

Architecture
Landscapes
Interiors
Urban Design

**Kay
Elliott**

Kay Elliott is an international studio of highly imaginative architects and designers, creating buildings and places that enhance financial value, their surroundings and the lives of all who use them.

Our projects include commercial, cultural, housing, health, education sectors, the leisure sector, regeneration and masterplanning.

Our built portfolio amounts to £1/2 billion, spanning 24 countries on 4 continents and serving 25 million users each year.

We are a leading, international expert in visitor attraction projects. We combine fully-researched ideas, a user-focused approach, commercial understanding and personal service to create exceptional buildings.

Kay Elliott is based in the south west and has a 30 year history. We have a staff of over 35 people. We pride ourselves on nurturing local talent and the way in which we exchange skills and knowledge on an international level working with local partners across the globe. Our Devon location offers a unique, balanced lifestyle and a stimulating and inspiring work environment. Engaging with a diverse and dynamic client base enables us to innovate, explore emerging technologies and find ways to add value.



Wildlife Conservation and Zoo Design

Living Coasts
Paignton Zoo
Dudley Zoo
Emmen Zoo
Bristol Zoo
National Wildlife Conservation Park
Wildlife Sydney
Wildtrack Drenthe

The Practice has been continually involved in Zoo projects from the early 1980's to the present day.



Living Coasts



The site of Living Coasts is within a Conservation Area and adjacent to listed buildings. It occupies a previously derelict but very prominent coastal site, situated next to an attractive rocky cove at a point where Torquay Harbour ends and the sea cliffs start.

The objective of Living Coasts was to regenerate this part of the harbour and to give the visitor a new perspective on marine animals and birds and their conservation; in particular, being able to observe animal behaviour not easily seen in the wild.

Amongst the many demands of the brief, emerged an overriding desire to repair the damage to the coastline in some way. The requirement to provide habitat for the coastal

animals meant covering the surface with rocky pools, low cliffs and beaches. We manipulated this new landscape to effect the much needed 'coastal repair'. All of the other accommodation is sited below surface level to maximise the new landscape opportunity.

The site is within a Conservation Area and adjacent to listed buildings.

The structure is reinforced concrete and steel frame. The waterproofing is a Bauder Green Roof System. The artificial rock is made of GRC with the net being of steel with a polypropylene tension structure.

Natural aggregates and muds were sourced to create the beaches and estuary. Timber, some reclaimed, is used extensively for other elements.

Planning permission was granted in September 2001. The contract

**Above left: Aerial of Living Coasts
Top right: Underwater observation within Living Coasts
Bottom right: Above water viewing**

value was £6.5m. Final demolition and site preparation commenced in January 2002 with the Contractors starting construction at the beginning of May 2002 with completion at the end of June 2003. Our Clients opened their doors to the public on 14 July 2003.

HRH The Princess Royal officially opened Living Coasts on 9 September 2003.

This regeneration project won the Michelmores/Western Morning News Project of the Year Award 2002 and an RIBA Regional Award in 2004.

Paignton Zoo



Complete redevelopment of Paignton Zoo including new entrance, restaurant, ape house, rhino house, lions and tigers, aviary, education centre, small primates and crocodile swamp exhibits. Kay Elliott won a leading Zoo design award for the redevelopment of Paignton Zoo.



Dudley Zoo



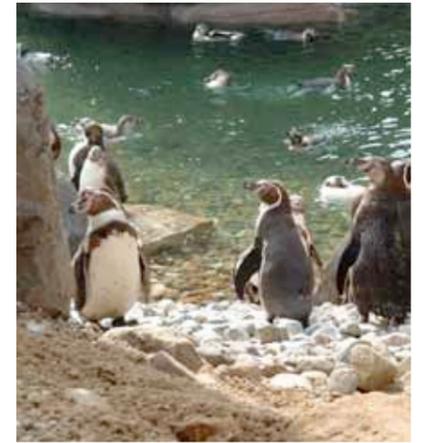
Dudley Zoo has a "family" of 1930's tecton listed buildings designed by Lubetkin. These concrete structures have unacceptable space standards for modern zoo design. Kay Elliott won the competition to redesign Dudley Zoo with a simple philosophy of turning a zoo inside out. The buildings will house the public and the landscape will accommodate the animals. Funding for the major development is still being sought.



Emmen Zoo



Kay Elliott designed a new extension to Emmen Zoo including Europe's largest Humboldt Penguin attraction.



Bristol Zoo



The Practice was responsible for a new multi million seal and penguin exhibit followed by a small primate attraction. Once again we won the leading zoo design award for the UK for our work at Bristol Zoo.



National Wildlife Conservation Park



A trio of major exhibits at the £70 million National Wildlife Conservation Park (NWCP) in Bristol will provide an excellent landscaped attraction, educate visitors about the wonders of nature and show the interdependence of different species. Kay Elliott gained Planning Permission in December 2009.

The first exhibit replicates a mangrove swamp in Tortuguero National Park, Costa Rica. The building, an ETFE dome, takes visitors on a journey from the mangrove canals to a banana plantation, down a mangrove-lined trail, beneath the water level to a mangrove swamp. Visitors eventually emerge onto a 'tourist' beach.

Our second exhibit, "Indian Oceans" comprises a large bat and lemur walkthrough; a Ranger Station containing small close encounter animal exhibits,

an aquatic display with one tank displaying a brightly coloured live coral reef and the other exhibiting stunning and vibrant large fish species.

The third project is an open air amphitheatre set within a fantastic ancient woodland setting, with backstage facilities for animals, all with green living roofs.

Top: Exterior render of Indian Oceans exhibit. Below: Exterior elevation of Kay Elliott's Costa Rica exhibit,



Wildlife Sydney



Wildlife Sydney (formerly Sydney Wildlife World) reopened in Darling Harbour, Sydney following refurbishment and remodelling of exhibits which included the construction of an all new butterfly tropic zone. The reconfigured interactive first floor level is themed around Australian Habitats – "an outback adventure in the city."

