

# Beauty from Within

A GLIMPSE INTO OUR DESIGN STUDIO 2022-2023







## About Us

KKS Savills is an award-winning design studio, specialising in full service interior architecture, workplace transformation and development advisory for occupiers and landlords.

Operating globally from our base in London, our team of professionals are acknowledged thought-leaders in the design and delivery of workspace, architectural intervention and interior design. Backed by over 700 offices across the Savills global network, we offer clients an unrivalled and seamless service.

We create inspirational design concepts, translating them into practical, relevant and sustainable environments for you. Our Collaborate, Conceive, Construct approach has led to award winning workplaces that offer flexible and agile environments.

Led by Katrina Kostic Samen, we have been creating beautiful spaces since 2004 and we welcome you to take another glimpse into our design studio.



# Stonehage Fleming

LONDON WEST END, SW1







“

We really appreciated the help that KKS Savills gave us in taking an existing complex space and turning it into a superb space that reflects our values and supports more modern ways of working. This is a much needed and thoughtful upgrade of our working environment.

**Adrian Gardner**  
Chief Operating Officer, Stonehage Fleming



# Savills Investment Management

LONDON WEST END, W1



“

KKS Savills shifted our working environment from a desk heavy, monochrome, functional space to a vibrant, modern, multi-faceted space, creating an uplifting environment for everyone to share and enjoy. That Human aspect to our space was an important theme that ran throughout the design process.

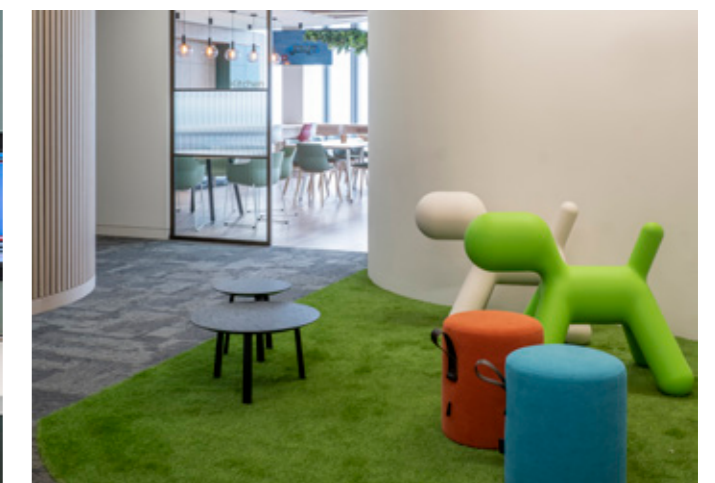
**Lucy Winterburn**  
Director of Investment, Savills Investment Management





# Confidential Insurance

CITY OF LONDON, EC2





# Global Law Firm, London

CITY OF LONDON, E1



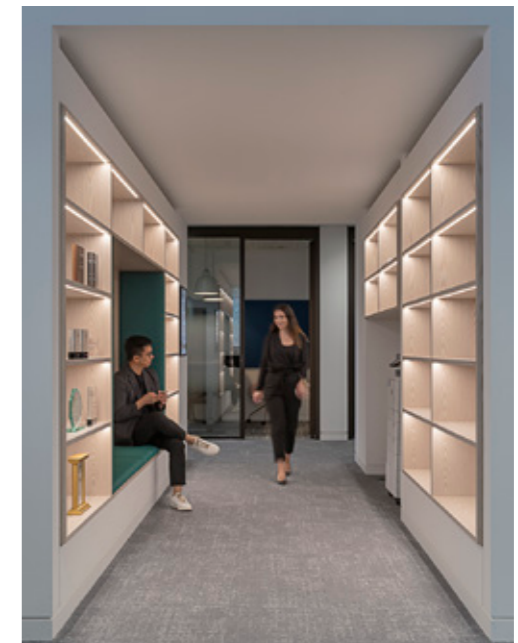




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We wanted to create a new space within our existing office for our lawyers to try new ways of working and office setups. KKS Savills worked alongside us to realise that vision – they brought a wealth of experience, a deep knowledge of how we work and a collaborative approach to ensure a positive outcome. With their guidance, we achieved a space that facilitates agile working in a way that is sensitive to the needs of our people.

