

the new normal



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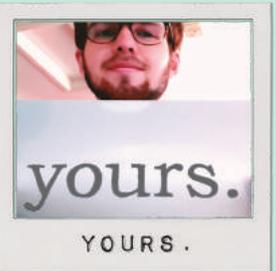
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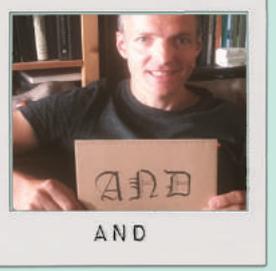
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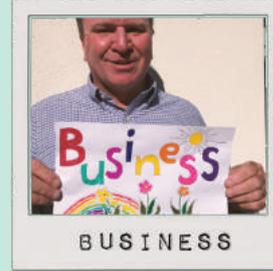
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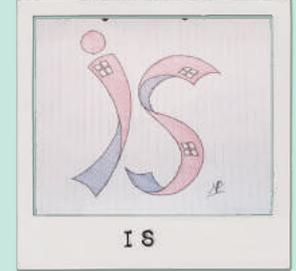
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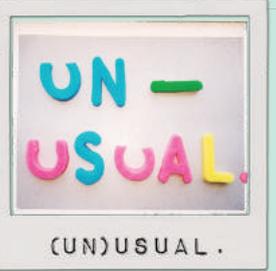
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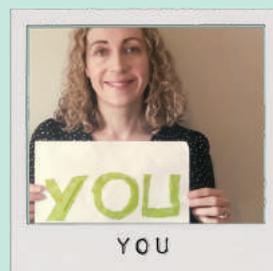
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ALL



THE



BEST

Welcome to our latest copy of Perspective – The New Normal. Because that’s what it is for most of us. As an industry we are all getting very used to this new way of working and the challenges we collectively face. In this issue, rather than our usual roundup of views and projects we are currently working on, we are delighted to share the input and expertise of our colleagues from across the Property industry, drawing together invaluable insights from multiple sectors.

None of us know what the new ‘normal’ will look like going forward, and how this will affect our industry longer term, but what is clear is that the social and physical changes to our way of life will affect future design and delivery in the short-medium term. We need to focus on positive outcomes and learn the lessons from this to help shape our future environments.

WORKPLACES

Of course, the overnight need to pivot to home working will affect the way we think about the office. We expect demand to return rapidly, with an increased focus in the future quality and flexibility; landlords and agents should make use of visualization, and technologies such as augmented reality (AR) to market spaces whilst social distancing is still in place. Quality standards like WELL will likely grow in prominence, as will demand for spaces which support human health as well as corporate ethos. We also expect to see an uptick in schemes which combine uses on site – live/work, or mixed use developments which intensify uses, mixing offices with separate residential development, basement leisure or commercial uses. .



WHAT CAN WE EXPECT?

This year – in a change to our planned and usual format – Perspective is a little different.

Next-wave technologies are driving rapid transformation. So what does this mean for workspace real estate? The first major trend is the science and technology cluster, located close together in spaces that aid collaboration and innovation. Fast-growth SMEs will also increasingly need flexible and affordable spaces to grow into.

Bruntwood, whose Platform development in Leeds (a DLG project, pictured) is a shining example of how to create 21st century, state-of-the-art offices, and Legal & General Capital are creating a network of innovation districts across the UK. Businesses are gravitating towards these clusters; demand will be greatest for highly connected, flexible spaces...that maximize collaboration.



EAMON FOX
Partner, Office Agency
Kight Frank



RETAIL

Retail was facing challenges long before lockdown. We believe assessing and developing proposals for creative reuse of distressed assets can pay dividends, using this ‘downtime’ to explore more radical development and repurposing ideas.



For many years the internet has nibbled away at total retail sales. We’ve assured ourselves to the importance of bricks and mortar, bricks and clicks and the how creating an ‘experience’ is so key. Our concern now is that many people have had no choice but to internet shop over the last few weeks. But not everything can be recreated online, and there is evidence elsewhere where lockdowns have lifted and people have gone back to the shops to treat themselves. Perhaps a huge disruption like this can help retail environments pave a new future, focusing on more local retail and offerings that match the immediately local demand, instead of cloning what the town next door has done.



