



TYE

ARCHITECTS

Residential circa £500k+

A varied residential-led portfolio of one off and multi-unit schemes
with project budget from £500k





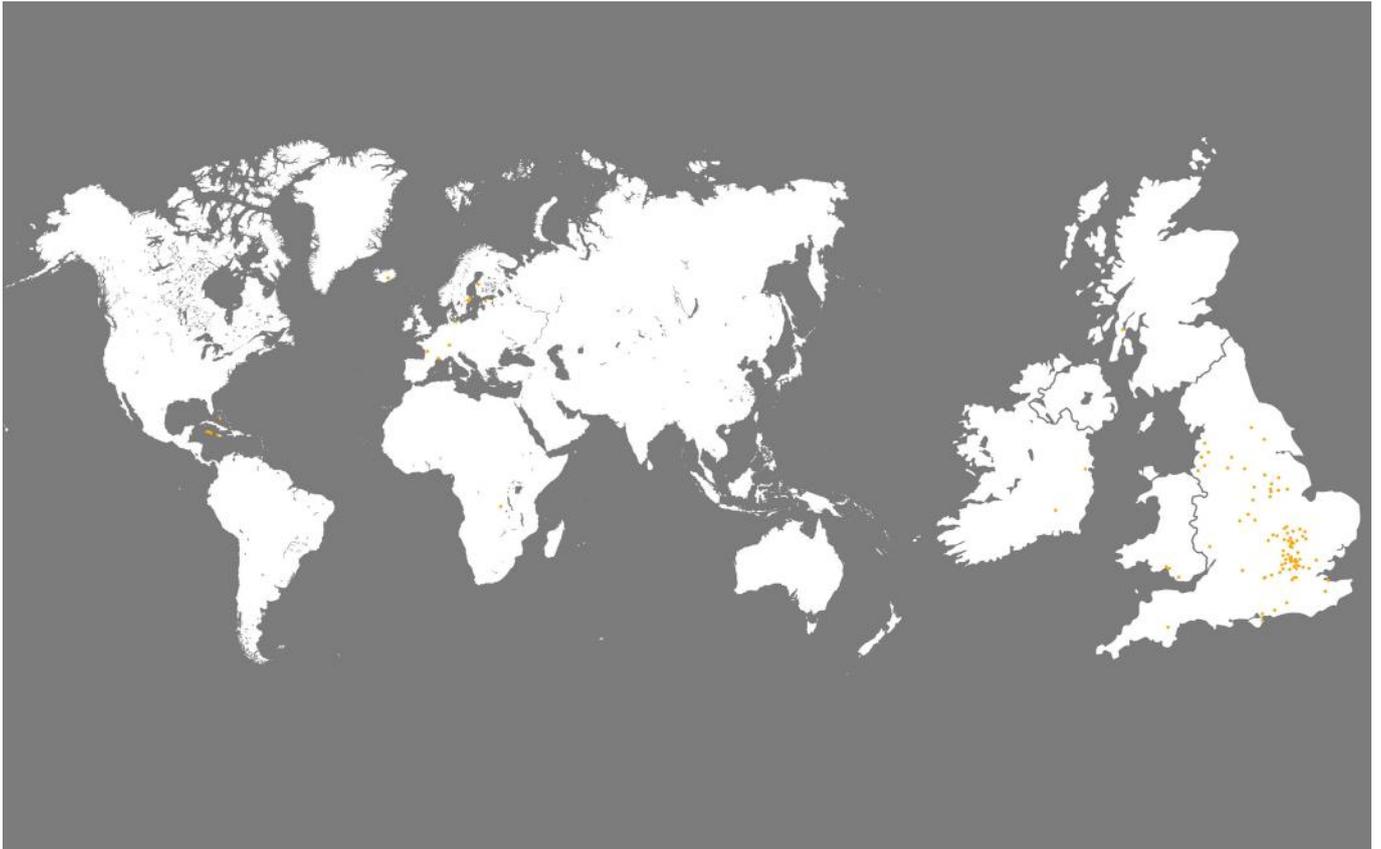
Practice statement

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

Our experience covers projects from £250,000 - £50million in a variety of sectors from commercial office developments, high quality residential works, multi-units, retail outlets, regeneration schemes, the arts and educational projects. We aspire to making extraordinary buildings and spaces, even from the most difficult of design briefs.

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

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



Location

We operate nationally and internationally from our studio in Bedfordshire.

