistently consulted and engaged via multiple public consultations, pre-application meetings, GLA meetings and PLA meetings; ensuring an inclusive and iterative design process. The design has evolved in response to this involvement and the proposed scheme has been greatly enhanced as a result.

The proposed development is safe and secure for residents, whilst being open and accessible to the wider community. The masterplan will connect the public to the riverside, via designated landscaped routes with high levels of natural surveillance. The large number of affordable homes will ensure the existing community will be able to remain and grow in Charlton. Potential improvements to public transport provisions will create further links to the wider city for residents. Parking and vehicular use has been restricted on both sites to promote a sustainable dependence on public transport, cycling and walking.

Dwellings vary from one bedroom apartments to three bedroom family homes, ensuring a diverse community. The 3,237m² of commercial space being delivered in Phase 1 will accommodate both new and existing businesses. These spaces will provide local employment and increase footfall and use of the surrounding spaces. The existing 148 jobs on the site will be increased to 197 in the proposed scheme, across a range of employment sectors including light industrial, retail, office, community, hospitality and health.

The proposal conforms to the framework of Charlton Riverside's SPD, encapsulating its key principles to create a compliant yet visionary scheme. Sites A and C are restricted to ten storeys maximum, a varied massing of 4-10 storeys is proposed creating a medium rise development with high levels of affordable family homes. The scheme responds to the need for future flood protection and references the sites industrial heritage; meeting all the recommendations and requirements of the SPD.

The key ambition of Herringham Quarter is to develop a scheme that makes the best, most efficient use of the sites by delivering a significant number of homes, whilst also creating a sustainable, inclusive and active community. Phase 1 is the first step in the process of regenerating Charlton Riverside, a catalyst to the creation of a thriving new community and riverside destination.

Eastmoor Street Charlton Riverside

client
local authority
cost
status

AITCH GROUP
RB of Greenwich
£47M
Planning approved 2022





1.

1. View from locally listed building across Eastmoor Street
2. View from Westmoor Street looking South
3. View from Eastmoor Street looking north showing the southern green link

2.



3.

Eastmoor Street, Charlton Riverside

The redevelopment of 61-81 Eastmoor Street will regenerate 0.592 hectares of the Charlton Riverside Estate and provide of 1800m² of commercial space and 188 new homes. The delivery of this site will act as a catalyst to drive inclusive, sustainable development in the area.

The proposal is split into two separate blocks, varying between 6 to nine storeys. Dividing the blocks East to West is the landscaped Penhall Gardens, becoming a key section in the future green link specified in the SPD and providing generous amenity space linking the area to Moore Park; to the South a green yard is shared with an adjacent Evelyn House scheme. These two new routes boost the wider contexts relationship to the park through the creation of views, utilizing a great asset of the local area.

To the North a new urban hub is created by the proposal stepping back to generate a spacious urban square opening up onto the new principle route for

Charlton Riverside, creating much needed public realm focal point in the area for people to meet and gather.

As part of the development Eastmoor Street will be appropriated into Moore Park to create a seamless boundary between the two spaces. A one way road will be in operation to allow for emergency traffic, but the ownership of the space will be firmly in the hands of the pedestrian and cyclist and encourage a healthy, sustainable use of the area.

The massing has been carefully articulated to respond to the existing and emerging context. To the South the 6 storey blocks responding to the adjacent schemes and create a suitable datum that will sit comfortably in the existing context as the area evolves.

To the North the eastern shoulder steps down responding to the Locally Listed Pub (now veterinary centre) before rising to ten storeys on the Western



1.

Corner to create a distinctive frame to the local hub and urban square, whilst providing a way finder for the surrounding area.

The architecture has been designed to reference to the industrial heritage of Charlton Riverside whilst presenting this history with a contemporary flourish. Saw tooth roofs and industrial stylized balconies, residential entrance and commercial bay details provide a visual reference to the past, whilst a light material palette of light, pale grey and glazed brick façade elements show its contemporary character. The architecture has been designed in close collaboration with the Council and CABE, and has evolved to become a mature, seamless design. This consultation with the local stakeholders and Council was intense and incredibly rewarding for the design, with various pre-application meetings, multiple DRP meetings and an online public consultation (responding to the Covid guidance) ensuring our proposals encapsulated the views and hopes of the community.

On ground floor and mezzanine, the commercial space will provide opportunity for various uses and generate employment in the area. A new café, retail and office spaces will create an active frontage and

boost the footfall in the area creating a safe and populated public realm.

35% affordable units will be delivered with the scheme, ensuring a diverse and sustainable community is protected as the area evolves.

The dwellings vary in the scheme from 1B to 3B units, to 3B duplexes providing a variety of housing typologies. Various communal amenity spaces are provided throughout the scheme, with a first floor podium on the south block and two roof terraces to the north providing panoramic view of the Thames Riverside. The flats are designed to maximise the views of the surrounding area, with deck access allowing the scheme to provide 70% dual aspect flats ensuring light and ventilated living areas.

The key ambition of the Site is to develop a scheme that makes the best, most efficient use of the site by delivering a significant number of homes, whilst also creating a sustainable, inclusive and active community. The Eastmoor Street site is a catalyst to the creation of a thriving new community on the Charlton Riverside Estate that will evolve to deliver over 5000-7500 new homes in the near future.



2.

3.

1. Mirfield Street Elevation

2. View through green link towards Moore Park Westmoor Street

3. View looking south on Eastmoor street



Minavil House Alperton

client	Clarion Housing
local authority	LB of Brent
cost	£65m
status	Completed 2022





1.



2.



3.



4.

Minavil House Alperton

The scheme accommodates 251 residential flats over 24 storeys, including 2000sqm A1 Food store, 620sqm of B1 Offices & 640sqm A1,A3,A4 Cafe. The development includes complex mixed use areas included in the two level basements.

Located just off the Grand Union Canal, this development includes a variety of unique facade detailing challenges in cladding chamfered flying beams and bespoke curtain wall elements. Included in the design are a number of roof terraces & child play spaces for all residents.

1. Completed building showing 24 storeys
2. CGI of scheme during planning
3. Completed scheme
4. CGI of scheme across the Grand Union Canal.

Cantium, Southwark

client
local authority
cost
status

Aviva / Galliard Homes
LB of Southwark
£600M
Planning approved 2019





1.

Cantium, Southwark

This scheme has been designed in collaboration with Brisac Gonzalez Architects. The 1.9-hectare (five acre) Cantium Retail Park will be redeveloped to provide a series of striking new buildings ranging from three to 48-storeys, designed around a new public square, pedestrian boulevards, piazzas and landscaped streets, and a new linear park.

The linear park connects the scheme with the neighbouring Burgess Park which is one of the largest parks in South London, and incorporates trees, planting, parkland, water features, pedestrian boulevards, a cycle route, and play space.

Other open/green spaces within the scheme will include a new public square, a courtyard garden, two children's play areas, a raised podium garden, and rooftop amenity space. The development is complete with car parking, cycle bays, landscaping and new infrastructure works. In total the scheme will provide one hectare of new public open space.

The scheme is mixed use. It will provide 1,113 new homes, including apartments, maisonettes, penthouses and townhouses. It will also provide office floorspace, retail space, restaurants, cafés, and cultural facilities such as a youth theatre, mini-opera house, performance space, or cinema. The scheme is expected to create up to 580 jobs.

The scheme will provide a range of dwellings including studios one, two and three-bedroom apartments, and four bed townhouses. It is tenure blind, with rental apartments and shared ownership apartments integrated within blocks containing private sale apartments. Each tenure has a dedicated lift and stair core serving the apartments, but the individual blocks open out onto and share facilities such as the courtyard garden, podium garden, cycle storage, and car parking.

Private sale apartments will occupy the two tallest towers at 48 and 37 storeys, two of the midrange blocks between nine and 13 storeys, a low-rise four storey apartment building and a new tree-lined terrace of 15 three storey four-bedroom London townhouses.

