



People are looking for more choice in the way they live their lives when it comes to where they live.

Meeting this demand is a wave of Build to Rent (BTR) developments giving people greater flexibility and choice.

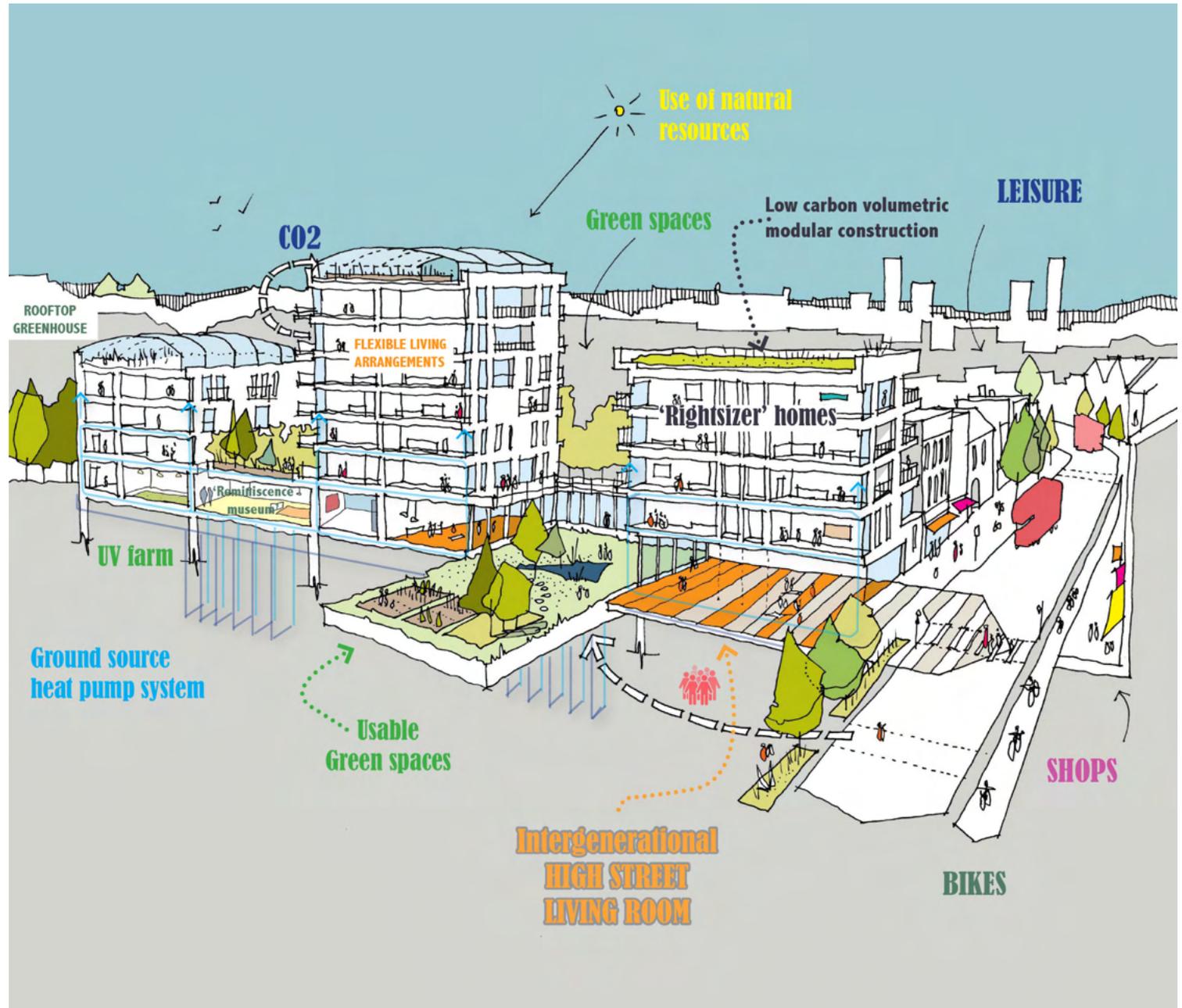
# Assael



Urban BTR



Suburban BTR



Later Living BTR



Co-living BTR

# What is Co - Living?

Co-Living is an innovative form of living which takes the components of multiple house shares and combines them across one building making space more efficient, and hugely increases the amount of shared space that each person can access. Privatespace (primarily a person's bedroom) remains the same size or larger than can be found in a typical house share in London but includes bedroom space, an ensuite and a small kitchenette.



