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Planning your new home

Designing and building your new dream home is a big step and for many one of the biggest projects they will ever undertake. It promises to be exhilarating, rewarding and if managed carefully, it can be fairly stress free.

Knowing where to begin helps. We have prepared a simple checklist to get you started and on the following pages have provided some useful tips on “Navigating the Planning Process”.

- ☐ Define your main objectives and aspirations
- ☐ Establish a detailed brief for each room required
- ☐ Create a scrapbook / Pinterest of style ideas
- ☐ Decide your external / landscape requirements
- ☐ Consider current and required access to the site
- ☐ Define key views from the site
- ☐ Determine the preferred location of the new dwelling
- ☐ Establish sunny and shady spots of the site
- ☐ Consider activities of adjoining land
- ☐ Establish a realistic budget
- ☐ Establish a timeframe
- ☐ Determine whether you need professional support or inputs from others to check the viability of your proposals

Do's + Don'ts

Do be clear about what you like and don't like. Creating scrapbooks or Pinterest boards for all the rooms of your new home will help organize your ideas and is a great tool for communicating your aspirations to your design team and builders.

Do develop a ‘working’ brief. Determine the priorities on your wish list, which ones you can't live without and which ones you can be more flexible about. Use this wish list to examine how best to organise your site and locate your key rooms. This will enable you to examine the best use of your site from a number of different vantage points.

Don't focus on the number of rooms that you require but do think about the qualitative nature of these spaces. For example, where would you like to relax at the end of the day, what would be near you and what view would you like to see. A good designer will assemble these moments into a wonderful and coherent design.

Do enjoy the process. Living in a site specific, bespoke home can be physically and emotionally rewarding.

DISCLAIMER

The information contained in this pamphlet is an introduction to Design and Planning only. The authors take no responsibility for the subsequent use of this information, nor and any or omissions it may contain. Professional advice should always be sought when considering any development.



Navigating the Planning process

Obtaining planning consent can be a major hurdle to being able to build your dream home in the UK. If you are considering either major refurbishment works or a new build on a site you own, or are considering purchasing a site, it is important that you understand what may be permissible to inform your decision making.

Below is a simple checklist that sets out some of the key watch points that will inform and guide your proposals:

- ☐ Review any current permission for your site
- ☐ Review the site's planning history
- ☐ Research relevant local planning policy
- ☐ Establish precedent for your proposals
- ☐ Check if the site is in the floodplain
- ☐ Check if the site is in a conservation area or other protected area such as the greenbelt
- ☐ Is the building Listed or adjacent to buildings that are?
- ☐ Are there any protected trees (TPOs)
- ☐ Consider any overlooking to / from adjacent properties
- ☐ Establish site surveys that may be required

Tips

Watch out for covenants and rights over the land, this can effect what you can build.

It is very challenging to obtain planning consent in the Green belt, countryside or floodplain.

Below are a few common topics that we are frequently asked about:

Permitted development

Permitted Development is a helpful policy because some work to extend your property is allowable without the need to gain consent from the local authority. To understand the possibilities of Permitted Development consult the Planning Portal website:

<http://planningportal.gov.uk/permission>

Listed Building Consent

If your property is Listed, within a conservation area or in close proximity to a Listed Building the work permitted to your building or site may be severely restricted. If you believe you are affected by either of these policies seek professional advise from an Architect before proceeding.

<http://planningportal.gov.uk/permission>

Flooding

Construction within the flood plain is severely restricted. The UK Environment Agency now maps surface water flooding as well as river flooding. Before embarking on a new site check your flood risk by entering your postcode on the UK Environment Agency's website.

<https://www.gov.uk/government/organisations/environment-agency>

Don't be afraid of Planning. For a fee, planning departments will engage in dialogue about your proposed project, before making a formal submission. Called 'Pre-application advice' - this is an invaluable opportunity to bring planners on board with your proposal and to test the likelihood of achieving planning permission.