126 one, two and three-bedroom shared-ownership apartments will be provided in two of the midrange blocks between nine and 13 storeys. 237 one, two and three bedroom-apartments and maisonettes for social rent will be provided in the 26 storey tower and one of the midrange blocks between nine and 13 storeys. Thirty-five percent of the residential provision will therefore provide Southwark with much needed affordable housing, available for local residents requiring accommodation assistance.

The ground floor of two of the blocks facing onto Old Kent Road, the new Urban Square and the Linear Park and the 11-storey building fronting onto the Old Kent Road will provide the majority of the development's commercial floorspace, with 10 per cent of the space at discounted rent for start-up firms and small and medium-sized enterprises.

The new development will have a six-year construction programme. Existing Cantium Retail Park anchor tenants will be included in the development and the developers are holding discussions with other tenants about making provisions for them within the scheme.

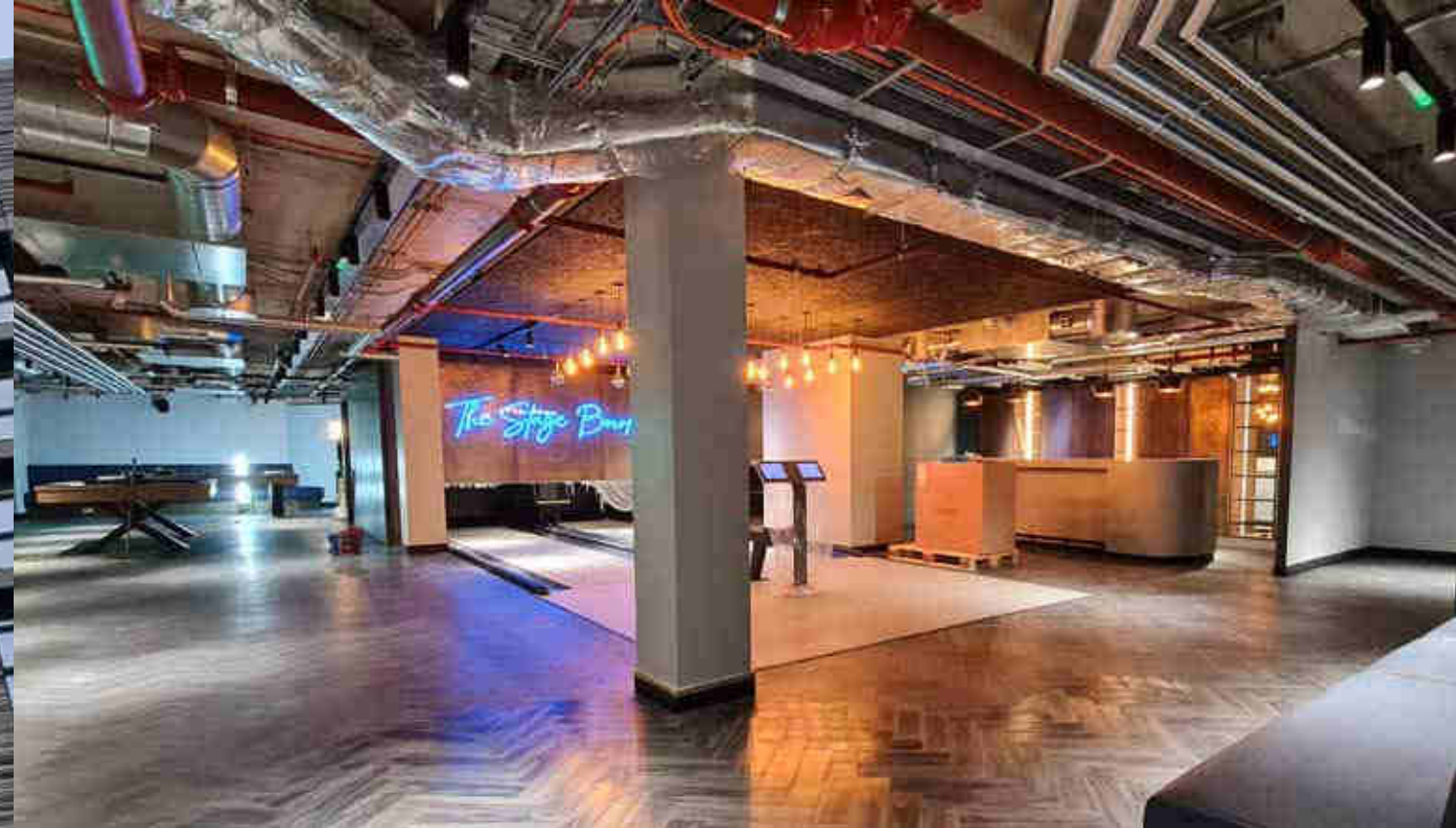
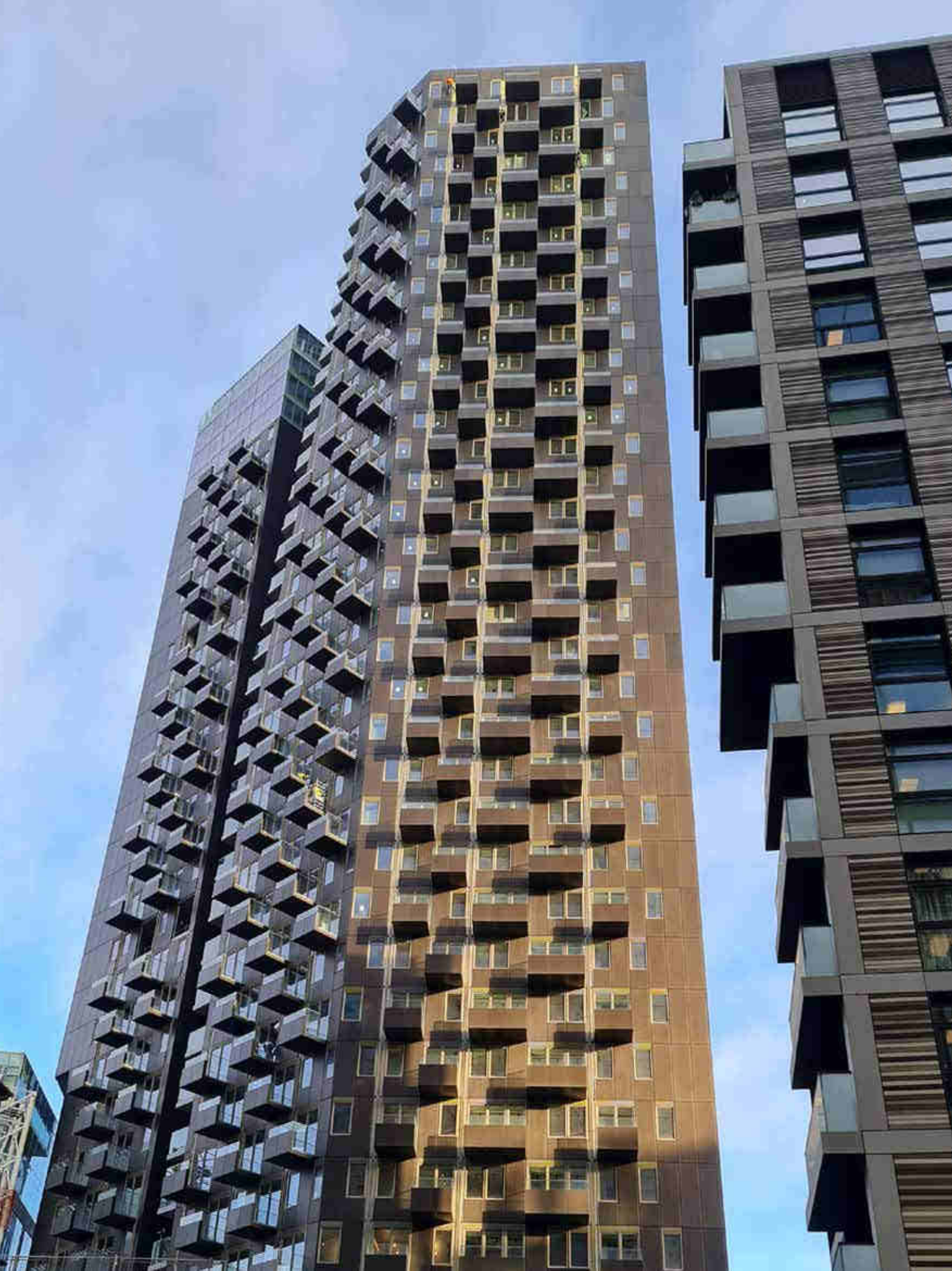


2.

