

Architecture

Capability Statement
2024

tor
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A people practice

tor&co is a planning, design, and environmental consultancy with a human focus.

People are at the core of every tor&co project. We believe that when we consider what they need, how they think, feel, and behave, we uncover the potential to not just meet, but to exceed expectations. We pride ourselves on building long-term relationships, so that together with clients, communities, and partners, we realise our mission to build a lasting legacy.

Philosophy

For us, collaboration breeds creativity.

We believe that collaboration breeds creativity and that thinking creatively will always result in better solutions. By working alongside our clients and partners, calling on the expertise of our colleagues, and consulting the communities for which we create, we arrive at better outcomes for people, the planet, and all its ecosystems.

Our Clients

Fostering relationships for the long-term.

We are proud to partner with a broad range of clients on commercial and socially significant projects of every scale. Both in the public and private sector, our aim is to forge long-term relationships so that every challenge and complexity is tackled with insight and foresight.

Approach

Putting people and legacy at the core.

Our approach is always to start with people and continue to put them at the centre of every project. By giving every consideration to their physical, emotional, environmental and commercial needs, we exceed expectations and leave a sustainable and lasting legacy.

Culture

An interdisciplinary ecosystem.

We are a small but perfectly formed team with an open, inclusive and supportive culture. There are no siloes or egos, just a group of highly skilled individuals who interconnect in pursuit of better outcomes for people and planet



An integrated team

Diverse specialisms with an interdisciplinary approach.

Our breadth of projects demands a diverse set of specialisms and individual skills, but our seamlessly integrated culture and interdisciplinary approach means we listen, learn, and refine as one. Together we unravel the complex, clear a path with singular focus, and apply life-enhancing creativity.

Planning

For us, planning goes beyond just process and the purely technical. Our planning team has an enviable success rate, working to promote positive land use, devising ingenious strategies and advancing projects that make a positive contribution. We embrace challenges from the large, complex and demanding, to the small, and soon to be, perfectly formed, with equal enthusiasm, commitment and creativity.

Landscape Architecture

While we understand the value of the aesthetic, our landscape team know that how a space makes people feel, emotionally and physically, is the key to unlocking the full potential of a site. This focus ensures that our proposals are creative and sympathetic, so that we promote positive co-existence between people, place and planet.

Environmental Planning

Now more than ever, how we care for the environments in which we live, work, learn, and play, is high on everyone's agenda. Our environmental specialists analyse, advise and coordinate with respect to environmental and sustainability issues and environmental impact assessment so that our solutions are robust, meaningful, mutually beneficial, and future focused.

Strategic Communications

By providing strategic advice to our clients from the outset we can shape, design and deliver targeted communications and engagement strategies to help navigate complex circumstances. Developing opportunities for meaningful dialogue with local communities and building trust with decision makers across national and local government is critical in mitigating risk and maximising opportunities.

Architecture

Taking a holistic approach, working in synergy with clients and the wider tor&co team, we believe, results in buildings and spaces that are not only deliverable but exceed expectations. We create exceptional environments where people, business and communities can thrive.

Urban Design

We have a passion to create sustainable places where strong community bonds can be forged. Our belief that truly successful places, ones that intuitively respond to human needs, have exceptional guiding principles. So our approach to masterplanning is designed to add lasting value for developers, partners, and the communities they serve.

Heritage

Early consultation with local authorities and interest groups ensures our heritage experts bring their considerable experience to bear. We work with the wider team to uncover and resolve potential heritage risk, navigating planning pitfalls to ensure that heritage issues are comprehensively addressed. Our work safeguards historical integrity for generations to come.

Viability

We aim to help design and plan developments that are deliverable throughout dynamic market conditions. We help our clients balance commercial and policy requirements, promoting positive outcomes by demonstrating how development proposals are able to contribute towards planning gain.

Expertise

tor&co architects work with some of the UK's most prestigious developers, landowners and companies to deliver design solutions across all stages of the design process.

We have experience across a broad range of sectors including masterplans, mixed-use developments, multi-home residential, bespoke residential, tourism and leisure, education and workspace.

As a team we are passionate about delivering distinctive, environmentally sustainable projects. This is achieved through a rigorous analysis of the site's unique heritage and context to create a well-proportioned, considered and cost effective design solution that successfully resolves the demands of the site, brief and project budget.



