

02

Residential Projects

2026



 **POD ARCHITECTS**



 POD ARCHITECTS
We work in multiple sectors

Residential Projects 2026

1.1

About us:

POD is a London based Architecture practice offering world class design strongly underpinned by commercial reality.

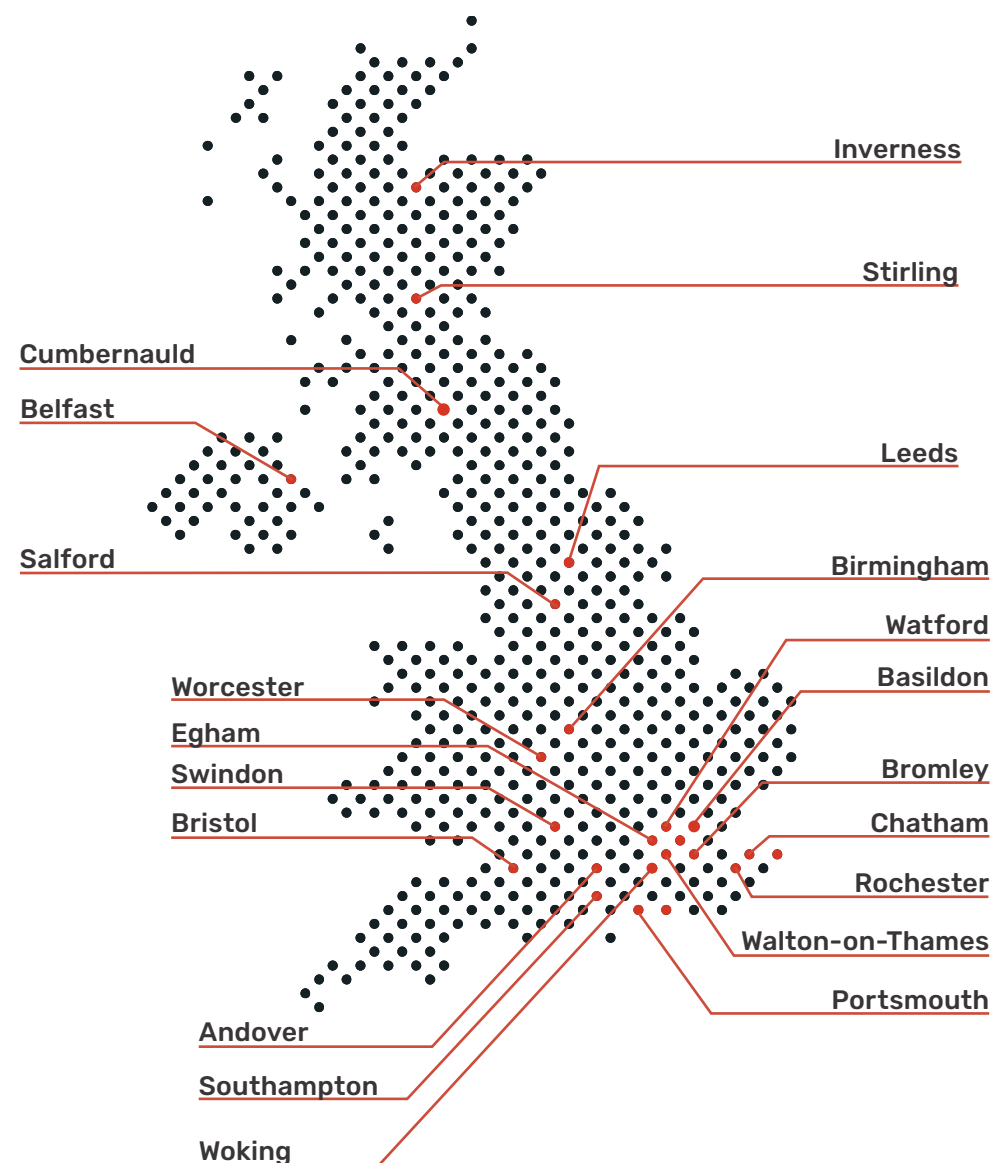
POD offer a cost-effective service based on large international practice principles with a small practice personality.

