



— CAPABILITY STATEMENT
HOUSING

WE ARE BAILY GARNER ARCHITECTS

As a RIBA Chartered Practice, our growing team of skilled architects, technicians and assistants work from offices in London, Birmingham and Manchester.

Our vast knowledge spans multiple sectors and project types, from large-scale regenerations to minor refurbishments. We're experts in planning within the constraints of tight urban sites and crafting environmentally conscious designs.

WHAT DO WE DO?

- Masterplanning & Urban Design
- Feasibility Studies
- Planning & Building Control Applications
- Lead Designer Role
- Technical Design & Construction Packages
- BIM Manager Role
- 3D Visualisation
- Building Regulations Principal Designer
- Retrofit Designer

WHICH SECTORS DO WE WORK IN?

- Housing
- Education
- Blue Light
- Commercial
- Extra Care & Independent Living

WHICH FRAMEWORKS ARE WE ON?

- CHIC
- Fusion21
- Procure Partnerships
- HPCAAS
- LHC
- CPC





BEECH WALK, HODDESTON

CLIENT:

B3 Living

COST OF PROJECT:

£8m

RIBA STAGES:

0-3

Beech Walk was a 1950s site with ageing rental properties, no longer fit for purpose as they did not meet modern space standards and there were accessibility concerns for those with mobility issues.

Our design of 39 replacement units in a retirement housing complex is considerate of the two locally-listed, neighbouring buildings. Through encouraging the use of a nearby public footpath, the design also clearly delineates where the complex begins to maintain the privacy of tenants.

All units benefit from high levels of natural daylight, generous space standards and the quiet, leafy location – all of which have made Beech Walk popular among downsizers.



KENSINGTON STREET, BRIGHTON

CLIENT:

**Brighton & Hove
City Council / The
Guinness Partnership**

COST OF PROJECT:

£3.1m

RIBA STAGES:

0-6

Kensington Street was part of Brighton and Hove City Council's Estate Regeneration Programme to address the city's affordable housing shortage.

By utilising three infill sites in the North Laine Conservation Area, previously popular with street artists, our design included 12 high-quality council homes. We focused on a repetitive colour scheme that complements the street's Victorian heritage, while the vibrant window panels nod toward the colourful shop fronts.

The car-free scheme, which meets Lifetime Home Standards, won Best Architectural Design at the South East Construction Awards 2019.



BURCOT LANE, BROMSGROVE

CLIENT:
**Bromsgrove
District Council**

COST OF PROJECT:
£9m

RIBA STAGES:
0-3

Burcot Lane was Bromsgrove District Council's first flagship residential development.

Our design included 61 new dwellings, including a four-storey block of 39 apartments, 4 maisonettes, and houses which were a mix of outright sale, social rent and shared ownership.

The existing site was complex due to various neighbouring buildings, a nearby watercourse, ecological constraints and the setting of heritage assets. We undertook extensive stakeholder engagement and received unanimous approval from the planning committee.

The houses were constructed from timber frames and the apartment blocks from steel frames, achieving EPC rating A. The regeneration of the site acted as a catalyst for the regeneration of adjacent neighbouring apartments.



SPON END, COVENTRY

CLIENT:
Citizen Housing

COST OF PROJECT:
£150m

RIBA STAGES:
0-3

Spon End is a large-scale regeneration project within Coventry City Centre. We were commissioned by Citizen Housing Group to develop a master plan to deliver 750 homes over the course of 15 years, with a minimum of 50% affordable housing.

We performed a thorough feasibility analysis, considering the project's vision, objectives, and site constraints. Sharing initial concept designs with the community via public consultations and interactive sessions, we were able to refine them according to local needs. This was critical for the developed design and resulted in us incorporating improved pedestrian and cyclist connectivity for better access to the nearby River Sherbourne.

WHY WORK WITH BAILY GARNER ARCHITECTS?

In addition to receiving well-considered designs that will delight and inspire you, working with our team means you also have access to our industry-leading knowledge on guidance and legislation, which is critical to new projects.

As a multidisciplinary practice, Baily Garner Architects are also able to tap into the vast expertise held by our colleagues within different departments, such as Building Surveying, Building Services Engineering, CDM, Cost Consultancy, Employers Agent, Mechanical and Electrical Engineering, and Quality Control Inspector services.

FUTURE HOMES STANDARD

Having recognised the value the Future Homes Standard will bring to the housing sector and the environment early on, we have led conversations around it since its release. In 2021, we created our 'Future Homes Standard Toolkit' and have supported several housing associations in developing their strategies for meeting the standard across their stock of properties. We work with a diverse range of clients including large Local Authorities to improve and retrofit their existing housing stock.

BUILDING REGULATIONS PRINCIPAL DESIGNER

We have six architects within our practice who have undertaken the RIBA Accredited Building Regulations Principal Designer training. We have been a leading voice on the need for better safety legislation since the Grenfell Tragedy in 2017 and are fully conversant with Building Safety Act 2022 gateway requirements for higher-risk buildings.

BIODIVERSITY NET GAIN

Highly experienced in navigating the constraints placed on our clients by Biodiversity Net Gain (BNG) requirements, we recognise that working alongside an ecologist during the initial project stages is vital to ensuring viability. We recently published our guide, 'Demystifying BNG', to help developers navigate the requirements, and are actively engaging with clients to ensure they understand the complexities of BNG and how best to deliver it on sites.

PLANNING REFORM

We make it our goal to consistently stay ahead of the curve on all major planning reforms, issuing thought leadership on the Levelling Up & Regeneration Act 2023 and speaking on the changes it has brought at industry events like the recent UKREiiF conference. We are currently working with our clients to help them understand the new Labour government's revised NPPF proposals and propositions to meet new housing targets.



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