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Welcome to BCAE Architects, where innovation meets creativity. We specialise in residential and commercial design, dedicated to transforming visions into reality with passion and precision.

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Our process is collaborative, transparent, and meticulous. We listen, conceptualise, and execute with attention to detail, ensuring a seamless journey from concept to completion.

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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.

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We are passionate about our work, from bespoke new homes, extensions, conversions, renovations and adaptations to larger scale residential schemes, commercial properties and master-plans.

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Explore our diverse portfolio, showcasing our dedication to craftsmanship and creativity. From stunning homes to visionary commercial developments and place-making, our work enriches lives and transforms spaces.

BCAE Architects

It's all about you

Different locations, different clients, different visions. Every one of our projects is one of a kind.

At BCAE Architects, we listen intently, we're creative, we won't bore you with architects' jargon, and together we'll be your perfect partner to create a space that not only looks great but truly reflects you and your lifestyle.

BCAE's journey so far...

Take 25 years of combined experience, a friendship made at university, bundles of creativity, and hundreds of happy clients. That's us, BCAE Architects. The BC stands for Ben Craven, the AE is for Arron El-Ammar.

We're based in Euxton, near Preston, and have office space in Manchester, covering the whole of the North-West.

Get to know us better

We originally met at University studying architecture, then gained experience at different companies in Manchester and around Lancashire. We stayed in touch and in 2022 became Co-Directors at BCAE Architects after an influx of exciting projects, later joined by Lucy Hobbs as a Part 2 Architectural Assistant and Pheobe Powers as a Part 1 Architectural Assistant.

A young company but surprisingly experienced. Between us we've worked on everything from master-plans, multi-housing developments and Manchester city centre schemes to kitchen renovations and one-off homes in beautifully stunning rural locations.

Things we care about

We have a simple mission: to create a place that starts with you.

We will 100% always deliver a project unique to you and your lifestyle. We want to understand YOU and the way you live so our buildings and spaces are not only visually stunning but tailored to you. It's what we pride ourselves on.

We are passionate about our work, from bespoke new homes, extensions, conversions, renovations and adaptations to larger scale residential schemes and commercial properties.

We really care about how our buildings and interiors are made, which means turning materials over in our hands, thinking through the detail, and working with you to make sure we always get it right.

We love bouncing ideas off each other and putting our heads together with tricky problems. We're a close-knit team who always come up with the answers.













Arron El-Ammar

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

Arron is a Royal Institute of British Architects (RIBA) chartered architect and Co-director of BCAE Architects alongside Ben Craven - Arron is the AE of BCAE.

Before founding BCAE Architects, Arron studied architecture at The University of Manchester and then worked at an award-winning architecture practice in Manchester, where he specialised in residential and heritage projects. His role involved project management, design, and construction oversight.

Arron is known for his commitment to exceptional customer service, believing that open communication and collaboration are key to a successful project. He works closely with clients to understand their vision and strives to exceed their expectations.

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

Ben is a Royal Institute of British Architects (RIBA) Chartered Architect and Co-Director of BCAE Architects alongside Arron El-Ammar - Ben is the BC of BCAE.

Before establishing BCAE Architects in 2022, Ben studied architecture at The University of Sheffield and then honed his skills at a northwest based practice, specialising in high-end bespoke residential properties and sensitive sites, such as greenbelts, areas of outstanding natural beauty, and conservation areas.

His earlier career saw him contribute to award-winning studios in Manchester, working on listed buildings, larger-scale developments, and master-plans.



Founding BCAE

In 2022, fueled by a desire to work with like-minded clients and to make a difference to people's lives, Ben and Arron established BCAE.

Ben and Arron bring together their complementary skills and have built BCAE on a foundation of collaboration, valuing everyone's ideas, and maintaining a healthy work-life balance. Ben enjoys meeting clients, getting to know them, and realising their project dreams together.

Architectural style and approach

Ben's ultimate objective is to go beyond the conventional, creating places that are aesthetically pleasing and tailored to specific needs, challenging and transforming the user experience along the way.

He enjoys blending traditional and contemporary features, whether that's restoring Grade I and II listed buildings or designing super contemporary new build dwellings. For Ben, the perfect project seamlessly works with its surroundings, minimising environmental impact while maximizing views and creating a place that feels timeless.