1. Public Square
2. New open amenity space
3. Initial artist impression of scheme



3.



1.



2.



3.

1. Residents bowling alley and bar
2. Residents private cinema
3. View from upper floor balcony
4. Photo of external facades

The Stage Shoreditch

client	O'shea & Galliards
local authority	LB of Hackney
cost	£125m
status	On Site

The Stage is located within Shoreditch and amongst the third largest tech cluster in the world. The scheme rises to 37 floors to provide residential accommodation within a dynamic landmark. The development is a high profile mixed use scheme with retail, commercial and dedicated performing arts and heritage space.

Residents also benefit from the exclusive facilities which include a private screening room, games lounge, bowling lanes, gym, salon, spa, treatment suite and a business center. This is topped off with a sky lounge and residents terrace on the 32nd floor.

We were brought in to help deliver the development and the internal fit out of the residential and amenity areas.



1. Residents arcade
2. 32nd floor sky lounge and terrace
3. Work space and meeting booths.



1.



4.



2.



3.

Electrobase, Crayford

client	Purelake New Homes, Skillcrown and London Square
local authority	LB of Bexley
cost	£50m
status	Planning approved 2023

The proposed development at Electrobase will comprise of 559 residential units, including new public realm, car parking, landscaping and associated works. The scheme is for a site covering 7.19 hectares, to include a former Sainsbury's car park and an area of open wood or scrub-land known as Crayford Rough. The development will only be on the previously built brownfield part of the site, and the four hectares of open land — which are registered as a site of importance for nature conservation (SINC) — will be handed over to Bexley Council, following enhancement works to improve biodiversity.

The site has potential for flooding from the River Cray, which runs alongside the north west border of the plot. The River Wansunt, a tributary of the Cray, flows through part of the site, which lies in a zone 3 flood risk area, mitigation measures were introduced as part of the planning approval.

To maximise the health and wellbeing of future and adjacent residents, the scheme will include wheelchair accessible units, a new public walking and cycle route along the riverside, include doorstep play space on-site, provide secure cycle spaces, and incorporate a number of measures to reduce overheating including passive ventilation.

1. CGI View of the river walk
2. CGI View of the river walk
3. CGI View of Roman Way
4. CGI View of Stadium Way



1.

Quebec Quarter, Canada Water

client	London & Quadrant/ Woodland Views Ltd
local authority	LB of Southwark
cost	£50m
status	Completed 2018

The site is located between two distinct areas of Canada Water. Immediately to the west are industrial units and a leisure park. In contrast, to the east is Russia Dock Woodland with a large number of predominantly brick-built, 2-3 storey houses immediately beyond the woods. These have a very suburban character. Slightly further away from the site along the riverfront, mid-rise new build apartment blocks dominate.

The site of the Quebec Way Industrial Estate can arguably be said to occupy a unique location being not just physically at a cross roads but also forming a transitional site, where urban and suburban meet.

The development consists of blocks grouped together around private courtyards which are entered off a single point from Quebec Way. Changes in levels and a narrowing of the access mark the start of the private courtyards. The route through is marked with a sequence of entrances to create vistas and mark the changing nature of the space.

The aspiration of the proposal was to make sustainability a priority. Therefore choice of construction, external-facing materials and levels of daylighting were critical to the success of the scheme.

The scheme aims were:

- To create a development that compliments and enhances the existing Russia Dock Woodlands;
- To create a transition zone between the woodland and the urban context;
- To replace the existing hard-landscaped areas dominating the site with soft-landscaped courtyard ;
- To introduce an active street front to Quebec Way and Redriff Road through an introduction of commercial uses and homes direct access from the street;
- Introduce much needed community facilities for the area as well as the proposed development;



2.

1. 3D visualisation of scheme set within an aerial photo
2. Elevations comprised of GRC, timber and brickwork



1

The blocks have been arranged to ensure that there is a minimum of 21m separation to prevent overlooking. Where necessary screening has been introduced to maintain privacy.

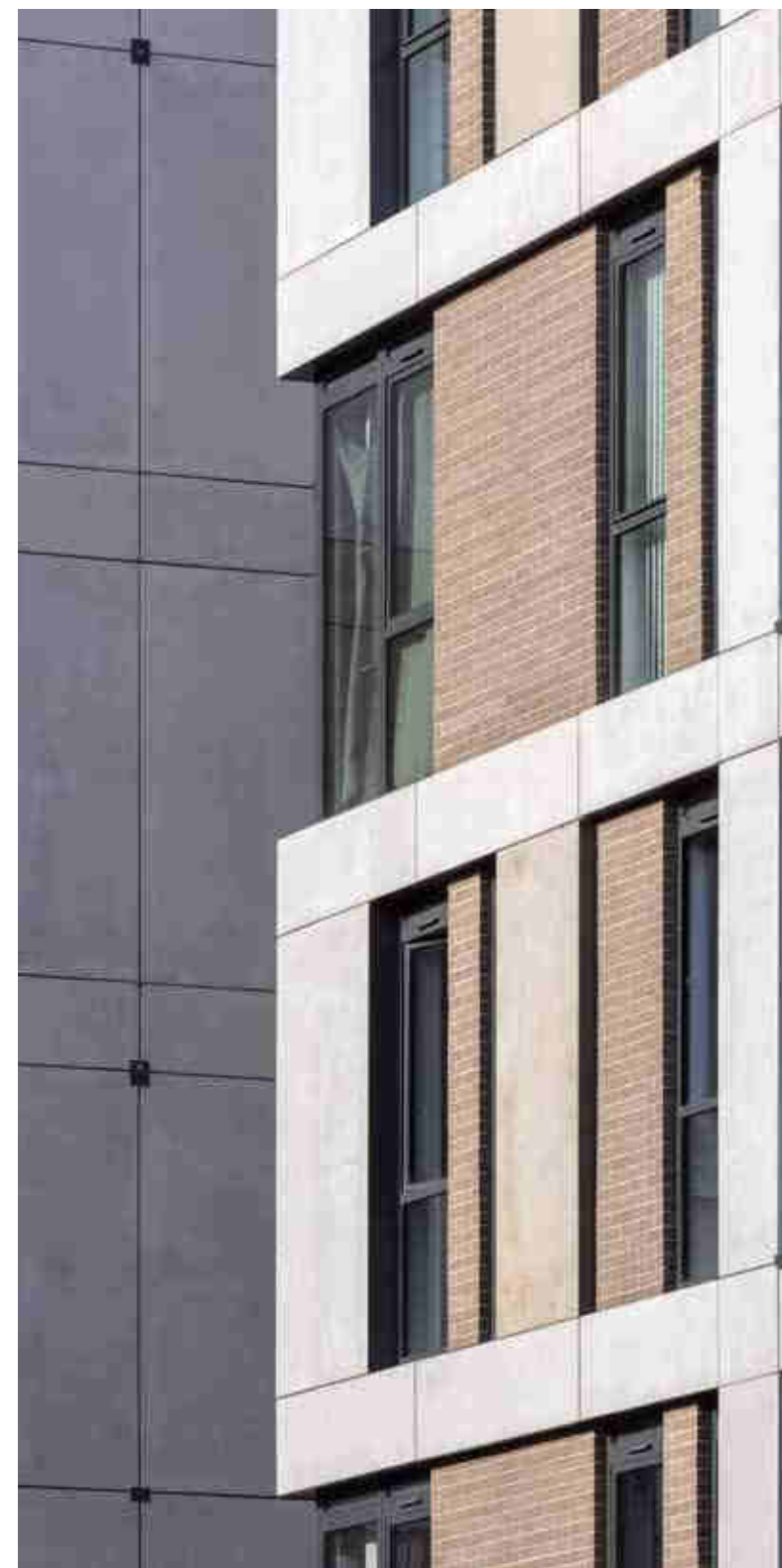
Private and communal amenity spaces have been provided throughout the proposal. Additionally separate secure children's play areas have been incorporated into the design.

