



Great design starts with a conversation.

b b d
ARCHITECTS

Hi

Welcome to BBD. A small but perfectly formed team of architects based in Romsey. As a RIBA Chartered Practice, we specialise in private residential design projects across Hampshire and surrounding areas.

With years of experience as sole practitioners, across many multi-disciplinary projects, we realised our true passion lay in creating fabulous private residential homes. There's nothing quite like the look on a client's face when they see the reality of a home they'd only imagined.

Unveiling the vision

Whether your dream home is hidden within the walls of a tired and crumbling house or waiting patiently beneath the soil of a plot ripe for self-build, it's a thrill to design and create the vision of home that's only been stored in your head.

Turning the vision into reality

Here at BBD, we work with clients throughout the plan and build process; from initial ideas and sketches to 12 months after moving in day. We can do as much or as little as you like, but ultimately, we're here to help. Providing creative ideas, drawings, guidance, reassurance, regulatory advice, ensuring protection, planning and Building Regulations compliance every step of the way, right up until the day you move in.

But there's quite a bit to planning, design and build, so we've put together this handy guide to explain the process from start to finish.

Take a look and if you've got any questions or want to arrange an initial consultation get in touch.

We look forward to hearing from you.



Laurence, Verity and the BBD Team.

Architects offering so much more than design

Think of us as your designer, facilitator, negotiator, mediator, interpreter, administrator.

We sit between you and the planning/local authorities, ecology experts, topography specialists, builders, building control and technical experts to ensure the smooth running of your project, on time and within budget.



Improving lives with great design

Our friendly RIBA Chartered Practice comprises two architects; Laurence Wright and Verity Lovelock, supported by our super talented Architectural Assistants back at HQ. As a team we're passionate about great design and believe that your home is fundamental to your quality of life. A home where you can raise your family, gather friends and seek respite after a busy day. We believe that when a home is designed with thought, care and attention to detail, life just gets a little bit better.



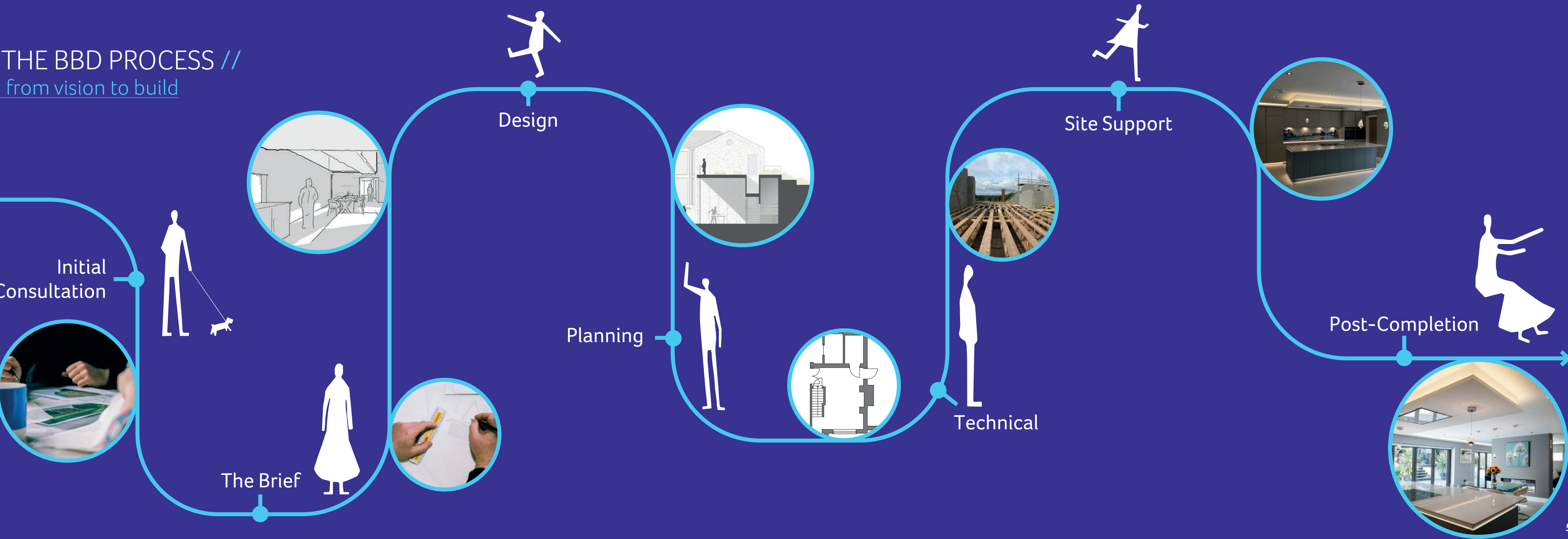
A complementary team of creative partners

