



hunters

| **60** | YEARS OF
EXPERTISE



ARCHITECTURE | BUILDING CONSULTANCY | EMPLOYER'S AGENT

hunters

In 2015 we reached the young age of 60, celebrating our life-long experience in housing and diversification over the years. We thought it was time to take stock to see where we are in 2015 since Ray Hunter set up the practice in 1955. That strong bond with housing is still here and we have taken our renowned service and design principles into other areas. We have nurtured and developed projects in workplace, regeneration, mixed-use, healthcare and education.

Our successful transition through the ages has created an award-winning practice, combining creative designs with technical ability. We have delivered some of the most challenging projects in the country in areas from regeneration to refurbishment for both public and private sectors.

This is down to the people who work here, the clients we work with and our resolve to give you outstanding service.

ARCHITECTURE | BUILDING CONSULTANCY | COST CONSULTANCY | EMPLOYER'S AGENT



Commercial

BOLD AND GRACEFUL

We take principles from housing design into offices and hotels. As the line between work and home blurs, so does the architecture surrounding it. Intimate zones coupled with light filled spaces dusted with art and textural materials reflect our need for creative spaces and natural light.

A2Dominion Regional HQ, Ealing

An exceptional new office which has 3,000sqm of workspace replacing an unsightly 1970s block. The floor space has almost trebled, with increased floor-to-floor height and glazing to bring in natural light. Three 'glazed pavilions' step back from the street, allowing the creation of a new landscaped plaza along the Uxbridge Road. The orange fins on the outside of the building help to reduce noise from the main road below. The changes are leading the way for adjacent office redevelopment in preparation for Crossrail links.



↑ Three-tiered offices



Entrance to A2Dominion ↑



↑ Reception

Parking and active street frontage ↓





Hotel NH London Kensington

Situated within a conservation area in central London, the building was originally designed in the 1880s by Norman Shaw. The calming Grade II* listed façade has been refurbished and the internals converted into a 122 room hotel with 14 residential apartments. A new mezzanine level to the rear gives more space allowing the addition of a bar and eatery. The design philosophy is to be inviting and stylish.



↑ Listed Norman Shaw façade



↑ Waiting area

Reception ↓



↑ Bar

42-60 High Street Kensington, London

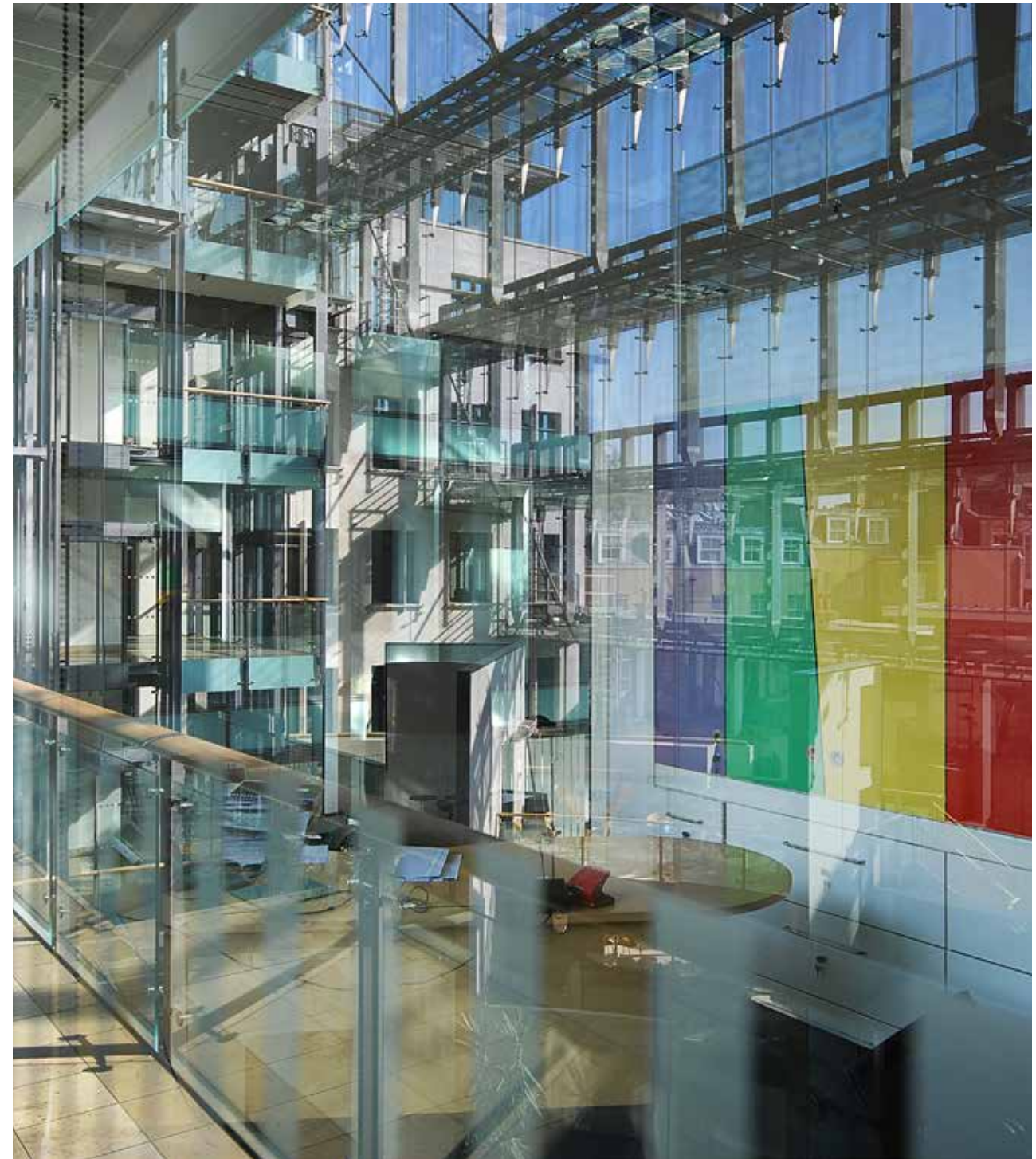
Extensive retail, commercial and residential surveys were carried out on this six-storey block for a private client. The team undertook a due diligence survey for the acquisition of this prestigious property for an overseas investor. The survey was bound to a very tight deadline and involved mechanical, lift, electrical and structural engineering. Our advice was sought on future repair and maintenance liabilities and statutory compliance.



