



BCAE ARCHITECTS



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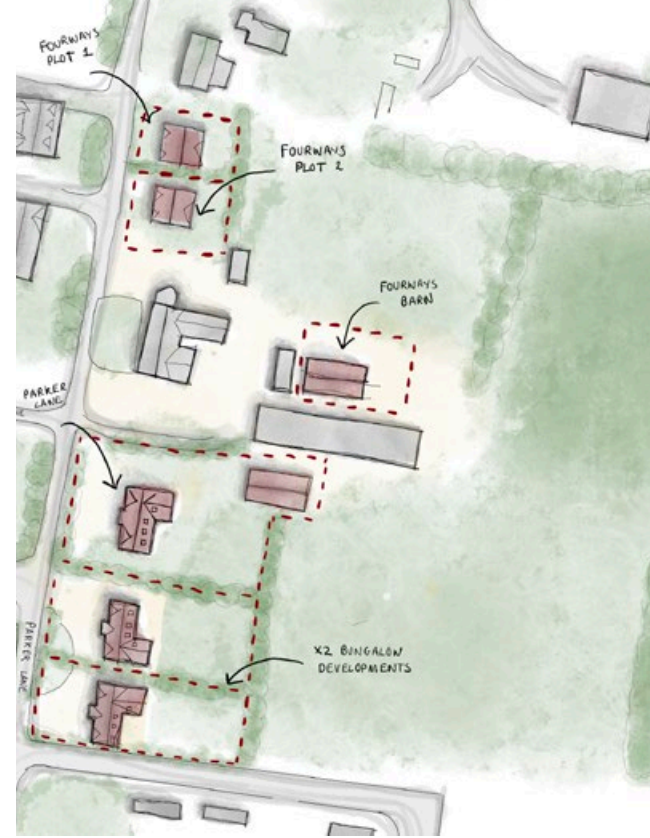
BCAE Architects is a dynamic and innovative architectural studio based in Lancashire in the North-West of England. Specialising in high end bespoke residential and commercial architecture throughout the UK. As an architects studio we take pride in offering a full range of architectural services across both residential and commercial work sectors.

Both of us studied together during our undergraduate degrees and have remained friends ever since. In 2022, we started BCAE Architects together after an influx of exciting projects into what was back then, Ben Craven Architects. Since then, the practice has gone from strength to strength with both Ben and Arron bringing a differing yet complementary skillset to the table.

Alongside Ben & Arron, we have a team of brilliant designers and we work with a bunch of carefully selected collaborators and consultants who help make our clients dreams a reality.

We specialise in bespoke residential architecture at varying scales and project costs, working with new and existing buildings throughout the North-West and UK. We also welcome projects for innovative commercial developments.

Flexibility is key to our approach. Whether you prefer hands-on involvement or wish to take the lead post-design and planning approval, we adapt to your preferences. We offer a range of architect services tailored to your project's unique needs—whether it's a new build, a modest improvement, or a large-scale transformation.



Ben Craven

BSc(Hons). March. PGDIP. ARB. RIBA



Ben is a RIBA Chartered Architect and the founding director of BCAE Architects, who's desire is to craft beautiful buildings & spaces that not only cater to specific needs but also push the boundaries of user experience.

"I thrive on the challenge of transforming each client's dreams into a design that mirrors their unique lifestyles, personalities and way of living. Listening to their needs, we collaborate closely with each client to ensure the best possible outcome, crafting a truly unique response to their brief and site - we take pride in our commitment to listening and understanding the diverse needs of our clients"

Prior to establishing BCAE Architects, he was an integral team member at a North West based practice, where he specialised in high-end bespoke residential properties and sensitive sites (greenbelt, ANOB, conservation areas). His earlier experience including contributing to award winning studios in Manchester working on Listed Buildings as well as larger scale developments and masterplans.

In 2022, fueled by a desire to help individuals realise their dream homes, Ben established his own practice, offering a bespoke architectural service. His ultimate objective is to go beyond the conventional, creating architectural solutions that are not only aesthetically pleasing but also tailored to specific needs, challenging and transforming the user experience along the way.

Arron El-Ammar

BSc(Hons). March. PGDIP. ARB. RIBA



Arron is a chartered architect and director of BCAE Architects. He is a member of the ARB (Architecture Registration Board) and a member of the RIBA (Royal Institute of British Architects). Arron has focused on creating functional and visually appealing buildings and spaces, finding innovative solutions to complex design problems. Something that is at the core of everything we do at BCAE Architects.

Before starting BCAE Architects, Arron has specialised in residential and heritage projects with focus on project management, design, and construction oversight during his tenure at an award winning Manchester-based architecture practice.

Arron is deeply committed to delivering exceptional customer service, believing that open communication and collaboration with clients and stakeholders are critical to the success of any project. Arron works closely with clients to understand their goals and vision, striving to exceed expectations and deliver outstanding results.

"We established the practice driven by a desire to redefine design norms and push the boundaries of creativity. Our mission is to challenge local authorities, foster a culture of innovation, and create a fulfilling, rewarding environment for our team, where passion for design, collaboration and the client experience is at the core of everything we do."

Our Process

No two projects are the same, just as no two clients are the same, our aim as your architect is to deliver your dream, creating bespoke designs that are simple, engaging, beautiful and surpass your expectations.

At BCAE Architects, we love being your partners from start to finish. From brainstorming innovative ideas to navigating the intricacies of the planning process, we're with you every step of the way. Our involvement extends to crafting detailed drawings, aiding in builder selection, acting as contract administrators, and providing supportive guidance throughout construction.

Stage 0 -

Feasibility / Consultation / Workshop

Initial Consultation

Consultation is the key first step to any new build, extension or renovation project – and it all starts with an initial chat.

Whether you have a clear idea or need some guidance to help shape your plans, our consultation will help you to understand viability, possibilities, limitations and costs. We'll take your high level brief and provide our thoughts on strategy and provide a fee proposal.

