

NATSON BATTY  
ARCHITECTS



2021 - 2022

FUTURE **BUILT**

Living





Kearns Village, Waterfoot - Skipton Properties

## A nationally recognised, future-focused practice offering award-winning, cross-sector building design services.

### We are Watson Batty Architects

With studios in Leeds and Loughborough, Watson Batty Architects has more than 45 years' experience creating many types of buildings across a diverse range of sectors.

We undertake projects throughout the UK, ranging from commercial refurbishments to multi-million-pound new-build projects and ground-breaking regeneration schemes. Our cross-sector experience includes the areas of Learning, Retail, Commercial, Living, Regeneration, Industrial, Sport & Leisure, Transport and Faith-related projects.

Our core architecture business is supported by specialist in-house services, including Masterplanning, Access Consulting, Listed Building Advice, Graphics & Visualisation, Party Wall Surveying, Health & Safety Management, Principal Designer, Interiors, and Project Management.

Today, our team comprises over 30 architects, interior designers, technicians and masterplanners. Our management structure consists of four Directors, supported by two Regional Directors, an Associate Director and three Associates who manage each sector, lead the design teams and monitor staff resource.

With a strong and respected brand, a financially robust business, a healthy project pipeline, and a strategy to invest in exceptional talent, we are a company that is built for the future.



# Our Approach



Peter White  
Managing Director

**Putting our clients first**  
Reliable, professional and knowledgeable, Watson Batty Architects are a trusted design practice because we take time to understand our clients and their specific needs. Our motivation as designers is to interpret and articulate the client’s vision, turn it into outstanding architecture and add value at every opportunity.

**Creating places for people**  
Whatever purpose a building may serve and within whatever sector it falls, our ethos is to place users at the heart of the design process and create the very best environments that nurture and inspire.

**Responding to the Climate Crisis**  
Sustainability sits at the very heart of everything we do; it is an integral part of good architecture, not a concept to be bolted on at the end. With over 40% of the UK’s carbon footprint attributed to the built environment, we recognise our responsibility to help reduce the causes of our climate emergency.

**Championing change and innovation**  
The building industry is progressing fast, and we’re moving with it. We’re embracing Modern Methods of Construction, which use offsite building techniques and digital technologies to minimise site construction, reduce waste and energy, and increase project efficiency. And we utilise the latest Building Information Modelling technology, enabling us to lessen cost and risk by sharing information about design, construction and operation in a virtual form.

**Employing the best talent**  
Our highly qualified and experienced architects and support teams are committed to providing clients with exceptional service combined with the highest levels of design and technical expertise.

**Harnessing cross-sector knowledge**  
We provide a truly multi-disciplinary service for a diverse client base operating in a range of sectors. With over 45 years’ experience designing and working within various environments, we have a successful track record in the design, delivery and completion of facilities that integrate a variety of uses.



“With an experienced team at the forefront of architecture, we’re designing functional and inspiring buildings that help clients realise their ambitions and uphold their responsibilities to users, communities and the environment.”



# Our Foundations



## FUTURE BUILT

Creative with a Practical Approach

Respected within our Profession

We Boldy rise to the Challenge

A Foundation of Knowledge

Assured in our Delivery

Go-ahead Attitude

We've built our valued reputation by upholding our guiding principles and core values.

Our four guiding principles ensure we never lose sight of what makes us a successful and respected practice that provides outstanding service to clients:

### Providing measurable value

We create spaces that work. It's not enough for architecture to have a positive visual impact. We pride ourselves on offering cost-effective, feasible design solutions that are buildable, functional and well-detailed.

### Reliable and professional

Our clients don't just know us, they trust us. Our broad experience and our unbending commitment to deliver are two reasons why we have client relationships that span three decades.

Memorable, meaningful and motivating, our **core values** are the fundamental qualities of our business and brand that we live and breathe.

### Great to work with

We work openly and with energy. We believe the design process should be collaborative and enjoyable. Listening and understanding always come first. And as a project progresses, free-flowing communication remains central to its success.

### Future-focused

We never stand still. Technologies and processes in our industry are constantly evolving and improving, and we readily adapt to offer our clients the best possible service. The need to push the boundaries of our capability is central to our ethos.

"The team at Watson Batty Architects have been excellent. As a client, I feel that they have fully understood and met the brief, have a grasp of our priorities, expectations and limitations. It is difficult to assess some of the points above as we are so early in the process, but I am confident that going forward Watson Batty will not disappoint."

Laura Whitehead, Project Manager, Leeds City Council



# Sector Overview



Richard Merrills  
Sector Lead

“From a bespoke new-build to volume-built regeneration, there is a simple human need that drives us: the happy bond between the resident and their home.”

Our ethos is to place end-users at the heart of the design process. Our approach is always flexible depending on the specific requirements of an individual client. The infinite diversity of people and places inspires us to design responsive living environments that meet individual needs, in both General Housing and Specialist Living. By creatively answering the demands of a wide-ranging demographic we have earned a trusted reputation for flexibility and problem-solving, resulting in successful long-term client partnerships. These clients trust us to understand their brief and expect consistently high standards of design and buildability with a best-value approach.

Nurturing and embracing these existing client relationships is at the core of what we do, and we are immensely proud of our 80% repeat work rate. And through repeat business, we naturally develop an efficient working relationship. Looking to the future, our focus in this sector is widespread. We will continue to adapt to evolving market opportunities with long-term sustainability increasingly high on everyone’s agenda.

This Capability Statement demonstrates our wide-ranging experience of the many facets within the Living Sector, including: Affordable Housing, Private Bespoke dwellings and the Conversion of existing buildings. We have categorised the following project examples to allow you to appreciate these different project biases.

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For more specific project examples, please see our website; [www.watsonbatty.com/our-projects](http://www.watsonbatty.com/our-projects)

Working on Residential Projects Throughout the **UK**

**5,000** Completed New Build Homes Across the UK

**20+** Years Project Success in the Living Sector

Schemes Delivered for **30+** Housing Associations

Successful Planning Approvals in **80+** Local Authorities

**40%** Private & **60%** Public Sector Housing Sector Split

Increasing Range of Residential Schemes Being Delivered to **BIM Level 2**

**1,200+** New Dwellings Currently in our Detailed Design Pipeline

**70%** Traditional Build **30%** Non-Traditional MMC Split



# Our Living Sector Team



Richard Merrills  
**Director**



Robert Jagger  
**Associate**



Gemma Bottomley  
**Chartered Architect & Interiors**



Will Bakes  
**Architectural Technologist**



David Whalley  
**Senior Architectural Technologist**

“We have been delivering a consistent, personalised service to long-standing residential clients nationally for many years. Our team communicates well, with a good, critical rapport. We understand and respect each other’s skill sets, roles and responsibilities.”

