



KHD.

BROCHURE 2024

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326

PROJECTS.

203

PLANNING.

118

COMPLETION.

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We are KHD, specialists in residential design from bespoke homes to multi-unit developments. With a team of talented designers our aim is to become leaders in our sector through a commitment to creating sensitive and enduring architecture that is socially and environmentally responsible. Our attention to detail and focus on building an intimate rapport with our clients enable us to consistently deliver on their aspirations, elevating us above many of our contemporaries.'

”

Dean Kirby, MANAGING DIRECTOR

ABOUT US.

KHD is a leading multi-disciplinary practice based in south east London providing architectural and planning services from conception to project completion. We are a trusted partner for clients looking for a reliable, innovative, and practical team of professionals that can help them bring their vision to life.

We approach each project with a proactive, friendly, and professional attitude, ensuring that we fully understand the requirements of each client before developing a tailored solution that meets their needs.

Our logical and practical approach has resulted in a track record of success, as demonstrated by the repeat work we receive from clients who recognise the added value we bring to every project. We pride ourselves on being able to deliver innovative and creative solutions that are not only aesthetically appealing but also functional and practical.

We offer the following professional services:

- Project brief development
- Stakeholder consultation
- Identifying potential sites for redevelopment
- Site appraisal & feasibility studies
- Full planning application packages
- Appeals to the Planning Inspectorate
- Full technical design packages
- Project Management
- 3D Visualisations



MEET THE TEAM.



Dean Kirby - Managing Director
M.Arch/BA

Following several years' working in residential design sector at practices such as BPTW, Dean decided to refocus his energy and founded KHD in 2018. Blending experience with his unique vision, he brings an unfailing drive to achieve the highest standards of design and a commitment to getting projects built.

Dean has established long-standing relationships with clients built on KHD's continued ability to deliver on expectations and provide high quality designs. His ability to expand our client network has accelerated the practice's standing across London and the South East.



Mike Stubbs - Technical Director
Dip.Arch/BA

Mike heads up the Technical Design team at KHD, drawing on nearly two decades of experience in private residential, social housing and estate regeneration sectors. This rare combination of expertise that ranges from the smallest to the largest of residential developments and everything in between, coupled with a passionate, approachable and pro-active attitude, helps Mike deliver exceptional results for our clients.

Prior to joining KHD, Mike spent nearly 5 years at BPTW where he led the technical design on the transformation of several dilapidated housing estates into vibrant and thriving communities.



Ron Davies - Land & Planning Consultant
RTPI/ MA/ BA

A highly knowledgeable planner with 10 years of planning consultancy and a detailed understanding of the planning process, Ron leads our in-house planning team. He's able to navigate complex regulations and frameworks with ease to ensure that projects deliver maximum value for our clients.

Ron is adept at appraising the opportunities and constraints of proposed developments against local and national planning policy and guidance. He helps us identify the most appropriate scheme for each site, in each case demystifying and providing clear advice on relevant planning policy to ensure that we embark on the most advantageous route to local authority consent.



Maria Cirlan - Architectural Assistant
BA

Maria is a Part 1 Architectural Assistant and a super talented designer who has made a pivotal contribution to our planning stage team since joining in September 2022.

Graduating from University of Greenwich with first-class honours in 2022, Maria was subsequently nominated for the prestigious Presidents Medals award where her exceptional hand drawings received high praise. Her illustrations and presentational skills have elevated the standard of our design work and we feel very privileged to have her here as part of our team.



KHD PROJECTS.

COULSDON COURT ROAD

A corner plot development of four luxury family homes in the borough of Croydon.

Location: *Coulsdon, South Croydon*

Project Involvement: *Site identification, Plot optimisation, Design, Planning, Technical drawings, Conditions compliance*

Quantum: *Four 4b8p dwellings, 630sqm total floor area*

Status: *On market, partially occupied*

Client: *Red Banksia / CARM Group Developments*

Contractor: *CARM Group Developments*

Construction Value: *£1,350,000*

Located at the end of two back gardens, we identified the development potential of this land and negotiated the sale with the owners. We then worked through the planning process with Croydon, ultimately securing permission for four 4b8p houses. The developer Red Banksia sold the plot to CARM and KHD were naturally appointed to coordinate the project to completion, preparing construction drawings and securing compliance with planning conditions.