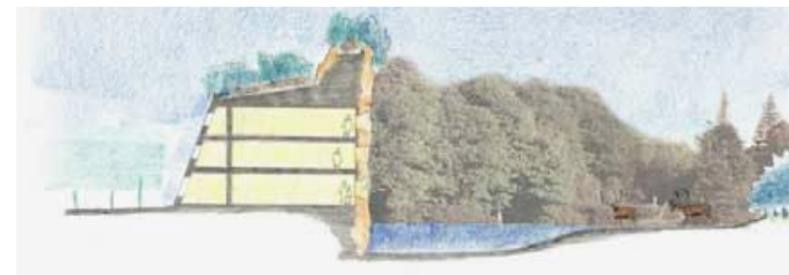
Drenthe, Holland



Wild Track, Drenthe. Kay Elliott's concept design is for a unique holiday destination engaging all the family on a journey through time to experience a world of 10,000 years ago.

The wildlife resort captures the essence of life in a time when nature and animals had the freedom to exist in a landscape barely inhabited by Neanderthal man.

The park will hold animals such as bears, reindeer, beavers and wolves, roaming their natural landscape allowing visitors to experience and observe them behaving as they would in the wild.



Aquatic

Paris
Sydney
Helsinki
Moscow
Jesolo
London
Scheveningen
Oberhausen
Hannover
Rome
Bristol
Berlin
Durban
Porto
Duisburg
Dallas
Billund
Weymouth
Garda
Manchester
Orlando
Königswinter
Blankenburg
Auckland
Kansas
Blackpool
Minnesota
Speyer
Emmen
Phoenix
Shanghai
Gunzburg
Carlsbad
Munich
California

Kay Elliott have been responsible for new aquaria and for refurbishing new aquaria extensively around the world.

Probably one of the largest aquaria was the complete development of Shanghai Aquarium. Kay Elliott completed this in 1998 being one of the first western architects to be involved in mainland China.

Two years ago we relaunched the London Aquarium based on the story of the ocean conveyor being the currents that rotate around the world's oceans.

The construction of a new Sealife Centre in the Olympic Park in Munich was an exceptionally interesting project given the historic building status of all the structures within the park.

At the time of writing the Practice is involved in four significant aquarium re-developments in Australasia in Mooloolaba near Brisbane, Sydney Aquarium, Melbourne Aquarium and Kelly Tarlton's in Auckland, New Zealand.

Munich SEA LIFE



Image: Nick Guttridge

Located in the Historic Olympic Park in Munich and built alongside the structures of Frei Otto and Behnisch and Partners, this successful visitor attraction combines modern aesthetics in a sensitive landscape setting.



Image: Nick Guttridge

Munich Olympic Park at Oberwiesenfeld, Germany, was formerly an airfield but developed to stage the 1972 summer Olympics. The original use of the park has long since gone, but the site remains a dominant cultural and sporting venue which has attracted over 170 million paying visitors since 1972 and also provides the backdrop for architecture provided by some of the world's greatest designers including Gunther Behnisch and Frei Otto.

Kay Elliott's partially grass-roofed sunken structure, opened one week early, covers 2,200 square metres and houses over 30 aquaria including the 400,000 litre 7m deep sea exhibit. The centre provides an entertaining but educational insight into some of Europe's endangered aquatic eco-systems.

Kay Elliott are experienced in designing leisure and cultural buildings set within sensitive

landscape and water-related settings, and responded here to the brief with a stunning contemporary but welcoming design which works in harmony with other structures around the park and lake.

Top: The glazed entrance atrium sits between two faceted concrete walls
Above: A bush-hammered wave runs through the shuttered concrete in entrance.



Merlin Entertainments commissioned Kay Elliott to design a new 2,000 m² SEA LIFE™ Aquarium on the banks of the Rhine in Königswinter, Germany.

The site, currently a small park in the centre of the town, has been developed following public participation and the desire to reduce its impact on the environment.

The lower floor has been partly sunk into the ground and is constructed as a watertight box due to the history of flooding in the area. In addition the upper floor has been slid out over the public footpath, creating shelter for the bus lay-by and drop-off zone and increasing the distance between the existing properties to the rear.

The curved form further increases the views available. In addition the building has been positioned to retain the sight



lines from the river of the adjacent locally important building, making it also possible to create a new public piazza and link from the Rhine to the Town Square.

The aquarium has a mystical theme linking the various displays from freshwater stream to deep ocean, and features a 360° glazed tunnel through the 7.2m deep sunken city of Atlantis.



Top: Display interaction
Above left: External finishes detail
Above right: Building exterior



Merlin Entertainments commissioned Kay Elliott to design a new 'National' SEA LIFE™ Aquarium for Germany, in Oberhausen.

The development is seen as a key attraction for the continued regeneration of this former industrial area. The site is located adjacent to a large shopping centre and overlooks a new marina development currently under construction. Visitors are taken on a themed journey from the glacier source of a mountain stream down through caves, shoreline, harbour, a walk-through ray tank, galleon and ocean tank, before winding their way back up through fjords and a shipwreck to the theatre, discovery and Greenpeace areas, finally exiting the display via the shop and restaurant.

The displays are centred around an 1100m³ ocean tank, with visitors being able to walk through tunnels.



Top: Aerial of site
Above: Entrance
Right: Glass screen wall detail



SEA LIFE Aquarium at LEGOLAND California Resort



The \$10 million SEA LIFE™ Aquarium at LEGOLAND® California Resort, designed by Kay Elliott opened in July 2008 and was the first SEA LIFE™ Aquarium in the United States and is also the first to incorporate 72 LEGO® models.

