#03

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ARTFORM JOURNAL | SPOTLIGHT ON OUR SERVICES | EST. 2013

EVAGREEN, WANDSWORTH SW18

In the third issue of the Artform Journal we're shining a spotlight on the full breadth of our services. You may know us as property developers, bringing our own projects to life across the capital. But we're also project managers who can act as the principal contractor for fellow developers, investors and landowners. When it comes to smaller projects, the AF Build team are helping architects and private clients build stand-out homes, as well as commercial fitouts and more. And lastly, we're creating something without bricks and mortar; a place to share our secrets from the industry. Read on to find out more.

#03

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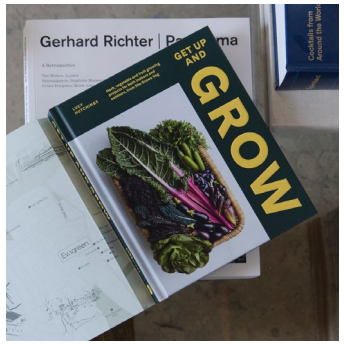
Artform have brought 17 new homes to Wandsworth, crafted with the planet in mind



We've completed Evagreen, our collection of studios, 1, 2 and 3-bedroom homes plus commercial space, nestled in the centre of Wandsworth Town. After purchasing the site with planning consent, we altered the facade using a minor material amendment (MMA). Inside, we improved the layouts, working with the architects at GPAD and the designers at Scenesmith. Throughout each stage of the process, we've kept the planet at the forefront of our minds. During the demolition of the existing building, 0% of the waste went to landfill. We specified carbon neutral kitchens, renewable cork flooring and used an all-electric, energy-efficient heating system (air source heat pumps). The building has a green roof as well as a landscaped communal terrace with micro allotments assigned to each apartment - space to grow plants, vegetables and create a haven for local birds and insects.

When it came to marketing Evagreen, it felt wrong to print hundreds of brochures that will likely end up in landfill. Instead, we're gifting our potential residents some green-fingered advice in the form of edible garden designer Lucy Hutchings' latest book, Get Up and Grow. Wrapped around the book, we've created a book sleeve that shares key information and leads buyers to www.evagreen.apartments to view floorplans and more. Sales are now underway and we're delighted to say that Evagreen's interior was longlisted for a 2023 Dezeen award in the sustainability category.

Perched between Finsbury Park and Crouch Hill, we've built 3 new eco-focused houses

Tucked away behind Tollington Park, Artform have completed Loam - a triplet of houses, each with 3 bedrooms and a private garden. We purchased the site with planning consent before working with Dowen Farmer Architects and Scenesmith to improve the materiality and layouts of the scheme. Just like Evagreen, we kept the planet at the forefront of our minds during the design and build, opting for carbon neutral kitchens, cork flooring, instant hot taps, green roofs and an all-electrc air source heat pump system (ASHP). When paired with underfloor heating, ASHPs are up to 40% more efficient than radiators, keeping our buyers' bills and carbon emissions down.

The development name, Loam, is the main element found in the bricks we used and comes from even parts of clay, silt and sand. This led to us naming the houses after each material, working alongside a local small leather business, MW Makes, to create bespoke keyrings for our buyers. We also had the chance to name the private path leading to the houses, which is now called Loam Lane. All three homes are now sold, with two selling via our Instagram page.

We have 5 houses under construction on Highgate Hill, completing this winter

After purchasing a disused carpark on Highgate Hill, we saw the opportunity to create a new entrance into Highgate Village. Such a special site called for a talented team of consultants and we therefore brought in award-winning architects Bureau-de-Change, alongside the designers at Scenesmith. Being a thin strip of land, the site is challenging, and means it's taken careful consideration to create outside space as well as houses with more than single-aspect views. BdC overcame these issues within their designs, proposing octagonal turrets and vast rooftop terraces as well as landscaped front gardens. We're over the moon to have gained planning consent for 5 houses, each with 2-3 bedrooms, with the build now underway. Aesthetically, the facade and form has been influenced by the surrounding architecture: the baronial towers of the neighbouring pub, the oxidised copper turrets of the church opposite, as well as the warm, red bricks of the Victorian terraces next door. Scenesmith are continuing this concept inside, designing an interior that nods to the past through materiality and detailing. This has led to us naming the development Era - a celebration of what has come before whilst creating a collection of homes that we feel will stand the test of time. We're currently pulling together a marketing brochure in the form of an editorial cloth-bound book, detailing the history of Highgate and our plans for Era. Construction is in progress, with completion set for winter 23/24. We're delighted to have 1 home reserved pre-launch.

