

Church St

A comprehensive scheme audit to assess performance and unlock value

Client Mount Anvil
Location Westminster
Sector Urban development

SERVICES

DESIGN OPTIMISATION

PROJECT MANAGEMENT

PEER REVIEW



A site with a recent planning permission, Tim led a comprehensive scheme audit to assess the performance of the approved design and identify opportunities to unlock further development value.

CONTEXT

Drawing on this analysis, a suite of strategic optimisation options was created— including adjustments to building footprints, refining the internal housing mix, optimising floorplate layouts for greater efficiency, regularising floor-to-floor heights to explore adding additional storeys and homes, and exploring the reduction a plot-wide basement to achieve significant construction programme and embodied carbon savings.

APPROACH

Ahead of the bid process, these proposals provided clear, commercially tested strategies to enhance site value and deliver more homes within planning and design constraints.

RESULTS

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“I’ve had the pleasure of working closely with Tim as part of team delivering the Church Street regeneration in Westminster. Tim has the brilliant combination of talented designer, clear communicator and trusting leader, giving us as architects the tools we needed to deliver the project vision, while working collaboratively and always being available to review and resolve the inevitable challenges that arose.”

TOM MORGAN
Director at Bell Phillips Architects

Transformation in numbers

430

TOTAL HOMES

+6%

+6%

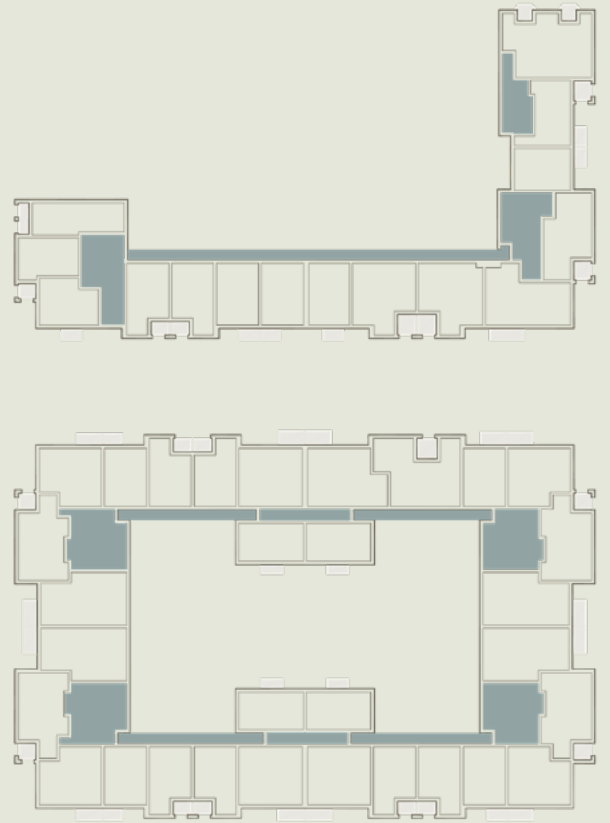
Ground floor

BEFORE

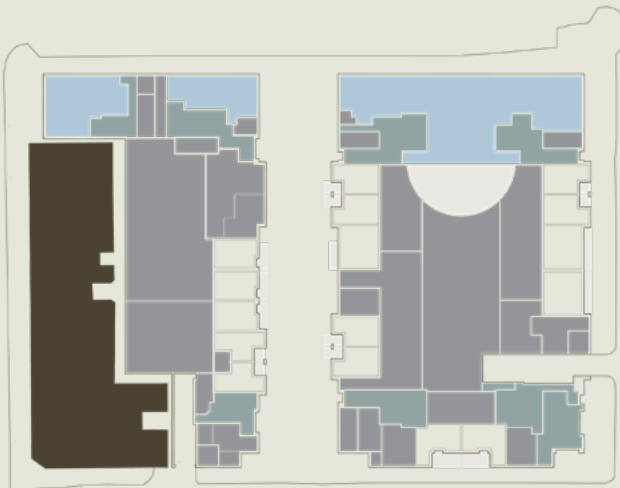


First floor

BEFORE



AFTER



AFTER

