



SECTIONS

- [1] PRACTICE OVERVIEW
- [2] ECO - DESIGN
- [3] CULTURAL SECTOR
- [4] HISTORIC BUILDINGS
- [5] COMMERCIAL | OFFICE | RETAIL |
INTERIOR DESIGN
- [6] DOMESTIC RESIDENTIAL
- [7] CARE HOMES
- [8] BESPOKE RESIDENTIAL | PLANNING
& HERITAGE CONSULTANCY
- [9] HEALTH CARE SECTOR
- [10] MULTIPLE RESIDENTIAL | SPORTS
- [11] SENIOR STAFF | AWARDS |
PLANNING SUCCESS

BDK
ARCHITECTS

PRACTICE
PORTFOLIO

BDK ARCHITECTS

CHARTERED ARCHITECTS
PLANNING AND DESIGN
CONSULTANTS

"I can honestly say we knew out of all the local architects you would be the one that could turn things around for us. A life changing [planning] decision for us yesterday so well done you! Excellent work. Thank you again."

BDK Client, February 2016



► This mini brochure provides an insight into the practices most prominent projects spanning across key building sectors. Each page explores different sectors illustrating BDK Architects capability to execute high quality design across various disciplines.

"BDK Architects were established in 1985 and today have a reputation for professionalism and innovation. They are well known for their medium to large scale projects such as Jersey Archive, Le Coie Housing and St Brelade's Bay Hotel. As a practice they are well received for their involvement in high profile schemes, which require substantial public consultation, such as Plémont Holiday Village and St Aubin's Coastal Park."

BDK's particular attribute is their expertise in producing 3 dimensional building modelling for every project.

They design using state of the art CAD technology, which gives them the ability to produce life-like virtual reality three-dimensional images.

BDK have a wealth of local knowledge and experience and consistently execute excellent buildings."

Jersey Construction Awards 2012

BDK ARCHITECTS - PRACTICE OVERVIEW

BDK Architects have been creating and realising Award winning buildings for 21 years – an established Chartered Architects practice providing UK expertise combined with local experience. We provide a comprehensive service from start to finish. With over 100 years of experience shared by our Architects working as a Team we have the local knowledge and international experience for delivering to our Clients the very best solutions and advice. We provide Award winning designs, Planning Policy expertise, Modern Construction detailing, Procurement knowledge plus much more.

We are leaders in looking after every detail of your building project through every stage of Scheme Design, Environmental Assessment, Planning Approval, Technical Design, Building Permission, Specification, Tendering and Site Operations through to successful completion.

One of our particular attributes is our unrivalled expertise in producing 3 dimensional building modelling at the concept / design stages of a project. We design and draw buildings using state-of-the-art 3D CAD technology, constructing the design as a virtual building - not just two-dimensional drawings. This gives us the ability to produce a life-like virtual 3D model and images of your project long before any work commences on site. At the earliest design stage we can give you our 3D Virtual Building Model to tour at your leisure on your own Computer or Laptop. This enables you to experience and appreciate the spatial appearance, how the spaces inter-relate, how the building fits into your site, and understand the projects finished appearance. Our 3D Model also provides a powerful tool for assisting your Colleagues, Planning Officers and the Planning Panels understanding of how the project will look. This all comes as an integral part of BDK Architects design services. Our 3D Virtual Models, images & life-like photomontages are very persuasive!

We are probably better known for large scale projects but are also committed to providing the same first rate, personal service, for domestic projects – whether for a completely new house, an extension, a conversion, or a simple alteration. Our Services are wide ranging, including Planning and Historic Environment Consultancy services.