- The development provides 10% wheelchair units designed to Greenwich Wheelchair standards;
- The development creates a mixed community by providing housing units of different sizes of which 30% are family units;
- The proposals meet Lifetime Home Standards and London Housing Design Guide;
- The development will be Secure by Design compliant and achieves Building for Life Standards;

The scheme is arranged so that the lowest part is located near to the existing residential and Russia Dock Woods. The building heights then rise along its frontage on Quebec Way reaching a maximum height of 6 storeys. The increase

in block heights has been broken up so that a softer and more varied roof line is produced to Quebec Way. The heights have been deliberately kept low adjacent to the Woodlands at 3 storeys. From the Woods, the blocks then increase to 6 storeys to provide a more civic street frontage along Quebec Way.

A simple palette of materials and colour was proposed so that the scheme compliments the setting of the Russia Dock Woods as well as the proposed landscaping of the courtyards. The massing of the scheme is ordered to create a base, middle and top. This is achieved through creating a robust brick base which becomes lighter in material and colour with an increasing window to wall ratio until the top storey of the building, which will be predominantly glazed. It is proposed that the base will be in dark brickwork with raked bed joints to give a strong sense of horizontality. In the middle section of the building, a lighter coloured and less textured material will be used: artificial stone. This middle section will see an irregular, playful rhythm of alternating solid and glass panels. The top of the building formed a light structure set back from the floors below. The artificial stone provides a high thermal mass and the finish provides a contrast to the glazing.



2

1. The living space in the private sale two bedroom apartment

2. Elevation detail to Quebec Way

1.

Amelia Street, Walworth

client Family Mosaic / Durkan Homes
local authority LB of Southwark
cost £15m
status Planning Approved 2015
Completed 2018



2.

Our Approach and Thinking

Amelia Street is mixed development scheme located in Southwark delivering fifty-five market sale and affordable rent houses, maisonettes and flats and a new retail set around a landscape courtyard. The existing property was a former police forensics facility and had a large area of commercial space and a large open parking forecourt in front of it facing the street, one of the key drivers on the scheme was to justify the loss in this commercial area and the employment use it generated to provide more capacity for homes.

Our design had to step to respect the different conditions on each façade but maintain the quantum of development required to make the scheme viable. We took cues from the immediate listed building to the north and stepped the bulk of the building away from the locally listed pub that the site wraps around. We engaged early with key consultees and stakeholders such as Walworth Society who we persuaded to support the scheme and in particular the reduction in commercial space.

1.

Creating a sense of space

There are two key components of this scheme, first its relationship with the streets in re-interpreting a historical massing and rhythm to both streets. This was achieved by breaking down the elevations with different brick types and consistent window patterns whilst being flexible with the plan type behind the façade. This allowed the contemporary and modern design to fit comfortably around the existing public house.

The second important feature is the courtyard, it provides a central hub which two cores are directly accessed ensuring that there is activity within the communal amenity space. The landscaped design not only acts as a peaceful oasis from the busy Walworth Road but an attractive outlook for the majority of flats.

- 1. Internal courtyard and residential amenity space
- 2. Elevation onto the Walworth Road



1.

Constraints and Opportunities

The scheme was driven by the strong immediate context including several listed buildings which impacted on the density that could be achieved on the site.

The site is located on a busy main road. Winter gardens were introduced to the front façade to attenuate the noise and air quality issues but still maintain a good living environment

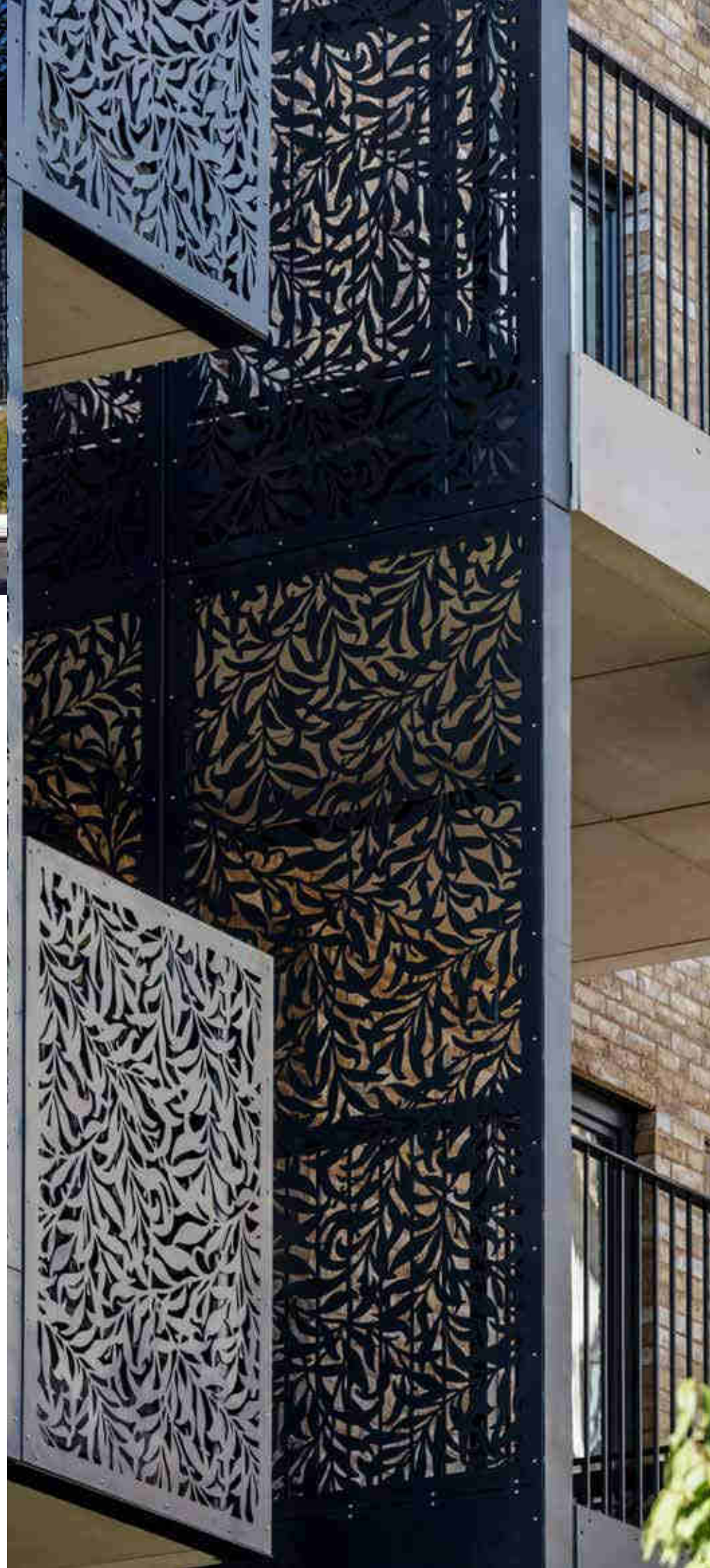
Varying building heights due to differing conditions on each street façade and to the rear meant a staggered building form was required.