Case Studies

In the following pages we present a selection of our projects. They showcase the breadth of experience we have throughout the country. This locational range continually develops our experience, expanding our knowledge of different approaches from councils, consultants and clients.

Grand Union

This exemplary mixed use development will deliver up to 2,900 new homes along with flexible commercial retail, industrial, cultural and leisure uses and will generate in the region of 650 new jobs.



**Client**

St George Developments Ltd

Location

London Borough of Brent

Expertise

Architecture

Planning

Landscape architecture

Graphic design

tor&co was selected by the Berkeley Group to provide an interdisciplinary planning and design team to ensure that the proposals were exciting, challenging, technically excellent and viable in order to bring this long derelict and formerly closed off industrial site back to life.

An open space strategy was developed with the local community action groups to ensure that the needs of a highly multi-cultural and demographically polar community could be met. Our approach to public engagement was praised by the Greater London Council and Brent Borough Council after we were able to conceive an open space strategy, within a particularly dense urban development, that made provision for all sectors of the community.

As a result, four and a half hectares of high quality public realm, half the area of the site, will be delivered in the early phases of the masterplan which will provide meeting spaces along the previously inaccessible Grand Union Canal and River Brent.

A new community centre will help the wider neighbourhood reconnect with traditional local celebrations such as the Alperton Summer Festival which will be held in the new Central Gardens. It is intended to be a place where work and living environments meet.

Swan's Landing

This site was acquired by St Joseph with the intention of delivering an exemplary mixed use development containing new homes and flexible commercial retail and cultural and leisure uses which will regenerate this part of Stratford-upon-Avon.

We were appointed as a team of planners, masterplanners, landscape architects and architects for the site through a selection process with St Joseph. A full design team was assembled to ensure that the proposals were exciting, challenging, technically excellent and viable.

The Canal Quarter Regeneration Zone is bounded by the railway line to the north and Stratford-upon-Avon Canal running east to west through the centre of the site. The site has a varied topography, with good vehicular access from Timothy's Bridge and Masons Road, and currently comprises a series of large manufacturing units.

The Canal Quarter will provide community facilities such as shops, cafés and restaurants, and a community centre to complement the wider area, together with substantial jobs and a true co-location of the work and living environment.

Client

St Joseph

Location

Warwickshire

Expertise

Architecture
Landscape architecture
Planning
Urban design
Environmental planning
Graphic design
Heritage
GIS



Citrus Building

The Citrus Building is situated in one of the commercial districts of Bournemouth town centre and was previously a car park site.

We were appointed to prepare a detailed planning application which tackled a number of issues including tree conservation, severe topography and relationship to surrounding buildings and conservation area together with the normal demands of commercial viability.

The project breathes new life into this previously neglected area and by providing an active frontage and passive surveillance over the park it helps to create a more welcoming place for people to meet, relax, reflect and enjoy.

Completed in 2015, the building consists of studio units, a range of 1, 2 and 3 bed penthouse apartments and A3 use class ground floor commercial space. Optimum use is made of the orientation and parkside views with the main percentage of apartment enjoying a dual aspect with the main living spaces being located to the south and south-west.

The design concept was inspired by the parkside setting with the coloured panels designed to reflect the autumnal colours of the park and to provide a varied appearance to the elevations.

Client
Morgan Sindall Investments

Location
Dorset

Expertise
Architecture
Planning
Landscape architecture
Graphic design
Masterplanning



Tree Tops

The £12million Tree Tops development provides 46 high quality Build-to-Rent homes across two buildings with a mix of 1 to 3-bedroom apartments.

The site had many challenges to overcome from the adjacent Grade I listed St Stephen's Church, the neighbouring conservation area and the complex sloping topography of the site surrounded by protected and veteran trees. The concept was to create a development that did not compete with its delicate surroundings, whilst taking advantage of the sloping topography. The buildings needed to maximise the available development area and sit neatly within the protected tree-lined boundary, whilst providing an attractive and modern development for the community.

Client

Bournemouth Development Company

Location

Dorset

Expertise

Architecture
Planning



The practice led a sensitive interdisciplinary design response, involving detailed site assessments and testing development scenarios to assess impacts. The process included detailed discussions with Historic England, the council's conservation and tree officers and the Rector of St Stephen's Church. Public exhibition material and visualisations were prepared to illustrate a sensitive and high-quality 'background' residential development concept.