The architecture responds to its context by balancing features of the traditional gable form with materials and detailing of a more contemporary nature. In an area that is predominantly composed of detached homes, we were able to successfully explore how a contemporary row of terrace houses could be integrated into the wider built context and optimise this suburban corner plot.

Vertical brick recesses, accentuated by a darker toned brick, subdivide the street façade into four, defining each plot and bringing a human scale to the terrace. Window frames are set within a full brick reveal to create depth and interest in the façade. All houses have dual aspect living accommodation on each floor, and a large skylight above the living room draws natural light into the open plan kitchen, dining and living area.





STURSDON FARM

An environmentally conscious new build home nestled in the Kent green belt.

Location: *Sevenoaks, Kent*

Project Involvement: *Design and Planning, Technical drawings package and conditions compliance*

Quantum: *One 3b6p dwelling, 387sqm total floor area*

Status: *Complete and occupied*

Client: *Private Homewoner*

Contractor: *W Hardy Builders Ltd*

Construction Value: *£800,000*

Inspired by the rural setting, the massing of the dwelling takes its cues from the vernacular of the agricultural barns that dot the surrounding landscape. The humble simplicity of the gable-ended volume combines with precise, refined external detailing in the external facades. Internally, a playful combination of light and spacial articulation culminates in the centre-piece of the accommodation: a double height living space with spectacular views across the weald, featuring a dual aspect fireplace. A basement, which extends to the full footprint of the house, features a spa with jacuzzi, wine cellar, bar, and cinema room.

Our approach was to explore a composition of massing and materials that would compliment the countryside setting, whilst also remaining true to our contemporary sensibilities as designers. The material palette therefore comprises slate, stone and timber: contextual and natural materials that respond to the architecture of traditional buildings found locally, such as barns and farmhouses.

Behind the façades, the house is equipped with state of the art technology to achieve very low running costs that work towards achieving Passivhaus and low-energy building standards, including walls designed in insulated concrete formwork (ICF), triple glazed windows and a 17m array of solar panels along the south facing roof pitch the house.



FARMLAND MASTERPLAN

Feasibility study for the redevelopment of a rural farmland site in north Kent

Location: *North Kent*

Project Involvement: *Masterplan for 12+ new dwellings as part of a brownfield site redevelopment*

Quantum achieved: *15 houses, GEA 2,300sqm*

Status: *Feasibility*

Client: *Esquire Developments*

Construction Value: *TBC*

We were commissioned by Esquire Developments to provide a feasibility study for the redevelopment of a rural brownfield site in north Kent. The masterplan provides 15 new two-storey dwellings in a mix of 2 - 5 bedroom units with a total GIA of 1,585 sqm / 17,000 sq ft, and a total GEA of 2,300 sq m / 24,800 sq ft.

Plot sizes to the front facing the highway are generous ensuring that the most prominent parts of the development entirely respect the established plot sizes and spacing. The proposed layout within the site takes opportunities to introduce a slightly denser urban grain with tighter plot configurations.

The design protects and celebrate existing natural features such as the pond at the front of the site and the mature trees related to the access route. Public amenity spaces are located centrally to foster a sense of community and neighbours meeting naturally, featuring a 'village green' that responds to historical rural developments. A zone to the rear of the site is retained for ecological enhancement, necessary to ensure that the intensification of the plot is supported in close proximity to a protected area.



Farmland Redevelopment Masterplan - Feasibility Study

CANDLEFORD

6-bedroom luxury private house in Sidcup featuring a triple-height entrance hall

Location: *Sidcup, south east London*

Project Involvement: *Design and Planning, Technical drawing package and conditions compliance*