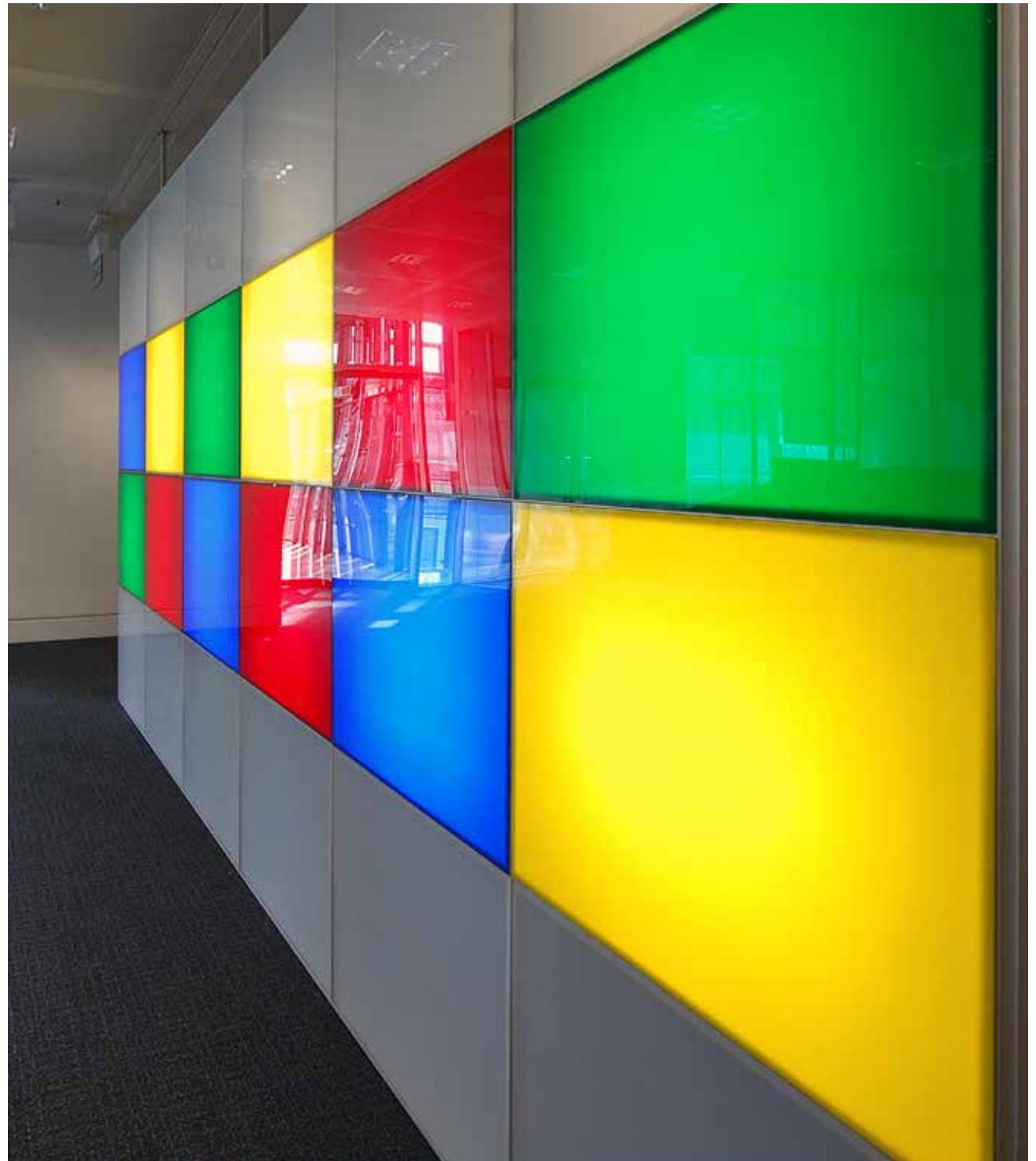
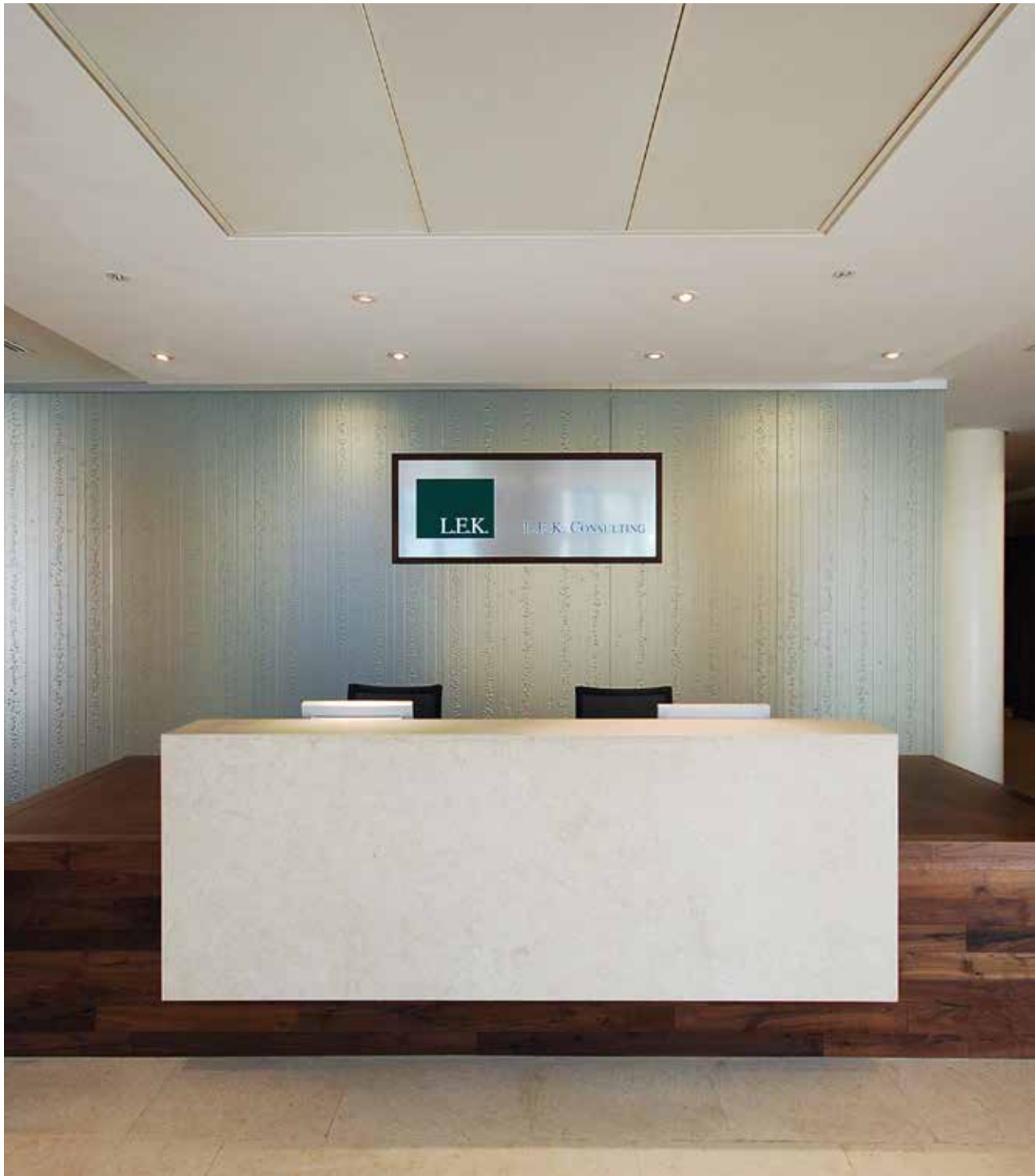
↑ Contemporary street level and conservation upper level