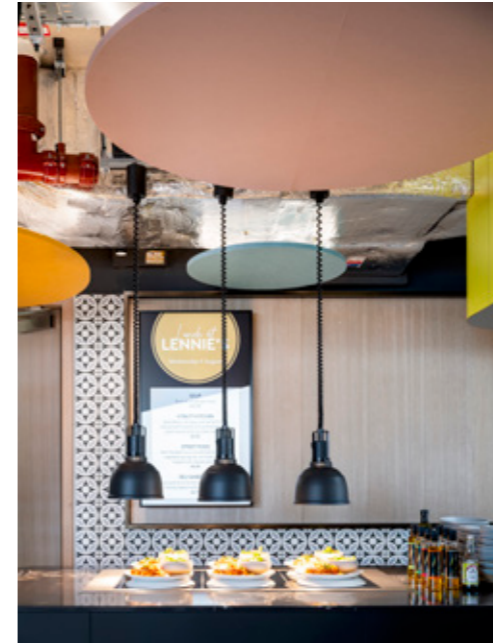
**Workplace Manager**  
Global Law Firm, London





# Kingsley Napley LLP

CITY OF LONDON, EC2



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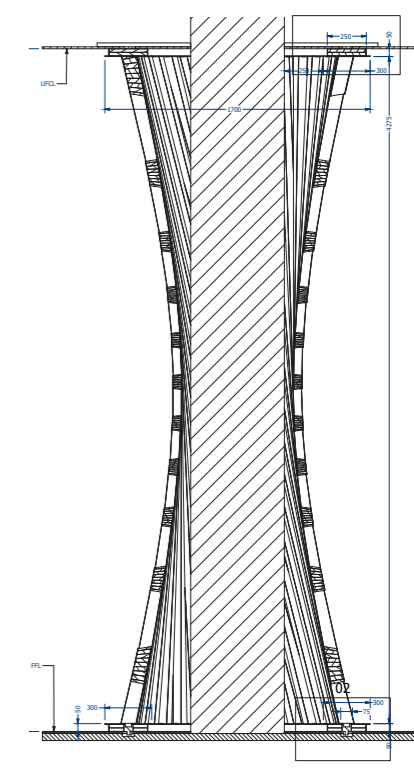
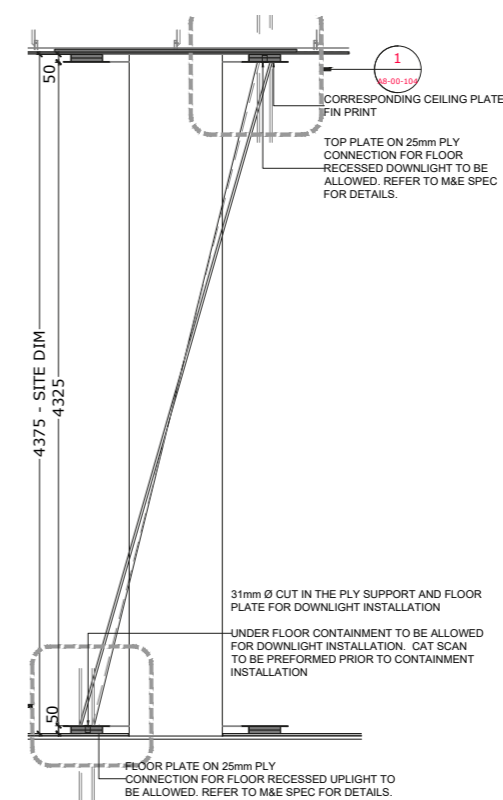
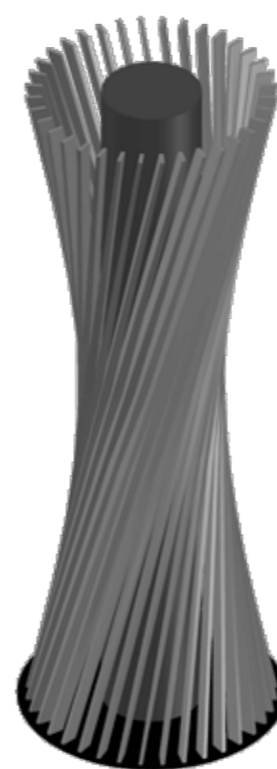
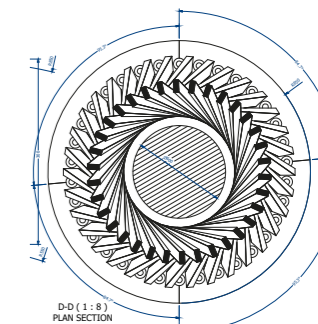
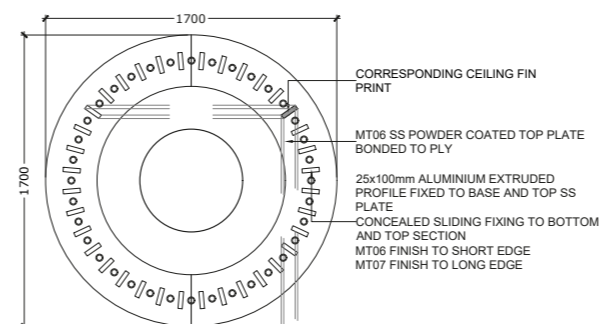
20 Bonhill has transformed our working space and even the way we think about ourselves. We now have a collaborative, modern working environment, offices where we are proud to host clients and a workplace that will support the firm in its next chapter.

