

BC
AE

2026

Architects & Interiors



Hello

We are a design-led architectural studio specialising in bespoke, high-end residential projects, creating homes that are deeply personal, carefully crafted and shaped around the lives of the people who inhabit them. Our portfolio spans contemporary new-builds, sensitive refurbishments and complex residential adaptations, often involving challenging sites, planning constraints or highly individual client requirements.

At BCAE Architects, we believe exceptional architecture begins with understanding people before buildings. We work closely with our clients from the earliest stages, allowing architecture, interiors and spatial experience to evolve as a single, cohesive vision. Supported by our in-house interior design expertise, this integrated approach ensures continuity from the initial concept through to the final layers of materiality, atmosphere and detail.

Many of our projects are located within Green Belt, Conservation Areas, National Landscapes (AONB) or involve Listed Buildings and other sensitive planning contexts. We enjoy the challenge these sites present, combining creative thinking with robust planning strategy to unlock opportunities where others may see constraints.

Alongside our residential work, we deliver carefully considered commercial projects, bringing the same design rigour, technical expertise and user-focused thinking across a variety of sectors. This breadth of experience enriches our work, allowing knowledge and ideas to transfer naturally between project types.

We are also recognised for our specialist work adapting homes for individuals with catastrophic injuries and complex disabilities. Designing for accessibility has given us a deep understanding of ergonomics, movement, sensory environments and long-term usability—principles that influence every project we undertake. It reinforces our belief that exceptional architecture should not only be beautiful, but should enhance the way people live every day.

We are particularly drawn to projects that seek to create something distinctive - homes with a strong narrative, clarity of form and a meaningful relationship to their setting. We enjoy working with clients who value thoughtful design, collaborative working and a shared ambition to create architecture that stands the test of time.

Ben Craven, Founding Director & Architect
Arron El-Ammar, Direct & Architect

BCAE Architects & INTERIORS

By Jessica Lauren

It's all about you

Different sites. Different families. Different aspirations. Every project we undertake is entirely unique.

At BCAE Architects, everything begins with listening. We take time to understand how you live, what inspires you and what you want your home to become. We believe great architecture shouldn't feel intimidating, so you'll never be overwhelmed with unnecessary jargon—just honest advice, thoughtful design and a collaborative process from beginning to end.

Whether we're designing a bespoke new home, transforming an existing property or delivering a specialist adaptation, our role is to create spaces that not only look beautiful, but genuinely enhance the way you live.

BCAE's journey so far...

BCAE Architects was founded by Ben Craven and Arron El-Ammar after a friendship that began at university and a shared ambition to create a different kind of architectural practice.

Combining over 25 years of experience, we've built a studio centred around thoughtful design, close collaboration and exceptional client service. Today, we're proud to have helped hundreds of clients create homes that are distinctive, personal and built around the way they live.

Our studio is based in Euxton, near Preston, with an additional office in Altrincham, allowing us to work across Lancashire, Cheshire, Greater Manchester and beyond.

Things we care about

Our philosophy is simple: every successful project begins with understanding the people who will live there.

We take time to understand how you live—your routines, aspirations and challenges—so the homes we design are not only visually striking, but genuinely tailored to your lifestyle. This is particularly important in our adaptation work, where thoughtful architecture can transform independence, comfort and quality of life.

We specialise in residential architecture of every scale, from bespoke new homes and carefully considered extensions to renovations, conversions and specialist adaptations.

Whatever the brief, our aim is to create homes that are beautifully resolved, highly functional and uniquely personal.

We care deeply about craftsmanship - how buildings are assembled, how materials age and how every detail contributes to the overall experience of a home. Working closely with our clients, consultants and contractors, we embrace complex challenges and enjoy finding thoughtful solutions where others see obstacles.





Ben Craven

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

Ben is a RIBA Chartered Architect and the founding director of BCAE Architects, whose desire is to craft beautiful buildings & spaces that cater to specific needs and push the boundaries of user experience. 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 included contributing to award-winning studios in Manchester and working on listed buildings, larger-scale developments and masterplans.

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

Our Team



David Alcock
Chartered Building Surveyor & Expert Witness

David is a Chartered Building Surveyor (MRICS) and Associate Director at BCAE Architects, with over 30 years of specialist experience in the design and adaptation of buildings for clients with disabilities. He is widely recognised for his expertise in accessible housing and inclusive environments, supporting individuals and families to create homes that enable independence, dignity and long-term wellbeing.

Throughout his career, David has focused on removing barriers within the built environment, placing the needs, aspirations and lived experiences of disabled clients at the centre of the design process - an approach that aligns closely with BCAE's values and ethos.

David brings a collaborative and person-centred approach to every project, believing that successful outcomes begin with listening and understanding. He is committed to delivering practical, cost-effective solutions without compromising on care, comfort or quality, and his combination of technical knowledge, empathy and experience makes him a trusted advisor to clients, families and professional teams alike.

Stewart is an ARB-registered Architect at BCAE Architects, with over a decade of experience delivering thoughtfully designed residential projects across the North West and beyond. His background spans a broad range of sectors, including healthcare, education and commercial schemes, giving him a strong technical foundation that he now applies to bespoke homes and residential adaptations.

In recent years, Stewart's work has focused predominantly on private residential architecture, from high-quality extensions and refurbishments to new-build homes and complex alterations. He remains closely involved throughout each project, from early concept and planning strategy through to technical design and construction, ensuring continuity, clarity and attention to detail at every stage.

