

RESIDENTIAL AND MIXED-USE

CURRENT + RECENT EXPERIENCE

Welcome to BrightSpace Architects

We combine design quality and commercial acumen with an emphasis on delivery to create places and spaces that enhance people's lives. Our team works across all stages of the design, planning and construction process collaborating with clients, communities and end-users to deliver uplifting residential, mixed-use, education, leisure and commercial projects.

Whether it's a one-off home or a major urban regeneration scheme, our talented designers bring the same creativity, skill and passion to each and every project. We work from our purpose-built studio on the Dorset and Hampshire border but our projects take us all around the country.



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ABOUT US

BrightSpace Architects is an RIBA Chartered Practice founded in 2010 by Eric Sey, Martin Dobbs, Mark Amey and Dave Evans.

United by a shared belief that good design can elevate everyday places, we set up a creative and collaborative studio that puts people at the heart of our practice and approach.

Our talented team has grown to over 20 architects, designers, technologists and support staff working out of a purpose-built studio in Fordingbridge, Hampshire on the edge of the New Forest National Park that borders Dorset and Wiltshire.

We work on residential, mixed-use, education, leisure and commercial projects.

Our ability to learn from research across sectors and projects, combined with an expansive knowledge of building typologies, construction techniques and procurement processes, means we add value at every stage for all our clients.

We are pleased to say that our clients return to us, again and again, to help them design and deliver innovative yet functional and affordable buildings that exceed their expectations.



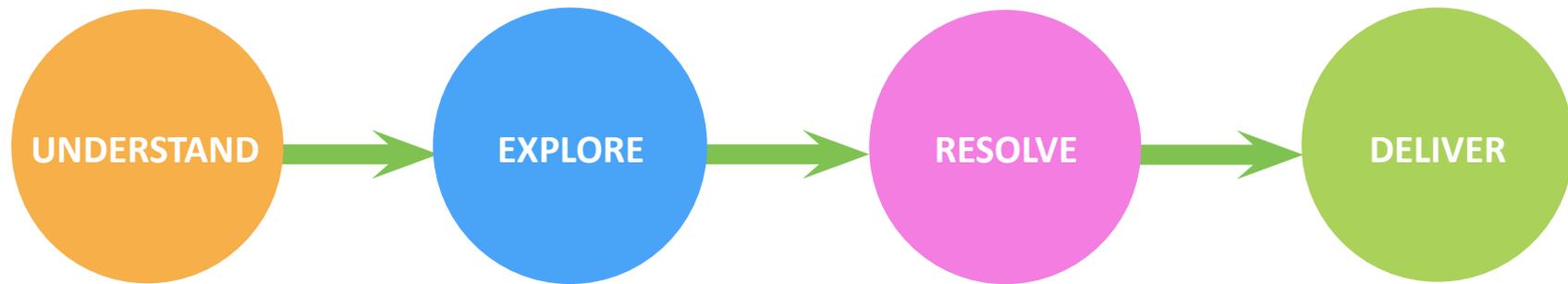
Contact Details

Company: BrightSpace Architects
RIBA Number: 20004348

Address: 27 Glasshouse Studios
Fryern Court Road
Fordingbridge
Hampshire
SP6 1QX

Telephone: 01425 655806
Email: office@brightspacearchitects.com
Website: www.brightspacearchitects.com

OUR APPROACH



analyse
the brief, the site and project drivers
listen
to the client, end users and stakeholders
learn
from previous projects and team experience

create
ideas, concepts and options
challenge
options, preconceptions and the brief
test
potential solutions

evolve
solutions in concept and detail
present
evaluate and discuss
agree
the way forward

manage
the process and expectations
control
the programme and project output
fulfill
the project brief and client aspirations

THE DIRECTORS



Eric Sey

Director

Eric, Director and Chartered Architect, has a proven track record in the end-to-end design and delivery of developments, for both public, private and public/private partnerships.

He has been instrumental in the realisation of a number of major regeneration initiatives that have benefitted from his experience in land promotion, negotiation and consultation throughout the planning process, and an understanding of the commercial imperatives.

His primary focus is the realisation of mixed-use urban developments, driven by his passion for urban design, regeneration and placemaking.



Martin Dobbs

Director

Martin is a Chartered Architectural Technologist and Building Engineer with over 30 years' experience designing, detailing and delivering buildings in a variety of sectors.

With a passion for producing high quality, well detailed buildings, Martin enjoys working closely with contractors from early design stages through to completion on site, helping to ensure delivery is within budget and on programme.