By having two architects on your team you get the full 360-degree approach. Verity with her interior design background, interpreting what you want from the home and the space, whilst Laurence, with a construction background, is more focused on the fabric, materials, technical and practical elements of the build. Both combine to create a fabulous, one-off residential design that fits only one brief. Yours.

Together, we support and navigate you through the various stages and statutory hoops, handling all the technical and professional aspects of the build, in accordance with your budget.

Explaining every stage in plain English, keeping you up to date at regular intervals.

THE BBD PROCESS //
from vision to build



INITIAL CONSULTATION //

let's talk feasibility

Whether it's a new build, self-build or renovation, we can advise on the feasibility of the project and get everything ready to design and submit plans for planning permission.

If you're new to it, we'll explain what the planning process looks like and any pitfalls to be wary of in advance, advising on costings and timescales.

We'll take you through the entire design, plan and build process, what to expect at each stage, from start to finish.

Depending on the site or plot, there may be the need to bring in experts to draw up specialist reports, EG: ecology or topographic surveys. Are there bats roosting in the roof, rare wildlife or plant life to conserve or trees with TPO's in place? You might have a favourite view you want to retain or a cherished tree you want to build around?

The aim of that first meeting, to completely get to grips with your vision and outline the process so you're reassured from the off.

"I love finding out how people feel about the building, what home means to them and their family. Home matters, it's a place they want to feel safe, together, a sanctuary."

Verity



THE BRIEF //

it's about enhancing your day-to-day

Once instructed, we'll come and finalise the brief. After all, architectural design is not just about designing a building, but creating living spaces to enhance your day-to-day.

We'll gather all the information we need, taking in the surroundings, capturing the views, the daylight, the shape, structure, aspect, size and topography of the site or structure, neighbour's proximity and any impact on views, trees and wildlife etc. Giving full consideration to cost implications, fabric and construction of the build. Asking questions, discussing what you want the day-to-day to look like and conducting a fully measured survey.

Even in these early stages giving consideration to the most appropriate building materials to use in construction. Bringing in third party specialists to appraise the site fully, so you get the best advice, in accordance with building and planning regulations, from the outset.

And if it's a renovation or extension, we'll review any existing plans including them within our detailed appraisal.

"We need to get in the client's head so we can create the space, the house that's in their imaginings."

Verity

"We need to understand what exists before designing what's to come."

Laurence



DESIGN // you'll get more from 3 phases

To give you optimal value from the design process and show you plenty of options; we've split it down into 3 phases, where we create, discuss, refine and present – 3 times over. We believe that investment of time, resource, creativity and experience at the outset gives you a better plan, a better design, a better house.

i Let's get started

Once we have all the information; your brief and the findings from the site; the BBD team sit around the table and start scribbling, exploring, discussing and creating different options, every idea coming back to the original brief but with team effort we gain different perspectives.

This is where our talented design team, work in open, creative discussion with experienced architects from design, construction and technical backgrounds, bringing a multi-faceted, fresh approach to architectural design.

i Unveiling Ideas

The next time you see us, we'll present ideas, sketches and designs for open discussion and refinement, eager to hear your preferences, objections, ideas and reactions. Your designs will become more detailed, more refined as the phases unfold, including layouts and placements for planning, materials for construction and the understanding to comply with building regulations.



i 3 Phase Creative Process

Meeting 1 Discuss brief, brainstorm initial ideas, clarify brief and trace out the concept, offering as many as 4 different options

Meeting 2 Develop preferred design (nailing down detail)

Meeting 3 Fine tuning

*"We believe great design
emerges from the blending
of talent and ideas."*

Laurence

i Bringing the space to life

Like all good architects the backbone of our designs is in CAD, but here at BBD we believe in adding a hand drawn approach to your plans to give clarity and perspective, so you feel a deeper connection to the plans for your home.

