

HOUSING

DESIGNING PLACES THAT
FOSTER COMMUNITIES
EXCITE STAKEHOLDERS
AND DELIVER VALUE

CORSTORPHINE
+ WRIGHT
ARCHITECTS

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This brochure gives a taste of our expertise across housebuilding and residential masterplanning, highlighting elements critical to success. To learn more and discuss additional experience, contact our housing team.

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To achieve an efficient planning process – while unlocking civic and commercial value – you need a rigorous design approach.

With Corstorphine + Wright, you get a partner with deep expertise and a proven track record in housing and masterplanning. We follow a meticulous, holistic process of reviewing constraints and opportunities – creating a viable vision that secures consent. Uniquely, we're known for front-end as well as delivery, so you have a streamlined approach for taking projects from concept to completion.

We're one of the country's fastest-growing architectural practices, and have worked with the top 10 UK housebuilders, the Ministry of Defence, local authorities, Homes England, affordable housing providers and more. Clients tell us our nuanced understanding of planning policy, expertise in placemaking, partnerships across the supply chain and ability to drive innovation adds value to their projects.



ABOUT US

WHO WE'VE WORKED WITH



DAVID WILSON HOMES
WHERE QUALITY LIVES





CORSTORPHINE + WRIGHT

With Corstorphine + Wright, you get better places and spaces – which means more value for clients and communities. Using our straightforward methodology and drawing on experience from our 200+-strong team, we deliver a design-driven service with a commercial edge.

+ CLIENT CENTRICITY

We engage with you throughout the design process, creating viable schemes that achieve planning consent – and your goals.

Your primary contact is a director, who spearheads ongoing coordination with all stakeholders from local authorities and design boards to community leaders and consultants. Throughout the project, we take a critical, informed approach so we can proactively meet changing needs.

+ MARKET INSIGHT

Clients tell us we're unique in our ability to stay current, get under the skin of where the market's going and integrate learnings from the many sectors we work in. You therefore benefit from market knowledge and the latest design techniques – which help you maximise value over the long term.

We look beyond architecture to identify opportunities that help make each individual scheme a success. This includes conducting feasibility studies, engaging partners across the supply chain and reviewing proposed schemes to identify areas that can be made more efficient.



+ RESULTS FOCUS

We're unique in that we offer high-quality front-end design and technical expertise under one roof, which means you get the support and resource you need at every stage of the process.


This starts from analysing the site and developing the brief and extends to taking a creative approach to placemaking and masterplanning. It includes using BIM modelling and facilitating the use of innovative construction methods to maximise efficiency and cost during delivery.

We're known for our attention to detail, obtaining consent for places that are more than the sum of their parts.

+ INTELLIGENT DESIGN

People are the unifying factor in everything we do. Our clients tell us we have a special ability to create places with magnetism – that pull people in with a 'must-have' quality and stand out in a crowded marketplace.

Importantly, we combine this with a proven track record of designing viable schemes that maximise density. This helps you optimise space from an investment perspective while delivering the best possible experience for people – and making the greatest possible contribution to the community.





A SPOTLIGHT ON

PLACEMAKING

PLACEMAKING SATISFIES OUR DEEP-ROOTED HUMAN DESIRE FOR BELONGING – WE’RE HARD-WIRED TO SEEK MEANING IN THE LANDSCAPE AND SEARCH FOR A SENSE OF PLACE.

Clients, planners and community stakeholders often comment on how well our designs respond to their context. Our robust process delivers a viable vision that secures consent and delivers long-term value – incorporating everything from infrastructure and green space to sustainable drainage. As a result, you achieve densities while creating exceptional places.



ST. GEORGE'S HOSPITAL, MORPETH

A tree-lined avenue continues from Phase 1A, through the central greenland and into the site, terminating at the SUDs Basin and Green link. This provides a planted green connection between the two primary public open spaces.

The pedestrian link between Bluebell Woods and Howburn Woods is formalised and reinforced with new planting, encouraging pedestrian movement through the site and supporting the local wildlife.

A northern primary route connects off the boulevard to provide access to the northwest parcel of land and a potential link to the later development phases to the North. The movement hierarchy prevents through routes and rat runs supporting pedestrian movement and homezones.



