

Residential Portfolio

2023



- Dedicated Professional Practice
- Chartered Practice
- Qualified Staff
- Quality Systems
- Vast Experience
- BIM Systems
- CDM Services

DHA ARCHITECTS

[www.dhaa.co.uk](http://www.dhaa.co.uk)



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## Pitmaston, Birmingham

RIBA Stages 0-7

### Master Plan + New Build

This project initially involved the production of a master plan for development of The Ideal Benefit Society's headquarters site in the Moseley district of Birmingham.

The building and everything within its grounds are Grade II Listed, and so local authority conservation officers took a very close interest in the project.

The proposals which were brought forward included the conversion of all the buildings to residential use, and the construction of 2 new apartment buildings within the grounds. Key to the success of the project was a good understanding of the existing buildings and the sensitivity of the context.

A total of 67 dwellings were consented on the 6 acre site.



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## The Cross Hands, Alveston

RIBA Stages 0-5

### New Build

DHA Architects worked with developer, Hawkfield Homes, to transform a derelict public house on a large corner plot into four high quality detached houses.

An awkward topography ultimately lent itself to the creation of split-level floor plans for two of the plots, enabling an attractive street scene at the same time as a secluded private garden and parking area to the rear at a lower level.



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## Gander Green lane

RIBA Stages 4-7

### One-off New Build

A private family house to high sustainability criteria, built into the ground forming a semi basement area and garden area above. The design had to address issues with ground water, site access limitations and party wall matters.



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**Sixways,  
London Road,  
Cheltenham**

RIBA Stages 0-5

**New Build**

DHA Architects have transformed this awkward corner plot and created 2 luxury 5 bedroom detached dwellings in the place of one dilapidated 1970's house.

The project required a creative engineering solution to ensure the adjacent highway at higher level received adequate support from the new retaining wall which was inserted to increase the garden size.

The project was shortlisted for the 2018 LABC Building Excellence Awards.

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## Town House, Cheltenham

RIBA Stages 0-5

### Alteration + Extension

Extension and internal alteration of this town house in Cheltenham, including obtaining planning consent and preparing the detailed design for the works. The project also involved a loft extension and general improvements to the external appearance of the building.

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## **Bloomfield Park, Bath**

RIBA Stages 0-5

### **New Build**

DHA worked with Hawkfield Homes to deliver this deceptively complex development of 7 apartments and a townhouse on a tricky site on the outskirts of Bath.

The project involved the demolition of a large existing 1950's property on a plot within Bath's Conservation Area and World Heritage Site designation and erection of a new 3 storey building with room-in-roof accommodation.

High quality architectural detailing and materiality was critical to the success of the scheme with the extent of accommodation disguised within a building which appeared externally as a large detached Victorian villa, replicating the predominant style in the locality. Utilising the 3.5m fall across the site, a 3rd full storey was worked into the design without the building becoming overbearing on the street scene. A comprehensive landscaping scheme ensured the building slipped into its context seamlessly.

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The building's mass is cleverly reduced through the use of split-level roofs, projecting bays and lead canopy structures, giving rise to the impression that the building has developed over time.

Apartments are fitted out to a high spec and benefit from views across rear terraces and landscaped gardens. Externally, natural Bath stone walling, slate and lead roofing, decorative gable verges and traditional timber fenestration maintain a high quality.



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## Urban Cottages, Cheltenham

RIBA Stages 0-5

### Alteration + Extension

Planning and detailed design of 2 detached urban cottages in a Cheltenham conservation area.

The buildings feature natural stone details, cedar cladding and reclaimed bricks.



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## Sheephouse Cottage, Ampney Crucis

RIBA Stages 0-7

### Alteration, Refurbishment + Extension

DHA Architects obtained planning consent for a private client, prepared the detailed design and assisted with tendering the works for this house extension and alterations in the Cotswolds AONB.

The works involved replacing an existing conservatory with a new orangery, opening up the interior of the ground floor to create a large flowing reception space and refurbishment of the rest of the house.