Architect Workshop

Not sure what you need? We offer 1/2 and full day workshops where we'll come to you and produce a range of drawings and design options for you to choose from right in your own home.

Stage 1 -

Existing Site & Brief Analysis

Survey & Detailed Brief

Following Appointment we'll arrange a meeting to understand your full detailed design requirements.

We'll also arrange / undertake any necessary surveys.

Existing Site Analysis

At this point we will research all local planning policies, and the history of the site to inform our proposals.

We'll analyse the existing site and buildings producing a full set of existing drawings.

Stage 2 -

Concept Design

Concept Design

Taking everything we learned and shared during our consultations we create initial proposed designs for you to review & a meeting to discuss your thoughts and answer any design queries.

Outputs

Design Review Meeting
Initial Concept Layouts
3D Walk-through & Virtual Reality (VR)

Pre App Submission

Stage 3 -

Developed Design

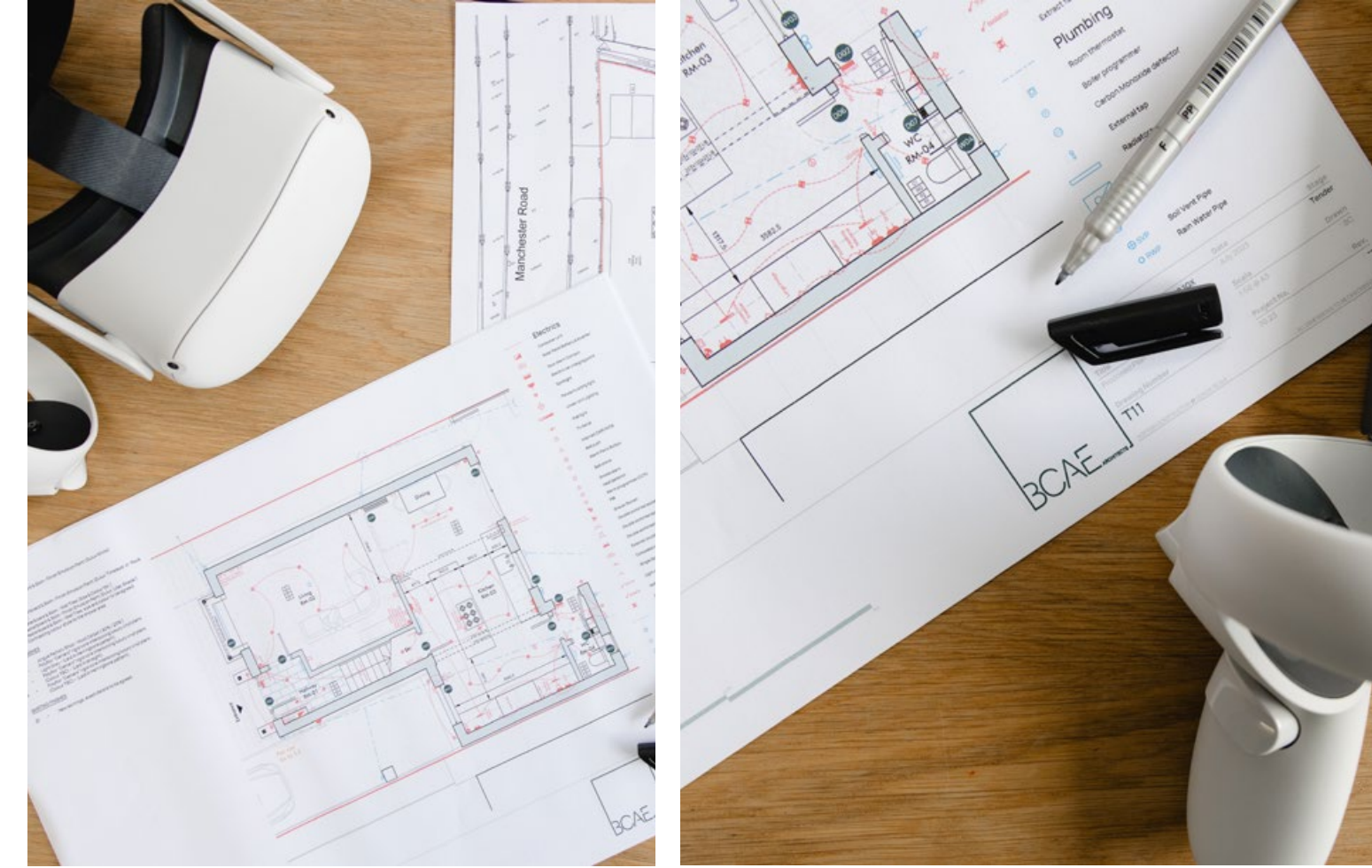
Developed Design

Further refinement of your preferred option takes place, with the submission for Planning Approval or Lawful Development Certificate if the design falls within Permitted Development to your local council on your behalf.

Outputs

Design Review Meeting
Refined Design
3D Walk-through & Virtual Reality (VR)

Planning Submission



Stage 4 -

Building Regulations / Tender

Building Regulations

Our services can also include supporting you through the building regulations application process and liaising with your approved building inspector.

Building Regulation Submission

This is the stage of the architectural process where we draw up fully detailed drawings and plans.

Following the detailed design stage of your architectural project, we'll work with you to find a suitable builder or construction company.

As experienced architects with a range of projects in our portfolio, we've worked firsthand with a variety of building specialists, helping us to build a trusted network of reliable contractors.

Stage 5 / 6 -

Construction

Start On Site

Construction

This is the most exciting stage of your architectural journey – where your new build, extension or renovation project comes to life.

We can take the hassle out of the construction phase and manage the process on your behalf. Working alongside the contractor and specialists helps keep the project on programme and budget.

Contract Administration

Project Management

Stage 7 -

In-Use

Snagging inspections and defect resolution

By project managing the architectural accuracy of your build as we go along, we essentially undertake snagging inspections throughout the duration of the project, picking up issues and highlighting them to the construction team during each site visit.