Stewart brings a calm, considered and design-led approach to his work, balancing creativity with practicality to achieve spaces that are both functional and uplifting. He has a particular interest in how architecture can improve everyday living - whether through carefully crafted family homes or sensitive adaptations that support changing needs - and is committed to delivering solutions that are well-resolved, buildable and tailored to each client.



Stewart Kearney
Project Architect



Jessica Lauren
Interior Design Director

Jessica our Interior Designer, working closely with the architectural team to ensure every project is considered holistically from the outset. Her early involvement allows interior design to be seamlessly integrated with the architecture, creating cohesive homes where layout, materials and atmosphere work together naturally.

She specialises in high-end residential interiors, with a particular talent for bringing warmth, personality and refinement to spaces. Jessica creates interiors that blend modern elegance with farmhouse charm, focusing not only on aesthetics but on how spaces feel and function in everyday life — ensuring homes are comfortable, practical and deeply personal to the people who live in them.

Known for her meticulous eye for detail and personable approach, Jessica guides clients through decisions from finishes and lighting to furnishings and final styling. She believes the finishing layers are what truly transform a house into a home, and her thoughtful, homely touches are central to the character of every project.

Lucy is an ARB-registered Architect who graduated from the Manchester School of Architecture with a bachelor's degree in 2020, and returning to the MSA to complete her Masters degree in 2023, earning a distinction.

She has a passion for architecture which is environmentally sustainable, having undertaken projects throughout university with a strong emphasis on mitigating operational and embodied carbon. She is also interested in strategies which are innovative whilst being sympathetic to local context, and leaving places in a better, more productive ecological state than before.

Lucy is dedicated to utilising a wide range of media to creatively communicate the key ideas of design proposal to both clients and other consulting team members.

"Lucy is a brilliant addition to the team, her keen eye for detail within the early design stages means we can convey our design ideas fully so the entire team are aware of both ours and our clients expectations. As a practice, we are committed to nurturing the next wave of talent and we look forward to seeing Lucy progress as a key member of the BCAE team".



Lucy Hobbs
Architect



Gil Woods
Studio Manager



Tarran Coward-Willis
Architectural Assistant



Phoebe Powers
Architectural Assistant



Joe Eccles
Architectural Apprentice

Our Team

Contact

Lancashire Studio
Euxton, Chorley

Unit 17 Guest House Farm,
Runshaw Lane, Euxton,
Chorley, PR7 6HD

01772 230 538
euxton@bcae-architects.co.uk

Cheshire Studio
Altrincham

Floor 2, 70 Stamford New Rd,
Altrincham,
WA14 1EE

0161 841 5900
altrincham@bcae-architects.co.uk



Our Approach

Every exceptional home follows a considered process.

From our first conversation through to handing over the keys, we guide every stage with clarity, creativity and meticulous attention to detail. Our role is to remove uncertainty, helping you make informed decisions and ensuring every aspect of your project is carefully considered before construction begins.

Whether you're extending, remodelling or creating a new home, our approach remains the same: understand the brief, create thoughtful architecture, resolve every detail and oversee its delivery with care. We'll help you choose the perfect builder, act as contract administrators, and provide support throughout the construction process.

Discover

Uncovering the Potential.

Every great home begins with listening. Before we think about design, we take time to understand you, your family and how you want to live. Through conversations, site visits and careful analysis, we develop a clear brief that reflects both your aspirations and the opportunities your site presents.

Alongside exploring your ideas, we assess planning constraints, site conditions, budget and programme, allowing us to establish a realistic strategy from the outset. This early stage lays the foundations for every decision that follows and ensures your project begins with confidence rather than uncertainty.

Measured surveys:

Accurate existing information is essential. Where required, we'll arrange and coordinate a professional measured survey to provide the detailed drawings needed for the design process.

Create

Transforming ideas into architecture.

This is where your vision begins to take shape. We explore layouts, test ideas and carefully refine the design to create a home that is both beautiful and practical, responding to the way you live today while allowing for the future.

Every decision is carefully considered - from natural light and spatial flow to materials, character and sustainability - balancing creativity with planning policy, technical requirements and budget. Throughout the process we use detailed 3D visualisation to help you fully understand the proposals before any decisions are made.

Where Planning Permission or Listed Building Consent is required, we prepare and manage the entire application, working closely with consultants and the local authority to give your project the greatest chance of success.

Detail

Curating the Detail & Finding the Builder.

Exceptional homes are built on exceptional information. Once the design is approved, we develop every element of the project in detail, coordinating the wider consultant team and producing the comprehensive technical information required for Building Regulations approval and construction.

We carefully resolve the junctions, materials, lighting, joinery and specifications, ensuring nothing is left to chance. We then manage a competitive tender process, helping you appoint the right contractor with confidence and ensuring you have a clear understanding of costs before work begins.

This thorough approach reduces risk on site, protects your investment and creates a smoother construction process for everyone involved.

This results in a fixed price from a vetted contractor and a solid building contract, protecting your budget before ground is broken.

Realise

Bringing your home to life.

Watching your home emerge from the ground is one of the most rewarding stages of the journey, but it also requires careful management. We remain by your side throughout construction, administering the building contract, carrying out regular site inspections and working closely with your contractor to maintain quality and resolve queries as they arise.

Our role is to safeguard the original design intent, monitor progress and help ensure the finished home reflects everything that was envisioned at the beginning of the process. The result is not simply a completed building, but a carefully crafted home that is ready to be enjoyed for years to come.

Why BCAE?

We love what we do, we're creative, we're experienced, and our clients tell us we're easy to work with (which we're super grateful for).

When we work together, your project becomes our project, your vision becomes our vision, we learn about you, you learn about us and together we make it an enjoyable process and build a one-of-a-kind project.

