



A9 ARCHITECTS

SELECTED PRIVATE HOUSES

RIBA
Royal Institute of
British Architects

arb
Architects Registration Board

OPTIMUM
SOLUTIONS

WHO WE ARE ?

WHAT WE DO?

WHERE WE WORK ?

HOW DO WE PRESENT OUR WORK ?

ARCHITECTURAL DESIGN AND CONSTRUCTION PROCESS

STAGE 1 CONSULTATION



ARCHITECTS

East of England

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Monday to Friday: 09:00-17:00
Saturday & Sunday: CLOSED

London

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Ealing
London
W5 5BW

We are a dynamic, innovative and smart team of architects, designers, planning consultants and engineers.

Class values in modern form, created with cutting edge technology is A9 Architects by definition. Our exceptionally skilled and experienced team applies sophisticated design methodology to create amazing architecture.

Our promise is quality and we keep our promise.



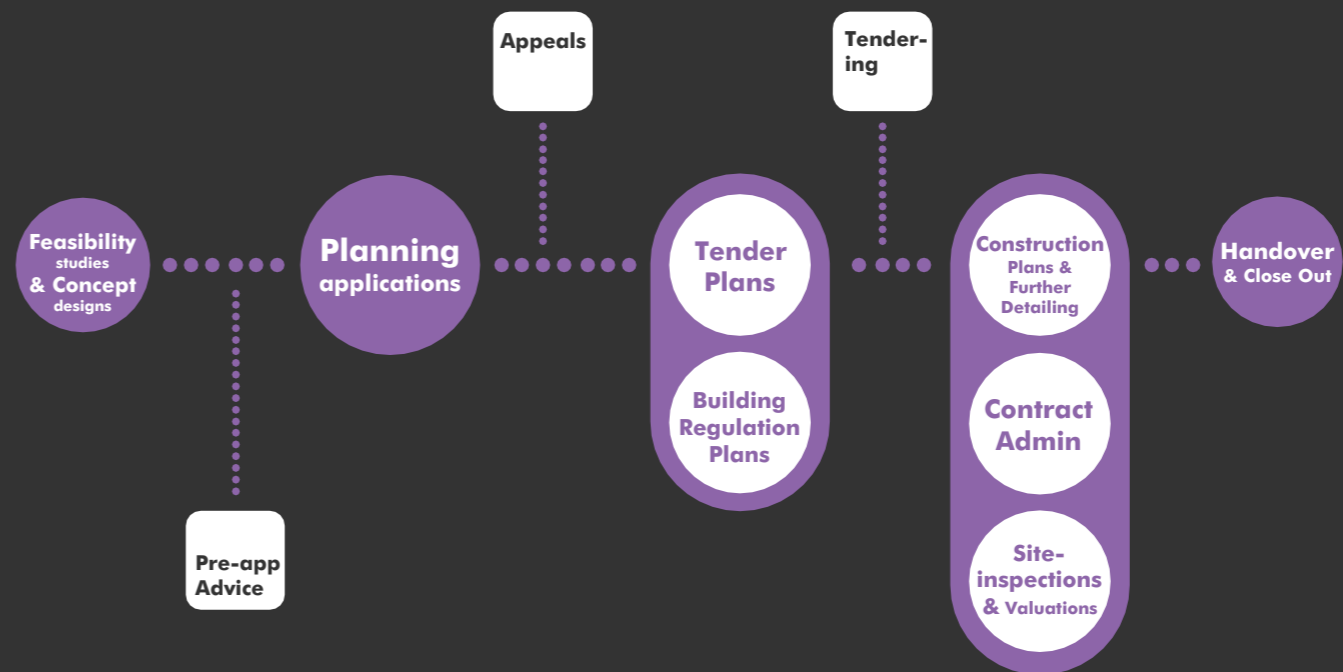
WE PROUDLY SERVE

- London
- East of England
- South East

- Nationwide
- International

Some clients struggle to get a true understanding of a proposal from 2D plans. At A9 your design is undertaken in 3D software, allowing for a true representation of the building to be conveyed.

We can present your project in a variety of formats, PDF, Walk-through Video, VR... this allows you to feel the space, check on design decision early in the process and truly experience the space as it will be constructed.



At A9 we like to get into our client's heads. To delve in and extract the What, When and Why of the project. The needs of you, the client is our primary concern. Every family and household live their lives differently, that makes for a bespoke design, tailored to your lifestyle and tastes.

Virtual consultation - This is undertaken via the phone, where the project can be outlined, and verbal advice given. The main particulars of the project can be discussed. This allows A9 to advise on the likelihood of the project being viable. We can view your site on Google Earth, which is proving to be a very useful tool at the early stage of a project. If the project is feasible, then we would arrange a site visit and a face to face consultation.

Site visit - At this stage A9 like to visit the site and meet you face to face. This allows us to see the site in more detail, check site conditions such as trees, drainage, neighbours etc...