**Darren Jesse**  
Chief Finance and Operations Officer  
Kingsley Napley



**EG Awards 2022**  
Finalist – Inclusive Design





**Iconic symbol for Kingsley Napley**

Twisted joinery column cladding  
Complex technical coordination



# Herbert Smith Freehills

CITY OF LONDON, EC2



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Post Covid it was obvious that we needed to make areas within our office more collaborative; the KKS Savills designs have been a success on all fronts. Making better use of poorly utilised floor space has paid dividends for engagement within the firm.

**Stuart Moles**  
Building Services Manager, Herbert Smith Freehills



# 110 Bishopsgate

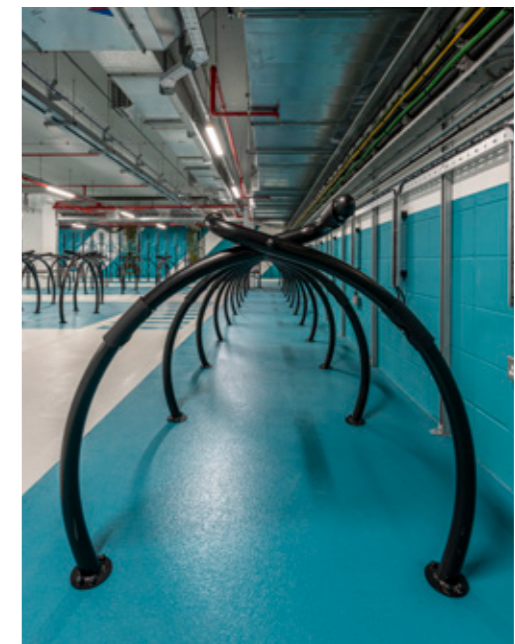
CITY OF LONDON, EC2



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Our tenants were looking for a value add at 110 Bishopsgate, and we delivered a world class cycle and shower facility enhancing our commitment to well-being at Heron. Through our long-standing relationship with KKS Savills, we also provided a lobby refresh with enhanced collaboration and social areas, recognising the agile work-life aspect of our occupiers.

**Andy Burnie**  
Asset Management Director, Heron International







### Development Advisory

Inside-out design creates a better building for business. From efficient base build specification to inspirational amenities, KKS Savills strategic and creative advice delivers what occupiers want today for developers to deliver tomorrow.

We use our extensive research and expertise to translate the developer’s vision alongside the professional design team to suit the tenant market.

We carry out building peer reviews and test fit plans to evaluate schemes & optimise floorplate efficiency for target occupier sectors; collaborating on core design, building grid & facade modules, and effective MEP and ESG integration. Our recent development advisory portfolio covers benchmarking in the City, West End and throughout London, which can also translate throughout the world.