Quantum: *One 6b12p dwelling, 390sqm total floor area*

Status: *Construction*

Client: *Private Homeowner*

Contractor: *D-Max Carpentry & Building*

Construction Value: *£800,000*

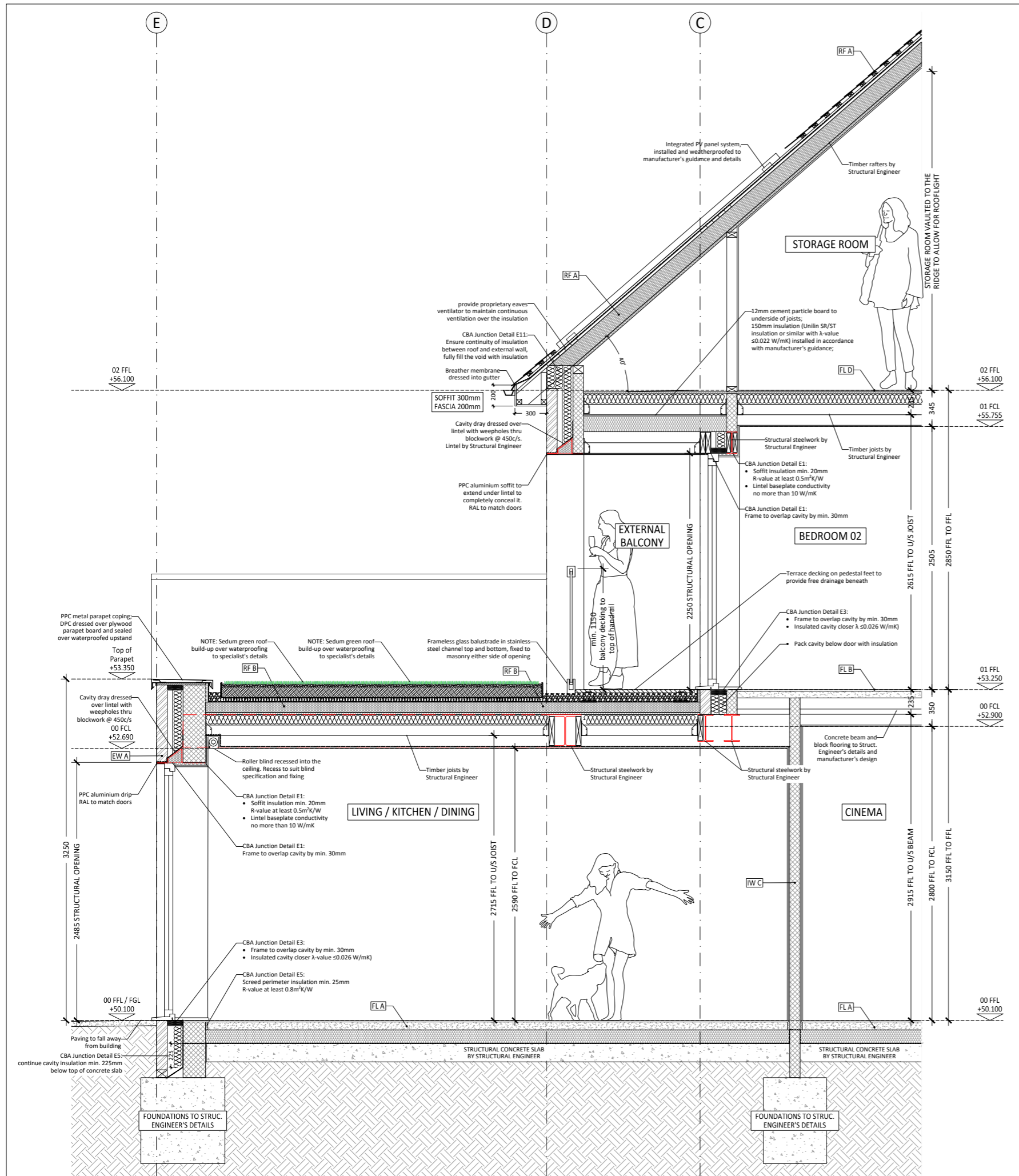
Located on a leafy suburban street in Sidcup, south-east London, we were appointed by the home owner to design a modern family dwelling with a wow-factor to replace the existing bungalow. We then worked through the planning process with Bexley council and ultimately secured permission.

Externally, the house takes its cues from the local vernacular with a double-fronted design that combines a projecting gable end as the primary element with a subservient hipped two-storey bay either sides of a glazed link.

Internally a spacious triple-height entrance hall provides access to a study, garage, cinema room, and open-plan living-kitchen-dining at the rear which spans the entire width of the house and provides excellent views of the rear garden. A gracious staircase leads to four bedrooms (two of which are suites with dressing and en-suite bathrooms) and a family bathroom, with a further two bedrooms in the loft space.