We will then discuss the project in detail, finding out the exact particulars/requirements of the proposed design. We will walk the site, make notes, sketch out basic design proposals and show A9's previous projects that a relevant to your proposal. The more information you the client can provide at this stage, will allow us to design draft a detailed brief bespoke to you.



2 QUOTATION

Following the site visit, A9 will prepare a guidance letter and fee quote. The letter will outline;

Guidance

- Relevant planning policy
- Planning history of the site
- Likelihood of planning being granted
- Schedule of accommodation
- Design approach
- Relevant previous projects
- Potential build cost
- Timeline of the whole process

Fees

- A9 Architects fees - Full or part service
- Planning fee's
- Building Control
- Engineering
- Other relevant 3rd parties' fees



3 SITE SURVEY

Once instructed, the first initial stage is to undertake a site survey. This is a measured survey of the property/site and its features. This will be undertaken by one of our surveying team.

3D Laser Scanning - A9 has invested in the most cutting-edge technology and this includes a 3D scanner.

When it comes to surveying existing buildings laser scanning offers a multitude of advantages - it's a relatively quick and precise way to capture 3D data as a point cloud.

All this data can then be used to create an accurate parametric 3D model that can be used to aid the design process, make better decisions or assess progress on a project. This allows A9 to work on complex/detailed buildings/sites in a cost effective and accurate way.



4 FEASIBILITY STUDY

An architectural feasibility study considers all the aspects of your proposed project. Through the study, we can test the viability of the project before undertaking any real significant expense.

The study attempts to answer the big questions early in the decision-making process.

The aspect covered are fundamentals that the planning dept will be looking at like, parking, overlooking, over shadowing, space standards, design, schedule, floor areas etc.

The design can be used to gain pre-app advice for the proposed development. It can be very useful for potential purchasers to get an accurate realisation as to what can be achieved out of a potential site.



5 DESIGN & PLANNING

Once you are happy with the feasibility and concept we will move on to the detailed design. If there is any ambiguity about the project getting potential approval, then we suggest making a pre-app planning application to the local authority at this stage. They will review the drawings and judge the proposal against all relevant planning policy in as much detail as the drawings allow.

A9 are aware that our design proposal must be acceptable and conform to planning policy. Many architects fail to acknowledge the importance of the planning authority guidelines when designing. A balanced view of what will be acceptable in terms of scale and context is needed in order to achieve a design that the planners will find acceptable.

A9 are experts in National Planning Policy and make detailed research into each Local Authorities planning policy and design guidance. This prevents any unexpected planning restrictions and allows A9 to design anywhere in the country effectively.



6 CONSTRUCTION DRAWINGS

Building Regulations - Once planning approval is secured; the next stage is to prepare construction drawings. These are detailed plans that look at all aspects of Building Regulations and material specification for the build. These drawings are the minimum requirement to get accurate quotations from contractors for the build.

Structural Engineering - Once the Building Control plans have been prepared, the plans will then need to be structurally engineered. This can be undertaken by our in-house chartered engineer which reduces waiting time and maintains a work standard which we are happy to check and approve.

Tender package - Some projects require a great level of detailing and specification. These further drawings and documents look at items such as lighting, electrical, finishes, fittings, landscaping, contract, kitchen and bathroom layouts, detailed specification etc. With a good tender package, the final construction cost should be as accurate as possible. This developed level of detailing assures the finished design is constructed precisely to our joint vision.

By specifying the exact material and products this ensures the highest level of finish possible. Full tender drawings and specification form a contract package. These documents are part of a binding contract and will be referred to for variations and possible disputes, if they arise.



7 SITE WORKS

Site supervision - Once a contractor has been appointed, A9 will make periodic site inspections, attend site meetings, liaise with the client and contractor to discuss progress and any design decision that need reviewing. A9 will instruct variations and issue valuations based on the completed works on site. Architect supervision and valuation ensures that you the client is protected financially and that the works are of the highest quality possible.

Architects Certificate - Upon completion we will issue an architect's certificate that covers any design-based defects for 6 years. Architect's certificate is an important document for several reasons, but particularly if you or your purchaser want to take out a mortgage on a newly built property.