For more information about BDK Architects see- www.bdkarchitects.com/about

BDK Architects

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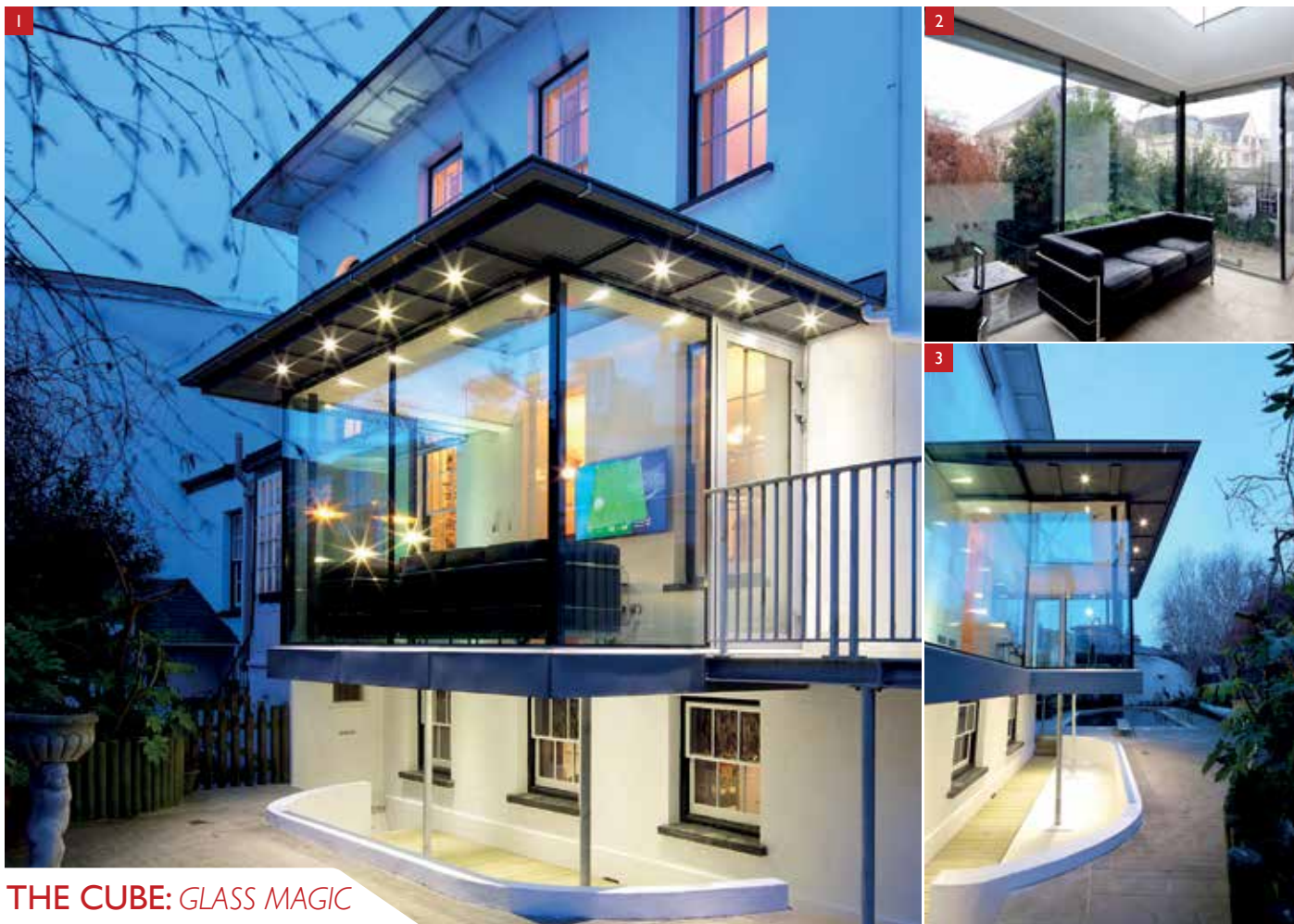
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"A wonderful example of exciting and innovative architecture at its very best. The design and materials fit comfortably into what must have been a difficult design brief, while effectively complementing the surrounding area."
Citation from Robert Tilling, R.A.





THE CUBE: GLASS MAGIC

During 2013-14 BDK Architects were the only Jersey Chartered Architects to win two National UK Awards: The 2013 Green Apple Award for Built Environment & Architectural Heritage and being nominated Jersey's only 2014 Green World Ambassador for The Cube; in addition to this project receiving the 2103 Jersey Design Award for Best small-scale Building or Building Extension. Our concept comprised a lightweight 'sunroom' extension accessible from the existing house kitchen, through one of three existing sash windows forming an opening through the east elevation (rear façade). The design concept was "minimal intervention" by adding

a modern high-tech glazed cube extension with a very lightweight feel and minimal steel structure, complementing and contrasting with the traditional Regency house. The sheer glazed walls allow the original house structure and form to be visible and appreciated.

The existing configuration of this Regency house, having the ground floor elevated some 1.5 metres above rear garden level, posed a challenge. Moreover our Client has a mobility impairment and he set an objective to achieve accessibility from within the house into the Sunroom extension. From the start our intention was for "The Cube" to embody, despite having

fully glazed walling, a sustainable ethos. The principal materials selected, comprising the triple Low 'E' argon filled glazed walls, steel frame and a highly insulated zinc roof are all sustainable materials. BDK's ultimate objective to create a light, attractive addition that enhances the quality of the original Georgian house while not competing with the original architecture was achieved with style & panache. The real "magic" came from how BDK connected the parts together creating a watertight and energy efficient floating Cube.