We're also building in Dalston and have a new collection of apartments coming soon to Wandsworth

At St Mark's Rise, our Dalston project, we've completed the refurbishment of three apartments within an existing building that dates back to the 19th century. Our sights are now set on our proposals to maximise the site, using the empty courtyard to create a large, lateral 3-bedroom house, plus a commercial unit abutting the existing building. We've submitted a planning application in collaboration with Dowen Farmer Architects, and are waiting to hear back from the council with their decision. Current communications are heading towards a recommendation for approval. This development represents an interesting blend of old and new, with a 130-year-old building resting shoulder to shoulder with new build elements. This, paired with the site's history linking back to the garment trade of the mid century, led us to naming the development Seam, where past meets present.

All three apartments are now sold, with construction of the new build structures beginning as soon as planning permission is granted.

When purchasing the site at Evagreen, we became aware that the carpark next door had recently gained planning consent for nine apartments. This led to us contacting the landowner and agreeing to purchase the neighbouring land. We began construction soon after.

We've worked with GPAD and Scenesmith to adapt the layouts, creating a colour palette (both internally and externally) that complements Evagreen, while sitting independently with its own character. Here, we chose to champion the brick by naming the development Klay and using warm, tonal colours and tactile finishes. Like Evagreen, Klay features an eco-conscious specification with carbon-neutral kitchens, sustainable cork flooring and an efficient gas-free heating system.

Construction is currently underway, with completion set for spring 2024.

AF Build

From house renovations and external works, to planned maintenance and commercial fit-outs, we're the experts

We've been building together for a decade as the construction team behind Artform, with each project striving to push the boundaries of conventional development. Over the years, we've been asked to put our development experience toward smaller build projects and in 2022 this became a reality with the launch of AF Build.

Our tool kit is vast and varied, full of skills we've gathered building over 150 homes and commercial spaces across the capital. And through AF Build, we get to share our experience with you, bringing your own projects to life. Our team is a fusion of land acquisition and planning expertise alongside development and construction management, not forgetting our all-important foundation of funding and finance.

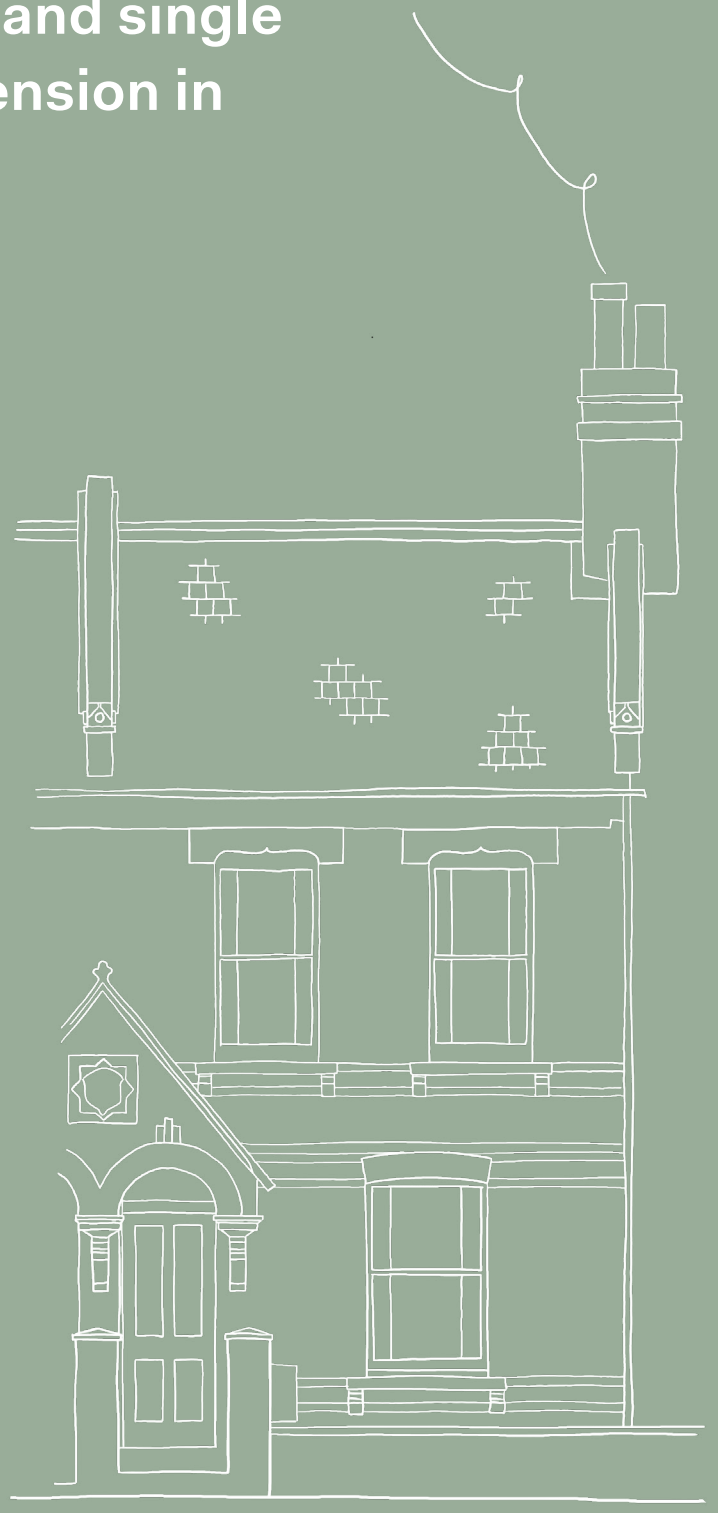
We've worked with a whole range of clients, from architects and commercial clients with a fully designed concept, to private clients in need of advice about where to spend money and where to make savings.