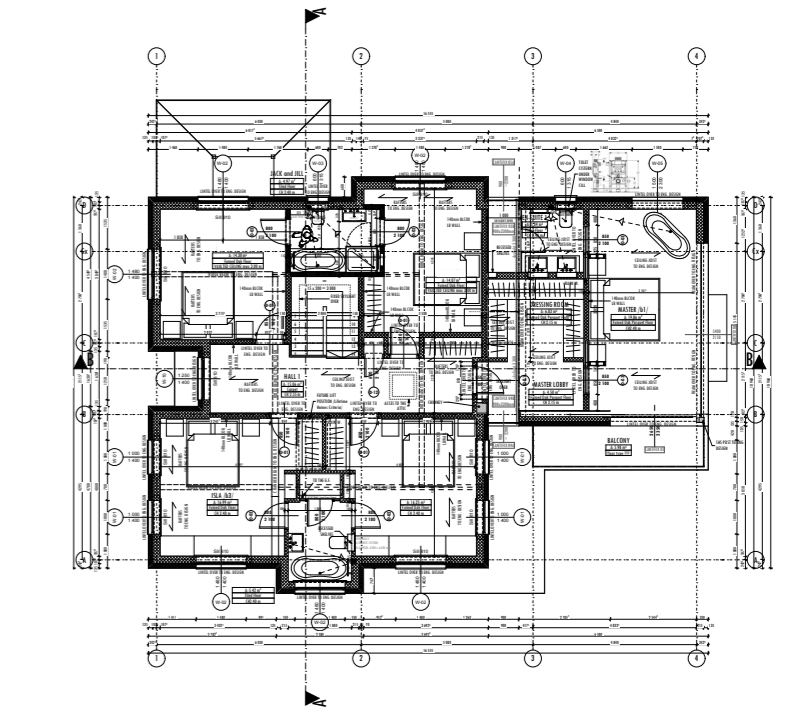




Client: Private
Size: 330 m²
Services: RIBA Stages 0-7
Status: Completed



COUNTRYSIDE HOUSE IN EAST ANGLIA





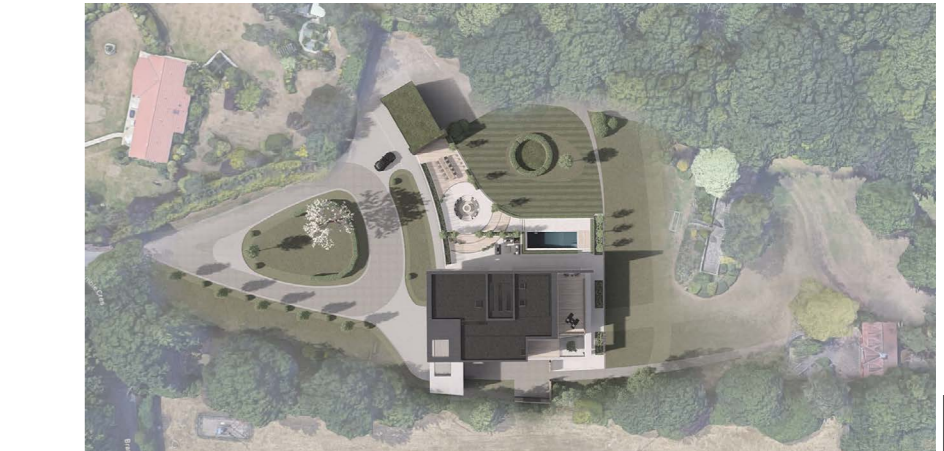
Client: Private
 Size: 924m2
 Services: RIBA Stages 0-7
 Status: Planning approved



CONTEMPORARY 5 BEDROOM HOUSE, BENFLEET

The redevelopment of this green belt site offers opportunities for the existing tired and fragmented building complex to be removed and replaced with a high-quality, residential accommodation in a very sustainable location that provides contemporary living conditions and lifestyle for a large family. The proposal includes a new 5-bedroom dwelling house with the associated landscaping, with a much more compact footprint and building mass than the existing one, which helps to increase the openness of the greenbelt.

The proposed dwelling lies on three stories, one of which is located below the natural ground level. The building's long central axis is oriented in a South-North direction therefore the main living spaces predominantly face West, South-West. This provides not just maximised explosion to direct sunlight during the day but also a great outlook of the woodland adjacent to the site's Northern and Western boundaries.





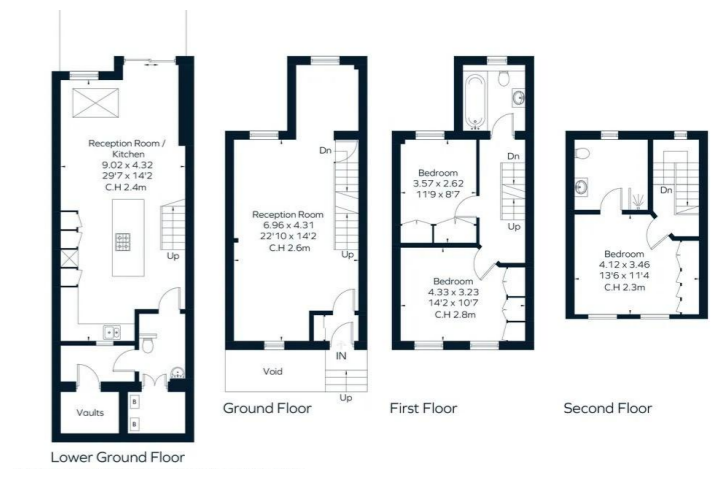




Client: Private
Size: 151 m²
Services: RIBA Stages 0-7
Status: Completed



3 BEDROOM HOUSE REFURBISHMENT IN CHELSEA





Client: Private
 Size: 200 m²
 Services: RIBA Stages 0-4
 Status: Near completion