To ensure the very best finish, we then complete a final snagging inspection once the build is complete, working with you and/or the builder to make a snagging list or items that need to be attended to. Of course the aim is to choose a good quality builder in the first instance, who will get things right the first time so that the snagging list isn't very long.

Why would you choose to work with us?

1

we care
Arron and Ben established BCAE with a commitment to delivering exceptional customer service, believing that open communication and collaboration with clients and stakeholders are critical to the success of any project.



2

specialists in sensitive sites
We have an excellent track record of gaining approval on sensitive sites, with many of our projects located within the greenbelt, ANOB or conservation areas. We also work with listed buildings.



3

planning success rate of 99%
Working closely with our clients and consultants, as well as engaging with local authorities at an early stage in the design process, we aim to de-risk applications as much as possible prior to submission. We pride ourselves in achieving the highest quality with each and everyone of our designs and applications - the quality of the submission pack enables everyone to fully understand every aspect of the proposals.



4

unique combination of in-house expertise & strong consultant network
Both Ben and Arron bring a differing yet complementary skillset to the table. Alongside Ben & Arron, we have a team of brilliant designers and we work with a bunch of carefully selected collaborators and consultants who help make our clients dreams a reality.



5

full team on your project working collaboratively
We are a small creative practice with a unique set-up - we all work on every project together as 1 team which allows us to work efficiently and to everyone's individual strengths creating a strong team work environment. Being a small studio allows us to provide a highly bespoke and personal service to our clients, when we are able to create unique schemes individually tailored to our client's needs.



What We Do

House Extensions & Reconfigurations

If you're thinking of extending your home, contact us and we can offer friendly advice on what the best solution could be for your project, and discuss our residential architectural services. You may need to increase the scale and quality of the property, add further accommodation, or adapt your home for your family's changing needs, ultimately to add value and transform how you live in your home.

Many of our projects involve transforming existing buildings such as re-configuring or extending existing homes to improve the functionality, and create amazing spaces with wow-factor. From single storey domestic extensions, to converting bungalows into multi-storey properties and loft conversions, we can help create a new space in your home, or offer it a new lease on life.



Self Build Homes

At BCAE Architects, we are your dedicated partners in turning this dream into reality. Our role goes beyond traditional architecture; we work hand-in-hand with clients on their self-build projects, offering tailored guidance, creative expertise, and practical insights. From the initial sketches to the final construction, we ensure that every aspect of your self-built home reflects your unique vision, lifestyle, and aspirations.

Many of our clients are self-building their own properties, either project managing the build, building the property themselves or appointing a main contractor to undertake the project. Our clients have varying budgets, styles and priorities so every brief is tailored to each individual client.



Eco Houses / PassivHaus

At the core of our new-build home designs lies a commitment to sustainability. We prioritise eco-friendly practices to minimise energy consumption and lessen the carbon footprint of our homes. Integrating features such as ground source heat pumps, MVHR (Mechanical Ventilation with Heat Recovery) systems, rainwater harvesting, solar panel energy generation, battery storage, sustainable drainage systems, and superior insulation and air-tightness, our designs embrace a holistic approach to environmental consciousness.

We understand that sustainability standards and requirements vary from client to client. Our homes can be tailored to meet specific sustainability standards, including PassivHaus or zero-carbon neutrality. This flexibility allows us to tailor our designs to align with the unique preferences and budget considerations of our clients, ensuring that each home reflects both your and our values with a commitment to a greener future.



Bespoke Luxury Homes

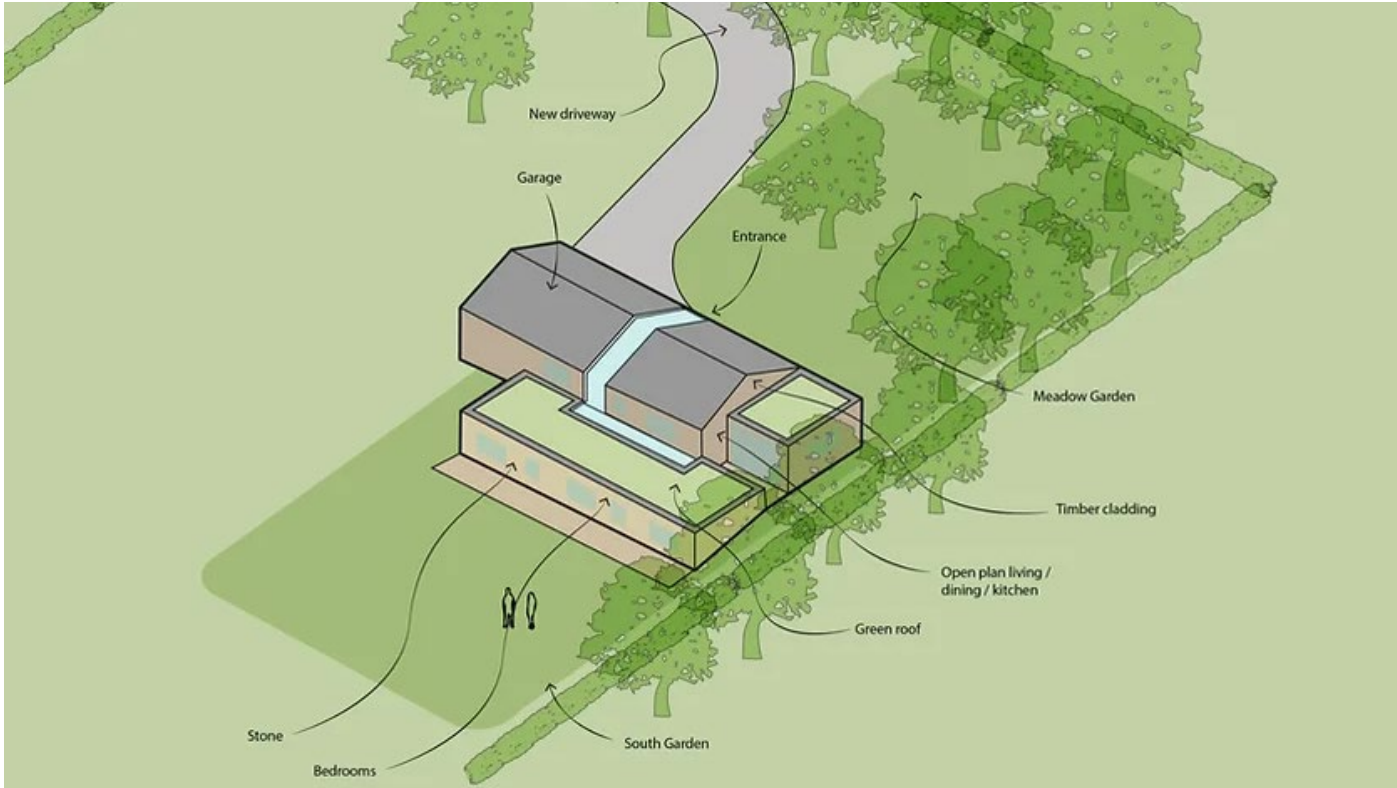
We specialise in crafting high-quality architectural homes that seamlessly integrate our clients' personal preferences to enhance their lifestyles. From leisure suites and entertaining spaces to spa and wellness zones, we tailor each home to meet the unique needs of individuals and their families. Our focus is on delivering residences that epitomise the finest aspects of contemporary luxury living, with thoughtful design elements that transcend indoor and outdoor boundaries.