External image of completed extension 1
Interior of 'The Cube' overlooking garden 2
External photo of completed extension 3

2014 Green World Ambassador

2013 Green Apple Award for Built Environment & Architectural Heritage

2013 Jersey Design Award for Best small-scale Building or Building Extension



"I gave BDK Architects the almost impossible task of designing and planning a modern unique glass extension to our Grade I listed home. Through a mixture of inspirational design, an intimate knowledge of Planning regulations and laws together with a vast knowledge of modern technology and building products, Paul Harding and his team have produced a design brief of outstanding quality, enhancing a stately and beautifully

proportioned detached house with a stunning 21st century solution without in any way detracting from or damaging the original structure. BDK's team are to be congratulated for their interpretation of this difficult brief."

BDK Client, February 2011



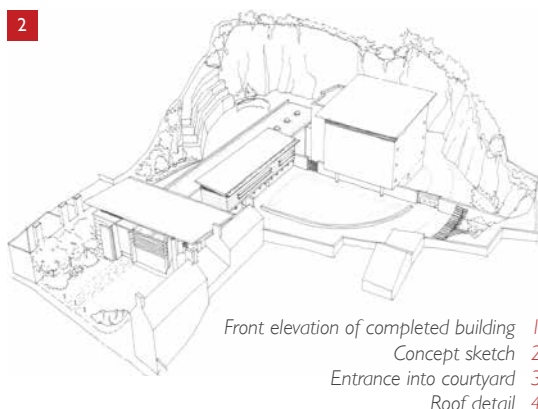
JERSEY ARCHIVE: TREASURE CHEST EXCELLENCE

The Jersey Archive is the largest passively air-conditioned modern archive building in the world and provided two new intimate public spaces for St Helier. Opened in July 2000, on the site of a former quarry, this facility has created a new civic destination for the local population and tourists re-tracing their roots in the Channel Islands. The regeneration of the quarry, previously lost to the public, parallels the raison d'être of the Archive itself – to reveal and preserve the island's history. The building is uncompromisingly modern but with a sensitive use of materials, demonstrating how modern architecture can fit into and complement Jersey's traditional

setting. Together with engineer's Ove Arup and Partners, the design team developed an environmental strategy exploiting the significant thermal mass of the building's structure to provide effective passive air conditioning obviating the need for powered air conditioning with its high capital, running and maintenance costs. Since opening to the public it has received universal acclaim for its customer friendly facilities and efficient working environment. BDK Architects also undertook Interior Design for the project encompassing detailing and procurement of the bespoke furniture and management of Public Art interventions. The project

has been highly praised by acclaimed architectural critics and reviews have been published in the Architects Journal, Architectural Review and Architectural Research Quarterly.

- 2001: Civic Trust Award
- 2001: Concrete Society Award, Highly Commended for pre-cast concrete elements
- 2000: Four Jersey Design Awards for Jersey Archive
 - Best New Development
 - Best Office Workplace
 - Best External Elements
 - Best Use of Colour



"An example of the finest modern architecture. It has transformed a quarry and a run-down housing estate into an airy, welcoming, highly functional and visually satisfying building."

Philip Le Brocq, Société Jersiaise President, 2000





LA VALEUSE HOUSE: CLASSIC RESTORATION

La Valueuse House is set in picturesque tourist bay of St. Brelade in Jersey. Built in the traditional Jersey style, in 1766 it was one of the first houses in the Bay. The House was listed as a Site of Special Interest (SSI) in 2008. The works included demolishing an existing UPVC 'modern' conservatory to replace with a sympathetic Pavilion style 'Day Room'. The single storey cafe shop built in the approx 1960's between the existing house kitchen and former rear cafe kitchen was also replaced by a new timber pod on the

original footprint in order to contain a utility and WC; in addition a new link was formed connecting the house kitchen and utility. The former rear cafe kitchen was converted into a multi-purpose room, and alteration works were carried out to create a larger house bathroom from the former ground floor WC and bathroom, along with complete renovation of the original historic house. **This project demonstrates BDk's undoubted expertise with Historic Building works and creative renovations.**

"BDK Architects worked with us on two renovations, which went very smoothly. They were very professional at all times and I am very pleased the way both listed houses have turned out."