RICHARD BARKER, OWNER
Barker Proudlove



HOUSING

Whilst the dust is yet to settle, its clear that changes in demand and upward pressure on land values will affect housing projects. We are encouraged by the re-opening of sites and the re-commencement of production – particularly offsite and modular factories, who will play an increasingly pivotal role in delivery, both in housing and hospitality.

One area we expect to respond strongly to downturn in market demand is build-to-rent (BTR) and Permitted Development. With extensive experience in BTR, we expect interest in revisiting emergent schemes or granted consents to see how these could be revised for private rental models.



HOSPITALITY & LEISURE

Hospitality, of course, will suffer for the ‘closure’ of our skies, and its not clear when travel may be back to pre-COVID levels. With this in mind, we expect the sector to be considering the flexibility and diversity of their offers. Our project for Malmaison in York, for example, already offers enhanced business facilities; other DLG projects in Manchester and London for hospitality and even gym-operator clients are considering ways to use ‘public’, front-of-house spaces for remote and co-working facilities.

DESIGN & REAL ESTATE FUTURES

Now perhaps is the time for briefing to take on a new dimension. Rather than a static, area-led bricks and mortar requirement, we should be kicking off projects from very first principles – in this brave new world of distancing and remoteness, what physical spaces do we actually need, now and for the future? Where home-working has been largely regimented until now – if nothing else than to ensure a sufficient supply of desks for a rotating workforce – the future will likely be more fluid.

The logistics and manufacturing sectors, for example, should be considering how new facilities can embed distancing in to their physical processes, and how this might affect the spatial brief. And housing – so reliant on density to meet targets – could now really engage with what communal amenity and community space means in an age where many have been so isolated in their homes for so long. Might we see London-plan style requirements be picked up by local authorities across the UK? Is there a benefit for developers in offering these spaces and an enhanced quality of living? Video calls won't replace the need for physical spaces of work, nor will social distancing eradicate the density of city-living. Instead, design needs to fully embrace briefing exercises as an opportunity to test truly flexible, human-focussed environments.

MAINTAINING MOMENTUM - HOW IS THE INDUSTRY RESPONDING?



WORKPLACE FIT-OUT, RECEPTION, MIDLANDS

It's not too soon to debate the social implications and how this might change the future of real estate. There seems to be one school of thought that suggests the crisis will at long last drive remote working, in the most acute, comprehensive, forced change in business practices perhaps since the Blitz. People will lean harder into social networking and online business tools to truly become digital nomads, and in a virtuous circle, this may accelerate the development of these things that we have been dabbling with for a decade or more.

However, this underplays the human side. We will not let "social distancing" become a mindset of "mutual distancing."

I think we had already started to see evidence of these things manifesting in the built environment before the crisis. In how we design places, offices in

particular, a focus on creating spaces that helps each one of us scale Maslow's hierarchy of needs – fulfilment, self-actualisation. That integrating socially impactful policies cannot be just a strategy you implement, no more than looking after one another in times of crisis is. The penny will drop: the ability for companies to faithfully and authentically deliver on these promises to our communities will define those that survive this crisis and those that fail.



BASIL DEMEROUTIS
MANAGING PARTNER
The FORE Partnership



JONES OF NOTTINGHAM

CONSTRUCTION

Contractors have also, despite reports, responded proactively and responsibly to the challenges of social distancing on site – proving construction once again has the capacity to innovate when needed. Following the Site Operating Procedures and its 'Hierarchy of Controls', contractors have been able to keep sites open.

At GMI we made the decision to keep our construction sites open and continue operating from the outset of the Coronavirus lockdown in an effort to support our Clients, our staff and our supply chain.

The most important factor in keeping sites open is to ensure that the Site Operating Procedures (SOP) published by the Government are adhered to. At GMI, the measures we have deployed to ensure compliance with the SOP on our building sites including specialist cleaning, phased breaks, limiting operative numbers, specialist PPE, one-way site routes, subcontractor Risk Assessments and weekly 'Covid 19 Audits'.

Business has undoubtedly been affected by challenges with manufacturers, suppliers and the supply chain; however we managed this difficulty by sourcing alternative suppliers and subcontractors, to maintain as much productivity as possible.