1

Specialists in Complex Sites

Planning isn't where most projects succeed or fail - it's the strategy before an application is submitted.

Many of our projects are located within Green Belt, Conservation Areas, National Landscapes (AONB), Listed Buildings or other sensitive settings where obtaining permission requires far more than good design.

We invest significant time understanding planning policy, local character and the site's unique constraints before design begins. By identifying opportunities early and engaging positively with planning officers and specialist consultants, we create proposals that are ambitious, deliverable and far more likely to gain support.

2

Architecture & Interiors Working Together

Designing every detail from the outset.

Unlike many practices, architecture and interior design are developed as one process, not two separate appointments.

From the earliest sketches we consider how you'll live within the spaces - natural light, furniture layouts, materials, kitchens, lighting and joinery are all designed together. This creates more cohesive homes, avoids costly redesigns later and delivers a far more considered result.

3

We De-risk Projects Before They Reach Site

The best projects are won before construction begins.

We believe that investing time in design development and technical detailing dramatically reduces risk during construction.

Through comprehensive drawings, early consultant coordination and a carefully managed tender process, we resolve problems before builders encounter them on site - protecting budgets, programmes and the quality of the finished home.

4

One Team From Start to Finish

You'll always know who's leading your project.

From the initial briefing through planning, technical design and construction, your project is led by the same experienced team.

Rather than passing projects between departments, we work collaboratively throughout the journey, building strong relationships with our clients and maintaining a clear understanding of the design vision from first sketch to completion.

What our clients say



“ We have worked with both Ben and Arron at BCAE for some time now on projects throughout the North West. From concept through to technical delivery, the BCAE team always go above and beyond. Their professional yet personal touch makes them a pleasure to work with and we look forward to working together in the future.

Thanks again guys, on to the next project!

Arron and the team at A.R.N Projects ”

Arron Dewhurst

A.R.N Projects

arron.dewhurst@arnprojects.co.uk



“ Ben understood our vision from the first design appointment, and his drawings took our lifestyle into full consideration. Arron and Ben have stayed in contact throughout the build, ensuring any amendments are in line with the aesthetic we want for our finished home. It would have been a lot more stressful without their help! ”

Oliver & Eloise Fortune

The Barn



“ CitySide Work with BCAE across multiple projects, each with unique challenges and complexities. Their expertise has been evident in the development of a 72-bed care home within an £9.5m construction budget, a sensitive 110-home development in open countryside, a 36-bed HMO split into townhouses, and a comprehensive 108-acre mixed-use masterplan, as well as completing multiple other feasibility study's for our sites. From concept to detailed design at Stage 4, BCAE Architects consistently deliver innovative solutions, attention to detail, and a collaborative approach that ensures our projects are not only functional but also exceed expectations. Their commitment to quality and design flair makes them a valuable partner. ”

Benjamin Carr

Cityside - Co-founder

ben@city-side.co.uk



What We Do

New Homes

Designing your dream home.

We understand the impact of a home that doesn't fit your lifestyle—it complicates daily tasks, frustrates with inefficient layouts, and lacks the natural light and ventilation that uplift your mood. A well-designed new home, however, can be transformative, offering sanctuary, strength, and adaptability as your family evolves.

Our new-build homes embrace sustainability, integrating eco-friendly features like ground source heat pumps, solar panels, and superior insulation to reduce energy consumption and carbon footprints. We offer flexibility, tailoring homes to meet sustainability standards such as PassivHaus or zero-carbon neutrality, ensuring each design reflects your unique values and budget.

Whether you're self-managing the build or working with contractors, we guide you through every step, from concept to construction, ensuring your home aligns with your vision. Our designs prioritise luxury and functionality, creating bespoke living spaces that enhance your lifestyle.

Sensitive Sites

Whether your site is nestled within the Green Belt, open countryside, a historic barn, or a listed building. Each project is an opportunity to craft a home that not only enhances its environment but feels like it has always been part of the landscape.

Every project begins with understanding. Whether it's a small plot on the edge of a village or a larger area for potential self-builds, we start by digging deep into the site's history, character, and potential. We want to uncover its story, build a vision together, and design spaces that truly belong.

We prioritise green spaces and layouts that encourage connection. It's about the in-between spaces as much as the buildings themselves – the pathways, any shared areas, and views that make a place feel alive.



Adaptive Homes for Independent Living

We specialise in creating homes that meet specific needs, reducing the barriers to independent living for people with disabilities. Our expertise spans from identifying and assessing suitable accommodation to designing and delivering bespoke adaptations that enhance quality of life. Acting as accommodation experts in cases of clinical negligence and personal injury, we work closely with clients, their legal teams, and clinical advisors to ensure every home is tailored to the individual.

Our approach blends architectural skill with a deep understanding of accessibility, taking each project from initial property search through planning, detailed design, and full project management. Whether adapting an existing home or starting from scratch, we focus on creating spaces that not only function beautifully but also empower independence.

This process is rooted in collaboration. We coordinate with a wide range of stakeholders – from occupational therapists to specialist suppliers – ensuring that every detail, from spatial layout to bespoke fittings, is carefully considered. Our goal is simple: to create homes that are more than just accessible, but life-enhancing, secure, and truly personal to those who live in them.

What We Do

Refurbishments & Extensions

Breathing new life into existing spaces.

Sometimes, your perfect family home which has sentimental qualities in your ideal location, just doesn't work for your growing family anymore, here at BCAE we can transform your existing home into one that improves the functionality and creates amazing spaces with wow-factor. Whether it's a single storey domestic extension, or converting a bungalow into a multi-storey home and loft conversions, we can help create a new space in your home, or offer it a new lease on life.