### Architectural Intervention

Our architectural design focuses on reviving & readapting buildings with the aim to future proof and extend the life cycle of existing assets. Our trained architects assist our clients with feasibility studies and technical evaluation to unlock unused areas to support sustainability targets and economic requirements.

Together we investigate the viability of repurposing opportunities by retaining existing structures, weighing up ESG criteria, planning constraints and regulatory requirements.

Our design promotes flexibility, optimises space usage and increases outdoor space where appropriate. By refreshing building lobbies, common parts and amenities, a landlord can often entice a tenant with quick wins. We take unloved assets and unlock hidden potential.

### D-Lite

Design Lite: when your programme is fast and/or your budget is restricted, our D-Lite approach achieves the goal without compromising on quality, design or delivery.

Not every project demands a gold-standard fit-out or has the luxury of a programme with sufficient time to explore unique options.

D-Lite is a set of design services that draws on best practice, tried and tested solutions and partnerships with industry professionals, delivering quality through collaboration. Our team keeps to off-the-shelf and in-stock products, retaining as much in-situ fit-out as possible (if relevant), and produces design information that allows us to partner with a D&B contractor.

D-Lite offers good value design without compromising quality.

### Additional Service Lines





On the boards



# Pasha

BAKU, AZERBAIJAN

UNDER CONSTRUCTION



## Coming soon...

in collaboration with  
Chapman Taylor Architects

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KKS Savills, Chapman Taylor and Pasha Construction have had a long and successful relationship starting in 2009. Approaching completion, KKS Savills has created a stunning and modern interior design setting the benchmark for office developments in Baku.