What We Do

'Paragraph 80' Homes

A Paragraph 80 home, also known as a Paragraph 79 or Para 80 home, refers to a special planning permission clause in the UK. This clause allows for the construction of a new, innovative, and exceptional home in the countryside, even if it might typically be restricted by local planning regulations.

To gain approval, the proposed dwelling must demonstrate extraordinary architectural quality and innovation, blending harmoniously with the landscape while meeting strict sustainability and design criteria. Paragraph 80 homes are unique and often serve as examples of exceptional architectural creativity within rural settings.



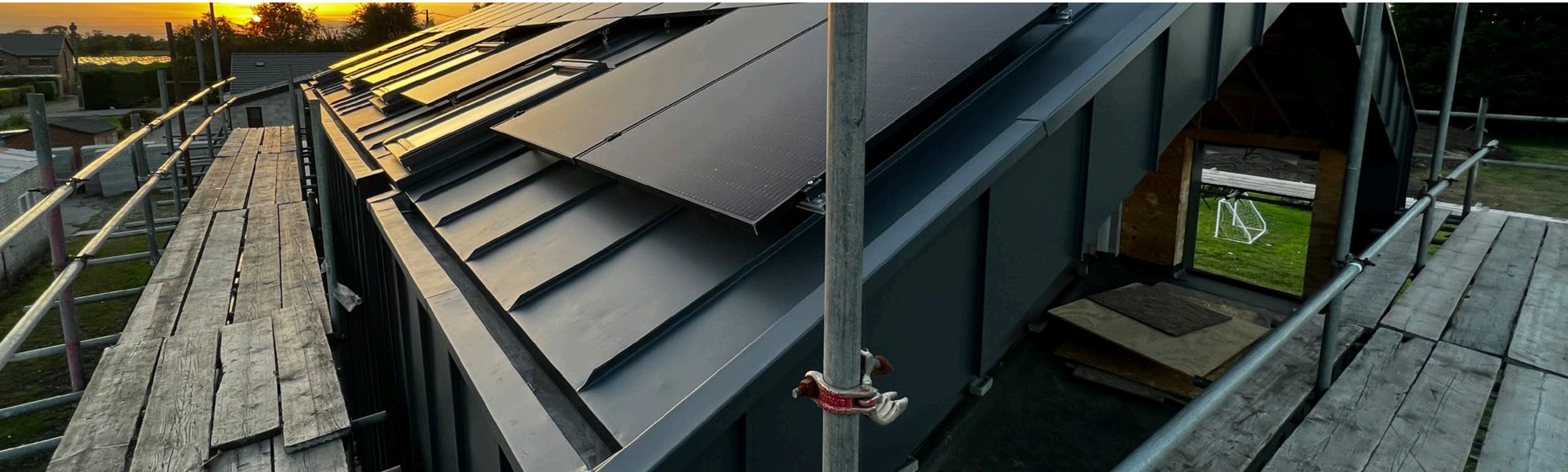
Residential Developments

Large-scale housing projects typically encompass 10 or more residential units within a single location, subject to the specific regulations of the Local Authority. We collaborate with a diverse array of developers who construct homes spanning various scales and affordability tiers. These projects range from affordable social housing initiatives to luxury gated communities, spanning multiple Local Authorities.



Commercial

Beyond residential projects, we are passionate about working with developers and businesses across the North-West to create environments which work for their specific purpose. We are also keen to collaborate with independent businesses and community groups, enhancing everything from shops and workspaces to workshops and yoga studios.



Bespoke Luxury Home - Park Avenue

Budget:
£1m

Requirements:
4800sqft Georgian Style New Build with a contemporary rear.

Status:
Pre Construction (April 2024 Start Date)

Involvement:
Full Architectural Services
RIBA Stages 0-7

Featuring a luxury georgian style property for a private client. With a perfect blend of timeless elegance and modern craftsmanship, this homes epitomises refined living at its finest.

At BCAE Architects, we understand that your home is more than just a building – it's a reflection of your unique story, passions, and aspirations. That's why our approach is deeply personal, starting with getting to know you, your family, and your dreams for your forever home.

In our initial consultations with Nick and Nicola, we delved into the essence of their lifestyle, preferences, and must-haves. They shared their wishlist with us, detailing their desires, aspirations, and even their most-definitely-nots. These personal insights became the guiding stars for our design journey.