Our build projects span from house renovations and extensions to landscaping and commercial fit outs. We offer full turnkey design and build solutions, as well as looking after planned maintenance works for property managers and subcontractor jobs such as flooring and carpentry. No two projects are the same and we treat each and every one with the utmost level of care.

Take a look at a selection of our case studies across the following pages, and get in contact if you have a build project you'd like us to help with, whether residential or commercial.

info@afbuild.co.uk

Full refurbishment of a 2-3 bedroom house with a loft conversion and single storey rear extension in Queen's Park



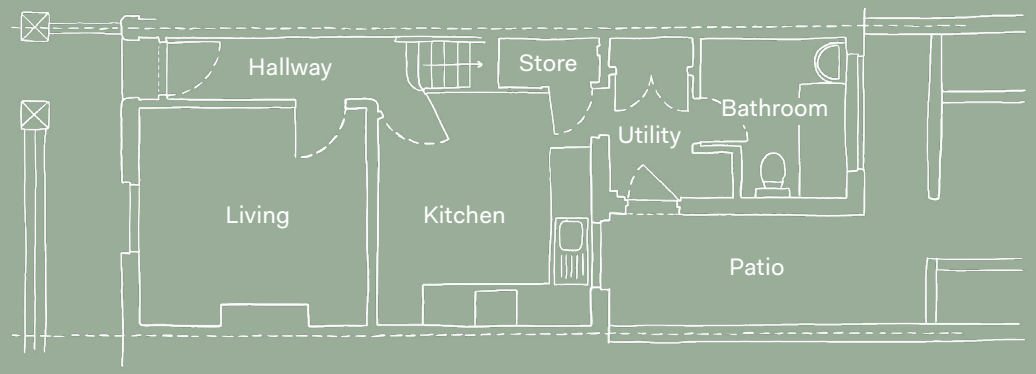
Located on Kilravock Street, our client's house is perched on one of Queen's Park's leafy residential avenues. On behalf of the homeowners, Will Gamble Architects drew up plans and obtained consent for a loft conversion, ground floor rear extension and full refurbishment of the property. They then tendered the project to a selection of local contractors and AF Build were delighted to secure the job.

We carried out a value engineering analysis to help our clients understand where they could save costs and where it was worth investing.