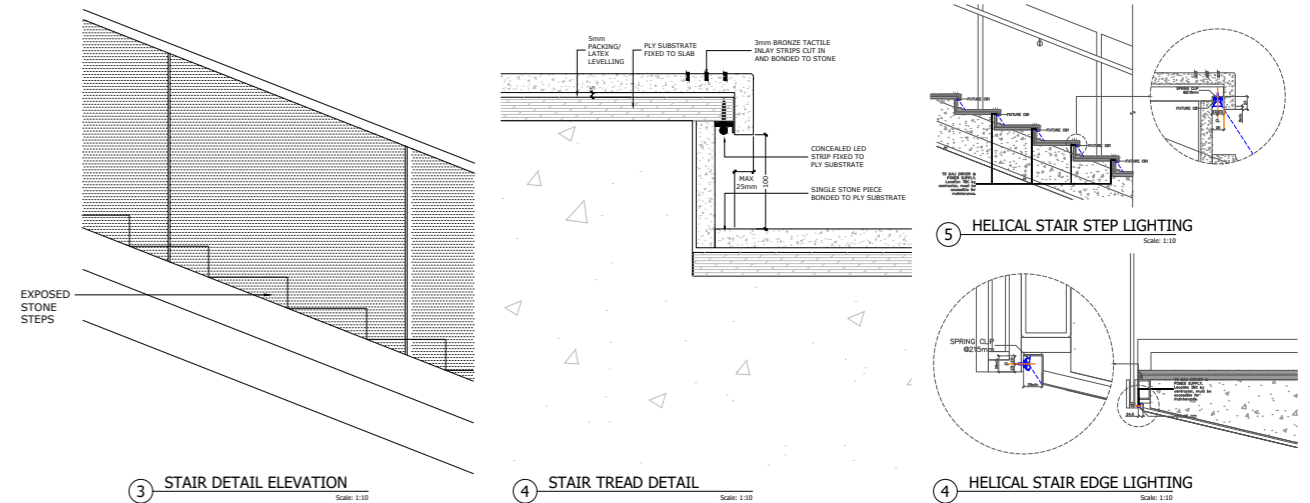
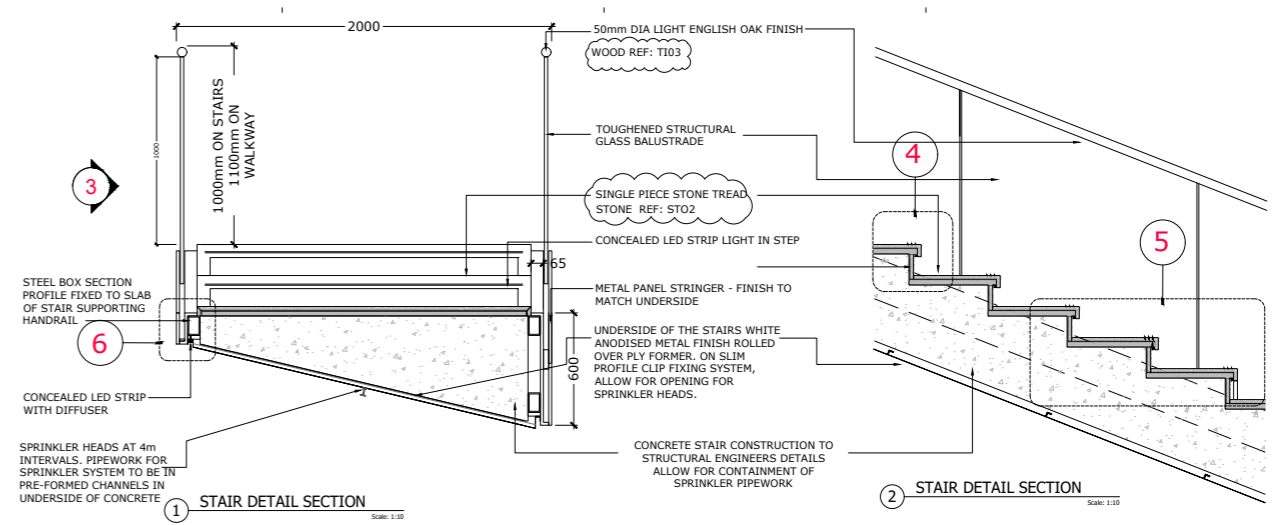
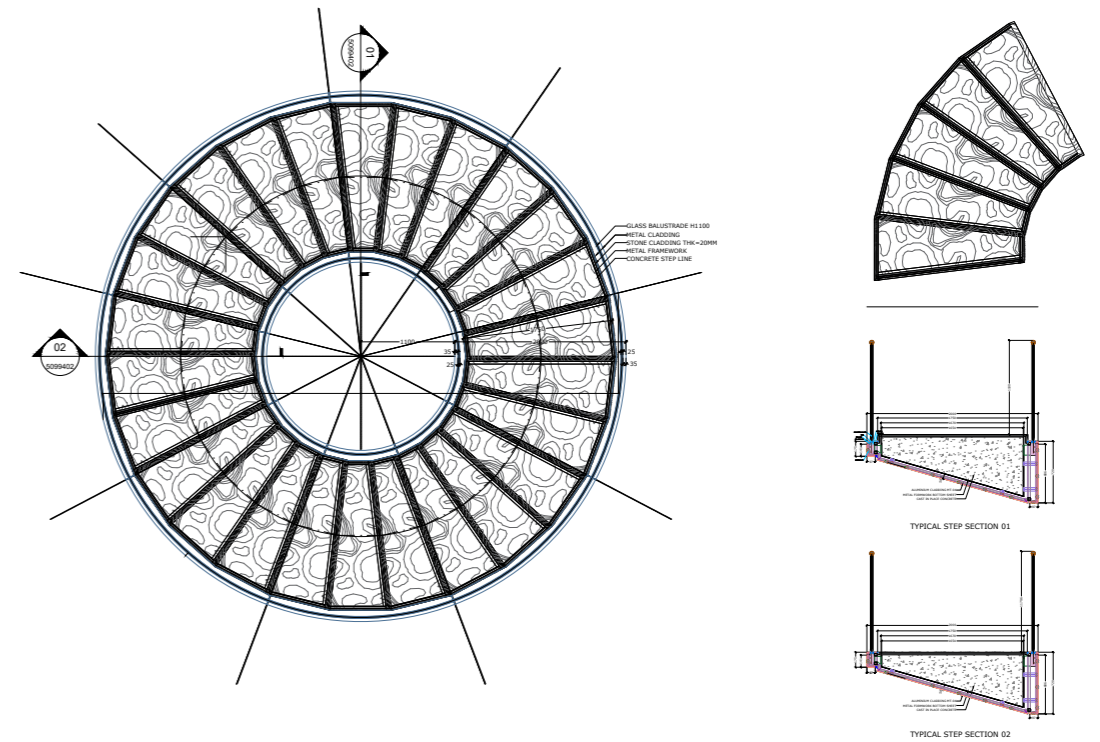
**Randolph S. Decker**  
Managing Director, Pasha