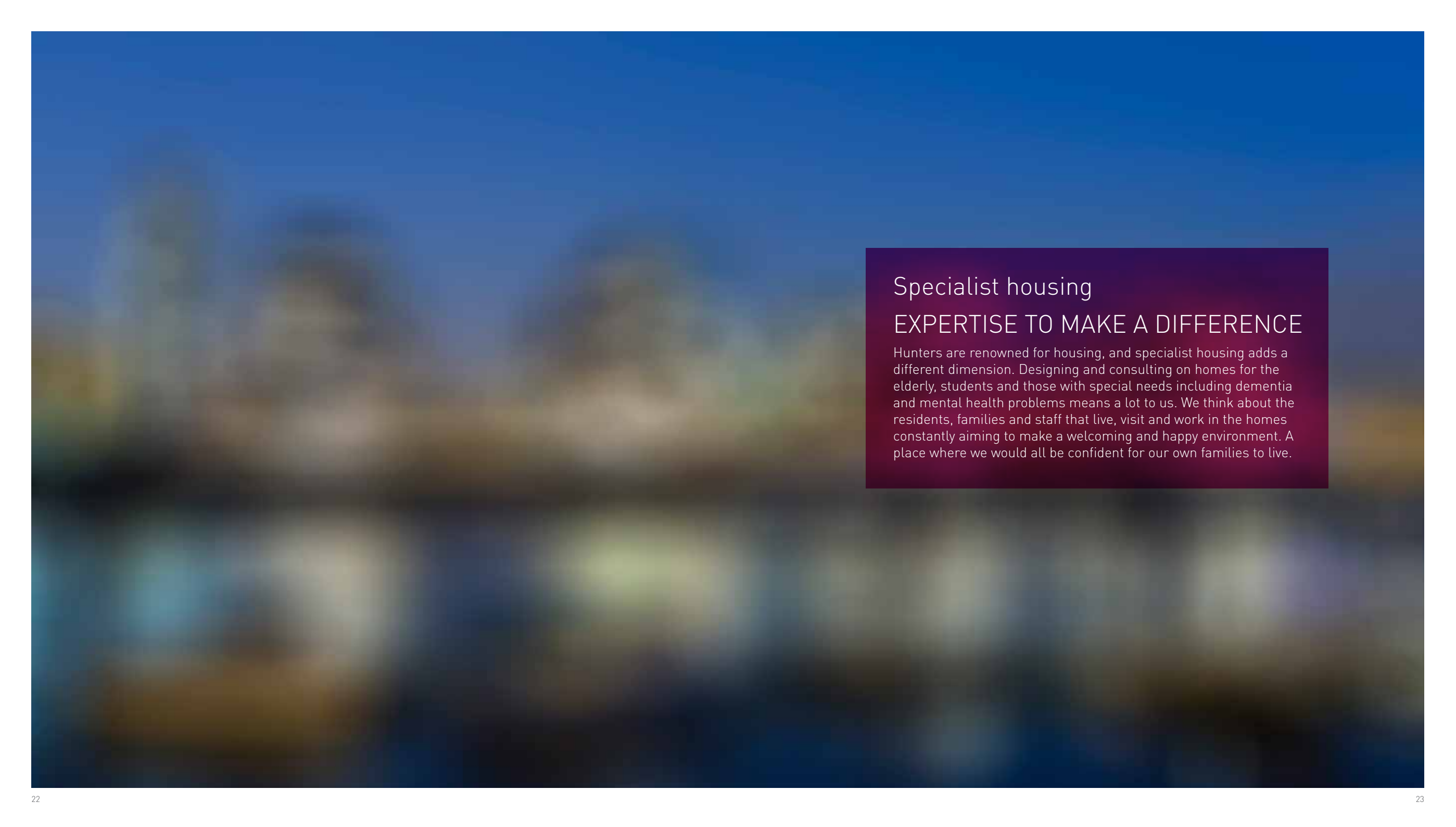
LEK, London

LEK Consulting is one of the UK's leading international management consultant groups. Hunters originally designed their offices a number of years ago and it was time for a refresh. The brief tackled both client experience and improved staff facilities. The updates included the simple and new welcoming reception, new kitchens, more storage, splashes of colour to wake up spaces, improved meeting rooms and fun staff rooms reflecting the working lifestyle they have.



↑ View from atrium into private office





Specialist housing

EXPERTISE TO MAKE A DIFFERENCE

Hunters are renowned for housing, and specialist housing adds a different dimension. Designing and consulting on homes for the elderly, students and those with special needs including dementia and mental health problems means a lot to us. We think about the residents, families and staff that live, visit and work in the homes constantly aiming to make a welcoming and happy environment. A place where we would all be confident for our own families to live.

Horton Halls, Wandsworth

As part of the wider estate redevelopment by Hunters, including keyworker accommodation, Horton Halls Student Residences provides new and contemporary accommodation for medical students at St Georges University, London. The Halls have en-suite rooms with shared facilities surrounding a landscaped courtyard. They are part of a strategic review to improve the quality of student applications by providing improved residential facilities. The site is half a mile away from the main hospital in Tooting.



↑ The 'scalpel' entrance



Private courtyard ↑



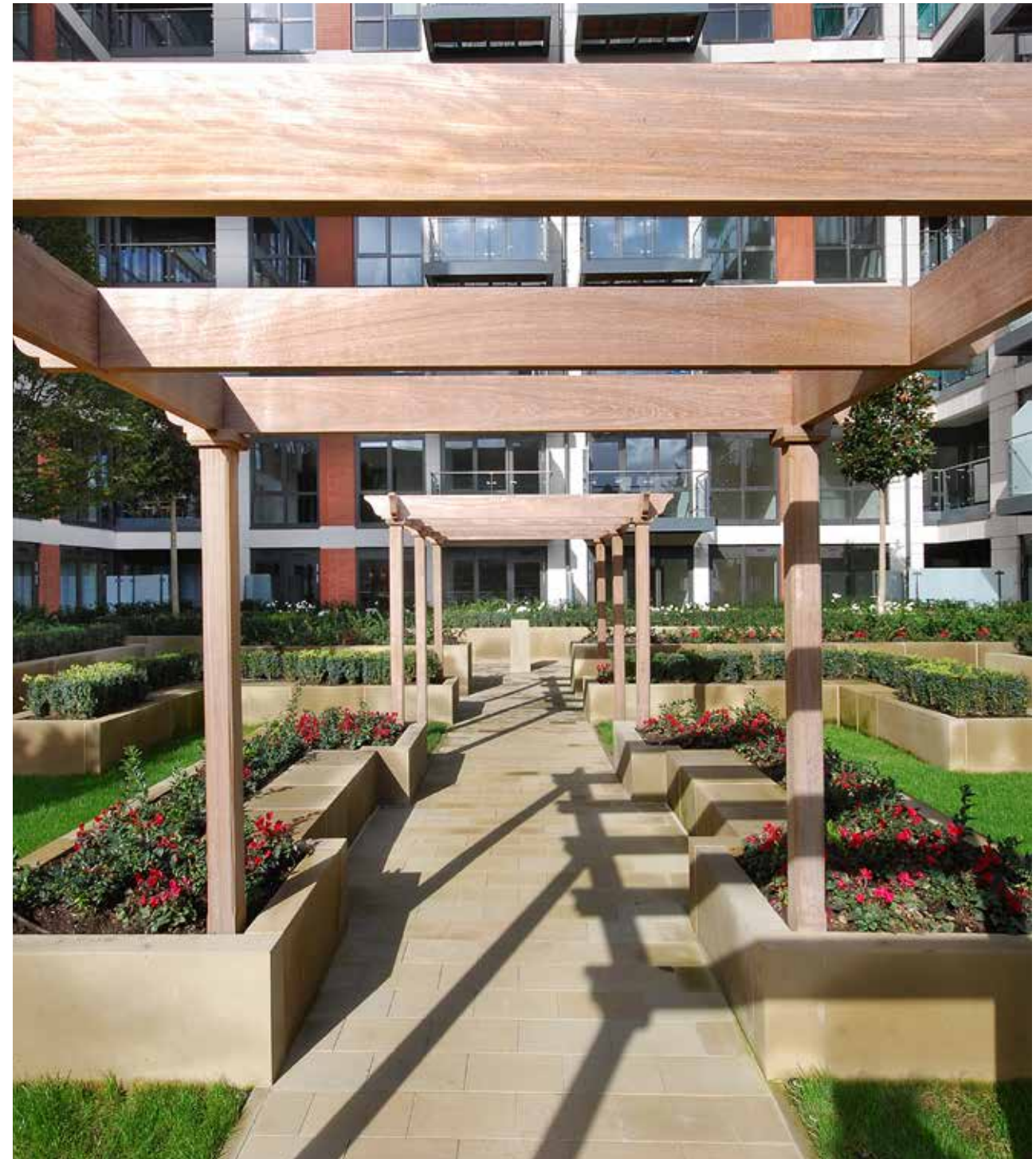
↑ Contemporary student accommodation

Great at night ↓



Dickens Yard, Ealing Broadway

A unique attitude to senior homes – active living in an urban centre – Dickens Yard is a contemporary fusion of rented homes (including for the elderly), luxury apartments and leisure facilities. Hunters directed the delivery process for the over-55 homes at this exceptionally high quality urban site. The priority is for elderly tenants who currently live in large council homes and want to downsize, so their houses can be refurbished and released to families. Nearly 700 new apartments are being built above shops with views over bustling streets or quiet garden terraces.



