

RESIDENTIAL

FARRELLS

Foreword

Farrells has a proud 50-year pedigree of delivering housing that works brilliantly at every level and for every stakeholder.

A globally recognised leader in the realm of masterplanning and urban design, Farrells understands what makes a space a place: A plot is a community; a house is a home for someone to spend their life in. Furthermore, projects truly in tune with the local culture and context create greater long term value, for investors, residents and the wider community.

This core belief is utterly consistent with the origins of Farrells 50 years ago, challenging the then orthodoxy with a 'bottom up' rather than 'top down' view of how architectural work is approached. This ethos remains critical today in a world where local identity is becoming increasingly important and evermore valued.

For this to happen, though, we match the passion of our clients and work closely with them and local authorities to achieve their ambitions. This ultimately improves our work and results in projects that amplify existing heritage, inflected with modern architectural flourishes.

In this respect, completion is just as, if not more, important than conception. Good schemes deserve delivery and Farrells produce working drawings for clients to see projects through from start to finish.

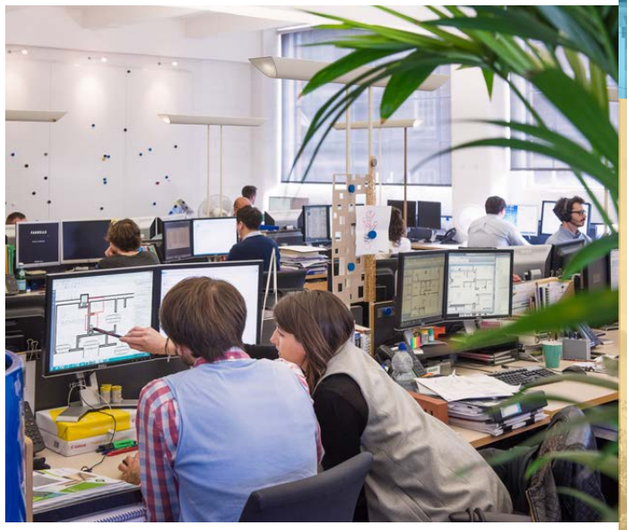


Shevaughn Rieck, Partner Farrells
E: shevaughn.rieck@farrells.com











Our people & our place...

Our in house capabilities...

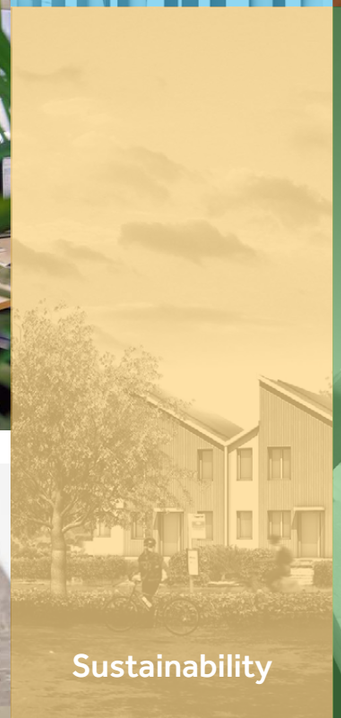

BIM


CGI & Graphics

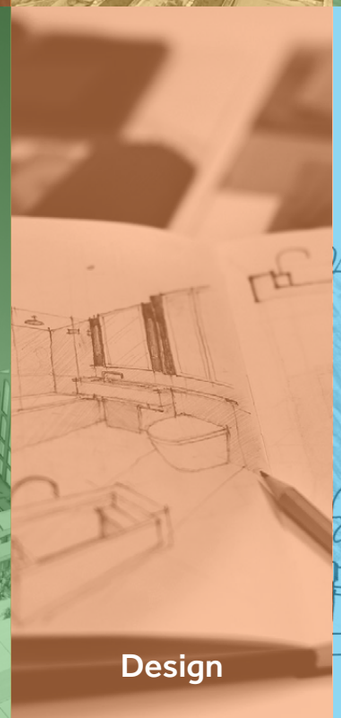


Delivery


Advocacy & Research


Sustainability


Modelmaking


Design


Hand sketches

PRIVATE SALE



One Osnaburgh Street

Park-side living in a thriving new area

One Osnaburgh Street is a residential tower that rises 20 storeys to produce exceptional 360-degree vistas over London, notably the nearby picturesque enclaves of Regent's Park.