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## The co-living concept

Co-living has the potential to fast-track development and regeneration to help provide much needed homes for London and throughout the UK.

One of the underlying co-living objectives is to provide not just a place to live, but also a lifestyle, community and security, whilst enabling the developer and operator to efficiently manage and service the development over the long-term. Residents are provided with an attractive and robust environment for high-quality living with generous communal amenity space, flexible commercial space and an active public realm.

Co-living is an innovative form of living which takes the components of multiple house shares and combines them across one building, making space more efficient, and increasing the amount of shared space that each person can access.

The design and operation of these developments can be structured into four clearly defined zones, interlinked with circulation spaces and cores. The different zone will reflect varying levels of access and specifications.

### Zone 1 - Front of house / public realm

These are generally managed developments, which include a 24-hour reception concierge. The ground floor is often completely permeable and open to the public.

### Zone 2 - Residents' shared amenity

Areas which all residents can use, including roof terraces, kitchens, gyms, cinema rooms etc.

### Zone 3 - Residents' private rooms.

All rooms include an en-suite, kitchenette and bedroom space, and integrated smart storage.

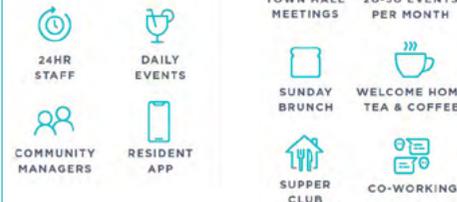
### Zone 4 - Back of house

These are servicing areas where residents do not have access, such as the administration offices, delivery storage and servicing and plant rooms.

#### Shared spaces



#### Community support



#### Convenient rooms



#### All inclusive





## Garratt Mills / Wandsworth, London

This new co-living scheme comprises 310 homes alongside a complementary mix of uses and landscaping.

The scheme provides an innovative rented housing product, including a duplex dwelling type, unique to the current co-living product range. New residents will benefit from shared internal and external amenity space, whilst the local community will enjoy a public café, a landscaped area with seating along the River Wandle, and a new pedestrian bridge.

Assael Interiors has also been appointed to undertake the concept and detailed design for the rooms and amenity spaces, ensuring a full suite of services will be provided in a cohesive way.

The design is inspired by the industrial buildings that once occupied the site and along the rest of the River Wandle, utilising robust materials, such as brick and metal work, crissal style windows and exposed structural elements, to revive this dormant site into a thriving community hub for residents and the public. The varied roof forms and brick colours give the appearance of a family of buildings emerged through time, evolving like historical mills of the past.



## Chatfield Road / Wandsworth, London

Continuing the success of The Collective's developments, Assael are appointed on this project at Chatfield Road that redevelops an underutilised site in a highly accessible location in Wandsworth, south west London.

The scheme includes shared living (182 rooms), 81 hotel rooms to help support businesses in the area, as well as a whole multitude of different uses open to the public at ground floor.

Both Assael Architecture and Assael Exteriors have worked closely with The Collective to achieve the necessary back of house and operational requirements of the different uses from an early stage, as well the design for an array of residents' amenity areas, including rooftop terraces and courtyards to help build a community.

Assael has also liaised with The Collective's in-house design team to achieve a building appearance which matches their brand aspiration.

The building will be highly sustainable and built to WELL accreditation standard.



## Nineyards Kingston / London

This building aims to create a flagship concept for Kingston. Fully managed under the brand Nineyards Kingston, it will provide a high-quality and innovative form of shared living.

The vision is to regenerate a highly accessible town centre site, replacing the current poor quality uses with a flexible co-living and employment hub. Alongside the 200 co-living rooms, the proposals include a publicly-accessible restaurant and flexible co-working space at ground floor.

The architectural design responds to the site's art deco history as well as the current and emerging townscape with a layout that creates active frontages along both Fife Road and Dolphin Street.