Key features of the aquarium include: the Discovery Zone, where guests interact with marine life experts, touch tide pool animals and takes an inside look at the lives of sea creatures from special pop-up viewing stations; the Shoaling Ring, where guests are surrounded 360° by schools of swimming fish; and the Ray Lagoon where several species of rays appear to “fly” through the water in Mayan temple ruins.

There is also a 35 foot long acrylic ocean tunnel allowing visitors to walk through and experience the Lost City of Atlantis.

Porto SEA LIFE



The practice was commissioned to design a new SEA LIFE™ Centre and Marine Sanctuary in Portugal's second largest city, Porto by clients Merlin Entertainments.

The €7 million project comprises 2,100 m² over two storeys. It accommodates a large number of displays and tanks; species from the Druro River in Spain across the Atlantic Ocean to tropical climes and beyond are featured in this destination building.

The architecture befits such a prominent site, with a curved building incorporating LED lighting set inside glass panels at ground level to ensure an active frontage day and night. The first floor, which is cantilevered, is clad in ceramic tiles.

The project is important for Porto and our striking building on the sea front is expected to be a catalyst for the regeneration of the City, attracting more visitors and providing new cultural entertainment and education. Sea water extraction provides the water for the displays.



London Aquarium Refurbishment



Located in the Grade II* County Hall on London's South Bank, the aquarium underwent a programme of refurbishment and redesign and was rebranded to form part of the SEA LIFE™ franchise – Merlin's No 1 global aquarium brand – shortly after Merlin acquired the attraction in 2008.

The relaunch of the new SEA LIFE London Aquarium was supported by a very heavy PR campaign which included an official opening by London Mayor Boris Johnson in April 2009 who described it as an ‘absolutely fantabulous attraction!’

The visitor experience was vastly improved taking the very best of the SEA LIFE elements including greatly improved areas and environment for the marine creatures, the addition

of several child-friendly tanks and 14 new zones ranging from shipwrecks to shorelines and rock pools to rainforests. Significant improvements were also made to the visitor route around the attraction, supported by exciting new graphics, information and signage in line with other SEA LIFE attractions. This new streamlined navigation system designed to allow the aquarium to tell a coherent story about marine life and climate change.

General Manager Toby Forer had these comments on the aquarium's new positioning as a ‘leading centre of Marine Conservation’:

“Our ultimate aim is to tell a serious eco-story in an entertaining way. We call it ‘fun learning’ and believe we’ve now got the perfect blend of visual spectacle, interactivity and access to aquatic experts to make a visit here a truly memorable and thought-provoking experience.”



‘Leading centre of Marine Conservation’

General Manager Toby Forer

‘Absolutely fantabulous attraction!’

London Mayor Boris Johnson

Two of the major new features were an underwater tunnel stretching through the Atlantic Tank which brings guests closer than ever to Europe's largest collection of Cownose Rays; whilst a floating ‘Shark Walk’ exhibit with a viewing box in the floor allows visitors to see five species of sharks swimming inches under their feet, a first for any SEA LIFE™ aquarium.

Observation Towers

Blackpool
London
Sydney



Image: Future

Blackpool Tower Refurbishment



Image: Donal McCann



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INTERIOR, UK

Blackpool Tower Eye
By Kay Elliott

2012-2013

Blackpool's famous tower has reopened following a 10-month £12m rejuvenation that has transformed the town's most famous landmark into a contemporary attraction that is already drawing crowds

Working closely with Blackpool Council and the global visitor attractions specialist Merlin Entertainments, Kay Elliott restored the grandeur and heritage of the Tower Ballroom and Tower Circus located in the tower podium and added two new contemporary global attractions.

This unique project features the reconfiguration of visitor flows, imaginative wayfinding, the sensitive integration of new structure within the tower complex revealing the original structure. It also signals regeneration on Blackpool's iconic waterfront.



Image: Donal McCann

Blackpool Tower Eye, is a 4D cinema experience in which a 3D film combines with the addition of physical effects in a specially constructed theatre, which screens a specially commissioned film charting Blackpool's history with detail so realistic that you can even smell the donkeys and feel the spray from the sea.

This is linked to a spectacular new observation deck at the top of the steel structure where a new viewing platform has been constructed with a 4.15 tonne glass floor, so after film combines with the addition of physical effects in a specially constructed theatre. a specially made film charts Blackpool's history with detail so realistic that you can even smell the donkeys and feel the spray from the sea.

The London Eye



With its striking presence on the River Thames, the London Eye has become an instantly recognisable landmark on the capital's skyline. Standing adjacent to the Grade II* County Hall it is the country's most popular tourist attraction with over 3 million visitors a year. Approaching its 10th birthday a multi-million pound rejuvenation project was undertaken.

The main feature of Kay Elliott's project was the construction of a 4D cinema inside County Hall adjacent to the existing ticket hall. This pre-flight show enhances the visitor experience and adds a new dimension to the attraction. By providing additional entertainment beyond the London Eye experience itself, dwell times are increased giving new owners Merlin Entertainments an enhanced commercial opportunity and visitors a greater insight into this magnificent attraction.

Kay Elliott used its extensive experience of working in sensitive buildings to develop a high quality visitor experience. The modern cinema sits comfortably within the existing rotunda building. The cinema echoes the rotunda's shape with the tiers sharply falling away to form a dramatic space in which to experience a virtual flight over the capital.



Sydney Tower



Dungeons

London
Dublin
Berlin
San Francisco
Amsterdam
Blackpool

Dungeons are visitor attractions which combine theatre, history and all the thrills of theme park adventure.

The practice has delivered Dungeons in Amsterdam, Blackpool and is due to complete the London Dungeon in 2013

Kay Elliott has also been instructed to design Dungeons for Dublin, Berlin and San Francisco and the latter will bring to life the history of gold mines, seafarers and Alcatraz.