# Technical Detailing



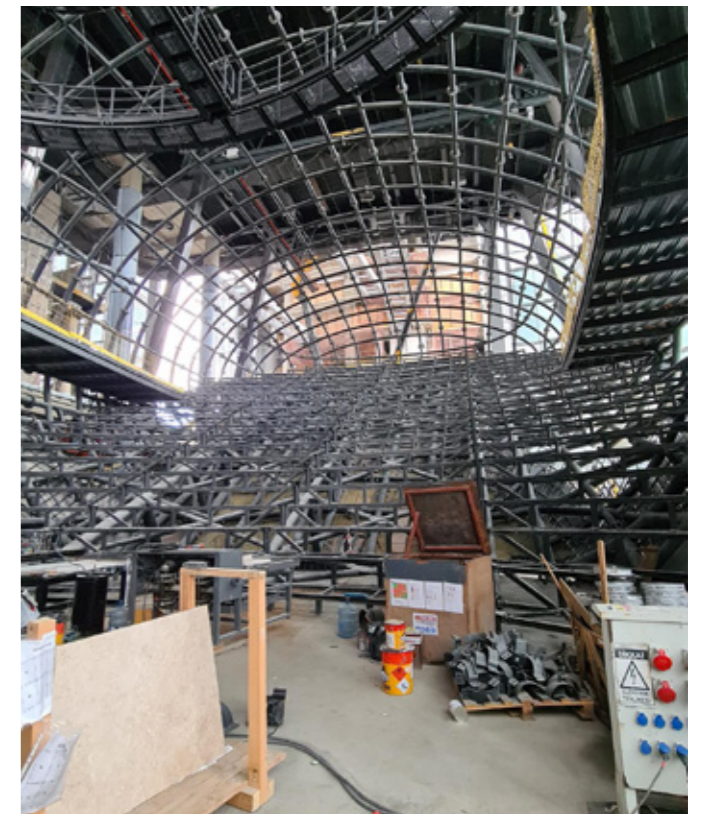


# Ziraat

ISTANBUL, TURKEY

Coming soon...