The outcome was the creation of a high-quality development comprising two residential flat blocks to maximise the use of the site's topography, whilst minimising its overall bulk and mass to reduce the impact on the neighbouring context. The articulated facades and the use of a muted colour palette of materials helps blend the 6 and 7-storey buildings into the tree-lined boundary. The development fully respects its sensitive setting, retains the majority of trees and provides landscape enhancement.

“The TOR team has breathed new life and purpose into an underutilised car park site in central Bournemouth. The team has excelled designing a statement contemporary Residential development on a challenging site constrained by trees, access and topography. It has been a pleasure to work with the TOR team in partnership to overcome the challenges this site has presented and transform it into 46 new high quality homes for open market rent.”

Sarah Longthorpe
Strategic Projects & Investment Manager
BCP Council



Waverley House BtR

Waverley House is a mixed-use development in Bournemouth for which we have recently received outline planning approval.

The development addresses the increasing demand for high quality rental accommodation by adopting the build to rent model where apartments are owned and managed by one landlord. This allows the provision of additional facilities such as a dedicated on-site manager and purpose built communal spaces with exercise and relaxation areas.

Office space forms the plinth of the building and will reinforce the role of the location as a thriving commercial area.

Client

Troika Developments Ltd

Location

Dorset

Expertise

Architecture
Planning
Heritage
Landscape architecture
Graphic design
GIS



Farnborough International

Exhibition and Conference Centre

Client
Farnborough International Ltd (FIL)

Location
Hampshire

Expertise
Architecture
Planning

The Farnborough International Airshow is the Farnborough International oldest and most widely recognised airshow in the world having been held since 1948 and attracting some 110,000 trade visitors and exhibitors from around the globe.

We have a long relationship with both Farnborough Airport and the Farnborough International Airshow, providing architectural and planning consultancy services. Central to this was the production of a masterplan with a longterm vision for the site, including the delivery of permanent structures to provide enhanced accommodation.

Completed in 2018, the Farnborough International Exhibition and Conference Centre provides over 20,000 sq.m of exhibition,



meeting and conferencing facilities. This building doubles as permanent accommodation for the Airshow and as a flexible facility for the growing range of exhibitions, trade shows, conferences and other events hosted by Farnborough International.

The bold design of the building features an angled roofline, extensive glazing towards the airfield and creates a feature at this pivotal gateway location. The use of durable materials with a strong aerospace aesthetic, pays homage to the site's aviation heritage. Sustainable construction methods used included lightweight, modular construction, a high-performance envelope and a large photovoltaic array to achieve BREEAM 'Very Good'. Flexibility and functionality were key design drivers, and the complex brief and tight project constraints made BIM invaluable in exploring design iterations.

“The new Hall 1 experienced a very successful launch year which is a great endorsement of the quality of this facility and the value it delivers; it is an inspiring location for events that engage and motivate.

This is a competitive industry and we need to continue working hard in order to build on what has been achieved. This means continuing to delight organisers and capitalising on our location in the heart of the sci:tech corridor with access to the UK's most affluent population working in international competitive industries.”

Michael Watton, Venue Director
Farnborough International



Chewton Glen

Hotel, Spa, Treehouses
and The Kitchen

We have a long-standing relationship working with Chewton Glen Hotel & Spa, a prestigious 5-star hotel in the New Forest. Utilising our planning, architectural and landscape architecture services we have worked with the hotel to deliver a number of development projects across an estate-wide master plan.

Client

Chewton Glen Hotel and Spa

Location

Hampshire and Dorset

Expertise

Planning
Architecture
Landscape architecture
Graphic design

Treehouses

Chewton Glen Hotel and Spa

Nestled within the tree canopies, seven treehouses accommodate up to fourteen suites and take advantage of the hotel's woodland setting to lift treetop living to the next level, providing innovative and opulent 5-star accommodation, married with the seclusion and immersion in nature that comes from staying in a treehouse.

'Chewton Glen is one of the most renowned Hotels and Spas in the World. tor&co has successfully supported the evolution of this unique property with design and planning solutions – the most significant being the Treehouse Suites. The practice's experience of large and high profile national projects coupled with the team's local knowledge added a huge amount of value to this project which, since its completion in 2012 has brought the hotel unprecedented international PR exposure and improved the dynamics of the business.'