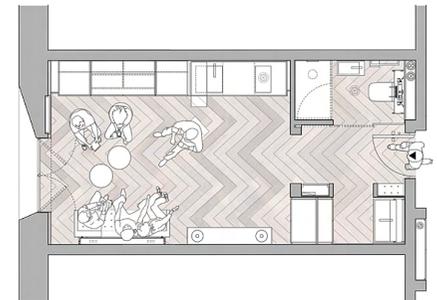
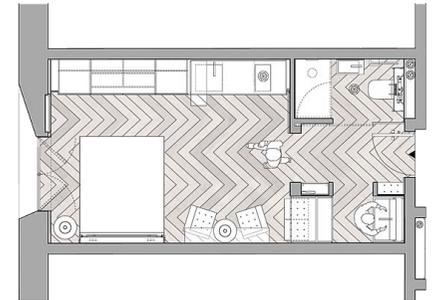
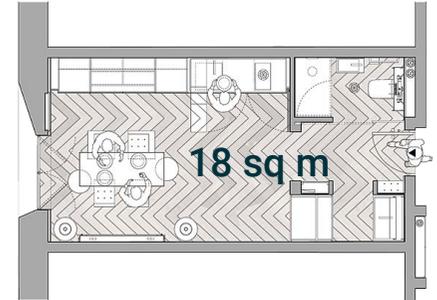
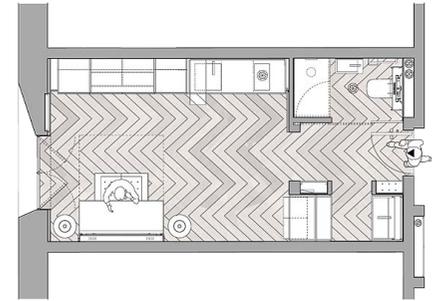