What We Do



What We Do

Interior Design

Making interiors uniquely yours.

We understand that the interiors are just as important to the functionality of the building as the architecture, at BCAE we believe that the two go hand in hand in creating beautiful spaces that we can thoroughly appreciate and enjoy. Our approach ensures that the interior of each project is a seamless extension of the architecture, designed to enhance your daily living experience.

The design of every home is made up of countless tiny decisions, and we want each one of those to be right—whether it's kitchen storage, bathroom taps, the view from the bed, where you'll place your keys, or how spaces connect—each detail is thoughtfully considered.

Placemaking

Creating vibrant spaces to live, work, and gather. From multiple homes, to site wide masterplans.

We also work on larger scale developments, whether that's multiple homes on the same site or masterplans for large developments. Our approach is centred on community-led design, focusing on creating vibrant, liveable spaces that maximise the potential of each site. We carefully consider how to maintain green spaces, preserve views, and create a sense of place that enhances the quality of life for residents.

Our "placemaking" philosophy ensures that every development is not just functional, but a space with real value and character. Whether it's a residential development or a broader masterplan, we prioritise thoughtful design that balances density with liveability, ensuring that each project contributes positively to its surroundings and community."

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.

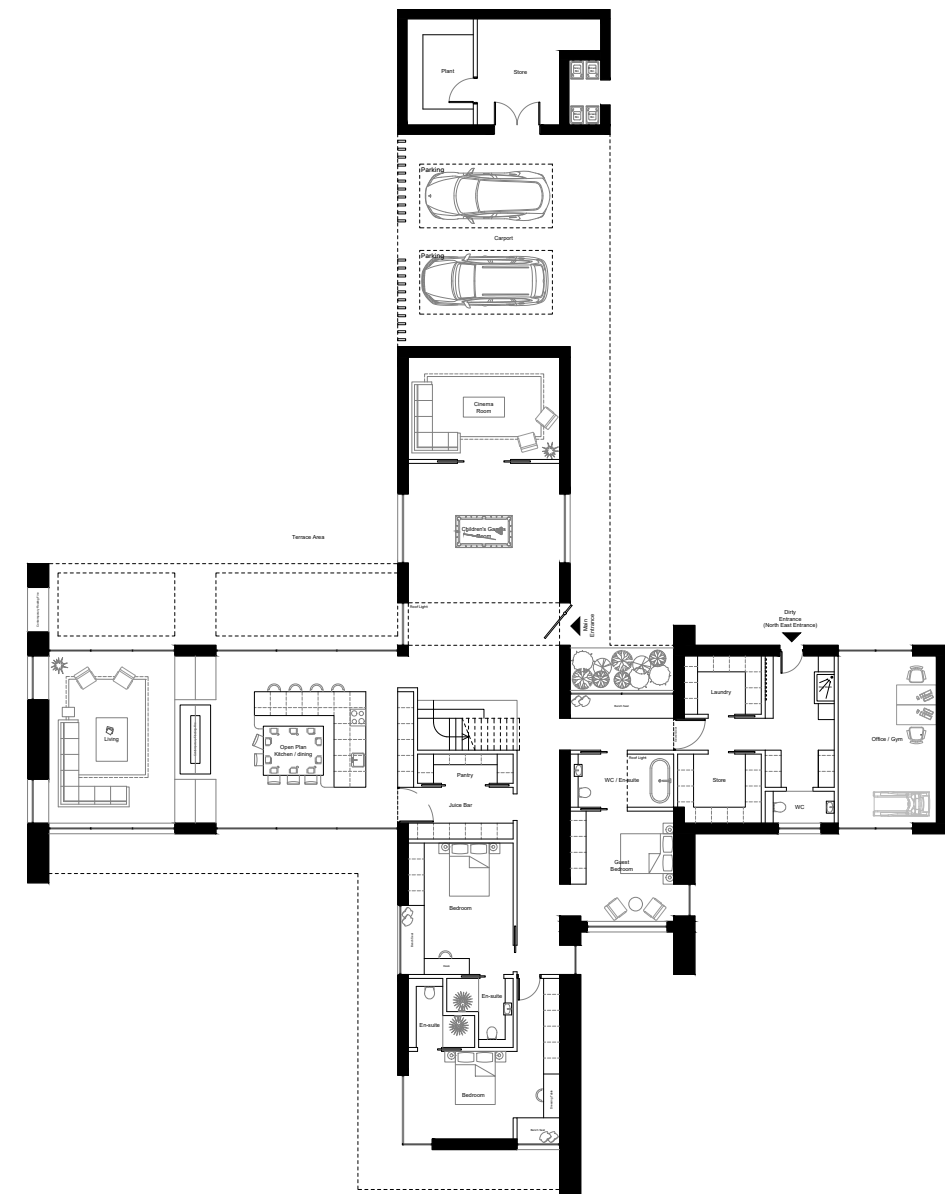


What We Do

Considered homes. Carefully sited. Quietly extraordinary.

RIBA Chartered architecture and interior design studio working across Lancashire, Cheshire and beyond.





Ellerbrook, Lathom

Overview:

The proposed dwelling at Ellerbrook reflects a carefully considered design process developed over 18 months, balancing the client's vision with the sensitivities of its Green Belt setting. Shaped through site analysis, pre-application feedback and ongoing dialogue with the planning team, the scheme works with the natural landscape rather than imposing upon it, with much of the accommodation set into the existing slope to minimise visual impact and maintain openness.

The visible form adopts a simple, barn-inspired architecture using natural stone, timber and zinc, allowing the building to sit quietly within its rural context while weathering gracefully over time.