↑ Landscaped gardens



A quality, sophisticated entrance ↑



↑ High density area

Fremantle Court, Stoke Mandeville

Our work at Fremantle Court in Stoke Mandeville has been awarded with the Gold Standard from Stirling University on Dementia Design. This accreditation is a highly-respected independent audit that assesses environments used by people with dementia. We met a series of criteria in design and operations specifically for dementia sufferers. This 90-bed home has one purpose in mind – to provide a happy, comfortable, desirable and safe place to live. Internally the home is six smaller, homely wings catering for a range of needs – frailty and general difficulty managing everyday life, people who are living with dementia and people who require nursing care. Each wing has its own sitting room, dining room and assisted bathroom, as well as 15 luxurious personal rooms providing a mix of intimate and communal spaces.



↑ One of the many large communal balconies



↑ Wild gardens are part of the design

Each wing provides responsive care ↓



Girton Green, Cambridge

Girton Green provides the ultimate in luxury, outstanding facilities and a lively setting for the over-55s combined with onsite support. Extraordinary independent living services make this a very popular place. The focus on leisure facilities, complete with a 'relaxation centre', spa, gym, boule court, hair stylists and cafe/restaurant gives freedom and fun to the residents. There are around 75 private ownership flats and flats to rent. Hunters played an executive role in detailing the design and completion of the homes.



↑ Funky living at Girton



Swimming pool, hot tub, sauna.... ↑



↑ Maximising country views from inside

Reception and restaurant ↓





Housing

HOMES FOR ALL

Whether you live in a high-density urban development or a suburban flat, your house needs to be a home. Our designs do more than simply meet the basic needs and requirements – we focus on creating sustainable, practical and attractive homes for families, friends and relatives to live in and enjoy.

Brenley Park, Merton

The new and popular park is in the heart of the masterplan, giving residents and the community a safe, landscaped 2ha space edged with new homes.

Designed to be tenure-blind, the flats are dual aspect and high density, with a maximum of six flats per front door for added safety and sense of ownership.

Of the 169 homes there is an equal number of social rented, intermediate rent and market sale – a mixture of 1, 2, and 3 bedroom flats and eight family houses. The emphasis was on accessibility, quality of the public realm and well-planned housing.



↑ New public park provides a range of get fit resources



↑ Kids play was key

Homes with views and space ↓



Harmony, Hounslow

The emphasis was placed on cycling and pedestrian priority, breakout garden spaces for different age groups (playgrounds, BBQ areas) and blocks of flats expressing individualism to provide a vibrant and exciting personality for the development.

The site is next to the historic Syon Park and north of the newly constructed West Middlesex Hospital. It provides 280 homes across all tenures of housing, including keyworker, intermediate rent, affordable rent, shared ownership and private sale.

The design concepts entailed extensive consultation with the local authority, CABI and HCA and centred the development around a shared landscape space to create a welcome addition to the local area.



↑ A home zone gives pedestrians the priority



↑ High quality social housing

Varied tenure with private entrances ↓



Castledine Road, Bromley

Driving the improvement of an unused playing field, the highly sustainable family homes are green roofed with PVs and have been designed to adapt to future changes in lifestyles of the residents. There is a range of flat types/sizes and layouts to entice different ages. The new homes enabled a community centre to be built including a remodelled park with multi-use games area providing external play and improved security.



↑ Green touches include solar panels

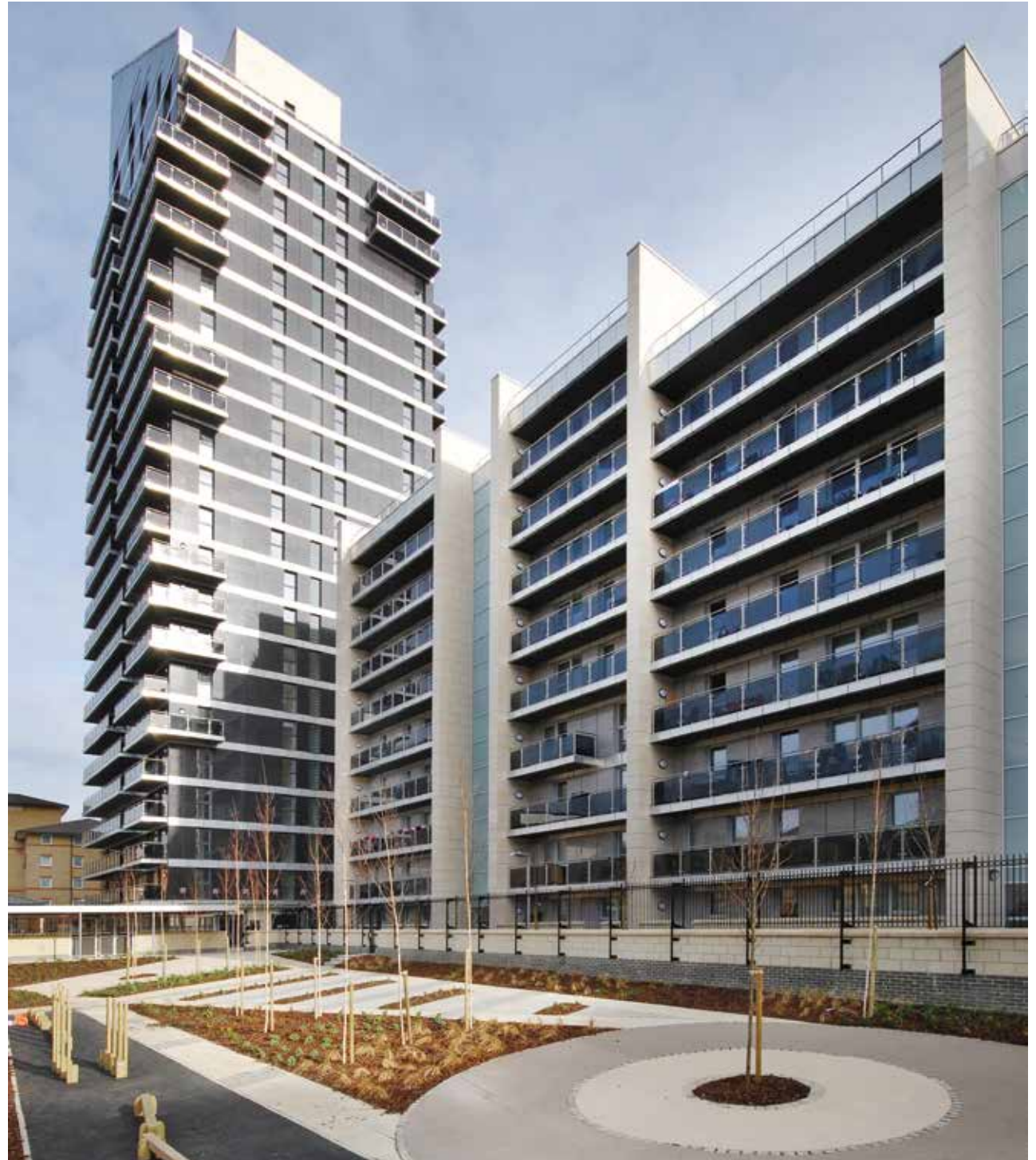


Streamlight, Tower Hamlets

A landmark building in London's Docklands. At 24 storeys high Streamlight provides some of the most exciting contemporary living in London. The mix of tenures is designed to enhance living for everyone by amalgamating private housing and luxury penthouses with shared ownership flats and affordable housing.