When meeting planning officers it is essential to have a thorough understanding of the background of the site, relevant planning policies and likely concerns of planners. At Baca Architects we always present planners with 3 different ideas to test the boundaries of the scheme. We approach meetings with a clear strategy but we are also flexible enough to ensure that the dialogue is constructive and progress is made. Our 100% planning success over 11 years of practice is testament to our approach.

Tips

Planners aren't worried about cost so be mindful no to let them design your building for you. Encourage your architect to come up with a strong idea that also meets your budget.

If possible keep your neighbours informed and they may support the application.

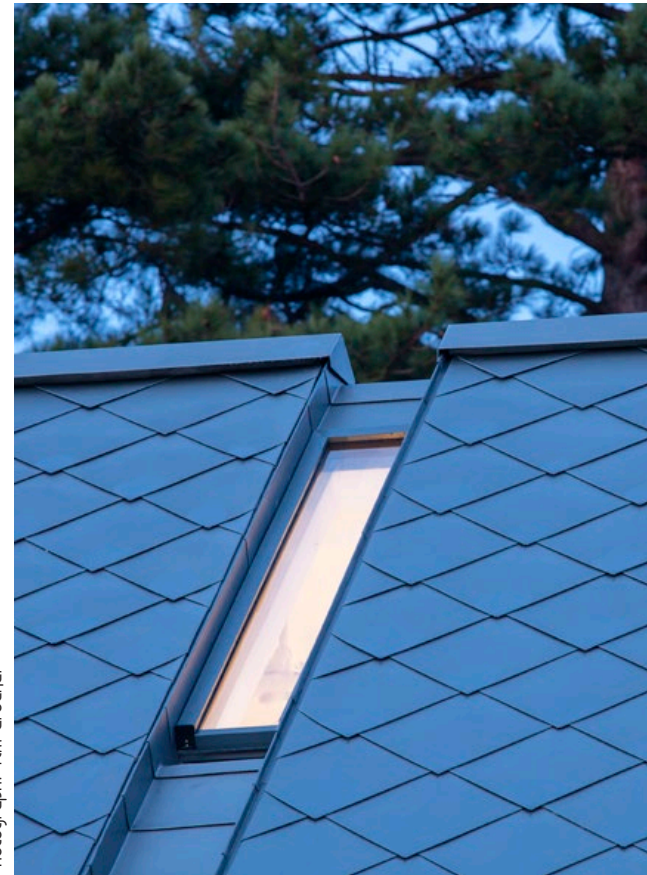
Planning can take a long time, stick to your initial goals and remember that good design goes a long way to unlocking the process.

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Formosa the Amphibious House



Photograph: Tim Crocker

Formosa is the UK's first Amphibious House. This three bedroom family home is located on an island in the picturesque stretch of the Thames that passes through Marlow, Buckinghamshire. The site is designated Flood Zone 3b and within a Conservation Area.

The can-float basement houses the utility room, study, dining room and cinema room to create a luxury dwelling on a modest site.



