



CONSERVATION

DKA

RESPECTING AND IMPROVING OUR BUILT HERITAGE

We understand the role of historic buildings in placemaking and forming the cornerstones of our towns and cities. There is much to enjoy, protect and conserve. Historic buildings face their own set of challenges, from access constraints, adaptive re-use and decay. As architects and interior designers, we can envisage new uses for historic buildings, create sensitive interventions and innovative solutions to these issues. We believe that contemporary designs can exist alongside historic elements and bring out the best in each other.

WHY DKA?

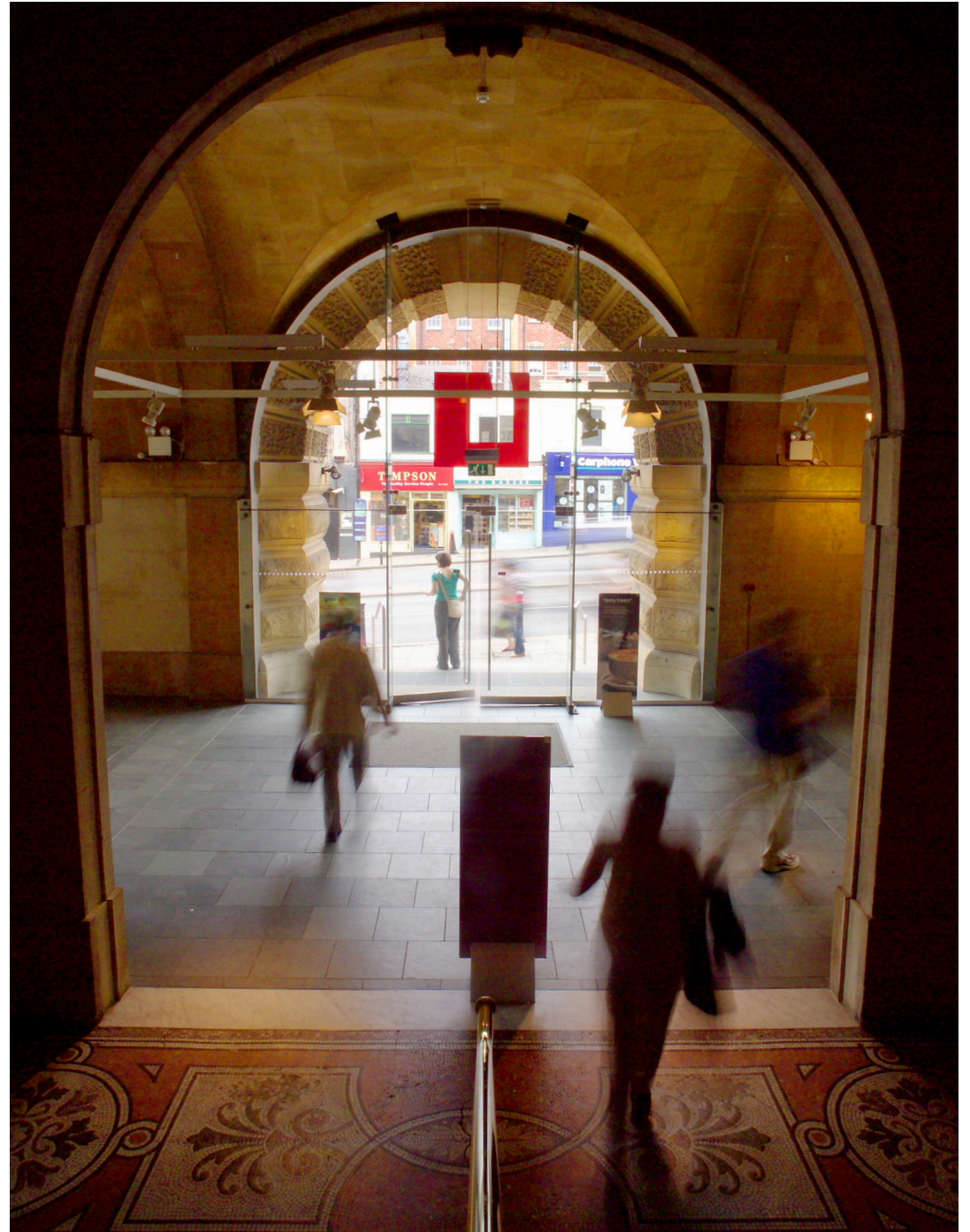
We have experience of working on listed buildings and understand the complexity, care and consultation required to achieve exciting developments in these environments. Our diligent approach, combined with design flair has produced many successful projects. Much of our work has been in the context of the repair, refurbishment, adaptation, modernisation or extension to Grade I, II* and II listed buildings. We have also worked on historic landscapes and significant buildings that are not listed but define the local vernacular.