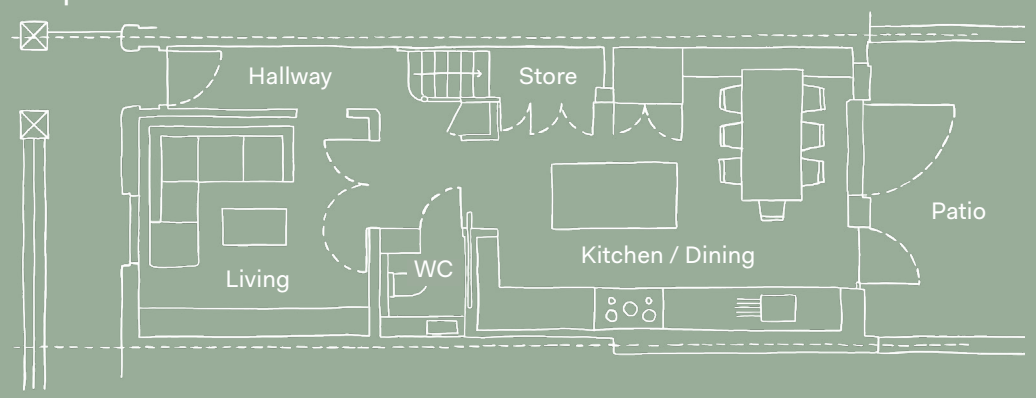
This is a truly considered refurbishment, with features such as COR-TEN® steel cladding to the rear facade, a vast skylight over the kitchen with exposed rafters, curved door arches and handmade tiles. Quality construction and a strong attention to detail are of the highest importance.

The floorplans below highlight the layout changes and extension to the ground floor of the house, designed by Will Gamble Architects and constructed by AF Build. There were also significant changes to the first floor in addition to a loft conversion.

Existing Ground Floor



Proposed Ground Floor



Full refurbishment of a 4-bedroom house in Balham, including a roof extension and remodel

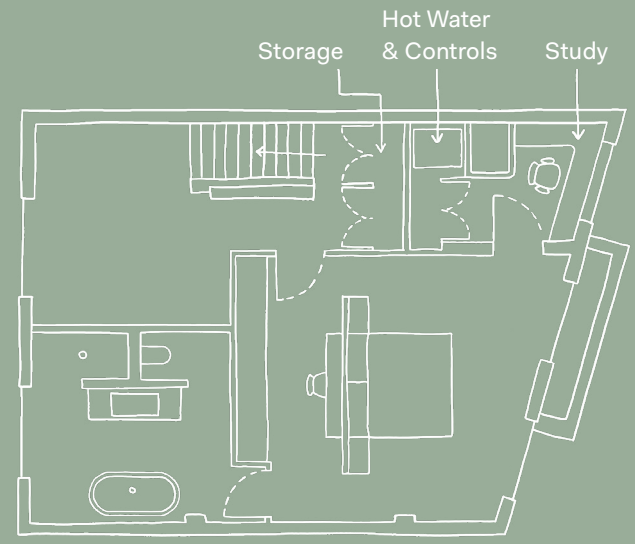
At Sistova Road, our Balham project, AF Build were approached directly by the client. Their appointed architect had obtained planning consent for an additional storey above the flat roof of their existing house and they were looking for a contractor.

It was a competitive tender, however, the client saw that we could add value using our development experience and in-house design capabilities.

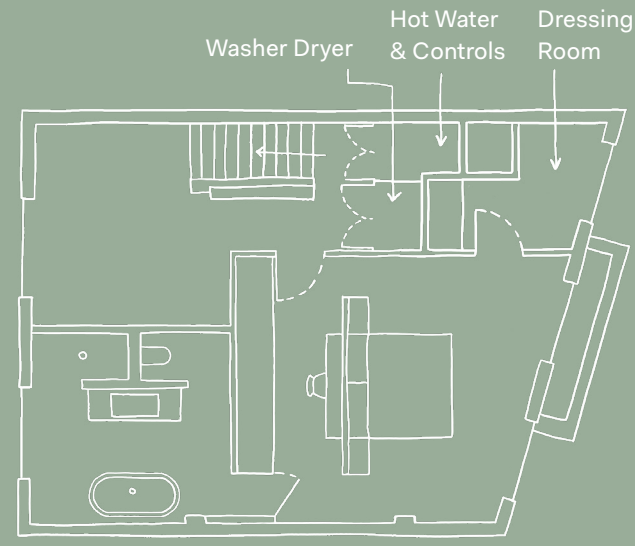
We refined the design, both internally and externally, improving floorplans and producing electrical layouts such as lighting and small power.