London Dungeon



The Practice has undertaken a number of improvements to the London Dungeon in Tooley Street, London Bridge. One of the Practice's most significant London commissions is to build a completely new London

Dungeon in the Grade II* County Hall on the banks of the River Thames, opposite the Houses of Parliament. The Dungeon is themed on the history of London from the 15th century to the 18th century



Legoland

Berlin
Chicago
Manchester
Dallas
Atlanta
Kansas
Tokyo
Toronto
New York
Gold Coast, Australia
Oberhausen
Osaka

Legoland Parks were traditionally large investment parks with no more than one per country. The Practice has developed from scratch a smaller Legoland Discovery Centre product which is designed for a two or three hour family visit in an indoor environment. Each of these facilities costs approximately £10m. We have developed these in cities around the world. The photographs opposite identify the sequence of the roll out of these facilities and some typical interiors.

In addition we have developed a Submarine Ride in Windsor and an aquarium in the original Legoland in Billund, Denmark.



Legoland Discovery Centre Dallas



Designed to explore the magical world of Lego; Fort Worth Lego Discovery Centre opened in 2011; with its sister attraction, the SEA LIFE™ Centre Grapevine Aquarium.



Legoland Discovery Centre Manchester



Manchester Legoland Discovery Centre in the Trafford Centre was the first to open in the UK. This highly successful project has led to the development of a co-located SEA LIFE™ centre.



Madame Tussauds

Berlin
Hollywood
Orlando
Bangkok
Vienna
Sydney
Tokyo
Wuhan
Busan

In a similar way to the Legoland Parks, Madame Tussauds were generally developed only in major cities. Kay Elliott helped to evolve a more compact attraction that was capable of being commercially successful within smaller markets.



Madame Tussauds Hollywood



Kay Elliott were client-side Architect and interior fit-out and theming designers for this new building which is located next to the Chinese Theatre on the world famous Hollywood Boulevard.

Working with architect Michael Rotondi's, the 40,000 sq ft \$55 million building was an opportunity to bring a new dimension to this attractions brand in the home of film celebrity. It was opened in 2009, timed to coincide with the 200th anniversary year of Madame Tussauds.

The sixty minute experience includes a star studded forecourt which extends the already world famous Graumans Theatre celebrity handprints and



signatures and Hollywood Boulevard Hall of Fame. On the Ground Floor restaurants and MT Retail concessions integrate seamlessly with the public piazza. Inside ten themed zones each celebrating an aspect of US celebrity life.

Top: Exterior
Above: Entrance concept, internal work.

Madame Tussauds Bangkok



Located at the Siam Discovery Center, this exciting new addition to the Tussaud's family brings an extra dimension to this city retail centre. Made specifically for the local context, the stars, music, screen art and history are artfully staged in this attraction.



Madame Tussauds Tokyo



In this small but beautiful version of the famous Tussauds attraction for Merlin Entertainments, very high visitor numbers are carefully managed and the local context and style reflected in the building and theming.



Cultural / Regeneration

Titanic Belfast
Cockington Court
Torquay Harbour footbridge

Titanic Belfast

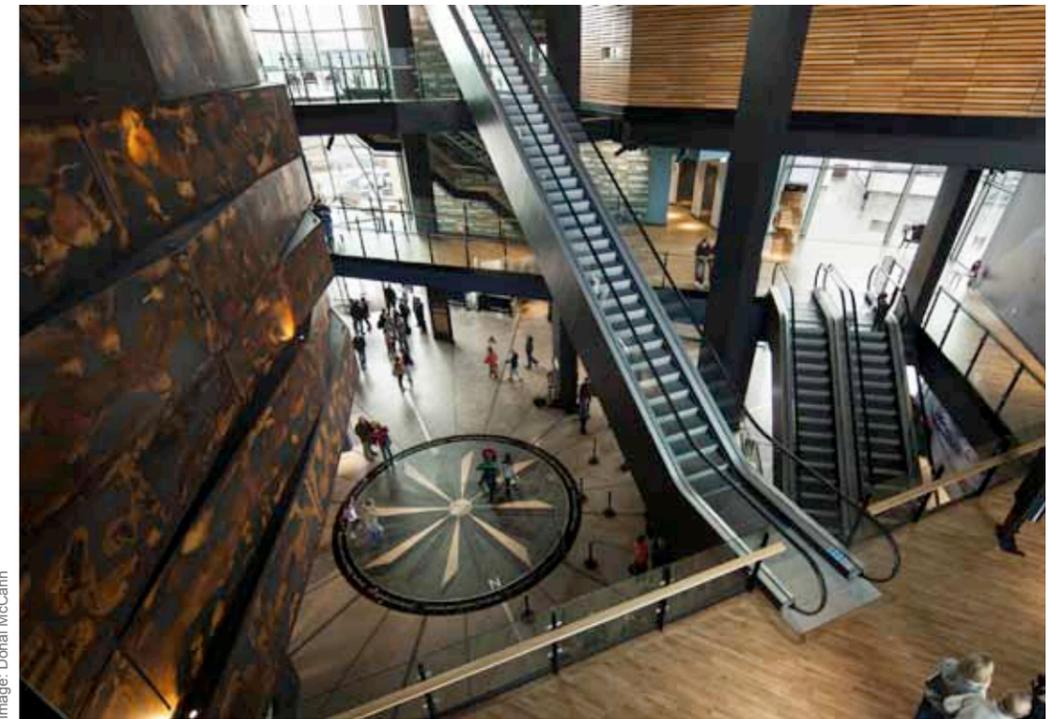


Image: Donal McCann



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LEISURE INTERIOR
NORTHERN IRELAND

Titanic Belfast
by Kay Elliott

2012-2013

Shown right is our design for the interior of the Titanic Belfast building, completed in April 2012. The £100m structure in the Titanic Quarter, east Belfast, is the largest man-made tourist attraction in Northern Ireland's history.