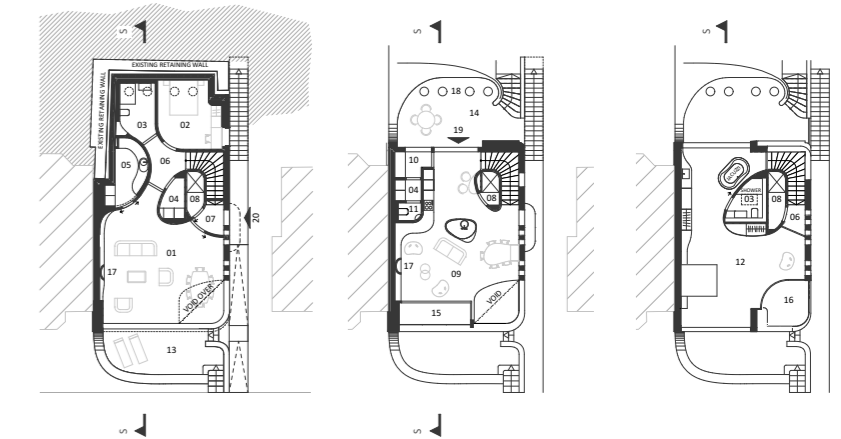


SEAFRONT HOUSE, LEIGH-ON-SEA

"Many architectural theorists interpret modern versus traditional architecture dichotomy as a globality versus locality issue. In this field of argument modern means international, rootless, uniform architecture that has the lack of relations, connections, interactions with its locality, even if it happens to be a good quality design. Traditional means the opposite, regardless of the quality of the design. As a general, simplified principle this could be correct, although it does not mean that we should make this simplification on every occasion. There are not just endless number of exceptions on both sides, but there are strong movements seeking to exceed these simplified ideas.

"Critical Regionalism" is one of these progressive approaches that seeks to dissolve the above contradiction. Our design is based on some key principles of critical regionalism..."

Quote from the planning statement





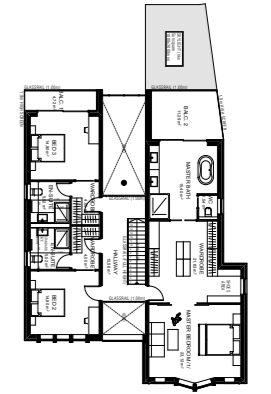
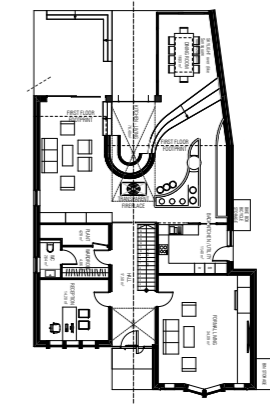
Client: Newgeneration Co.
 Size: 550m2
 Services: RIBA Stages 0-7
 Status: Completed



LUXURY HOME WITH POOL-HOUSE, HORNCHURCH, LONDON

Contemporary, elegant, stylish. With 'wow' factor at every corner, this dwelling effortlessly impresses. The double height entrance leads to a split level living/kitchen/diner that is the ultimate entraining area. Stretching over three floors, A9 have created an impressive floor area.

A master suite that is fit for even the biggest pop star. A landscaped garden leads to an indoor swimming pool, gym, sauna and hidden secret garden with hot tub and BBQ area. Truly a dream home!