There were significant Right to Light issues on the scheme as the open forecourt in front of the site needed to be built on to generate density, but had been vacant for many years. The windows opposite had an unusual overhanging detail over the head of the window that created a major issue on the viability of the project.

We worked closely with the Right of Light consultant to minimise potential impacts and avoid the scheme becoming injunctable. Achieving this and making the building a coherent design required careful design work.

The tight courtyard block typology set up from the courtyard of the historic building to the north caused several issues. This meant narrow overlooking distances across the courtyard and tall blocks either side of this courtyard impacted on internal daylight levels within the flats. These shortfalls were argued by us in conjunction with the daylight consultant and the planning consultant that the high quality nature of the scheme justified the reduction of daylight levels.

The retail units facing Walworth Road needed to be carefully designed to avoid impacting the long façade along Walworth Road and dividing the space with columns. These retail space were designed flexibly to allow the space to be taken by one large operator or several smaller companies.



In close collaboration with the flood risk consultant we managed to agree wheelchair flats at ground floor rather than upper floors within a flood zone. This avoided having to provide two lifts in one core which would have been an unnecessary expense and makes access for the wheelchair resident much easier

Practicality and build of design

The practicality and buildability of the design benefitted from early design input from M and E and Structural Engineers

We produced a 'Stage D+' tender pack to confirm design intent and quality intention when going out to tender.

Dwelling layouts and specifications were developed in collaboration with Family Mosaic's sales and design quality teams.

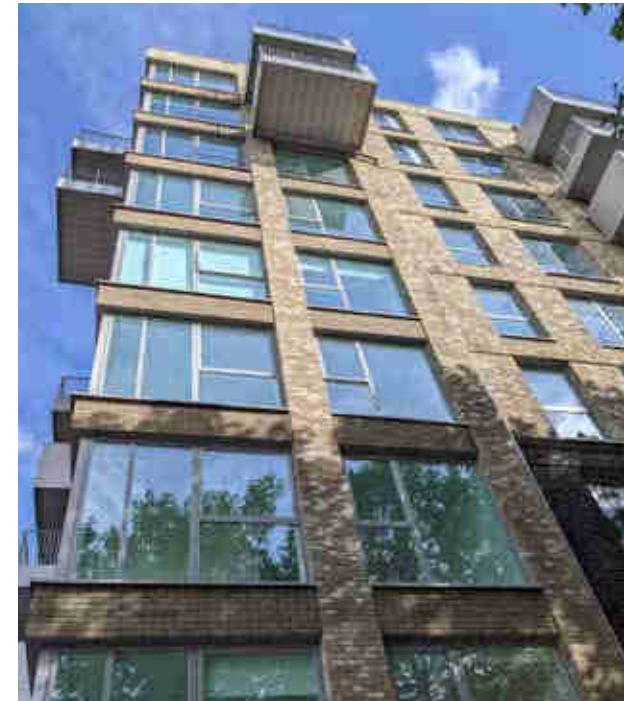
The cores were separated by tenure for management issues but the scheme is tenure blind as a whole.

1. Development wraps around the three tankards pub on junction of Amelia Street and Walworth Road

2. Balcony detail within courtyard



1.



2.



3.

Creek Road, Deptford

client	Hyde Group
local authority	Royal borough of Greenwich
cost	£45m
status	Completed 2022

Creekside has a strong industrial and maritime history due to its close proximity to the Thames. The area had a unique character, with warehouse buildings, yards, wharves and King's Slaughterhouse on the site of Harold's Wharf.

Today there are some remaining elements and memories of the old character of the area, however it is significantly different and consists mainly of contemporary apartment buildings constructed within the last 30 years.

The proposed scheme is a nine storey building in robust yellow stock brick. The window openings are generous and full height. Animation is added in the form of projecting and inset balconies.

The scheme has an active frontage with non residential uses at ground floor. Above this are 26 dwellings. Typically there are three dwellings per floor however this changes to four at the top two levels. All dwellings have access to private amenity space as well as shared rooftop terrace.

1. Main residential entrance
2. Southern facade with varying balcony pattern
3. Creek Road elevation



1. Four Bedfont Lane, Feltham

client
local authority
cost
status

Peabody
LB of Hounslow
£20m
In Planning

The site is located in Feltham Town Centre and is approximately 0.14 hectares in size. The site is bound to the north by the railway line, to the east by the Longford River, to the south by a McDonald's restaurant and to the west by 'The Centre' shopping complex.

The re-development of this under utilised brownfield site offers the opportunity to provide high quality, easily accessible homes together with complimentary commercial accommodation. The scheme provides a total of 74no. homes across a mixture of sizes ranging from one to three bed.

The proposed site layout provides significant improvement to the station footpath and the pedestrian environment of Bedfont Lane. Street trees

and landscaping provide an inviting environment for residents and visitors. The proposed commercial units will provide natural surveillance to the station footpath whilst also increasing footfall to the area.

Residents are provided with a sunny, attractive landscaped amenity space at ground floor nestled alongside the green river corridor. Two further areas of communal amenity are located on the upper floors. These areas provide south facing sheltered seating surrounded by trees and shrubs with extensive, elevated views along the river corridor.

The site layout has been carefully considered to ensure any potential, future development of the McDonald's site is achievable alongside the proposed design.



2.

1. View from Bedfont Lane towards the High Street
2. View from Bedfont Lane towards the railway and looking at the residential entrance

Sustainability has heavily influenced the proposal informing the building form and facade design. With the desire to achieve Passivhaus, the landscape proposals for the Site ensure diverse, green environments are created to help encourage wildlife and user wellbeing whilst protecting the important existing biodiversity of the river corridor.

On Bedfont Lane, Peabody took the early decision during the design process to appoint Etude energy consultants to assist with Passivhaus. A series of workshops have helped to inform the design and create a highly sustainable and energy efficient solution for the site.

The building form has been considered to :

- Avoid offsetting the external perimeter building line between floors.
- Avoid complex angles and protruding window bays.
- Ensure inset balconies are kept to a minimum and stack across floor plates.
- Avoid top storey complexity of set back façades.

The proposed development will make an important contribution towards the delivery of affordable housing in the Borough, with 35% of the homes being delivered as affordable housing in keeping with LBH planning policy.

Throughout the design process, the community, LBH and stakeholders have been consistently consulted and engaged via multiple public consultations, pre-application meetings, GLA meetings and DRPs; ensuring an inclusive and iterative design process. The design has evolved in response to this involvement and the proposed scheme has been greatly enhanced as a result.

The key ambition of the design team has been to develop a scheme that makes optimum use of the Site by delivering new homes, whilst creating a sustainable, inclusive and healthy community.



UB

Dulwich Hamlet Football Club, Dulwich

client
local authority
cost
status

Meadow Residential
LB of Southwark
£45M
Planning approved 2020



1.

Dulwich Hamlet FC, Dulwich

The scheme is a joint venture between Dulwich Hamlet Football Club and Meadow Residential. Our proposal seeks to secure the future of Dulwich Hamlet Football Club.

The club cannot be sustained in its current ground due to deficiencies in the design, sight lines, capacity and accessibility of the existing facilities. Nor can the club redevelop the stadium within the existing site lines and there is no land available in the Dulwich area that is a suitable size. The proposal seeks to relocate Dulwich Hamlet FC to the adjacent piece of land at Green Dale which is currently occupied by an artificial Astroturf pitch.

The scheme consists of a new 4,000 capacity stadium including 3G football pitch, terraces and stadium building in place of a disused Astroturf pitch on a site adjacent to the existing pitch and stadium. The new stadium building provides all the facilities required by the football club and

ancillary leisure facilities including squash courts, a spin studio, a gym and a boxing club.