It's easier for you to interpret the rooms and space at a glance and we'll even include you, your family and pets on the plans to give you a feeling of perspective and space!

At the end of the creative process you'll have the design nailed with finalised drawings, signed off and ready to prepare planning drawings.



PLANNING // the whole package

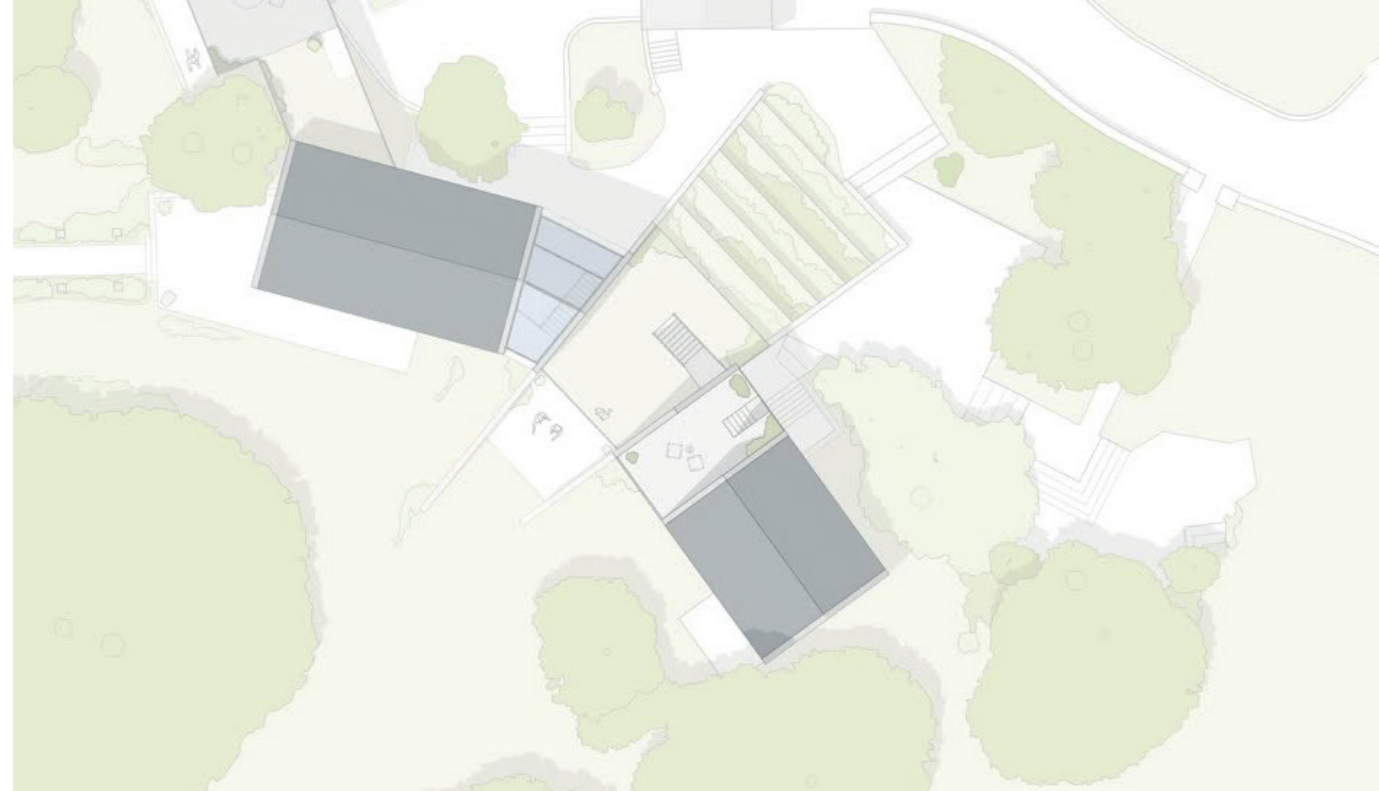
Acting as your planning agent, we can put together the whole planning package.