The house has a number of interesting features, including vast skylights, large sliding pocket doors to the terraces, zinc roofing and external walls to the new extension, plus a new air source heat pump system.

While we've altered the architect's proposed designs of every storey, the floorplans to the right highlight our changes to the first floor proposal. In the master bedroom we've concealed the entrance to the bathroom which now blends with the neighbouring wardrobe doors. We've increased the depth of the hallway cupboards to allow space for a washer dryer. And lastly, we've swapped the study for a walk-in dressing room - a natural space to lead on from the bedroom. The hallway has ample room for a desk, if a work-from-home space is needed.



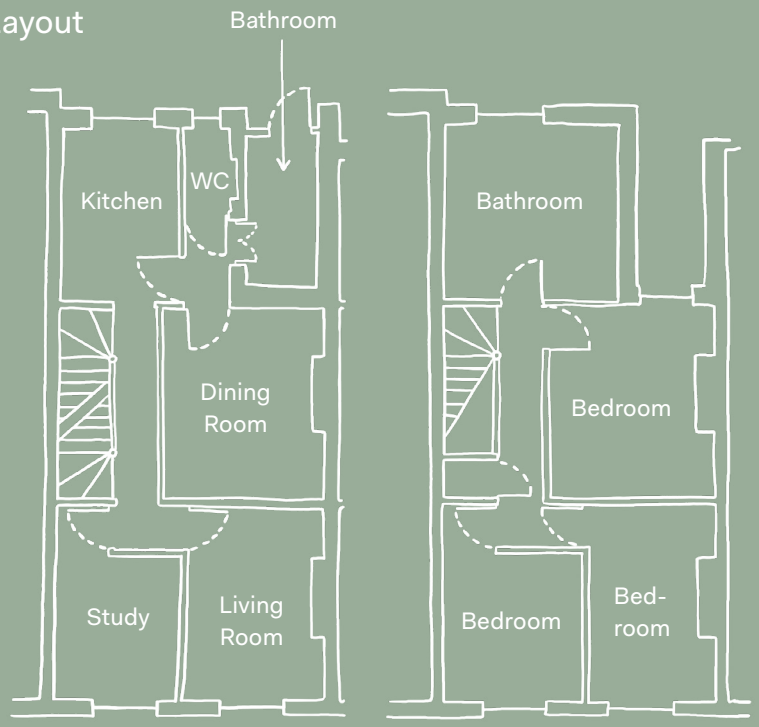
First Floor Proposal



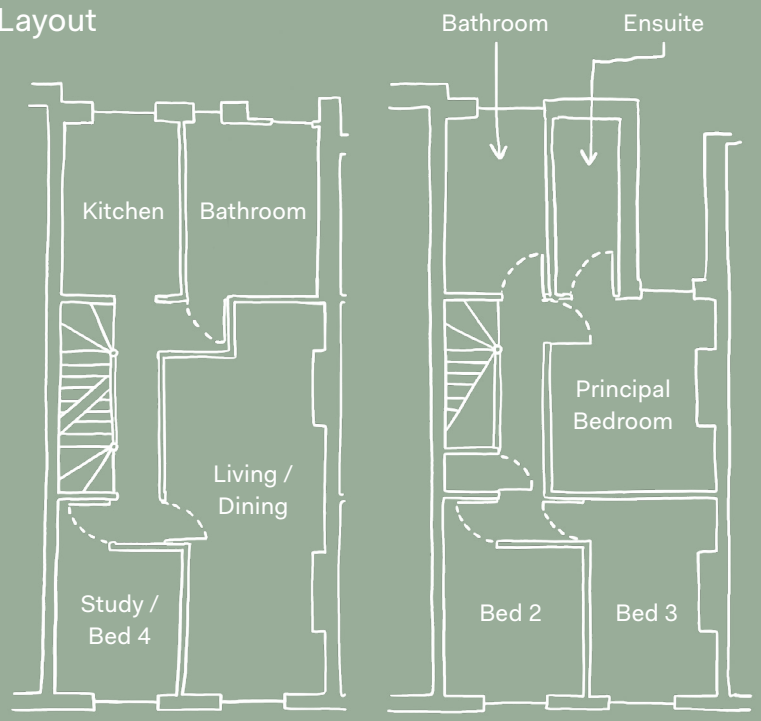
Updated First Floor Proposal

In terms of build work, this floor was originally a vast open space with a kitchen in one corner. We've undertaken the strip out, with the refurbishment underway, relocating the kitchen and living space to the new top floor.