LEE POWELL, DIVISIONAL
MANAGING DIRECTOR
GMI Construction

STRATEGY & PLANNING

Distressed assets, key sites and large portfolios all require a strategic approach if not to leave valuable sites vacant and intended planning applications in abeyance. Working with clients and colleagues in multiple disciplines, DLG has a clear and quick approach to assessment, appraisal and planning to maintain momentum. This includes portfolio appraisals, re-purposing and capacity studies, briefing appraisal, pre-planning enquiries and visualisation – all designed to quickly interrogate routes to bringing projects forward.

We've all had to find new ways of working recently, and the planning system has adjusted to these new ways. With the Government's support through quick changes to legislation, I've witnessed a high level of agility at local authority level, with a clear agenda of trying to keep 'business as usual'.

Flexible approaches to pre app engagement, consultation as well as decision making through greater delegation of decisions and virtual planning committees are leading to a pipeline of planning consents which will be important to stimulate the economy when we resume some normality to our businesses.



TIM WARING, DIRECTOR
Quod Planning
Chair of the Leeds Chamber Property
Forum
Leeds Chambers Leadership Group



INTU LAKESIDE



LAYSTALL STREET, MANCHESTER

HOTEL, LEISURE, REFURBISHMENT

Laystall Street is the creative re-imagining of an existing 84 bed apart-hotel over 12 storeys to a 155 bed Marriott Residence Inn extended stay hotel, a stone's throw from Manchester Piccadilly station.

We last wrote about Laystall Street in our 35th Perspective issue. Since then we have undertaken an extensive re-design of the hotel and consultation with Marriott to meet the Residence Inn brand requirements.

Arranged around an internal atrium, the increase in room numbers was achieved through internal subdivisions and re-organisation of the existing apartments into a mix of double occupancy studios, 1 bed apartments and accessible suites. Despite the existing external façade stepping at each floor to create a unique footprint at each level, a consistent product has been offered throughout the building for this upscale Marriott brand.

Alongside an increase in guest rooms, DLG have been collaborating with Atellior design, a Shoreditch and Croatian based interior design consultancy, to design and co-ordinate an upscale front of house offer and a series of linked external terraces. External refurbishment includes a new, aesthetically considered, external escape stair serving the twelve storey tower. Subject to contractor appointment, it is expected to start on-site in Q2 2020.



HEMPSTEAD VALLEY

REFURBISHMENT, HOTEL, LEISURE, RETAIL

Planning has just been submitted for this refurbishment project at Hempstead Valley Shopping Centre in Kent.

In response to changes in tenant requirements, a substantial new gym is being introduced to the reconfigured retail floor space,

A new feature entrance is being introduced to the East Mall, along with the refurbishment of the surrounding retail units, to create opportunities for a range of new uses, including food offers. This extensive project will be tied together by a high quality landscaped public realm and unified materials across the site.



LONDON CITY MISSION

PORTFOLIO, RESIDENTIAL, WORKPLACE. WORSHIP

Working closely with a professional team including Meinhardt UK, Carter Jonas, RPS and Colliers International, DLG Architects has been working in collaboration with the London City Mission church to develop proposals in several key locations.

The portfolio approach has seen us develop designs, test viability and yield, and make pre-application enquiries across several sites at once and projects ranging from 9 units to 95, and four storeys to 20.

Particular challenges arise in London on smaller sites – which have the capacity to help deliver a significant percentage of the city's housing targets. Smaller sites often get overlooked for their additional challenges – yet we feel they are often misunderstood, with innovative solutions which unlock additional height or density simply waiting to be explored.





THE LOGISTICS SECTOR

As we flowed into 2020 the number of enquiries across the logistics sector was buoyant, this has carried through the pandemic with calls for work in sectors related to food, engineering and - unsurprisingly - PPE as well as speculative industrial units. The most frequent ones are from owner occupier clients wishing to expand their storage capacity and often move out of 'costly' rented space.

An efficient design response can make significant savings in terms of duplication of time, labour, rent and transport. Moving out of remote rented space and centralising removes this duplication and offers huge efficiencies which can soon offset the capital cost of a new building or extension.....and that's without even mentioning the energy and carbon saving benefits! David Bailey says "the key to these projects is not only understanding the business needs of the client but ensuring that what we design can be built around their live businesses without disturbing the day to day workings of the company.....no fuss, we make sure it's just business as usual!"