We know local authority planners favour Computer-Aided Design (CAD), so now we revert to full-blown CAD to give them all the necessary elevations - existing and proposed, Ordnance Survey block and location plans, to-scale drawings and perspectives, together with all the supplementary information to comply with submission requirements.

Remember as your agent, you won't need to do anything at this stage, just sit back and we'll be in touch if the planners come back with any queries. Otherwise, we'll let you know once your planning permission has been awarded.

"The planning maze can seem daunting, so we aim to simplify the process."

Verity



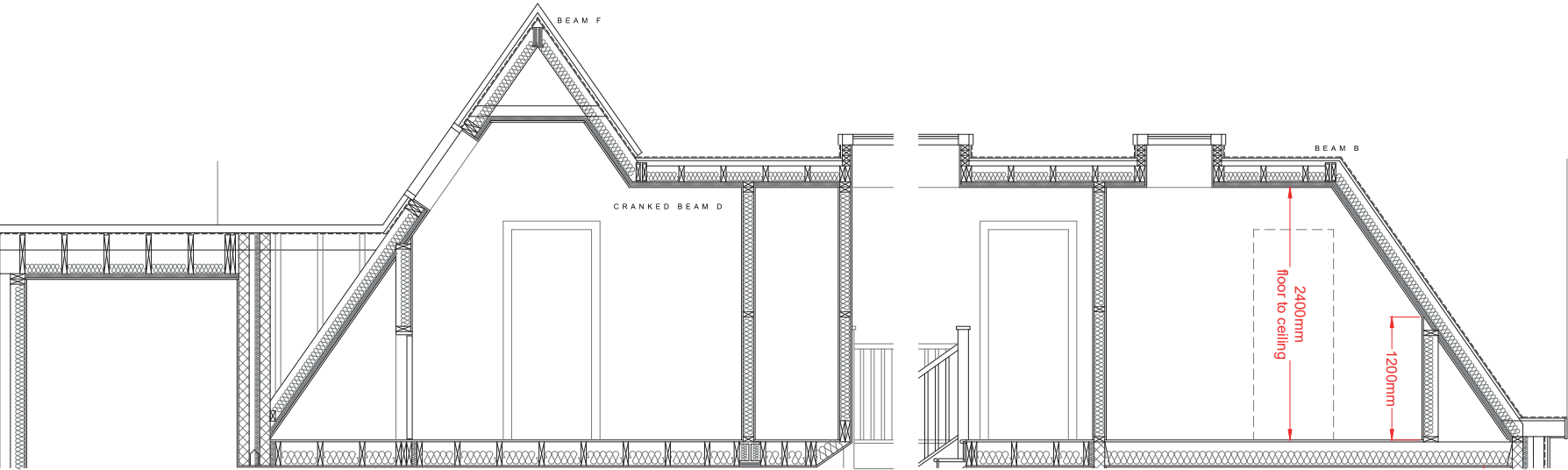
TECHNICAL //

let's get into the nitty gritty

Here's where our techy geek Laurence really comes into his own! Electrical layouts, floor and roof joists and all the hatched technical drawings are just the start.

We do the leg work so you don't have to, gathering every detail into a list of fixtures and finishes, from floor tiles and construction materials to chrome switches and light fittings, providing details in accordance with the latest building regulations so your chosen builders can easily identify and interpret materials, details and finishes, in order to quote for the work.

By having a clear plan at the outset, we reduce the risk of costs and timescales spiralling out of control further down the line.