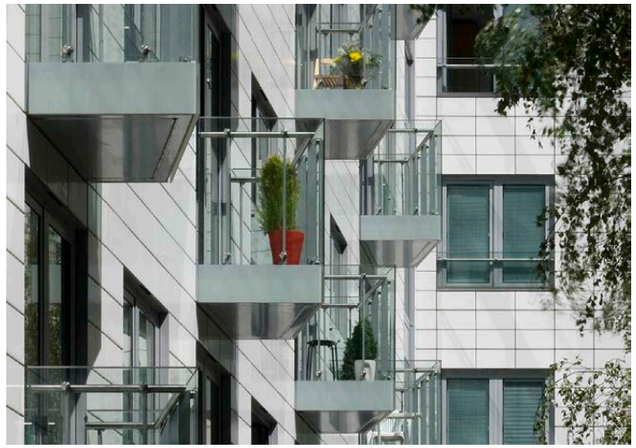
The development responds to its immediate context as well with frontage that activates the streetscape and establishes itself as a landmark both architecturally and programmatically for the northern residential community in the West End of London.

The project offers148 apartments in a mix of 56 private, 27 intermediate and 65 social-rented units. These are separated in plan but integrated in building identity and quality, reflecting the conscious decision not to elevate one residential use over another. For all units Farrells developed the interior fit-out detail design and specifications throughout the building.

Location:	**Regent's Place**
Client:	**British Land**
No. of Units:	**148 (65 social rent)**
Site area:	**2,360 m²**
Internal area:	**17,650 m²**
Construction value:	**£42.5 million**
Completed:	**2009**

Our experience at Regent's Place has shaped our vision of what good community engagement across our entire portfolio can and will look like

Tim Roberts, British Land



Balconies overlook courtyard and bridge the public-private threshold.



A double-height mezzanine apartment offers park views.



The Eagle

An art deco masterpiece bringing luxury and affordable homes to London

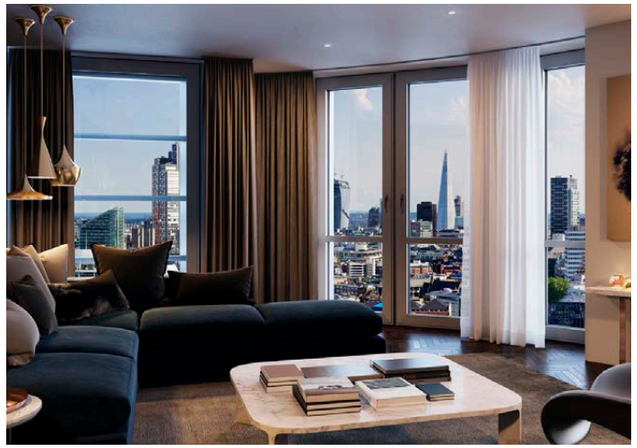
Rising up elegantly along City Road, The Eagle is a characterful and contextual art deco addition to the area. Besides its modest stylistic pomp, the project is a landmark that offers 276 dwellings and employment space for more than 300 people, both of which were prescient requirements at the time of construction in this fast-developing area.

Art deco is a cherished hallmark of London's pre-war architectural heritage and The Eagle retains this in a contemporary manner. Internally, this theme continues as Farrells provided full architectural services and interior design for the development. Subsequently referential motifs are allied with modern finishes such as chrome-edged tiling in bathrooms and smoked-oak herringbone flooring, The project was awarded Development of the Year in the Sunday Times British Homes Awards.

Location:	**Old Street, London**
Client:	**Mount Anvil**
No. of Units:	**276 (70 affordable)**
Site area:	**4,300 m²**
Internal area:	**33,300 m²**
Construction value:	**£70 million**
Completed:	**2015**

Sleek, stylish and utterly fearless. The Eagle is an art-deco-style masterpiece.

Killian Hurley, Founder & CEO, Mount Anvil



Farrells' interior design work matches The Eagle's views.



An interior courtyard, part of the building's public realm.



Lyons Place

Characterful dwellings that respond to a complex urban site

Lyons Place provides 76 high quality homes of which 29 units are for private tenure, 21 units for shared ownership and 26 units for affordable rent. The project is also a much-needed colourful addition to Edgware Road.