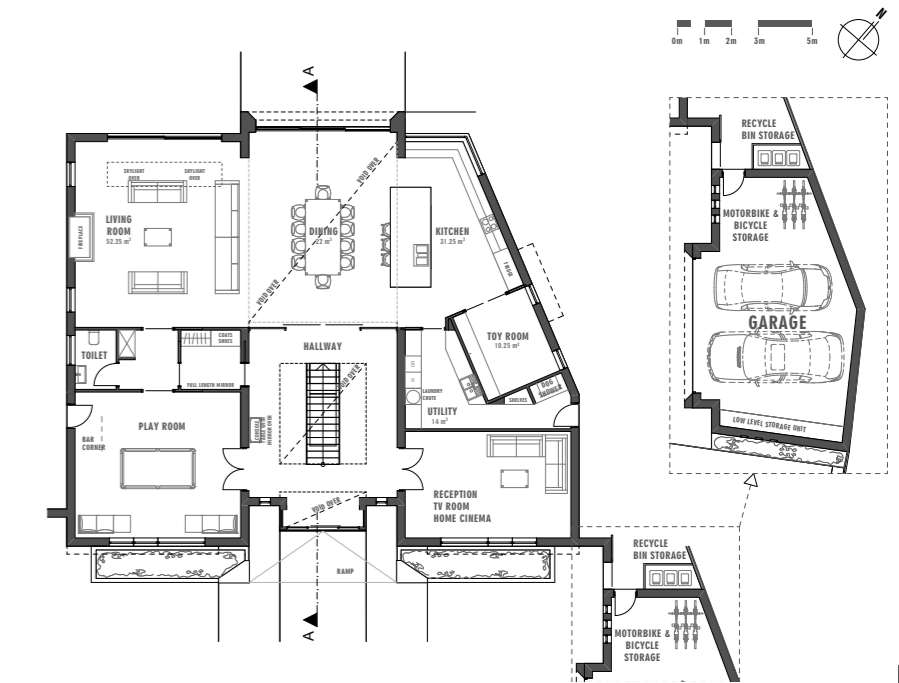




Client: Private
 Size: 550 m²
 Services: RIBA Stages 0-3
 Status: Planning Approved