Our Added Value

Our collaboration with the clients were rooted in open dialogue and mutual trust. Through 3D walkthroughs and detailed discussions, we brought their dreams to life, ensuring every aspect of their home reflected their unique identity. From the authentic Georgian details to the modern comforts, every element was meticulously crafted to exceed their expectations.

At BCAE Architects, we believe that the journey to your dream home should be as enriching as the destination itself. With a commitment to collaboration and attention to detail, we transform your vision into reality, creating not just a house, but a true reflection of who you are.

CGI image showing the proposed property front

Self Build Home - Rivington View

Budget:

£500,000

Requirements:

New Build Eco Home & Detached Stables

Status:

On Site

Involvement:

Full Architectural Services
RIBA Stages 0-7

Notes:

Sensitive site (virgin greenbelt site)
Self Build

Situated in an area of Open Countryside and within the South Ribble Greenbelt, this site was a completely empty greenbelt agricultural field with no previous developments / structures or planning history.

The initial approach for this site included gaining permission for a stable block to house the clients horse, along with a change of use on the site for the keeping of horses. Following this we submitted a planning application for a small single storey dwelling on the site. Both applications were successful at the first attempt.

During the concept design stage we produced a 3D walkthrough of the proposed designs so that the clients could understand each space and how the completed building would look and feel. We produced a detailed planning application and following positive comments from the planning officer we received approval.

At the heart of our design philosophy lies a strong commitment to sustainable living, exemplified by our fabric-first approach. Through careful selection of materials and attention to detail, we have created a dwelling with exceptional energy efficiency, minimizing its carbon footprint and reducing reliance on external resources.

Our Added Value

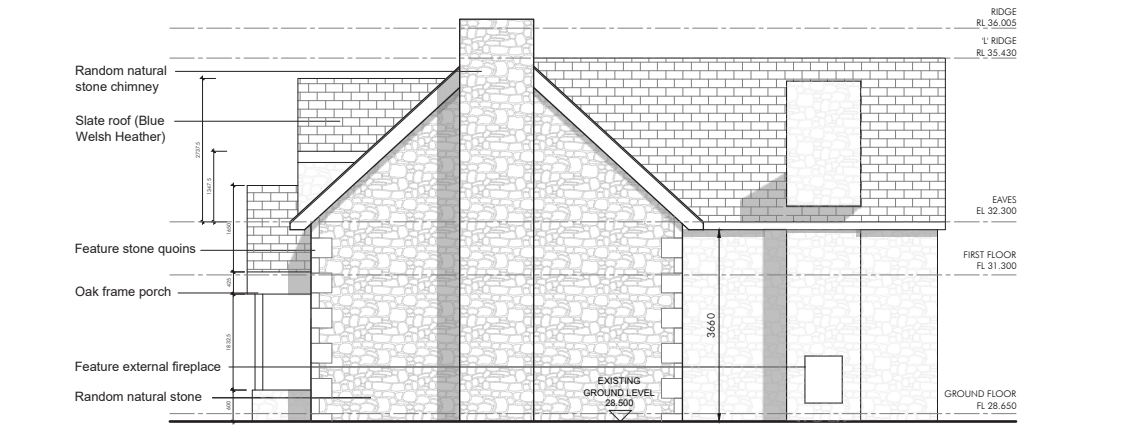
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Proposed Elevation - Front
Scale 1:100