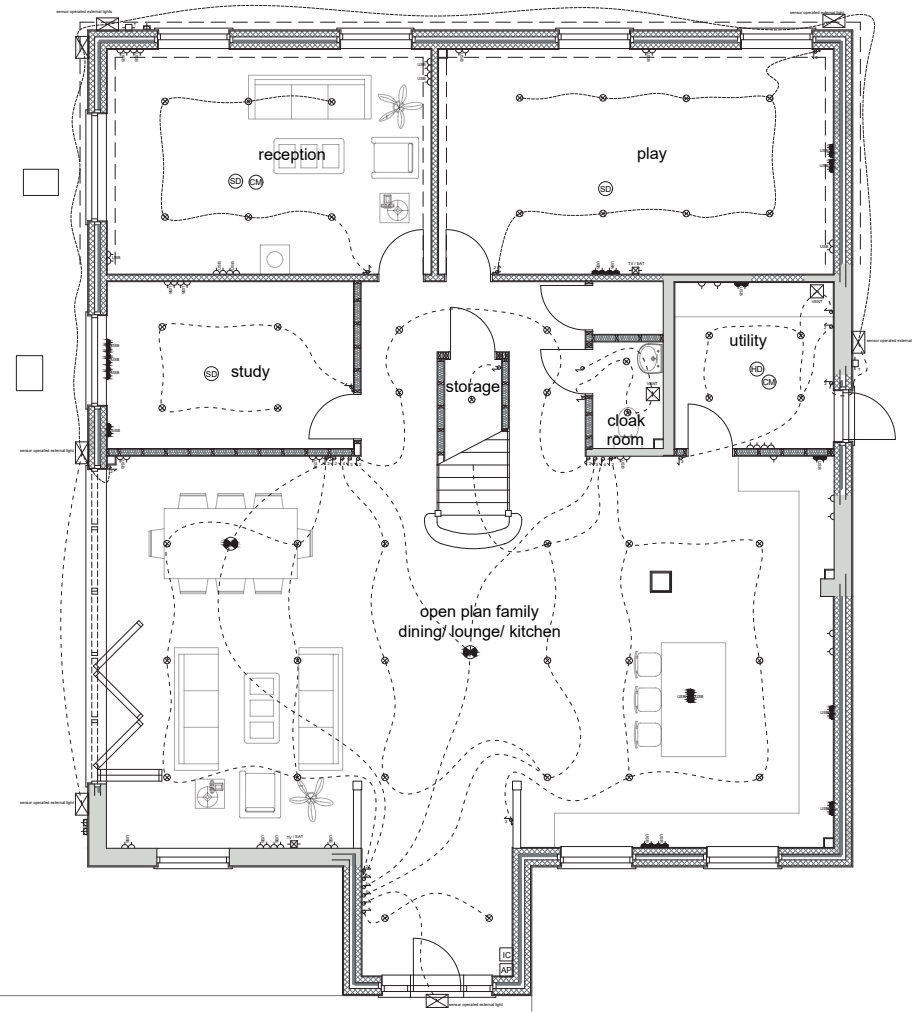
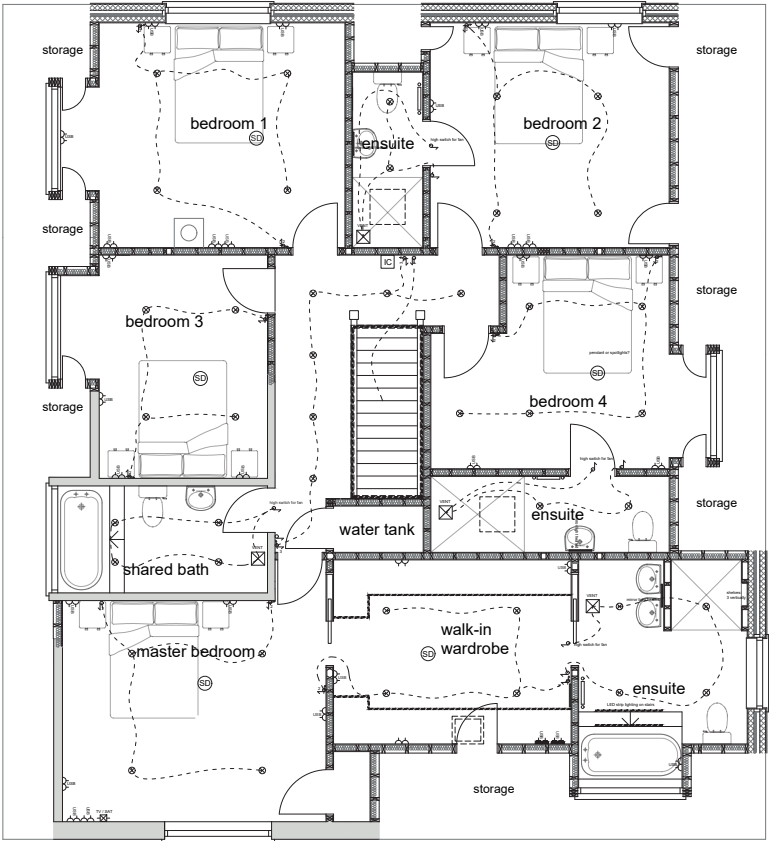