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## Trinity Centre; Birmingham

RIBA Stages 0-4

### Description; Refurbishment

This project involved obtaining planning consent for the change of use of a former Grade II Listed church in Birmingham city centre, and the construction of apartments on adjacent land. The proposed works included the opening up of the building to reveal hidden features such as the ornate ceiling and reredos.

The design of the adjacent apartments was inspired by the language of the neo-gothic church, and also drew on historical research into the former street pattern in the area

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## **Bishopsworth, Bristol**

RIBA Stages 0-5

### **New Build**

This project saw the redevelopment of an old police station site on a prominent, elevated corner in a Conservation Area to create 8 semi-detached family homes.

The site topography required the development to step down a slope, necessitating discreet retaining structures to maximised the development potential of the site whilst maintaining important local distinctiveness and increasing the quality of the urban environment.

This topography and the location near a busy traffic intersection created construction logistics challenges which were overcome through careful planning and programming of the works.

Throughout the project, the design team and developer engaged closely with local residents, ensuring their comments were heard, winning their support during the planning stage. The scheme was warmly received and has since been shortlisted in the Insider SW Residential Property Awards Small Developments Category.



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## **Brewer and Bakers Pub, Birmingham**

RIBA Stages 0-2

### **New 7 storey Apartment Block**

The site of the Brewer and Baker pub had been sitting derelict for just over 10 years. The client had been planning to convert the existing run down pub into a restaurant site, unaware of any other options.

DHA were appointed to carry out pre-application discussions with the local planning department for the possibility of a new building on the site.

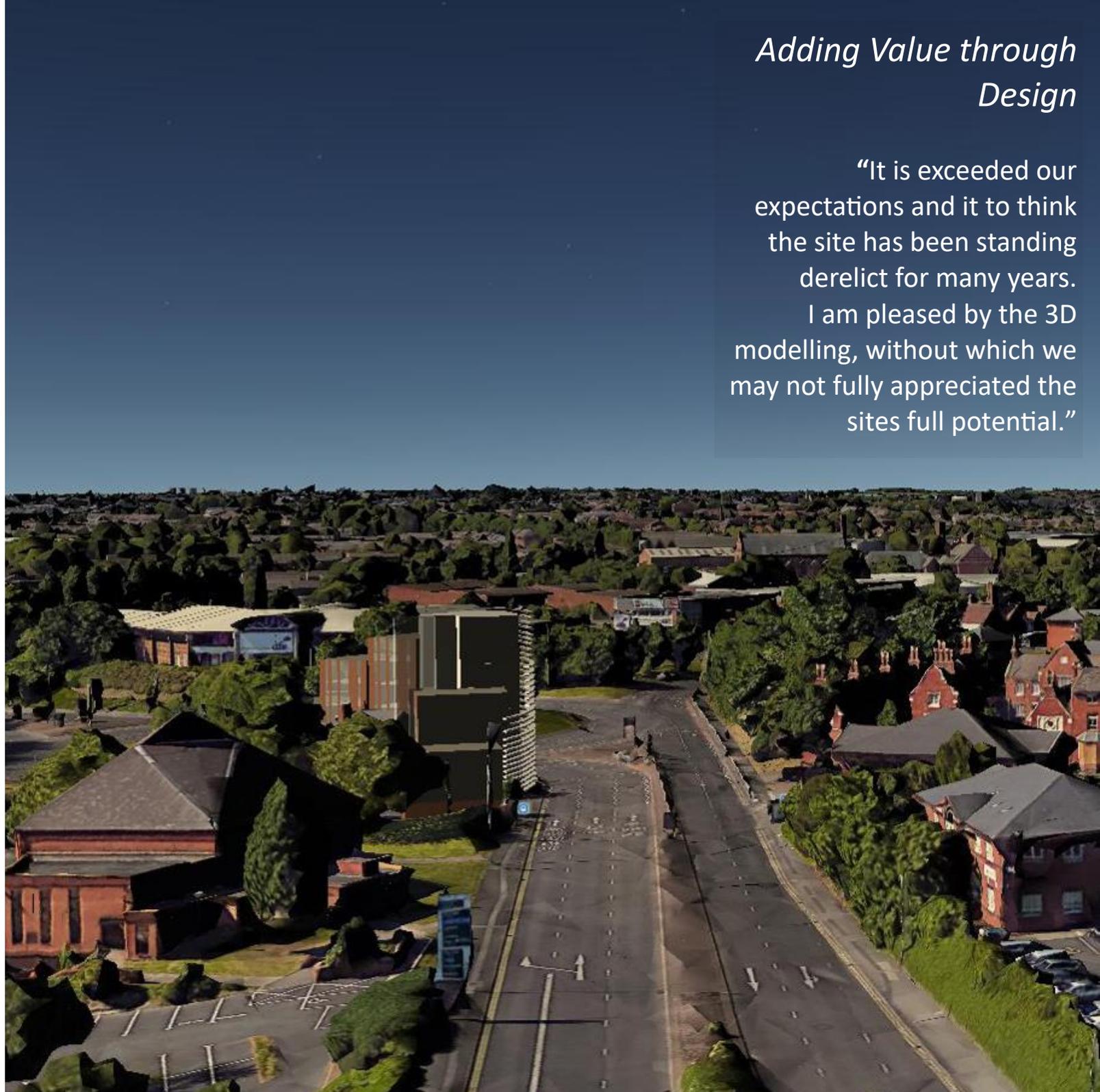
Through initial investigations and research, DHA uncovered the potential of the site producing a seven storey block which would stand as a gateway site leading to the widely know Digbeth area of Birmingham.

