

KHD.

BROCHURE 2024

WWW.KHDARCHITECTURE.COM



326

PROJECTS.

203

PLANNING.

118

COMPLETION.

“

We are KHD Architecture, specialists in residential design and creators of beautiful homes. 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.

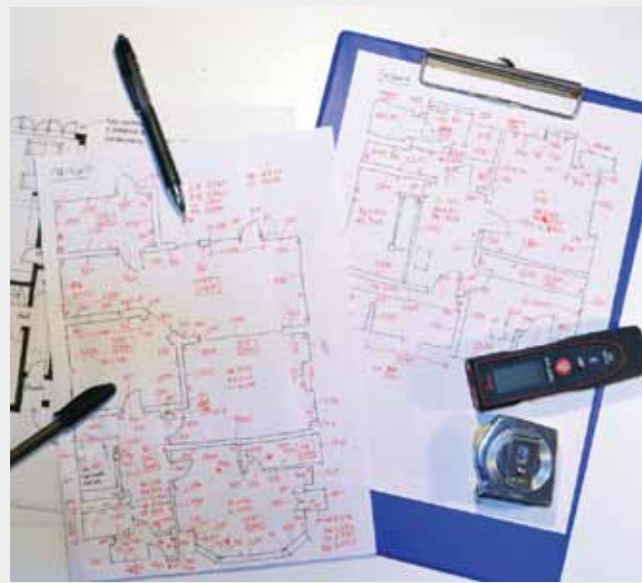
We offer the following professional services:

- 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



PROJECT DEVELOPMENT.

At KHD, projects are developed through a series of work stages based on the RIBA's 'plan of work' which follows a progression from survey to construction. The work stages and the processes involved at each stage on a typical project are detailed below.

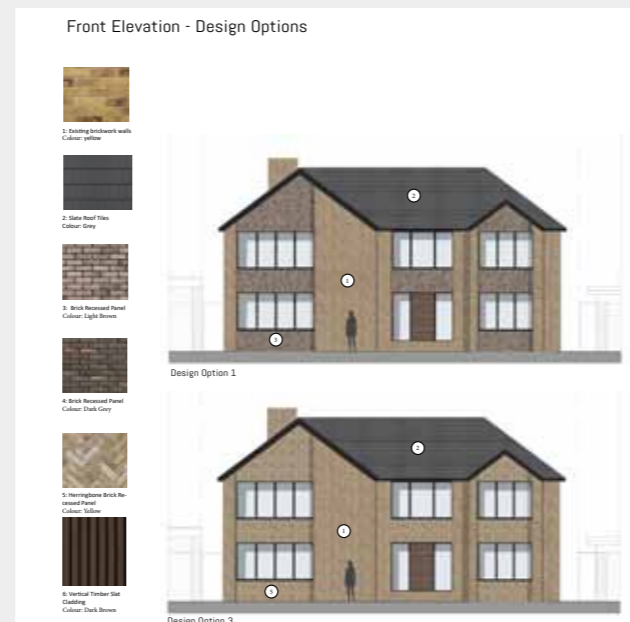


1. SURVEY & BRIEF

At the first stage of a project, we arrange a meeting on site with our client. This is vital for us to gain a thorough understanding of the existing property and its context, and provides an opportunity to discuss the project brief, design options, budget and timings.

We would also provide advice at this meeting on obtaining planning permission and discuss other professionals you may need to appoint as the project progresses.

We would then carry out a measured survey of the property and site, which enables us to create accurate drawings using CAD software, and usually issued within two weeks of the survey.



2. DESIGN OPTIONS

At Stage 2 we develop several design options based on the brief and discussions at the initial meeting. Our process is to firstly sketch out ideas by hand, which we then translate into accurate computerised drawings based on the information obtained during the site survey.

Following the issue of the designs we'd discuss and evaluate the options with our client, either in person at a meeting or over the phone/via email. If required, we would then produce further options or refinements to ensure our client is happy with the design before moving forward.