London

✉ info@pod-architects.com

☎ +44 (0) 207 490 2246

📍 Unit 14, 112-114 Tabernacle Street, London EC2A 4LE



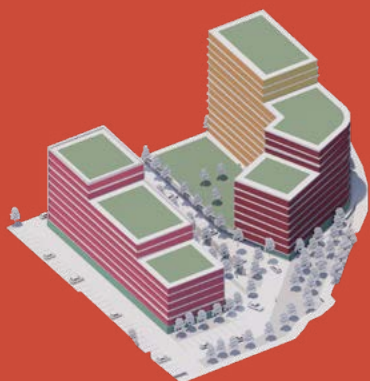
Projects across the UK

In the last 12 months,
POD has worked on
over 200

FEASIBILITY STUDIES



Reliable Prompt Accurate



We make use of
3D modelling and
BIM from the get
go to ensure our
proposals are truly
feasible.

Appointed on:



Over 14
Large
Masterplans



Numerous
bespoke homes



Over 5250
Residential Units



Over 53
Individual &
Commercial
Clients



84,195 Sq.M
Of Retail Space





1.2

Ethos and Values

POD Architects is a design-led practice built on strong working relationships with commercial clients across multiple sectors.

Our team are passionate about creating exceptional architecture and design that informs a strong sense of place and community. Our design philosophy is rooted in the understanding that to be innovative, architecture must learn from the past but also look to the trends of the future through research and development, and a process of constant learning.

POD Architects have a long track record in creating value for money coupled with good design from large masterplanned mixed-use schemes to residential apartment buildings. We are problem solvers in complex urban spaces and are able to work with local authorities and occupiers alike to ensure the most comprehensive development solution is devised meeting the needs of all.

Proud supporters of:





1.3 York Gate

Donard Living, Bristol



**221
Residential
units**



**306 Sq. M of
Retail Space**



**349 Sq. M of
Office Space**



**New
Public Realm**

Situated adjacent to Temple Meads Station, York Gate is a mixed use residential scheme located within the Mead Street Industrial Zone. The site is the catalyst and key to redevelop the wider zone and acts as a bridge between neighbouring and new communities.

The scheme provides two buildings separated over three distinct blocks, containing modern retail, cafés, maker spaces, landscaping and 221 high-quality homes.

Brick of earthy hues is the prevalent material that features around Bristol. The traditional vernacular architecture that forms Bristol displays characteristics of breaking up brick façades with other softer materials. These traditional features drove the design concept, and through an iterative design process culminated in a design that is respectful to the past but looking towards the exciting future of Mead Street.

The project aims to establish a contemporary identity whilst encapsulating the essence of Bristol for future occupants.

Mapping the 15-minute City

York Gate, Bristol



As part of our site analysis for our York Gate Project in Bristol, we produced a 15-Minute City diagram mapping all essential amenities within a 15 minute walk or cycle of the site.

The extensive site analysis we undertake on all our projects is important to deepen our understanding of the area and help inform early design decisions.

The 15-Minute City concept aims to reduce the reliance on cars for every day journeys by providing all essential amenities within a 15 minute walk or cycle for people living in dense urban areas. The goal is to reduce carbon emissions, reduce air pollution, and therefore improve quality of life and promote a healthy lifestyle for the benefit of people and planet.

- Retail
- Transport
- Leisure
- Place of Worship
- Doctors
- Education

Enhancing the public realm

York Gate, Bristol





1.4

Watford Riverwell Northern Masterplan

Kier Property & Watford Borough Council, Watford



700
Residential Units



120 Room
Hotel



420 Pupil
Primary
School

Watford Riverwell is a major regeneration program, which transforms more than 30 ha of land into an exciting new neighbourhood, providing homes, workspace, public parks and community facilities. POD Architects were selected to develop the Northern Masterplan zone and are the lead architect in a multidisciplinary team of architects, engineers and specialists.