The Build Tender Process

As a rule, we approach 4 different builders on your behalf, to quote for the project and give them each 4 weeks to respond with full costings. Once the quotes are in, we analyse and compare their quotes, so that they are presented to you on a transparent, like-for-like basis.

Comparing builder's quotes on a like-for-like basis can be tricky. Even when given the same construction and build specification, they invariably apply their own interpretation, approach and cost breakdown.

We take the time to identify the difference in quotes, ensuring there is as much transparency and clarity when we hand over their quotes, so you can make an informed decision.



Building Regulations

We regularly liaise with building control through the technical design stage to ensure your project complies with the latest statutory requirements.

SITE SUPPORT //

hard hats at the ready!

Once you've chosen your preferred building contractor, we can act as your Contract Administrator. Drawing up the appropriate Building Contract, administering it and ensuring both parties are treated fairly. Liaising with the builder to ensure progress, costs and timescales are adhered to.

We will regularly monitor progress on-site, visiting weekly or fortnightly, so we are always aware of what's going on, attending site meetings with you and the builder, certifying build payments at regular intervals so you're never paying over the odds and only for building work that's been completed and certified.

That way you're always protected and not paying for work that's incomplete, unsatisfactory or doesn't comply with Building Regulations. It also means the builder gets paid fairly and regularly in accordance with a pre-determined agreement.

Our site-support continues until
your build project is completed
and you're ready to move in.



POST-COMPLETION //

we'll sort any snagging

We'll continue to be on-hand for up to a year after you've moved in, issuing final payment certificates, providing another layer of support, should you experience any defects like; issues with drainage, electrical faults, queries for the builder ... we'll deal with it all.

Living with the building for a year will allow it to settle and you can see how it performs through the seasons, raising any queries you might have with the electrician, plumber, ecologists or builders.

Pricing

After our initial consultation, pricing is determined by project and dependent on which stages of the build process you would like support with.

But we're happy to be flexible, we can either quote by project, on a fixed fee or if a client seeks instruction at a particular stage, billing in proportion to the amount of work done at each stage of the build process.



DON'T TAKE OUR WORD FOR IT!

A few kind words from clients ...

"MY OWN GRAND DESIGN"

**"THE DESIGN IS
BETTER THAN WE
COULD HAVE HOPED
FOR"**

"The collaborative and relaxed way BBD have worked with us has not only been enjoyable, it has given us an opportunity to share ideas and investigate different options which has given us the best outcome."

"BBD listened to my ideas of how I wanted my home to feel and took into account what I considered to be important; views, curves, sunlight and practicality. The design was beyond anything I could have envisaged; my own Grand Design that even to this day - 7 years on - gives me joy every time I pull into my driveway. Good architecture really does enhance life."

'Oakleigh'

**"WE WOULD RECOMMEND
BBD ARCHITECTS TO ANYONE
WISHING TO EMBARK ON A
PROJECT OF THEIR OWN"**

"We found our initial meeting with BBD Architects very relaxed and felt they had an understanding of what we wanted to create. Throughout the process they were very professional and easy to deal with and were extremely instrumental in creating a wonderful place to live. We are very proud of the end product and would recommend BBD Architects to anyone wishing to embark on a project of their own."