Existing trees and vegetation are retained wherever possible, supported by new planting and ecological enhancements to strengthen biodiversity and screening. The result is a modest yet refined home that demonstrates how thoughtful, landscape-led design can enhance a sensitive setting while supporting the wellbeing and long-term needs of its occupants.





Park Avenue, New Longton

Overview:

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 wish-list 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 walk-throughs 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.





Our Added Value:

Prospect Farm was developed and coordinated in Revit, allowing the architecture, internal layouts and technical information to be brought together within a single detailed 3D model. This improved coordination across the development and enabled design decisions to be reviewed with greater clarity throughout the process.

The project also marked an important milestone for BCAE, becoming our first fully integrated interior design commission. Building upon the internal layouts established during the architectural design process, our interior design service developed the character, finishes and atmosphere of the homes as a natural continuation of the original concept.

Through 3D walk-throughs, collaborative design reviews and close coordination between our architectural and interiors teams, we created a cohesive vision in which the architecture and interior design were considered together. This integrated approach ensured that every home was not only visually distinctive, but carefully planned, coordinated and designed around the way its future occupants would live.



Prospect Farm, Poulton

Overview:

Prospect Farm is an exclusive development of four individually designed homes set within the Green Belt in Poulton. The scheme combines contemporary family living with carefully considered architecture, creating a collection of distinctive homes that respond to both their rural setting and the individual lifestyles of their owners.

BCAE was appointed to refresh the stage 4 works started by Carters to further develop the scheme, refining the architecture and internal layouts to better suit the clients' requirements. As part of our appointment, we secured a further planning permission for new basement accommodation and a series of design enhancements to the previously approved homes.

Working closely with each client, the proposals were carefully developed to improve the flow between spaces, strengthen the relationship between the interiors and surrounding landscape, and create homes tailored to modern family life. Detailed 3D modelling and immersive virtual walkthroughs formed a key part of the design process, allowing the evolving designs to be tested, refined and fully visualised before construction commenced.





Newgate Farm, Whitestake

Overview:

Newgate Farm is an exclusive development of three bespoke luxury homes, ranging from approximately 7,500 to 9,500 square feet, set within a sensitive Green Belt location. The scheme transforms a challenging rural site into a collection of exceptional family homes shaped by landscape, lifestyle and a clear understanding of place.

Having owned the land for many years, the client recognised its potential long before plans were drawn. As a local business owner with strong connections to the area, his ambition extended beyond simply securing planning permission. He wanted to create homes of genuine architectural quality, with generous living spaces, carefully considered layouts and a strong relationship with their surroundings.

Our design process began by understanding how each family wanted to live. Their routines, aspirations and individual requirements informed the layouts, spatial relationships and character of each home, resulting in three distinctive properties that feel entirely personal while remaining part of a cohesive development.

Our Added Value:

From the outset, BCAE approached the Green Belt designation as a design and planning challenge to be carefully understood rather than simply overcome. We developed a clear strategy tailored to the site, coordinating the wider consultant team, engaging positively with the local authority and shaping proposals that responded sensitively to the surrounding landscape.

Through detailed 3D modelling, virtual walk-throughs and collaborative design reviews, we helped the client and future homeowners understand how each property would look, feel and function. This allowed the internal layouts, views, circulation and relationship between the homes and landscape to be tested and refined throughout the design process.

Planning permission was secured at the first attempt in just seven weeks, ahead of the standard determination period. Pre-commencement matters were also addressed early, giving the client certainty and allowing work to begin without unnecessary delay.

Our involvement brought together planning strategy, architectural design and technical coordination within one clear process. The result is a consented scheme that unlocks the value of a complex site while creating three exceptional homes designed around the people who will live in them.





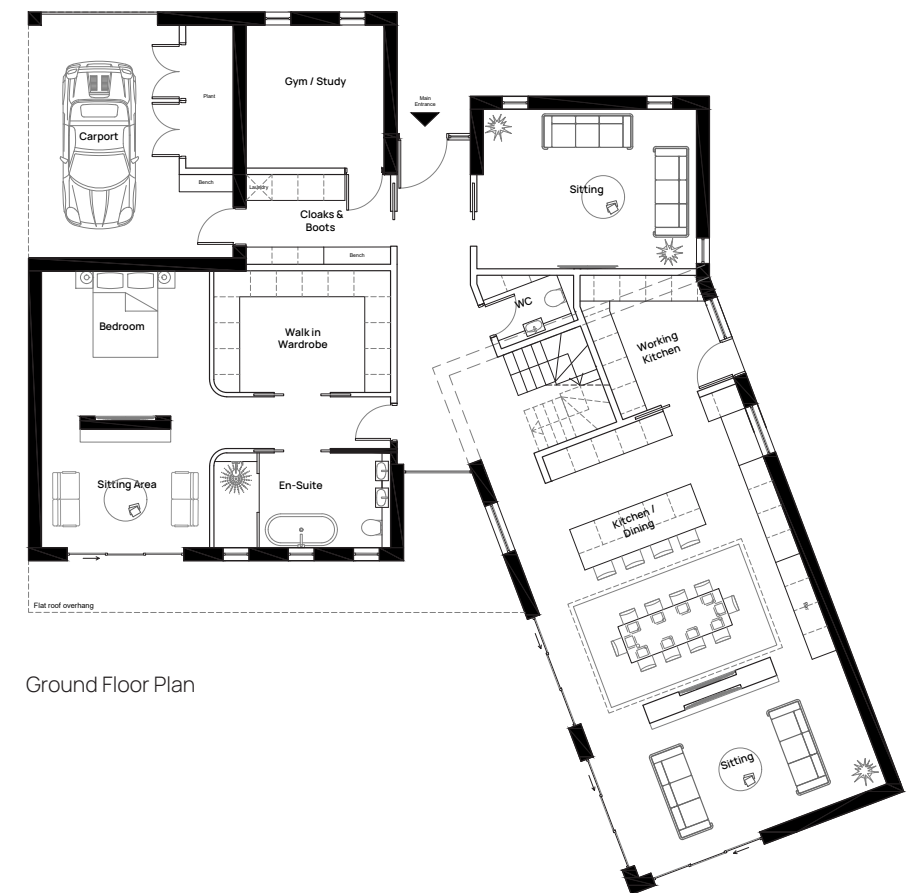
Dumbell House, Lytham

Overview:

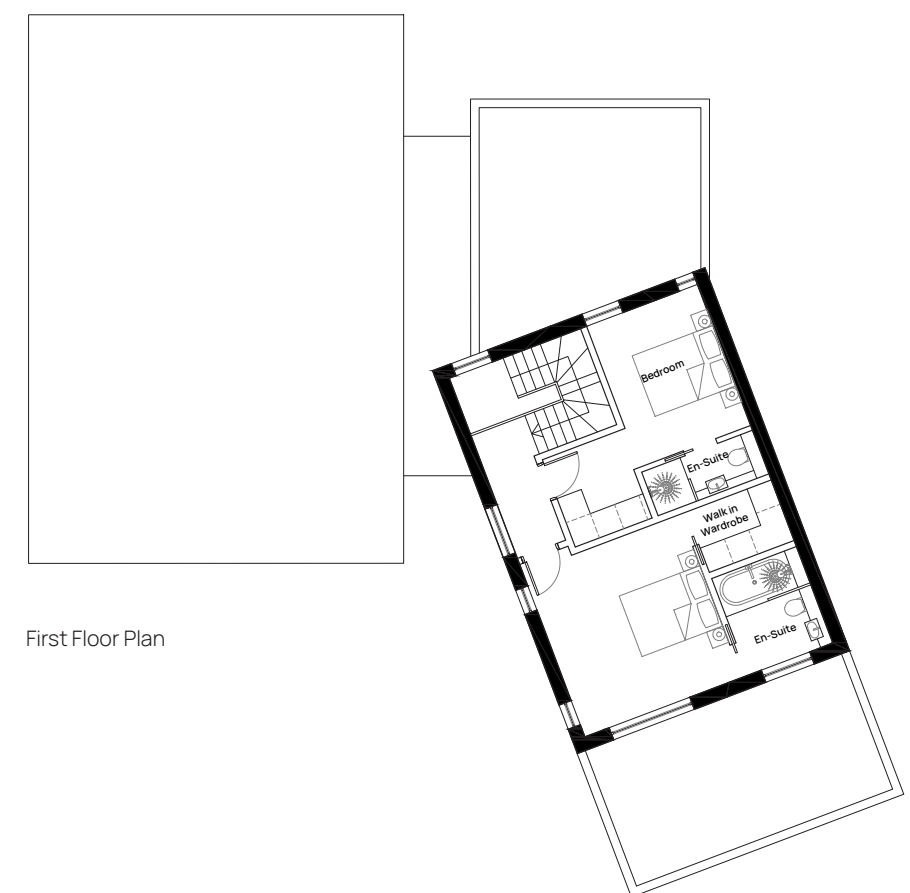
Dumbell House is a bespoke family home developed through a fully integrated architectural and interior design service. What began as an extension and extensive refurbishment project evolved into a new-build proposal, allowing the clients to achieve a more considered, efficient and cohesive home.

From the outset, our approach was centred around the clients and how they wanted to live. We explored their priorities, aspirations and long-term requirements, testing how the existing property could be adapted before considering whether a more ambitious approach could deliver a better result.

Through careful design development, cost analysis and early discussions with the wider project team, it became clear that replacing the existing house with a new two-storey home offered greater design freedom, improved performance and the opportunity to create a significantly better end product.



Ground Floor Plan



First Floor Plan



The Cow Shed, Bolton

Overview:

The Cow Shed is the conversion of a former agricultural building into a 292m², off-grid family home set within 42 acres of open countryside. Located in a remote rural setting and accessed only by a farm track, the project combines the character of the original building with contemporary architecture, carefully considered interiors and advanced low-energy technology.

BCAE was appointed following planning approval to provide the technical delivery and interior design services from RIBA Stage 4 onwards, developing the original concept by Studio SDA into a coordinated and buildable design.

Natural timber cladding at lower level retains a connection to the building's agricultural past, while Greencoat metal cladding introduces a clean, contemporary character above. Large areas of glazing frame views across the surrounding landscape and allow natural light to reach deep into the internal spaces, creating a close connection between the home and its rural setting.

Our Added Value:

Appointed from RIBA Stage 4 onwards, we transformed the approved concept into a coordinated, buildable and near Passivhaus-standard home. Working closely with the clients, design team, contractor and specialist suppliers, we refined the timber-frame construction, thermal performance and airtightness while integrating underfloor heating, MVHR, air-source heat pumps and solar panels.

Our interior design service developed the layouts, finishes and material palette alongside the technical package, creating a cohesive relationship between the building's agricultural character and contemporary interiors. Over approximately three to four months, we coordinated the specialist information and discharged the necessary planning conditions, helping bring this exceptional off-grid retreat to life.





Sparth House, Rochdale

Overview:

Our Rochdale care home scheme is a proposed 74-bedroom development designed to provide high-quality accommodation and care within a carefully considered, purpose-built environment.