POD's vision was to unify the wider community, Colne Valley and Watford General Hospital, with a high quality landscape, modern residential buildings and a community centre based on health and well-being. The new public square acts as a focal point for commercial activities including retail, health and hospitality. Wider areas will be dedicated to PRS residential, innovative family housing and community uses such as primary school and nursery.



500 Sq.M
Community
Centre & Nursery



1450 Space
Car Park



1400 Sq.M
of Retail



Brand New
Public
Square &
Parks

Major regeneration Masterplan

Riverwell, Watford





1.5

Bardell Wharf

Donard Living, Rochester



374
Residential Units



357 Sq. M of
Retail Space



New
Public
Realm

Bardell Wharf is located in the Star Hill to Sun Pier conservation area in Rochester, Kent. The semi-derelict site is situated at an important junction within the town centre. The project will complete the regeneration of this important quarter of Rochester, and is comprised of four separate buildings delivering 374 homes, three retail units, and significant public realm improvements.

The Design Team's proposal for the site draws upon the past and is mindful of the developments that have occurred in the area and surrounding town. A 'critical regionalism' approach is used for the design and architecture. We see this as an opportunity for a well connected sustainable scheme.

Completing the regeneration of a historic quarter

Bardell Wharf, Rochester





1.6

Albion Court

Donard Living, Salford



268
Residential Units



New
Public Realm

Albion Court is a vision for a sustainable, high-density housing scheme located on the corner of Hankinson Way and Belvedere Road in Pendleton that will provide much-needed high-quality homes.

The plans will transform a redundant brownfield site by delivering much-needed homes, creating a vibrant new street scene. Extensive landscaping, a children's play area, and private outdoor amenity space will provide residents and visitors with areas for meeting, relaxing, and socialising.

Pendleton has gone through significant change during the last 200 years. What was once attractive hills and farmland along the River Irwell formed Manchester. 'The new city', an area of great community and British Victorian Architecture, later became demolished in favour of the 'High Rise' post war concrete block.

The architectural style of Albion Court looks to celebrate the three distinct eras of Pendleton to create a sense of identity for both the residents and local area, becoming a catalyst for future redevelopment.



1.7

The Avenues

Kier Property & Watford Borough Council, Watford

The Family Housing site is a forward thinking residential project with an innovative approach to family housing, which challenges the traditional design standards. Housing typologies were carefully designed to achieve maximum privacy levels with a minimum separation distance between buildings.

Multi-layered outdoor open spaces within the buildings were introduced in order to reduce the plot land-take. This unlocked an opportunity to bring the community closer together and propose secure semi-private courtyards for the residents to enjoy. The projects aim is not only to provide much needed homes but also reduce the environmental impact and implement sustainable standards from inception to completion.