The client praised DHA for their vision and helping them in realising the sites full potential



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## *Adding Value through Design*

“It is exceeded our expectations and it to think the site has been standing derelict for many years.

I am pleased by the 3D modelling, without which we may not fully appreciated the sites full potential.”

## Magistrates Court, Burton

RIBA Stages 0-4

### Change of Use and New-Build

DHA Architects have been commissioned to obtain planning approval for the change of use of this disused Grade II Listed Courthouse to a hospitality venue, along with replacing a modern yet unsympathetic side extension and a new rear apartment block on the former car park.

The practice engaged with the Local Authority at an early stage and, through the pre-application process, was able to propose a scheme which responded well to context and policy.

The 2 new blocks respond to different contexts, the rear block being more traditional in its response to the simple but robust industrial buildings of buildings opposite, with the side block adopting a more contemporary aesthetic and massing, enabling a contrasting conversation to be set up with neighbouring buildings of varying styles along the varied street elevation.



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## Legge Lane, Birmingham

RIBA Stages 0-4

### Redevelopment

DHA Architects designed this scheme for 78 apartments over 4 storeys in Birmingham's Jewellery Quarter. The proposals make a very efficient use of a tight site, and include 53 basement car parking spaces.



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## Southgate Street, Gloucester Docks

RIBA Stages 0-4

### Refurbishment + Redevelopment

DHA Architects were appointed to develop a residential scheme which comprised the change of use of 2 existing late 19th Century townhouses alongside a new build apartment block on a vacant parcel of land within the Docks Conservation Area.

Extensive historical analysis led to the proposal for a sensitive three and a half storey apartment block with ground level parking below the building.

The form of the proposed building responded closely to the historic grain and architectural styling of the immediate context.

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## Great Cornbow, Halesowen

RIBA Stages 0-4

### Change of Use, Refurbishment + Extension

DHA were appointed to obtain planning and listed building consent to create 14 self-contained apartments within this row of early 20th century buildings, including ground floor retail space.

The proposal also creates green spaces to the rear of the buildings to give external garden space to the ground floor flats. It also includes ground and second floor extensions to make the most efficient use of the site, whilst maintaining and enhancing the historic character of the buildings.



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## Manor Farm, Swindon Village, Cheltenham

RIBA Stages 0-5

### New Build & Renovation/ Extension

DHA re-designed this farm plot in Swindon village, Cheltenham to include the refurbishment and extension of the existing farm house, renovation of the derelict barn to its west, and design of 4 new build houses to the south.

The site levels and landscaping proved to be an important consideration for this project as it significantly slopes downwards towards a brook at the south of the site. DHA achieved a new access road, with generous green landscaping to allow for each of the plots to be set at the appropriate levels for reasonably flat gardens, with a retaining wall between the farm house and new plot 4.

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