

# Residential Portfolio

2024



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Kelso Cochrane House,  
Kensington



# Introduction

As a chartered architectural practice, Noviun Architects is committed to delivering designs that prioritise human experiences.

This brochure provides an insight into our approach, expertise, and the sectors we serve, focussing on Residential projects.

Unlike many architectural practices that focus their approach on a project architect, we bring a series of specialist designers, technologists, and operations teams.

Rather than the traditional linear approach to design and procurement, we look to collaboration, where clients, contractors, and consultants all play an integrated role.

The application of the latest technology and software is fundamental to the success of this collaborative way of working. Information is developed and harnessed through our BIM process and virtual reality from day one and throughout the pre-contract and construction stages.

We believe this interactive approach to design and construction is the way forward for our industry, as it strives for better quality delivered faster and within restricted budgets.



Hewer Street,  
Kensington and Chelsea



“ Our specialisms across the range of building types and sectors, and our experience and lessons learned from the construction stages and buildings in use, all inform our design process.

# About Noviu



SINCE  
1997



CUTTING-EDGE  
SOFTWARE



RIGHT FIRST  
TIME APPROACH



BIM  
TECHNOLOGY



COLLABORATION



SUSTAINABILITY



CHARTERED  
PRACTICE



PEOPLE CENTRIC



PRO-ACTIVE  
DESIGN



AWARD WINNING

### **Spatial Equity**

Our initiative is to compose creative responses that negotiate the challenges facing our clients, the environment and construction industry.

### **Social Impact**

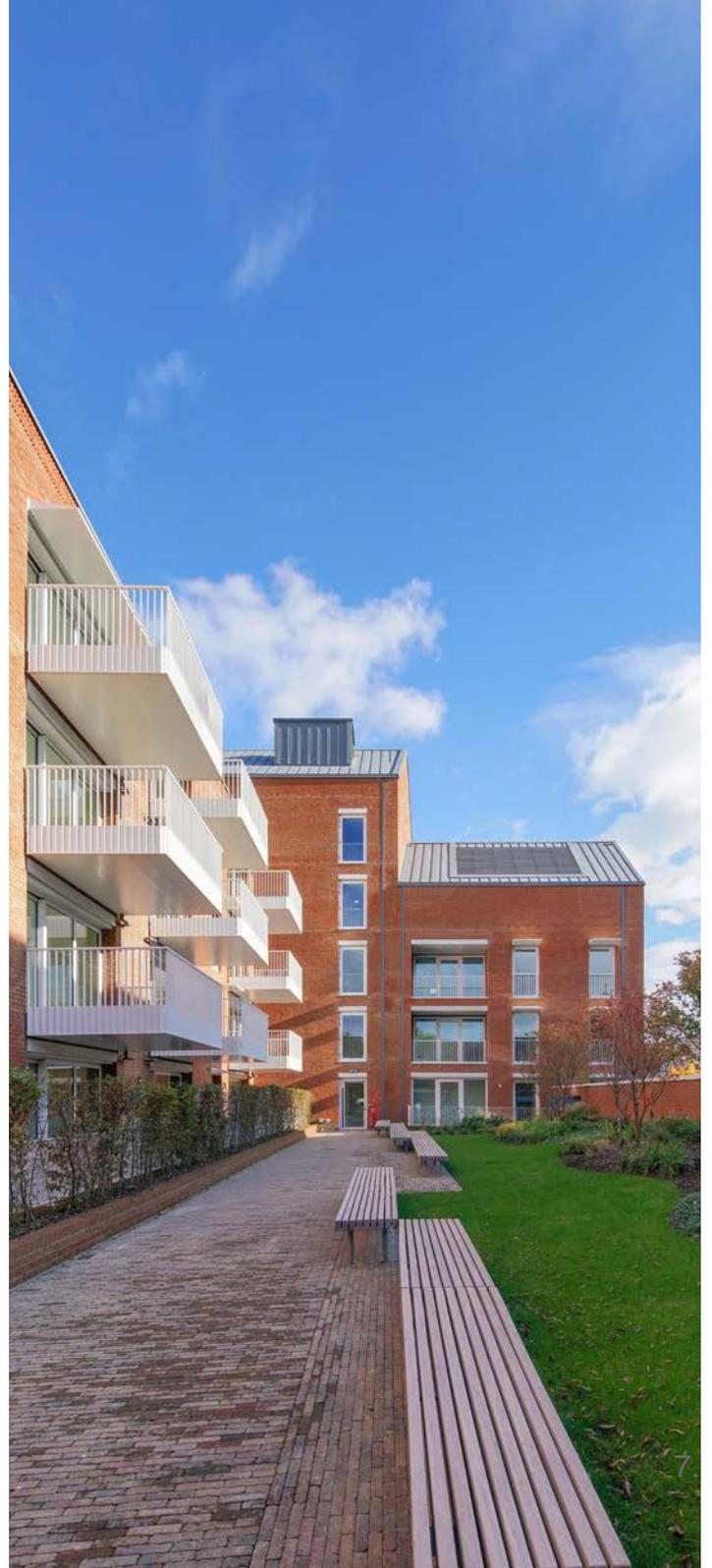
We are committed to our role as custodians of the built environment.