5 BEDROOM DETACHED HOUSE - HAVERING - LONDON

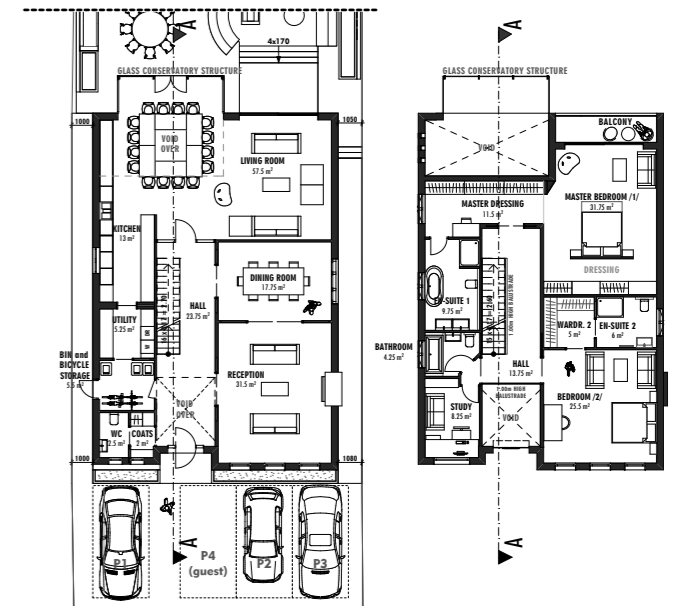




Client: Private
Size: 430 m²
Services: RIBA Stages 0-7
Status: Completed



6 BEDROOM DETACHED HOUSE IN CHIGWELL - LONDON

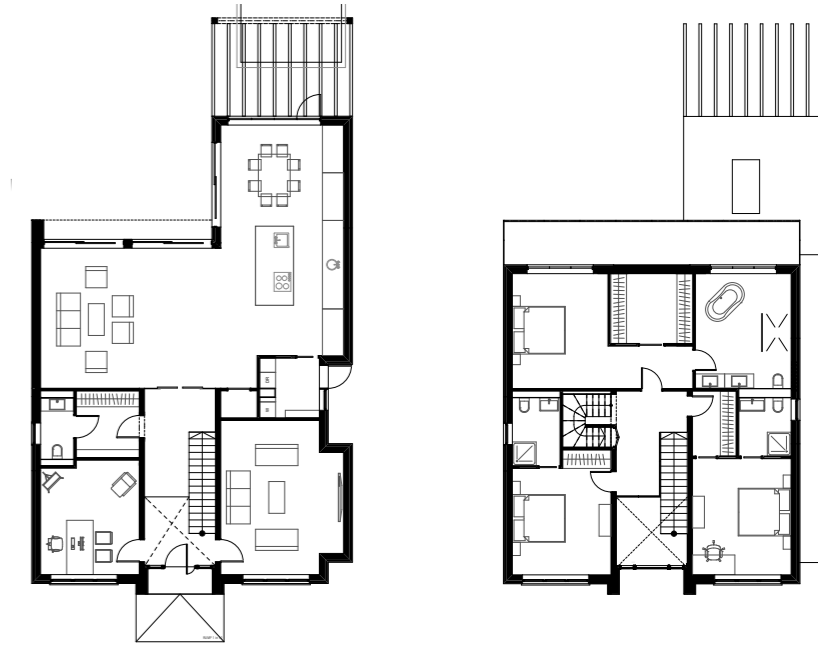




Client: Private
Size: 550 m²
Services: RIBA Stages 0-7
Status: Completed



6 BEDROOM DETACHED HOUSE IN HORNCHURCH - LONDON





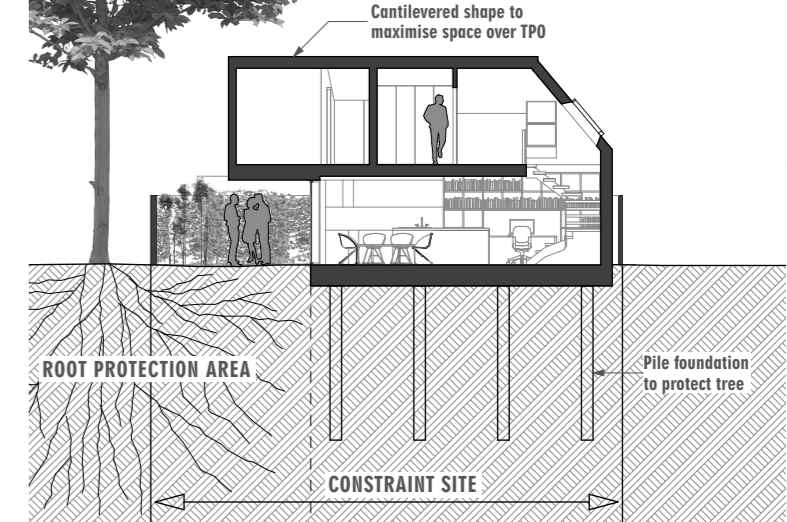
Client: Private
 Size: 141 m²
 Services: RIBA Stages 0-7
 Status: Completed



2 BEDROOM CONTEMPORARY DETACHED HOUSE



Located in a complex site, this house takes shape around the existing protected tree. With an intelligent design, the cantilevered bedrooms optimize the site to its full potential, while the zinc and timber cladding gives it a unique character.





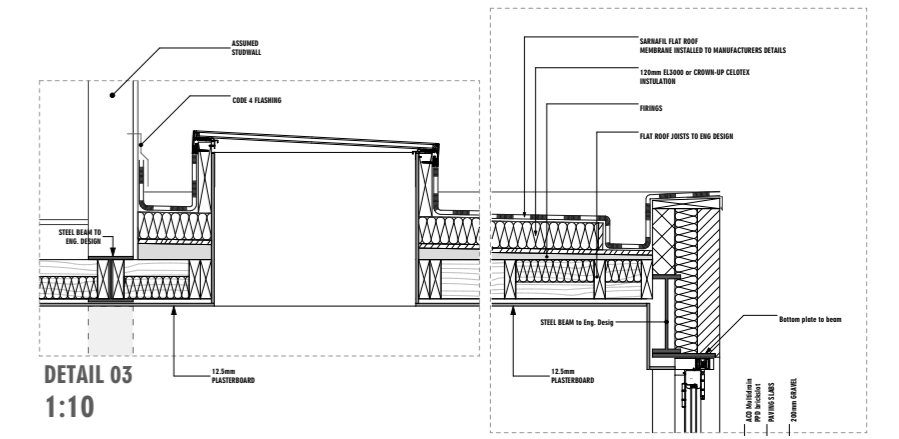
Client: Private
 Size: 185 m²
 Services: RIBA Stages 0-7
 Status: Completed