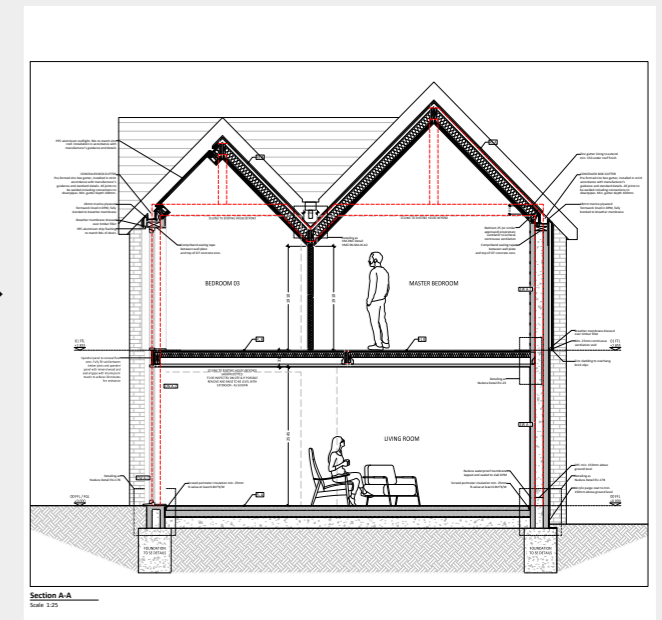


3. SUBMIT PLANNING

Based on the design agreed at Stage 2 we would then produce a detailed package of documentation with a view to submitting it to the local authority for approval.

This typically includes a full set of existing and proposed drawings and a design and access statement, but can also include visualisations, montages and additional statements depending on the brief.

Prior to submission, we provide our client with all the documents for review. Once the application is submitted, we would establish a dialogue with the case officer at the earliest opportunity to obtain feedback on the application and expedite the process of obtaining consent.



4. TECHNICAL DESIGN

Stage 4 focuses on developing the design into a package of detailed drawings and specifications that the project can be priced and built from. Typically a Structural Engineer and Building Control Surveyor would also be appointed at this stage, which we can provide further advice on.

We coordinate the engineer's design with ours and obtain feedback from building control on the proposals to ensure compliance in all relevant aspects and guarantee a smooth handover to the building contractor.

During the build we are available to attend site and discuss any queries from the building contractor to assist with the progression of the project towards completion.

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.

QUEENS ROAD

A rear extension and whole house refurbishment of a three storey detached property in Epping Forest.

Location: *Buckhurst Hill, Epping Forest*

Brief: *Extension to a Private Home*

Project size: *60sqm*

Status: *Completed*

Client: *Private Client*

Contractor: *Blakebuild Ltd*

Construction Value: *£200,000*

This contemporary design comprises a two-storey rear extension with full height glazing and a roof design to match the existing gable form of the house.

Responding to the steeply sloping landscape, we provided additional living accommodation at lower ground floor level with direct access to the garden.

The upper ground floor of the extension boasts a large master bedroom suite with a vaulted ceiling and uninterrupted views across the London skyline.



Internal shots of the new rear extension - master bedroom and kitchen.



External shots of the new rear extension





ELM TREE FARM

Conversion of a 1920s rural stable block into a new dwelling.

Location: *Sevenoaks, Kent*

Brief: *Private Home*

Project size: *95sqm*

Status: *Completed*

Client: *Private Owner*

Contractor : *CW Gadd Ltd*

Construction Value: *£130,000*

Situated on a farm within green belt land and an area of outstanding natural beauty (AONB) in the North Downs, Kent, the structure once formed part of a cluster of agricultural buildings which served as a mare and foal stable block with associated hay barns.

The stable block conversion features traditional brick and flint detailing whilst the adjoining extension is finished in reclaimed timber cladding and a standing seam zinc roof.

Internally the exposed solid oak roof beams and walls in polished plaster deliver warmth and character, in contrast with Crittall style aluminium windows, a pewter kitchen counter and large format concrete effect floor tiles.



The oak beams are left exposed and the kitchen features a subtle mix of materials - reclaimed timber panels on the doors, and a formed zinc worktop.



The interiors are intentionally bare and raw - the walls are finished in exposed plaster and the floors with polished concrete tiles.