Bedford office

Poplar House
Limbersey Lane
Maulden
Bedfordshire
MK45 2EA

+44 (0)1525 406677



Clients

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



Conservation Projects



St Neots Houses Cambridgeshire

Product Specifications

Size: 225m² per dwelling

Budget: approx. £500k per dwelling

Overview

We have designed two dwellings that accentuate already pleasant local features which have resulted in buildings that avail the maximum natural light and will be low maintenance.

Brief

Replacing a single house with two modern family homes, one slightly larger than the other, to give best use of the site and its opportunities. This makes efficient use of housing land, whilst still providing generous garden and amenity spaces. The larger panes of glass and the internally concealed drainpipes, both simplify the elevation, along with the combined use of brick with render, fits with the local area and requires virtually no maintenance.

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



Fishpool Houses

Hertfordshire

Product Specifications

Size: 225m²

Budget: £600k pd

Overview

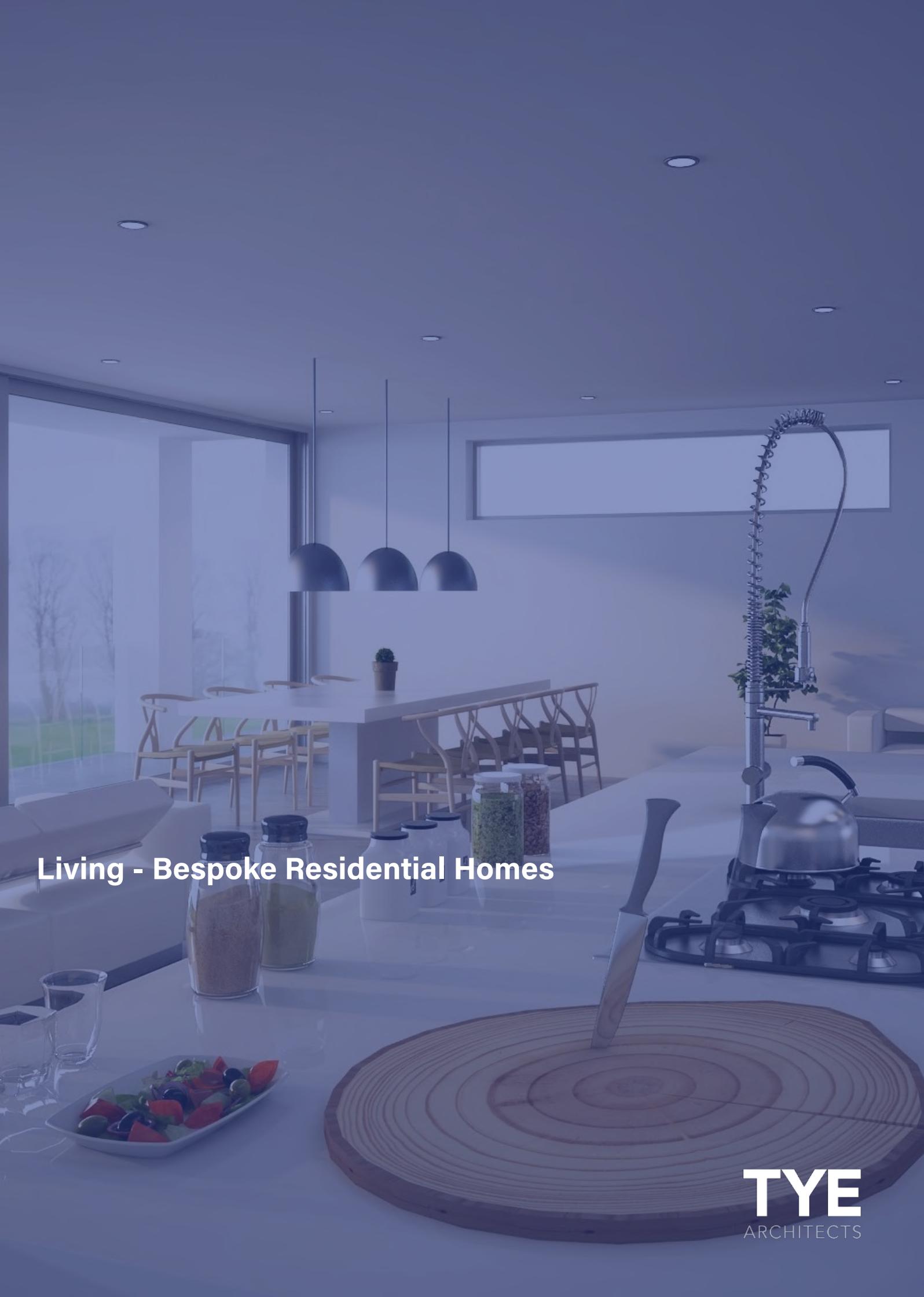
Ample glazing has been use effectively throughout both buildings, emphasising the surrounding views and enhancing the amount of natural sunlight coming in to the buildings.