### **Technological Innovation**

We integrate the latest digital and computational technologies into our workflows.

### **Research Practice**

Our investment in research is sustained by our motivation to respond creatively to the issues of today, while remaining open to new perspectives across the sectors in which we work.



# How We Work

## **As designers, social responsibility and collaboration defines what we do.**

Our background and expertise in the education sector has cultivated a people-centred approach applied across all sectors.

We aspire to positively integrate user experience and human well-being, alongside the latest technology, to design sustainable spaces that create a positive impact on individuals, communities and the environment. The curation of individual dialogue, into a cohesive architectural narrative, distinguishes each of our projects. Our design process is not pre-determined, but organic responding to our engagement with clients, occupants and stakeholders.

We are a collaborative team of Architects and Architectural Technologists, that recognise the importance of working with specialists during design, construction and post-occupancy stages. Our leading role and engagement within the multidisciplinary design process ranges from end-users, to subcontractors, delivering spatial experience through high-quality buildability.

We take great care to innovate architectural solutions that endeavour to achieve socially equitable environments, to improve lives and sustain communities. Our conscientious and rigorous post-occupancy evaluation process disseminates findings from completed projects, for the benefit of future schemes.

Our studio environment fosters this aim through regular design and sustainability reviews, focus groups and specialist workshops, to share and learn from each other and the wider industry.

Encouraging the coexistence of sketching and physical model making, alongside the latest digital technology, is central to our design process.

To enable effective communication, management and collaboration across multiple disciplines, we continually expand and refine our digital capabilities, foreseeing and responding to industry challenges and demands. This proactive approach to technology is shared across the practice, with design team members utilising a diverse and evolving collection of construction software.

Building on 25 years of industry-leading research and co-creation in design for special educational needs, our investigative method of practice has expanded to engage directly with the challenges of net zero-carbon, digitalisation of the construction industry, advancement of cladding remediation and the potential of MMC.



# Meet The Team

## Management Team



Andy Wiggins  
Managing Director



Matt Golds  
Managing Director



Daniel Smith  
Director



Chris Watts  
Director



Alastair Mallet  
Technical Director



Giancarlo Pesiri  
Design Director



Shena Mathers  
Practice Director



Zane Putne  
SEND Director

## Executive Management Team



Alan Johnson  
Director



Ed Keelaghan  
Chairman



Ian Hurlstone  
Finance Director

## Associates



Dan Smith  
Associate



Fiona Rogoff  
Associate



Mike Terry  
Associate



Simon Jolly  
Associate



Francesca Bianco  
Associate

**Our expertise is broad,  
encompassing various sectors**

-  
Noviun have over 25 years  
experience in the residential,  
health and education industry,  
with specialist knowledge in  
special educational needs  
and disabilities (SEND) school  
design.