Proposed Elevation - Rear
Scale 1:100



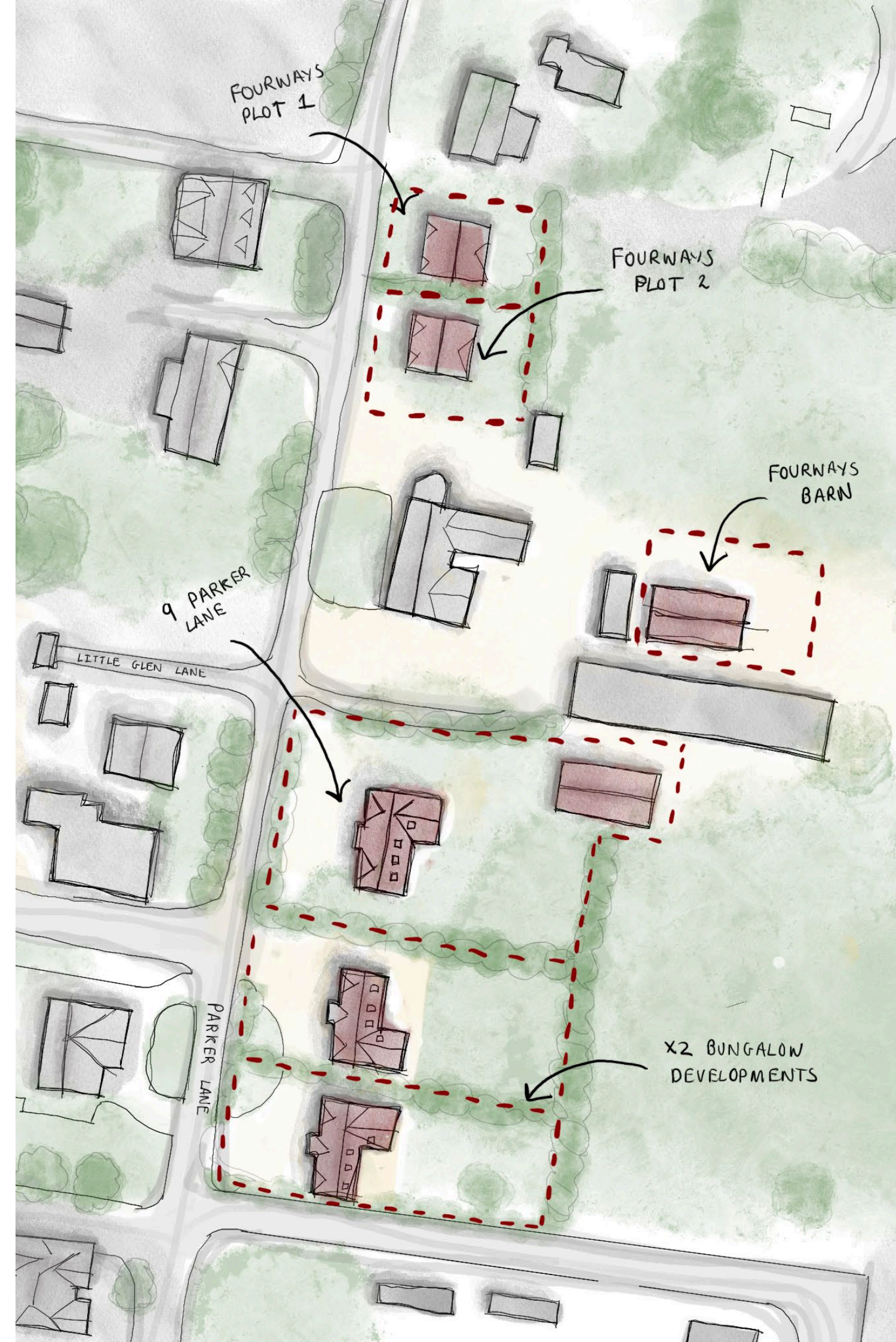
Proposed Elevation - Side
Scale 1:100

Development - Parker Lane

The proposals are for an infill development to complete the frontage of Parker Lane with 2 high quality dwellings, constructed with materials that respect the location and existing palette of the area, they generously spaced to respond to the typology of existing properties in the area.

The proposed driveways will be accessed directly from Parker Lane. There will be a large driveway / turning area to the front of the properties with ample parking for 3+ cars and turning area, allowing vehicles to exit in a forward gear. The 'L' shaped design will provide privacy from the existing adjacent properties while making the most of the views to the South and East.

Planning consent has been granted for the development of the additional properties with the local authority complementing the rigour and thorough process behind the design and application documentation.



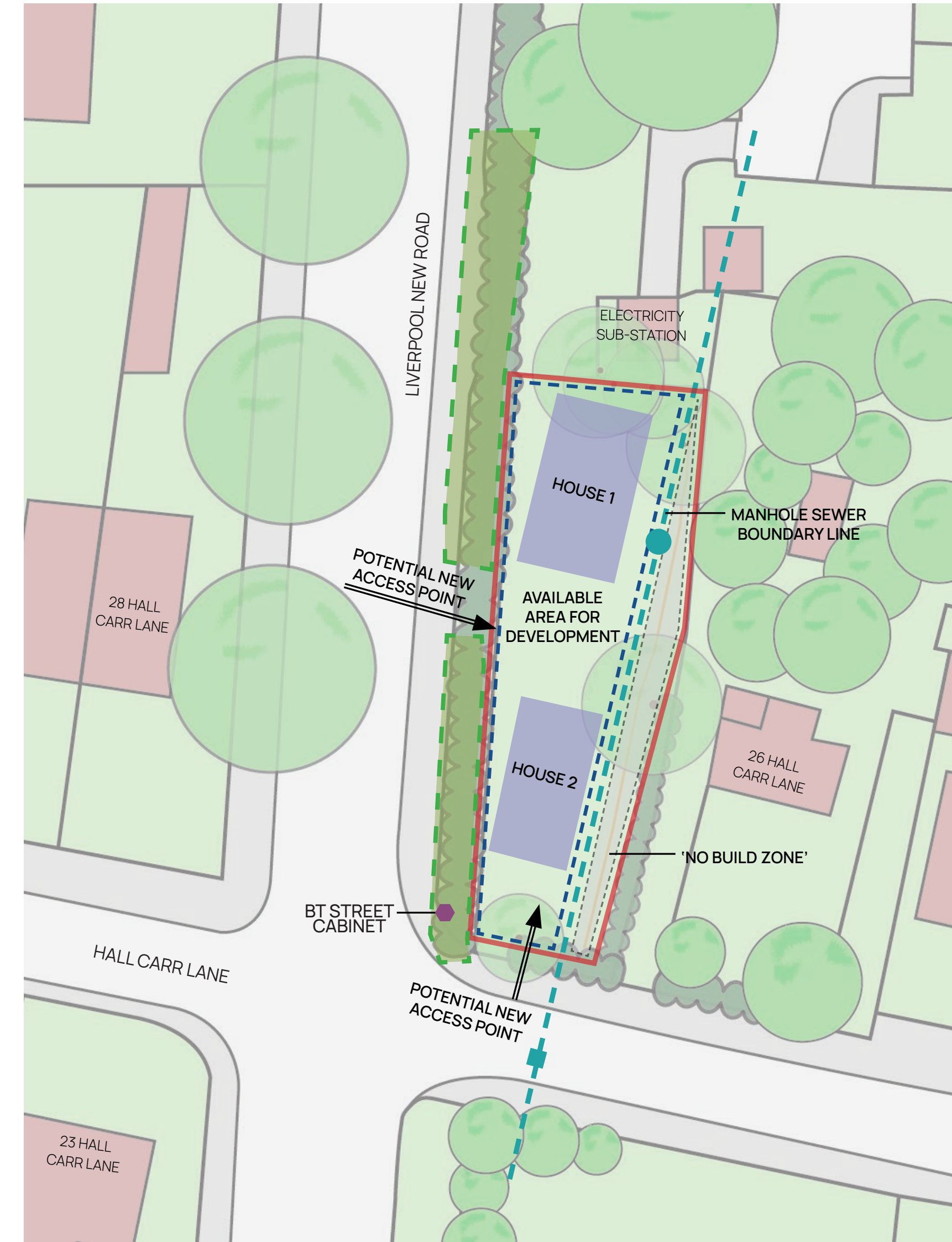
Self Build - Longton

Budget:
£500,000

Requirements:
Maximise sites potential (Client advised they would like to explore whether 2 properties were possible - semi detached, we're proposing 2 detached 5 bed homes)

Status:
Preparing Planning Application

Involvement:
Full Architectural Services
RIBA Stages 0-7



Eco Home - Fourways

Budget:
£600k

Requirements:
New Build Eco Home

Status:
On Site

Involvement:
Full Architectural Services
RIBA Stages 0-7

In our initial conversations with Oliver and Eloise, we delved into the very essence of their lifestyle, preferences, and non-negotiables. They shared their wishlist, laying bare their desires, aspirations, and even their most-definitely-nots. These personal insights became the compass guiding our design journey, ensuring every decision resonated with their unique story.