Brief

A pair of contemporary new build houses in St Albans city centre, within the conservation area and close to the cathedral. Simple contemporary forms possess an acute vertical emphasis, which compliments the neighbouring terraced properties.

The dwellings sit comfortably recessed from the road frontage, allowing the dense foliage of the site to screen them. Ample glazing has been used effectively throughout both buildings, emphasising the surrounding views and enhancing the amount of natural sunlight coming in to the buildings.

The materials chosen enhance the contemporary design and detail intentions, using high quality materials including elegant bricks with recessed mortar joints and sedum roofs with aluminium framed window units.

A modern kitchen and dining area with a white countertop, wooden chairs, and a large window. The kitchen features a white countertop with a wooden cutting board, a knife, and several jars. A stainless steel kettle is on the stove. The dining area has a white table and wooden chairs. A large window provides a view of the outdoors. The overall aesthetic is clean and minimalist.

Living - Bespoke Residential Homes



Radlett Houses

Hertfordshire

Specifications

Size: 600m² per dwelling

Budget: 1.5m pr dwelling

Overview

Our proposals respond to the surroundings utilising white render, but in simple modernist forms with timber cladding and elegant glazing systems

Brief

Located in the centre of Radlett, this exclusive area has generous house plots with generally substantial houses. Our site currently had a single bungalow of no historical or architectural note. Our clients' brief was to demolish the existing house and replace it with 2 generous houses: one of which to become their new home, the other to sell on.

Each house is some 600m² spread over 3 floors, which negotiate the changing levels of the site. As such, the first floor from the front approach leads you through to the rear garden level.

Our proposals respond to the surroundings utilising white render, but in simple modernist forms with timber cladding and elegant glazing systems, which create a delicate blend of privacy and views.



Stockgrove House

Buckinghamshire

Product Specifications

Size: 650m²

Budget: 3.5m

Overview

A replacement dwelling within the Greenbelt and Area of Special Landscape Value.

Brief

We created a building of high quality design and architecture that respects the sensitive nature of the area and brings back a coherent layout integrated with the site, while presenting a modern but timeless design concept, with cladding and elegant glazing systems, which create a delicate blend of privacy and views.

The new design steps down with the fall of the site and uses this level change in conjunction with the modularization of the house to create more intimate areas which emphasize and echo the topographical context of the site. It was proposed to use white render, timber louvres and elegant glazing systems that respond to the building's surroundings, blurring the division between the inside and out.

The scheme utilises locally sourced materials and carefully considered construction materials. Additional investigation in the integration of heat pumps, rainwater harvesting and grey water recycling systems, further aids the provision of an energy efficient and environmentally friendly scheme.



Knutsford House
Cheshire

Product Specifications:
Size: 300m²
Budget: 750k

Overview

Nestled deep within the established plot the simple series of refined linear buildings compliment the innate natural beauty of their setting.

Brief

Strategically positioned, the buildings provide an array of landscaped courtyards each with its own distinct character.

Constructed from the highest quality natural materials, the buildings are designed to provide a healthy and sustainable living environment. Large panels of recessed glazing which adorn the elevations provide panoramic views across the site whilst creating a series of bright internal living spaces. The glazing itself is highly thermally efficient allowing energy from the sun to enter the building whilst limiting heat loss during winter.

The internal layout provides a series of open interlinked spaces, which have been designed to reflect the ever-changing requirements of modern family life. Each space has a distinct individual character whilst working together to create a house that works and flows effortlessly.



The Deerings, Passivhaus Hertfordshire

Product Specifications

Size:300m²

Budget:750k

Overview

Our first Passivhaus project, a 5 bedroom dwelling located in Hertfordshire.

Brief

A combination of simple form, high quality detailing and specification of windows results in an impressive performing building which will require little to no heating throughout the year. This beautifully finished dwelling also benefits from elegant double height spaces, a rear balcony to the master suite and an integral garage. The finished result is a low maintenance, holistically designed solution that provides a truly wonderful family home.



Chorleywood House Hertfordshire

Product Specifications

Size: 500m²

Budget: 750K

Overview

The internal layouts allow for a practical and multifunctional family space and the fittings and finishes incorporated reinforce the high quality bespoke nature of this family dwelling.