Our close-knit Living Sector team is primarily based in our Guiseley offices alongside our Loughborough office which mainly covers the Midlands, both of which have excellent network links.

The team is led by Living Sector Director, Richard Merrills, supported by Associate Robert Jagger who coordinates the wider Project team. Collectively they ensure that project information is delivered on time and to the expected level of quality.

Our Integrated Management System (IMS) further reinforces the joint working ethic within the team and between the

offices, ensuring a seamless delivery of projects that not only meet our Quality Assurance Standards, but exceed our Clients’ expectations.

All our staff are creatively and technically competent, holding recognised professional qualifications and delivering projects in accordance with the procedures and protocols contained within the IMS manual.

End user/customer needs will vary on each site depending on mix and tenure. We clearly communicate the priorities from the site-specific brief to our own internal team.



Matthew Ing  
**Architectural Technologist**



Philip Guest  
**Architectural Technologist**



Cath Wheeler  
**Architect**



Ferrars Road, Sheffield - Caddick Construction & Together Housing



"The team have been great; professional, personable and reactive to change. I was worried that we might have to reduce the number of plots on one occasion and Watson Batty swiftly tweaked the layout to suit. Looking forward to working with you again."

Richard Greenwood, Residential Development Manager, Caddick Construction on Ferrars Road, Sheffield

Throstle Rec, Middleton - Leeds City Council & Wates Construction





# Affordable

“We have vast experience in delivering low-rise affordable housing schemes on behalf of Housing Association clients and Local Authorities.”

Our ongoing involvement with numerous Affordable Housing commissions means that we are continually up to date with current Government and Homes England regulations. Our regional knowledge of the local housing need has proved invaluable.

We have an extensive track record of successfully delivering residential schemes for several prominent Registered Providers, helping them sustain their community's longer-term future requirements.

We market our architectural services specific to the affordable housing sector and have become very adept at responding to a wide variety of procurement routes. OJEU compliant procurement is of paramount importance, and we are successful in bidding one-off project commissions and gaining appointment onto formal frameworks.

Chain Street, Bradford - InCommunities



“They brought a great deal of knowledge and reassurance to the project and their creativity and design innovative of the scheme has received much recognition.”

InCommunities



# Affordable

Examples of current frameworks include: Places for People, Yorkshire Housing, Bradford Council, Sanctuary Homes, Synergy Housing Solutions, Reallies, EfficiencyNorth, Incommunities and Calderdale Council.

We are also on various approved procurement lists such as Procurement Hub, Reallies Framework (Lot 6) incorporating; Procure Plus, Efficiency North, CHIC (Central Housing Investment Consortium), Places for People Procurement Hub - Consultants DPS (Framework), Procurement for All - DPS Framework including Accent Development, Yorkshire Housing Architect's Framework and Calderdale Council - Provision of Professional Consultancy Services Framework (supporting WYG).

Our PFI scheme experience includes: Kirklees Excellent Homes For Life PFI, Leeds PFI and Selby PFI.

More recently we provided Architectural input as part of the Scape procurement route. This is a direct award construction and consultancy framework designed to enable positive outcomes to public sector organisations, dedicated to creating efficiency and social value in the built environment. Operating out of our Leeds and Loughborough offices, we are currently working for all 3 of the approved Main contractors on the Scape Framework, namely Wates Construction, Willmott Dixon and Kier.

Important project considerations include:

- Planning challenges – Site History, Allocation, Policy
- Community/ Public engagement
- Programme (key start and completion dates)
- Homes England Grant Funding restrictions
- Client specification
- Future adaptability
- Robust energy efficiencies
- Fabric first – resident ease of use
- User groups - longevity of tenancy
- Resident choices, e.g. finishes
- Supply chain consistency
- Labour skills within Client maintenance teams
- Efficiency - capital expenditure, life-cycle costing and maintenance

Naturally we adhere to Town Planning and Building Regulation legislation and, where a scheme is in receipt of Homes England grant funding, we are also minded of the criteria and conditions associated with such funding.

We are fully conversant with the relevant design and best practice guides directly associated with affordable housing, but we appreciate that not all will be applicable to every scheme. These guides include:

- Building for Life 12
- Nationally Described Space Standards
- Lifetime Homes
- Secured by Design
- Homes England Standards and Quality in Development
- Housing Quality Indicators (HQI assessments)
- Robust details
- The Wheelchair Housing Design guide

Supply chains are vital in this sector, ensuring continuity, consistency, managing life-cycle maintenance costs, robustness of dwelling specification and associated products.

Kirklees Excellent Homes For Life PFI - Wates Living Space + Kirklees MC



Dudley Estate, Illingworth - Together Housing Group



Meadow Court, Rossington - South Yorkshire Housing Association



Aaron Wilkinson Court, South Kirkby - Synergy Housing Solutions



"Watson Batty Architects has always taken care to listen and carefully assess our needs to help us formulate the right approach for each situation. Their knowledge and experience has been invaluable."

Hilary Brady, Group Head of Development, Together Housing

Poplars Park, Bradford - Great Places Housing Group



Saddleshworth Close, Hull - Riverside Housing Group



Victoria Gardens, Halifax - Yorkshire Housing



Huddersfield Road, Elland - Together Housing Group



Elsdon Grove, Bradford - InCommunities





Colin Barnaby, Alverthorpe - WDH



Plane Street, Huddersfield - Unity Housing Association



This page: Throstle Rec, Middleton - Leeds City Council & Wates Construction



# Partnerships & Joint Ventures

“Many of our commissions in this area are procured by Main Contractor partners who look to us to provide deliverable and creative solutions.”

Procurement routes have evolved over the years and we have benefitted greatly from embracing these varied and flexible contractual relationships. We feel the difference between affordable housing clients, Main Contractors and traditional open market housing clients is greying in the marketplace, with increasing amounts of crossover.

We have invested in project opportunities, sharing risk and reward with our clients to facilitate new developments coming to fruition. Our cross-sector experience (and mixed tenure partnerships) often brings clients together to create mutually beneficial development opportunities.

“WBA identified previously unnoticed site constraints and swiftly redesigned the scheme to accommodate these issues. They worked to extremely tight time constraints, I would recommend them in a heartbeat.”

Sue Thompson, Head of Development, Johnnie Johnson Housing



Falcon Park, Settle - Skipton Properties + Yorkshire Housing



# Partnerships & Joint Ventures

As a successful multi-sector practice, we offer the opportunity to take advantage of other development contacts that exist across our business, particularly in the Yorkshire region.