His expertise includes all aspects of residential (from bespoke one-off homes to strategic masterplanning), historic and listed buildings, hotels, commercial and education projects.



Mark Amey

Director

Mark is a Chartered Architect with over 15 years' in the profession. He has a wide range of experience in the commercial, mixed-use, residential and education sectors, with special expertise in designing and delivering hotel and leisure projects.

Mark has been responsible for designing and delivering a wide variety of projects across the UK – ranging from Madeira Road Student Accommodation in Bournemouth to multiple schemes for BLOC Hotels across London and Birmingham. He has a passion for producing high quality, well detailed buildings and enjoys working closely with clients and contractors to ensure efficient delivery.

OUR TEAM





LEISURE HUB

COMMUNITY, ECONOMIC STIMULATION AND GOOD DESIGN ARE AT THE HEART OF SUCCESSFUL RESIDENTIAL AND MIXED-USE SCHEMES.

RESIDENTIAL & MIXED-USE

Residential-led, mixed-use development forms the core of our business and we relish the challenge of bringing together different uses, building typologies and construction techniques.

Working closely with our clients, communities and design teams we produce uplifting, commercially successful and transformational places and spaces. Our extensive cross-sector experience helps us piece together the mixed-use jigsaw at all stages of the project from initial masterplan and concept design through to technical resolution and construction. We ensure that uses combine and coexist resulting in places where people love to live, work, learn and play.

WINTER GARDENS

LOCATION

Bournemouth, Dorset

CLIENT

Bournemouth Development Company

VALUE

£100m

RIBA STAGES

0-7

STATUS

Planning

PROJECT LEADER

Jonathan Taylor

BrightSpace Architects, working with Bournemouth Development Company (BDC) a JV between Bournemouth Borough Council and Morgan Sindall Investments, have proposed a £100 million mixed-use scheme for the Winter Gardens, the largest of its kind in the seaside town's history. The plan is to rejuvenate this important, 1.98 hectare, town centre site that has been underutilised since the demolition of the existing concert hall in 2006.

The proposals will bring to the town centre new restaurants, premium retail accommodation, new public spaces, a children's outdoor play facility and over 4,000 square meters of dedicated leisure space. Plans include 352 high-quality homes to meet the demands for high-quality town centre



living, consisting of one, two and three-bed apartments as well as luxury penthouses; with stunning views towards Poole Harbour and the Jurassic Coast.

The existing 225 public parking spaces will be re-provided in a new below-ground car park, discretely located under a landscaped podium.

This is in addition to the 369 dedicated spaces for residents and visitors. This totals 594 spaces over 4 storeys.

The residences are accommodated within four slender multi-storey buildings of varying heights, set amidst considerable landscaped grounds that provide leisure, recreation and residential amenity.





BERRY COURT

LOCATION

Bournemouth, Dorset

CLIENT

Bournemouth Development Company

VALUE

£20m

RIBA STAGES

0-7

STATUS

Completed

PROJECT LEADER

Dai Hannaford

Originally an underused surface carpark, Berry Court was identified for re-development by Bournemouth Borough Council as part of its Town Centre Master Vision and in accordance with the Bournemouth Town Centre Area Action Plan. Having undertaken numerous projects of this type, our understanding of the various stakeholder's interests ensured that the council's aspirations were retained throughout the design, producing an exciting proposal that maximises the commercial value of the site.

The proposal provides a 217 space council operated multi-storey car park and 113 open market rental properties (Private Rented Sector (PRS) Model).



The site is challenging, steeply sloping in areas and with extensive existing trees and planting. It was important that we approached the design and layout of the car park and the residential buildings simultaneously to address these issues.

The footprint of the building was carefully considered to retain as many existing trees as possible, while the scale and mass were carefully analysed in the context of the town centre and the immediate context. The proposal extends a newly built edge along the road whilst preserving and enhancing the attractively wooded frontages and visual separation to adjoining residential properties.

The project is due for completion in August 2018.





MADEIRA ROAD

LOCATION

Bournemouth, Dorset

CLIENT

AUB and Bournemouth Development Company

VALUE

£16m

RIBA STAGES

0-7

STATUS

Completed

PROJECT LEADER

Mark Amey

The Madeira Road car park site was released for re-development by Bournemouth Borough Council as part of its Town Centre Master Vision. The aim was to maximize the site potential by providing new halls of residence for the Arts University Bournemouth housing 378 students, together with a 400 space, public multi-storey car park.