Responding to community as well as housing and aesthetic demands of the area, the project brings with it the first new petrol station in London in more than 25 years. Residential units above the ground level retail will be stepped back away from the main road, emphasizing the existing character of the Edgware Road and its vibrant shop frontages. On the other side, the six-storey development steps down a level on each side to offer a visual topography and balconies.

Farrells has been commissioned for full architectural services including interior design. The project is due to finish in 2019.

Location:	**London**
Client:	**Almacantar**
No. of Units:	**76 (26 affordable)**
Site area:	**3,000 m²**
Internal area:	**6,280 m²**
Construction value:	**£38.6 million**

As well as designing an appropriate scheme for the site, Farrells have ensured an excellent outcome through the planning process.

Mike Hussey, Founder & CEO Almacantar



Section shows the arrangement of dwellings make the most of the site.



Characterful and charming design fully engages the street.



Royal Mint Gardens

A holistic proposal bridging across the DLR in a sensitive setting

Royal Mint Gardens combines visionary architecture and innovative engineering to create a vibrant mixed-use development in a diverse and heritage-rich context.

The development offers luxury residences within three blocks at 15, 14 and 13 storeys with views to match, looking over Tower Bridge and the Tower of London (views of which are also protected for others). Dwellings range from studios to 1-4-bed apartments.

Amenities are of equal standing too, including a spa with a swimming pool and sauna; a private library; screening room; resident's club and private dining rooms.

Royal Mint Gardens subsequently reunites communities severed by the railway, meanwhile, the street's history as the Royal Mint of the early 19th century is reflected in the colour palette chosen.

Location:	**Wapping, London**
Client:	**IJM Land**
No. of Units:	**263**
Site area:	**6,500 m²**
Internal area:	**70,000 m²**
Construction value:	**£95 million**

> *The vision for Royal Mint Gardens combine unique planning and architecture, with outstanding amenities and outside spaces.*
>
> IJM Land



Internal and external spaces of the highest quality make Royal Mint Gardens one of the most desirable locations in London.



Convoys Wharf

Reinventing Henry VIII's dockyard with contemporary spaces for living and working

Farrells are currently working on the detailed design for 460 residential units, the first phase of a fully consented 22-plot Farrells masterplan.

This masterplan for Deptford will transform an inaccessible site, creating a new waterfront with cultural and commercial amenities, along with a high quality residential environment. The scheme will include three new public parks totalling three acres, 120 shops, restaurants and cafés and space for cultural usage. This will link to and enhance the existing High Street and historic town centre, whilst creating more than 2,000 new jobs for local people.

With intensive public consultation, the masterplan has also preserved the site's historic past as a Royal Shipyard and will provide a raft of community infrastructure, from a new school through to affordable business space.

Location:	**Deptford, London**
Client:	**Cheung Kong Property Holdings**
No. of Units:	**460**
Site area:	**11,600 m²**
Internal area:	**27,500 m²**

> *Convoys Wharf has a rich and vibrant maritime history ... [this scheme will bring] forward plans to capture this heritage.*
>
> Cheung Kong Property Holdings



Street-level public facilities engage the building with the site.



At night, this theory holds true as well.



Chelsea Waterfront

A landmark riverside scheme in West London

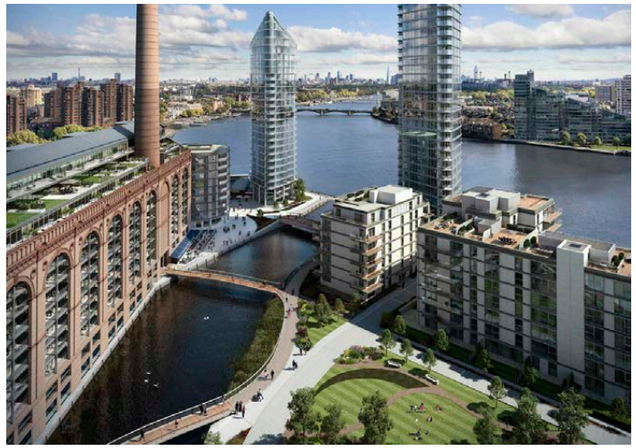
Looking over the River Thames on Lots Road, Chelsea Waterfront comprises low rise apartments and two towers of 37 and 25 storeys. The development is surrounded by landscaped gardens which are publicly accessible and open up 400 metres of waterfront to the public.