Brief

A new rear and side extension to the property along with widespread remodelling on the existing roof, converted it into habitable accommodation which achieved a totally redefined dwelling on the site. The development reflected a sensitive response to the prevailing site conditions and massing of the immediate built context. The building footprint also represents a response to the tree protection order which covers the site.

The visual treatment of the building was referenced from the local built context in order to root the proposal firmly within the character of the neighbourhood. The aesthetic treatment to the front elevation with regards to proportionality relates to the existing building ensuring visual unity and coherence is maintained.



Brixham House

Devon

Product Specifications

Size: 285m²

Budget: 650K

Overview

The graphite black brick clad first floor rests heavily yet suspended above the glazing and white render of the ground floor, visually pulling the form down into the site

Brief

Brixham house evolved from a modest brief for a contemporary and sustainable four bedroom new build residence. Sited on a former garden plot, the intent was to make the large appear small, retaining a sense of openness to the tree lined street. The graphite black brick clad first floor rests heavily yet suspended above the glazing and white render of the ground floor, pulling the form down into the site. The flat roof opens up a view of the sky and trees beyond, which combined with the narrow banding of the first floor cladding make the narrow plot appear far wider. A variety of set backs and overhangs to the ground floor amplify the effect and work with the glazing to break up an otherwise dominant form.

The proposal utilises a prefabricated shell of structurally insulated panels, affording an airtight and thermally efficient shell within which selected active sustainable systems are integrated.



Oakridge House Hertfordshire

Product Specifications

Size: 750m²

Budget: 1.2M

Overview

Using simple but longlife materials on the external envelop along with timeless architectural lines ensured an elegant modernist solution required by the client for their new family home

Brief

The existing generous plot located in north london had a small bungalow of some 100m² in a somewhat derelict state. Working with the planning authority and providing an exemplary piece of design and architecture, we were able to provide a solution which utilises some 450m² over 3 levels with 5 bedrooms, en-suites, open plan living, kitchen and dining space with a central light-filled atrium entrance and link through to the rear.

Using simple but longlife materials on the external envelop along with timeless architectural lines ensured an elegant modernist solution required by the client for their new family home.



Cockfoster Road North London

Product Specifications

Size: 800m²

Budget: 1.4M

Overview

Traditional in its external form and architectural treatment, the building is exquisitely detailed and finished to an extremely high standard.

Brief

Set in its established surroundings near Hadley Wood in North London, this new build 7000sq.ft house was designed to respond to its owners' requirements and local planning restrictions. Traditional in its external form and architectural treatment the building is exquisitely detailed and finished to an extremely high standard.

Once inside the traditional ordered facade a dramatic modern double height entrance lobby is revealed with feature glass bridge, beyond which the house opens up and draws you through to the grand terrace and pool beyond. A series of generously appointed rooms are set over the three floors whilst a large basement garage is accessed via a vehicle lift concealed within the driveway.



Living - Multiple units

... design flair, experimental, driven, committed, responsive, sustainable, dynamic, innovative, competitive, sensitive, surprising, fresh, challenging, attentive, project control and delivery...

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Tomorrow's Townhouse
UK

Product Specifications

Size:

Budget: 30M

Overview

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

Brief

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

Carefully selected utility products will also ensure minimum energy expenditure. Additionally, each house will be fitted with an electric car charger as standard. The aim of this is to encourage homebuyers to consider the positive affects of choosing electric cars over the standard polluting vehicle. whilst a large basement garage is accessed via a vehicle lift concealed within the driveway.



St Albans Apartments Hertfordshire

Product Specifications

Size: 2000m²

Budget: 6M

Overview

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

Brief

A new build apartment block near to the centre of town providing 22,000 sq ft of space for 16 flats with 16 underground parking and storage spaces providing a high end solution with elegant and robust long life materials. This site has had its site value doubled with the elegance of timelessly designed apartments to this city centre location. There are 12 apartments of varying sizes from 80-200m² with high specification living and sleeping accommodation, all with high levels of natural light and elegance to open plan living accommodation. Each apartment has a balcony, 1-2 car parking spaces per unit and high levels of security. Low maintenance high quality materials on the external elevation befit this elegant city centre location and provide a long term solution to the management company in terms of maintenance and low running costs.