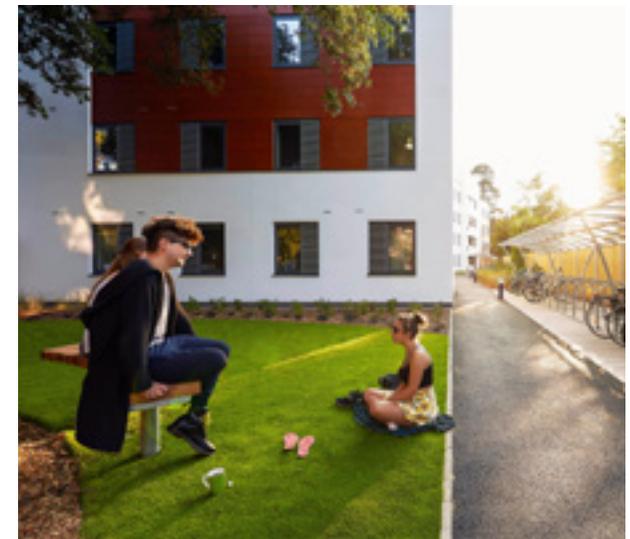
The site is located in the vibrant seaside town of Bournemouth in a prominent location that acts as a gateway site on the approach to Bournemouth and Poole. The site was a former underused public car park, and after a number of previous attempts to regenerate this difficult site, BrightSpace Architects were appointed to develop a solution for student accommodation. The design received



unanimous planning approval in 2013 and was completed on site in September 2014.

During the design phase, there was a range of challenges to consider including the protection of mature trees – these were retained and incorporated into the landscaping of the development in between the buildings to enhance the external communal areas.

Since its completion, Madeira Road Student Accommodation has played an important role in the development of AUB and has helped attract prospective students. It was the first purpose-built student accommodation for the university and has acted as a catalyst for other higher education buildings on campus.





BRISTOL & WEST HOUSE

LOCATION

Bournemouth, Dorset

CLIENT

GGP (Two) Ltd

VALUE

£3.75m

STATUS

Completed

RIBA STAGES

0-7

PROJECT LEADER

Arron Emmanuel



Bristol and West House is the refurbishment and conversion of an 1950's art deco building from offices into 38 apartments at the heart of Bournemouth's town centre, this includes approximately 1500sq.m of retail space on the ground floor to rejuvenate the street frontage.

BrightSpace were appointed to design and oversee the project from conception to completion; we worked closely with the design team to upgrade the building to meet current construction standards.

As well as designing the apartment layouts our role also included producing the design and specification for the interior; providing contemporary apartments with an 'art deco twist.'





CAMBERLEY

LOCATION

Camberley, Surrey

CLIENT

Renaissance

VALUE

RIBA STAGES

0-3

STATUS

Planning

PROJECT LEADER

Dave Evans

A new-build luxury retirement development, comprising 61 no. 1 and 2 bedroomed apartments, within walking distance of Camberley Town Centre.

Following very positive pre-application feedback from Surrey Heath Planning Authority, and refinement of the proposals in line with the Case Officer's constructive advice, the full planning application was submitted in June of 2018.

Subject to receiving Planning Approval, the development is likely to commence on site in the second quarter of 2019.





ZEN, SOUTHAMPTON HIGH STREET

LOCATION

Camberley, Surrey

CLIENT

Renaissance

VALUE

RIBA STAGES

0-3

STATUS

Planning

PROJECT LEADER

Dave Evans

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WATERLOOVILLE

LOCATION

Waterlooville, Hampshire

CLIENT

Private

VALUE

£10m

STATUS

Planning

RIBA STAGES

0-.3

PROJECT LEADER

Arron Emmanuel

BrightSpace Architects proposal for a Build-to-Rent development within the centre of Waterlooville.

Our proposal at Wellington Way aims to create a way of living that is focused on community. Whilst the residents will rent their own private studio apartment they will benefit from sharing communal space and facilities. They will be able to come together to create a unique environment in which they can live and play, fostering values like openness, collaboration and social networking.

The proposal is one of the first steps in the delivery of regeneration for the Waterlooville Town Centre. The proposal consists of 264 Residential units and communal facilities.



GREENWOOD GARDENS

LOCATION

Dorchester, Dorset

CLIENT

Renaissance

VALUE

RIBA STAGES

0-3

STATUS

Ongoing

PROJECT LEADER

Dave Evans

A new-build luxury retirement development comprising 46 no. 1 and 2 bedroomed retirement apartments and 46 no. 1 and 2 bedroomed open-market apartments, with dedicated semi basement parking, within the large mixed-use Brewery Square development in Dorchester, Dorset.