↑ Blends into its new urban environment



Seward Street, Islington

Situated in the centre of London's East End, Seward Street provides a range of housing solutions for the local area including rented and private ownership. At street level seven commercial units enable community centred, open frontages. Inside the development a landscaped courtyard gives an attractive 24-hour vista. Underground cycle bays, parking and commercial storage is also available.





Education

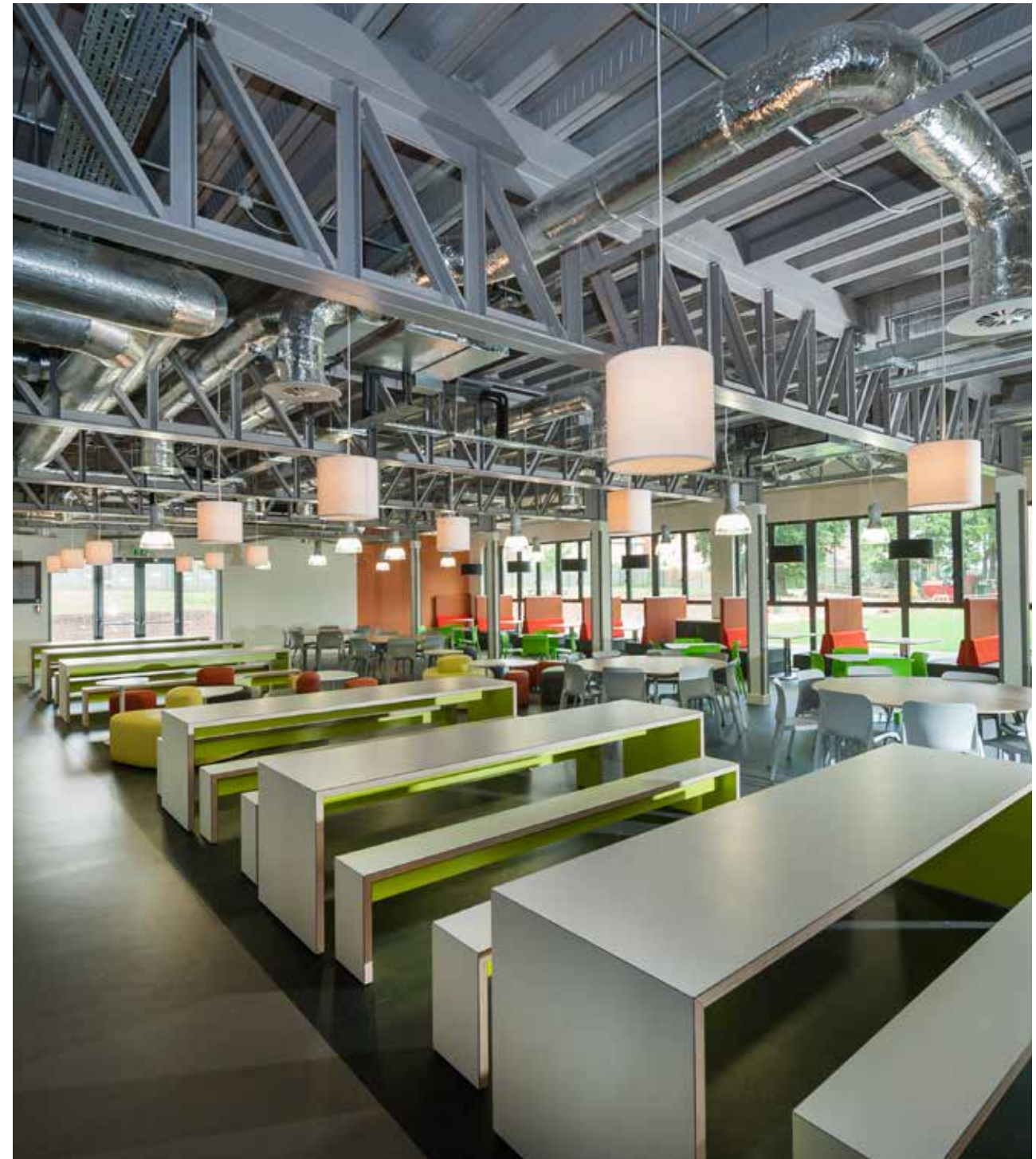
INSPIRING A NEW GENERATION

The definition of education is the 'act of imparting and acquiring knowledge and generally preparing oneself or others intellectually for mature life'. We think the buildings should also reflect that. 'Places to be educated' is such a broad term which is why you will find schools, universities and youth centres in our portfolio.

Ashmole Academy, Barnet

As part of the national drive to increase school places for 16- and 17-year-olds, Ashmole Academy, a specialist school for science and music in Southgate, required a new building to provide classes and facilities to match their outstanding teaching. The purpose built block uses state-of-the-art prefabrication techniques delivering a bold and strong design. The new sixth form centre is vibrant and tailored for 380 students, mainly studying for A-level.

Photos courtesy of MTX Contracts Ltd



↑ Sixth form eatery



Common room ↑



↑ Extensive glazing to improve natural light

Modular off-site construction ↓



St George's University Library, Tooting

The design focuses on technical and resource excellence for students and reflected SGUL's new brand image. The refurbishment successfully deals with the high volume of people and includes a café and breakout areas where students can discuss and debate. The project forms part of our work throughout the university, including halls, lecture theatres, training rooms and administrative facilities.