Working with our developer clients, CitySide, we have supported the project from the earliest feasibility stages, exploring the site's capacity, planning constraints and development potential before progressing the design towards a full planning application.

The scheme has been shaped around the needs of future residents, staff and visitors, with a strong focus on creating welcoming communal spaces, efficient circulation and comfortable private accommodation. The proposal is currently awaiting determination at planning committee, with the ambition to commence construction in early 2027.

Our Added Value:

Our early feasibility work helped establish a clear development strategy, testing the site's opportunities and constraints before significant investment was made in the planning and design process. This allowed the brief, accommodation requirements and overall massing to be developed around a realistic understanding of the site.

Working closely with CitySide and the wider consultant team, we have coordinated the architectural design, planning strategy and technical considerations to create a viable and well-resolved scheme. This collaborative approach has provided the client with a clear route from initial feasibility through planning, with the project positioned to progress towards construction following approval.





Heaton Road, Manchester

Overview:

Heaton Road is an emerging 64-bedroom care home proposal on a constrained site in Withington, Manchester. Working with our developer client from the earliest feasibility stage, we have been exploring how the site can accommodate a high-quality care environment while responding carefully to access, servicing, parking, neighbouring properties and the surrounding urban context.

The design is currently progressing through feasibility and pre-application discussions. By testing the site's capacity, massing and operational requirements at an early stage, we are developing a clear and deliverable strategy before the scheme progresses towards a full planning application.

Our Added Value:

Early engagement with Manchester City Council through the pre-application process has provided valuable feedback on the principle of development and the key matters that will need to be addressed. This has allowed the design and planning strategy to evolve around a clearer understanding of the local authority's expectations.

Our feasibility work has helped the developer assess the site's potential, risks and likely capacity before committing to the purchase. This early certainty gave the client greater confidence to proceed with an offer, supported by a realistic understanding of how a 64-bedroom care home could be successfully delivered on a challenging site.





Newgate Lane, Whitestake

Overview:

Newgate Lane is a bespoke residential project on a challenging Green Belt site, where the clients had previously been advised that securing planning permission was unlikely to be possible.

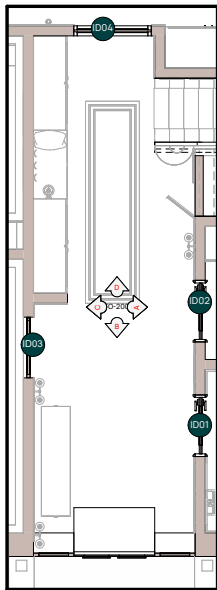
Rather than accepting the site’s constraints as a barrier, we developed a clear planning and design strategy built around a detailed understanding of policy, landscape and context. By assembling the right consultant team and coordinating their input from the outset, we created a robust proposal that responded sensitively to its rural setting while delivering an exceptional home tailored to the clients.

Our Added Value:

We led the planning strategy, coordinated the wider consultant team and ensured each element of the submission supported a clear and consistent case. This structured approach resulted in planning permission being secured at the first attempt, giving the clients confidence and certainty after being told by others that the project could not be achieved.

During the technical design stage, our full interior design service will develop the internal layouts, finishes, lighting and material palette alongside the architectural package. Considering the architecture and interiors together will create a cohesive home in which every detail supports the original design vision and the way the clients want to live.