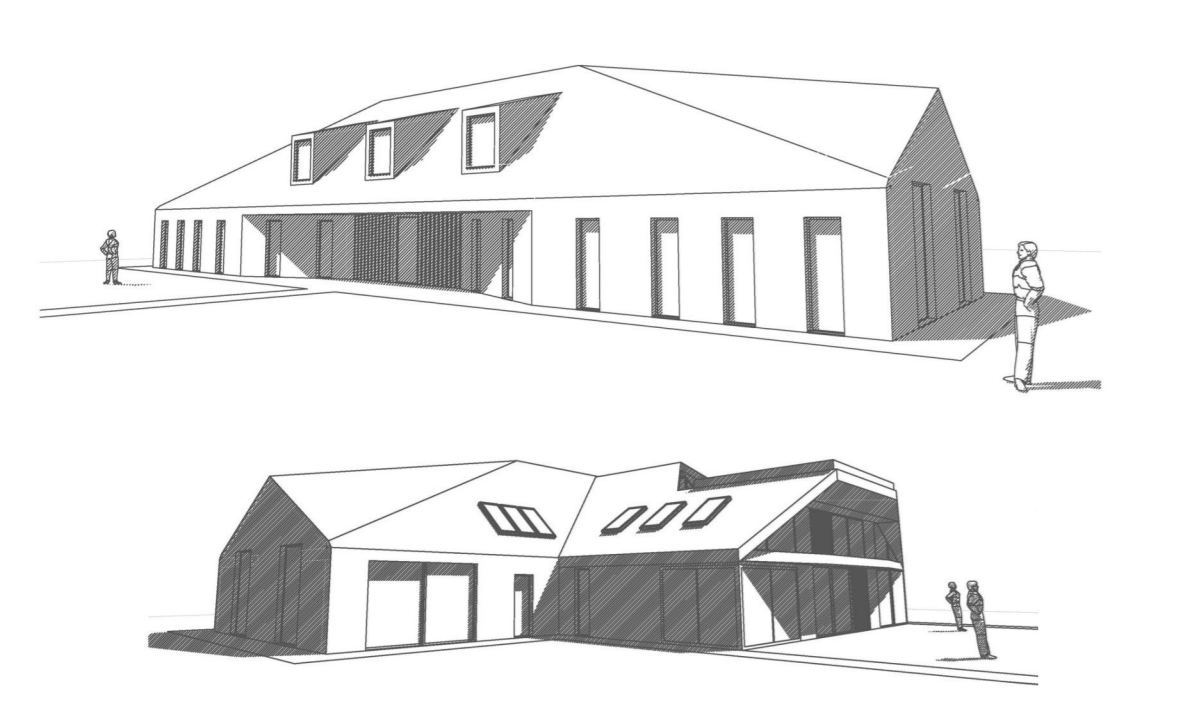


3 BEDROOM HOUSE EXTENSION - EDGWARE - LONDON

This North - London project maximised the potential of the site through two planning apps submitted in paralel: one for the roof extensions and the other for ground floor front and side return extensions.

Generous skylights and open plan spaces completely transformed the spaces bringing much-needed light and life to the existing house.





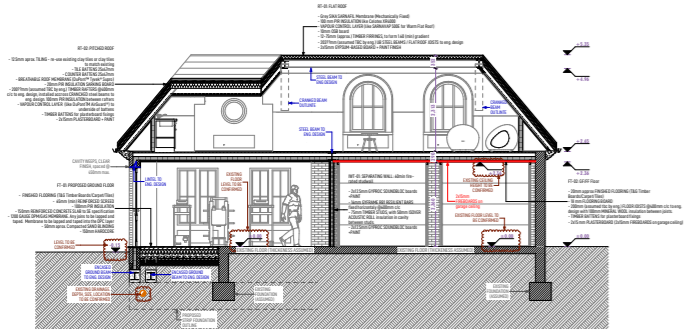
Client: Private
 Size: 125 m²
 Services: RIBA Stages 0-3
 Status: Under construction



4 BEDROOM REPLACEMENT DWELLING

The client's passions and aspirations demanded an adventurous design response for this project. With a high-tech and military background, we felt the desire for a contemporary spaces and faceted shapes was implicit in the initial design brief. Located in a privileged site within the Green Belt and by a nearby pond, the project embraces and 'lands' on the site making reference to its rural location and the local building typologies and materials as a contemporary reinterpretation of the typical South England Barn-Houses.

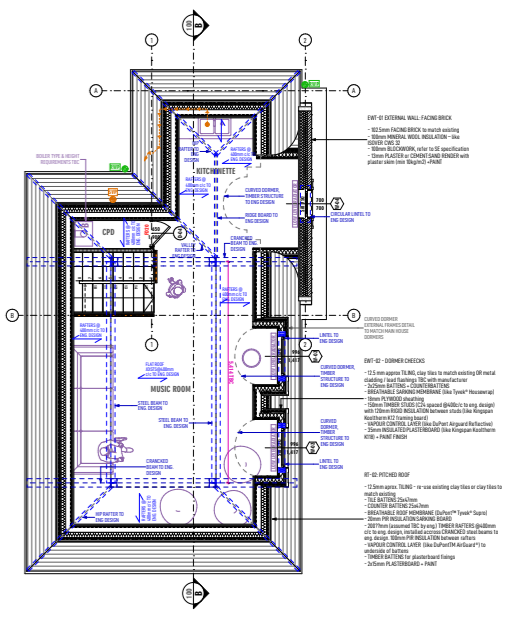
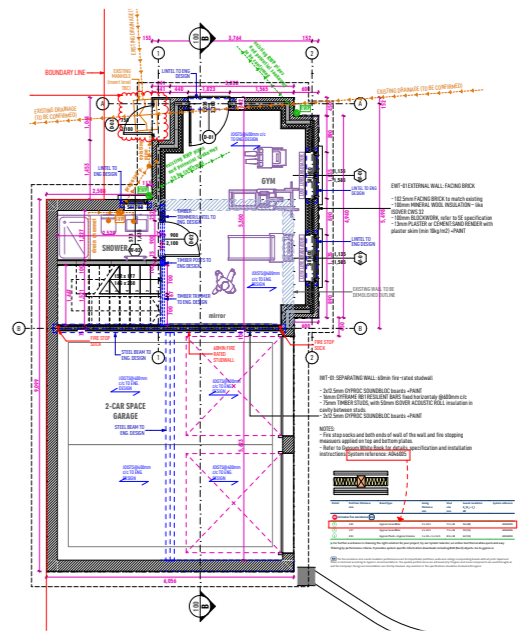