↑ Breakout space



Working together ↑



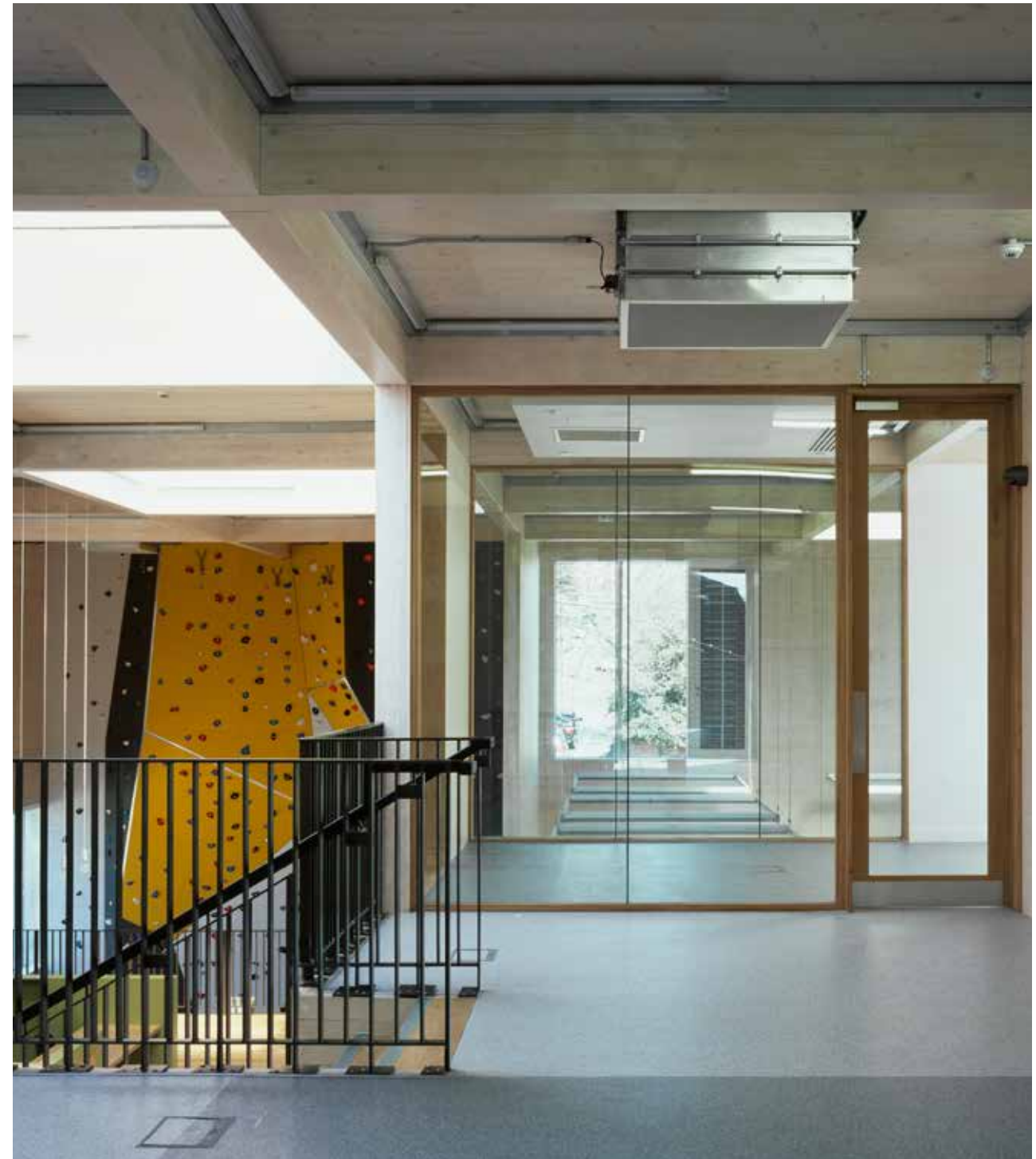
↑ Rebranding was significant

Controlled entrance ↓



TNG Wells Park Youth Venue, Lewisham

This £3.5m youth centre features a climbing wall, training kitchen and cafe, multi-use games area, recording studio and dance and performance spaces. The centre was designed in consultation with young people from the local area with the intention of providing a safe, modern place for local 13 to 19-year-olds.



↑ Climbing wall





Healthcare

IMPROVING PATIENT HEALTHCARE

We are passionate about designing pioneering projects, including the UK's first birthing unit in a primary care centre. With several award-winning projects, our healthcare team is driving forward major refurbishments and new builds at a number of London hospitals including end-of-life palliative care.

Homerton Hospital

Our design team instigated a step change in design ethos of the hospital through ongoing refurbishment. The upgrades have included remarkable adaptations including the conversion of a sterile store into a high tech operating theatre where images can be beamed to students. New receptions, a positive life clinic, MRI suite, staff changing rooms, ward upgrades and other comprehensive changes including administration areas have been tackled under tight deadlines and budgets creating a clean, refreshing and affordable upgrade.



↑ Positive life waiting room



High tech operating theatre to allow live demonstrations to students ↑



↑ Revamped inpatient wards

Innovative endoscopy design improves patient experience and reduces departmental floor area ↓

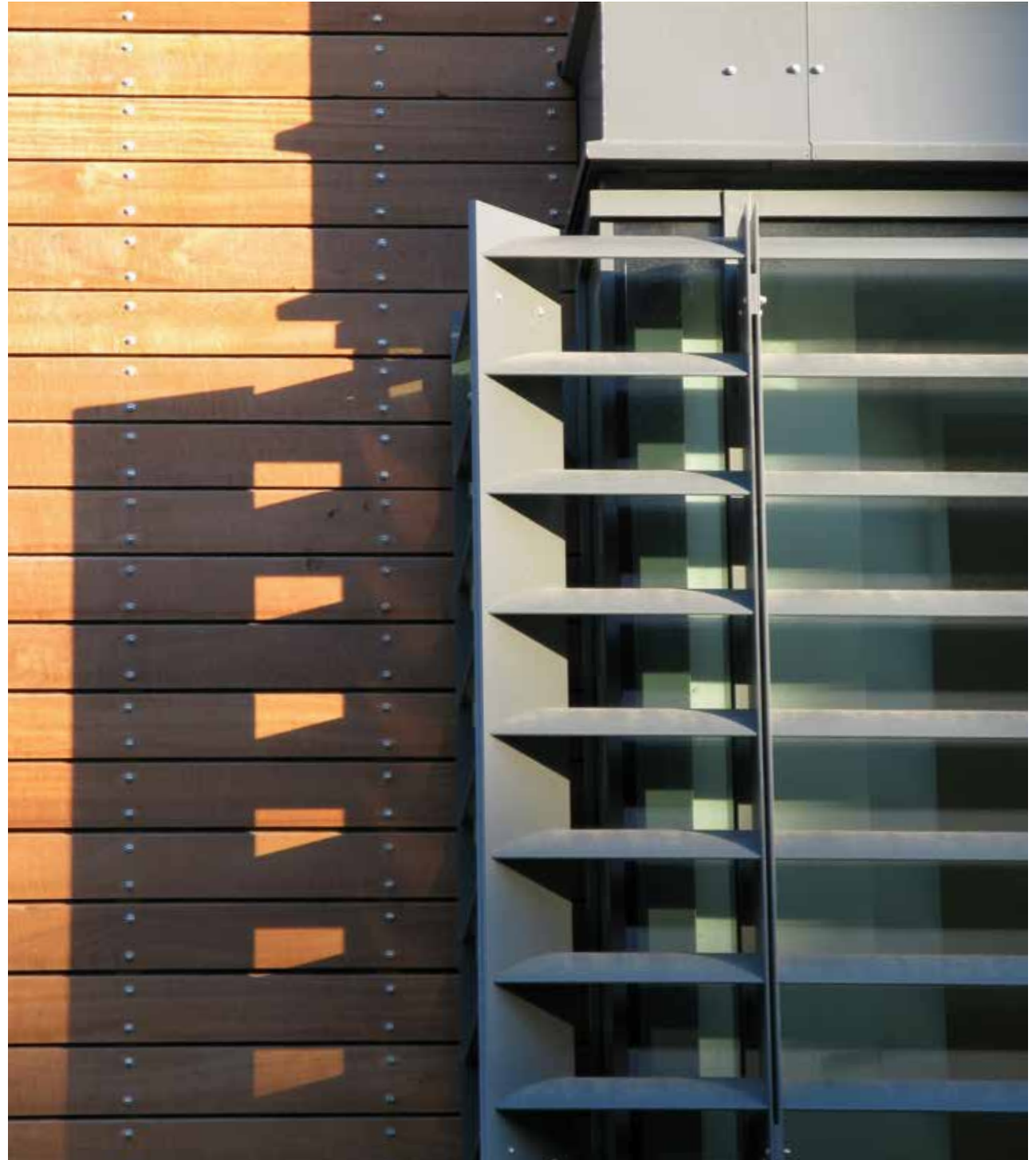


The Barkantine, Tower Hamlets

Barkantine was one of the first new breed of polyclinic concepts in the UK. Situated on the Isle of Dogs, it has GPs, transitional primary care, birthing suite, dental care, community services, pharmacy and cafe. It received FSC certification – a first for the sector – using recycled asphalt and concrete as its foundation and an extensive use of natural daylight throughout the building.