Existing
Apartment Layout



Updated
Apartment Layout



Reconfiguration and refurbishment of 2 apartments on Brick Lane

A private investor contacted AF Build to refurbish two apartments in Whitechapel, getting them ready to lease. Without an architect on board, our client needed a company that could not only build, but also provide layout design and fully specify the project's materials and finishes.

We presented our recent projects and our client chose to replicate Evagreen, our first Wandsworth scheme. With the needs of a rental property in mind, we specified a similar look and feel using robust materials. We also replaced the leaking, rotten roof.

In addition, we helped our client to understand the rental values of both apartments using our experience in the area and undertaking a comps analysis. We also designed the most efficient layouts to maximise his revenue.

The floorplans to the left demonstrate how we amended the layout of one of the homes. On the first floor we removed the wall between the WC and bathroom to create one larger bathroom, with the same process taking place between the dining and living room. Upstairs, on the second floor, we reduced the size of the bathroom to allow for an ensuite shower room to the principal bedroom, adding value for the modern tenant.

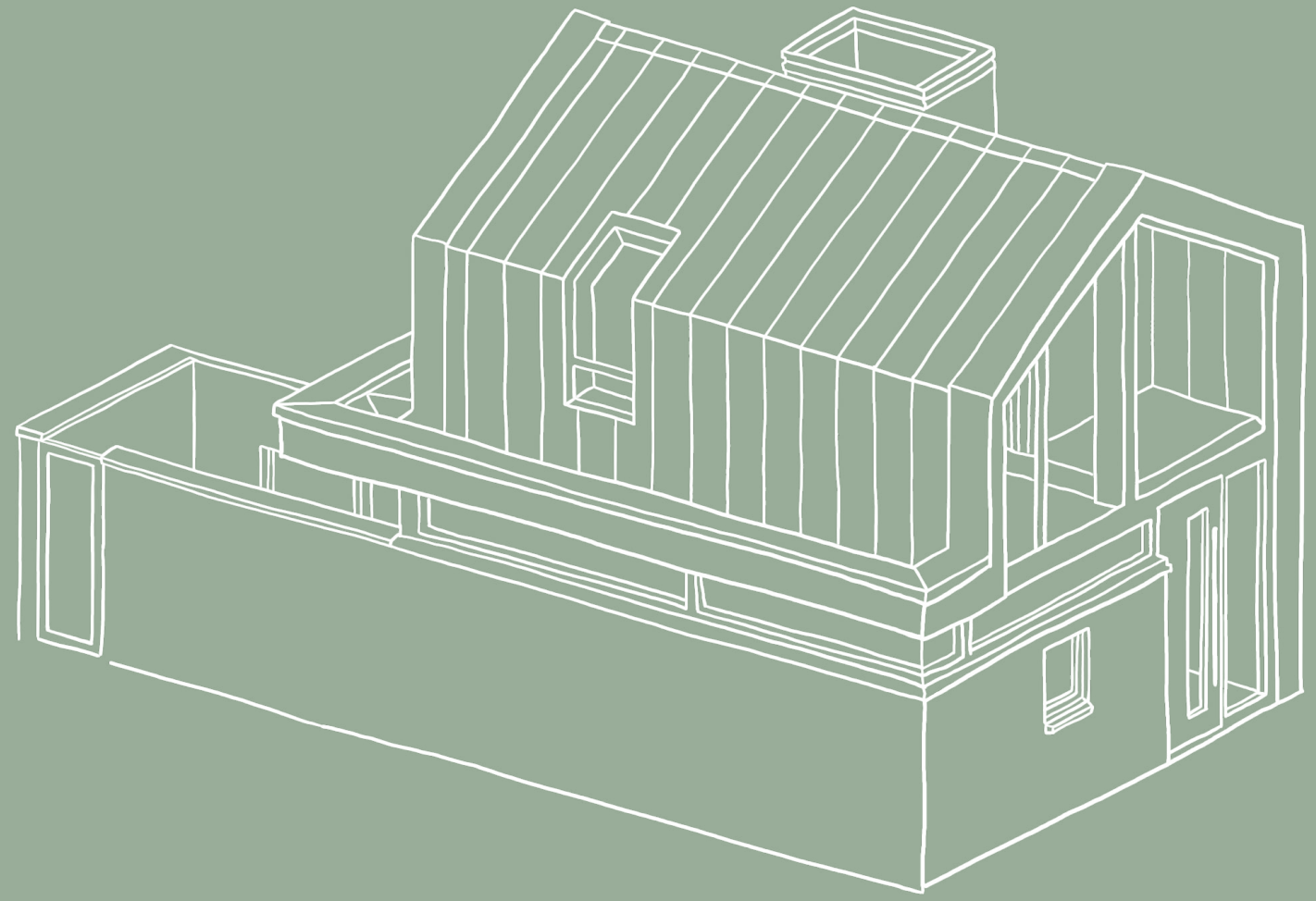
Build of a 3-bedroom cross-laminated timber (CLT) house in Stoke Newington