In terms of the architecture, the pitch has been designed to nestle unobtrusively into the slope of the site, and the stadium is designed as a glass pavilion hovering above the landscape. The area immediately around the pitch and the north wall along the perimeter of the site has been designed as a lively feature with framed panels dedicated to current and historic teams, famous players, fans, and a memory of the old bar in the form of the super graphic mural wall to the MUGA.

The new football and leisure facilities are Cross-subsidised through the redevelopment of the existing site as six residential blocks ranging in height from 4 to 6 storeys providing 219 homes.



2.

1. New Football stand with terraces and club room
2. New community MUGA and homes
3. Club bar and restaurant overlooking the football pitch
4. New supporters stand and directors box



3.



4.



1.

The residential element is presented as mansion blocks within landscape and the typology draws from nearby precedent such as the Dog Kennel Hill Estate.

The residential blocks have been subdivided into paired blocks and have been given a subtly different treatment depending on whether they are stadium facing, central, or park-facing. The fenestration differences include a variation of brick type and balustrade design.

The development accommodates semi-public gardens between blocks within the heart of the site and an open games area for informal football games to the north of the site. Both of these are fully accessible and open for use by all during the day but have restricted access for residents only at night.

Our proposal also includes a street gym and play equipment in a linear green link to the south of the site. The green link is fully publicly accessible 24 hours a day and connects St Francis Park to the east with Green Dale to the west via an informal cycle and pedestrianized route. This also provides a route to the football stadium for home fans.

Vehicles are restricted to a single route at the north of the site. This leads to parking for residents and the stadium. The forecourt to the stadium includes space for four coaches for away fans and the players.

Our scheme responds to an existing and challenging brief, and contributes to securing the future of Dulwich Hamlet Football Club through the design of this scheme.

1. 3D view of residential accommodation

2. 3D view of residential accommodation



2.



1.

Webber Street, Borough

client	Colorama
local authority	LB of Southwark
cost	£13m
status	Completed 2021

The scheme accommodates 41 homes and has been designed to respect and make reference to its context, whilst providing modern living space. The warehouse façade comfortably sits within the streetscape, responding to both the site geometry and environmental requirements of the internal spaces.

Above the sixth storey the massing is reduced to satisfy daylighting objectives and to create private and communal terraces for the upper storeys.

Multistorey flexible commercial space provides light and spacious working environments through the use of light wells and full height glazing. Circus themed offices and large cafe areas animate communal spaces.



2.



3.

1. Topping out ceremony
2. Construction photo junction of Webber Street and Rushworth Street
3. Construction photo commercial staircase



1. Entrance stairs
2. Commercial entrance lobby
3. Curved window within first floor commercial area
4. First floor commercial space wotj



4.



1.

Camberwell Road, Camberwell

client Hyde New Homes
local authority LB of Southwark
cost £35m
status Completed 2018

The proposed scheme comprises a mix of retail, workshops, live work and 164 residential apartments. The scheme achieves 80% dual aspect units and no north facing single aspect units. The majority of apartments have the use of outside space in the form of gardens, balconies or terraces, in addition there is a generous landscaped communal area.

The development at Camberwell Road is a fine example of contemporary architecture; successfully combining glass and brick to create buildings that both stand-out in their design but also complement the existing architectural fabric of the area.



2.



3.

1. Central courtyard
2. Upper floor balconies
3. Ground floor private amenity space.



1.



2.

Greyhound Lane, Streatham

client	Grove Property
local authority	LB of Lambeth
cost	£5.5m
status	On Site

The development brings back into use a longstanding blot on the landscape of Greyhound Lane. The existing property has been subject to unregulated use, trespassers and antisocial behaviour and this is being transformed through the redevelopment which blends the retention of the existing building and introduction of new build.

The scheme combines 3 vacant units to create a Sainsburys local on a long term basis. Above the store, 14 residential dwellings will be centered around a communal podium courtyard.



3.



4.

1. Internal render of a studio flat within the existing building
2. New communal courtyard
3. External render along Greyhound Lane
4. Internal render of 2 bed flat with roof terrace.

The Pomeroy, New Cross





2.

The Pomeroy, New Cross

client	Peabody
local authority	LB of Lewisham
cost	£13m
status	Completed 2021

We were approached by Peabody to provide a residential led scheme on an existing industrial site. As part of the design process we worked closely with their officers and design review panel to carry out an extensive masterplan for our site and the surrounding area.

As a result of this design process we have proposed a seven storey block of flats with B1 fronting the corner junction with a smaller subservient 3 storey mews to the rear.

The sites history was examined when looking at a solution for the proposals there was a strong North / South orientation to the existing blocks we therefore came up with a linear proposal creates a natural opening onto the park and relates with the natural grain of the surrounding area.

The scheme won the 2021 Evening Standard award for the best new home.

1.



3.



4.

1. CGI of communal courtyard towards park
2. Internal photo of ground floor dwelling
3. Completed courtyard
4. Balcony detail





Christopher House, Sidcup

client	Purelake New Homes
local authority	LB of Bexley
cost	£16.5m
status	Completed 2015

Christopher House has won commercial development of the Year and was highly Commended as multi storey development by the LABC awards.

The scheme completed in under two years after achieving planning approval, the scheme comprises of 168 student rooms for Rose Bruford College, 109 room Premier Inn and retail units for Costa Coffee and

Kaspa's Ice cream, the doors have finally opened. We assisted Purelake New Homes in increasing the massing by 4 storeys from the existing building and with the construction drawings.

The 18 month construction programme critically saw the occupation of the student halls in time for the start of term in September.

1.

1. View of completed scheme

2. Public realm and Kaspa's ice cream parlour



2.



Valmar Trading Estate, Camberwell

client
local authority
cost
status

Respublica Ltd
LB of Southwark
£20m
Planning approved 2020

The proposed redevelopment of Valmar Trading Estate will provide a new urban hub 'Place to belong' within Camberwell. Whilst contemporary and artistic in its design, it sits comfortably within its town centre designation and responds sensitively to the existing heritage on site. Versatile and creative uses will be provided on site, with commercial and employment floor space provided in the form of artists' studios, meeting rooms, photography studios, event space and an art inspired hotel of 134 bedrooms.

The hotel will provide artistic and creative influences in the area, a sense of place and home will be created through 47 high quality homes. The proposed homes will be of a high standard of accommodation with generous internal areas and external private amenity spaces. Careful consideration through the design process has ensured that there is no negative impact on surrounding properties.

1. View co-working area within hotel
2. Communal amenity space with spill out areas from the hotel and the creative spaces below residential units







Residential

Stonelea Gardens, Waltham Forest

client Peabody
local authority LB of Waltham Forest
cost £15.5m
status Planning Approved 2016
Completed 2021



2.

We were approached by Peabody to improve an existing outline planning consent for 50 dwellings. Through our design development and discussions with the Council we have proposed a mixed tenure scheme of 79 dwellings. The scheme makes full advantage of the site overlooking a park and creating a central amenity space. The massing of the development is staggered to respond to the heights of the neighbouring dwellings.

The southern block comprises the social rent and disabled units. The scheme features an open central atrium and landscaped gardens with communal vegetable patches.

A simple material palette of two colours of brick, the darker brick articulates the ground floor or bookends of main flat blocks. Brown metal panels have been used to accentuate openings or to provide feature balconies.



3.

1.

1. Communal gardens to block A
2. View through park to block B rental houses
3. 3D planning image



Broadwater Gardens
Welwyn Garden City

client	HG GROUP
local authority	Welwyn Hatfield Council
cost	£52.5M
status	Planning decision due 2022



1.

Broadwater Gardens, Welwyn Garden City

The site is located at Broadwater Road, Welwyn Garden City and is approximately 1.24 hectares (3.06 acres) in size. The irregular shaped parcel of land comprises a research and development complex, including laboratory and associated office space that was formerly owned and used by the University of Hertfordshire.

The site is within the Broadwater West SPD area, to the north of the site there is an approval for 9 storey building surrounding the listed Shredded Wheat silos. Across the railway tracks to the west is the heart of the Garden City.