A recent example to illustrate this is our involvement with the Shipley Exchange site at Crag Road where we brought retail, commercial and residential clients together to deliver a comprehensively detailed planning approval, comprising a food retail store, several commercial units and over 100 newbuild housing units. Unusually, all of this was achieved without the site going out to the market.

Changes in Homes England grant funding is continually evolving, which has resulted in schemes requiring increased levels of cross-subsidy and alternative financing.

Our Public and Private sector clients now have increased autonomy and flexibility to decide how a scheme is procured, how the land deal comes together and how profit might be reinvested within the business.

Many Registered Providers and Main Contractors are developing their own open-market sale model allowing them to go toe-to-toe with speculative housebuilders to bid for sites. They are therefore willing to take on a greater variety of development opportunities (size, location, complexity, tenure).

We provide a unique benefit to our Main Contractor and Developer clients by using our experience to identify potential site availability. We assess and review sites in terms of future sustainability and strategic growth, identifying development sites and opportunities through:

- Building or Site disposals
- Developer contacts
- Market Intelligence
- Mixed Use Development Clients
- Land Swap deals
- Land Agent contacts
- Planning Consultants

We also have experience in supporting a Design & Build Main Contractors to secure a tendered scheme with existing design input, by providing design reviews to support their bid. Rather than start re-planning concept designs by other parties, we undertake an initial appraisal of the scheme to glean a better understanding of the design intent before identifying any areas that need to be resolved in more detail.

Taking on an outline planning scheme designed by others is not uncommon for us. We have successfully progressed many of these schemes from Masterplan, through the Reserved Matters/Full Planning Approvals process, into Building Regulations and Construction issue drawings from which our Contractor Clients can complete on site.



Crag Road, Shipley - Skipton Properties + Bradford Council



Front Elevation  
1 : 100



Rear Elevation  
1 : 100



Typical Side Elevation  
1 : 100



The Walk, Dudley - Engie + Dudley MBC



Hollingworth Lane, Littleborough - Vistry Partnerships



Barleyfield, Pensby - Hilbre Homes





"The working experience has always been positive and enjoyable with high level of client focus. Watson Batty are professional and a joy to work with; we hope to continue this relationship long into the future."

Stacey Chappell, Hilbre Homes





Shipley Exchange - Skipton Properties



Ferrars Road, Sheffield - Caddick Construction & Together Housing



The Seasons, Thurnscoe, Barnsley - Keepmoat Homes + Together Housing Group



"Watson Batty have developed an innovative, yet practical approach to the development, creating a design that embodies our core values. We would recommend them without question."

Caroline Van Niekerk, Director, Skipton Properties

# Private Development

"Architectural quality must be a key driver to set the tone for the rest of the development – the shop window."

Our experience with a growing number of private developers has improved our appreciation of an individual Client's drive to establish and realise their unique selling point. In a marketplace that is driven primarily by financial return and commercial success, we have found it very interesting how varied our Clients' USPs are.

As designers, we work to find the balance between cost-efficient layout principles and desirable place-making, whilst meeting all the necessary demands of legislation and closely collaborating with the specialist consultants involved, such as: highways, landscape, heritage, environment, flooding.



# Private Development

Well-planned layouts together with simple, high quality detailing work better than over-complicated designs. They also help to integrate this 'new community' with its local surroundings. Our scheme layouts comply with local legislative requirements and our clients' specifications in a considerate manner, creating superb accommodation within high quality external environments.

We are skilled in managing the housing sale mix percentages and square footage densities which will dictate overall site value and sales margins. Kerb Appeal is essential when selling to the buying public. The show-home or sales complex must naturally be in the key gateway location into the site in order to maximise visual impact.

Consultation with the existing local community is vital to sell a new scheme's merits and highlight the future positive contributions to everyone in the local area.

We collaborate with a developer's inhouse team to analyse sales trends and the evolving needs of existing and new customers. We assess their feedback on sales trends in certain areas and work with our clients to help evolve their portfolio of standard dwelling house types, minded of open market conditions, local demand and private for sale values.

We are very aware of our clients' commitment to standardisation of product, specification and layout, which improves the consistency of design detailing and overall build quality. It also encourages the use of a regular supply chain and improves the ease of future maintenance.

We are fully committed to delivering schemes based on a standard product portfolio, however, a major part of our architectural appointment is to successfully deliver planning approval for schemes. We regularly manage and coordinate protracted planning processes, whilst trying to help dispel the myth of the 'big bad developer'.

We find that some Local Authority Planning representatives will initially demand a fully bespoke design and often possess a negative view of schemes limited to standard designs. We can overcome this by striking a careful balance between standardisation and the scheme appearing 'bespoke enough'.

A great deal can be done to combat an authority's fear of sameness by introducing individuality and visual variety in elevational treatments, massing, configuration and material selection.



Kearns Village, Waterfoot - Skipton Properties



High Lock, Mytholmyroyd - Candelisa





High Lock, Mytholmyroyd - Candelisa



Parsons Lane, Addingham - Skipton Properties



The Green, Glusburn - Skipton Properties



Parsons Lane, Addingham - Skipton Properties



The Green, Glusburn - Skipton Properties



Bridgehouse Mills, Haworth - Skipton Properties



Caddick PRS - House Type Portfolio

Bridgehouse Mills, Haworth - Skipton Properties



Waterside Way, Wakefield - JER Associates



# Bespoke & Rural

“Our bespoke product design is very end-user specific with a desire for ‘uniqueness’ by each private customer.”

Our varied client-base has resulted in many architectural commissions requesting one-off, bespoke designs in a number of interesting locations. By their very nature, a large percentage of these dwellings are designed in collaboration with a specific end user. Handling very personal design requirements means that we are tasked with managing expectations and individual desires that need to be translated into compliant, buildable solutions.

We find that using a combination of presentation tools, such as SketchUp, Revit and Photoshop, helps the end user understand and appreciate our proposals, allowing them to make an informed decision.

“Watson Batty have brought their experience and expertise to a complex planning situation to ensure a successful planning outcome. We have always been impressed with the level of service.”

John Radcliffe, Director, John Radcliffe & Sons



Park Farm, Farnley Tyas - Radcliffe Developments. Image Credit - Enjoy Design Ltd



# Bespoke & Rural

It is not always the case that innovative design comes with an associated cost premium, for example, the subtle use of colour, texture or shadow can achieve spectacular results. Perceived luxury can be achieved whilst still identifying any areas where deliverable efficiencies can be achieved. We possess a keen eye for the important details and offer cost effective, ingenious solutions.

Our schemes are often located within sensitive contexts or within a small, close-knit, countryside village. We embrace the use of community engagement to help mitigate the fears of politically astute residents who are protective of their community and nervous of new development on their doorstep.

