



i2C | Ryder

BUILD TO RENT

CAPABILITY STATEMENT



With the emergence of a new sector in the Australian market, i2C Architects have placed themselves at the leading edge of the “Build to Rent” (B2R) design thinking. i2C is leveraging off the US and UK market research and knowledge and fine-tuning it for Australian conditions as B2R establishes itself over the next 12 to 18 months.

i2C Architects nationally has invested considerably in understanding this new sector and have joined forces with Ryder Architects out of UK, Canada and Hong Kong. Together we bring the knowledge and experience of Ryder learnings from the design of over 3000 “B2R” apartments during the past five to seven years, into Australia.

Both i2C and Ryder have a recognised strength in the ability to work with large stakeholder groups in the core market sectors of Commercial, Urban Planning, Interiors and Retail.

We proudly maintain long term relationships with several “blue chip” clients across a portfolio of dynamic projects world-wide.

Professionalism and focus remain constant through all core sectors of our work. We enjoy the challenge but are driven by reaching new levels of excellence in all forms of design and delivery, from the smallest private development

to the largest multi-million dollar commercial venture. We ensure all outcomes are sustainable and responsibly designed for the long-term and reflect the aspirations of those groups participating in the design process.

MISSION

i2C and Ryder create innovative architectural design. The freedom to inspire remains our driving focus, coupled with a discipline for continual delivery of excellence.

We have a dynamic team approach that brings a unique environment to the Architectural Industry. Our ethos is one that embraces fun, flexibility and professionalism.

We are passionate about our people, our projects, our culture and our clients. We derive great pride by contributing to the wider community through our skills and talent, both professional and personal. We help others to change their world by continually challenging our own. We stand at the forefront of our industry. Creating original and sustainable design solutions and continually reaching for new levels of distinction.



i2C DIRECTORS ROD ROSE, ANTHONY MERLIN AND BRIAN JENDE

FLEXIBLE DELIVERY SYSTEMS

Based on the UK format, we have developed a concept which provides a high quality, stimulating and innovative living space for residents with emphasis on flexibility. Build to Rent developers will see cost savings due to a reduction in construction time, improved cost certainty and a lean project management structure. Landlords will benefit from improved whole life costs including a reduction in maintenance fees.

Our solution reduces the overall construction cost for the building and provides greater flexibility to the developer, landlord and residents which creates an ever changing and constant cycle of tenants who live in a flexible and high-quality environment.

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SECTION A

BUILD TO RENT



BUILD TO RENT

PEOPLE WANT FLEXIBILITY HEALTH IN MIND AND BODY HOLISTIC AND MEANINGFUL PLACE MAKING COMMUNITY



A LIFESTYLE NOT A LANDLORD AMENITY RICH 360 LIVE/WORK/PLAY LIFESTYLE PIONEERING POSITIVE CHANGE NEW COMMUNITY LIVING

BUILD TO RENT

Housing deficit and affordability is a perennial problem internationally.

A culture shift in the United Kingdom has established private rental to the fore with the market demanding high quality design, delivery and long term management.

In light of these developments we have looked to define the key characteristics of Build to Rent (B2R) focusing on the importance of brand identity and creating places of character, of placemaking

and community creation and how, as clients and architects, we can learn from these principles to create successful developments setting new standards in rental living and support.

Tenant experience will be our primary focus with enhanced health and wellbeing through the design and delivery of amenity rich, high quality, sustainable, purpose built stock that offers a different lifestyle approach.

New community living reflecting a 360 degree live, work and play lifestyle.

Principles

The importance of brand identity and reputation should not be underestimated in a competitive market.

Internal apartment layouts which accentuate the positives and comply with local authority spaces standards, getting the apartment mix right for location and market, and amenity rich flexible and personal spaces all contribute to brand.



Lounges and co-working space, organised events and entertainment, games rooms, spas, libraries, gyms, fitness, roof terraces and tranquillity zones enrich a living experience where staying in is the new going out.