Photographs: Darren Chung

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Photograph: Tim Crocker

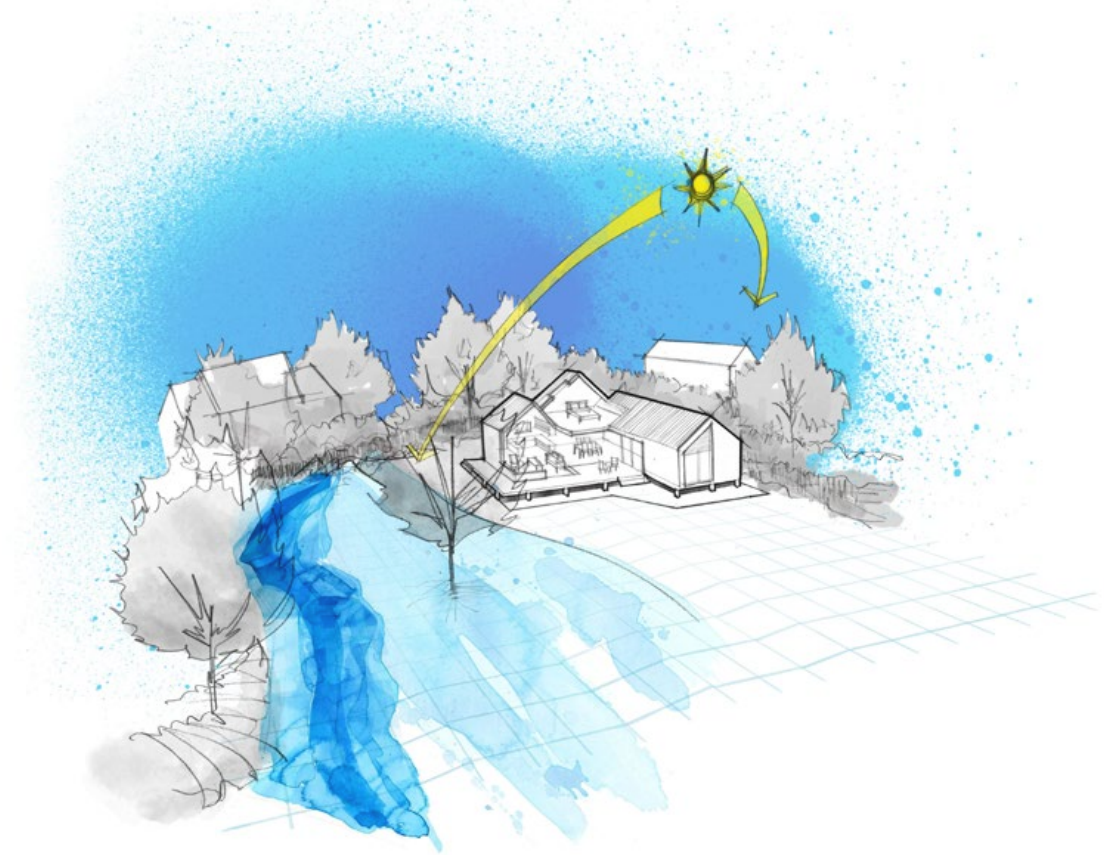


Photographs: Darren Chung



Photograph: Nastair Levar

Water Lane



Nestled in the beautiful, historic landscape of Oxfordshire, this elegant contemporary home is elevated above the flood level of an adjacent brook. This modern dwelling is raised above the height of the water level when the nearby brook floods each year. This allows the water to convey underneath without causing damage. During dry periods, the house appears to lightly float on its deck above the floodwaters. The open plan interior manages to maintain the intimacy of separate rooms. Double height spaces juxtapose lower ceiling heights to create a variety of characterful spaces.



Photograph: Alastair Lever



Photographs: Alastair Lever





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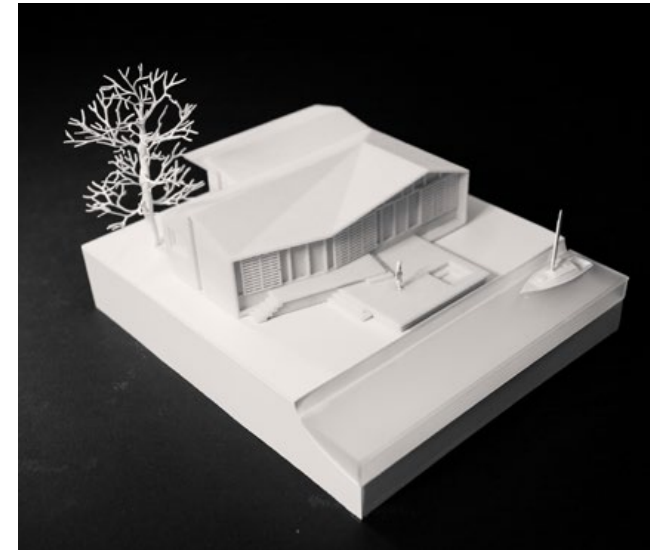
Photograph: Alastair Lever



Photograph: Alastair Lever



Trowlock Island Amphibious House Mark 2



A new amphibious house is planned for a densely occupied island in the River Thames. An amphibious house is a building that rests on the ground on fixed foundations but, whenever a flood occurs, rises up in its dock and floats there buoyed by the floodwater. This MARK 2 uses a lightweight buoyancy system and lightweight timber frame construction.