Six floors and nine interpretative and interactive galleries tell Titanic's story from conception to construction and launch, to its maiden voyage and tragic loss.

The image reveals the impressive 25,000sq ft entrance hall and a 60ft high wall covered in sheet metal panels similar in size to those used on Titanic's hull that tourists will walk through.

Visitors pass through the gates to join a ride that will take them on a tour of the shipyard as it was in 1911.



Image: Donal McCann

Some of the technology used is so advanced it has been specifically adopted from complex 3D imaging tools more commonly found in the biotech industry.

The attraction includes Northern Ireland's largest banqueting and conference facility, designed on a theme reminiscent of the grandeur of the Titanic.

Titanic Belfast is funded by the Northern Ireland Executive, Belfast City Council, Belfast Harbour and Titanic Quarter Ltd

Kay Elliott have provided Interior Architecture services for £10m of the works and in addition are Architect for the public spaces, banqueting suite and bars and have provided movie and graphic images and design for the spaces, interpretation and story-line.

Cockington Court



As part of the Government's Sea Change programme, Torbay Council is embarking on three projects to unlock the region's potential. Not only were Kay Elliott the Architect and Lead Designer and Consultant for this project, we also helped the Council apply for and obtain the original funding from Central Government.

Cockington Court is a new cultural destination with enhanced facilities for creative industries. Completed in 2011, this £3m project helps to encourage visitors and residents to explore the surrounding countryside and its rich heritage.

We have revitalised the Listed Manor House, enabling it to become an inspirational new art space with



improved galleries, residency workshops, studios and teaching facilities. A new sculpture trail reconnects the historic thatched village of Cockington to the coastline, opening up the existing network of paths.

Torquay Regeneration



Torbay Council embarked on a £21 million regeneration of Torquay's waterfront. Kay Elliott designed the 45m moving footbridge to provide a striking visual focus and create an important link between the Old Fish Quay and South Pier.

Kay Elliott, working with Atkins as Engineers, designed the new footbridge across the Inner Harbour entrance. The result is a stunning centre-piece which emphasises the distinction between the harbour and the open sea, whilst providing all important pedestrian access within the Torquay Harbour Conservation Area.

Improved access was essential to support other improvements being undertaken by Kay Elliott, which included a new pub, multi-storey car park, business units, Harbour Master's



office, the Living Coasts coastal zoo, and the major refurbishment and change of use of the Grade II listed Pavilion.

To accommodate the passage of boats, the 45m long multi-span



bridge has a 10m opening section. The regeneration of the Pavilion helped Kay Elliott to win its first environmental award, back in 1989, and for Living Coasts, Kay Elliott were proud to receive an RIBA Town and Country Design Award in 2004.

Residential, Marinas and Mixed Use

Dart Marina
Abbey Sands
Hollicombe Brake
Par Harbour Eco-Community
Torwood Street
Torquay Regeneration
Alderney Marina



Dart Marina



Kay Elliott's prestigious mixed-use Dart Marina was the international runner-up in the Best Marina Development in the World Category of the Daily Mail National Property Awards, 2007. It has also won two further awards at National and Regional level.

Described by the Planning Inspector as a "scheme of excellence", this mixed-use riverside development comprises 45 residential units, a 110-berth marina and facilities for boat owners, luxury spa, swimming pool, gymnasium and popular Wildfire bistro.

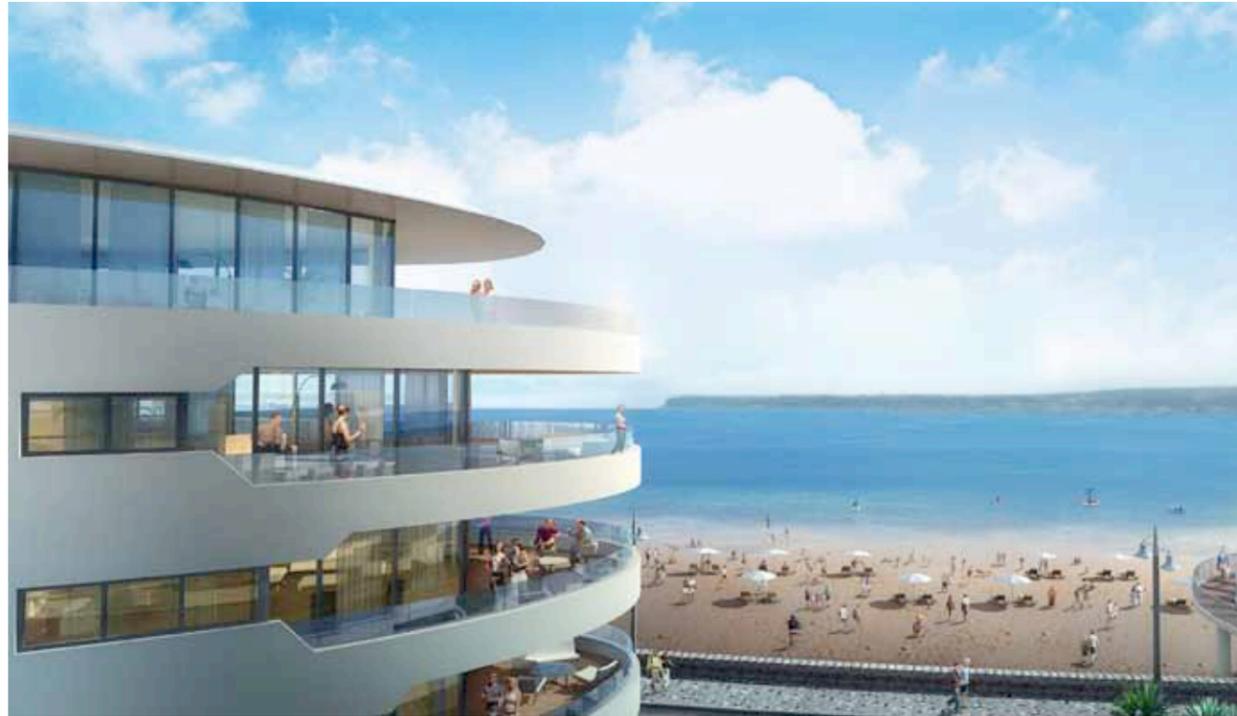
Central to Kay Elliott's success was our design approach which recreated the local vernacular and ensured the buildings had a traditional appearance – an important factor in gaining consent. We complemented this with contemporary interiors that would meet the high expectations of residents.