Professionally, we are skilled at demonstrating our ideas visually. On a human level, we realise that open and honest communication can go a long way to appreciating concerns and providing reassurance.

Challenges in delivering bespoke dwellings in rural locations include:

- Size of development
- Number of proposed units
- Regional/ rural location
- Restricted accessibility
- Limited infrastructure such as highway geometry
- Statutory service provision; gas, electric, drainage
- Planning restrictions or conditions placed upon certain renewable technologies
- Heritage and Conservation input required

“On site, Watson Batty’s practical skills in designing purpose built houses for purchasers and implementing on site have made the construction phase successful.”

John Radcliffe, Director, John Radcliffe & Sons

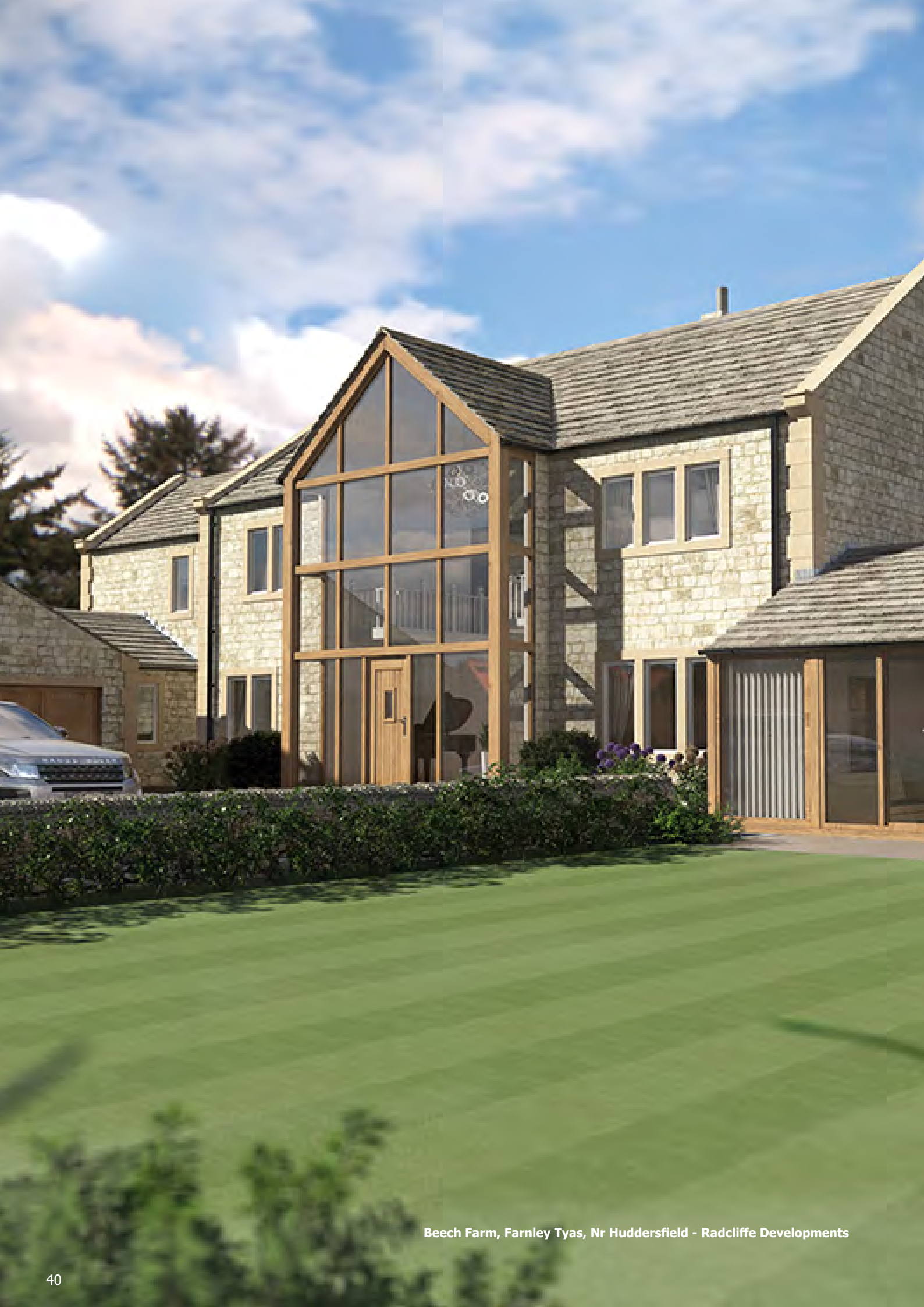
Kings Mill, Settle - Skipton Properties Limited



Loundsley Green, Chesterfield - Henry Boot







Beech Farm, Farnley Tyas, Nr Huddersfield - Radcliffe Developments



Beech Farm, Farnley Tyas, Nr Huddersfield - Radcliffe Developments



Haw Park Lodge, Nr Skipton - Mr & Mrs Barracough



Park Farm, Farnley Tyas - Radcliffe Developments



Park Farm, Farnley Tyas - Radcliffe Developments



# Conversion & Revival

“Breathing new life or new use into a previously neglected or obsolete building is fantastically rewarding”

Our project experience in this field includes: Refurbishment of former local authority stock, Transformation of external spaces, Textile Mill Renovations, Listed Barn Conversions and Industrial Gatehouse restorations.

We have learnt that working collaboratively with Local Authority Conservation officers, Heritage Specialists, Planning and Ecology Consultants is a vital ingredient to deliver an excellent scheme.

During works to some of our key projects such as Park Farm, Kearns Mill and Bridgehouse Mill, we have encountered a number of interesting and unique challenges, including:

- Structural condition surveys
- Archaeological recording
- Methodical dismantling and relocating of Listed Buildings
- Increased awareness of the importance of conserving heritage assets – this is not only in terms of its visual architectural merit, but can be related to its unique industrial functionality

**Harold Wilson Court, Huddersfield - Kirklees Neighbourhood Housing**

“We have been consistently impressed by their creativity, technical knowledge and commitment...to successfully meet our customers’ brief and requirements. Always professional, accessible and quick to respond, the Watson Batty teams’ collaborative approach has added real value to projects.”

Paul Goulard, Marketing Director, Clugston Construction Ltd





# Conversion & Revival

We transformed a redundant unlettable unloved 1960s eleven storey tower-block in Huddersfield town centre into an attractive, well-sought-after and sustainable apartment scheme. This project was part-funded by the European Union to specifically target Fuel Poverty issues, however the much-improved aesthetic appearance of the external façade went much further than that – it facilitated a much-improved thermal performance whilst positively transforming the identity of the building for the residents’ benefit.