For this project, Farrells are providing full architectural services and interior design for this development, as well as the masterplan for the site. The latter meant incorporating the historic icon that is Lots Road Power Station which is connected by a series of bridges designed by Farrells. This holistic urban approach is set to enrich the sense of place for those moving into what is the only major development site of its size north of the River Thames, west of Canary Wharf.

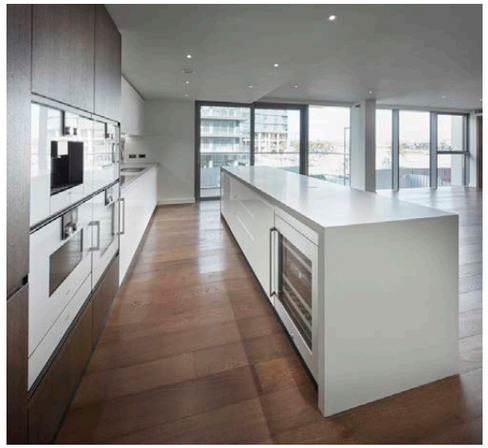
Location:	**Chelsea, London**
Client:	**Cheung Kong Property Holdings**
No. of Units:	**706**
Site area:	**46,000 m²**
Internal area:	**45,800 m²**
Construction value:	**£470 million**

A landmark development which seamlessly blends London's heritage with cutting edge architecture and design.

Edmond Ho, Cheung Kong Property Holdings



A holistic public realm ensures new and old are at one.



Farrells' interior work maximised the project's views.



Skylines

Tall building experience across tenures

Skylines is a project that seeks to bring 577 units of housing to the Isle of Dogs in East London through three towers of different sizes. Of the units, 62 are at intermediate rent and 109 are at social rent.

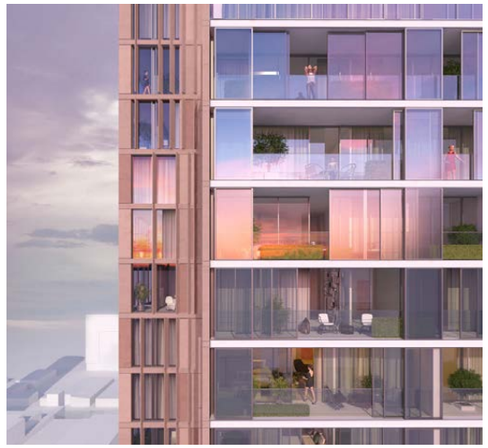
Through numerous elevations, the project acts as a welcome transition in scale between the financial towers of Canary Wharf and the outer-lying residential area. This sensitive approach to massing has been twinned with a unifying architectural language so that, despite the discrepancies in shape and size, the project feels holistic.

The scheme comes with significant public and private amenities including a school, park area and water feature, meanwhile, visual permeability through the site is achieved via the Marsh Wall Square.

Location:	**Isle of Dogs, London**
Client:	**Komoto Group**
No. of Units:	**577 (171 affordable)**
Site area:	**14,000 m²**
Internal area:	**56,400 m²**
Construction value:	**£342 million**



Ground floor high end retail along Marsh Wall Road



High rise living comes with dwellings that maximise views.



Petersham Houses

Courtyard Living and award-winning homes

Situated in West London is a coterie of contemporary architectural design known as the Petersham Houses. Forming three family homes, each house is arranged linearly and offers a double-height gallery that spans the length of it.

The northern wall of the gallery is two storeys high and presents the adjoining property with a boundary wall ensuring complete privacy. A glazed living room pavilion plugs into the spine and sits within the enclosed garden. As a result, the living accommodation is pulled as far as possible away from the site boundaries, existing properties and the immediate neighbours on the site, ensuring completely private external space and living accommodation that does not overlook, and is not overlooked by, any of the surrounding properties. This central courtyard runs through the entire depth of the scheme, with smaller courtyards and emulating the traditional courtyards of Tuscany, Toulouse and Seville.