The house aspires to the highest standards of energy efficiency with a 33-panel photo voltaic array, air source heat pump, MVHR ventilation system, rainwater harvesting, and a building fabric that well exceeds minimum standards for thermal performance.





THE GALLOP

A pair of semi-detached homes on the site of a bungalow in suburban Croydon

Location: *South Croydon*

Project Involvement: *Site identification, Plot optimisation, Planning and Technical packages, Conditions compliance*

Quantum: *Two new dwellings, 264sqm total floor area*

Status: *Construction*

Client: *Red Banksia Property Investments*

Contractor: *DG Construction Ltd*

Construction Value: *£500,000*

The Gallop is a quiet suburban residential road located in South Croydon. The local area is characterised primarily by post-war architecture, largely comprising detached homes and pairs of semi-detached houses.

We secured permission through a series of applications to sub-divide the original house into two plots with a 24m side extension, a 6m ground floor rear extension, a 3m first floor rear extension and a loft conversion to realise the potential of this volume. All these extensions were secured via Permitted Development ensuring that we kept control of the timescales of the project.

The resultant floor area facilitated the creation of two units, the larger a 4b6p and the smaller a 3b5p. The front of the house was remodelled to form a symmetrical appearance with new entrance doors and two-storey canted bay windows of similar proportions to the existing.

Both dwellings have dual-aspect views, excellent daylighting, ample private amenity space with gardens both at the front and rear, and living accommodation that far exceeds NDSS space standards.



Visualisation - street façade



Visualisation - kitchen diner



Visualisation - lounge



Visualisation - rear façade

PURLEY OAKS ROAD

Intensification of a suburban plot delivering four dwellings

Location: *Purley, South Croydon*

Project Involvement: *Site identification, Plot optimisation, Design and Planning*

Quantum: *Two 3B4P dwellings, 180sqm total floor area*

Status: *Planning Approved*

Client: *Red Banksia Property Investments*

Contractor: *DG Construction Ltd*

Construction Value: *TBC*

The site faces Purley Oaks Road to the south and Sanderstead Road to the north, providing a great opportunity to split the plot and intensify development. Several local plots have been redeveloped over the past 5-10 years, but this plot was markedly smaller than those nearby, presenting unique challenges.

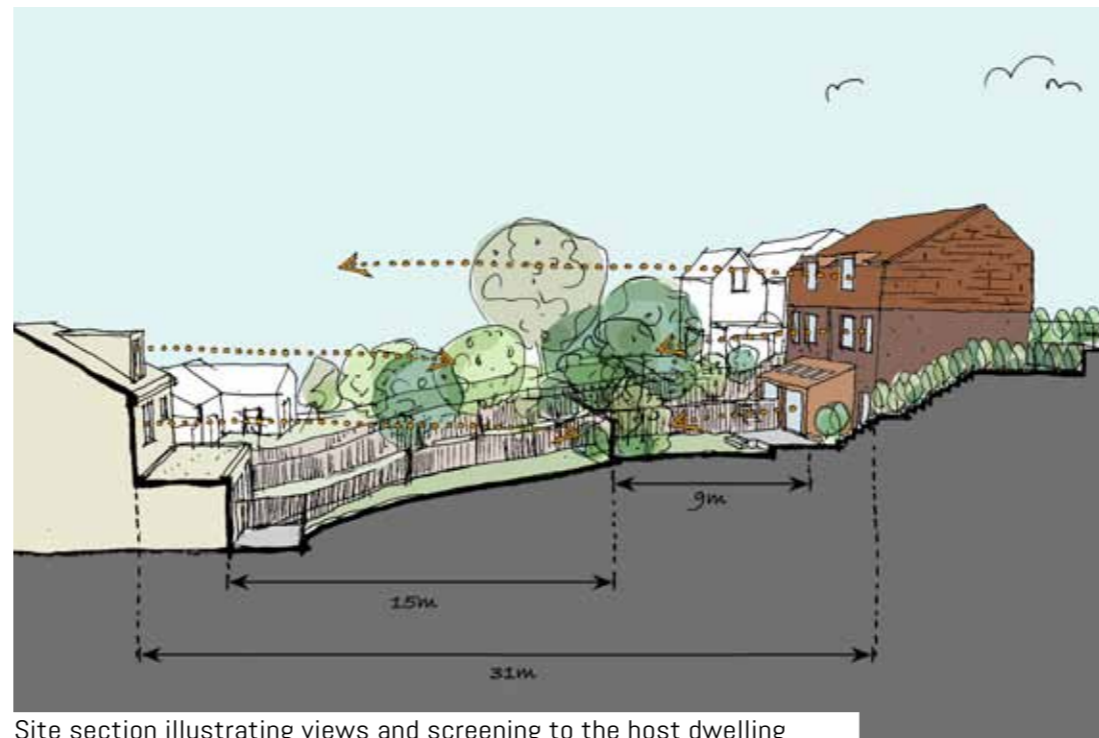
To de-risk the project as quickly as possible we secured planning permission for the extension and sub-division of the existing property, including extensions to the rear, side and into the roof, to provide a pair of family sized homes.