We undertake conservation work as part of our normal architectural service. One of our directors, Alex Bell, leads this sector and is listed on the RIBA Conservation Register. Our approach is to research and respect the existing historic fabric using the internationally recognised ICOMOS principles. Our designs ensure repairs or interventions are sympathetic in their design and use traditional materials wherever possible. We often act as planning agent for applications, and can write Heritage Statements using the appropriate language of conservation experts. We have developed good working relationships with planning officers, conservation officers and representatives of Historic England.

We have many successful examples of helping our clients modernise and adapt old buildings for greater flexibility, comfort and enjoyment.

SERVICES

Our listed building experience covers full refurbishment, extension, internal adaptation, repair, building in the curtilage and creating new uses for vacant buildings. We can advise on the necessary surveys and other specialist consultants. We can act as Principal Designer for CDM 2015.



CORSHAM DIGITAL MANSION

RESPECTING THE EXISTING LAYOUT AND HISTORIC FABRIC IN A NEW USE

DKA are the lead designer for the redevelopment and extension of Corsham Mansion for Wiltshire Council. The project will convert the vacant Grade II listed building into a centre for digital start-up businesses, offering small units with associated meeting rooms and breakout areas. The building stands in the town centre with open gardens to the rear.

The Mansion House has many fine rooms with historic features to be preserved and enhanced. The building also has many domestic scale rooms that are a perfect size for the new office use. From the outset, the designs sought minimal internal alterations to the listed fabric. However, due to level changes and phased developments over the past 150 years, the building has a number of deficiencies; access for wheelchairs is limited, plant space is minimal and current services have been installed in a very unsympathetic manner.

To address this, the scheme proposes a new extension to house the main entrance, lift, stairs and flexible office space. It also creates a large cafe area that would have been impossible within the Mansion House. A secondary entrance removes a current dilapidated corridor space with a new glass lobby which also increases accessibility. New services throughout will mean less visual clutter, better efficiency and greater level of comfort.

The extension is linked to the Mansion House at ground and first floor by opening up an existing bay window. Selective removal of a central mullion creates a door-width opening. The glass link touches the existing stone lightly and respectfully. Using the new entrance and lift, the majority of the Mansion is now wheelchair compliant.

Following a period of consultation with local stakeholders, the scheme was approved at planning committee and enabling works commenced in late 2017.



CLEVEDON HALL RESIDENTIAL SCHEME

CREATIVE APPROACH TO DESIGNING IN A HISTORIC SETTING

This residential development creates bespoke private dwellings in a parkland setting within the grounds of Grade II* listed Clevedon Hall. The scheme comprises 48 new detached and semi-detached houses, eight self-contained hotel suites located in the old Walled Garden and comprehensive landscaping.

Informed by consultation with Historic England and the local planning authority, the proposal creates low density clusters of houses around the edges of a new park. Split-level properties face directly onto the landscape with the site topography wrapping around the ground floors. High quality paved courtyards conceal parking leaving the houses and parkland set against a backdrop of mature trees.

The North Field land had never been developed, so the justification for building here was a key point of contention. The design was based on houses in the landscape using banked land forms to make the buildings feel lower and preserve views to the tree lined boundary. This created a much lower density than a traditional housing scheme but the focus here was quality and place-making for the enjoyment of residents.

In South Field, pairs of steeply gabled houses face into a central shared area with parking and play space. Secluded and private, the same high-quality surfaces and natural earth tones are used throughout.

The historic Walled Garden houses eight two-storey hotel units referencing traditional Victorian glasshouses. These will be available as short term lets, with parking and a secluded outlook.

The project received planning and listed building consent and the first phase is being built by a developer.



WESTONBIRT SIXTH FORM ACCOMMODATION

CONTEMPORARY OR TRADITIONAL INTERVENTIONS THAT ENHANCE AND COMPLEMENT THE EXISTING BUILDING

Westonbirt School is an independent girls' school in a Grade I listed Victorian country house surrounded by an extensive estate set in the Gloucestershire countryside near Tetbury. This new sixth form house is one of several projects undertaken for the school as they upgrade and extend their facilities.