The site is a former shipyard and required extensive marine civil engineering works prior to construction with the formation of new quays and marina facilities. The residential building utilises modern construction techniques for speed and simplicity but in a manner which works in tandem with the overall design ethos of this unique and sensitive development.



Abbey Sands (Former Palm Court Hotel)



The proposals for a new six-storey mixed-use development for this important seafront site received planning permission in early 2012.

The scheme sits at the centre of Torquay's mile long Promenade and includes four restaurants, 14 open market apartments and 14 serviced apartments with parking. The self-catering provision has been designed to achieve Visit England's five star standard and will form a vital part in revitalising Torbay's accommodation portfolio.

The design has been influenced by the modernist style of early 20th century British seaside architecture. The simple linear form, curved balconies and glass balustrading maximise the expansive sea views and create a contemporary interpretation of the 'riviera style'.



Located in a Conservation Area and adjacent to sensitive historic development, the height and mass of the building respond to its surroundings, providing a strong presence at its western end towards Torre Abbey Sands, stepping down and respecting the lower retained buildings and the listed Royal Terrace Gardens to the east. The proportions of the building have also been carefully balanced to take account of

the key views of the building, especially on the approach to the harbour.

The proposals include significant improvements to the wider setting of the development; a new shared space scheme prioritises pedestrian movement between the waterfront, promenade and nearby Royal Terrace Gardens whilst successfully accommodating 14,000 vehicles per day.

Hollicombe Brake



This contemporary housing regeneration project of the former Hollicombe Gas Works in Torquay looks set to become an exemplar regional development providing 187 dwellings and substantial new areas of public realm and shared space.

This much needed brownfield site project sits upon a former gas works, redundant since the 1970's. Following decontamination, Hollicombe Brake will comprise 187 one, two and three-bed apartments across four buildings of up to six storeys, a community facility to build cohesion and a hectare of new public open space linking the countryside to the sea.

The buildings respect the site's industrial heritage and are arranged to encourage use of the parkland setting both for recreation and access. The palette of materials including Red Stone facade closely references the local Permian Sandstone drawing upon the English Riviera Geopark status. The design also expresses the unique surrounding landscape heritage, whilst drawing on materials of adjacent developments.



Par Harbour Eco-Community



One of the Eco-town developments in Cornwall's Clay Country, Par Harbour represents a major regeneration project on an important waterfront site. This is a mixed use development with over 600 new homes, hotel, employment and marine uses.

The focus of the design development has been in creating a new distinctive and sustainable community. One of the particular challenges of this site is offsetting the high costs in dealing with the decontamination of a mineral processing facility and balancing development within a very sensitive natural landscape setting.

Torwood Street



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HIGHLY
COMMENDED

MIXED-USE
ARCHITECTURE
DEVON

Torwood Street By
Kay Elliott

2011

Torwood Street is a mixed use development including Hotel, Residential, Retail and Restaurant.

Kay Elliott obtained detailed Planning consent in December 2010 for a mixed use retail, cinema, 113 bed hotel and residential scheme on this former brownfield and car park site in a conservation area of Torquay.

Kay Elliott was appointed by NRE to design a new scheme after a previous application for the site was rejected by the planning committee. Following close liaison with the local Design Review Panel and English Heritage, Kay Elliott have worked hard to meet stakeholder demands to create a stunning new design for the site, which fits seamlessly within its surroundings and maximises the return on investment for the developer.



Red Sandstone a characteristic of local buildings has been included in the materials palette which provides a fresh contemporary styling to this busy high street.

The current scheme includes hotel operator Hilton Hampton.