A partner at Langstaff Day Architects came to us having designed a CLT house on Milton Grove, overlooking Butterfield Green. He had already built the basement and the CLT structure and was now tendering for a contractor to clad the envelope and undertake the full fitout.

After securing the project, we helped our client through a value engineering process, making cost-saving decisions where feasible.

Working closely with the architect / client, we're managing the build, including the procurement and installation of all windows as well as the zinc cladding roof and external walls.

While the site is tight and brings a number of challenges, AF Build are over the moon to be working on such an intricately-designed scheme, bringing something very different to the quiet residential road.



art
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project management

At Artform PM we put our vast development experience to use as your project manager

Development management in London can seem a daunting process, but we're here to support our clients during every step of the journey.

We've developed in some of the most sought-after locations across the capital, with each of our projects showcasing our passion for exceptional quality and attention to detail at every level. After being approached by fellow developers seeking help with large-scale projects, investors looking for new development opportunities and landowners sitting on sites with untapped capabilities, we launched Artform Project Management.

Our team is a collective of chartered surveyors, chartered construction managers, land buyers, architects and designers. And together we offer an abundance of skills, expertise and experience to guide our clients through the development journey. Our goal? To maximise the potential of every site we manage.

It's up to you how much you'd like to be involved with the process. If you're after a collaborative approach, no problem. But we're also more than happy to take the project off your hands and pass over the keys on completion.

Take a look at our list of services here. Whether you're looking for a turnkey solution from step 1 to 6, or you only need assistance with one step of the process (such as planning management), we're happy to help.

Pre-purchase Advice & Funding

Appraisals
Market research
Construction analysis
Planning advice
General risks
Funding options
Funding pack
Drawdown management

Planning Management

Application management
Scheme optimisation
Assembling professional team

Pre-Construction Project Management

Health & Safety
Consultant management
Legal commencement
Indicative programme
Building Control
Risk Register

Construction Project Management

General management
Procurement
Finance
Principal contractor
Sign offs & snagging

Branding & Marketing

Strategy
Brand creation
Marketing material

Sales & Post-Sales

Show home
Agent management
Post-sales management

We maximised the value of a site in Stoke Newington through planning management

The landowners at Wilmer Place approached us looking to build a scheme consisting of 8 apartments and 8 commercial units (including a vast basement) and we needed to move quickly as the planning consent would soon lapse. However, upon analysing the plans, we could see that the site's value was not being maximised and there was an opportunity to create a more profitable scheme.

We implemented the exisitng planning consent as an insurance policy, should our plans not come to fruition, before undertaking the full planning management of a new scheme.

After assembling a professional team including Dowen Farmer Architects and Maddox Planning, we managed the design of a fully residential building containing 30 new homes. With planning permission granted, we significantly increased the value of the land when compared to the previous plans.

The CGIs to the right show the previously consented mixed-use scheme (top image), alongside the newly consented fully-residential scheme (central and bottom images).

In Islington, we gained our client consent to build 7 apartments

Our client at White Lion Street owned the building and was looking to make use of the air space available above.