Notable projects

Two standout projects for Ben include a new build in a greenbelt area, blending Georgian and contemporary styles, and 'The Barn', a new build eco-home, which was BCAE's first project. Both projects highlight Ben's dedication to detail, client collaboration, and seeing projects through from concept to completion.

Personal life

Growing up around construction with a family of joiners, plumbers, and electricians, Ben spent his summer holidays working on sites. Today, he enjoys family time with his newborn son, Michael, and visiting the Lake District with his two dogs, Oscar and Lottie. He also loves live music, attending festivals with friends, traveling, and skiing.



The BCAE Team

Founding BCAE

Arron and Ben, founded BCAE Architects in 2022 with a shared vision of redefining design norms and pushing the boundaries of creativity. The mission is to challenge local authorities, foster a culture of innovation, and create a fulfilling, rewarding environment for the team. At BCAE, passion for design, collaboration, and client experience is at the core of everything they do and Arron relishes shaping BCAE into the perfect practice, drawing on what he's learned in previous roles. Arron enjoys the flexibility and work-life balance that running your own practice provides and is driven by the opportunity to work on projects he is truly passionate about.

Architectural style and approach

Arron's architectural style is contemporary with a modern twist, always thinking about new ideas that use materials wisely and are good for the environment. Arron has always been passionate about creating buildings and spaces that are both functional and visually stunning. His knack for finding innovative solutions to complex design problems is at the heart of BCAE Architects.

Notable projects

Some of Arron's favourite projects include an intricately designed care home in Rochdale, where he worked with a large design team to find solutions. He also fondly recalls working on The Glen and 219 Wigan Road, where he had the pleasure of collaborating with amazing clients who understood and trusted the architectural process.

Personal Life

Outside of work, Arron cherishes weekends with his two young children and taking his dog Millie out for walks. He also loves going on family holidays, valuing the special time together and creating lasting memories. To unwind he plays football with friends, loves socialising, going out for drinks, and catching up.



Background and experience

Lucy is a Part 2 Architectural Assistant who graduated from the Manchester School of Architecture with a bachelor's degree in 2020, and completed her master's degree in 2023, earning a distinction.

As a Part 2 Architectural Assistant, Lucy works with BCAE to help with the design process, creating detailed drawings, and supporting the team with various projects. Lucy is gaining experience and skills with Ben and Arron to become a fully qualified architect.

Throughout her journey so far, Lucy has discovered her love for eco-friendly architecture, working on projects that aim to lower carbon emissions in both their construction and day-to-day use.

Architectural style and approach

Lucy loves mixing modern and classic styles in her designs, always making sure they fit perfectly with their surroundings and connect indoor and outdoor spaces. She's a big fan of biophilic design, meaning she likes to bring natural elements into her projects. Lucy's all about being creative and eco-friendly, aiming to leave places in a better ecological state than before.

Notable projects

Hall Carr Lane: This project marks Lucy's first new build residential endeavour, where she followed the development from the initial site analysis stage to the planning stage. She enjoyed the challenge of catering to the restrictive site and appreciated the significant responsibility she had in the design process.

Newgate Lane: A new build on the green belt, this project involved a sensitive site requiring a collaborative design approach. Lucy enjoyed the opportunity to develop her skills in Revit, creating detailed digital 3D models of the site and internal spaces.

Personal lif

Lucy loves drawing whenever she has spare time, attending concerts, and building architectural models out of paper or Lego. Traveling is another passion of hers, and she enjoys collecting interesting items from her travels.



The BCAE Team

Background and experience

Phoebe joined BCAE as a Part 1 Architectural Assistant after graduating from Newcastle University in 2022 with a bachelor's degree in architecture. She has a keen interest in healthcare and dementia design within residential settings. Phoebe's international experience includes a 6-month internship with an architecture firm in China, where she gained valuable insights into designing for different cultural contexts. Additionally, she has worked as a graphic designer, bringing a unique blend of skills to her architectural work.

Currently, Phoebe is working towards completing her Part 1 qualification with BCAE before pursuing her Master's degree to become a fully qualified architect.

Architectural style and approach

Phoebe's architectural style is rooted in biophilic and green architecture, focusing on bringing natural elements into her designs. She enjoys blending hand drawing and digital illustrations to convey her design ideas with artistic flair and precision.