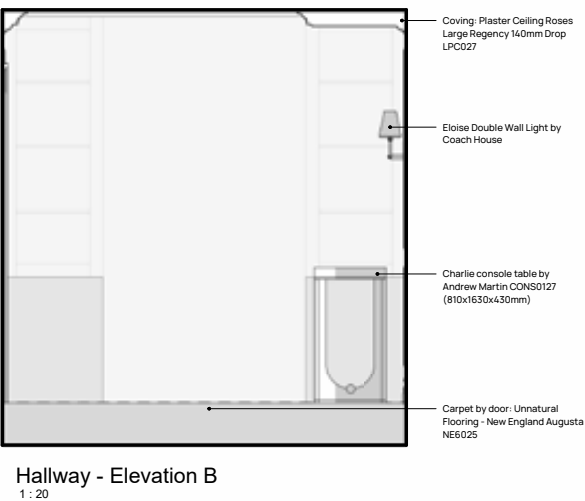




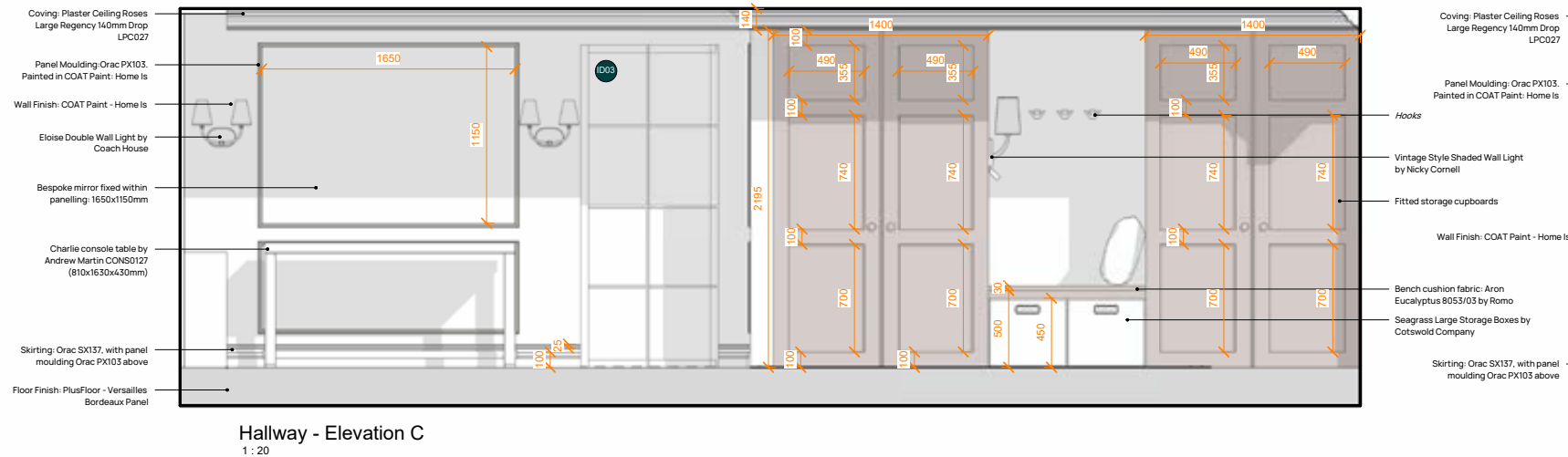
Floor Reference Plan - Hallway
1 : 50



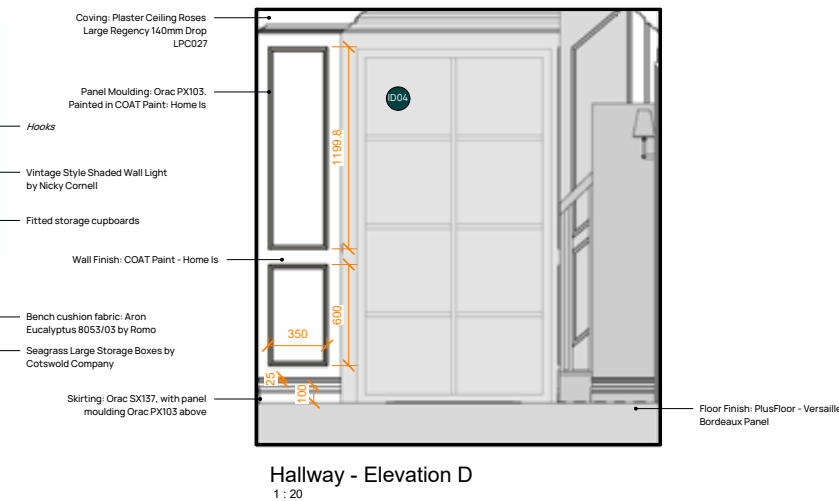
Hallway - Elevation A
1 : 20



Hallway - Elevation B
1 : 20



Hallway - Elevation C
1 : 20



Hallway - Elevation D
1 : 20





Brooke Avenue, Scorton

Overview:

Brooke Avenue is the complete remodelling and transformation of a substantial dormer bungalow originally built by the clients, Dave and Carol, approximately 30 years ago. As their needs evolved, several aspects of the original layout no longer worked for the way they lived, while the property's long-distance countryside views remained largely underutilised.

Our proposals reconfigure the interior, open the rear of the home to the garden and surrounding landscape, and refresh the external appearance. At ground floor, the kitchen, dining and sitting spaces have been remodelled to create a light-filled social heart with a stronger connection to the patio and garden beyond.

The first floor has also been completely reorganised, creating a principal bedroom with a Juliet balcony and a second bedroom with carefully framed views. Through intelligent space planning, the property has been transformed from a three-bedroom home into four generous double bedrooms without increasing its footprint.





The Bungalow, St Helens

Overview:

The Bungalow is the extensive adaptation, refurbishment and extension of an existing property in St Helens, creating a fully accessible forever home designed around the long-term needs of the client and their family.

The accommodation has been carefully developed with the family and wider professional team, including occupational therapists, physiotherapists, case managers and accommodation specialists. The proposals include generous accessible living spaces, specialist bedroom and bathroom facilities, therapy and sensory rooms, accommodation for carers, a hydrotherapy pool and improved connections between the home, garden and vehicle transfer areas.

Although much of the original property is being transformed, the design retains and builds upon the existing home to create a warm, comfortable and highly personal family environment. Every aspect of the layout has been considered to support independence, care, family life and changing requirements over time.

Our Added Value:

BCAE has provided a full architectural and interior design service, coordinating the specialist brief with the structural engineer, quantity surveyor, lighting designer and wider multidisciplinary team. Detailed 3D modelling and collaborative design reviews enabled complex accessibility requirements, specialist equipment and day-to-day routines to be considered alongside the character and comfort of the home.

Following planning approval, we developed a comprehensive technical and tender package and supported the client team through contractor selection, tender analysis and due diligence. This structured approach provides greater clarity over quality, cost and programme while ensuring the chosen contractor understands both the technical complexity of the project and the importance of delivering a home centred around the family.





Hall Lane, Longton

Overview:

Hall Lane is a high-end residential interior design project that marked an important step in the evolution of our interiors service into its own distinct brand. Working alongside a trusted contractor on a home originally designed by another architect, we were appointed to develop the internal design and bring greater clarity, coordination and consistency to the finished scheme.

Our role focused on shaping the character of the interiors through carefully considered layouts, materials, finishes, lighting and bespoke details. By looking beyond individual selections and considering how each space would be experienced as a whole, we created a cohesive interior that complemented the architecture while reflecting the clients' lifestyle and aspirations.

Our Added Value:

We introduced an additional level of detail to the technical design, translating the interior concept into coordinated information that could be accurately delivered on site. This included refining junctions, setting out key finishes and ensuring that cabinetry, lighting, fittings and materials were fully considered alongside the construction work.



Thank You.