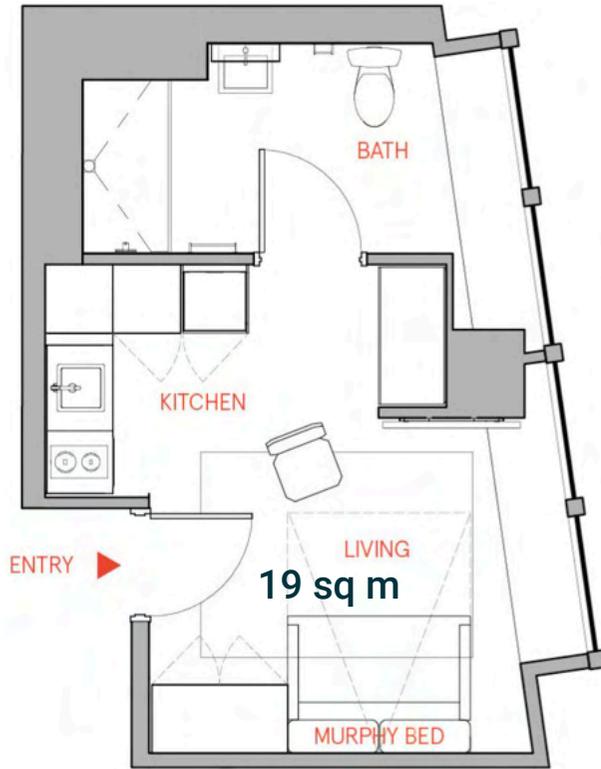




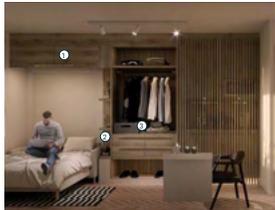


Dandi co-living room photos



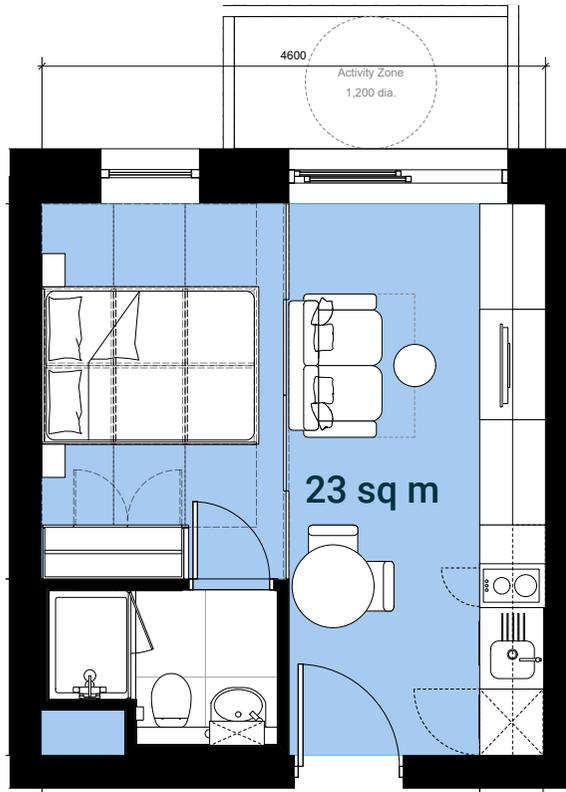




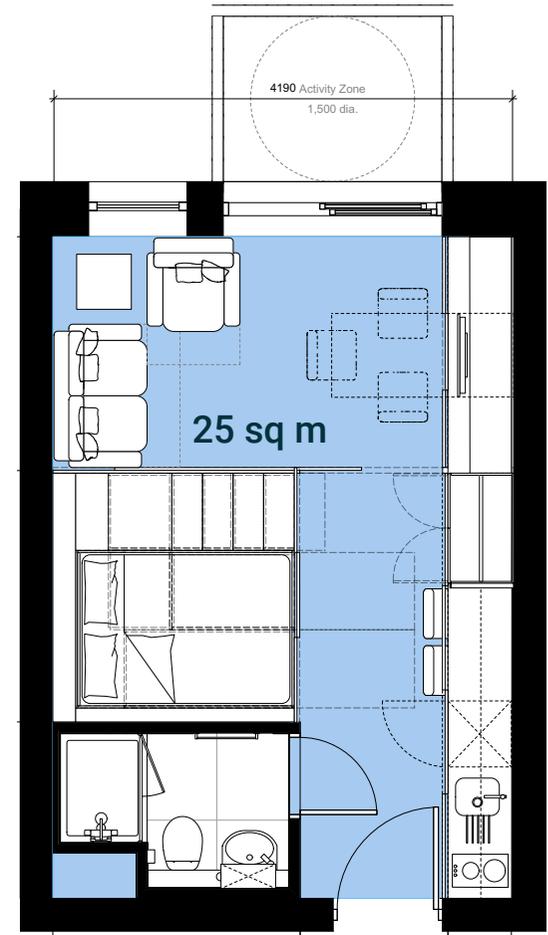


Room divider precedents

Concealable kitchenette precedent



Premium co-living room type 3



Premium co-living room type 4

# 16 Sqm

**Restricted window access,** eliminating possibility of balcony

**Single purpose standalone furniture,** increasing obstructions when not in use

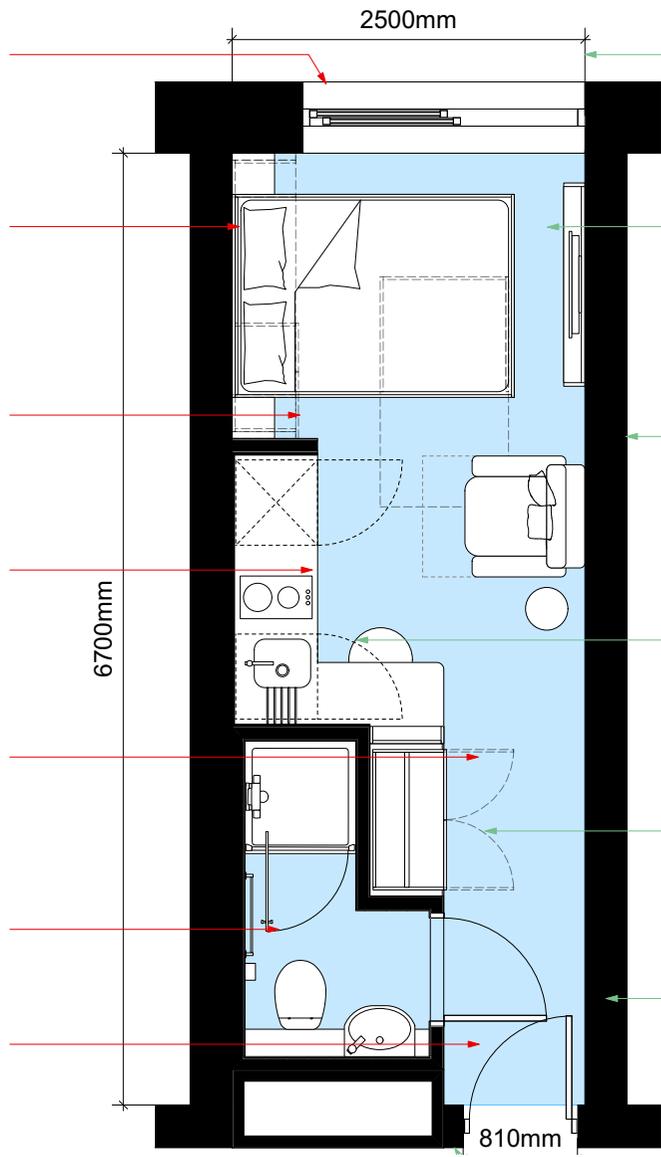
**Deep plan,** limiting the natural light reaching areas deeper in plan