The building provides 20 sixth former study bedrooms, shower rooms, kitchenette, entrance lobby and a House Mistress's apartment. It is linked to a Grade II listed former stable building by a new common room that looks out onto a private courtyard.

The sensitive setting of the building required us to have extensive consultations with Historic England. Our work here proved so successful that Historic England's Case Officer recommended DKA to other local developers who were struggling to achieve similar consents on their sites.

The interventions at Westonbirt are modern buildings in a traditional style, using materials and details to complement their surroundings. This common palette of materials and colours does not seek to overpower the existing buildings and allows small details to be enjoyed. Soft landscaping has helped to blend the new and existing parts together into a unified whole.

These buildings are of a domestic scale to suit their function. Internally they have comfortable modern bedroom accommodation and flexible spaces that will allow for future alterations. User feedback has been excellent and the school use the accommodation to market their boarding placing to international students.



ASHTON GATE PRIMARY SCHOOL

RE-USE OF HISTORIC STRUCTURES

Working with Bristol City Council, DKA converted a former tobacco warehouse in Bristol into a three-storey primary school. Although the building is not listed, it is an important landmark in south Bristol and contributes to the character of the local area. We made minimal external changes to preserve the imposing brickwork street frontage whilst making significant internal alterations to create interesting teaching spaces.

The project had to deliver 16 classrooms and a new school hall despite the limitations on external space. Through careful space planning we were able to achieve a layout that worked with the existing building structural grid, made best use of the tall floor to ceiling heights and gave separation between year groups. The rear yard was used for a small playground and a new lift shaft helped solve some of the former factory's level changes.

A key intervention was the hall space, which had to be carved out of an existing office extension. Through a combined architectural and engineering effort, selective removal of floor slabs and beams allowed the creation of a new hall within the current footprint, without the need to remove the existing roof.



OTHER PROJECTS

- BRISTOL CITY MUSEUM ENTRANCE WORKS TO IMPROVE ACCESSIBILITY
- THE ROCKS AT ASHWICKE
- RIDGEWOOD COMMUNITY CENTRE
- WESTONBIRT MUSIC TECHNOLOGY CENTRE
- BICESTER HERITAGE EXHIBITION CENTRE
- SOMERTON RESIDENTIAL SCHEME
- TOWNHOUSE, QUEEN SQUARE, BATH
- WESTWOOD HOUSE, KINGSWOOD SCHOOL, BATH

KEY PEOPLE

ALEX BELL

*DIRECTOR - BSC (HONS) MARCH ARB RIBA
RIBA CONSERVATION REGISTER (CR)*

Alex has worked at DKA since 2002, becoming a specialist in sustainable design, commercial and education projects. He qualified as an architect in 2004 and later as a BREEAM Assessor. Alex possesses a strong design awareness combined with a methodical approach to managing projects and teams. He loves to find alternative design solutions to add value to a project.

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REBECCA FURSE

SENIOR DESIGNER - BA (HONS) MSc

Rebecca has worked on a variety of projects, with a focus on interior design. Her designs can transform an interior using colour, texture and materials. She holds an MSc in Environmental Psychology and is our expert in dementia-friendly design. She believes that design with an emphasis on user needs can really make a difference. Rebecca has excellent contacts with furniture and finishes suppliers and coordinates these into all the projects she works on.

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ABOUT DKA

We apply our design vision and technical expertise to create buildings that are expertly designed, carefully resourced and robustly built.

A firm built on reputation and referral, we are a Bath based independent architectural practice celebrating a proud 25-year history based on quality and relationships.

We pride ourselves on being reliable, personable and professional experts in our respective fields across a multi-sector portfolio of work including residential, commercial, education, healthcare, engineering and defence ranging in size from £0.5m to £50m.

We are an ISO9001 registered practice offering architectural services, master planning, interior design, project management, BIM management and design co-ordination services.

DKA understand that good design must stand the test of time, so for a short time we, as architects, are custodians of the future creating the foundations for the societies of tomorrow.

We look forward to working with you on your next project.

DKA: DESIGNING THE FUTURE, TODAY

*"DKA HAVE CONSISTENTLY SHOWN THEMSELVES TO BE
COMPETENT, PROFESSIONAL, GOOD VALUE FOR MONEY,
REALISTIC, WITH LOW OVERHEADS. PEOPLE YOU CAN
HAVE A GOOD WORKING RELATIONSHIP WITH"*

CLIENT, SUPPORTED LIVING SECTOR