Using AutoDesk Revit, BrightSpace created a highly-detailed 3D model, on which the detailed setting out of a complex pattern of 'diapered' brickwork was fully coordinated with the proposed fenestration and with the façade's projecting bays. Every brick and joint is shown in this 3D model, allowing the production of full brickwork setting out drawings when the project moves beyond the planning approval stage.



MIXED-USE SCHEME, SOUTHAMPTON

LOCATION

Southampton, Hampshire

CLIENT

Private

VALUE

RIBA STAGES

0-3

STATUS

Ongoing

PROJECT LEADER

Jonathan Taylor

BSA has been appointed to review possible development opportunities for a key city centre site with High Street frontage and direct aspect onto protected parks.

Careful assessment of the relationship with parks and surrounding buildings have been necessary including tall building and visual impact analysis.

Initial design options were produced for 5 main options that looked to develop the site in different ways. The scheme design is ongoing, but currently delivers a mixed-use building including retail at ground floor, office at first floor with approximately 123 residential apartments (mix of studios, 1 and 2-bed apartments) above rising to 12 storeys.



11 AVON RUN CLOSE

LOCATION

Hertford, Hertfordshire

CLIENT

Infiniti Homes

VALUE

£1-3m

RIBA STAGES

0-7

STATUS

Completed

PROJECT LEADER

Dave Evans

Hoburne Developments appointed BrightSpace to realise the development value of their land portfolio across Dorset and Hampshire. As part of this process, we have developed proposals for 3 new contemporary seaside homes in the Friar's Cliff area of Christchurch on the site of an existing bungalow.

The scheme uses contemporary forms with high quality, natural materials to maximise the site's potential and is currently awaiting planning approval. The proposed dwellings are two storeys in height with contemporary design. However, they have significantly set back first floors with flat roofs which are partially concealed behind the parapets of the ground floor accommodation.



FOREST END

LOCATION

Sandhurst, Berkshire

CLIENT

Private

VALUE

RIBA STAGES

0-2

STATUS

Unrealised

PROJECT LEADER

Dave Evans

The proposed redevelopment of three new detached houses set on a sloping site and surrounded by mature trees the geometries of each house are shaped by the constraints and opportunities of the site and trees.

The proposed houses are all composed of three key external materials - brick, timber and slate. The composition of each house follows the same basic formula, of a brick plinth and timber upper section, topped off with a simple slate roof. Visually strong, built brick chimney stacks are also a common theme; each forming a distinctive profile.



GODBY HOUSE

LOCATION

Hayling Island, Hampshire

CLIENT

Perbury Homes Ltd

VALUE

£1m

RIBA STAGES

0-3

STATUS

Construction

PROJECT LEADER

Dave Evans

BrightSpace were commissioned to prepare detailed designs for a new 13-apartment building on a seafront road on the tranquil and unspoilt haven of Hayling Island, Hampshire. Earlier outline proposals, prepared by other architects, created some north-facing apartments within the building that would not enjoy the wide open and south-facing coastal views out across the Solent and which created potential difficulties in terms of overlooking of neighbouring houses and gardens.

Our proposals remedied that shortfall by arranging all apartments such that all of their primary living spaces, and most of their bedrooms, directly faced the coast road and of course the views across the Solent beyond.



HOBURNE FARM

LOCATION

Christchurch, Dorset

CLIENT

Hoburne Developments

VALUE

£2m

RIBA STAGES

0-7

STATUS

Construction

PROJECT LEADER

Arron Emmanuel

BrightSpace Architects were commissioned to oversee the design for the refurbishment of 4 existing barn buildings into dwellings and addition of 6 units of new dwelling houses.

The new dwellings are a modern interpretation of the neighbouring traditional barns. The design utilises minimal detailing, clean lines and large expanses of glazing to create the contemporary interpretation.

BrightSpace were also appointed to develop the technical design and working with the design team oversee the construction making sure that the design intent is met. Construction has now started on site and the development should be completed in early 2019.



BrightSPACE

architects

Contact Details

Company: BrightSpace Architects
RIBA Number: 20004348

Address: 27 Glasshouse Studios
Fryern Court Road
Fordingbridge
Hampshire
SP6 1QX

Telephone: 01425 655806
Email: office@brightspacearchitects.com
Website: www.brightspacearchitects.com