Client: Private
 Size: 95 m²
 Services: RIBA Stages 0-4
 Status: Tender



MINI PROJECT - GARAGE EXTENSION WITH LOFT CONVERSION

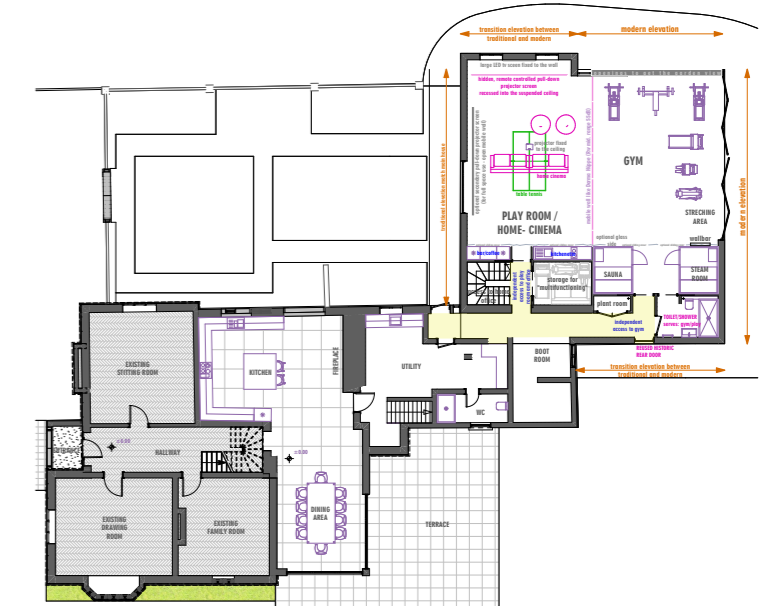




Client: Private
 Size: 125 m²
 Services: RIBA Stages 0-2
 Status: Planning



MULTIFUNCTIONAL ROOM EXTENSION TO HISTORICAL HOUSE



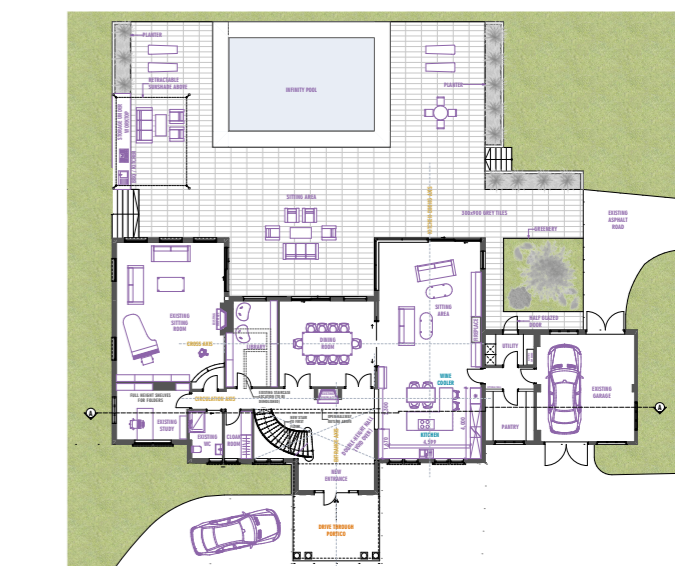


Client: Private
Size: 550 m²
Services: RIBA Stages 0-3
Status: Planning



5 BEDROOM HOUSE IN GREEN BELT

This proposal seeks a two-storey side extension over the existing connection between the garage and dwelling, the creation of a central projecting entrance, with hipped roof, the insertion of dormer windows, the replacement of all existing windows with sash windows, the removal of a single storey rear extension to the rear, the creation of a second gable to the rear, with two single storey rear extensions, with terraces above.



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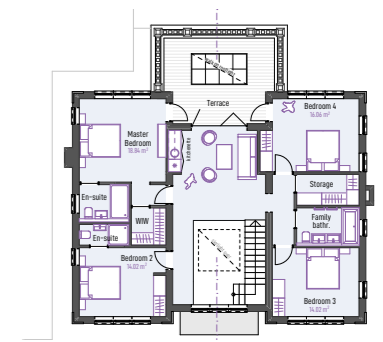
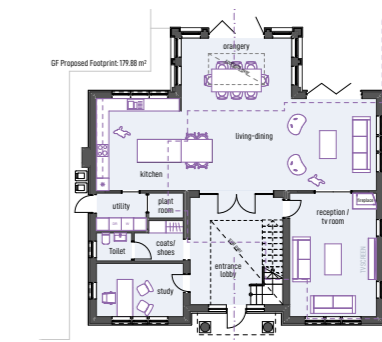


Client: Private
 Size: 296 m²
 Services: RIBA Stages 0-3
 Status: Planning



4 BEDROOM REPLACEMENT DWELLING, STANFORD-LE-HOPE

The proposal includes demolishing the main building (house) and the erection of a new, 4-bedroom replacement dwelling house while maintaining the other buildings on site. The replacement building's footprint and volume will be similar to the existing main building, and its location within the site will also be similar, shifted only by approx. 9m to the east.







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