PLANNING PERMISSION
SECURED FOR 158
HOMES ON THE EDGE
OF MORPETH. THIS IS
THE NEXT STAGE OF A
£100M SCHEME BEING
DRIVEN BY HOMES
ENGLAND, VISTRY
PARTNERSHIPS AND
HOME GROUP.





HAMMILL PARK

Corstorphine + Wright master-planned the second phase of Hammill Park, a former brickworks near Sandwich, Kent for Quinn Estates. The development includes 19 new self-build family dwellings sensitively located around the two retained historic Engine Sheds, which have been converted into 10 town houses.

The Engine Sheds have been shortlisted in the prestigious 'Development of the Year' category at the 2020 Resi Awards. Corstorphine + Wright has been retained by many of the self-builders to bring their individual Grand Designs to fruition, with each plot having been individually designed within the constraints of a Design Code prepared by us for the development.



Shortlisted
Resi Awards 2020
Development of
the year



CHOCOLATE FACTORY, BRISTOL

The former Elizabeth Shaw Chocolate Factory site in Bristol is being regenerated to create a vibrant new mixed-use community which incorporates residential, commercial and community uses. Where appropriate, the existing factory buildings have been retained for reuse. These are supplemented with new houses and apartments arranged around a series of landscaped public spaces.

The site has been opened up with new links to the city's existing cycle network supported by café and retail facilities located within key buildings to provide a focal point for the wider community.

The design has been developed through extensive local consultation including a series of local workshops and celebrates the strength of the local materials and the former industrial building forms.





A SPOTLIGHT ON

STAKEHOLDER COLLABORATION



HOUSING SCHEMES INVOLVE MANY DIFFERENT STAKEHOLDERS - FROM LOCAL AUTHORITIES AND DESIGN REVIEW BOARDS TO SPECIALIST CONSULTANTS, COMMUNITY LEADERS AND EXISTING RESIDENTS.

We're known for our collaborative approach. Thanks to our nuanced understanding of planning policy and experience working with complex design considerations, you get a streamlined process for achieving consent. We also work closely with strategic partners across the supply chain, so you benefit from expertise across land surveying, landscaping, traffic, ecology and more.

As a result, you get a scheme that engages, inspires – and delivers civic and commercial value.



"We worked closely with the local authority to ensure the scheme achieved their goals of balancing density and placemaking."

CROPSTON DRIVE, LEICESTERSHIRE

Cropston Drive in Coalville was an exemplar scheme for North West Leicestershire District Council. Their aim was to have best-practice design guidance for ensuring schemes created a sense of place, were locally distinctive and connected to the wider context. We were appointed by the council in association with CBRE to prepare an outline planning application.

We developed proposals for 120 new houses, creating a layout, density and mix to meet local need and encourage a sustainable community. The heart of the scheme was a public open space, which provided a focal point and links with the surrounding area.

Throughout the project, we worked closely with the local authority to ensure the scheme achieved their goals of balancing

density and placemaking. We also collaborated with specialist consultants in areas like highways and landscaping to account for specific and changing needs.

Planners were heavily involved in the process, and when the scheme was submitted, there was already buy-in on the urban design and layout.

FRANKUM MEWS, HARINGEY

Frankum Mews is a 29-unit scheme in Haringey incorporating affordable and market-rate housing. The site was one of three adjacent areas the local authority wanted to regenerate. They had allocated an overall number of homes for delivery across the three sites, plus they wanted a new pedestrian and cycle link through to a nearby park.

Frankum Mews was the central site. In addition to our Frankum Mews proposals, the local authority wanted indicative masterplans for the wider area – to ensure the proposals wouldn't negatively affect the other sites' future potential.

The project involved in-depth stakeholder engagement. We worked closely with a range of local authority departments during the process, and we had a collaborative and productive relationship with the design review panel. We also engaged with local residents and community leaders through public consultations.

Through negotiations and stakeholder liaison, we arrived on a viable percentage of affordable housing. We also designed how the cycle link would work given the site constraints.

It was a cooperative and smooth process, with unanimous approval at committee. We're already engaged for delivery, and continue to collaborate closely with stakeholders as we develop the tender package of works.