Andrew Stembridge
Managing Director, Chewton Glen



The Kitchen

Chewton Glen Hotel and Spa

The Kitchen is a purpose-built space for enjoying and learning about food and cooking. Endorsed by celebrity chef James Martin, it provides a 12-place cookery school where budding chefs can take part in a range of day courses and an informal open-plan dining space that allows diners to watch chefs at work in both the professional kitchen and cookery school.



Holdenhurst Road BtR

We were appointed as urban designers, architects and landscape architects for this 22-storey building which sought approval for up to 334 Build to Rent (BtR) residential apartments.

At the lower levels the submission included a range of communal residential facilities, B1 office space and A2 professional services accommodation that will enliven this commercial and a new strategic cycle/pedestrian link that will be delivered through the site as part of the development.

The height, mass and use of material all contribute to creating a building that becomes a new landmark for the new east to west movement corridor and responds to, and is in keeping with, its context allowing it to seamlessly integrate to the Lansdowne area.

Client
St Giles

Location
Dorset

Expertise
Architecture
Urban design
Landscape architecture
Graphic design



Marwell Zoo

Tropical House and Wild Explorers



We were commissioned to prepare a masterplan for Marwell Zoo. This provided a framework for the development of the wildlife park which would seek ultimately to increase visitor numbers at the zoo. A series of keynote projects have followed for tor&co, including the dramatic state-of-the-art Tropical House and Energy Centre and the immersive Wild Explorers exhibit.

Client
Marwell Zoo

Location
Hampshire

Expertise
Architecture
Landscape architecture
Masterplanning
Planning
Environmental planning

Tropical House

Marwell Zoo

The Tropical House uses changes of level to create a home for an abundance of tropical birds, reptiles, primates and fish.

The building features an elongated S-shaped plan, 1224sq.m in gross internal floor area, with exposed concrete spine wall for thermal mass and a Translucent ETFE membrane roof that encloses the tropical forest and desert environments below.

Visitors enter the space at an elevated position and meander their way through vegetation, waterfalls, rock faces and aquariums populated by animal species that will interact with the visitor such as sloths, monkeys and lizards.

The back of house area provides housing and plant for animal life support and are located to the north of the spine wall, adjacent to the Energy Centre which powers both the Tropical House and various other exhibits within the park.





Wild Explorers

Marwell Zoo

Wild Explorers looks beyond architecture and landscape to provide a theatrical experience.

It seeks to immerse the visitor into the world of the rare white rhinoceros, scimitar-horned oryx and Grevy's zebra. The animal enclosures integrates into the landscape with visitors guided through the exhibition via a boardwalk that rises out of the animal's habitat.

Set within the sensitive South Downs that surround the listed Marwell Hall, the project required the full involvement of our planning, design and environment teams to ensure a smooth delivery through the planning process and to completion on site in 2015.

'tor&co worked with us to understand the complex relationships and requirements of the 'Wild Explorers' species and assisted in producing a truly world class exhibit, respectful of our ethos.'

James Cretney
Chief Executive of Marwell Wildlife

Dorset Lake Avenue

This 4000sq ft house is constructed over three floors with bedrooms and garden room at ground level and living accommodation and private suite on the upper floors that take advantage of the southerly views to Brownsea Island.

The minimalist architectural approach uses brickwork as the base material with accents of zinc to compliment and lighten the top floor, which is set back from the main façade.