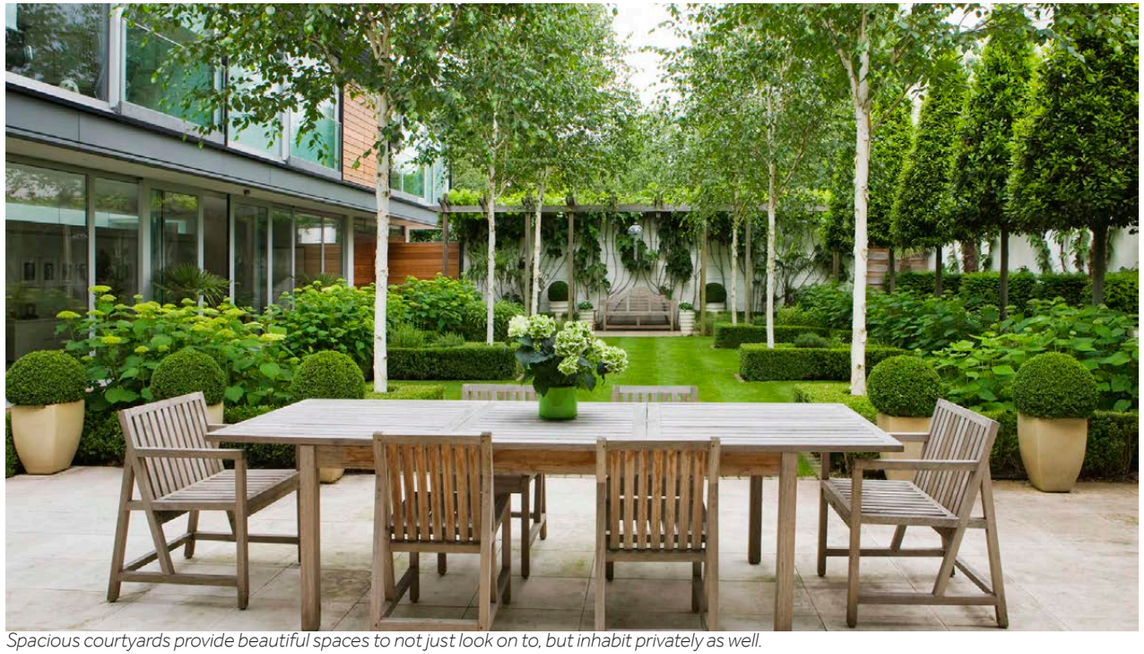
Location:	**Richmond, London**
Client:	**Berkeley Homes**
No. of Units:	**3**
Site area:	**1,580m²**
Internal area:	**17,000m²**
Construction value:	**£4.4 million**
Completed	**2003**

[Farrells] has managed to combine privacy with transparency ... with the most exquisite of materials.

Ben Flanagan, The Guardian



The linear arrangement of apartments facilitates natural circulation through the building; from getting out of the car to getting into bed.



Spacious courtyards provide beautiful spaces to not just look on to, but inhabit privately as well.



Despite extensive fenestration and a strong general sense of openness, the dwellings are all incredibly private.

Brunel Place

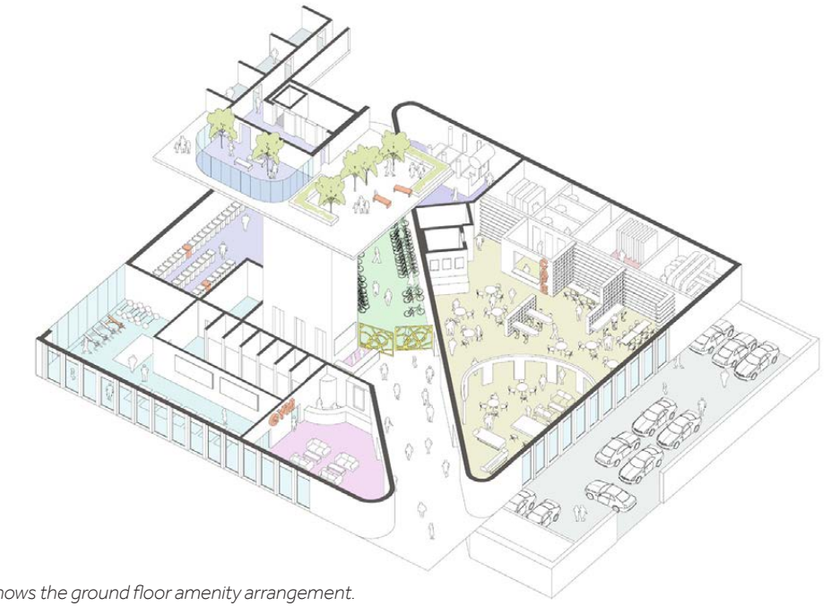
Tall building experience with sophisticated public realm & generous amenities

Brunel Place is a project in Slough that sees a 20-storey complex offer 268 housing units.