For Oliver and Eloise, this project was more than just constructing a house; it was about crafting their sanctuary – a space where their personalities could shine through every detail. Their vision was crystal clear – a home that seamlessly merged with the rural charm of Whitestake, married eco-conscious innovation.

Throughout the construction phase, BCAE Architects remained on hand, offering support and guidance to Oliver and Eloise. Our team was readily available, ensuring that the transition from plans to reality was seamless. From liaising with contractors to addressing any on-site challenges, we remained involved to uphold the integrity of the design and bring our clients' vision to fruition. With our expertise and commitment to excellence, we navigated the construction process together, ensuring the build stayed true to the essence of their dream home.

Our Added Value

Our collaboration with Oliver and Eloise was founded on open communication and mutual trust. Through immersive 3D walkthroughs and in-depth discussions, we breathed life into their dreams, meticulously shaping every facet of their home to reflect their distinct identity.

From the rustic charm of the barn's replacement to the modern comforts seamlessly integrated within, every element was thoughtfully curated to surpass their expectations.



Commercial - Sparth House

Construction Value:
£8m

Requirements:
Minimum 72 bed extra care scheme with ancillary gardens and amenities.

Status:
Planning Submission

Involvement:
Full Architectural Services

The site contains an existing large dwelling contained within large grounds. A number of trees border the site providing screening between the site and adjacent properties. The existing dwelling will be demolished.

Historically the site has been used for private residential which hasn't changed since the building was constructed. The building is currently occupied. The two storey building is set back from the main road edge and car parking is currently situated at the front of the building.

The proposal seeks to redevelop the site at 185 Manchester Road, with a new build, 72 bed extra care scheme, comprising of high quality living accommodation, meeting the needs for extra care facilities within the area. The proposal will go above and beyond the typical 'extra care' facilities within the area in terms of quality and amenity, setting the standard for extra care facilities within the borough and wider areas of Greater Manchester. Associated amenity, garden, terrace and ancillary spaces will be included, as well as coffee and shops incorporated within the ground floor for use by local residents and visitors. External landscape works will seek to improve the current urban condition, introduce a new vehicular circulation and expand the already dense treescape around the site

The design ascends towards the site's centre, creating a dynamic focal point. By harmonizing with neighbouring building heights, we ensure a seamless integration into the urban fabric while upholding the existing urban grain.

Thoughtfully integrated terrace areas not only offer premium amenity spaces but also imbue the design with a sense of community and well-being. Additionally, garden areas thoughtfully incorporated at the building's rear provide a tranquil retreat. This intricately balanced massing strategy encapsulates our commitment to both architectural innovation and contextual harmony, culminating in a design that enriches the urban landscape.

Our Added Value

BCAE Architects were commissioned to improve and create a visually striking building that meets strong environmental, social, and governance (ESG) standards, specifically a BREEAM Excellent rating.



Commercial - Heaton Road



Construction Value:
£6.5m

Requirements:
Minimum 65 bed care scheme with ancillary gardens and amenities.

Status:
Planning

Involvement:
Full Architectural Services
RIBA Stages currently 1-3

BCAE Architects were commissioned to improve and create a visually striking building that meets strong environmental, social, and governance (ESG) standards, specifically a BREEAM Excellent rating.

A minimum number of beds needs to be achieved in order to offset the operating expenses, and cost of working towards and delivering a BREEAM excellent rated building. We believe that offering higher quality amenities for residents and pushing the boundaries as to what care schemes can be is the correct approach and a high quality scheme is at the forefront of our approach.

BCAE Architects are working closely with Manchester City Council to bring forward a proposal which is both sensitive yet ambitious and sets precedent for future schemes within the wider area.



Restoration - Orchard House

Budget:
£600k

Requirements:
5 bed apartment conversion

Status:
Planning Approved at committee.

Involvement:
Full Architectural Services
RIBA Stages 0-7

The site contains an existing building, along with external yard space. A number of properties neighbour the site and the main building is fronting the main pedestrian route of School Road.

The site is visible from adjacent property's around the site and there is a large ALDI to the South and Sainsburys to the North.

The building sits within a row of buildings of varying architectural style and detail with little consistency across the elevation fronting onto School Road. There have been numerous building interventions to many of the buildings along the street scene.

The client is seeking to restore the Orchard House building and convert the upper floors into high quality residential amenity which will convert the current non-use of the upper floors into vibrant and well managed apartments.

The proposal seeks to redevelop the site at Orchard House, with the restoration of the existing building, addition of a rear extension and dormers. The scheme will incorporate 5 no. new apartments (1 & 2 Bed) which will sit within the existing building fabric, utilise existing openings and ultimately redevelop a disused and key building within the area.

The apartments all encompass; rooms with double beds, living areas which have atleast 2 windows, kitchen areas, all in an open plan living arrangement.

Ground floor will solely be use for the entrance areas, post boxes and cycle storage aswell as home to the existing shops within the plan.

Our Added Value

The client has commissioned BCAE Architects to improve and create a visually restored building which contributes to the street scene rather than detracting. The aim is to create a number of high quality town centre apartments and retain as much of the existing building as possible.

Planning was successful at committee following offers recommendation to GRANT and BCAE Architects were on hand to support the client throughout the process.