BDK Client, February 2011

External image of completed renovation 1
External view of new pavilion 2



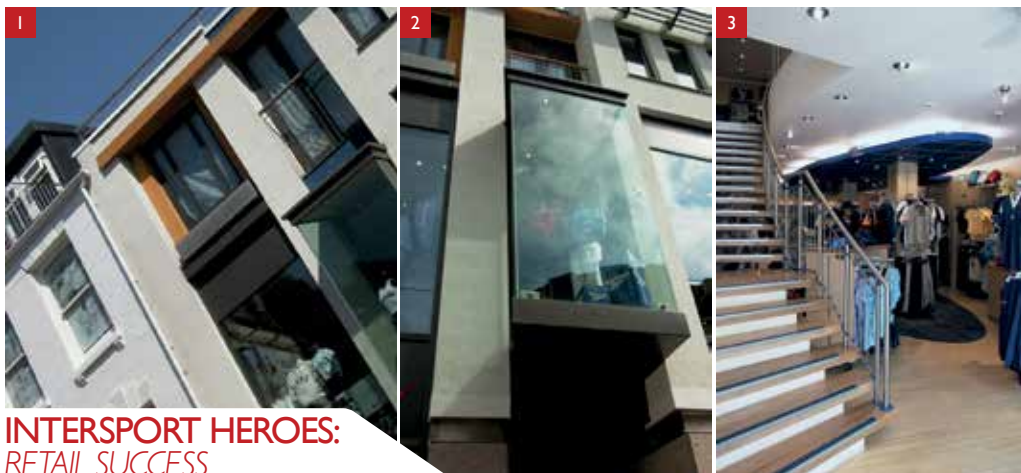
SPRING HOUSE: FAMILY FRIENDLY

BDK's approach to this development was to provide a 'light touch' to the existing historic structure of the building. The design includes the creation of a new glazed room in front of the Tourelle for a family and dining area, acting as an extension of the existing kitchen replacing a very small dining space in existing kitchen. Incorporated into this extension is the creation of a new entrance to unify and link the existing entrance and kitchen together. The plans included

partially converting existing garage to form an ancillary guest bedroom for the owners ageing relatives when they visit. The provision of a glazed area attached to the side of a house is fairly common in Jersey and can be seen on many older properties where their owners sought to provide small greenhouses to capture warmth into the house, but also to provide a growing area for crops. BDk have created a sympathetic interpretation of one of these in our proposals. The

simple pallet of materials seeks to minimise the impact of the extension onto the existing properly, allowing the extension to blend seamlessly in with the existing buildings.

External view of new glazed Family Dayroom 1
Converted Family Dining & Kitchen Room 2
View of renovated Tourelle inside Family Dayroom 3
Detail view of Tourelle Lighting 4



Frontage 1
External oriel display window 2
Retail interior 3

INTERSPORT HEROES: RETAIL SUCCESS

Our Client hoped to adapt two old buildings for creating a modern Sports retailing outlet. We advised this would not work commercially due to restricted floor areas divided by thick structural walls and differing floor levels. We demonstrated it was also cheaper to demolish and build a new purpose designed retail outlet. This provided an opportunity to achieve unobstructed, sales floors gain a strong street presence. We persuaded Planning there were material benefits

creating a contemporary solution, rather than a pastiche of historic town centre architecture. The new façade surpassed our Client's expectations allowing transparency between the street and interior retail areas. The new street elevation is split into dual facades of differing heights reflecting division between two original buildings. Above the entrance an oriel window peeps out over the street, reminiscent of nearby traditional examples but in a modern idiom. This device

announces the entrance to passers by and also provides the opportunity for merchandise to be seen approaching from various angles along the street. Our knowledge of design-led retailing solutions resulted in our Client surpassing all sales expectations from their new outlet.

2002 Jersey Design Awards, Commendation for Best Large-Scale Development.
2003 Civic Trust Awards, Mention

JERSEY ARCHIVE INTERIORS: AWARD WINNING EXCELLENCE

We provided a complete Interior Design service that included the design and detailing of bespoke furniture made especially for the project to suit specific needs. The Reading Room table, which is made out of oak with a grey metalwork frame, was designed for up to 20 readers. Down the middle of the desk we incorporated a glass screen on which artist Louise Lusby-Taylor's design, using an artefact from the Archive, was etched. We designed and procured other specialist furniture for the Reception, Public areas, Conservation suite and all administration offices. **Winner, 2000 Jersey Design Award for Best Workplace.**

Reception & Stairs 1
Bespoke consultation desk 2
Internal view of shop floor 3
External view of Hettich Jewellers 4



HETTICH JEWELERS: ROLEX DESIGN QUALITY

We have provided Hettich Jewellers with design expertise and technical support for two of their recent projects, re-modelling their ground level Sales Floor and reworking their Jewellery Workshop providing an efficient working layout meeting the demanding technical requirements imposed by Rolex and Patek Philippe of Geneva.