Notable projects

Phoebe particularly enjoyed a project to design a Marrakech villa due to the creative freedom and minimal site constraints. Designing for a different culture challenged her to adopt a unique approach, which she found both rewarding and inspiring.

She also enjoyed seeing her Astley Street project through from the concept design phase to planning, where she appreciated the opportunity to develop a project from its initial ideas to practical realisation. She has also worked on a comprehensive master plan for Willowmead Park, giving her a broader perspective, requiring thoughtful consideration beyond individual house designs.

Personal life

Outside of work, Phoebe loves to indulge her passion for travel, exploring architectural styles from around the world and immersing herself in diverse cultures. She enjoys staying active through yoga and taking leisurely walks with her dog, Doris, who is a beloved companion in her everyday life.

Our Process

We offer a seamless, stress-free, and creative experience from the initial concept to the final reveal, whether it's a new build, a small renovation, or a major transformation.

We'll work together on ideas and develop your design, then create detailed drawings, help you choose the perfect builder, act as contract administrators, and provide support throughout the construction process.

Step 1

Let's get started

Getting to know you and your space

Step 2

Taking Shape

Step 3

Step 4

Fine-tuning

Initial Conversation

Our journey begins with a friendly, no-cost chat either at our office or your choice of venue. We get to know you and you get to know us. We'll explore your ideas what you're hoping for, and discuss costs. Whether you're brimming with ideas o need some inspiration, this is the first exciting step towards bringing your dream project

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.

Survey & Detailed Brief

Now it's time to get personal. We meet you, your family even your pets, and delve deep into your style, your must-haves, nice-to-haves, and definite no-nos. You can draw up a wish-list as long as

Existing Site Analysis

some local planning research and maybe even create a Pinterest board. It's all about understanding you and your space better. Optiona workshops can also help refine your visior

We'll analyse your site, do

Concept Design

We love this stage and you will too as this is where we really unleash our creativity We brainstorm unique concepts using 2D drawings, Virtual Reality walk-throughs (pretending you're in the BBC Two show 'Your Home Made Perfect') and mood boards - we'll add fixtures and furnishings so you can fully envisage how you will live in your new home or

Right now, everything's very much up for discussion so we'll discuss and tweak reactions, ensuring we're on the right track and also ensure practical aspects like cost and sustainability are

Pre App Submission

space and even see details

like how the light appears ir

Developed Design

Time to refine and polish. We take our initial ideas and add more detail, making sure everything looks great and functions perfectly and we'll also do another VR walkthrough

We'll also help you engage with any neighbours and give you everything you need to talk them through our plans We'll happily answer any questions or worries they may have At this stage, we'll also prepare a comprehensive planning submission or sort out a Lawful Development Certificate. It's about making sure every detail is just right and at this stage

Planning Submission











Step 5

Detailed Designs

Step 6

Getting it built

Step 7

Enjoying your new space

Technical Design

With planning approval now sorted it's all about detail, approved designs into comprehensive technical drawings, ensuring compliance with Building Regulations. We guide you nrough material choices and final touches - it's the fun bit where we finalise floor choices, paint, kitchens, bathrooms, joinery, lighting as well as the outdoor architecture materials. The tender package goes out to builders, and we help you choose the perfect contractor, setting the stage for construction.

Building Regulation Submission

Whether it's about aligning with your budget or incorporating eco-friendly features, we tailor our approach to your unique requirements. This is all about YOU.

Start On Site

Construction

Time to watch your project come to life – and to organise a photo of you with you wellies on in some mud.

We manage the construction process, handle any issues, keep everything on track and within budget. Regula site visits and constan communication keep everyone in sync. Our goal' A stress-free experience for you as your project becomes

We can't promise that real life won't throw up the odd oroblem, but we can promise that we'll sort it. We're here to shoulder the stress, keep the big picture in mind and ensure that every element is true to the design

Contract Administration

Project Management

Snagging inspections and defect resolution

> Nelcome to your new space! After moving in, we'll handle any final touch-ups to make sure everything's perfect but with our regular checks during construction, it will mean fewer surprises now.

> ou're in, but it's not unusual for the odd thing to need sorting or fine-tuning snagging, as it's known. We're still here for you, and we work with the builder to resolve any loose ends.