**No distinguishable living or working area available** due to limited space

**Narrow plan,** resulting in the space being taken up by corridors and circulation areas

**Minimal room** for manouvering

**Tight entrance** due to constricted room width



**Dimensions suitable for multiple construction types** including modular

**Compact layout,** with sleeping area positioned at end of room by window, due to not having to pass the bed

**Permanent bed,** dining table and wardrobe reducing inconvenience of set-up to customer

**All MEP services located on one side of room** limiting service runs and penetrations in the room

**Efficient use of all available space** allowing more rooms to fit on a site

**Entrance into public area** (living area as opposed to more private sleeping area)

# 19 Sqm

**Insufficient depth** to be a usable outdoor space

**Singular opening**, limiting natural light reaching areas deeper in plan

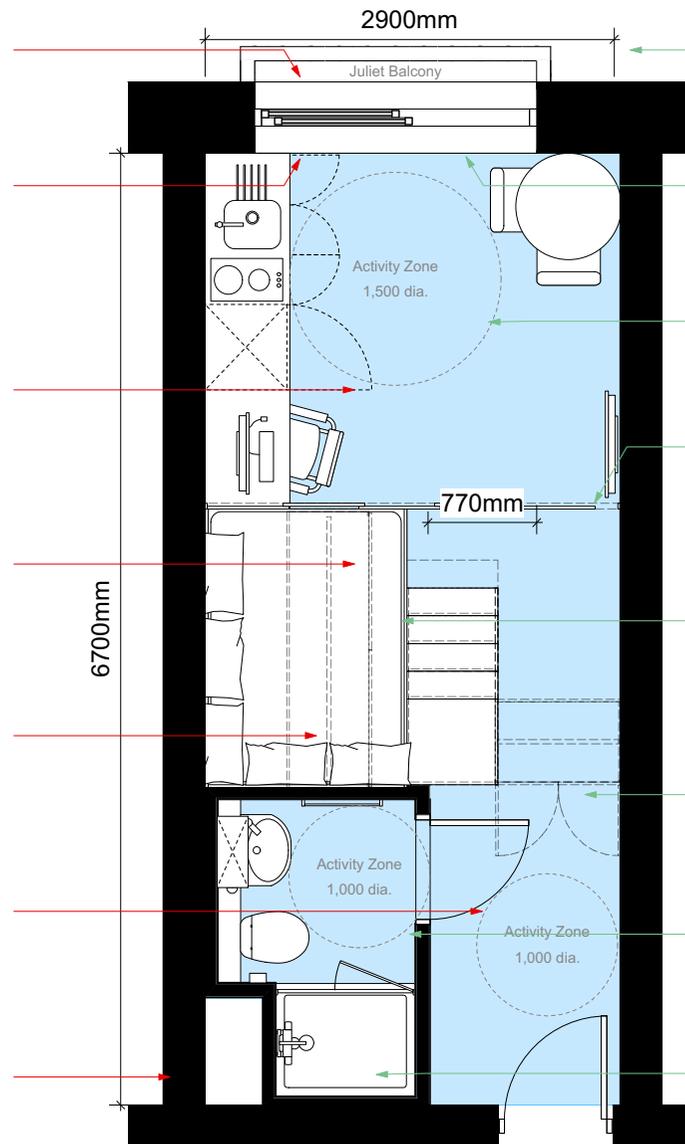
**Single purpose standalone furniture**, increasing obstructions when not in use