"The Architects have made a creative virtue of the necessities of a constricted space by drawing the visitor and reader through a visually stunning glass vestibule into the eye-comforting greens and browns of the carpets and desks where all the work is done."
President of Société Jersiaise, 2000



Adding More Value: *Tomona demonstrates BDK Architects philosophy. With existing cottage value circa £500K our Client hoped an Outline Planning Approval (OPP) would increase site value nearer to £1M, but our design solution added even more enabling site sale with OPP and existing property for an amazing £1.25M, exceeding their expectations.*

TOMONA COTTAGE: ADDING MORE VALUE

Tomona Cottage is in an elevated location on Jersey's North coast with outstanding views overlooking Bouley Bay and Bonne Nuit. Our Clients had inherited a run down cottage beyond economical repair and they wanted to optimize inherent site value with a scheme gaining Outline Planning Approval for then selling. We designed a carefully crafted solution capturing outstanding views framing

the vast seascape while providing a contemporary flexible four-bedroom home. We derived a strong 'axial route' concept defining the house layout within a frame running through the property from the southern approach out to the northern vistas. This acts as a reference through the dwelling creating 'framed' sea views, exploiting the vistas and dramatic fall in site topography. First floor living areas are

linked to upper garden terraces making most of the views and the sun, with ground floor bedrooms having direct access to the lower gardens. These design decisions have carefully shaped the house into the landscape. The roof over the first floor living spaces will be a green sedum roof.

Aerial View of the north façade 1
External render of frameless corner 2



BRIMAR: BDK PROVIDES THE ANSWER

Before appointing us the owner using another consultant had made six attempts over several years to obtain Planning Consent at their home for adding another dwelling for their daughter; all meeting with refusal. Finally the Planning Case Officer recommended they approach BDK and we derived a scheme for extending their existing house in a sympathetic style, combining this with a small slice

of the existing house to provide a new two-bedroom dwelling suitable for their daughter. Consultation with the Planning Case Officer confirmed this scheme would be acceptable quickly followed by receiving Planning Consent.

Our Clients budget was extremely tight so the solution of part extension /part conversion was very cost-

effective and also produced minimal long term running costs. We reduced potential heat loss from the building along with LED lighting to keep daily running costs down. Following competitive fixed price tender the lowest came in below their original budget allowing them to also upgrade elements in their existing house.

Front façade, new second home on left 1

"BDK Architects have worked with us recently to design a small extension for our property and throughout the process we have found them to be approachable, enthusiastic and knowledgeable. Overall we have been delighted with the service offered and would not hesitate to recommend them to other potential clients."

Mr Watson, Brimar



External view of parking area 1
Interior view 2
3D visualisation of frontage 3
One of six new en-suite bedrooms 4
View from access ramp 5



JERSEY CHESHIRE HOMES: DISABLED CARE EXTENSION

Jersey Cheshire Home called this project the "Big Build" being the largest expansion of their premises since the original building was constructed 30 years ago. The build cost of £1.5M represented a major investment for Jersey Cheshire Home.

The primary objective was to realise an extension providing six new en-suite bedrooms for seriously disabled residents at first floor level over an existing car park (reinstating the car parking on completion). Alongside the above works, a new Staff Annexe

providing key additional administrative office space close to the existing administration rooms was considered. It was therefore decided to construct a new single storey Staff Annexe in the North-Western corner of the site, immediately behind the new bedroom



extension. The available space means staff facilities (office space for 3 additional workstations) can also be improved, with male and female toilets, a unisex/disabled shower/ changing room and a kitchenette.

A second hospital sized automatic lift (sized for wheelchairs and beds) was designed to further improve access within the building for residents. The alteration of existing areas to provide a new Event /Training Room, Treatment Room, Residents Kitchenette, Residents Assisted Bathroom, Disabled / Visitors toilets and adding en-suite facilities to two existing Residents Bedrooms.

Undertaking these major works involved a significant challenge of keeping Jersey Cheshire Home fully operational during construction and undertaking the works with a minimum of disruption to residents and staff. To facilitate this the construction work was divided into four sections, or phases. Careful planning went into

preparing robust, comprehensive plans for Contractors Site Establishment / "Blue Routes" protected emergency escape and specific Employers Requirements issued with the Tender documents.

"It has been heartening for everyone involved to see how happy our residents are with the new facilities. It is a high-quality facility, but we have managed to maintain the personal touch in a modern building." JCH General Manager 2019

We have also designed and realised many other categories of care homes, including sheltered housing and nursing homes. For Jersey Cheshire Home we have undertaken 5 projects over the last 6 years.