'Cupernham'

'The Courtyard'

NOT JUST A STAIRWAY //



Oakleigh

Stainless steel spine stairs with oak treads and glass balustrades.



Old Vic

Powder coated steel rods suspending concrete treads. A job well done!

EXAMPLES OF RECENTLY COMPLETED PROJECTS //

GREEN REFURBISHMENT //

A new lease of life (Oakleigh)

Although originally briefed to design a simple link between the main house and garage, the client was unhappy with the original front of house façade ... but we could see a solution.

By suggesting a remodelling of the house front and replacing the garage with an oak framed double garage with music room above, we've given the house a new lease of life. Designing a sweeping curved link from house to garage, with wide glass panels, punctuated by bold oak framing, enabling the light to pour in and create a contemporary space from which to admire the garden, rather than simply pass through. With a bespoke BBD designed stainless steel and oak staircase at one end, the house enjoys underfloor heating throughout, run by air source heat pumps with Solar PV panels on the roof.

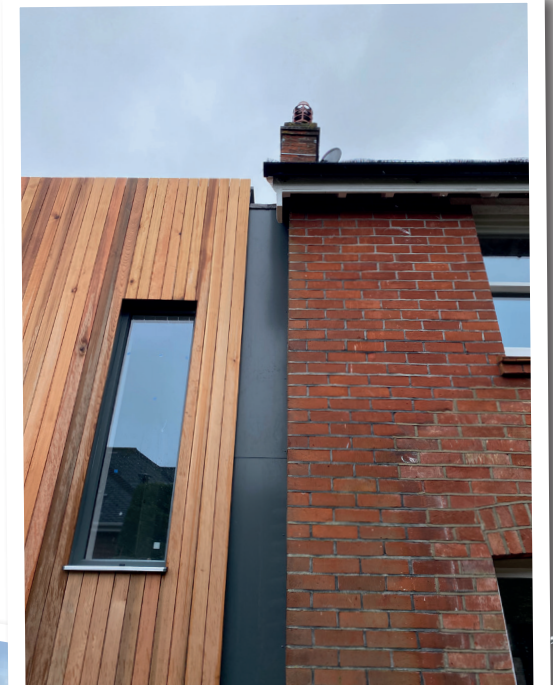


RENOVATION //

Combining traditional with 21st century (Old Vic)

This much-loved Edwardian detached house had been added to over the years, and with family at its centre, the owners wanted to be able to make more of the space and enjoy modern, flexible living whilst preserving its character.

We designed a contemporary two-storey “box” extension across the rear, giving the Edwardian house a 21st century lift, mindful to retain the traditional detailing of the original house through careful restoration. By reconfiguring the space, we've given the family a high-quality refurbishment, breathing life, light and space into previously tired, cramped areas, so they can enjoy, cook, eat and entertain together.





BARN CONVERSION //

From steel frame to stunning (Cedar Barn)

The barn came with a Part Q Permitted Development, with the brief to turn this agricultural use-only barn into a residential dwelling.

Understanding conversion parameters enabled us to make the footprint work and build around the existing steel frame to create a stunning 3-bed family home, with fully glazed gable to the rear, overlooking the picturesque Hampshire countryside beyond.



ECO NEW BUILD //

Lifetime usability and sustainability (Cupernham)

With the previous dwelling on site demolished, we were briefed to design a new build, ideal for family living. As a new build it was VAT exempt, giving the Client a little more towards the project budget.

We designed a 3-bedroom family home, discreet in its simplicity, but diverse in sustainable and contemporary features; master suite with large apex window, underfloor heating powered by Ground Source Heat Pumps and Solar PV Panels, double height entrance hall with a grand central staircase plus provision for a platform lift. All detailed to give this contemporary, high quality build the highest energy performance certificate rating, ensuring the lifetime usability and sustainability of the building.

If you have any queries, need more info or fancy
booking an initial consultation just call, email or click
[here](#) to complete an enquiry form.

We look forward to turning your dream into reality.

Verity, Laurence and the BBD team



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