Last year we completed a new 6000 pallet high-bay warehouse in Rotherham, earlier this year the new warehouse we designed for Jones of Nottingham broke ground and is currently on track to complete this summer which will enable them to more than double their current racking and storage areas and importantly centralise into one picking, packing and distribution facility.

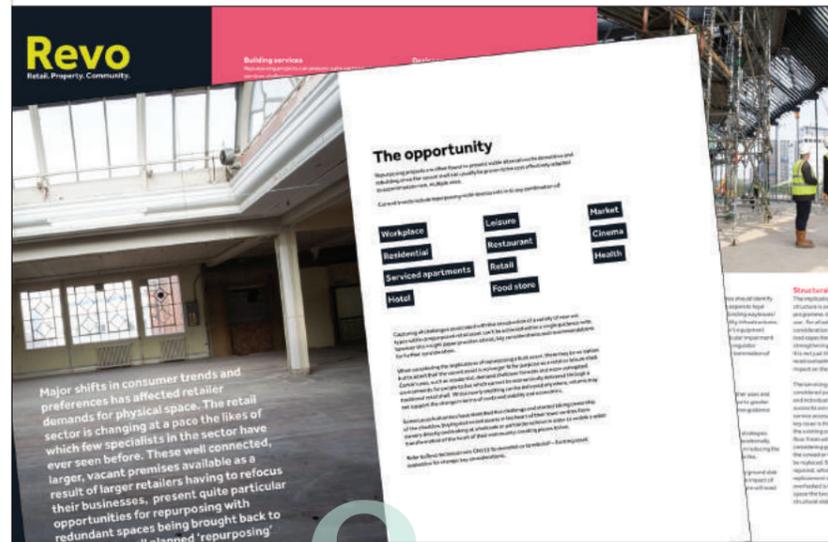
One of the characteristics of these large span buildings is that social distancing has been easier to achieve and as a result construction has continued through the pandemic. During Covid our reliance on WWW shopping has fuelled the need for "making, picking, packing and shipping" buildings as a result we expect to see further growth in this sector.

SWAN HOTEL SPA

LEISURE, WELLBEING

Our project for a new 28-room spa extension in the Lake District has been submitted for planning. Working closely with the Swan hotels team we believe the project offers a unique opportunity to provide an outstanding destination spa retreat which can respond to the evolving hospitality market and anticipate future trends

Our experience working in challenging rural and historic contexts has allowed us to develop a spa approach that embodies wellness and architecture that blends contemporary design with local craftsmanship and a sensitivity to its surroundings. The new spa to include indoor/outdoor pool, hydrotherapy, full suite of treatment rooms including Rassoul and heat rooms, external spa garden experience, bar/cafe and hair and beauty salon.



REPORT: REPURPOSING RETAIL

RETAIL, SUSTAINABILITY, HIGH STREETS

Retrofit and refurbishment is rightly at the forefront of construction conversation right now, from the Architects' Journal's RetroFirst Campaign, to the growing recognition of the sustainable benefits of creative adaptive reuse. At DLG, our experience in this sector is increasingly sought after.

As a member of Revo's Technical Affairs committee, Senior Partner Julian Monaghan has co-authored a significant new paper "An insight in to Repurposing: breathing life in to new retail assets". The full paper, written in collaboration with Hoare Lea's Phil Grew and Waterman Group's Karen Telling, is available to download on our website.

The paper explores the opportunities for reusing retail assets – often well located yet vacant due to a refocussing of retailers' needs – to provide a range of different uses including workplace, residential, leisure and hotels. The paper provides a technical framework of considerations when refitting multi-level retail assets, whilst highlighting the enormous commercial potential in such developments.

CITY EXCHANGE

WORKPLACE, REFURBISHMENT

DLG have been appointed by Landsec to lead the workplace refurbishment of this 120,000sqft landmark development in central Leeds. With big-name tenants relocating to the City – and more to come – this refurbishment will bring the 12-storey block over Leeds' Trinity Shopping Centre in-line with British Council of Offices guidance 2019 via a best-in-class CAT A fitout to suites and common areas.

With a focus on healthy spaces, physical wellbeing and a contemporary, considered offer the project represents an opportunity to provide a tailored, considered response to the post-covid world.