"A key feature of what makes Eric Young House so special has continued into the new extension. Residents have personalised their rooms and chosen the décor and colour scheme for the walls and furniture. There have been smiles all round." JCH General Manager 2019





ARCHIRONDEL COTTAGE: SENSITIVE MODERN EXTENSION

Our concept creates an extremely modern, lightweight Pavilion within the rear garden, lacing it between significant German WWII structures, while visually and materially contrasting with the original 1820's SSI Listed Historic Cottage. The Pavilion was sensitively designed to respect character and hierarchy of the existing cottage and secure its future, turning a restricted two bedroom two living room cottage into a commodious modern three / four bedroom family house with excellent arrangement of living and bedroom spaces. Living

spaces have been moved from rather dark original cottage rooms into the modern Pavilion benefitting from excellent daylight levels and affording spectacular views across St Catherine's Bay towards France. The lightweight glass 'tube' link between original cottage and Pavilion provides a low-key connection between old and new. This distinction between old and new is key to success of BDK's scheme. Another exquisite piece of contemporary architecture in the making at Archirondel Cottage!

Planning Panel applauds BDK's Scheme:

When approving the Planning Application they commented "Very clever approach and elegant solution, we should not be afraid of bold designs when it complements the context"; and States of Jersey Press release reported "In approving the application, the panel praised the design of the extension, which members felt was a sensitive addition to an historic building".

View of the pavilion from the garden 1
Pavilion and cottage landscape 2
Pavilion sketch 3



PLANNING CONSULTANCY: INFLUENCING POLICY

BDK have in-depth knowledge of Planning Policies, 2011 Jersey Island Plan (as amended 2014), Planning Supplementary Guidance, Practice Notes and Procedures. We have written case-papers on various Planning Policies. We have been very influential with forming Planning Policy: Our suggestions about revisions to General Development Policy (GDI) and Green Zone Policy (GD6) were taken on board by the Planning Inspectors, which were included in their recommendations to the Planning Minister negating unduly restrictive amendments from a States Member, with our ideas being ultimately adopted by the States Assembly. We have worked with many Clients advising and guiding them to achieve their objectives including:

- Advising Clients on Planning Policy, Protocols and Practice.
- Writing papers for Applicants and Third Parties presenting their Planning case.
- Researching Planning History and Planning status of properties and land.
- Representing Clients at Planning Application stage and during Planning Appeals.
- Undertaking Forensic Planning Investigations.
- Advising Clients on High Hedge Appeals & Daylight calculations.

"I want to thank you for such a great piece of work. This gives us a great structure to follow and a real position... I owe you a beer as well as your fees." **Planning Case Client, 2013**

La Valeure Cottage 1
Revised 2011 Island Plan 2

"It is a really nice lovely scheme, a beautiful carefully crafted exemplar of traditional Jersey architecture with local relevance."
Planning Minister, June 2011

HERITAGE CONSULTANCY: HISTORIC ENVIRONMENT EXPERTISE

We have extensive knowledge of the Historic Environment and have worked on many sensitive refurbishments, renovations and extensions to Listed Buildings, designated as Sites of Special Interest (SSI). We provide consultancy services and advice to owners over proposed additions to the SSI Register and have prepared formal Appeals against proposed Listings. Our Clients judge our knowledge, expertise and work in this sector as "Excellent".



JERSEY GENERAL HOSPITAL

HOSPITAL DAY-SURGERY UNIT: BLENDING NEW INTO OLD

The new Day-Surgery Unit was constructed over existing Medical Library and connected different levels between existing Peter Crill and Gwyneth Huelin wings to provide a second operating theatre, bedrooms, treatment rooms, consulting rooms and ancillary facilities for patients not requiring overnight stays, including administration offices for two Hospital Departments.

This was particularly challenging, involving building over existing parts of the Hospital while keeping all areas

operational, linking together disparate buildings containing different levels, and undertaking alterations inside various parts of the Hospital in a phased manner enabling continued functioning of the existing Hospital throughout the works and providing ramped access suitable for trolley beds and disabled users.

BDK Architects developed an intricate phasing strategy & programme, accompanied by a series of phasing drawings identifying when works were to be undertaken within each area. These were issued to Contractors tendering for the works so they had

"The close working relationship of the project team and the thorough nature of the planning phase were instrumental to the high quality and success of the project".

2008 Jersey Construction Awards for Major Project of the Year: Hospital Day-Surgery Unit

HEALTH CARE PROJECTS Over the years BDK Architects have successfully undertaken many Healthcare Sector projects, including Doctors & Dentists Surgeries, Children's Centre and several major projects at Jersey General Hospital. These were technically complex requiring close integration with services installations and existing buildings.

information about programming and overhead implications. This advance planning was undoubtedly central to the projects success, completed on time and within budget.

Materials were carefully chosen to respect the buildings context and give minimal long-term maintenance requirements. The extension's North elevation features a lightweight glazed curtain wall façade with reflective green tinted glass to play upon the juxtaposition of the adjacent historic listed granite building.