Cruickshank Street

London

Product Specifications

Size: 250m² pd

Budget: 650K pd

Overview

Innovative cladding and sedum roof systems were specified to achieve a high quality external envelope, while the internal finishes are equally impressive

Brief

Cruickshank Street is a project in which we have taken over post planning following our client acquiring the land with planning permission already in place.

The site is situated on a quiet residential street in North London. The two proposed dwellings sit side by side in an urban site with challenging site constraints. During building regulation stage, careful considerations were required for foundation and underground services design to ensure that the tree roots in close proximity to the dwellings were not disturbed. Innovative cladding and sedum roof systems were specified to achieve a high quality external envelope, while the internal finishes are equally impressive. Contemporary kitchen, bathroom, bespoke staircases and frameless full height doors create a highly contemporary living environment.



Woodside Houses North London

Product Specifications

Size:400m2 pd

Budget:1M pd

Overview

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

Brief

Woodside Avenue is a project for two dwelling units on a residential area in north London. We took over a previously approved planning application and redesigned the scheme following the clients' wishes for a contemporary design. Both newly proposed houses respect the footprint of the previously approved scheme and its scale has been conceived to match the other dwellings in the area in size and location within the plot. The composition of the proposal uses a contemporary language with rectilinear forms and a subtle sophistication on the detail, which reduces the complexity of construction and produces a simple and outstanding external envelope. Both dwellings are formed by two continuous volumes in L shape that open to the centre of the plot. It consists of three storeys: basement, ground and first level. The entrances to both houses are located at the center of the plot with a joint entrance from the main street.



Stone Housing Scheme

Stone, Buckinghamshire

Product Specifications

Size: 250m² pd

Budget: 550K pd

Overview

The clients are looking to provide a blend of single dwelling detached properties and affordable housing.

Brief

The clients are looking to provide a blend of single dwelling detached properties and affordable housing. A traditional community environment with village green was a key requirement and our proposals accord to the area through use of high quality materials that enhance the locality.