In parallel, we started engagement with the Council regarding our proposals for a pair of semis at the top of the site. However, having secured strong support from planning officers through 12 months of pre-application engagement, the application was refused at Planning Committee. Undeterred by a decision that was clearly politically charged, our Planning team appealed, and the Inspector granted planning permission, noting in his decision that the scheme was particularly well considered.

The project more than triples the amount of saleable floorspace turning a single dwelling plot into four family-sized homes. Retaining and extending the existing building this development is truly sustainable, optimising the use of a well connected site whilst re-using the existing building fabric.



Visualisation of the Street Façade



Site section illustrating views and screening to the host dwelling



Visualisation of the Rear Façade

THE OLD ORCHARD

New build apartment block of 17 residential units in Berkhamsted

Location: *Berkhamsted, Hertfordshire*

Project Involvement: *Technical drawings package and conditions compliance*

Quantum: *17 apartments with underground parking*

Status: *Construction*

Client: *CARM Group Developments*

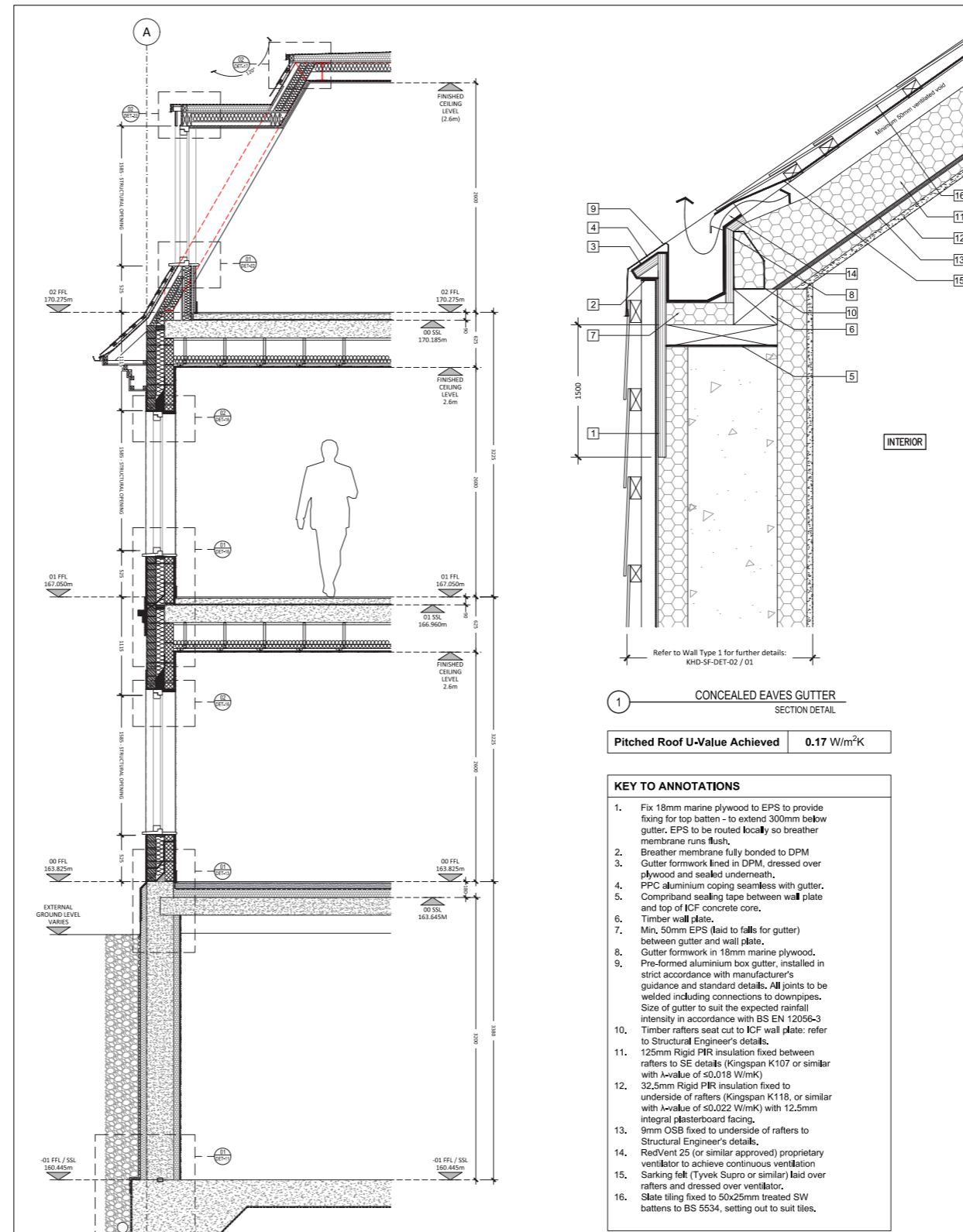
Contractor: *CARM Group Developments*

Construction Value: *£2,700,000*

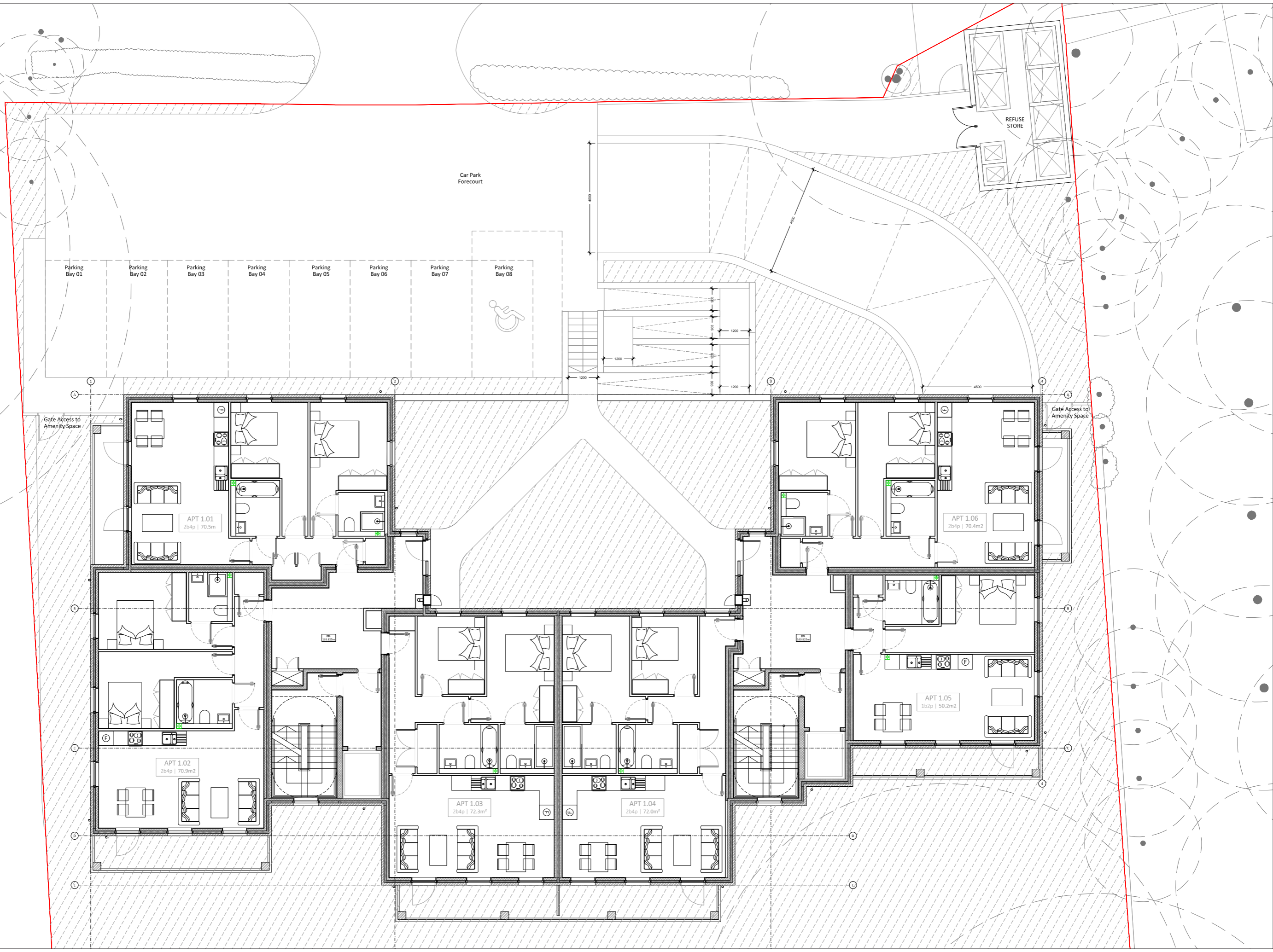
The Old Orchard is a development on Shooters Way in Berkhamsted which was awarded planning permission in 2021. Following this, our client purchased the site and appointed KHD to provide a full working drawings package for the delivery of the scheme through RIBA stages 4-6.