**No distinguishable sleeping / living areas** as a result of the dual purpose

**Additional and continual cost** for maintenance and upkeep of furniture with moving parts

**Narrow plan**, increasing areas of circulation/ lengths of corridors

**Access to risers restricted** from corridors for workers



**Dimensions suitable for multiple construction types** including modular

**Clear window access**, allowing for full height juliet balcony

**Bright living space** positioned adjacent to balcony

**Sliding panel system** enabling sub-division of sleeping and living areas

**Multi-purpose furniture** i.e. bed doubling up as large corner sofa with minimal set-up inconvenience

**Integrated wardrobe and storage** under stairs and bed, raised 1.5m

**Space for manouvering** with 1,000 diameter

**All MEP services located on one side of room** limiting service runs and penetrations in the room

# 21 Sqm

**Long and narrow balcony**, likely to become storage space

**Singular opening**, limiting natural light reaching areas deeper in plan

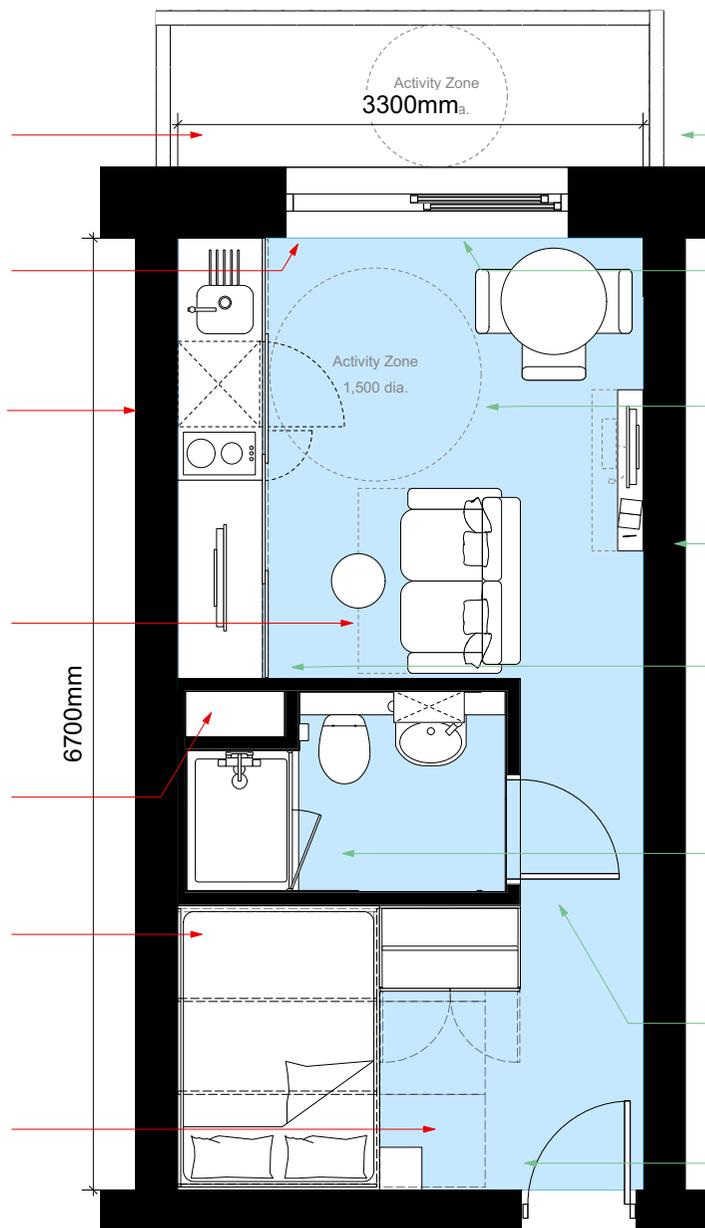
**Reduced overall room efficiency and site capacity** with larger room sizes, making the shared co-living spaces less viable