Torquay Regeneration Mixed Use Development



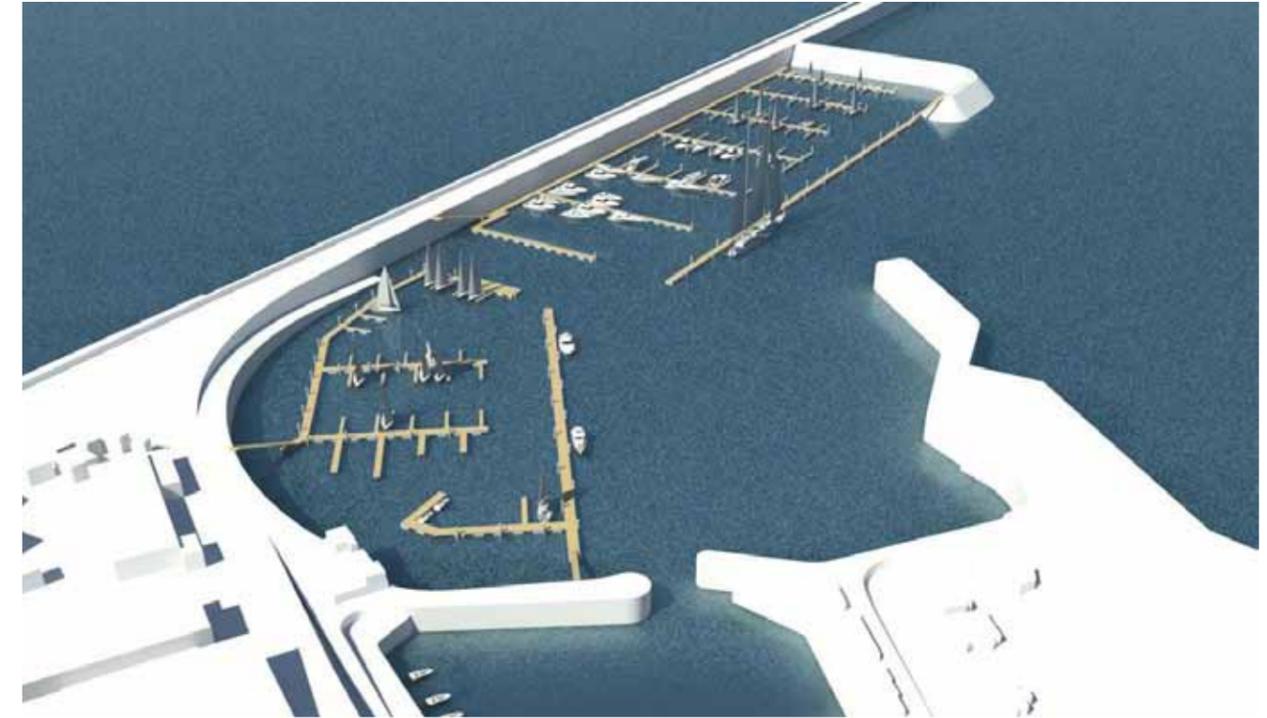
Kay Elliott developed a masterplan which has created a sustainable future for Torquay's waterfront. Kay Elliott are currently working on detailed proposals for the Pavilion and adjacent car park site. The scheme, which includes 400m of prime water frontage, creates a unique opportunity to establish a new high quality destination for the region.

Initial concepts continue the historic reclamation of the seafront; creating restaurants, retail, hotel, spa and apartments along an extended 21st century promenade.

The Grade II listed Edwardian Pavilion building, a key feature of the adjacent registered gardens will be fully restored, whilst a 250 space car park, marina facilities, 70 bed, 4* hotel with spa will be integrated into the new development.



Alderney Harbour Development



A current project for the office is a marina for Alderney with the practice winning a recently held competition to develop the island in terms of the marina and adjacent infrastructure.



Hotel & Commercial

Hotel Verta
Lygon Arms
Salcombe Hotel Development
Congham Hall
Poppy Break Centre



Hotel Verta/The London Heliport



The 5* Bridges Wharf Hotel, located in Battersea in London provides luxurious contemporary accommodation with stunning views overlooking the River Thames. Kay Elliott's design provides for a fabulous hotel, secure executive London Heliport facilities and executive offices and lounges.

Kay Elliott's concept provided von Essen with a unique design for this boutique-style luxury hotel to provide 70 stunning rooms over seven floors overlooking the River Thames. We have also designed a luxury spa, a rooftop restaurant with 360° views over Battersea Reach and an executive international business suite to provide full business aviation facilities for the UK's busiest heliport.

Kay Elliott's creative design of the new heliport provides for full heliport security, VIP lounges, offices and meeting rooms, conference facilities and crew rest areas.

Our concept and planning stage work was taken forward by the site's principal developer, Weston Group, and the hotel completed and opened its doors to guests in 2010. It has since won a number of awards.



Lygon Arms



Image: Mark Wordy

Refurbishment of world renowned hotel

The Practice undertook concept and detailed design for the £7m refurbishment of the world famous Lygon Arms in Broadway, in the Cotswolds, including changing layouts of key public spaces and internal design for both public areas, the Great Hall restaurant and bedrooms. We worked in collaboration with top interior designers to achieve the modern and airy feel desired by our Client.



Image: Mark Wordy

Salcombe Hotel Development



The Salcombe Harbour Hotel is located in a prominent location to the south-east of Salcombe's historic centre and is partially within the Salcombe Conservation Area. The Bath House lookout tower within the site designation is Grade II listed.

The completed project comprises the removal of redundant/outdated structures and opening up of vistas/routes, the creation of new waterside development -Estura and the consolidation and extension of existing hotel and facilities.

Estura is a landmark development of ten three storey luxury villas and two elegant apartments in one of the most beautiful and exclusive waterside settings in Britain. Kay Elliott have designed the contemporary



development not only to withstand such an exposed coastal context but also to reflect the level of refinement demanded by this end of the residential market.

All units have glass frontages to the principal rooms thus maximising the spectacular views up and down the estuary and over to East Portlemouth.

The new Harbour Spa has been located adjacent to the Hotel. It includes a 52 square metre infinity pool, hydro pool, sauna, steam room and a fully equipped gymnasium. Fifty bedrooms (all with ensuite) form the nucleus of the upgraded Hotel but are enhanced with an enlarged riverside lounge bar and fine dining restaurant which is now connected to its own sweeping terrace with fabulous views.

Congham Hall



This £3m 2009/10 project at Congham Hall is our second major project for the luxury hotel group von Essen. Congham Hall is a country house hotel in Norfolk and our brief was to improve the existing hotel facilities, provide 10 additional bedrooms, a purpose built new luxury spa and additional catering space; within the Sandringham Estate.

The original Georgian Manor House remains with many of its original architectural features. The main building is complemented by a number of vernacular buildings and the surroundings consist of thirty acres of parkland, an orchard and a renowned herb garden stocked with over 700 varieties of herbs, which generates additional visitors to the hotel.

Our design, construction of which was completed in December 2010, allows for both refurbishment and extension to the original hotel, together with a subtly integrated contemporary spa.

Our landscape design team created external guest spaces linked to a theme of the historic herb garden, and some of the guest suites will have their own private garden.

Poppy Break Centre



UK
PROPERTY
AWARDS

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Bloomberg
TELEVISION

Google

HIGHLY
COMMEDED

COMMERCIAL
RENOVATION/
REDEVELOPMENT

Bennet House By
Kay Elliott

2011

Bennet House, the Royal British Legion's Poppy Break Centre in the seaside town of Portrush in Northern Ireland, has reopened its doors following a major refurbishment designed throughout by Kay Elliott.