The 'Chichester'

Floating Homes Limited (a specialist floating construction company) have engaged Baca Architects to develop their new 2015/16 range of floating homes.

Inspired by narrow boat and canal living, the 'Chichester' model provides a split-level, open-plan residence, creating a spacious and luxurious interior. Generous full-height windows provide views and access to water level, allowing residents to enjoy all the benefits of a waterside lifestyle.





Photograph: Alastair Lever

Oak House



Photograph: Alastair Lever

Located on the edge of a hamlet on the outskirts of Buckinghamshire, the clients set us a challenging brief - to design an eco-home with a green roof; the interior to be light-filled and organised around the family's shared passion of music.

The curved design and window bays allow stunning views towards the distant hills, whilst the green roof and oak cladding enable the building to sit in sympathy with its surroundings.



Photograph: Alastair Lever

A wonderful sense of arrival

This striking eco-home is a prime example of a truly innovative country home.
Jay Merrick - The Independent



Photograph: Alastair Lever



Sustainable design at the heart of the home

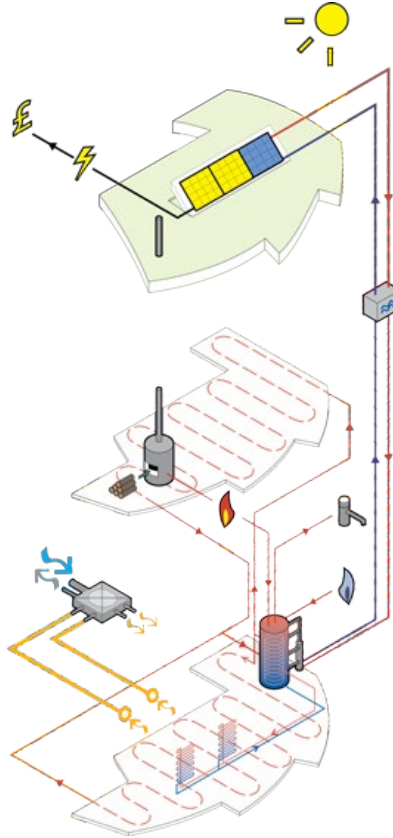
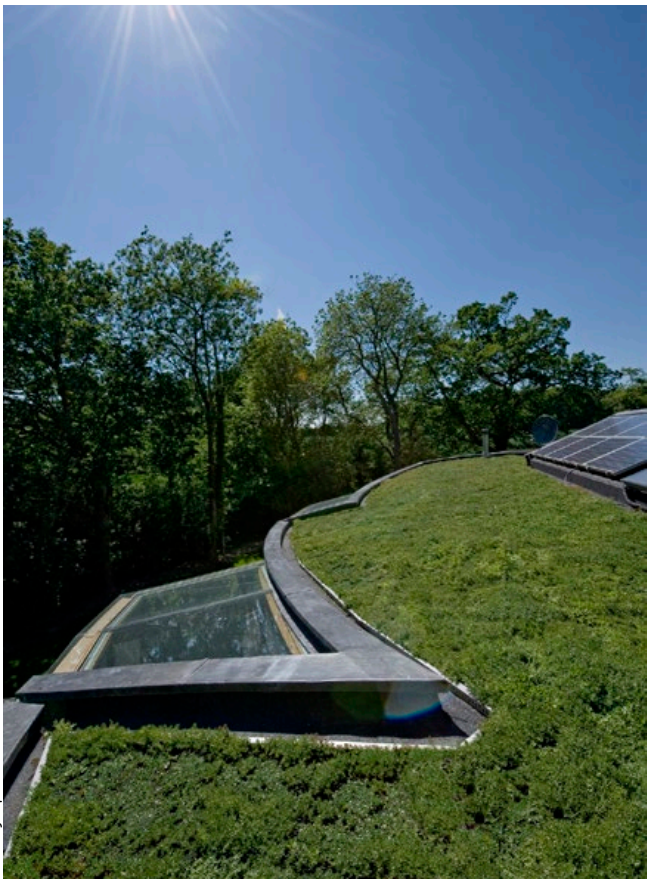


Image: Baca Architects

All bacahomes are low energy by design - creating comfortable homes that reduce their impact on the environment. For the Oak House, a wood burning stove / boiler, solar thermal and electrical panels provide 20% renewable energy to this harmonious residence.