It is not only the upgrading of buildings and dwellings that we have been involved with – we have been particularly successful in re-working existing, problematic estate layouts. A very good example is where we resolved poor quality Radburn Style planning layouts for our masterplan at North Bransholme in Hull.

We reconfigure the undesirable external configurations to provide the communities safer and more functional external works and street designs that better reflect their current and future needs.

Via consultation with residents, we find that the visual interaction between the resident and their car, as well as the reduction of open, unmaintained greenspaces and unsafe pedestrian rat-runs, are of particularly high concern. Our projects in Blackburn for Twin Valley Homes, and in Halifax for Pennine Housing 2000, are award-winning examples of completed transformations.

We carried out hundreds of refurbishment and re-cladding schemes as part of the Government’s Decent Homes Improvements Programme for current and former council housing stock in areas including Calderdale, Barnsley, Kirklees, Leeds, Bradford and Blackburn. This invaluable learning curve appraising schemes suffering from flawed design intent, inappropriate specification, poor build quality and general occupant misuse has influenced our own design strategies to minimise future maintenance.

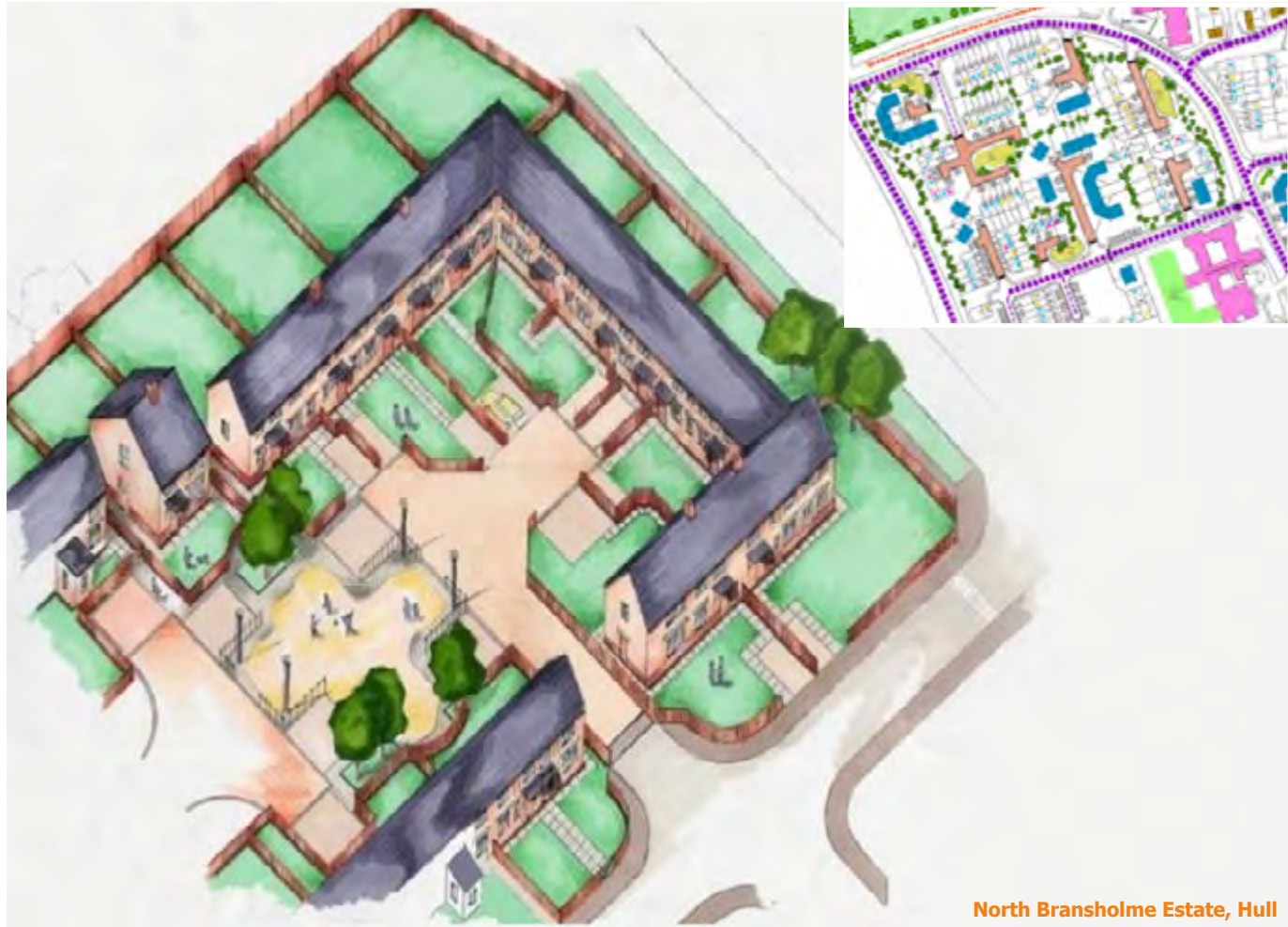


Ashworth Street Estate, Blackburn - Twin Valley Homes



Bridgehouse Mills Conversion, Haworth - Skipton Properties





North Bransholme Estate, Hull



The Barn at Park Farm - Radcliffe Developments



The Gatehouse at Kearns, Waterfoot - Skipton Properties



# Strategic Masterplanning

Our masterplans analyse an area's existing issues and create a cohesive framework for how more detailed proposals will come to fruition.

Our masterplanning experience varies widely in scale as well as geographical and social contexts. From strategic frameworks to large scale detailed planning applications, a clear, considered masterplan can transform places leading to their physical, social and economic revival.

Our regeneration & masterplanning work lays the foundations for an understanding of how whole areas function. Masterplans provide the strategic context for physical transformational proposals and we are always dedicated to making these strategies deliverable.

We are consistently up to date with current trends and legislation, including: CABI, Manual for Streets, Building for Life and Secured by Design.

Our proposals are built on the principles of good urban design and the way place-making influences wellbeing, work opportunities and lifestyle. Technical understanding is key when dealing with the interconnected systems of transport, energy, waste and information. Undertaken incisively, a successful masterplan can deliver measurable value to all parties.



Hollingworth Lane, Littleborough - Vistry Partnerships



Waterside Way, Wakefield - JER Associates



Shipley Exchange - Bradford Council, Morrisons Plc + Skipton Properties



# Community Consultation

As designers we actively engage with project stakeholders, seeking views and input that support cultural integration and social cohesion, empowering local people to make a difference.

Working closely with user groups we can sensitively encourage inclusive contribution, including previously marginalised members of the community.