The scheme comprises an assortment of one-bed (102); two-bed (90); three-bed (14); and studios (62) to form a modest high-rise that has also boasts significant amenities.

These include a gym, reception, bike storage and a large cafe all of which can be found at the ground level. Used in conjunction with glass fenestration, this allows the building to engage with the street and to be a communal space for the rest of the neighbourhood — not just residents. Meanwhile, a roof terrace on the 15th floor offers a more private communal space for those living within the building.

Location:	**Slough**
Client:	**U+I**
No. of Units:	**268**
Site area:	**17,000 m²**
Internal area:	**18,250m²**
Construction value:	**£37 million**



3-D plan shows the ground floor amenity arrangement.



HOUSING FOR RENT



The Horizon Building

Ground-breaking PRS permitted development considerate of local history

Formerly known as Valentine's House, this former office building will be converted into 122 new homes (six studios. 15 one-bed and 101 two-bed apartments) which have already been pre-sold along with 16,000 square feet of ground floor retail space.

Farrells proposed stripping the original building back to its shell and remodelling it, opening up the building to create more space, balconies, a landscaped roof garden and four storey extensions. The concept design for re-cladding the existing building façade, order of window openings, external balconies and materiality was derived by responding to the existing structure, site context and the local history of Ilford - a place once home to the inventor of the first black and white television, something which is referenced architecturally.

Location:	**Ilford, London**
Client:	**U+I**
No. of Units:	**122**
Site area:	**4,700m²**
Internal area:	**13,000 m²**
Construction value:	**£25 million**

This is an exciting regeneration project ... I am very pleased to see such high demand for the residential units

Matthew Weiner, Chief Executive U + I



An expansive elevated terrace offers a private communal area.



An example of one of the housing units available.



Gorleston Street

A track record of efficient, thoughtful residential planning

Gorleston Street is an exciting residential development of 29 rental apartments, comprising 23 affordable intermediate, and six private units. The scheme sets new design standards for affordable, 'key worker' housing and offers exceptionally well planned, flexible apartments with uncompromising fit-outs.

Gorleston Street targets the needs of key workers and young professionals in the capital with affordable, high quality residential apartments. Farrells were also responsible for the design and delivery of the interior fit out for all apartments. The design is modern, fresh and makes use of the natural landscape of the park opposite. Form and function have been inspired by the area, with natural light and clean lines being at the forefront of the design. Highly sustainable, the development achieves Code for Sustainable Homes Level 4, utilising green roofs, living walls, photovoltaic panels and quality material selection.

Location:	**Hammersmith & Fulham, London**
Client:	**Dolphin Living**
No. of Units:	**29 (23 affordable rent)**
Site area:	**660 m²**
Internal area:	**1,508 m²**
Construction value:	**£7 million**
Completed:	**2017**

Farrells has shown that affordable housing can be light, open, generous and nuanced.

Cate St Hill, Blueprint Magazine



Farrells prescribed the Wienerberger 'Hectic Special' brick for this facade.



Natural light is allowed to permeate through units.



AFFORDABLE HOUSING



One Osnaburgh Street

Residential high-rise living for a sensitive location

One Osnaburgh Street is a residential tower that rises 20 storeys to produce exceptional 360-degree vistas over London, notably the nearby picturesque enclaves of Regent's Park.

The development responds to its immediate context as well with frontage that activates the streetscape and establishes itself as a landmark both architecturally and programmatically for the northern residential community in the West End of London.