**Single purpose standalone furniture**, increasing obstructions when not in use

**Access to room required** for any works to risers needing carrying out

**Additional and continual cost** for maintenance and upkeep of furniture with moving parts

**Entrance into private (sleeping) area** as opposed to more public (living/dining) areas



**Dimensions suitable for multiple construction types** including modular

**Clear window access**, allowing for private balcony

**Bright living space** positioned adjacent to balcony

**Multi-purpose furniture** i.e. shelf extends into desk

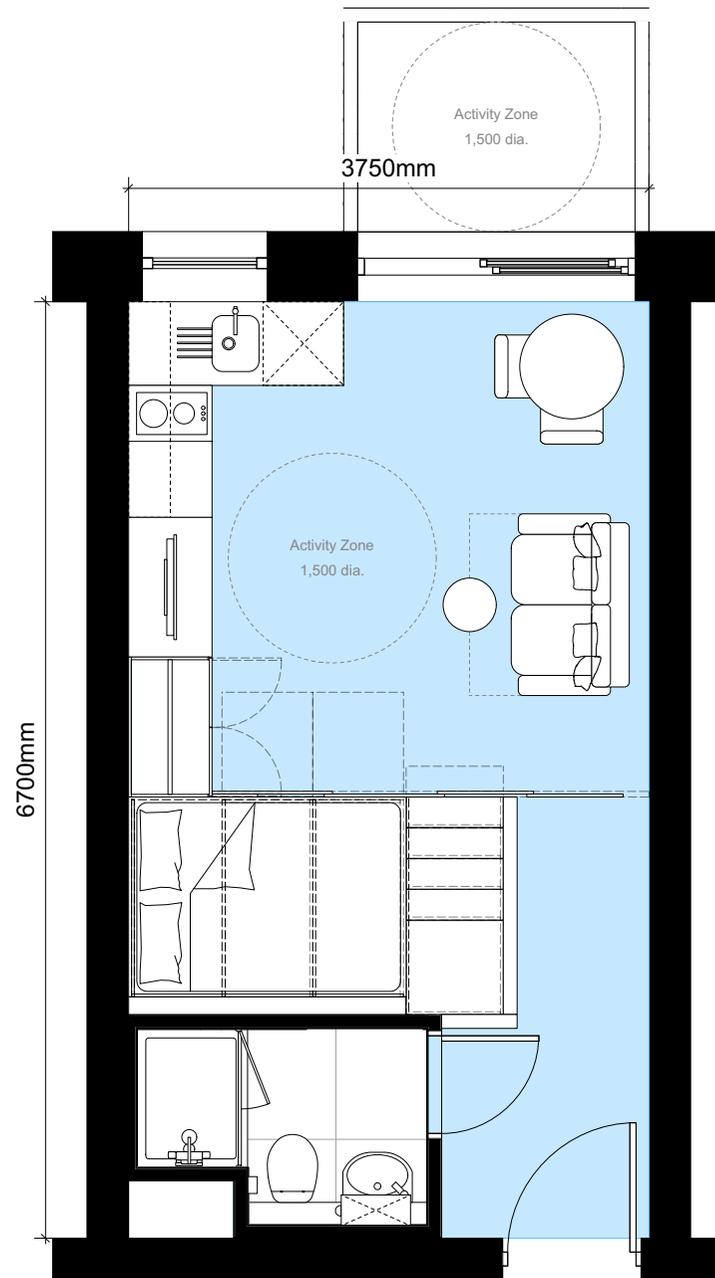
**Smart storage wall** with concealed appliances creating a neat and tidy appearance and flexibility for the space use