Innovative Family Housing

The Avenues,
Watford





1.8

Crown Gardens

Donard Living, Woking



284
Residential
Units



400 Sq. M of
Retail Space



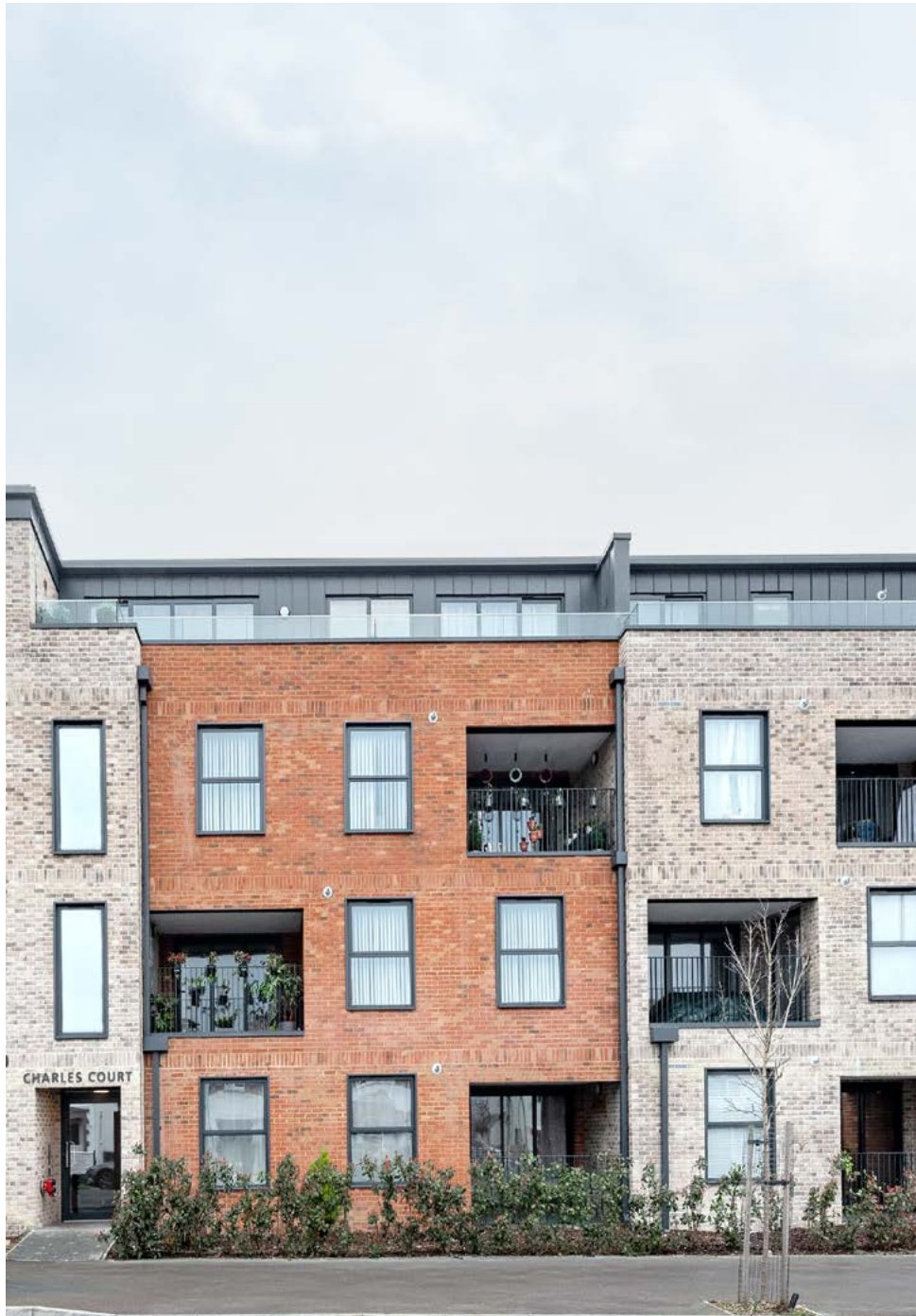
**Public Realm
Improvements**

Located in the heart of London's commuter belt, Woking is undergoing a period of transformation as the town welcomes a growing population. POD's design for Crown Gardens forms part of Woking's ongoing development, seeking to provide 272 dwellings made up of a mixture of one, two, and three bedroom flats.

The design concept provides a series of gardens stepping up the building, and provide moments of calm and relaxation. Crown Gardens is designed to meet all the needs and expectations of modern living, providing amenity spaces for residents and retail spaces at ground floor.

The facade responds to the prevailing character of the neighbourhood, inspired by the tones and hues of the existing beige and Surrey red brick, and white stone details.





1.9

Holly Tree Corner

Kentish Projects, Margate

The contextual building proposes 39 high quality residential apartments, 3 Houses and a micro-pub in Margate, within walking distance to the old town and destination attractions, including the new Turner Contemporary Gallery. POD Architects has proposed a new set of residential spaces with a community facility at the corner of Holly Lane and Northdown Road.

The proposal provides quality place making on a prominent brownfield urban site creating a modern replacement use for the former fire damaged public house. The material palette has been derived from local context materials using a mixture of red brick creating a contemporary identity whilst celebrating the established historic fabric.