This helps to achieve collaborative solutions that promote a harmonious community spirit and avoid social exclusion. Typically, we hold regular meetings with the community and local stakeholders, producing interim reports to feedback on progress.

Visioning days to explore projects, community planning days and workshops, and 'walking the area' to pinpoint problems and discover opportunities are other essential tools that we use to build-up the appropriate local strategy. Consultation proves particularly effective in helping to ensure that the process of procuring a project is much smoother, as local concerns have been heard and addressed at an early stage.



"Watson Batty made an excellent contribution to the project. I was particularly pleased with their involvement in public consultation events and ability to get their ideas across to the residents."

Berneslai Homes

# Sustainable Design

Our track record of improving the efficiency of buildings and spaces is significant and far-reaching.

Sustainability sits at the very heart of everything we do and is an integral part of good architecture, not a concept that is just bolted-on at the end. We appreciate how social, environmental and economic issues affect the way buildings are designed, developed and enjoyed, and we actively address these issues in a focused, committed and effective manner without compromising function or aesthetic appeal. Our practice's operations and design processes are ISO 14001 certified.

Innovation is a fundamental principle of the practice. We designed and built our own sustainability-award-winning head office in Leeds and delivered the first BREEAM Outstanding and Passivhaus-rated education building in the UK.

Sustainable design is not just about saving the planet; it can also have more immediate, measurable benefits for the client and end user. The reduced need for artificial lighting, heating, cooling and mechanical ventilation not only helps to create healthier environments, it can also bring financial savings through lower running and maintenance costs.

We enthusiastically support our residential clients who strive to achieve high levels of energy efficiency that exceed Building Regulation requirements. These targets tend to focus on:

- Lower running costs for customers
- Increased comfort within dwellings
- Long term sustainability
- Reduced fuel poverty susceptibility
- Improved whole life costs

Sustainability is not purely about the energy rating. It's about how a dwelling will function long-term, how it will affect its local environment, how the occupant will use the dwelling and how that dwelling will ultimately benefit the occupant's health and well-being. Our starting point is to advocate a Fabric-First approach to achieving energy efficiency, ensuring that dwellings are designed to be sustainable with high levels of insulation, airtight construction, careful material specification, sustainable drainage solutions and energy efficient boilers.

We work closely with specialist energy assessors to consider a combination of options to improve the Fabric First rating including:

- Timber frame. Recognised by the BRE as the most sustainable construction material.
- Passivhaus detailing. To achieve good airtightness standards.
- Passivhaus glazing. Considering triple glazing in certain areas.
- Robust Details. Avoiding on-site sound testing.
- Thermal modelling. We use this to substantially improve SAP ratings.
- Insulslab. This is an insulated concrete foundation system which improves U-Values and SAP ratings and is particularly beneficial when dealing with difficult ground conditions and a tight programme.

Once we have achieved these fundamentals for quality and efficiency, we explore additional measures including:

- Photovoltaic roof panels or solar panels for hot water. Taking cognisance of site setting and roofscape orientation.
- Greywater recycling and water butts. Designed-in wherever possible from feasibility stage.
- Biomass boilers. These were incorporated on a Together Housing site in Sowerby, which achieved Code for Sustainable Homes Level 6. Designing-in special additional requirements, such as access for the pellet delivery vehicles and to service the boilers, was an integral part of the energy saving strategy.
- We are currently looking at some 100+ unit schemes which could sustain district heating systems.



Calderdale MBC Infill Sites - Pennine Housing 2000



# Interiors

The discipline of architectural practice feeds into our interior design artistry, inspiring schemes that marry functionality with aesthetics and complement the built structure.

We take a unified approach to designing the interiors and exteriors of projects. Our in-house architecturally trained interior designers work with the client from the conception stage, designing from the inside out, with a clear understanding of how the interior spaces will be used.

Within the Living Sector it is essential to understand how people will occupy homes to maximise the spatial design and environmental benefits for the wellbeing of the end user. Cleverly positioning external windows to permit the maximum natural light possible, and using the materiality of wall and floor finishes to define space, helps to achieve a healthy internal environment.

Our portfolio demonstrates that we can plan interiors for:

- New Build Properties – Thinking about furniture positions, finishes and lighting from the outset.
- Conversion of existing buildings – Designing from the inside out, enhancing original character features.
- Outdoor Spaces – Meaningfully connecting the internal and external spaces, physically and/or visually.
- We can offer a full interior design service to dress show homes or end user properties to provide a full turnkey offer for the developer.
- Each project is tailored to its unique requirements, and we work closely with clients to explore exciting but viable solutions.



The Gatehouse at Kearns - Skipton Properties



Poplars Park, Bradford - Great Places Housing Group



The Green, Glusburn - Skipton Properties

"The technical team has worked hard to ensure that all aspects of the design, from production information and construction detailing to furniture and interior design, worked together to create a considered and cost effective building."

Richard Van Emmerik, Managing Director, Pellikaan Construction





PRS Portfolio - Caddick

## BIM

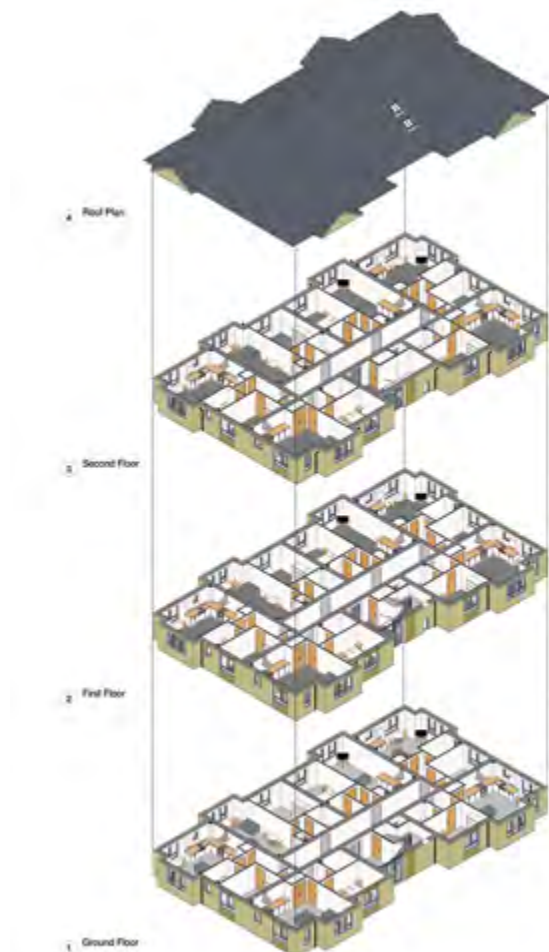
Building Information Modelling increases the efficiency of the design process and reduces the cost and quality risks associated with the building process.