Once everything is sorted, we issue a final certificate, allowing you to pay the builder's last invoice and enjoy your new space, knowing everything's just

But don't forget us. We hope you'll invite us over some time as we'd love to see your new space in action!

Why would you choose to work with us?

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.

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.

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.

planning success rate of 99%

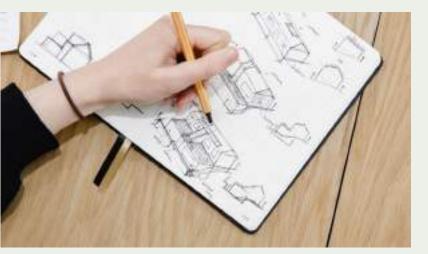
Working closely with our clients and consultants, as well as engaging with local authorities at an early stage in the design process, we aim to de-risk applications as much as possible prior to submission. We pride ourselves in achieving the highest quality with each and everyone of our designs and applications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

unique combination of in-house expertise & strong consultant network

Both Ben and Arron brining a differing yet complementary skill-set 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.

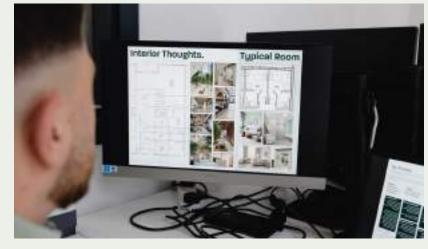
full team on your project working collaboratively

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 our clients say





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



We have been working with BCAE Architects on a couple of our commercial projects, including the conversion of a care home into residential apartments with an innovative focus on intergenerational living. Throughout the process, Arron, Ben and their team have consistently delivered. The attention to detail in their designs and presentation is particularly commendable—they've managed to bring our vision to life in a way that is both practical and inspiring.

We've been thoroughly impressed with their ability to meet deadlines without compromising on quality, and their proactive approach has ensured that any challenges are swiftly addressed. We look forward to continuing our partnership on future projects."

Omair Haider
Millennium Care Group - Managing Director
Omair@millennium-care.co.uk



Arron has been an fantastic support since we embarked upon our renovation. He was on hand to answer all our questions and made the design process really enjoyable. We were looking for an architect who would make suggestions and challenge us and Arron certainly did that. Our final design is incredible and we are so excited to see it come to life. We couldn't recommend BCAE more.

Naomi & Jack Campbell Glen Avenue



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

What We Do

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.



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.

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.





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 airtightness, 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 Home - Park Avenue

Budget: £1m

Requirement

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 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.



CGI image showing the proposed property front

Bungalow Refurbishment & Extension - Brook Ave

Budget: £300,000

Requirements:

Dormer bungalow remodel, to include an additional bedroom and open plan living with improved connections to the garden.

Status:

Complete

Involvement:

Architectural Services RIBA Stages 0-6

Thirty years ago, our clients built their dormer bungalow in the garden of their neighboring property. Over time, though, certain features just didn't work for them anymore. One big thing they felt was missing? Those beautiful countryside views at the back of the house weren't being fully appreciated.

They reached out to us for a complete remodel—inside and out. Our goal was to refresh the entire layout, open up the back of the home to connect better with the gardens and the landscape beyond, and give the property a much-needed facelift.

We started by transforming the heart of the home—the kitchen, sitting, and dining areas. By opening up the back wall, we created a seamless connection to the patio and garden, flooding the space with natural light and making it the perfect spot to gather with family and friends.

Upstairs, we reimagined the layout to make the most of those views. Where the master bedroom once turned its back on the landscape, we flipped the design to include a lovely Juliet balcony, and even added a second bedroom with stunning framed views. And without expanding the footprint, we increased the home from three bedrooms to four—all generous doubles!

The finished design greatly improves the flow, comfort, and enjoyment of the home. With better connections between the kitchen and garden, and a modern, high-quality aesthetic, this home now beautifully supports their family's lifestyle.

Throughout the process, we used 2D, 3D, and Virtual Reality to bring our designs to life, helping the clients explore and refine every detail before the transformation became a reality.

Original Dormer Bungalow













Self Build Home - Rivington View

Budget: £350,000

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 walk-through 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

Our collaborative approach with the client and local authority allowed us to work together to find a solution which was unanimously received for this sensitive site.