Winner
Planning Awards 2020
Award for Best Housing Scheme
(fewer than 500 homes)



A SPOTLIGHT ON

DELIVERY

WE PROVIDE A FULL SERVICE ACROSS ALL RIBA WORK STAGES, AND PLAY AN INTEGRAL ROLE IN A PROJECT'S DELIVERY.

We ensure every project is fully coordinated and seamlessly moves from design to construction, minimising risk and ensuring the project is delivered on time and on budget.

We are also able to act in an Executive Architect role. Our approach includes a full Technical Appraisal with full design coordination and quality control through to handover, whilst ensuring the original vision is realised.

Corstorphine + Wright are ISO 9001 certified and accredited to BIM Level 2.



RIVERSIDE PARK, ASHFORD

Corstorphine + Wright was appointed by GRE Assets as the Executive Architect for Plots 3, 4 & 5 of the former Powergen Site in Victoria Road, Ashford. The developments consist of 246 apartments in 5 blocks (4-5 storey) with parking to the lower ground floor, and 26 townhouses facing the Great Stour River with associated public realm and infrastructure.

The apartments and townhouses offer contemporary open plan living with balconies overlooking the river and nearby Victoria Park. Surrounded by green space but only a short walk from the town centre, Riverside Park plays a significant role in the regeneration of Kent's international town. The former brownfield site is located within a Flood Zone 2 and all the buildings have the ground floor at podium level with walkways at this level served by external stairs, lifts and bridges to interconnect these.

The plots, as part of a wider hybrid application were granted full planning consent in 2016. Corstorphine + Wright was tasked with discharging the Fine Detailing planning condition and detailed design in close consultation with the client and the wider design team to value engineer the project to ensure it met the cost plan constraints throughout the project's ongoing duration.

Phase 1 which consisted of 66 flats and 8 townhouses was handed over in June 2019 and Phase 2 is to be handover later in 2019 with the final phases due to be completed in 2022.



DELIVERY OF 273 NEW HOMES





PRIMARY

RUDD

Ground:
1 BEDROOM
2 PERSON
43.6m² / 469.3 ft²
First:
1 BEDROOM
2 PERSON
54.6m² / 587.7ft²



PRIMARY

SPEKE

2 BEDROOM
3 PERSON
59.03m² / 635.4 ft²



PRIMARY

HADOW

2 BEDROOM
3 PERSON
59.03m² / 635.4 ft²



SPECIAL

STAFFORD

2 BEDROOM
4 PERSON
62.2m² / 670.1 ft²



SPECIAL

KIRK

2 BEDROOM
4 PERSON
62.2m² / 670.1 ft²



PRIMARY

SHARMAN

3 BEDROOM
5 PERSON
79.15m² / 851.9 ft²



PRIMARY

FRANCIS

3 BEDROOM
5 PERSON
79.15m² / 851.9 ft²



PRIMARY

FIENNES

3 BEDROOM
5 PERSON
92.9m² / 1000.8 ft²



PRIMARY

CROFT

3 BEDROOM
5 PERSON
93.6m² / 1008.15 ft²



PRIMARY

PEAKE

3 BEDROOM
5 PERSON
85.7m² / 922.47 ft²



PRIMARY

ROBIN

4 BEDROOM
6 PERSON
98.07m² / 1055.6 ft²



PRIMARY

MACARTHUR

4 BEDROOM
6 PERSON
98.07m² / 1055.6 ft²



PRIMARY

EDMUND

4 BEDROOM
7 PERSON
116.2m² / 1250.8 ft²



PRIMARY

EARNEST

4 BEDROOM
7 PERSON
105.1m² / 1131.6 ft²



PRIMARY

ALLUM

4 BEDROOM
7 PERSON
104.9m² / 1129.4 ft²

VISTRY PARTNERSHIP

Vistry Partnerships were reviewing their standard housing range. Their aim was to integrate new requirements and develop a portfolio of core types each region could easily use. We were appointed to create the new range, together with a design code to be their standard for effective placemaking.

We followed a consultative process, meeting with different regional teams to discuss the houses they were using, the layouts they envisaged using in future and the constraints that needed addressing.