Whipsnade Houses Bedfordshire

Product Specifications
Size: 350m² per dwelling
Budget: 1M per dwelling

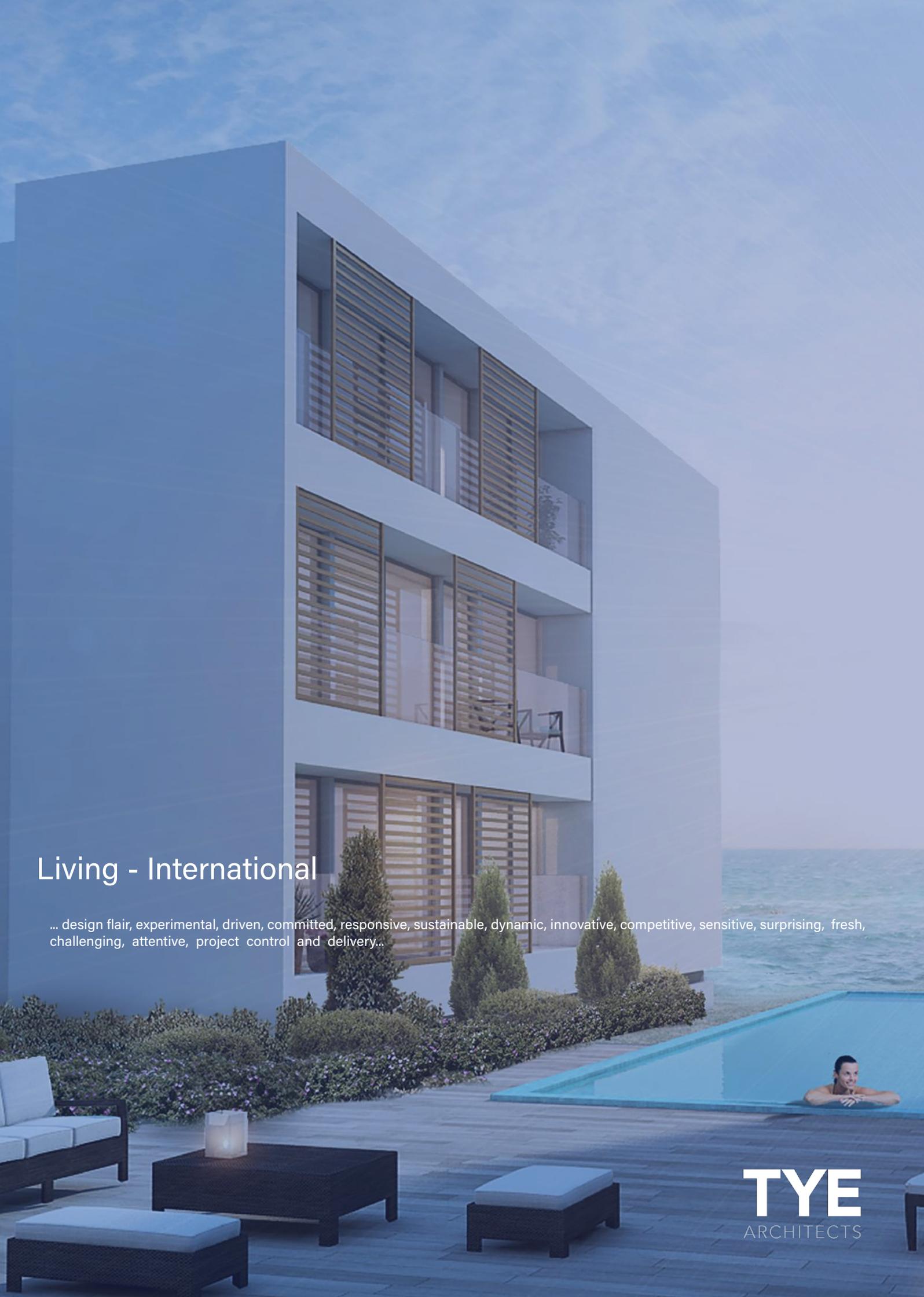
Overview

Our proposal is to clear the site which had various semi-derelict garden centre structures all within Green Belt and AONB land.

Our proposals are to add three new dwellings, protect the existing peripheral trees and hedgrows whilst proposing a full landscape and planting scheme. We have taken inspiration from the local rural vernacular of pitched roof barns and their composition and clustered them to reduce the impact on the green belt.

Brief

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



Living - International

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Negril, Jamaica

Product Specifications

Size: 150m² (ask jm) pd

Budget: 300K per dwelling

Overview

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

Brief

Located on the western coastal edge of Jamaica looking on to the Caribbean, this site is located some 3 hours drive west from the capital Kingston and only 20 minutes from Negril the local large town. The site sits facing west to east on an elevated position with some views towards the sea. There are 10 units to the scheme, each of which are around 230m² with open plan living, dining and kitchen areas on the ground floor, with outside eating and entertaining spaces and 3 bedrooms with master en-suite and dressing area along with balcony and a bathroom to the first floors. Each dwelling is made from reinforced concrete to legislative regulations to withstand storm and systemic activity and the buildings are finished externally with white render and timber and stainless steel louvres. For each plot an off-street parking space is provided and a generous private rear garden area with tropical views to the surrounding countryside and sea (in some cases).



Rum Point, Cayman Islands

Product Specifications

Size: 375m²

Budget: 2m

Overview

The house is designed to give an impression of floating, like a boat on the sea. The ground level has generous openings so that it appears lighter in comparison with the upper level

Brief

Located on the North side of the island, a 0.91 acre large site on Rum Point Drive in a less developed area of Grand Cayman. The proposal consisted of dividing the plot in two irregular shaped plots allowing both land and homeowners to have a beach view from the house and vanishing edge pool. The landscape proposals are very minimalistic and location orientated, whereby vegetation is chosen to reflect plants and natural surfaces found on or next to the beach to minimise maintenance and water usage for watering.



Koh Pha Ngan Cilla, Thailand

Product Specifications

Size: 325m2

Budget: 600k

Overview

Located on an elevated plot on the island of Koh Pha Nga to the south-east of Thailand, in the 'Gulf of Thailand', this magical plot has panoramic views of the ocean.

Brief

This simple rendered contemporary solution has mono pitched roof and elegant fixed glass surrounding a double height living space with louvres to the upper level to prevent the building from overheating. The lower section of this space has sliding doors to provide a dramatic living space with cantilevered stair, open dining and extraordinary views befitting of this wonderful location. Outside there is a simple but striking infinity pool, with adjacent semi screened covered external seating areas. External and internal lighting is key to the success of the project at night with stunning effects to the pool and differential lighting types internally to provide every possible mood lighting scenarios of family living and entertaining. Simple, elegant and contemporary detailing surrounds the building with polished concrete floors and cabinet surrounds in terrazzo to bathrooms, and simple but timeless fittings and fixtures throughout make this a special home for any occasion.



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Contact us for Valuable Architectural Design Services

t: +44 (0)1525 406677

e: nicolas@tyearchitects.com w: www.tyearchitects.com