Our understanding of the regulatory landscape mean that the proposals are deliverable from the outset and we leave nothing to chance and afterthought.

Our client wanted to work with an Architect that could foresee potential issues throughout the planning process and we were able to deal with any local authority comments with rigour and a true understanding of the site, its constraints and inherent opportunities.

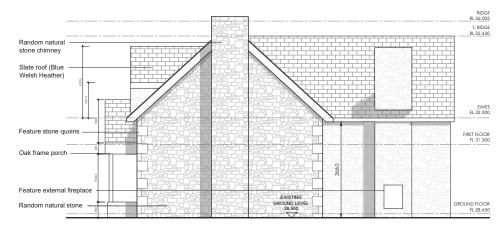




Proposed Elevation - Front



Proposed Elevation - Rear Scale 1:100



Proposed Elevation - Side Scale 1:100

Image Description

Bungalow Refurbishment & Extension - Hoyles Lane

Budget: £120,000

Dormer bungalow remodel, to include an additional floor with 2 new bedrooms and open plan living with improved connections to the garden.

Status:Complete

Involvement:

Architectural Services RIBA Stages 0-6

Original Dormer Bungalow













Barn Conversion - Martlet Barn

Budget: £350,000

Requirements:

Dormer bungalow remodel, to include an additional floor with 2 new bedrooms and open plan living with improved connections to the garden.

Status

Stage 4 Technical Design

Involvement:

Architectural Services RIBA Stages 0-6

Notes:

Class Q Barn Conversion

Within the main space of the barn we have created a double height open plan kitchen dining with mezzanine level above. The mezzanine connects the two sides of the barn at first floor level with a seating area and external balcony over the entrance.

The mezzanine steps to allow us to retain the existing 'A-frame' trusses, exposing and celebrating the existing structure.

Existing Barn















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 wish-list, 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.









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

Poquiromon

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:

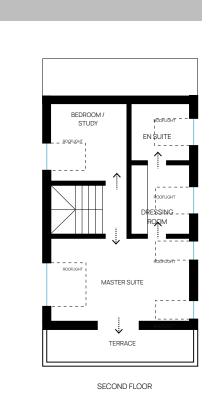
Preparing Planning Application

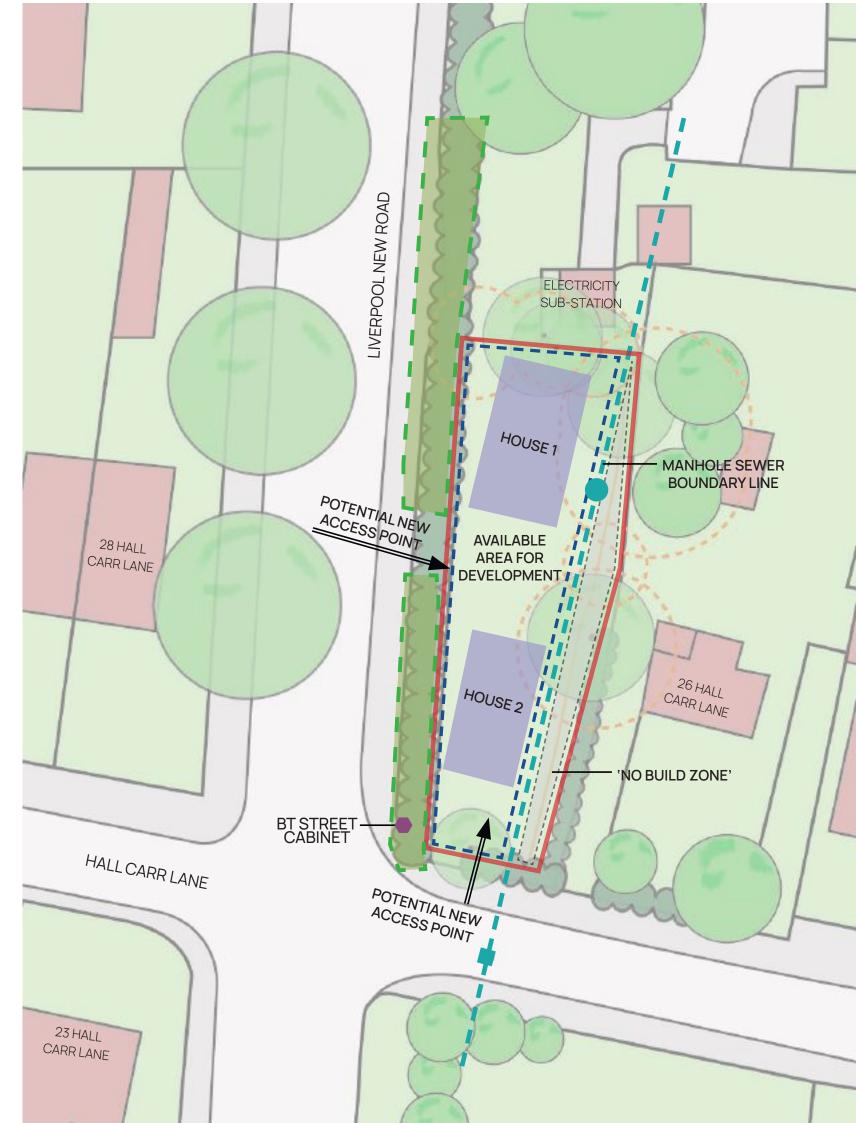
Involvement:

Full Architectural Services RIBA Stages 0-7









Extension - Crosby Road

Budget: £100,000

Requirements:

2 Storey Extension & Internal Alterations

Status

Planning Approved / Building Regulations

Involvement:

RIBA Stages 0-5

Crosby Road is a 2-storey detached Victorian property in Birkdale, Southport. The house requires maintenance and refurbishment, both internally to improve the layout of how they now wish to use the property and to create better connections to the rear garden.

The side extension is in keeping with the existing property and other properties on the street, using brickwork to match the existing front elevation, with feature black brick and sash windows to match the existing architectural style. The first floor is stepped back from the front elevation, resulting in a lower ridge height, to create an extension that is subordinate to the existing property.

The proposed rear extension design includes cladding the proposal in Grey timber cladding. The timber cladding creates a high-quality contrast between the old and new elements, whilst responding to the setting of the property, which is surrounded by trees and mature garden.

The Grey / silver tones have been selected to complement the colour tones of the existing building, creating a high-quality contemporary aesthetic to the property.

The finished scheme will improve the layout, flow, internal comfort, and overall enjoyment of their home. The proposal enhances the rear of the property, and improves their connections between garden and kitchen, creating a high-quality contemporary addition to their family home.

Our Added Value

BCAE Architects collaborated closely with the client to transform Crosby Road, a Victorian property in Birkdale, Southport. Our design seamlessly blends heritage with modernity, enhancing the internal layout and connections to the garden. Through meticulous attention to detail, we crafted side and rear extensions that respect the property's character while introducing contemporary elements like Grey timber cladding. The result is a sophisticated yet functional space that improves comfort and flow, reflecting the client's vision for their family home.







Extension - L-Road Road

Budget: £150,000

Requirement

Single Storey Extension & Full Internal Reconfiguration and Renovation

Status:

Planning Submission

Involvement:

Architectural Services RIBA Stages 0-5

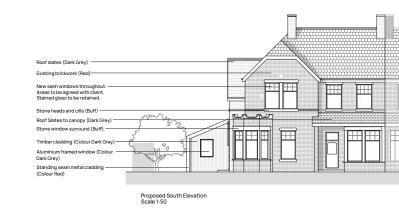
Liverpool Road is a 2 storey semi-detached property in Hutton, Preston. The house requires maintenance and refurbishment internally and externally to improve the layout of how they now wish to use the property and create a better connection to the garden and between the internal spaces.

Our Added Value

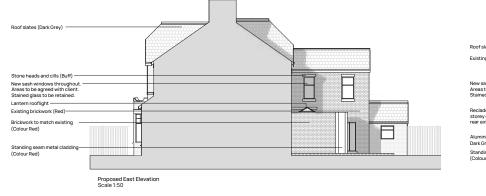
We have worked collaboratively with the applicant's to create a design solution which sensitively responds to their existing home and creates their desired accommodation requirements.