The re-development at Broadwater Gardens will generate 289 high quality homes on the brownfield site of BioPark, contributing greatly to Welwyn Garden City's housing demand. The scheme has been designed to improve the existing site by creating permeability, reducing the bulk of the current laboratory buildings, and by providing an aesthetically pleasing landscape-driven residential development.

The scheme consists of four apartment blocks and eight townhouses, and each has its own character which has been inspired by both the Welwyn Garden City architecture and the locally celebrated art deco modernist structures; such as the Roche and Shredded Wheat buildings.

The proposed scheme strongly upholds the Garden City principles by:

- The redevelopment of brownfield land for the benefit of the community.
- Ensuring there is community engagement during the design process and a strong vision from the outset.
- Generating mixed-tenure homes, with a good proportion of these being affordable.
- Proposing a community hub which will stimulate the creation of jobs and be a social place to meet.
- Proposing green links to the north and south, enhancing the route to the railway station.



2.

1. Aerial view of Broadwater Gardens, Shredded Wheat Quarter and Welwyn Garden City
2. Community Hub and Lawn with residential houses surrounding amenity spaces.

- Designing homes based around the landscaped courtyards with communal orchards for growing food.
- Imaginatively drawing on contextual design features in a contemporary way, such as tiled mansard roofs and red brickwork.
- Creating a scheme that promotes low carbon technology with a 750% net biodiversity gain.

The presence of local residents will ensure amenity spaces are used throughout the day and into the evening on summer nights. New public realm around the site has been designed to act as an extension to the Garden City. The harsh, former industrial landscape will be softened by green landscaping and street trees which will increase the biodiversity of the area. Courtyards are proposed as a lively, green and sustainable environment where residents can relax whilst children play. Residential entrances are located with the courtyards providing a pleasant transition from street to front door for residents. The landscaping will also help to foster a local community where residents recognise, chat and use the edible fruits harvested from the landscape.

The scheme was recommended for approval with the council's principal urban design commenting: this development achieves that high bar of expected design quality and will help to set the tone for future developmentspresenting a positive and truly distinctive uplift in design quality for the area.The amenity space was a triumph of the scheme...

The key ambition of the Site, is to develop a scheme that makes the best, most efficient use of the Site by delivering a significant number of homes, whilst also creating a sustainable, inclusive and active community. Broadwater Gardens will not only be a wonderful place to live, but will also improve the area for its neighbours by creating leafy views through the site, where previously there were none, and by increasing the connectivity to other destinations in Welwyn, both visually and physically.



1.



2.

Comet Way, Hatfield

client	HG Group
local authority	Welwyn Hatfield Council
cost	£45m
status	In Planning

The site is accessed off the Comet Way and is relatively flat and rectangular in shape. There are screening mature trees on the site boundary. The site is currently occupied by a two storey building formerly operating as Beales Hotel which has been closed due to economical downturn during Covid pandemic. It is currently occupied temporarily as a hostel by YMCA

The development would be arranged around two internal pocket courtyards with a variety of height and nature of spaces throughout. A contemporary architectural style with high quality detailing will benefit the existing street scene with respectful yet uncompromising design.

Overall this sustainable scheme will deliver 145 new energy efficient dwellings including large family homes on a brownfield site which will create a green, safe and attractive addition to Comet Way streetscape to support the diverse local community.

- 1. Comet Way elevation CG
- 2. CGI of main entrance.



2.

Foxley Road, Croydon

client	Aitch
local authority	LB of Croydon
cost	£11m
status	Planning approved 2018

Our scheme comprises 49 flats of one, two and three bedrooms with 2 accessible parking spaces. The following design principles were established:

- integration with elevation line of Purley Library in order to respect importance of the heritage asset
- addressing the building line to the east from the corner of Russell Hill Road
- communal amenity space at the back of the development to allow for sufficient space to the Mosaic Development
- avoid car park area within the building frontage



3.

1. View north along Foxley Road
2. Front elevation and residential entrance
3. View south along Foxley Road

1.

The main form with organic arrangement of windows in dark red brick located centrally on the site as a feature element. The side wings have an organised window arrangement in cream brick stepping down to immediate context.



1.

Mayday Road, Croydon

client Aitch
local authority LB of Croydon
cost £11m
status Planning approved 2022



2.

1. View of the internal courtyard with the serpentine footpaths.
2. Front elevation which addresses Mayday Road

We secured planning approval for a residential development of 57 homes. This included 56.1% family homes of 4 person and above and over 40% three bed homes.

We will be providing 7 homes capable of being adapted for wheelchair users and 3 wheelchair parking spaces to serve them, there is the capacity to expand this to 6 parking spaces in the future, should this be necessary.

100% of the homes will be dual aspect and nearly all of the homes will have a view of the high quality landscape spaces that has driven the design of the scheme.

We are proposing three blocks that respond to the neighbouring building forms and follow the concepts of the suburban design guide.

Block A sets back from the rear building line of the houses on Mayday Road but keeps within a 45 degree angle to minimise any impact of outlook from neighbouring homes. The central landscaped area doubles as a way finding device as well as a children's play space. This landscaped space is visible from Mayday Road and draws you into the site.





Copeland Car Park, Peckham

client	Southwark Council & Purelake New Homes
local authority	L.B of Southwark
cost	£13.5m
status	Planning Approved 2016 Completed 2022



The Copeland Road Car Park site, owned by Southwark Council, is located towards the south of Peckham town centre. The site has been identified along with several others as a key proposed development opportunity site in the Peckham and Nunhead Area Action Plan.

The development comprises of 67 much needed new council homes across three cores ranging from three to seven storeys sympathetically relating to its surrounding buildings. An equal mix of rented, shared ownership and private dwellings provides one, two and three bedroom flats, including specialist disabled apartments.

The scheme is focused around a pedestrianised 'hub', containing large landscaped areas of open green space, mature trees, native planting, seating and children's play spaces.



1.



2.

1. Landscaping and basketball court
2. Community basketball court with development behind.
3. Window detailing



3.

Coco House, Elephant and Castle

client
local authority
cost
status

Ininaa and Ibiye Camp
LB of Southwark
£0.75m
Completed 2019





1.

Coco House, Elephant and Castle

The site is located on the corner of Morecambe Street and Browning Street in Walworth. The scheme consists of two houses with integral studio space at ground floor.

The street elevations onto Browning Street will have an elongated brown brick façade onto which bespoke metal patterned decorative panels by the sculptor Sokari Douglas Camp CBE.

The brickwork onto the garden will be a contrasting white brick with a pattern created with glass blocks. Climbing plants will then be encouraged to grow over this facade, forming a green wall. The building wall along Morecambe Street has been extended to frame the mature fig and cherry trees in the garden beyond, and add prominence to the corner elevation.



2.

1. Upper floor terrace looking through brickwork opening onto Morecambe Street
2. Kitchen / Dining space
3. Glass blocks set within white linear bricks



3.

Everything starts with a sketch





Consort Road, Peckham

client	Bluecroft
local authority	LB of Southwark
cost	£2m
status	Planning Approved 2018

The site is located in Peckham, at the intersection of two raised railway lines, to the north and south-west. The railway lines to the north are abutted either side by densely planted embankments that form part of the London Borough of Southwark (LBS) Sites of Important Nature Conservation (SINC). Below the railway lines to the south west are brick arches currently in use as commercial units fronting Consort Road.

Planning Application & the Peckham Coal Line

There are several new way finding routes have developed within Peckham. The latest proposal is a crowdfunded campaign to develop a park along the existing Peckham Coal Line, creating a high level, urban, linear green space connecting communities between Queens Road Peckham and Rye Lane. During the consultation period the application received numerous objection letters which were in relation to the potential impact of the scheme on the future plans for the Peckham Coal Line.