The refurbishment, which took 12 months to complete, has transformed the building into contemporary and luxurious hotel accommodation exclusively for the service and ex-service community to spend a relaxing break in a traditional holiday resort.

The new-look hotel, which is a departure from its traditional offer, has 16 fully equipped en-suite bedrooms, some with inter-connecting rooms for carers and families. Other facilities include a 1950s diner-themed activity room, a hairdressing salon and



therapy room. The centre's lounge and dining room have panoramic views of the Causeway Coast headlands and Scottish Isles, and there is also a roof terrace garden and an atrium. There is an open plan reception and two lifts provide access to all areas within the house.

Kay Elliott not only provided the technical means to connect two Victorian seafront buildings but also provided a full interior design, fitting out and staging service ready for the opening. The bespoke experience now provides a memorable degree of luxury – a three star hotel but with the atmosphere of a four star service.

Education

Kay Elliott have made a significant contribution to improve the architecture of local schools with 45 alterations undertaken for schools including:

Primary / Junior Schools
Ellacombe Foundation Unit
(Building excellence LABC award for 2012 for best Education Project in the south west)

Preston Primary School
Stokeinteignhead Primary School
Inverteign Junior school
White Rock Primary School
Roselands Primary School
Yatton Primary School
Abbey Primary School

Secondary Schools
Torquay Girls Grammar School
Torquay Boys Grammar School
South Dartmoor Community College

Colleges
Plymouth College of Further Education
Malvern College

Kay Elliott's Company Secretary was a Head Teacher and is still involved in Primary education and Derek Elliott was Chair of Governors for a Primary School for a number of years.

Ellacombe Foundation Unit



The project has won the 2012 Building Excellence Award for Best Education Project in the south-west regional heats of the Local Authority Building Control (LABC) Awards. Ellacombe Foundation Unit represented the south-west at a national level in the same awards programme.

The school was redeveloped in direct response to a changing role and other challenges, including the need to enable contemporary teaching and learning practices and techniques for both Nursery and Foundation aged youngsters.

The £0.6m independent structure, commissioned by Torbay Council, has a large double-height, open-plan teaching and learning area with a direct canopied connection to a walled 'or secret' garden.



A large mezzanine area houses the Early Years Resource area and is directly connected to the adjoining Lower School Block, which will be built in the second phase.

Kay Elliott were commissioned to design the project following its appointment to Torbay Council's £85 million local development framework, a multi-sector portfolio of projects covering Torbay and Plymouth.

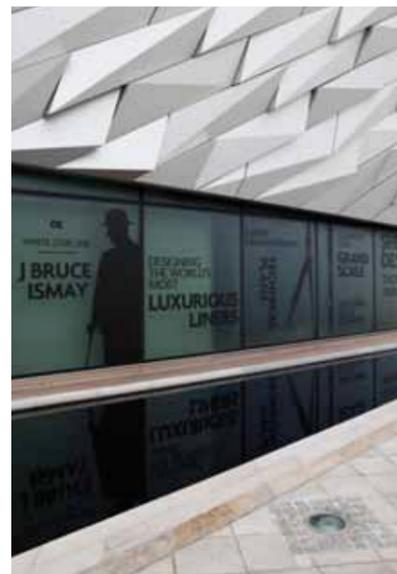
Graphic Design

Through our partnership with graphic design and branding agency Draught Associates, we offer a range of graphics services including branding, wayfinding and environmental graphics, as well as moving image and digital media.

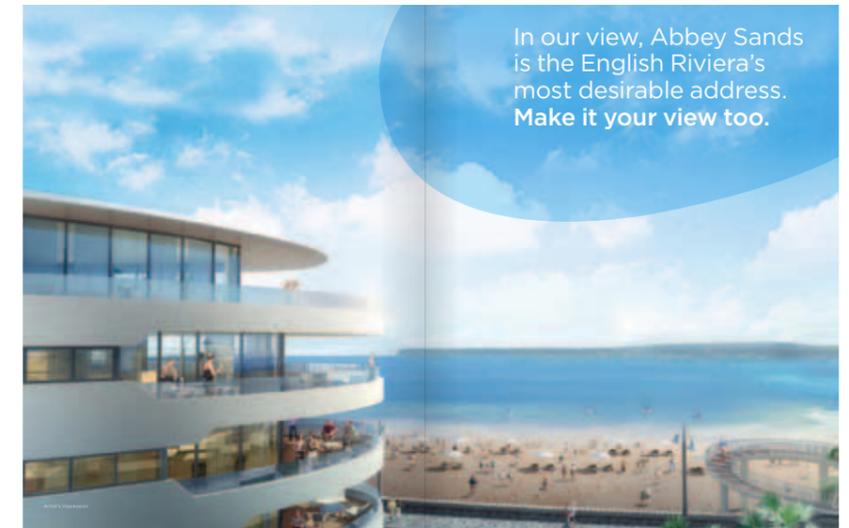
Kay Elliott worked with Draught Associates to create the wayfinding and interior graphics scheme for the acclaimed Titanic Belfast building. Applied throughout the interior space and exterior façade, the scheme includes a wall mounted and freestanding signage system, alongside super graphics that begin to tell the story of the Titanic, helping to create a seamless visitor experience.

Kay Elliott and Draught are currently working on the branding, wayfinding and sales material for the Abbey Sands development.

Right and below: Wayfinding and external window graphics at Titanic Belfast



Top: Abbey Sands logo
Above: Abbey Sands entrance signage
Right: Pages from the Abbey Sands marketing brochure.



Right and above: Proposal for Wilipre resort visitor guide





Architecture
Landscapes
Interiors
Urban Design

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