Class Q - Martlet Barn

Budget:
xxxx

Requirements:
xxxx

Status:
Tender

Involvement:
Architectural Services
RIBA Stages 4-7

The si

Our Added Value

The client has commissioned BCAE Architects to improve and create a visually restored building which contributes to the street scene rather than detracting. The aim is to create a number of high quality town centre apartments and retain as much of the existing building as possible.

Planning was successful at committee following offers recommendation to GRANT and BCAE Architects were on hand to support the client throughout the process.

Class Q - Cheetham Close

Budget:
xxxx

Requirements:
xxxx

Status:
Tender

Involvement:
Architectural Services
RIBA Stages 4-7

The si

Our Added Value

The client has commissioned BCAE Architects to improve and create a visually restored building which contributes to the street scene rather than detracting. The aim is to create a number of high quality town centre apartments and retain as much of the existing building as possible.

Planning was successful at committee following offers recommendation to GRANT and BCAE Architects were on hand to support the client throughout the process.

Remodel & Extension - Oakmere Avenue

Budget:
XXXX

Requirements:
XXXX

Status:
XXXX

Involvement:
XXXX

Our Added Value

Our collabo

New Build - Astley Street

Budget:
XXXX

Requirements:
XXXX

Status:
XXXX

Involvement:
XXXX

Our Added Value

Our collabo

Extension - Crosby Road

Budget:
£100,000

Requirements:
2 Storey Extension & Internal Alterations

Status:
Planning Approved / Building Regulations

Involvement:
RIBA Stages 0-5



Extension - Crosby Road

Budget:
£150,000

Requirements:
Single Storey Extension & Full Internal Reconfiguration and Renovation

Status:
Planning Submission

Involvement:
Architectural Services
RIBA Stages 0-5

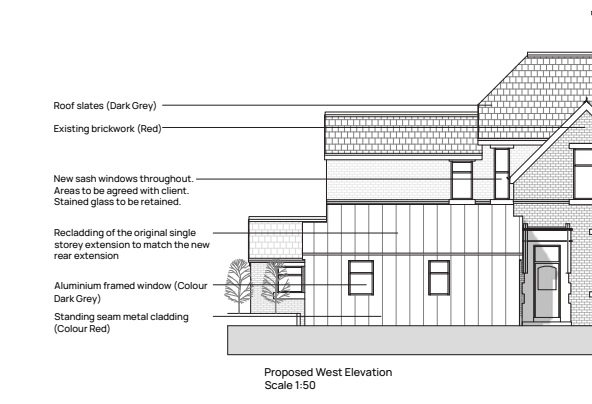
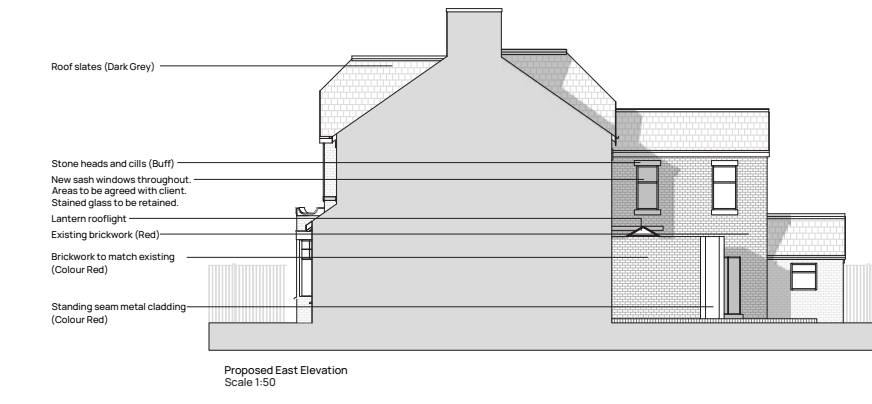
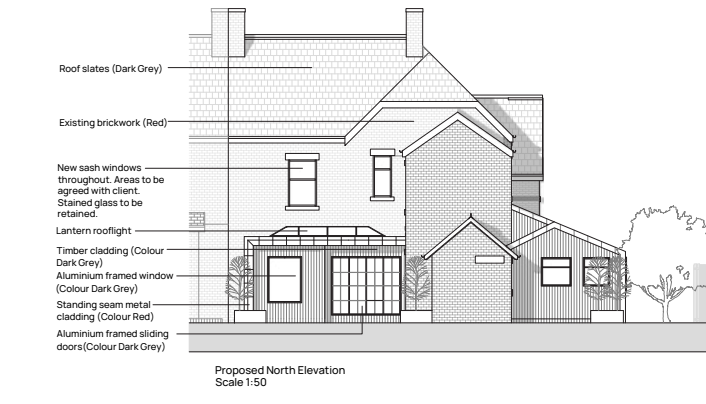
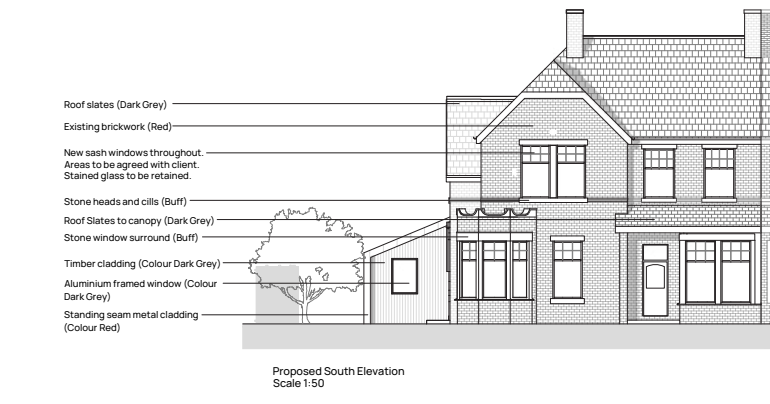


Our Added Value

Our collabo

Our Added Value

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Placemaking - Froom Street

Budget:
£30m

Requirements:
100 Bed Care Home
100 Apartments
25 Detached dwellings

Status:
Feasibility

Involvement:
Currently RIBA Stages 0-1



Our Added Value

Our collabo



Image Description