The development comprises 17 apartments across 4 floors in a single new build block that features a podium communal gardens, two service cores and an underground car park. The basement external walls are constructed from ICF (insulated concrete formwork) which delivered benefits in terms of labour and site programme.

Working closely with the developer and design team we designed a building envelope that adopts a 'fabric first' approach to prioritises sustainability and thermal performance across the scheme, helping to reduce the impact of rising fuel costs for the residents, whilst ensuring the developer achieved the optimal balance within the myriad possible alternatives permitted by the current regulatory and compliance framework.



T29



CREST ROAD

A rear garden infill development providing a terrace of four family homes

Location: *Selsdon, South Croydon*

Project Involvement: *Site identification, Plot optimisation, Design and Planning*

Quantum: *Four 3b5p dwellings, 490sqm total floor area*

Status: *Complete, awaiting occupation*

Client: *Red Banksia Property Investments*

Contractor: *Beasons*

Construction Value: *£1,200,000*

On a site located within the rear garden of the host property, KHD successfully secured planning permission for a terrace of four dwellings that deliver desirable housing stock whilst remaining sensitive to the wider built context.

Each family home boasts excellent living accommodation across three floors, with large windows to both aspects, two large double bedrooms at first floor level, and a single bedroom in the loft.

The terrace is staggered both in elevation and plan in response to the topography and geometry of the site. This creates a greater sense of privacy to each home and helps reduce the overall massing into identifiable segments.

The new dwellings are denser than the surrounding suburban context yet modest in size, and each home is well set back from the street to maximise the area of private amenity space that benefits from the southerly aspect of the street facing façade.

The elevations contrast a multi-tonal red and brown brick, slate tiles and aluminium guttering and parapet copings. Window frames are set back by a full brick and projecting header panels create additional interest.



Photograph of the street façade



Street Elevation



Bay Study & Height Rod



THE GLADE

A flatted development of nine units on a corner site in Elmers End, Croydon

Location: *Elmers End, Croydon*

Project Involvement: *Site identification, Plot optimisation, Design and Planning*

Quantum: *9 apartments, 765sqm total floor area*

Status: *Planning*

Client: *Red Banksia Property Investments*

Contractor: *TBC*

Construction Value: *TBC*

KHD were commissioned to design a block of flats to replace an existing detached house with a large front parking court. Referencing prevalent architectural features of the area, the front elevation features a gable ended projection with inset balconies that helps define the corner site.

The elevations are characterised by a darker brick at the base level with a lighter beige brick above. Soldier course banding defines the transition between the base and upper level brickwork and projecting header panels provide additional character.

Window frames are set back by a full brick within reveals to create further depth and interest in the façade, with dark grey frames that contrast with the brown/ beige brickwork.

Whilst the proposal is denser than much of the surrounding development, Croydon's SPD2 guidance document supports the intensification of suburban areas and particularly corner plots such as this.

Our ambition was therefore to design an ensemble of high quality residential units whose architecture works to the framework of the SPD and in full compliance with overarching planning policy.







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