To provide the very best service possible for our clients, we are constantly exploring new ways of working and reviewing the latest developments in technology.

Having identified the advantages of BIM back in 2011, we've embraced this evolving technology wholeheartedly. We have been Task Team certified by Stroma since 2018 and this was renewed in December 2020, allowing us to provide our clients with the assurance that we are aligned to working to a PAS 1192-2/ISO 19650 standard.

BIM enables us to generate elaborate virtual models that can be shared between all parties. The models contain digital objects that carry comprehensive information about the design, construction and operation of assets. To begin with, it improves communication, benefiting both the practice and those we work with collaboratively. It also brings with it the inherent advantages of increasing the efficiency of the design process and reducing the cost and quality risks associated with the building process. And, by allowing visualisation and assessment of concepts and developments, it enhances creativity.

Some of our residential clients are embracing the use of BIM Level 2 on low-rise houses. Utilising our Revit software expertise, we produced a suite of standard PRS House types for Caddick Group to BIM Level 2 and are continuing to provide this type of detailed work for other Main Contractor and Developer clients.



Crag Road Shipley - Bradford Council

## Modern Methods of Construction

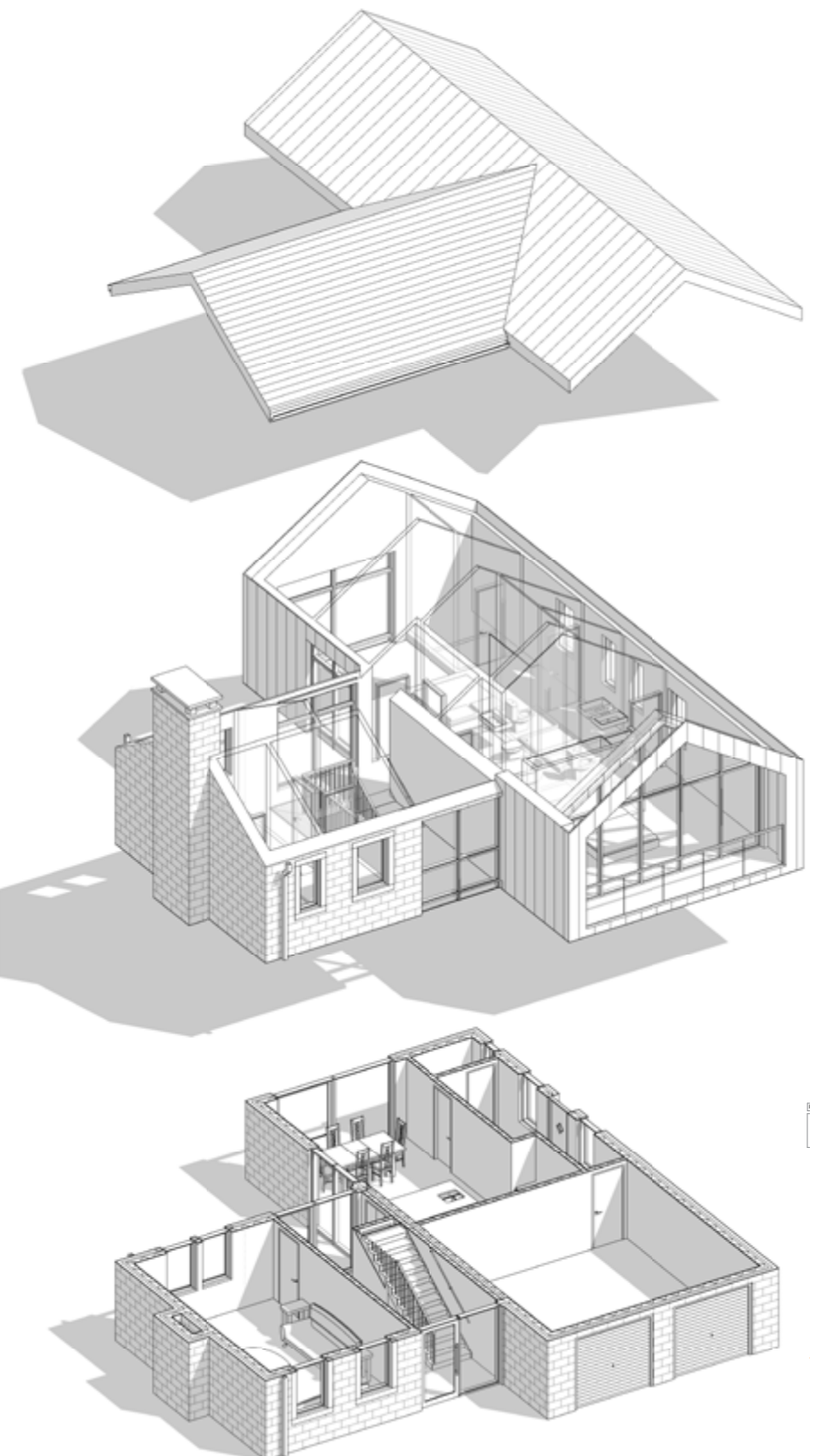
The world of construction is changing quickly in response to new materials, building techniques, digital design and the need to provide immediate, high quality solutions to meet shortfalls in a number of key sectors. Including education, residential and care.

There are alternative and proven alternatives to 'traditional' forms of construction available to clients. Notwithstanding the ongoing need to carefully evaluate all available options and procurement routes during the early stages of a project, 'offsite' fabrication is rapidly becoming the default choice for a number of public and private sector organisations. It's not a completely new approach but is now founded on a very well informed, agile, innovative and highly skilled operation linked to exciting advances in digital design and collaborative project team environments like Building Information Modelling (BIM).

Essentially it's about pre-manufacturing, using modern methods of production to minimise on site construction. It also has the capacity to not only meet but exceed the requirements to deliver sustainable projects to respond to the climate crisis. In particular, through efficient use of resource, materials and transportation, high-end productivity, reduced waste and energy use, provide robust contemporary solutions that can help deliver circular economy and whole life carbon targets.

At Watson Batty Architects we're proud of being recognised as an innovative design practice but also as architects who know how to deliver technical, compliant, sustainable and safe to build and use projects. We're embracing the opportunities and partnerships that 'offsite,' modern methods of construction (MMC) can provide.

Recently we've delivered new airspace schemes which incorporate tensile construction and offsite accommodation and we're currently helping deliver a new £18m academy school on the DfE MMC Framework.



Exploded Axonometric View



## Principal Designers

We make health, safety and wellbeing a top priority as part of our core service to clients.