TWO IN A ROW: OUR PRACTICE NEWS

This page would usually detail our good-news stories over the past year. We certainly have some – for the second year running we have had one of our schemes shortlisted for a BCO award. This time it is the 33 Wellington Street offices of Walker Morris (above). Associate Director and project lead Simon Hill notes “it is a terrific accolade and testament to hard work of the entire client, design and construction teams”. Simon himself was also named the BCO Rising Star North West, and Kasia Oskroba joined the Architect-ranks after passing her RIBA Part 3. However, for us, the most significant news of all is that our team is safe and well, and we wish the same for everyone else and their families.

Like everyone else, we have all had to find new ways to work, and pretty rapidly. Yet – and owing in no small part to the availability of technology, and those remote workers who came before us – the transition has been far smoother than many of us would have expected. For us at DLG, used to using BIM and working collaboratively across two offices, we perhaps had a foot on the ladder already. But migrate from a studio-based operation to a fully dispersed home-working one overnight could have been difficult. So, we are grateful to our teams in London and Leeds for their enthusiasm and diligence in making it work.

The creative industries, and the property sector, have such a significant role to play as we adapt to the changes post-Covid. This is true in the physical provision of facilities, the continuation of projects and provision of jobs, and in the championing of altruism and charity, creativity and open-mindedness as we find new solutions.

Of course, old habits die hard, and working-from-home hasn't prevented our 'lively' design reviews and weekly Burger Fridays. Perhaps this is the opportunity to seize upon what works well – for us, collaboration and team-working hasn't suffered for a lack of face-to-face contact – and do move on from working practices that perhaps belong in the era pre-COVID. We all have an opportunity to rethink how we work – new decade, new outlook.

REMOTE WORKING: THE APPS WE LOVE

TEAMS – naturally! But particularly the ability to plug-in other apps, making Teams a great centre to use other programmes and processes

ASANA – effectively a collaborative to-do list, we use Asana to assign tasks, set internal deadlines and collaborate externally with our design teams. Its compatible with Microsoft Teams, which makes it highly valuable for live project work

MINDMEISTER – a brainstorming tool, with additional capabilities, MindMeister is brilliant for working with clients to pick apart a brief, strategise a design response or simply collaborate – with a function to produce presentations from your thought-map.

CAMSCANNER – an app for your phone which allows you to scan documents, sketches, notes and mark-ups to PDF and issue directly, cutting out the need to switch between apps.



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OUTLET CENTRES: DESIGNING DESTINATIONS

RETAIL, HIGH STREETS

We are working on a number of outlet destinations currently, reflecting the evolution of this retail sub-culture. The outlet proposition has become increasingly leisure-orientated in recent years, with more schemes being developed in central and urban locations, offering more than discounted shopping. Many shoppers crave an experience that will also provide a sense of occasion and enhance their leisure time, establishing centres that are both attraction and destination unto themselves.

But what about the Architecture of these centres? Interestingly, some have adopted the architectural vernacular of their surroundings, while others have gone for a more contemporary design, often with a strong structural theme. When done well, both approaches can achieve the same goal: enabling visitors to enjoy interesting culture and design in an environment that also offers great deals on famous brands.



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OLDHAM STREET, MANCHESTER

RESIDENTIAL, BUILD TO RENT, COMMUNITY

Following the appointment of DLG Architects in 2019, we have worked closely with Trilandium Construction and the Development Team to prepare detailed design and construction drawings for a new 100-apartment build-to-rent scheme on Oldham Street in Manchester's expanding Northern Quarter.

The project includes the construction of two high quality residential blocks, varying in scale and height, in response to the massing of the adjacent properties. Both buildings are to contain commercial units at ground level to integrate with the existing streetscape.

The project commenced on site in late August and site excavations and piling works are now in full operation, with completion scheduled for 2021.



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BARRY PARADE

RESIDENTIAL, RETAIL

After several years working closely with Southwark Council to bring forward proposals for this prominent corner site, it was granted unanimous approval at Planning Committee this month.

Our proposals replicate the historic urban form of the site, creating a prominent cornerpiece to the adjacent Peckham Rye park and an important focal point to the area. The design was praised at Committee for its sensitive, modern design, intelligent use of detailing and materials, and the creative provision of housing on a challenging, unusually-shaped site.



Proud to work from two of the most creative cities in the UK, for nearly 50 years we have delivered functional, beautiful, award-winning buildings and neighbourhoods. We work flexibly and responsively, at home and internationally, with collaboration at the heart of everything we do.

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