A series of meetings were held with the Peckham Coal Line, local councillors and Southwark Council to discuss the proposals and create a series of sketch options. The result of the discussions was a revised preferred site layout which incorporates the aspirations of the Coal Line.

Site Layout

The amended scheme led to a site layout that provided significantly more employment space than the original planning application with an employment hub created at the Consort Road entrance. The new car free route through the site can be used for public events such as food markets, craft fayres etc. associated with the employment spaces. The route will be landscaped to provide seating areas along its length for use by workers, residents and Coal Line users.

Residential accommodation is provided in the form of flats and houses above the employment space in two of the blocks. The blocks have been designed to step in height from the Consort Road entrance to the existing warehouse. A new block adjoining the retained warehouse contains two houses. The retained warehouse building will be developed into two residential units. The site layout creates a transition from employment accommodation in the west at the Consort Road entrance to residential accommodation to the east entrance.

Materials & Design

The scheme uses a simple palette of two bricks, a light grey brick and a red multi brick. These have been selected to give an industrial feel to the buildings. Brick detailing of hit and miss brickwork and extruded brick courses will add interest to the facade. Windows will be dark grey, timber/ aluminium and be recessed within the facade. Balconies will be a dark grey metal with simple metal flats as uprights and a simple metal handrail. The ground floor employment space will have a taller storey to provide light and airy workspaces. The brickwork of the existing warehouse will be cleaned and the openings enlarged to ground level to provide more light to the units.







1.



3.

Acton Town Hall, Acton

client	One Housing Group
local authority	LB of Ealing
cost	£15m
status	Planning Approved 2015 Completed 2019

Working with One Housing Group we produced a feasibility study for the conversion and extension of Acton Town Hall for inclusion within their bid to purchase the building.

The feasibility showed a baseline of 58 dwellings, and an enhanced scheme of 68. The latter was subject to replacing the existing roof with an additional storey. The current proposal has been carefully negotiated with English Heritage.

The design preserves as much of the existing building as possible whilst also delivering the quantum of units required by the client.

This is achieved by two bold moves: By creating a new stand alone block to infill a gap in the streetscape, and by replacing the existing sloping roof with a new mansard and roof extension.



2.



4.

1. Planning visualisation of conversion
2. Raised living space within private apartment
3. Bedroom suite within the former council chamber
4. Restored glass window
5. Juxtaposition between the converted listed town hall building and new build residential

5.



Friars Foundation Primary School, Borough

client

Friars Foundation Primary School
and Hambridge homes

local authority

LB of Southwark

cost

£5m

status

Completed 2020





1.

Friars Foundation Primary School, Borough

To meet the needs of the expanding school, the proposed development will provide additional facilities for the school. The development will provide two storeys of school facilities and three storeys of private residential accommodation with separate access. The eight private one and two bed dwellings will fund the development of the school below.

The new building will provide the school with three additional teaching spaces and informal teaching / break out areas. Additionally two new offices, a small kitchen, W/C facilities and storage cupboards will form part of the building. The main circulation, with large elements of glazing, is part double height allowing light to flood into the building.



2.

1. Residential entrance on Webber Street
2. Living room and balcony to 2 bedroom apartment
3. Kitchen and Dining area of a 2 bedroom flat



3.



1.



3.



2.

- 1. First floor art and science class room
- 2. Ground floor dance and drama studio
- 3. First floor IT suite with green screen walls for film making
- 4. Feature corner staircase



4.



1.

Dockland Settlements and Clipper Place, Rotherhithe

client	Dockland Settlements / Peabody / Southwark Property & Youth Services
local authority	LB of Southwark
cost	£6m
status	Completed 2015

Project Summary

Twenty-eight market sale and affordable rent houses, maisonettes and flats, new community centre, sports pitch and landscaping.

The concept of the development was to redevelop a Community Centre entirely funded by the capital receipt from developing affordable, shared ownership and private sale houses and flats on the southeast corner of the site.

Both the housing and the community facilities operate independently and share communal gardens with each other and the wider community.



2.



3.

1. Entrance to the Dockland Settlements centre
2. Flower arranging class within cafe
3. Opening of the Dockland Settlements centre
4. Canopy detail inspired by the river Thames

4.





1.

Key aims of development:

- to expand the Rotherhithe Dockland Settlement accommodation and improve community facilities.
- to improve accommodation for the Youth Club .
- to provide good quality housing.
- to welcome and serve wider local community.
- use the height and rhythm of contextual residential buildings as a guide for massing.
- use the existing topography of the site to provide ground floor community facilities above the residual flood risk level.
- retain as much as possible of the open character and biodiversity of the site

Community Centre

The rehousing of the Dockland Settlement and the Youth Club formerly run by Southwark Youth Services, created a combined facility as a local Community Centre. Activities provided include a Youth Club, Cub Pack, activities for senior citizens, and a variety of dance and sports classes.

Residential

The maisonettes, are accessed direct from Rotherhithe Street, with kitchen/dining rooms at street level, with the bedrooms and principal living spaces at first floor level, the latter having a private terrace.

The flats are accessed from one of two stair and lift cores, which are accessed from Rotherhithe Street, one core forms the 'hinge' between the two residential blocks. The flats are designed with south or east-facing principal living spaces, which are open plan kitchen/ living/ dining rooms with a private balcony or terrace.

The houses are designed with a sitting room to the front of the house, and a kitchen/diner at the rear giving on to a west facing garden. Staircase, utility rooms, storage and bathrooms are kept within the depth of the plan to maximise the frontage of the bedrooms and principal living spaces. The second floor bedroom, within a sloping roof



2.

space, has an inset private roof terrace facing away from the street.

Elevations

The principal elevational treatment of the flats and maisonettes is of four storeys. It is broken down vertically by the use of alternating shades of buff brickwork, which carry through to the houses.

The mix of sizes and layouts of maisonettes, intermingled with access core entrances and servant spaces such as refuse stores, creates a pseudo random pattern at ground floor level. This contrasts with the top two floors, which are characterised by recessed balconies and terraces in a more regular pattern alternating with larger expanses of brickwork.

Creating a Sense of space

A scheme that is molded around the existing topography the community building nuzzles into the surrounding landscape but its orientation addresses the main road. As a contrast the residential building is a bold statement on to the streetscape, yet this also responds and maximises its response within the landscape. The fall across the site allows the car park to be hidden behind the maisonettes allowing the first floor to benefit from large terraces.

The sense of space has been created through a distinct built form with strong architectural features which separates different uses, yet tied together with it interaction residential and community facilities and the surrounding landscape.

Allowing residents to feel part of a community.

The scheme had evolved through extensive consultations which influenced the design and engagement of the scheme with the wider community. With the re-provision of a community building funded by the inclusion of the housing local residents embraced and welcomed the development.

Clipper Place creates active street frontages, has retained exiting hedges and landscaped features whilst also increasing the amount of amenity space accessible for its residents, users of the community facilities and the wider community than previously occupied the site.

Post Completion.

The development was highly Commended at the Evening Standard Awards 2016. The Settlement has been so successful that they have asked us to develop proposals for a cabin to expand the activities that they can provide. Funding is currently being sought to enable this expansion.

1. Clipper Place

2. Clipper Place



Social



1.



3.



2.

1 & 2. Charity Dragon boat racing for Docklands Settlement charity



4.

3. Chaity Football
4. Charity baking for Stand Up to Cancer



Office lunches play an important role within the practice, they bring the office socially together and raise money for charity on a weekly basis





1.



2.

Better Bankside Charity
pancake race for Paintings
in Hospitals

- 1. Lunch time CPD
- 2. Pre race photo
- 3. Race action



3.



Third Parties

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Credits

We have worked with consultants to assist with some of the CCL's and final photos of our schemes we would like to credit:
ThinkBDW, Glass canvas, V1, Alan Marten, Assembly Studios, RBMP, Not Just Yellow, Verified Views, Simon Kenndy, Ben Pipe, Matt Livey. All other images produced or taken by ACA Studios

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