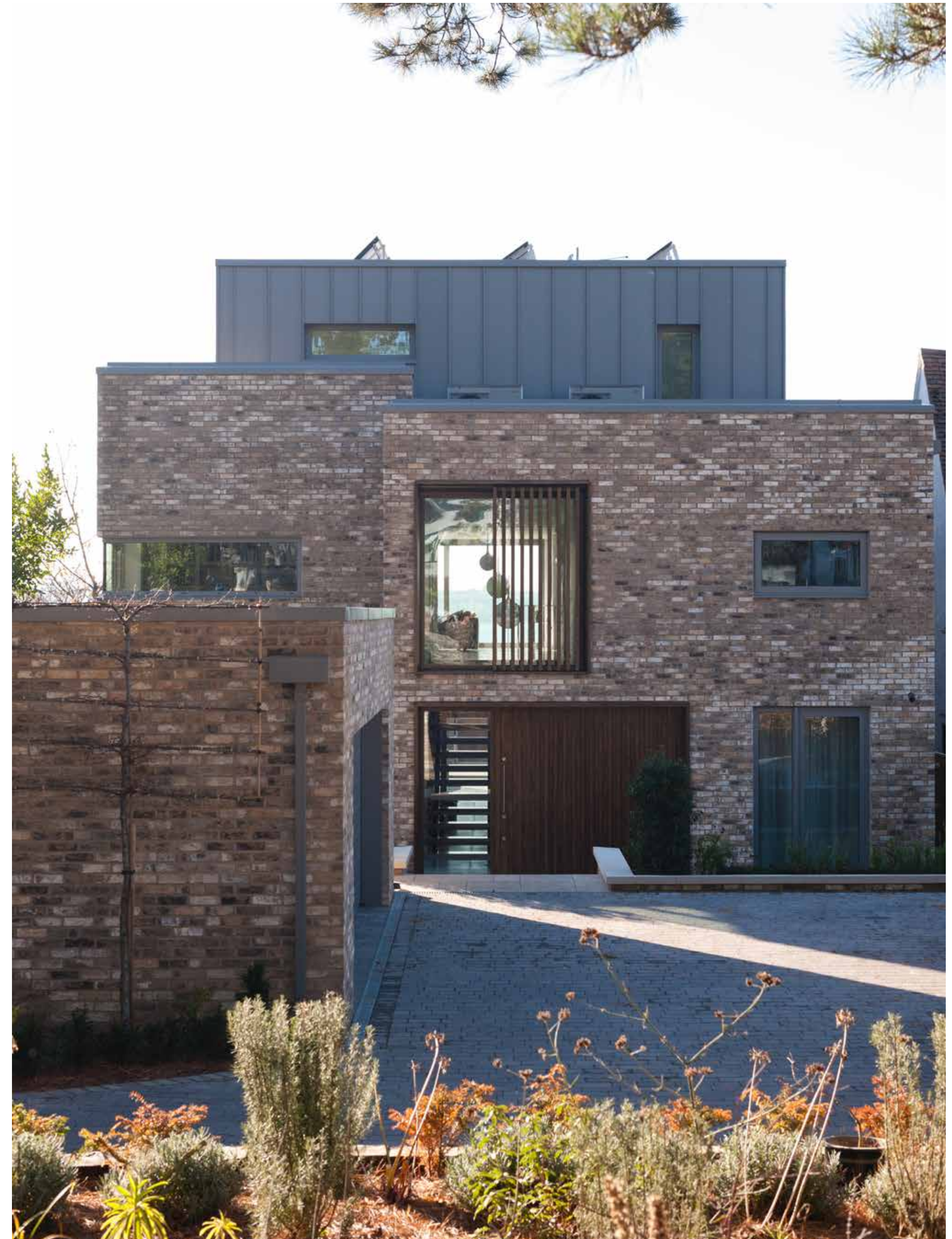
Details have been carved out of the brickwork to provide views, privacy features and solar shading. Sliding glass walls and balconies to the southern elevation take advantage of the views and outlook to the garden, whilst glazing set behind the brick detailing to the northern elevation provide privacy to the entrance.

On entering the property you are met by a double height space that is naturally lit from two sides with direct views to the garden ahead, making the connection between inside and out. The clients desire for open plan living was achieved by wrapping the accommodation around a central atrium with floor to ceiling glazing and pocket doors that can be fully retracted into the wall. Due to the deep plan form, natural light into these deep spaces has been achieved by up and over window/rooflights so there is always a connection with the outside.

Client
Private client

Location
Dorset

Expertise
Architecture



Blackbird House

Blackbird House is a mixed use apartment building on a busy arterial road through north-west London.

Working together positively with the local Council, stakeholders and community the proposal brings forward a high-quality, sustainable development on a brownfield site that has been vacant since the demolition of the former buildings in 2018.

The scheme will provide 45 new homes as a mix of 1, 2 and 3-bed apartments in a single L-shaped building. A new community space is proposed at ground floor level for uses which may include a nursery / creche, community hall / meeting place or for medical / health.

Situated in a transitional area surrounded by a mix of scales and building heights, the proposed scale and massing is a direct response to the site's context. The height and bulk are concentrated towards the front of the site, providing a strong frontage to the street that follows the established six-storey building height. Towards the rear of the site, the proposed building steps down in scale and away from the boundaries to respond sensitively to the adjacent Conservation Area to the north and the lower scale of the surrounding context.

Client
SMC Investcorp Ltd

Location
London Borough of Brent

Expertise
Architecture
Planning
Graphic design
Heritage



London
Bournemouth
Birmingham
Bristol

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