**All MEP services located on one side of room** limiting service runs and penetrations in the room

**Centralised bathroom** separating sleeping and living areas

**Integrated storage** below bed and steps

# 25 Sqm



Generous spaces for eating, sleeping and physical activity

Larger room sizes allowing for more comfortable living spaces

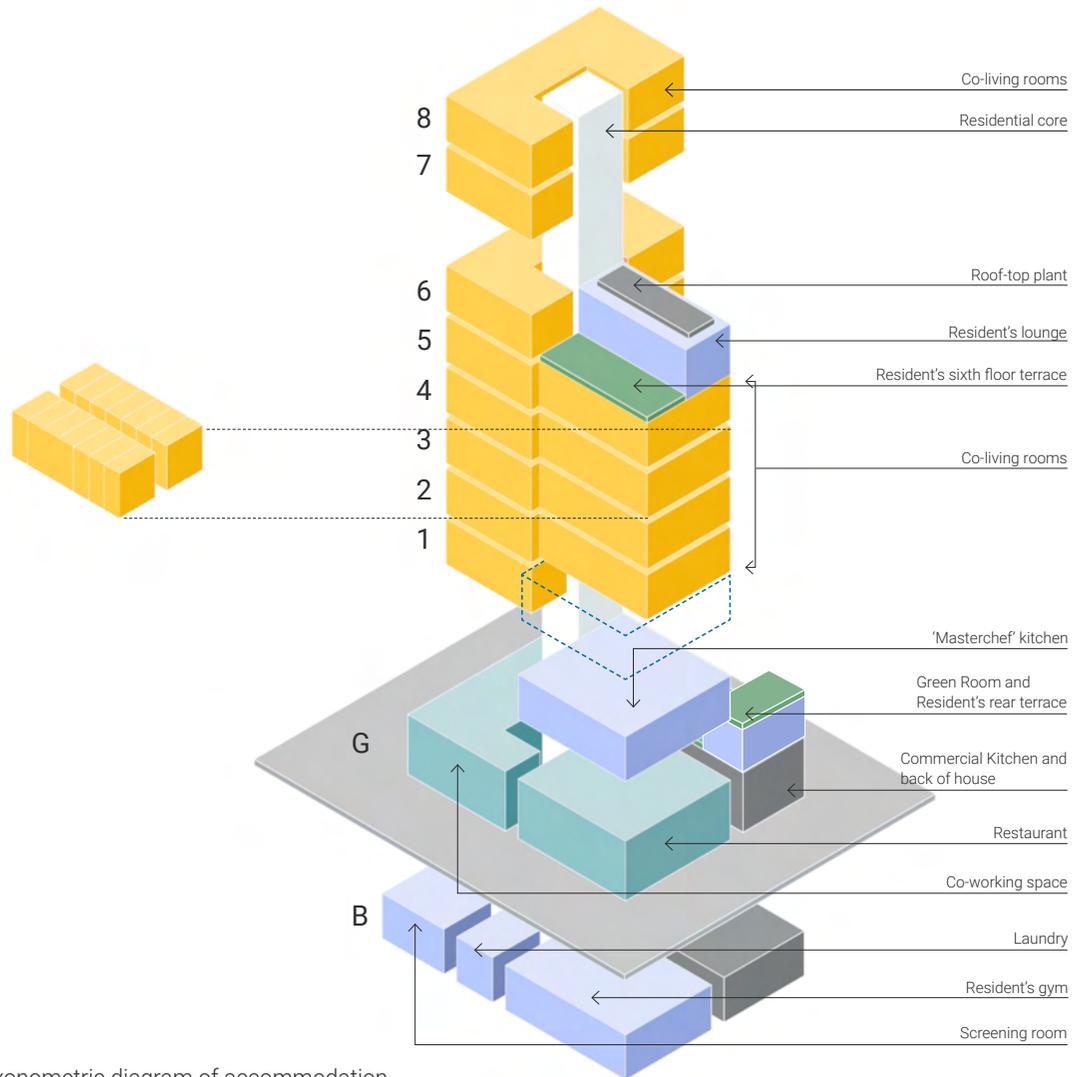
**Multi-purpose furniture** that can be stored or concealed or take on various configurations for neat and tidy appearance

Space optimising multi-functional furniture such as raised bed creating mezzanine style studio and maximising storage

Integrated storage below bed and steps

## What have we discovered along the way?

- Flexible Space - The ability to change.
- Front of house - Deliveries, Storage
- Storage - Clever use of space
- Private Room - Natural light
- Variety of amenity space Communal + Quiet
- Community - Design to enhance interaction





## Key areas where we are seeing change?

- Communal kitchens
- Flexible Amenity space - Indoor / Outdoor
- Food and Beverage offer
- Private Room Sizes
- Workspace



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[www.assael.co.uk](http://www.assael.co.uk)