External view of all completed extension linking all hospital buildings

Close up of main extension glass facade

External view of Kalwall cladding system

Completed Day-Surgery wing



ENT, EYES, AUDIO & CLINICAL DEPTS: ACHIEVING CONSENSUS

BDK Architects seamlessly relocated three departments and refurbished the new areas without any interruption to Jersey General Hospital operations. We conducted detailed interviews with each department to define their specific brief and needs. All existing rooms were surveyed in detail and accurately 3D modeled to demonstrate using "fly around" techniques the proposed alterations and eventual



room layouts. We then produced a detailed Room Data Sheet (RDS) for every room accurately showing its arrangement and how equipment was integrated, enabled every department to understand the changes and assist deciding their requirements, specifications and layouts. These "real time" virtual models enabled staff to visualise their requirements and make any adjustments prior to construction and the complex installation of specialist equipment.

"It is an accomplishment to have managed to obtain consensus from all departments."

Director of Acute and General Administration, Jersey General Hospital 2004



LE COIE: VALUE ENGINEERING

BDK Architects have a reputation for new and innovative design approaches to various housing developments, setting new standards for the Channel Islands. Winners of many design awards in open competition, we have consistently led the way with our positive approach to both private individual house design as well as major residential developments, encompassing high-end luxury, private and social rented categories. Le Coie involved demolition of an old hotel, and re-construction of virtually a whole town block to provide 49 one bedroom and 46 two bedroom social rented flats, a six bedroom special

needs unit, Community Centre and Child Care Facility with landscaping, children's play area, teenagers' activity area and roof garden above the highest six-storey section. The scheme design evolved to overcome external challenges including affordability, density, topographical and maintenance issues.



Front elevation of Le Coie flats 1
View of Le Coie from car park 2
Suspension cable detail 3

Value Engineering: Le Coie demonstrates BDK Architects objective to achieve Best Value on every project, while maintaining quality. Close attention was given to Value Engineering the design and detailing, during which we identified a new voided concrete structural floor system, BubbleDeck, achieving a total project saving of £0.6M, amounting to a significant 4.5% reduction in construction cost. This floor system is lighter and more efficient than traditional solutions, enabling greater spans to be achieved, reducing foundation sizes, omission of load-bearing blockwork and structural steel frame.



SPORTS HALL, ST GEORGE'S PREP. SCHOOL: ELEGANT SOLUTIONS IN SENSITIVE LOCATIONS

The brief was to provide a modern, multi functional facility that could also be let to other users to generate an income for the school. Siting of this building in the historic context of La Hague Manor was crucial and a major concern to the planning authority. The solution was a modern and simply detailed wooden box sitting quietly against a grassy bank. The structure is pushed to the outside of the box and the large columns stand like trees in the woodland setting. The building is lowered into the ground to avoid the impact of what is essentially a large 'box' accommodating a wide variety of

sports and other uses. A soft grey roof floats over the box allowing the playing space to take advantage of natural light. The cedar cladding is left untreated to weather down to a soft silver grey, complementing the limestone of the Manor House. The materials were chosen to keep future maintenance to a minimum. The internal fair-faced block work requires no maintenance, nor does the external untreated cedar. In the changing and shower areas the finishes are kept simple. The result is a beautiful building in a beautiful setting complementing the verdant nature and historic quality of this site.

View of building in context 1
View of main entrance to sports hall 2
Roof Detail 3

"Elegant design, the exterior complements this sensitive site comprising both countryside and an immediately neighbouring important historic building" **Jersey Design Award Citation, 2002**
This project also received a 2003 Civic Trust Award Mention.

PAUL W. HARDING

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Principal Architect & Director of BDK Architects for 25 years, Paul is an extremely experienced and senior Chartered Architect with over thirty-five years experience encompassing all aspects of the Built Environment including Building Design, Planning, Technical Design & Procurement. Paul's abilities have been recognised by his peers appointing him to multi-faceted roles:-

- Chairman of Governors, Highlands College 2012-14.
- President, The Association of Jersey Architects for 3 terms 2002-04, 2004-06 & 2010-12.
- Chairman of 41 Club UK National Conference 2010-12.
- Founder & First Board Chairman of The Jersey Construction Council Ltd. 2004-07.
- Historic Buildings Listing Advisory Group Member 2003-13
- Millennium Chairman, Jersey 41 Club (Association of ex-Round Tabler's) 1999-2000.

Paul's experience and background equips him to think 'out of the box' bringing a fresh approach. He has wide experience of all building types on projects up to £45M value bringing a logical, practical mindset with an ability to develop ideas quickly identifying the optimum solution. Paul's work has mainly been as Principal Architect in private practice, but has also held Senior roles at an Interior Design practice and a Design & Build Contractor giving a rounded experience and deep knowledge of construction techniques, processes, procedures and contractual arrangements. Paul established BDK Architects reputation which has been independently judged to have the highest practice confidence rating for design quality, technical ability and resources.