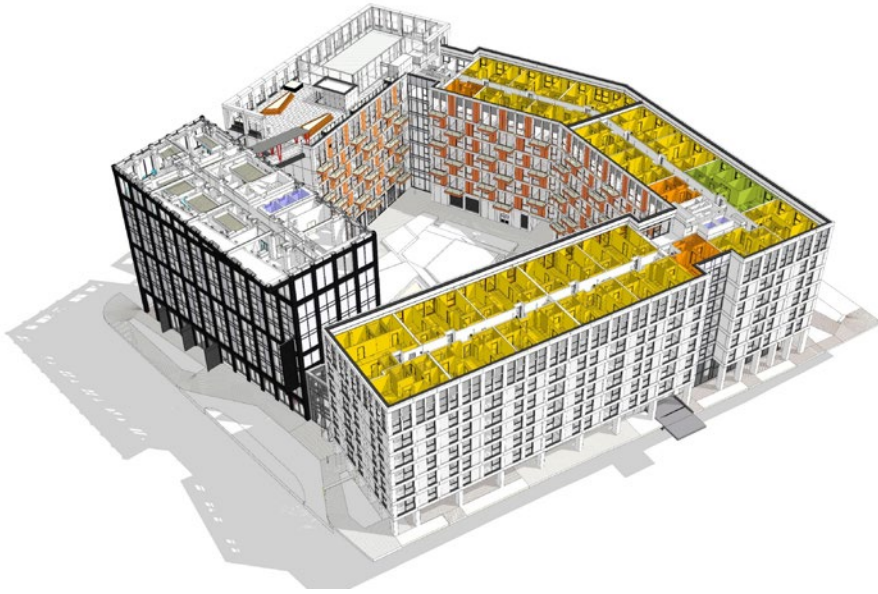


FLEXIBLE ENVIRONMENTS FOR WORK AND PLAY LOUNGES AND CO-WORKING SPACES EVENTS AND ENTERTAINMENT GAMES ROOMS, SPAS, LIBRARIES AND DINING CLUBS



**HEALTHY BODY
HEALTHY MIND
GYM, INDOOR/OUTDOOR
FITNESS SPACE, SPA PODS,
TRANQUILITY ZONES
STOP EXISTING
START LIVING**



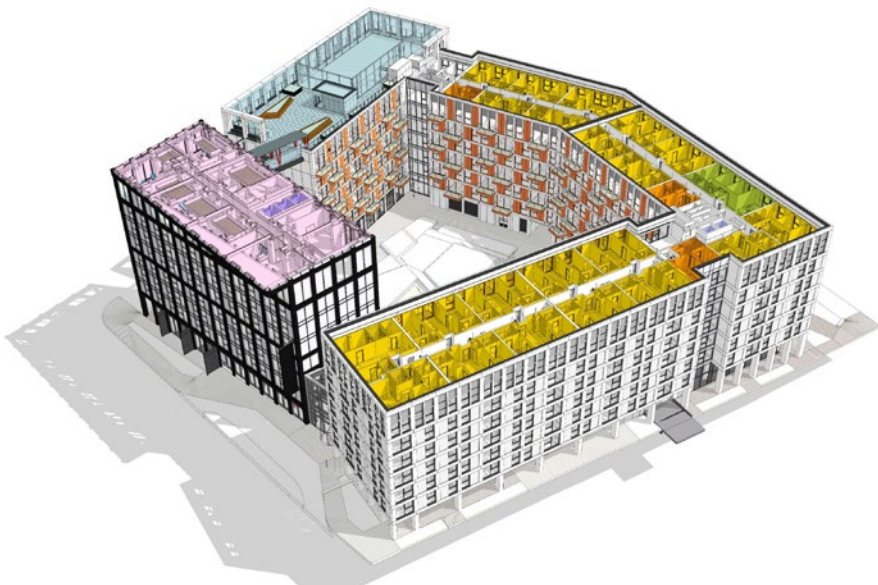
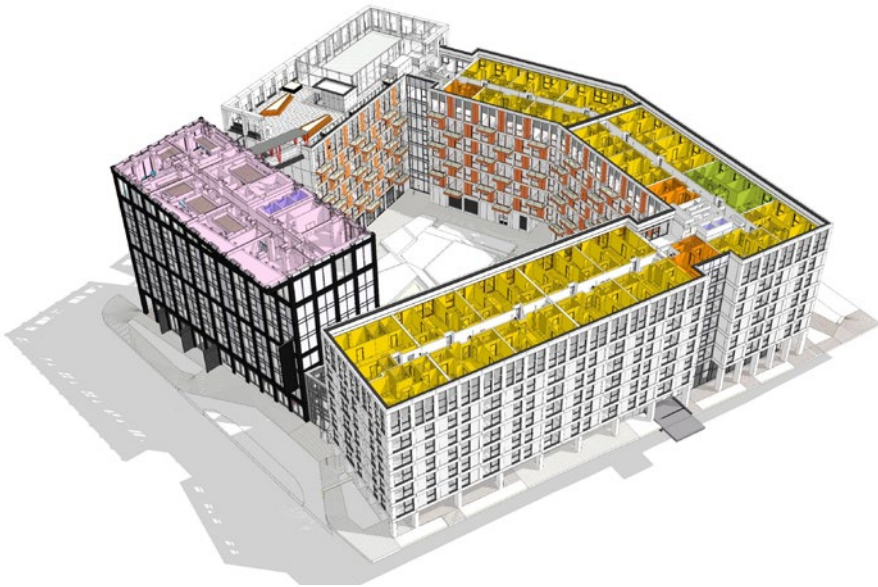