Contextual development with a community focus

Holly Tree Corner,
Margate





1.10

Borden Gates

Donard Living, Andover



71
Residential Units



Modern
Retail Space

The design proposal for Borden Gates has the potential to lead to a sensitive regeneration of one of Andover's key gateway sites with a contemporary vernacular scheme that draws upon the rich heritage of the area.

Proposals make full use of this town centre site reflecting on principles of local and national policy in this area. It will create a residential-led mixed-use development that will provide new town centre homes, retail units, landscape amenities, and associated parking for the new emerging community bringing living back into the town centre boundary.





The Thistles Masterplan, Stirling

The redevelopment of The Thistles Shopping Centre in Stirling presents a unique opportunity to regenerate the town with a high-quality sustainable development adjacent to the train station and in the city centre featuring a mix of uses. It provides the conversion and redistribution of retail units into a food and beverage / leisure hub; provides a 100 room hotel; New Council; New destination Public Square and new entrances to the existing shopping centre.

- » Increase local living population to increase footfall on trading (future expansion of student population planned)
- » Create night time economy
- » Increase local tourism
- » Create a day time economy that is an alternative to retail
- » Increase family dwell time through leisure, play and F+B initiatives
- » Create a shopping centre for all ages



New
Public Square



1.12

Hepworth Quarter

Walton on Thames



61
Residential Units

988 Sq. M of
Retail Space

Hepworth Quarter is a sensitive high street development in the heart of Walton on Thames to provide 61 new homes and 988 square metres of modern retail space at ground level. The scheme features two buildings. The street front block features five high quality retail units with a modern High Street frontage and part three and part four storeys of residential units above. The second block sits behind the main High Street frontage featuring six storeys of residential space.

The site is located on the north-eastern side of the High Street within the designated town centre of Walton-on-Thames, Surrey. The site consists of five old existing retail units. These older retail spaces have low quality sales floors limiting current retail draw and footfall. The proposed scheme aims to increase footfall and bring economic benefit to the area whilst providing necessary accommodation for local residents.

Community led scheme with a sensitive design

Hepworth Quarter,
Walton on Thames





1.13

Church Walk Shopping Centre

Ropemaker Properties Ltd, Caterham

The redevelopment of Church Walk in Caterham presents a unique opportunity to regenerate the town with a high-quality sustainable development featuring a mix of uses. It provides 23 modern retail units including 5 family friendly restaurants; a 3-screen cinema and a high-quality public space providing the setting for events and 178 one and two bed private rental sector apartments with associated concierge, lounge & workspaces.

Residential parking, service yard and ancillary functions are located at basement level. The multi-storey car park will be expanded to 675 spaces. 20% renewables from Air Source Heat Pumps, a BREEAM Very Good rating, car clubs, electric vehicles and secure 1:1 cycle storage provide energy saving initiatives.



178
Apartments



23
Retail Units



5
Restaurants



3 Screen
Cinema



BREEAM
Very Good Rating

1.14

Spurstowe Terrace

Charles Bentley Ltd, Hackney, London

Situated in Hackney, Spurstowe Terrace is a new mixed use residential and commercial scheme, close to Hackney Downs Station. The project involves demolition of a 1970s training building and the complicated planning process dealt with overlooking, light and massing issues to achieve a successful design to compliment the area. It achieved planning permission in 2014 and started on site in 2018.

The scheme delivers a mixed use residential and commercial development of 24 1 and 2 bed dwellings with 4 penthouse flats. There are 2 offices at ground floor providing important local employment uses.



1.15

Shrewsbury Student Housing

Morris Guildhouse Student Partnership,
Shrewsbury

Appointed by the Morris Guildhouse Student Partnership, POD Architects designed the student accommodation for the University Centre Shrewsbury (UCS). The project started in June 2015 and the site is situated within the conservation area of Shrewsbury. It has local significance with Historic England who were active participants in the design process.



Thank You

+44 (0) 20 7490 2246 (London Office)