ST THOMAS COURT

An extension and whole house refurbishment of a 1970's semi-detached home in South London.

Location: *Bexley*

Brief: *Extension to a Private Home*

Project size: *40sqm*

Status: *Completed*

Client: *Private Owner*

Contractor: *Gartel Ltd*

Construction Value: *£90,000*

Our client commissioned us to focus the re-design around the orientation of the living spaces at ground floor level.

The rear of the property enjoys a south facing aspect, which inspired us to locate the open plan living space to the rear to benefit from the natural lighting and connection with the garden, whilst the ancillary spaces are instead located at the front.

The gable ended design of the extension permits a vaulted ceiling to accentuate the sense of light and space, complemented by roof lights both sides of the apex and clerestory window above bi-fold doors





FARRAGO

Ground floor rear extension to a family home in the Farnborough Park Estate.

Location: *Farnborough Park, Bromley*

Brief: *Rear extension and refurbishment of the existing house*

Total floor area: *120 sqm / 1,290 sq.ft*

Status: *Planning*

Client: *Private Client*

Contractor: *TBC*

Construction Value: *TBC*

The proposals for Farrago involve a sensitive modernisation of the original dwelling that sees a rationalisation of the internal layouts, refurbishments to the façades, new windows throughout and a large rear extension that provides an open plan space for use as a kitchen diner.

The proposed material palette is modern in character with a subtle nod to the original fenestrations of the house through the use of glazing bars to subdivide the large sliding doors. Existing windows are to be replaced with new black aluminium frames to provide consistency in appearance.

One of the challenges of working within the Farnborough Park Estate is to ensure that proposed designs are in keeping with the overriding character of the estate, and as such the scale and character of the rear extension are subservient to the main house and would not be visible from the street.





FRENSHAM ROAD

An Art Deco inspired renovation and extensions to a “chalet-style” house in Sidcup, south east London.