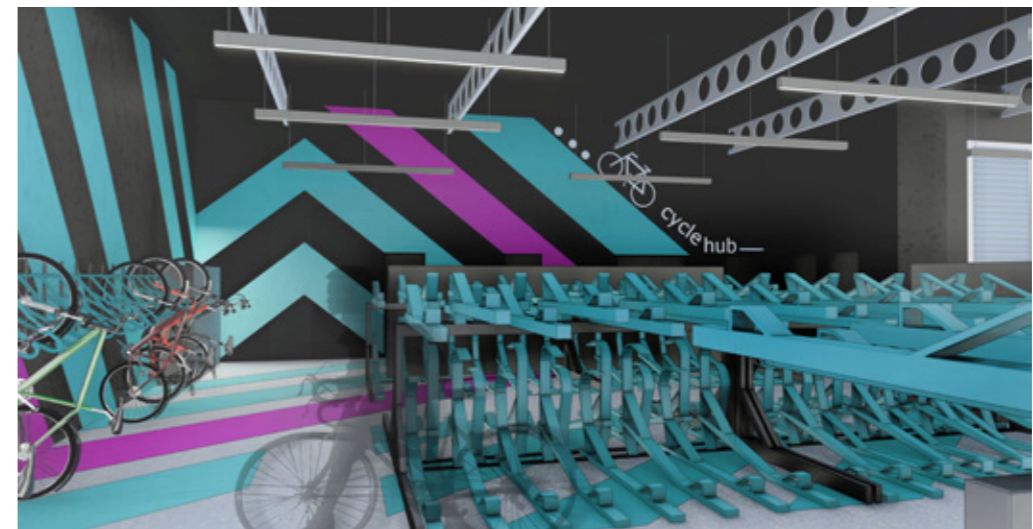
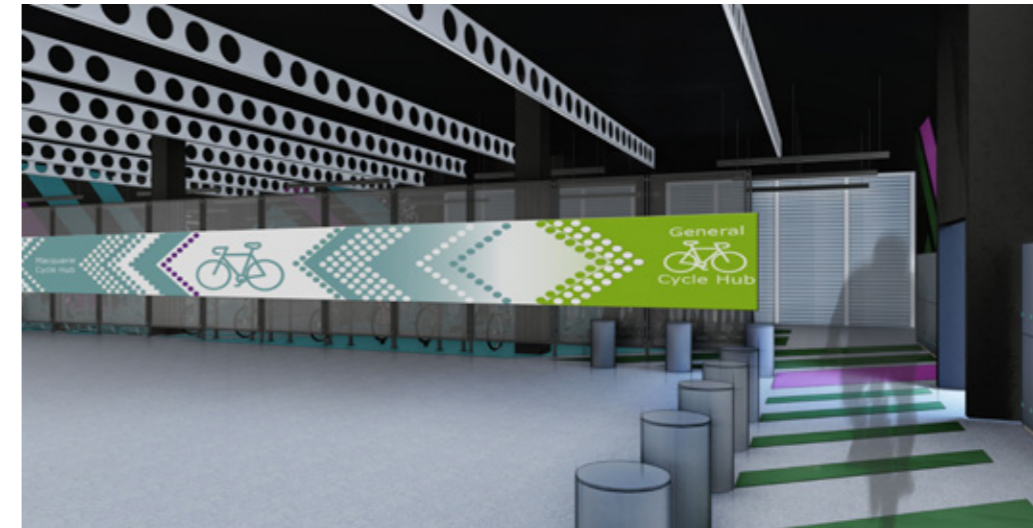
in collaboration with  
KPF Architects





# Ho Bee Land | 25 Ropemaker

CITY OF LONDON, EC2





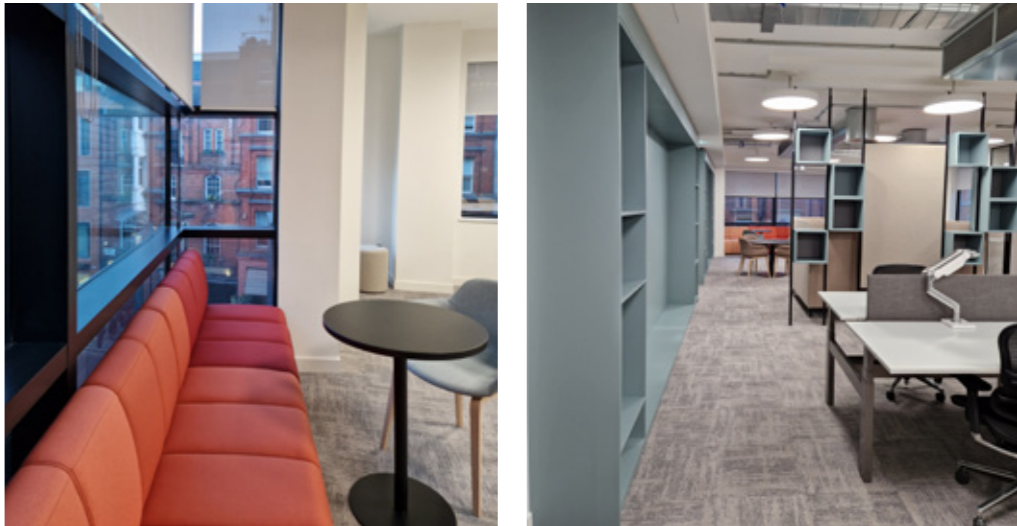
# BentallGreenOak

LONDON WEST END, W1

“

KKS Savills created an elegant and bold, yet muted space that reflects our professional ethos. From the strategic brief to completion, the team worked hard with us to realise our vision with the end result being a space of which we are very proud

**Toby Phelps**  
Managing Partner, BentallGreenOak





**Photography Credits:**

Timothy Soar  
Grant Smith  
Nathalie Samen

**Katrina Kostic Samen**

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[kksavills.com](http://kksavills.com)