Kelso Cochrane House,  
Kensington





# Project Examples

Kelso Cochrane House, Kensington

Hewer Street, Kensington & Chelsea

Southerton Road, Hammersmith

West Street, Erith

Wilde Road, Erith

# Kelso Cochrane House, Kensington & Chelsea

## Sector

Residential

## Services

Architect & Lead Designer

## Client

Royal Borough of Kensington and Chelsea

## Contractor

Willmott Dixon Construction

## Framework

## Value

£17m

## Description

Kelso Cochrane House in Kensal Road is a part 7 and part 5 storey residential development in London.

The project comprises of demolition of the existing community centre and youth facility and then erection of the new part 7 storey, part 5 storey residential building with provision for 37 units.

The site will also include a new 488sqm community space as well as 345sqm or retail at



ground floor street level.

The Kensal Road development is named after Kelso Cochrane who was murdered in Notting Hill 64 years ago. Kelso's life was tragically cut short when attacked and murdered by a gang of white youths in Notting Hill while on his way home on 17 May 1959.

No-one was ever convicted of his murder and those responsible are still free.



# Hewer Street, Kensington & Chelsea

## Sector

Residential

## Services

Architect & Lead Designer

## Client

Royal Borough of Kensington and Chelsea

## Contractor

Willmott Dixon Construction

## Framework

## Value

£10m

## Description

Our Hewer Street residential scheme for the Royal Borough of Kensington and Chelsea comprises the redevelopment of the former funeral home at 15-17 Hewer Street & 7 Exmoor Street, North Kensington.

The scheme intends to redevelop the existing building into new residential accommodation for the council as part of RBKC's New Homes Delivery Programme.

These new homes use energy-efficient technology such as air-sourced heat pumps and



boast improved levels of insulation to reduce fuel bills. They also deliver on the ambition of the council to become a carbon neutral by 2030.

Cllr Sof McVeigh, Lead Member for Housing said: "I was extremely proud to visit Hewer Street which is a beautifully constructed development. It's fantastic news that key workers have already been allocated these properties which are now ready for them to move into.



# Southerton Road, Hammersmith

## Sector

Residential

## Services

Architect & Lead Designer

## Client

Private Client

## Contractor

N/A

## Framework

N/A

## Value

Not Disclosed

## Description

The Southerton Road development comprises 11 units in a mix of maisonettes and detached mews houses.

The site is located in a residential area of Hammersmith and has provided the opportunity for sensitive infill and regeneration on former brownfield land.

The scheme lies within a conservation area and involved extensive dialogue with the local planning authority and ultimately a successful



planning appeal.

The built form has been driven by the need to maintain the outlook, sense of openness, privacy and daylight to nearby neighbours whilst maximising the potential of the site.

The design creates a contemporary take on the town house to face on to Southerton Road and places mews style houses behind.



# West Street, Erith

## Sector

Residential

## Services

Architect & Lead Designer

## Client

BexleyCo

## Contractor

N/A

## Innovations

London Plan  
Centralised Air Source Heat Pumps  
Tight Urban Site

## Value

£7m

## Description

The 70 sqm triangular site in Wandsworth is located at the rear of an existing house which has previously been converted to flats.

The site at ground level is large enough to accommodate a one bedroom flat with amenity space, but in order to incorporate a staircase, refuse storage and cycle storage, 6 sqm is taken from the existing building.

Our design generates the amenity space for the existing flat at roof level,



By cantilevering the building over the access route and providing amenity space at roof level, the flats at first and second floor level can be enlarged to 2 bedroom units.



# Wilde Road, Erith

## Sector

Residential

## Services

Architect & Lead Designer

## Client

London Borough of Bexley

## Contractor

N/A

## Innovations

London Plan  
Very Tight Urban Site  
Planning Constraints/Restrictions

## Value

£6m

## Description

Planning permission has been approved for our Wilde Road Housing Scheme in Erith, London Borough of Bexley.

The proposal is for 6 houses on two parcels land situated on Bronte Close. The site has been selected for development by the London Borough of Bexley Council to address the urgent need for high quality housing.

The proposals seek to make best use of the site by creating a scheme of appropriate density,



with good amenity space and parking provision, whilst having an engaging building form and public realm.

The houses have been carefully designed with rigorous engagement from the council to meet this design criteria, London Plan and the resulting proposals sit comfortably in their immediate context.