We managed the entire planning application process, from assembling the professional team to optimising the scheme and managing the relationship with the planning officers. The client was delighted when we gained planning consent for two extra storeys containing two apartments.

Having recently worked with Islington's planning and design officers on Artform's Highgate Hill project, we had a close working relationship with the council. We also collaborated once again with the team at Dowen Farmer Architects. These strong relationships helped immeasurably throughout the design and planning process.

We’re managing the design and build of 5 apartments and 2 commercial units in Clapham

At Northcote Road, the landowners enlisted our help part way through the technical design and tender stage, taking over from another project manager in order to add more value. The project involves the full demolition of an existing building to create five new build homes with two commercial spaces below.

Initially, we looked at layouts from a sales perspective, scrutinising the professional team’s drawings for cost savings that could be made. We also advised on layout optimisation and design.

The landowner had already received two build quotes from local contractors. However, we tendered the project out to a select few trusted companies and secured the most competitive rate.

We will manage the main contractor on site and deal with all other elements of the build such as party wall awards and service connections.

Throughout the entire process, through to build completion, we will always advise from the perspective of a developer, not just a project manager.

In Muswell Hill, we’re project managing the design and build of a family home

A private client approached us looking to purchase land and build a house to live in with their family. Utilising one of our landowner contacts, we facilitated the purchase of a piece of land on Methuen Park with planning consent to build two houses. Before purchasing, we helped in the pre-acquisition stage, creating financial appraisals to ensure the plans were feasible, assisting with funding options where necessary.

We managed the design process of a single house and submitted a new application, gaining consent shortly afterwards. We’re now overseeing the build on site, having appointed a main contractor.

This project showcases our turnkey project management service, from pre-acquisition advice and funding through to handing over the keys upon build completion.

As Principal Contractor (through our Construction Management service), we'll manage the construction using our on-site and office management team, placing all subcontractor orders accordingly. Using this method, you, the landowner, would pay the 'net' costs for subcontractors and materials without a main contractor's profit on top. Instead, you would pay us a fixed fee to manage the process and deliver the build.

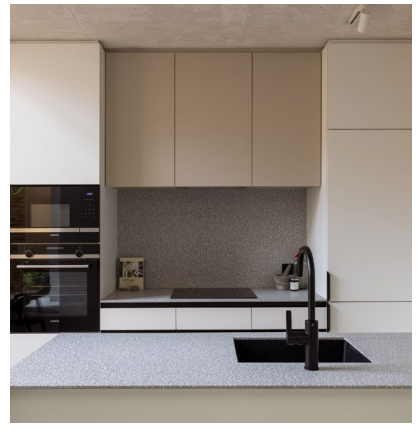
This method allows site commencement to occur quicker as the full extent of the design does not need to be in place prior to starting, and the lengthy main contractor tender process is not required.

We take Health & Safety exceptionally seriously and are continually monitored and audited by a third party Health & Safety consultant. Our experienced team of Site Managers and site staff implement our zero tolerance policy on all Health & Safety issues. We're also proud to a part of the Considerate Contractors scheme.

Artform Construction hold all the necessary insurances which include Professional Liability, Public Liability, Employers Liability and Contractors All Risk.

As well as Project Managing, we also have the option and ability to act as Principal Contractor for your project

art form construction



COMING SOON

This year we're launching My Friend in Property, an exclusive hub where we share the secrets from the industry

Working in property means we're constantly being asked questions by our friends and family: 'What would you do with my place? How can I make sure I'm making the right decisions?' And while we've spent hours giving bespoke advice, time and time again, we've found ourselves sharing the same key points. We would explain how we, as developers, would look at each property, the processes we go through, the questions we ask ourselves and the equations we have to work out.

After talking this through for the umpteenth time, we wondered, could we turn this knowledge into something useful that can be shared with a wider audience? A course perhaps, or a series of courses that turn the chaos of home renovations and property development into something digestible and easy to follow.

This is how My Friend in Property was born. And it's currently in the works with our first course on its way to you. In this initial module, we're focusing on how to add value to your property and save money in the process. It's packed full of tips, tricks and step-by-step guides straight from our heads to yours. Learn from our mistakes so you don't have to make them. Think like a developer.

Keep your eye on our social media pages for more information, or sign up for updates at:

artformgroup.typeform.com/MFinP

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