Photograph: Alastair Lever



Photograph: Alastair Lever



Photograph: Baca Architects





“ At the heart of home, the music room can be acoustically separated or enjoyed by all of this musical family. ”



Photograph: Boca Architects

Fowlescombe Farm Estate Renewal



Photograph: Juliet Wale

The Clients purchased the estate in 1998 and over the following years have transformed it from a quaint but rundown Devon valley farm into a picturesque and environmental estate for award-winning rare breed animals.



“It is a wonderful modern interpretation of the traditional parts of a gentleman’s estate and perfectly compliments my lifestyle.”



Photographs: Juliet Wade

Photograph: Richard Barker



The Glasshouse



Photograph: Sarah Rowlands

This striking glasshouse feature of a Devon country house is a modern take on the Victorian tradition. From the upper terrace, one descends under the canopy of a pergola to reveal the glasshouse, cleverly positioned so as not to interrupt the views of the valley from the house.



Photograph: Boca Architects



Photographs: Boca Architects

The Old Barns



Photograph: Richard

A charming complex of old barns in South Devon was thoughtfully renovated and restored to be converted into two dwellings and a mixed-use space, providing the ideal location for events and activities. New green oak shutters supply both solar shading and privacy, in sympathy with the surrounding landscape.



“ The interiors of the old barns were sensitively restored such that characteristic elements of the existing structure were maintained. Scissor trusses and earth-pointed walling were retained and complimented by neutral tones to create a light and atmospheric venue for special events. ”



Fowlescombe at night



Photograph: Baca Architects

As night falls on the gardens the atmosphere is transformed by wonderful lighting. By day, the moat marks the edge of the raised lawn and cascading terraces. At night, the water lights-up providing a magical dimension to an already stunning feature.



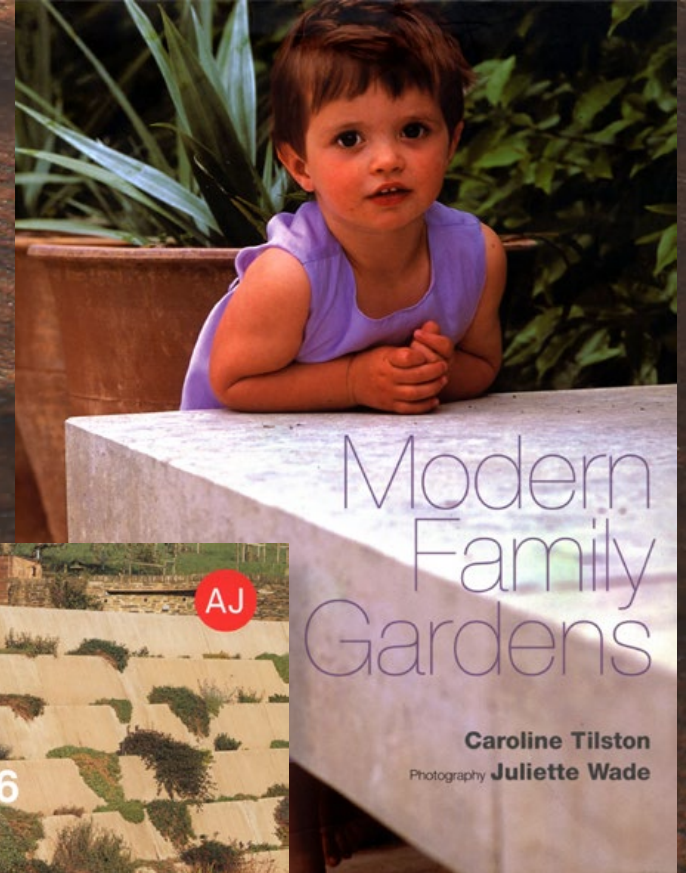
Photographs: Baca Architects



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