# The Studio

Since our founding in 1997, we have grown from a small office within a Hospital to 30+ architectural professionals in the heart of Chichester.

We are an architectural practice built around its people. This is evidenced by having staff working with us for 10, 20, and 30+ years and we continue to grow and take on new members of staff each year, including throughout the pandemic, which has been a challenging time within the industry.

## Academic

Community involvement is a big part of our agenda. We help to inspire children and the next generation of architects by visiting local schools and holding open evenings for university students.

Noviun is also now a proud part of the RIBA Student Mentoring programme, taking on many work experience students and students from universities looking to study for a career in Architecture.

Over the years we have sponsored many of our current staff in furthering their education and qualifications whilst working with us.

Helping those members of staff to become fully qualified architects and technologists, whilst developing their skills and experience in a real-world situation, benefits the individuals, our practice, and the industry as a whole.

We are proud to say over 70% of the current practice have had some or all of their academic development sponsored and mentored through Noviun.

## Social

Over the years we have been involved in many events that raise money for charity from Jeans for Genes to Children in Need. We are also proud to support our local community and have recently volunteered at the Ferring Country Centre to paint their riding school.

**We are delighted to announce that we were awarded the SME of the Year at the 2020 SECBE Constructing Excellence Awards.**

The Constructing Excellence Awards set out to recognise the outstanding built environment companies and projects that have delivered improvements in all-around performance through collaborative working and a real desire to make a difference.

“Noviun have shown that they are a forward thinking business with strong work ethic and values putting people at the forefront. They’ve seen major growth and increased turnover in recent years showing best practice with their supply chain.”

- Helen Patel, Employer Engagement Manager at the Chartered Institute of Building



# Sustainability



**Mike Terry**  
Associate Architect  
Sustainability Lead

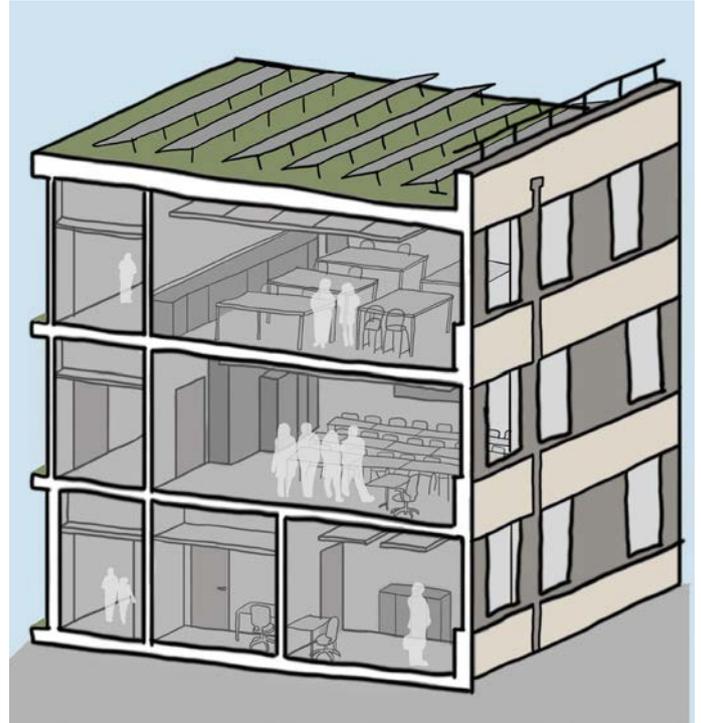


At Novium, we are committed to integrating sustainable practices into every aspect of our architecture practice. Our approach to sustainability is guided by a comprehensive policy designed to achieve several key principles. The 'NOW' group aims to ensure these principles are being met and helps to keep Novium informed with the latest sustainability updates within the industry.