Next generation living puts clients first with quality environments, longer rental periods and security of tenure.

Getting the brand right will give exposure and identity in the market, engendering loyalty through the quality and strength of the offer.

Brand substance is multi-faceted from front of house concierge and on-site maintenance team through to amenity rich communal spaces to relax, meet, greet, host and interact with your friends and neighbours.

Build to Rent is our opportunity to design memorable internal and external spaces of character and context, the right buildings in the right locations, creating lasting communities in the heart of our cities.



BRAND ALIGNMENT
GET IT RIGHT
IDENTITY STRENGTH
QUALITY CONSISTENCY
LOYALTY

PLACEMAKING
MEMORABLE BUILDINGS
AND SPACES OF
CHARACTER AND CONTEXT
THE RIGHT PRODUCT IN
THE RIGHT LOCATION

NEW COMMUNITY LIVING
LASTING COMMUNITIES
THROUGH AN AMENITY
RICH OFFER
KNOW YOUR NEIGHBOURS
MAINTAIN YOUR ADDRESS

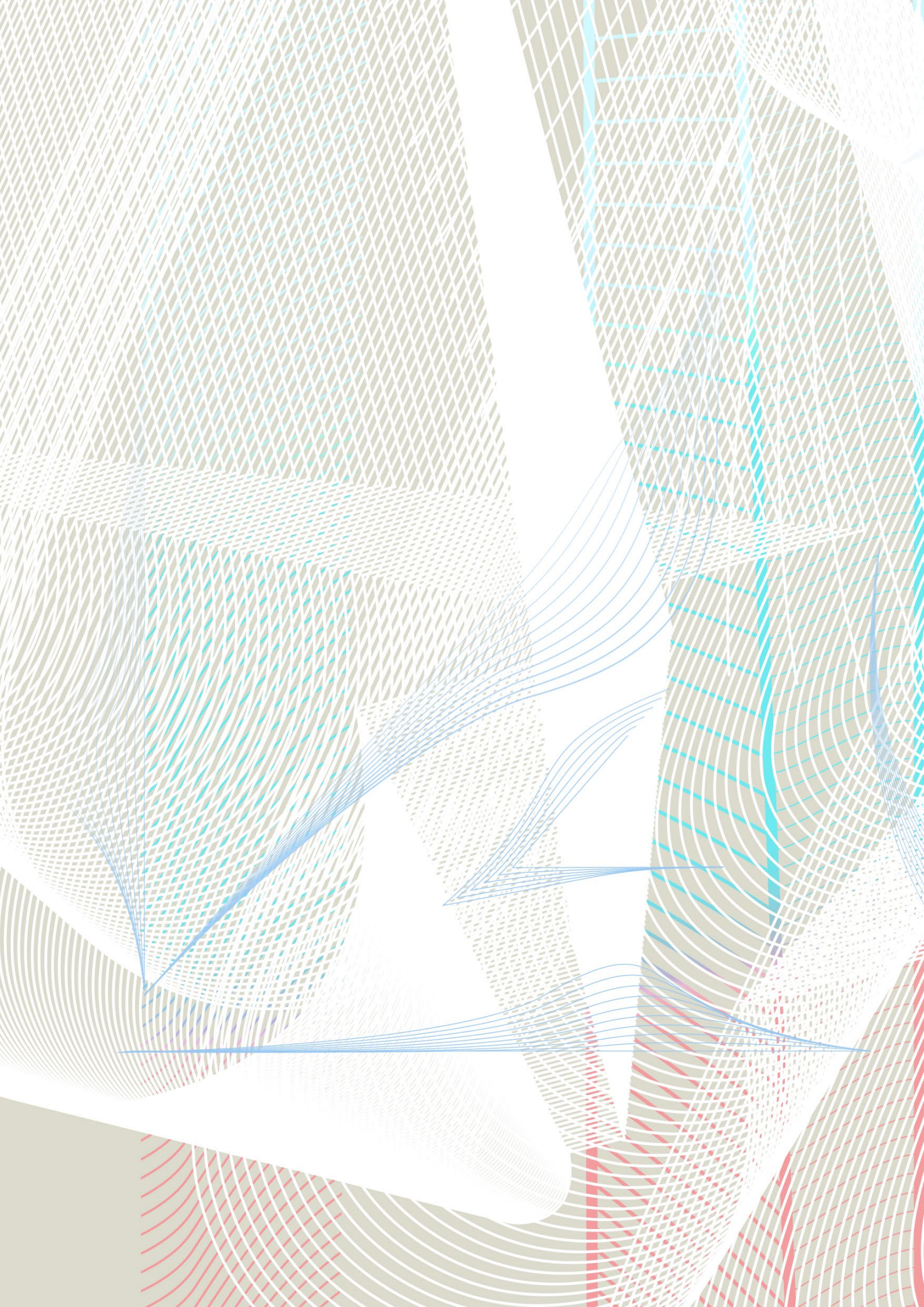




“RYDER HAS CAPTURED THE ESSENCE OF OUR ETHOS, UNDERSTANDING AND APPRECIATING OUR RESIDENTS, RESPONDING TO THEIR NEEDS AND REALISING THEIR VISION. THE REGENERATION CAN OFFER A TEMPLATE FOR FUTURE C&C DEVELOPMENTS.”

Julia Ashley, chief executive, C&C





SECTION B

**BUILD TO RENT &
RESIDENTIAL EXPERIENCE**

TOWER WORKS



A 300 unit private rental sector development in central Leeds adjacent to listed structures and within a conservation area.

Ryder were commissioned to undertake a full review of the current RIBA 3 planning approved scheme with affordability and buildability key.

Our initial focus on apartment types and layouts reduced the original 54 unit types to six. In tandem this approach rationalised both kitchen and bathroom types across the complete development.

Simplifying the disposition and number of apartments, twinned with increasing height to strategic locations whilst respecting key views, has increased capacity from 214 planning approved to 300 units ensuring the overall development has become financially viable and will finally transform this neglected site in the heart of the city.



PROJECT DETAILS

Value	<i>£75m</i>
Client	<i>Carillion Developments</i>
Year	<i>2020</i>
Location	<i>Leeds</i>

ANGEL GARDENS



466 one, two and three bedroom units over ground floor commercial, basement parking and new public realm, which stitches the scheme into the wider development masterplan.