Location: *Sidcup, Borough of Bexley*

Brief: *Two-storey rear and side extension*

Total floor area: *75 sqm / 807 sq.ft*

Status: *Completed*

Client: *Private Homeowners*

Contractor: *Gary Blade*

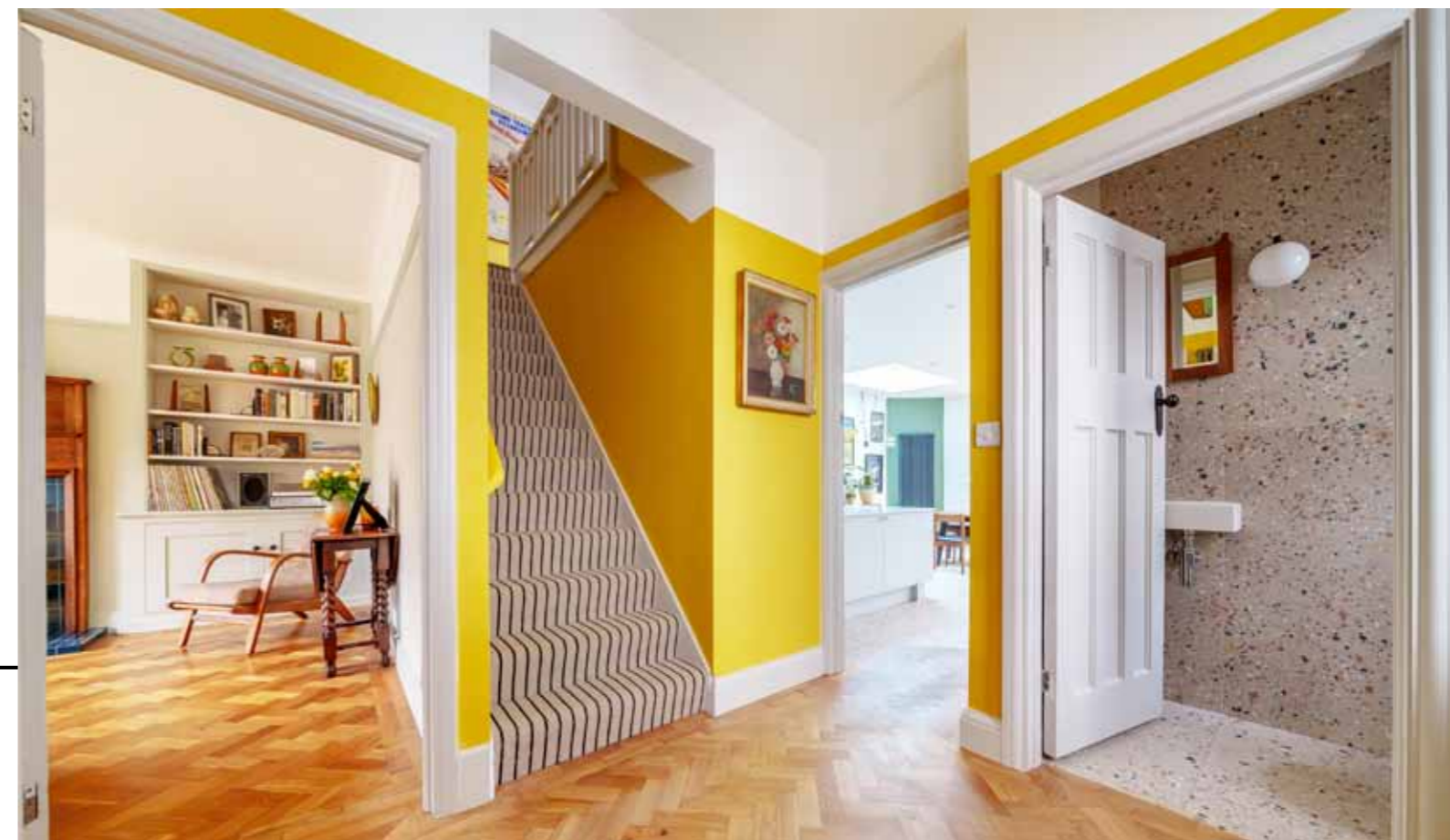
Construction Value: *Undisclosed*

Over the years, KHD has developed a wealth of experience in re-designing and delivering projects to chalet style houses in the Sidcup area, and this is one such recently completed project. Such is the strength of our reputation that we are now the leading local architectural practice for home owners in this area seeking to push the boundaries of what is possible and create their dream home.

Working in close collaboration with our clients Gareth and Thom, our brief on this project was to extend out to the rear to the maximum possible depth and height for a new open-plan kitchen diner and living area, and to extend at first floor level to create a spacious master bedroom suite. With a playful use of colour and art deco inspired interiors, we transformed the house into a contemporary and stylish home.

Following successful dialogue with the planning officer, we were able to secure permission to extend out to the rear an additional metre beyond local planning policy, implementing an angled wall design that results in a larger internal space. Through clever technical design we also lowered the level of the rear extension floor by 300mm which results in a very generous ceiling height.





CANDLEFORD

3-storey, 6-bedroom luxury private house in Sidcup featuring a triple-height entrance hall and energy efficient design

Location: *Sidcup, Borough of Bexley*

Brief: *3-storey Luxury Dwelling*

Total floor area: *390 sqm / 4200 sq.ft*

Status: *Construction*

Client: *Private Homeowner*

Contractor: *D-Max Carpentry & Building*

Construction Value: *£800,000*

The site is located on a leafy suburban street in Sidcup, south-east London. We were approached by the home owner to design a modern 6-bedroom dwelling to replace the existing and suitable for contemporary family life.

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.



STURSDON FARM

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

Location: *Sevenoaks, Kent*

Brief: *Private Dwelling House*

Total Floor Area: *387sqm*

Status: *Complete and occupied*

Client: *Private Homeowner*

Contractor: *W Hardy Builders Ltd*

Construction Value: *£800,000*

Inspired by the rural setting, the massing of the dwelling takes its cues from agricultural barns that dot the surrounding landscape. Yet the simple gable-ended volume and refined external detailing facade mask a playful combination of light and space to the interior which features a double height living space, dual aspect fireplace and basement 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.





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