↑ The practice provides birthing, dentistry and GPs



St George's Hospital Refurbishments, Tooting

We are always pleased to receive positive staff and patient feedback, and St Georges got it. We designed the remodelling of a number of wards including the Emergency Department (with paediatrics), CDU (Clinical Decision Unit), and UCC (Urgent Care Centre) for this busy London hospital. Colour palettes were chosen to 'cool' the atmosphere, mixed with splashes of wall images to delight users. The new paediatric emergency unit now gives single sex care and provides a happy and safe environment for children.



↑ A and E waiting room with triage system





Regeneration

REVITALISING REVIVING RENEWING

We are transforming our urban landscape, designing and creating homes, proposing commercial solutions and delivering outdoor spaces to enable communities to thrive and flourish. We want to take you on a journey, to provide a landscape so residents, tenants and businesses prosper and communities connect, through regeneration and renewal.

Copley Close, Ealing

Part of Ealing Council's ambitious plans for development in the borough, Copley Close is a large and challenging housing estate in west Ealing, which ranks in the top 1% of deprived areas. Not only is the council leading as developer and landlord in providing tenure-blind housing, they are working with Hunters in retaining and extensively refurbishing over 70% of the existing homes and external spaces.

The plan is for 700 homes on the 8ha site (there were 637 already existing). The design gives new homes/community/retail facilities as discreet infills between existing buildings and significant new residential sites fronting the 1km long estate.

Two new public squares are being created opposite Castle Bar Park station to improve civic space and pride.

Other important design elements include the separation of public and private space, which is a key strategy for the masterplan, as well as greatly improving the accessibility.

One of the ideas of the masterplan is to break the existing site into a series of neighbourhoods with subtly different characters, to transform a mono-tenure "council estate" into a truly mixed-tenure residential scheme.



↑ A kilometre long site

Catford Dog Track, Lewisham

This is a long, narrow site sandwiched between two railway lines with a park to the north and a single point of access from the A205 to the south. The planning consent delivers nearly 600 homes for sale, keyworker, shared ownership and affordable rent to be located directly next to a new Network Rail station, community centre and shops. A new vibrant pedestrian plaza creates a gateway into the scheme along the Ravensbourne River with traditional scale housing leading through the site to engage with the park at the north.



↑ A mix of tenures



A challenging linear site ↑



↑ New civic space and shops

Engaging with the park ↓



Wandsworth Riverside, Wandsworth

This scheme combines luxury landscaping, a river front location (with Thames Clipper stop) and a mix of housing for the inner London borough of Wandsworth.

The third phase saw 121 homes built, some of which are shared ownership.

Previously an oil refinery site, Hunters advised on specification and a range of pre-contract negotiations in order to maintain design integrity and deliver a viable building.





Century House, Bermondsey

Situated in a prestigious and regenerating area of London, the 154 mixed tenure apartments sit above 4,000sqm of commercial space (retail and office). All flats are lifetime homes and dual aspect, with large roof terraces or private balconies. A central landscaped communal courtyard incorporates garden and play areas for all residents. The outcome is an urban, green solution where we also collaborated with MAKE architects.





The entrance atrium ↑



↑ Curved exterior

External fanned facade ↓



Excalibur Estate, Lewisham

This is a major regeneration project to provide homes in Lewisham that gives accommodation for families and over-55s while linking existing communities via a landscaped spine road.

Hunters extensively researched the historical nature of the bungalows, and a handful achieved listing at this post-war pre-fab development.

A pepper pot tenure plan accommodates current tenants from the estate and aims to attract new residents. Differently sized homes (all have balconies, back gardens or roof gardens) are an essential part of creating a sustainable environment for different generations, meaning seniors will now be able to live near their families.





Refurbishment

KEEPING IMPROVING MODERNISING

We're moving beyond the mistakes of post-war architecture, which overlooked the real needs of people living in our cities and set to destroy much of what we want to live in. We provide homes rather than housing to create places that people feel safe in, can enjoy and want to live in. Increasingly, it simply means keeping and improving where they already live.

Eagle House, Hackney

This stunning Art Deco building constructed in the 1920s has been refurbished and extended to provide a 24-storey tower fulfilling a range of residential needs. In the borough of Hackney on the edge of the city, its impressive design and scale create an important gateway between the two. Shops and cafes can be found at street level with leisure facilities and offices above.





Grosvenor Estate, London

London has experienced some of the highest real estate price increases in the world, which has led to the trend of home extensions and major refurbishments, affecting neighbouring properties. Our consultants acted for the Grosvenor Estate to investigate whether any proposed works had the potential to affect their mainly listed buildings.

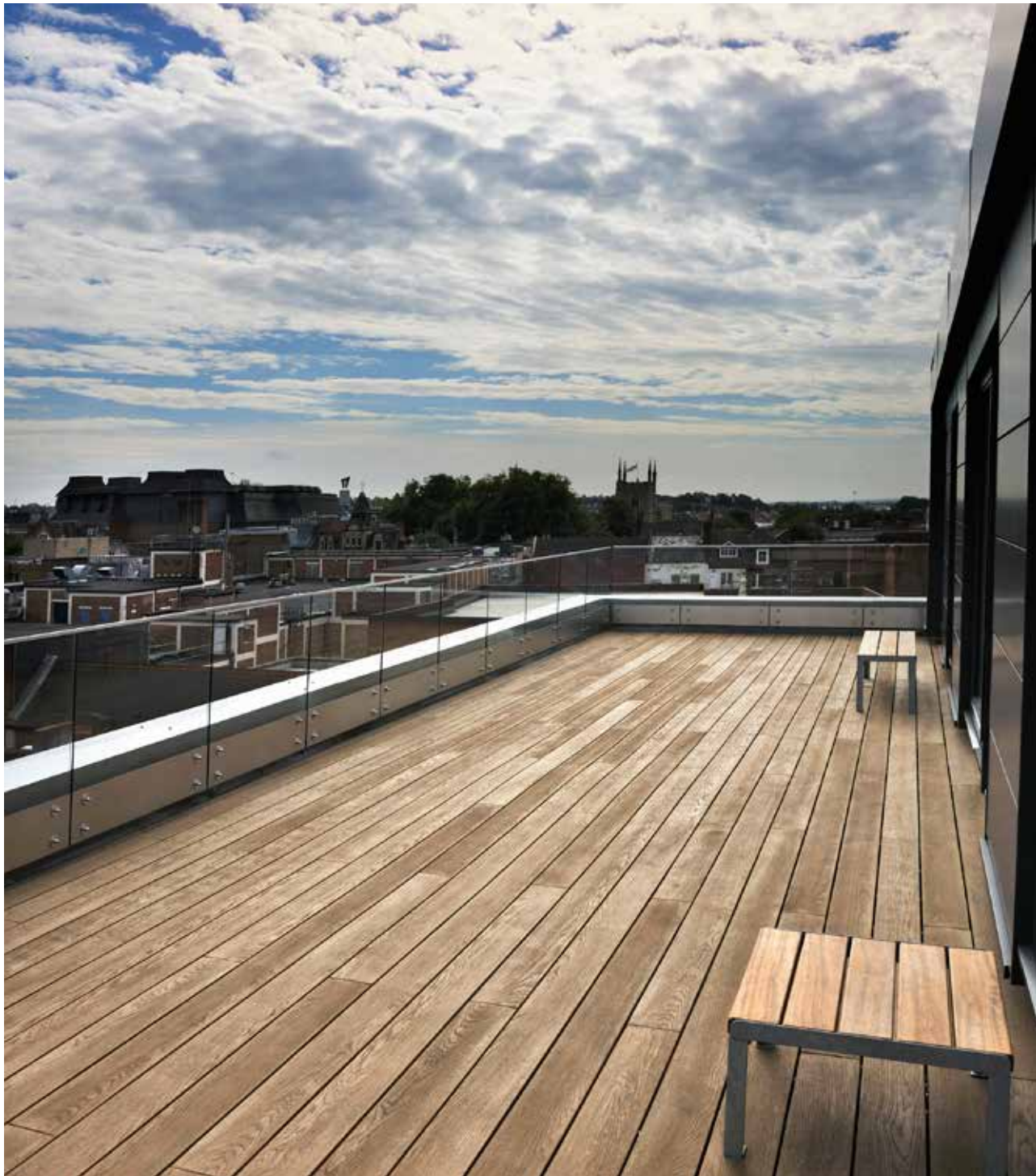


Bridewell House, Reading

Situated in the centre of Reading a stone's throw away from the station, Bridewell provides over 140 self-contained studios for students. The scheme is energy efficient and reused existing foundations. Much of the original building was retained with new façades and an added two storeys. Students now have privacy, use of roof terraces and an affordable home.