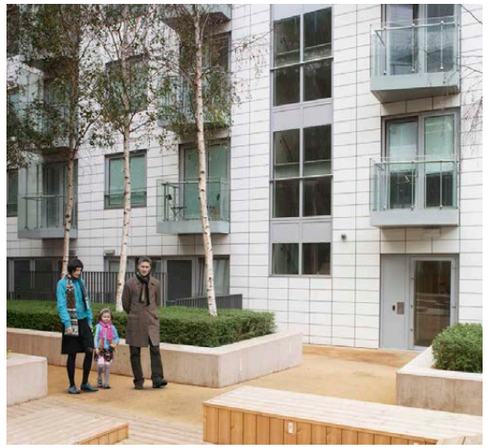
One Osnaburgh Street 148 apartments in a mix of 56 private, 27 intermediate and 65 social-rented units. These are separated in plan but integrated in building identity and quality, reflecting the conscious decision not to elevate one residential use over another. For all units Farrells developed the interior fit-out detail design and specifications throughout the building.

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Client:	**British Land**
No. of Units:	**148 (65 social rent)**
Site area:	**2,360 m²**
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Construction value:	**£42.5 million**
Completed:	**2009**

> *Our experience at Regent's Place has shaped our vision of what good community engagement across our entire portfolio can and will look like.*
>
> British Land



The project is visible from afar but does not disrupt the historic setting.



Open interior courtyard offers a private open space.



Gorleston Street

Considered affordable units that maximise their surroundings

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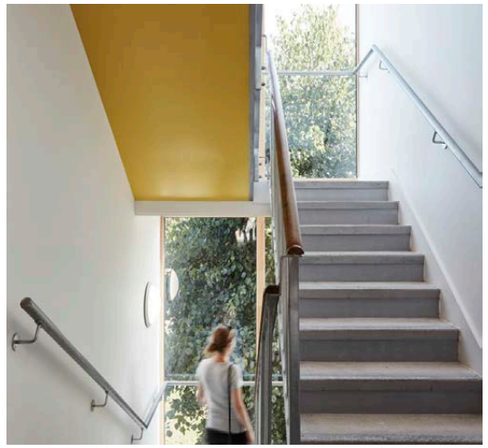
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> Cate St Hill, Blueprint Magazine



The project makes extensive use of the open site to let light in.



Even circulatory areas feel welcoming and open.



The Eagle

Art deco that marries affordable & high-end dwellings through a new public square

Rising up elegantly along City Road, The Eagle is a characterful and contextual art deco addition to the area. Besides its modest stylistic pomp, the project is a landmark that offers 276 dwellings and employment space for more than 300 people, both of which were prescient requirements at the time of construction in this fast-developing area.

Art deco is a cherished hallmark of London's pre-war architectural heritage and The Eagle retains this in a contemporary manner. Internally, this theme continues as Farrells provided full architectural services and interior design for the development. Subsequently referential motifs are allied with modern finishes such as chrome-edged tiling in bathrooms and smoked-oak herringbone flooring. In 2015, the project was awarded Development of the Year in the Sunday Times British Homes Awards.

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Client:	**Mount Anvil**
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Completed:	**2015**

> *Sleek, stylish and utterly fearless. The Eagle is an art-deco-style masterpiece.*
>
> Killian Hurley, Founder & CEO, Mount Anvil



Open plan interiors facilitate a range of lifestyles for occupants.



Farrells designed interiors utilise space efficiently.



Lyons Place

Characterful dwellings that respond to a complex urban site

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Location:	**London**
Client:	**Almacantar**
No. of Units:	**76 (26 affordable)**
Site area:	**3,000 m²**
Internal area:	**6,280m²**
Construction value:	**£38.6 million**

> *As well as designing an appropriate scheme for the site, Farrells have ensured an excellent outcome through the planning process.*
>
> Mike Hussey, Founder & CEO Almacantar



Distinctive oversized petrol pumps reference the site's history.



Balconies and courtyards offer semi-private open spaces.



Flint Glass Wharf

River front development with constrained edges

Flint Glass Wharf is a mixed-use masterplan located in Charlton Riverside, adjacent to the Thames Barrier.

The scheme will deliver 535 new homes, combined with new workspace, retail, community spaces, and a public realm, as well as form a key landmark within the wider regeneration of the vicinity. Developed in tandem with urban design principles, the 'finger' buildings provide new public access routes through the site to an enhanced Thames Path river walk. At an architectural level, sensitivities to the East and Western boundaries result in edge buildings that are designed looking inwards manner, providing adjacent neighbours with privacy.