NDSS

WORSLEY

Ground:
1 BEDROOM
2 PERSON
55.9m² / 601.7 ft²
First:
2 BEDROOM
1 PERSON
64.1m² / 690.5ft²



NDSS

ATKINS

2 BEDROOM
3 PERSON
70.0m² / 754.3 ft²



NDSS

COOPER

2 BEDROOM
4 PERSON
79.1m² / 851.9 ft²



SPECIAL

BINGHAM

3 BEDROOM
5 PERSON
84.6m² / 910.5 ft²



SPECIAL

FLANDERS

3 BEDROOM
5 PERSON
91.3m² / 982.8 ft²



NDSS

ASHER

3 BEDROOM
5 PERSON
93.6m² / 1007.5 ft²



NDSS

MEEGAN

4 BEDROOM
5 PERSON
98.0m² / 1055.6 ft²



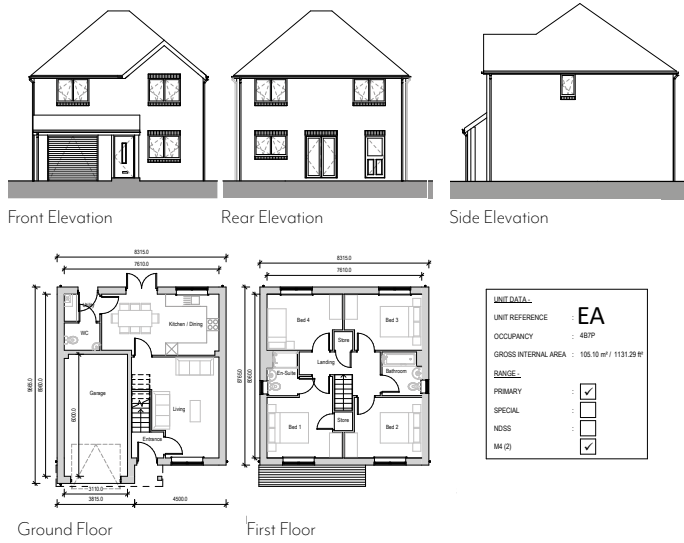
NDSS

SPEIRS

4 BEDROOM
6 PERSON
106.1m² / 1142.3 ft²

WE DEVELOPED 20 HOUSE TYPES WITH STANDARDISED CONFIGURATION CHOICES FOR EVERYTHING FROM STAIRCASES TO BATHROOMS

Primary - Earnest



Robin: Example traditio



Robin: Example center

Based on that input, we developed 20 house types with standardised configuration choices for everything from staircases to bathrooms. This put Vistry in a position to leverage modern methods of construction and gain more value from their supply chain.

We then evolved the planning layouts into technical packages, factoring in buildability issues the construction

teams raised. This led to a standard traditional build package and a timber frame package for each house type.

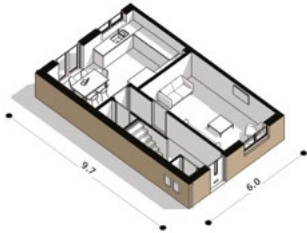
Added value came from our use of BIM. This made it easy for Vistry to elaborate on detail and to standardise its approach to maintaining house types across Galliford Try, Linden Homes and Bovis.

NDSS - Worsley





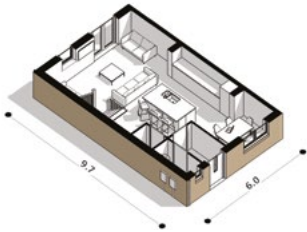
Traditional design



Francis - Closed Plan



Contemporary design



Sharman - Open Plan





BUSH HEATH LANE, HARTBURY
for: David Wilson Homes
75 units including 26 affordable homes

Noteworthy Elements:

- > High-quality new family homes that meet local demand and local authority requirements within an established village environment
- > Design creates a neighbourhood that reflects the local character, urban grain and landscape
- > Close collaboration with specialist consultants across landscape, ecology, drainage and highways



CROPSTON DRIVE, COALVILLE
for: North Leicestershire Council in association with CBRE
120 units

Noteworthy Elements:

- > Engaged to assist with an outline planning application for an exemplar scheme
- > Design creates a layout, density and mix that meets the local need and encourages a sustainable community
- > Close discussions with the local authority, as well as specialist consultants such as highways and landscape



HOB LANE, WARWICKSHIRE
for: CALA Homes
90 units, including 36 affordable homes

Noteworthy Elements:

- > Engaged to prepare a full planning application for the development of a 3.8ha parcel of land
- > Design creates a community neighbourhood that integrates into the surrounding context
- > Varied choice and mix of tenure and type to meet local need and encourage a sustainable community



PARKGATE, CHESHIRE
for: Tatton Estate
235 units, with 30% allocated as affordable

Noteworthy Elements:

- > Engaged to bring forward a reserved matters application
- > New homes range from 1 to 5 bedrooms across a 6.07ha site
- > Features large areas of public open space and amenities, including a LEAP, playing field and trim trail
- > Ecological areas are retained, including a breeding habitat for crested newts, ponds, mature trees and grasslands



TATTON BLUBELL VILLAGE, KNUTSFORD
for: Tatton Estate

Noteworthy Elements:

- > Engaged to bring forward an outline planning application
- > 15ha residential-led development, incorporating a parade of shops, care home and hotel
- > Attractive landscape features provide open amenity and public spaces, improving ecological value



MEASHAM, LEICESTERSHIRE
for: Measham Land Company
426 units

Noteworthy Elements:

- > Revived a covered canal to create a focal point for the scheme
- > Housing mix across wharf-style canal frontages and traditional family housing
- > Close collaboration with local authorities



HOOK MASTERPLAN, HAMPSHIRE for: Seven Capital

Noteworthy Elements:

- > 90ha site adjacent to Bartley Wood Business Park
- > Identified the site's opportunities and constraints to unlock its potential
- > Plans responded to the M3 motorway bordering the site, undulating topography, flood risks, visual sensitivities and biodiversity



BRAINTREE, ESSEX for: Williams Group 250 units

Noteworthy Elements:

- > Includes appropriate provision for affordable homes and Category 2 / 3 dwellings
- > Range of 1 to 5 bed houses, apartments and bungalows. The mix provides flexible internal arrangements, catering for differing needs
- > Public open spaces, with existing trees retained, mature landscaping and a wildlife corridor



COSELEY ECO PARK, DUDLEY for: Skelton Group 870 new houses and 55 apartments

Noteworthy Elements:

- > 26.3ha brownfield regeneration site incorporating 3 adjacent, unused industrial sites
- > Includes family houses of 2-4 bedrooms and a mix of detached and semi-detached dwellings
- > Employment opportunities supported by retail and commercial uses, including a car showroom, a public waste recycling centre, plots for an energy recovery facility (ERF) and a new form of hydro- electric power generation
- > Masterplan is underpinned by a strategic landscaping scheme with wildlife corridors, sustainable drainage and a neighbourhood park with a football pitch



SANDVIK, BIRMINGHAM for: Sandvik 80 units

Noteworthy Elements:

- > Feasibility study and masterplan for unneeded areas of an industrial site
- > Includes housing and a school, with the scheme integrating with the commercial facilities on site
- > Incorporated a wildlife corridor linking to a Site of Local Importance for Nature Conservation

FURTHER
PROJECT
INFORMATION

THIS BROCHURE
GIVES A TASTE
OF THE HOUSING
AND STRATEGIC
MASTERPLANNING
PROJECTS
WE'VE WORKED
ON. THIS PAGE
GIVES FURTHER
INFORMATION
ABOUT OUR
EXPERIENCE IN
THE SECTOR.



Our schemes are designed to create high-quality spaces and places, fostering communities and enhancing people's quality of life.

200+

strong team of **experienced professionals** who share learnings from across the practice

11

studios
across the UK
& Ireland

40

years'
of industry
experience

10

top UK
housebuilders have
worked with us

100K

residential units
successfully designed
over the past 2 years

135

leading UK property
PLCs and developers
have worked with us

85%

of **projects** have been
for **repeat clients** over
the past 3 years


CORSTORPHINE+WRIGHT
IN NUMBERS


CORSTORPHINE
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ARCHITECTS


Contact us to discuss your project

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