## Sustainability Toolkit

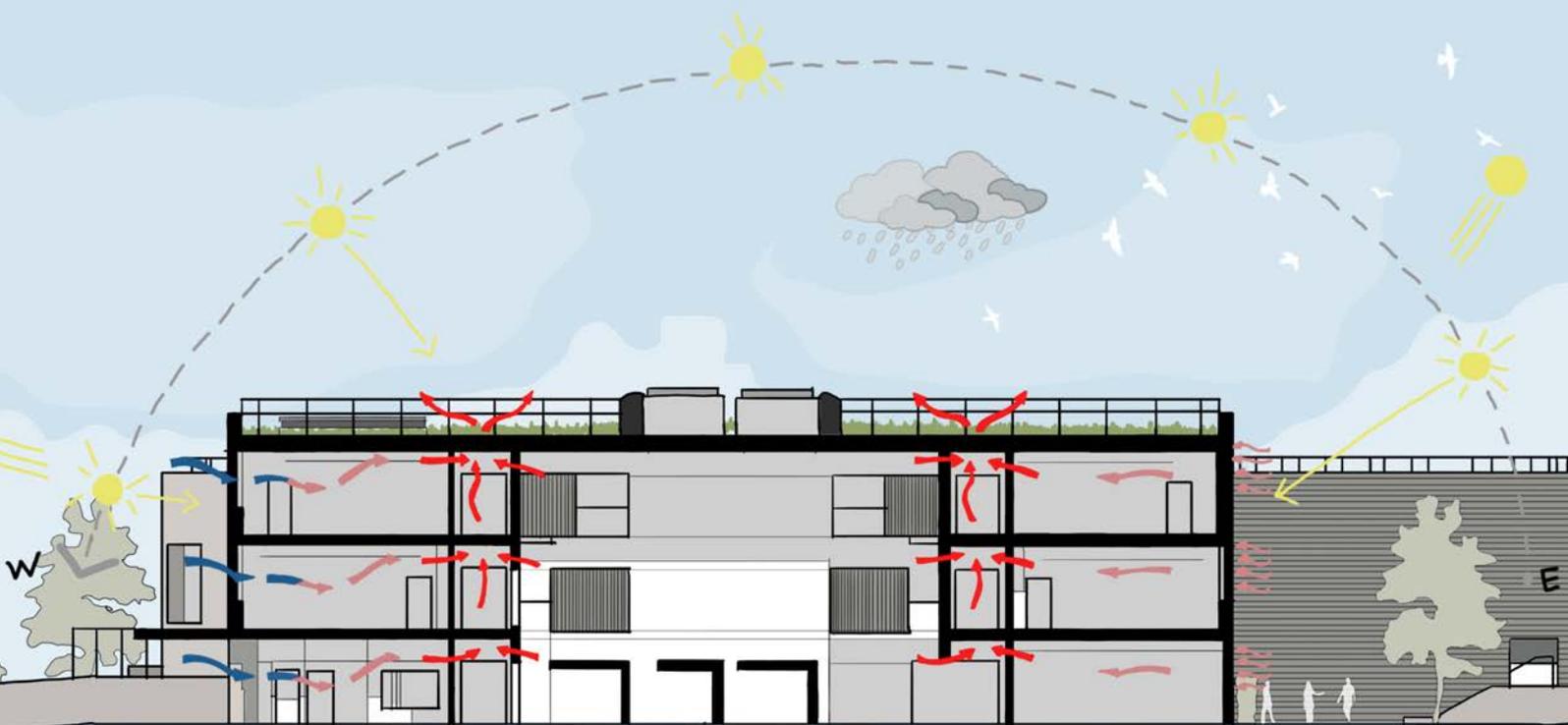
We have developed the 'Novium Sustainability Toolkit', a practical tool to guide and track key sustainability-related decisions and data throughout a project. It is not only useful for individual schemes, each Toolkit is also linked to a Masterfile to allow us to learn from and improve our designs across the practice.

The Toolkit is a prompt and management tool that has been created using the latest guidance and requirements from the RIBA's Plan of Work Sustainability Strategy Detailed Tasks Sustainability Outcomes Guide. We use it within the office to inform our design process and share it with the Client, Design, and Contractor Teams as a focus to prompt timely decisions and manage the Golden Thread of sustainable design. As well as enabling and documenting



successful outcomes, our Sustainability Toolkit is also used to identify where we are not achieving sustainability targets, whether this can be rectified, and any required mitigation measures.