Location:	**Charlton, London**
Client:	**Komoto Group**
No. of Units:	**535 (160 affordable)**
Internal area:	**53,500 m²**
Construction value:	**£31.5 million**



Divided massing provides residents and the community with ample open space and fosters a pedestrian friendly environment.



Skylines

Tall building experience across tenures

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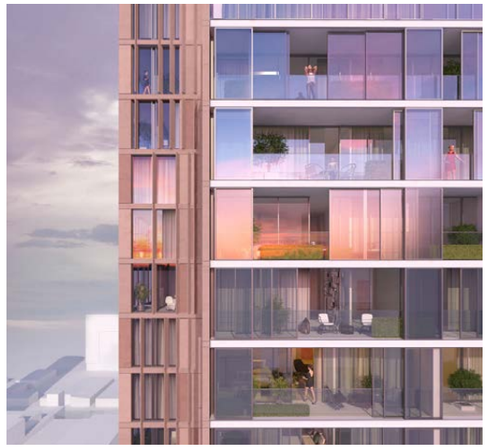
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The scheme comes with significant public and private amenities including a school, park area and water feature, meanwhile, visual permeability through the site is achieved via the Marsh Wall Square.

Location:	**Isle of Dogs, London**
Client:	**Komoto Group**
No. of Units:	**577 (171 affordable)**
Site area:	**14,000 m²**
Internal area:	**56,400 m²**
Construction value:	**£342 million**



Open public areas and ground floor public realms tie the towers to the site.



High rise living comes with dwellings that maximise views.





Awards

2016

RESI Awards Development of the Year
The Eagle- shortlisted

The Props Awards
The Eagle

AJ Retrofit Awards
Albemarle Street- shortlisted

2015

London Planning Awards
Best Conceptual Planning Category
Low Level Bridges

Sunday Times British Homes Awards
Development of the Year
The Eagle

2014

Blueprint Awards
Critical Thinking Award
Sir Terry Farrell for the Farrell Review

MIPIM UK Awards
Future Project Category
Earls Court

The Planning Awards
Planning for Economic Growth Award
Royal Albert Docks

Planning for Housing Growth Award
North West Bicester

2013

World Architecture Festival Award
Future Masterplanning Category
Earls Court

London Planning Awards
Greatest contribution to London's Planning and Development over the last 10 years – Sir Terry Farrell

2012

Skytrax World Airport awards
World's Best Airport
Incheon Airport

CTBUH Awards
Best Tall Building Asia & Australasia Finalist
KK 100

2011

World Architecture Festival Award
Transport category – Shortlisted
Guangzhou South Railway Station

The Guardian Sustainable Business Awards
Built Environment category
Regent's Place

MIPIM Architectural Review Future Projects Award
Regeneration and Planning
Earls Court

Beijing Municipal Commission of Urban Planning
Outstanding Project Design Award
China National Petroleum HQ

Mumsnet Awards
Best Aquarium in the UK
The Deep

Visit England, Enjoy England Awards
Access for All Tourism Gold Award
The Deep

2010

BD Architect of the Year Awards,
Masterplanning Architect of the Year
Office Architect of the Year
Public Realm Architect of the Year

Royal Institute of British Architects
Award for North East England
Great North Museum

Royal Town Planning Institute
Award for Sustainable Communities
Regent's Place

World Architecture Festival Awards
Masterplanning category
Thames Estuary
Earls Court

2009

American Institute of Architects Award (AIA) Hong Kong - Architecture Award
Beijing South Station

Beijing Contemporary Top Ten Architecture
First Place
Beijing South Station

RIBA International Award
Beijing South Station

Skytrax World Airport awards
World's Best Airport
Incheon Airport

RIBA Regional Award
North East of England
Great North Museum

World Architecture Festival Award
Interior Design
Great North Museum

2008

Hong Kong Institute of Architects Awards
Finalist
Beijing South Station

Hong Kong Institute of Architects Awards,
Sheraton Dameisha Resort, Shenzhen

Cityscape Real Estate Awards
Best Developer: Waterfront Development Award
Sheraton Dameisha Resort

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