2019: Jersey Construction Awards Project of the Year £1m - £5m Award Jersey
Cheshire Home Extension - Finalist

2019: Jersey Architecture Awards - The Unbuilt Project Award:
Commendation for Jersey Archive Extension

2019: World Demolition Awards - Collaboration Award:
Finalist for Fort Regent Cable Car Station & Aerial Walkways Demolition

2019: The Federation of Forensic and Expert Witnesses Awards:
Expert Architect Witness of the Year - Paul Harding

2015: Jersey Design Awards: People's Choice Award:
Archirondel Cottage

2015: Residential Architects of the Year Award:
Build Magazine's 2015 Architecture Awards

2014: BDK Architects are Jersey's only 2014 Green World Ambassador
Inducted November 2013 at the Green Organization Awards in House of Commons, Westminster

2013: The Green Apple Award:
Built Environment and Architectural Heritage Award for "The Cube"

2013: Jersey Design Awards: Award for best small scale building or extension:- "The Cube", and for St. Brelade's Bay Hotel - DW Health Club

2012: Jersey Construction Award Finalists:
Consultant of the Year, and Major Project of the Year for St Brelade's bay Hotel - DW Health Club

2011: Jersey Architecture Awards: The Public Choice Award: Joint Second Place for
Dessous Les Houges 10 Houses, L'Etacq

2010: Skills Jersey
Training & Staff Development Award

BDK's PLANNING SUCCESS

COASTAL NATIONAL PARK CONSENT - SENSITIVE MODERN EXTENSION:

Planning Committee applauded BDK's scheme for Archirondel Cottage when giving planning consent, commenting "Very clever approach and elegant solution, we should not be afraid of bold designs when it complements the context", later followed by States of Jersey Press release reporting "In approving the application, the panel praised the design of the extension, which members felt was a sensitive addition to an historic building".

GREEN ZONE CONSENT - RE-MODELLING INTO FAMILY HOUSE:

"I can honestly say we knew out of all the local architects you would be the one that could turn things around for us. A life changing [planning consent] decision for us yesterday so well done you! Excellent work. Thank you again." In February 2016 the Planning Committee applauded BDK's "fine design" adding another 90% floorspace to a Green Zone bungalow.

PLANNING APPEALS - EXPERIENCED ADVOCACY:

"I want to thank you for such a great piece of work. This gives us a great structure to follow and a real position. ... I owe you a beer as well as your fees." BDK have significant experience advising and representing appellants, both first and third parties, on all types of Planning Appeals including Decision Appeals, Listing Appeals and High Hedge Appeals.

PLANNING INQUIRY - AGAINST THE ODDS BDK SECURES CONSENT:

We successfully concluded probably one of the biggest Planning battles in recent years when the independent Planning Inspector recommended our scheme for Plemont Bay Holiday Village should be approved, subsequently securing planning consent. BDK had led preparation for and submissions during this Public Planning Inquiry.

OVERALL TRACK RECORD:

BDK are expert at interpreting Island Plan Policies and advising on what may be achievable. We have a persuasive but authoritative style presenting our Client's case for their project being approved and we enjoy a 100% track record for securing consent from the Planning Committee, whether during first Decision being taken or during Review of a decision taken by Planning Department under delegated powers.

EXPERT ARCHITECT WITNESS SERVICES



The Academy of Experts has accredited Paul Harding as an Associate Practising Member (AMAE), after being given glowing references from three lawyers for whom Paul worked as an Expert Witness on a recent £1.5M legal case relating to building defects plus a Professor of Building Technology and Expert Witness, who was appointed to work in tandem with Paul on this case. Paul's advice and input resulted in a negotiated settlement before this case went to Trial, saving his Client substantial cost.

Paul's 40-year experience as a Chartered Architect running his own private practice on numerous building types, ability to write robust reports, together with substantial expertise in contractual matters, building techniques, building defects has equipped him to provide a reliable and authoritative service as an Expert Witness on all cases relating to design, planning, building regulations, building construction, building defects, architects appointments and fees. He successfully completed specific Expert Witness training at the Academy of Experts in February 2018 and July 2019. In January 2019 the Federation of Forensic and Expert Witnesses recognised Paul's abilities as an Expert Architect Witness, honouring him with their 2019 Expert Architect Witness of the Year Award. Paul said "I am delighted to have received this Award and gratified the Federation recognised my talents stand out among other Expert Witnesses in my field of expertise. It was a very nice surprise to receive the 2019 Expert Architect Witness of the Year Award out of the blue and without having had to submit an application for what is a highly valued recognition."