The Toolkit is designed to be simple and concise and has 3 main sections; a front page with relevant project data and headline features; the Sustainability Outcomes Data section which centrally locates initial design targets through to in-use data; and the RIBA Stages. Information is provided from across the Design Team, including Operational and Embodied Carbon, Water Use, Transport, Ecology, and Lifecycle Costs.



Healthy & Safe  
Environments



Functionality



Long Lasting



Sustainable  
Design &  
Construction



Futute Proof

# BIM Expertise



**Alex Beeching**  
BIM Coordinator

**At Novium, we take immense pride in our expertise in Building Information Modeling (BIM) and our unwavering commitment to adhering to the ISO 19650 standards. BIM is a transformative process that empowers architects and design professionals to create and manage complex building projects with greater precision, efficiency, and collaboration. Through our adept utilisation of BIM methodologies, we have consistently delivered exceptional results, setting new benchmarks in the industry.**

## The BIM Process

The BIM process is fundamentally based on the creation, sharing, and management of digital information throughout a building project's lifecycle. From the early stages of concept development to the construction phase and beyond, BIM acts as a central repository of data, encompassing geometric models, detailed specifications, and integrated performance data. Our team at Novium leverages this process to achieve a holistic understanding of the project, enabling us to make informed decisions and minimise potential clashes and conflicts, thus reducing rework and costs.

## Information Management

A pivotal aspect of our expertise lies in Information Management within the BIM ecosystem. We follow the ISO 19650 standards meticulously, ensuring that all project stakeholders have access to relevant, accurate, and up-to-date information. Our streamlined approach to Information Management optimises collaboration and transparency among architects, engineers, contractors, and clients. This results in enhanced coordination, reduced errors, and accelerated timelines.

## Advanced BIM Technologies

At Novium, we employ industry-leading BIM software and platforms, enabling us to generate detailed models and facilitate data exchange efficiently. Our proficiency in BIM extends to clash detection, clash resolution, and 4D simulations, empowering us to anticipate and mitigate potential conflicts before they escalate into costly on-site issues. Additionally, our expertise in BIM facilitates effective communication with clients, offering clear visualisations that enhance their understanding of the design intent and foster more informed decision-making.

## Proven Track Record

Throughout the years, we have demonstrated our proficiency in implementing BIM methodologies across diverse architectural projects, ranging in scale and complexity. Our continuous dedication to advancing BIM technologies and Information Management sets us apart as pioneers in the field, bolstering our position as a reliable partner for all architectural endeavors.

“Particular credit is due to our project team who have worked with Barton Court Academy Trust, the DfE and the construction company Kier to create this fantastic new building.”

- Shellina Prendergast, KCC’s cabinet member for education



# Awards

## **South Coast Property Awards 2024**

Winner Regeneration and Retrofit - Livingstone Academy Bournemouth

## **Inside Housing Development Awards 2023**

Best Affordable Housing Development less than £20m - Kelso Cochrane House

## **SPACES Awards 2022**

Nominated Civic Building of the Year - Dukes Court

## **Education Estates Awards 2021**

Shortlisted for Architectural Practice of the Year

## **SECBE Awards 2020**

SME of the Year

## **South Coast Property Awards 2019**

Architectural Practice of the Year

## **Education Estates Awards 2019**

Shortlisted for Architectural Practice of the Year

## **Education Estates Awards 2019**

Innovation In Teaching and Learning - West Thornton Primary Academy

## **Education Estates Awards 2019**

Inspiring Learning Spaces - West Thornton Primary Academy

## **Education Estates Awards 2019**

Project of the Year - Chichester Free School

## **SPACES Awards 2019**

Best Educational New Build - Chichester Free School

## **Sussex Heritage Awards 2019**

Highly Commended Public and Community Building - Chichester Free School

## **SECBE Awards 2019**

Shortlisted for People Development

## **South Coast Property Awards 2018**

Nominated for Architectural Practice of the Year

## **Spaces Awards 2018**

Nominated for Civic Building of the Year - ELAM

**As a practice we pride ourselves on our -**

25 years experience  
SEND specialist design  
Practice of the Year Award  
500+ completed projects  
Multi-sector experience  
Use of innovative technology



# NOVIUN ARCHITECTS

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