The massing comprises of a six storey block with a 34 storey tower to the corner of Miller Street and Rochdale Road which will be the second tallest building in Manchester city centre.

The residential units are solely for the private rental sector and is the largest development of its type in the UK.

A full technical review of the original proposals and others was undertaken in our remit to maximise value by instilling standardisation of apartment layouts and bathroom, ensuite and kitchen types without altering the architectural concept and integrity.

This we achieved by reducing the complexity of the building internally and externally and working in tandem with facade subcontractors ultimately making the scheme buildable whilst working in the consented envelope.

Ryder has been commissioned from RIBA Stage 3 and is working with MODA to develop the unit types to a brand style of private rental apartments in order to use on various projects across the UK.



PROJECT DETAILS

Value	<i>£85m</i>
Client	<i>MODA</i>
Area	<i>31,000sqm</i>
Year	<i>2019</i>
Location	<i>Manchester</i>

Case Study

LODGE ROAD



The client, Central and Cecil C&C, is a charitable provider of accommodation and care for the elderly which owned and operated a 1950s block containing 250 small bedsits. The accommodation was inflexible, the units too small and no longer regarded as fit for purpose.

The design challenge was to create a similar number of larger apartments with

significantly enhanced support and social provision, together with the addition of private accommodation for sale to substantially fund the development.

The site, situated adjacent to Regent's Park and the world renowned Lord's Cricket Club and which occupies a full urban block, is in a premier London location.

The development is phased so disruption to residents is minimised and temporary moves offsite avoided.

Substantial consultation with residents and a representative group was formed to serve as ongoing advisors to the project.

AWARDS

Inside Housing Development Awards

→ Shortlisted

PROJECT DETAILS

Value	£60m
Client	Central and Cecil
Area	20,465sqm
Location	Westminster



C&C have historically provided a single model of care across their portfolio. This project pilots a flexible, menu based approach. Some residents are completely independent, others benefit from a light touch support, while others require substantial care services.

A significant area of development is to mitigate the symptoms of dementia. In our ageing society dementia has emerged as a key issue. Medical practices are enabling us to live longer but we are unable to counter the loss of brain function.

UK research suggest that up to 75% of residents in care homes suffer from some form of dementia and we are nearing a situation where over a third of over 65s will die from it.

C&C are committed to being at the forefront of good practice. Working with leading experts in the field we are together developing pilot studies which will inform the detail design of other new developments.

A key priority is the overriding importance of creating a real sense of belonging - of home, and of a spirit of community.

The nature of social space, how it is perceived and used is critical. The avoidance of large institutional lounges in favour of smaller more intimate spaces, and opportunities for quiet reflection or chance encounter.

Exploring real and meaningful activity with opportunities to make and do is part of the research programme. Car repair, cooking, gardening all form part of day to day activities.

The development forms clustered apartment layouts in linked blocks ranging from six to 12 storeys. Accommodation steps up from the south to provide a network of tiered rest gardens for all residents to enjoy. Apartments are a mix of one and two bedroom with light filled living spaces and private balconies.

Case Study

ISLINGTON WHARF 3



Our proposals were for a landmark residential scheme in New Islington. The site lies adjacent to the attractive waterside setting of the Ashton canal just north of Manchester Piccadilly Station.

The development formed the next phase of an established residential community with capacity for 220 new homes comprising a mix of town houses together with one, two and three bedroom apartments accommodated above a ground floor retail plinth and associated decked parking.

The dramatic architectural response creates a homogenous wrapping envelope which defines a mews, branch canal and two landscaped courtyards. A simple palette of materials echo the industrial heritage of the locale while also articulating key routes and private amenity space. The stimulating rhythm and order of the facade is based upon a common planning grid to ensure flexibility for future changes in the housing market.



PROJECT DETAILS

Value	£25m
Client	Muse Developments
Area	15,000sqm
Year	2016
Location	Manchester

**FOR A PERSONAL
PRESENTATION WITH
FURTHER FLOOR PLANS
AND CASE STUDIES**

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