Watson Batty Architects has developed the necessary capabilities and resources to fulfil the role and responsibilities when carrying out the duties of Principal Designer under CDM 2015. Our systems have been updated to reflect the changes in the regulations.

All our staff who will be involved on the projects will have the required training, experience and knowledge to undertake the role of Principal Designer.

We make health, safety and wellbeing a top priority as part of our core service to clients; throughout the design process, within the office environment and when visiting construction sites.

We have made significant financial and time investment in all our staff and committed to appointing a dedicated in-house Health Safety and Wellbeing Advisor. -

## Quality Assurance

One of the first Architectural practices in the region to have a fully certified Quality system in the 1990s.

Quality is at the heart of everything we do as a practice and our system has been externally certified by BM TRADA for nearly 20 years. We are Quality Assured to BS EN ISO 9001:2015, obtaining our initial accreditation on 8th March 1994. Additionally, we are accredited to ISO 45001:2018 (Occupational Health and Safety Management) and to ISO 14001:2015 (Environmental Management).

The implementation of all projects and the delivery of Watson Batty's Architectural and Principal Designer services are all in accordance with our current Integrated Management System (IMS) which incorporates the above accreditations.

Our IMS procedures ensure that there is an agreed framework in place for project delivery from inception to completion to facilitate the consistent delivery of projects across the practice, ensuring that all our projects are delivered in the same

professional manner, regardless of size, scale or complexity. Experience has demonstrated that our IMS procedures are appropriate for all projects.

We were one of the first Architectural practices in the region to have a fully certified Quality system in the 1990s and then a fully integrated management system early in the 2000s, quickly realising the benefits that it brought to consistent project delivery and ultimately customer satisfaction.

Watson Batty Architects Ltd are certified to be Cyber Secure by the ECSC and hold the Cyber Essentials Certificate. This certification reinforces the fact that we are a secure practice, not only for our staff, but clients and potential clients, preventing us from potential cyber attacks from outside the organisation.



## Project Management

We continuously strive to challenge and improve the way our projects are delivered.

Watson Batty Architects are corporate members of the Association for Project Management with a number of our staff individual members of the Association for Project Management.

We continuously strive to challenge and improve the way our projects are delivered, not only in terms of quality of design, but also in the efficiencies of delivery, and Project Management is at the core of this.

Project management is the discipline of initiating, planning, executing, controlling, and closing the work of a team to achieve specific goals and meet specific success criteria. We accept that the only way to demonstrate performance to meet the success criteria is to measure it and compare it, and project Key Performance Indicators (KPIs) are the main driver of this.

Our Project Management service involves the cycle of planning, implementing, control and monitoring. This process has been effectively used throughout the practice on previous Frameworks.

## Corporate Social Responsibility

We strive to ensure our part in CSR is brought to the attention of our staff at all times.

As a practice, we recognise the importance of approaching Corporate Social Responsibility in a coordinated and committed manner to make a positive impact to our clients, the community, our partners and the environment.

Through our culture, our work in the community and both our environmental and ethical policies, we strive to ensure our part in CSR is brought to the attention of our staff at all times. We encourage the utmost efforts both as individuals and as a company to operate in an ethical manner, both currently and as a future focus of the practice.

The nature of our work makes our impact on the environment at the forefront of how we operate, and we subscribe to the concept of environmentally aware design, supporting the activities of the entire development team in meeting this

objective. Through our design approach we are committed to reducing the impact of our own activities on the environment and raising the awareness of this to our staff, external clients, subcontractors and suppliers. Furthermore, it is in our best interest to achieve client satisfaction and retention through a commitment to policies of good practice and service, and adhere to Statutory and Regulatory requirements in doing so.

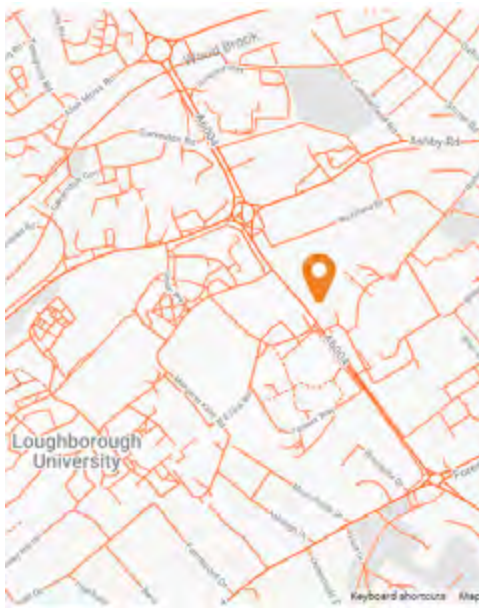
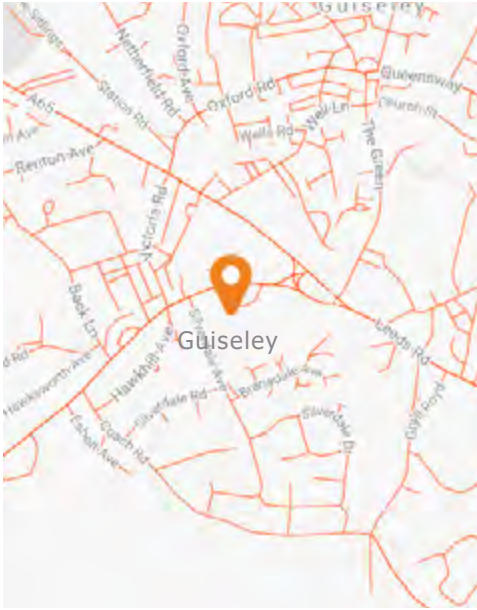
Being future focused, we value diversity in the workplace and believe in caring for our employees and work experience students, encouraging continual learning and development opportunities across the business. As a firm, and as individual staff members, we understand the significant impact we can have on the community and are therefore dedicated to being a responsible contributing member of society both through financial and active support.



# Locations and Key Contacts

**Leeds Studio:**  
Shires House, Shires Road  
Guiseley,  
Leeds, LS20 8EU

**Loughborough Studio:**  
Unit 3, Loughborough  
Technology Centre,  
Epinal Way,  
Loughborough LE11 3GE



**Living Sector Lead**  
Richard Merrills

E: richard.merrills@watsonbatty.com  
T: 01943 876665  
M: 07967 567917



**Living Sector Associate**  
Robert Jagger

E: robert.jagger@watsonbatty.com  
T: 01943 876665  
M: 07815 126203



**Specialist Living Lead**  
Andrew Grindrod

E: andrew.grindrod@watsonbatty.com  
T: 01943 876665  
M: 07974 414615



Shires House - Watson Batty Architects