↑ New fascia on the old core



Erith Park, Dartford

A five-year, two-phase project to the east of London, Erith Park was originally high rise flats with 620 units and it is being transformed into an amalgamation of low rise flats and family homes. All have balconies or private gardens and give an interesting mix of tenures and access to child friendly home zones. A nursery school was temporarily relocated during the build process while a modern, state-of-the-art replacement was built.



Evenlode, Maidenhead

This 1970s four-storey estate lacked any defined or usable external spaces, and had become physically tired and worn. Working with Hemingway Design, Hunters remodelled and reconfigured the buildings and open spaces to create a sustainable, inspiring environment for residents to enjoy at every stage of their lives.

Usable communal gardens have been created, along with new private balconies to all upper floor units, defined parking areas for cars, new entrance cores and lifts and the addition of nine new flats on the site of the disused garages.



↑ Striking new-build entrance block



Awards

2014

2014 What House? Awards

- Macaulay Walk, Clapham
- Gold, Best Apartment Scheme
- Gold, Best Brownfield Development
- Silver, Best Mixed-Use Development
- Bronze, Best Development

2014 Stirling University Dementia Design Audit

- Fremantle Court, Stoke Mandeville
- Gold Standard

2013/14 London Planning Awards

- Copley Close Regeneration
- Best Conceptual Project

2014 Grantham Civic Society Awards

- Apple Trees, Grantham
- Winner

2014 Civic Trust Awards

- TNG Wells Park Youth Venue, Lewisham
- Commended

2014 Building Awards

- TNG Wells Park Youth Venue, Lewisham
- Shortlisted

2013

2013 Evening Standard New Homes Award

- Brenley Park, Mitcham
- Best Development/Affordable Homes Sector

2013 British Homes Awards

- Goldhawk Road, Shepherd's Bush
- Commended: Housing Project

2013 Placemaking Awards

- TNG Wells Park Youth Venue, Lewisham
- Finalist

2013 What House Awards

- Brenley Park, Mitcham
- Silver in Best Partnership Scheme

2013 Broadland Design & Enhancement Awards

- St Michael's, Aylsham
- Highly Commended

2013 Housing Design Awards

- Hargood Close, Colchester
- Winner, Richard Feilden Award

2013 New London Awards

- TNG Wells Park Youth Venue, Lewisham
- Finalist, Public Buildings

2013 Green Apple Awards

- Cambridge Street, Pimlico
- Winner

2012

2012 AJ Retrofit Awards

- Cambridge Street, Pimlico
- Finalist in Housing, Small

2012 Structural Steel Awards

- St George's Grove, Tooting
- Finalist

2012 Green Apple Awards

- White Horse Avenue, Halstead
- Bronze award for the 'Built Environment and Architectural Heritage'

2012 Sustain Magazine Awards

- White Horse Avenue, Halstead
- Winner of best 'Refurbishment' in Property & the Built Environment

2012 Sustain Magazine Awards

- White Horse Avenue, Halstead
- Finalist in 'Refurbishment'

2012 Construction News Awards

- White Horse Avenue, Halstead
- Finalist in Retrofit Project of the Year

2011

2011 Higgins 'Project of the Year' Award

- Streamlight, Docklands
- Winner

2011 EG Green Awards

- Digby Road, Homerton
- Winner of the 'Residential Development of the Year' Award for Excellence in Sustainable Development and Environmental Awareness

2011 International Property Awards

- Streamlight, London Docklands
- Winner of 'Best High Rise Development' London UK

2011 3R Awards

- 52 White Horse Avenue, Essex
- Finalist in the 3R Awards Small Housing

2011 BREEAM Awards

- 52 White Horse Avenue, Essex
- Winner of First 'BREEAM' Domestic Refurbishment

2011 New London Awards

- TNG Wells Park Youth Venue, Lewisham
- Finalist

OUTSTANDING SERVICE

Unlike other practices it's not just about the building. We believe we are the best in the business at being responsive, effective and efficient. You can rely on us for outstanding service as well as an end product that matches your aspirations – all with an easier journey through design and delivery.

Commercial

A2Dominion Regional HQ
Ealing
A2Dominion
Willmott Dixon

Hotel NH London Kensington
Kensington & Chelsea
NH Hotels
Galliford Try

42-60 High Street Kensington
Kensington & Chelsea
Private client

LEK
Westminster
LEK Consulting
Brickwood

Specialist housing

Horton Halls
Wandsworth
St George’s University of London
Willmott Dixon

Dickens Yard
Ealing
Catalyst
St George

Fremantle Court
Buckinghamshire
The Fremantle Trust
Castleoak

Girton Green
Cambridge
Abbeyfield
Willmott Dixon

Housing

Brenley Park
Merton
Key London Alliance
Willmott Dixon

Harmony
Hounslow
English Partnership
Inspace
Notting Hill Housing

Castledine Road
Bromley
Affinity Sutton
Hill Partnerships

Streamlight
Tower Hamlets
Swan Housing
Higgins

Seward Street
Islington
Notting Hill Housing
Mount Anvil

Education

Ashmole Academy
Enfield
Ashmole Academy
MTX

St George’s University Library
Wandsworth
St George’s University of London
Logic

TNG Wells Park Youth Venue
Lewisham
London Borough of Lewisham
Balfour Beatty

Healthcare

Homerton Hospital
Hackney
Homerton University Hospital
NHS Foundation Trust
Logan Construction
Forest Gate Construction

The Barkantine
Tower Hamlets
Tower Hamlets PCT
East London LIFT Co.
Balfour Beatty

St George’s Hospital
Wandsworth
St George’s University Hospitals NHS Foundation Trust
Mansell Construction

Regeneration

Copley Close
Ealing
London Borough of Ealing
Mulalley

Catford Dog Track
Lewisham
Barratt/Countryside
Countryside

Wandsworth Riverside
Wandsworth
Notting Hill Housing
Fraser Property Development
Galliford Try

Century House
Southwark
L&Q
Higgins

Excalibur Estate
Lewisham
L&Q
Denne

Refurbishment

Eagle House
Hackney
Mount Anvil
Family Mosaic

Grosvenor Estate
Westminster
Grosvenor Estate

Bridewell House
Berkshire
Capital Investments Ltd
Bennett Construction

Erith Park
Dartford
Orbit Homes
Wates


Evenlode
Berkshire
Maidenhead and District Housing Association
Mulalley


hunters

ARCHITECTURE | BUILDING CONSULTANCY | COST CONSULTANCY | EMPLOYER'S AGENT

Space One Beadon Road
London W6 0EA

020 8237 8200
mail@hunters.co.uk

 @hunterslondon

 Hunters Architects & Building Consultants

www.hunters.co.uk