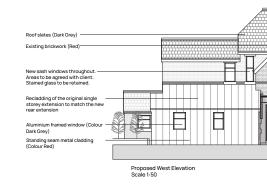
With a keen eye for detail and a deep understanding of the regulatory landscape, we navigated the complexities of planning and construction seamlessly, ensuring that every detail was considered at the outset, allowing us to control and maintain quality throughout the build.











Commercial - Sparth House

Construction Value:

Requirements

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

Ctatura

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.

We have worked closely with the client and local authority to both justify and consider this sensitive and key gateway site. BCAE have been able to produce a proposal which balances viability, client vision and local authority support.







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.



Our Added Value

BCAE Architects added significant value by seamlessly integrating a visually striking building with strong ESG standards, aiming for a BREEAM Excellent rating. Prioritising higherquality amenities and innovative design, we exceeded expectations. Our collaboration with Manchester City Council produced a proposal that sets a precedent for future schemes, balancing sensitivity with ambition. Through careful planning and innovative design, we've raised the bar for sustainable and socially responsible architecture.



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 at least 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.





Placemaking - The Cromwell

Budget: £1.5 Million

Requirements

Located in the leafy suburbs of Standish, Windsor House provides a 13-bedroomed home. The home is set within 0.16ha of land, of which contains the existing building, out house and garden facilities. Much of the space external is underused and in need of regeneration.

Status: Pre-App

Involvement:

Architectural Services RIBA Stages 0-6

The proposals for The Cromwell seek to create a new neighbourhood huddle on the site focused specifically on addressing not just a housing need, but a community need and considering how the approach seeks to creatively inject in to the housing supply, the right type of housing.

The model seeks to create an intergenerational housing huddle as one of the first housing mix typologies of its type in the borough that seeks to promote the mixing of ages and generations on one site. As one of the highest age segregated countries in the world, it is inevitable that this type of housing agenda will become more prevalent in the future. Led by work from organisations such as Intergenerational England and United4All Ages, the approach from the provider has been to consider how people can age well in place and be supported to do so sustainably.

In addition to synergies of being located in close proximity to a care village operated by the applicant, it may well be for instance that the site supports up to three generations of a same family or network to live on the same site. Co-locating generations seeks to create a multitude and wealth of benefits that cannot be offered elsewhere by breaking down age related stigmas, segregation and also seeking to harness the power and beauty of generations living together on the same site. Research and illustrative best practice examples globally demonstrate the unequivocal value of this that we seek to create through The Cromwell.

Our Added Value

BCAE Architects added significant value to The Cromwell project by pioneering an intergenerational housing huddle, addressing not only housing needs but fostering a sense of community. Through collaboration with organizations like Intergenerational England and United4All Ages, we ensured our design supports sustainable aging in place. Co-locating with a nearby care village, our proposal breaks down age-related stigmas and fosters intergenerational living, backed by global research. Our innovative approach sets a new standard for inclusive and sustainable housing developments.

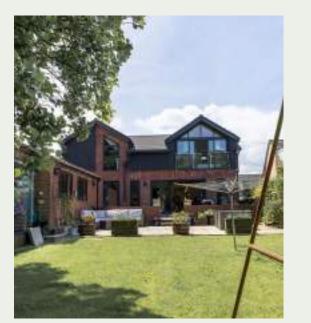








What our clients say



bb Ben, Arron and the BCAE team were there to help is throuhout all stages of the process, from initial design ideas to on site queiries. Having built the original bungalow ourselves without the same guidance, it was much easier process this time with their help and expertise. They also made layout suggestions that we would never have thought of that hugely improve the way we use the space.

Dave & Carol Darbyshire Brook Avenue



We were truly blown away by the concepts and can't wait to proceed to the next steps!

Jemma & Lee Wigan Road

What our clients say



b 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

















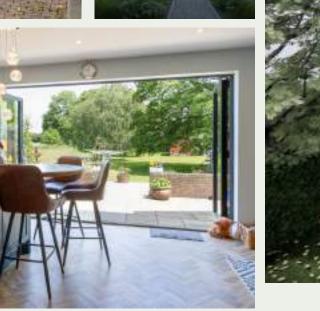


















THANK YOU.

Please do not hesitate to contact us should you want to talk about your project or like to hear more about us and how we can help.

We look forward to hearing from you.

Yours Sincerely,

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