



EARLY BIRDS
THE BESPOKE BUILDING COMPANY

Project Brochure



Contents

Introduction	03
Planning Your Project	04
Choosing The Right Approach	05
What We Work Towards Together	06
Control and Clarity	07
The Early Birds Way	08
Bespoke Property Projects	10
Listed Building Specialists	10
Kent & East Sussex Specialists	11
What Sets Us Apart	12
Our Core Value	14
Our Projects	15
Testimonials	18
Frequently Asked Questions	20
Let's Plan Your Next Project	22





Introduction

You're planning something important, whether that's a renovation, extension, or bespoke build that transforms how you live in your home.

Projects like this aren't straightforward. They require careful planning, the right expertise, and a team you can trust to deliver without compromise.

Especially when working with character properties or bespoke designs, where getting it wrong can be costly and difficult to put right.

You're also likely weighing up more than just the end result. Choosing the right builder, managing costs, keeping to the programme, and living through the process itself all matter just as much.

That's exactly where the right team makes the difference.

At Early Birds, we've spent over twenty years delivering considered, well-managed projects for clients who want things done properly. Our focus is simple: plan thoroughly, communicate clearly, and deliver work that stands the test of time.



Stuart



Sharon



Lee

Managing Directors, Early Birds Bespoke Building Co.

What you need to know about planning your project

Taking on a building project is a significant decision, not just financially, but practically. You're inviting a team into your home and your day-to-day life for months at a time, relying on their expertise, organisation, and follow-through.

Most concerns people have are well founded. Projects can overrun. Costs can increase. Communication can break down. And when that happens, the experience quickly becomes stressful.

Some projects carry additional complexity, listed buildings, structural challenges, or bespoke designs that haven't been built before.

These require a higher level of planning and experience from the outset. Choosing the right builder isn't just about what they've built before. It's about how they plan, how they communicate, and how they deal with challenges when they arise.





Choosing The Right Approach

When looking for an experience builder ask to see previous project examples similar to yours, but more importantly, understand how the builder operates.

Ask how they:

- * Plan projects before starting
- * Manage costs and timelines
- * Handle unexpected issues
- * Communicate throughout the build

Speak to previous clients and trust your instinct when you meet them.

The rest of this guide shows how Early Birds approaches each of these areas, and how we deliver projects that are well-managed, transparent, and built to last.

*What we work towards
together*



Every project is different, but our approach is consistent.

We begin with thorough planning, understanding your goals, identifying potential challenges early, and setting clear costs and realistic timelines before work begins.

During the build, we focus on coordination, quality, and communication. Trades are managed properly, standards are maintained, and any issues are addressed quickly and transparently.

The result is a project that stays controlled, progresses as expected, and delivers the outcome you set out to achieve.

*Our focus is on control
and clarity.*

Every successful project comes down to control over costs, timelines, and decisions.

From the outset, you'll have full visibility of what's happening and when. Costs are clearly set out, timelines are realistic, and if something genuinely unexpected arises, it's discussed and agreed before any action is taken.

We take on projects we believe in and are set up to deliver properly, from contemporary extensions and bespoke new builds to listed buildings, oast houses, and barn conversions.

Every project is approached with the same level of care, planning, and attention to detail.

No project is without challenges. What matters is how they're handled.

Our role is to manage those challenges professionally, keep your project on track, and deliver it to the standard you expect.

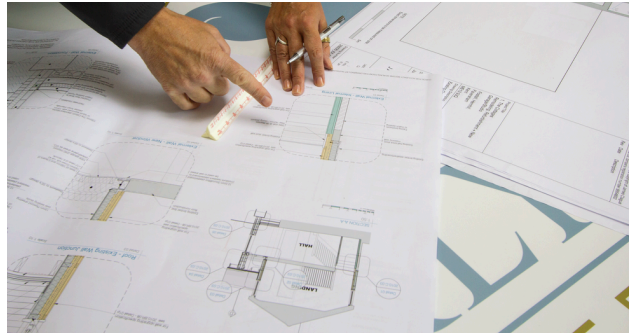


A Clear Path From Vision To Completion: The Early Birds Way



1. Initial Contact

Your enquiry is handled by our office team, who guide you through the next steps and arrange your initial proposal.



2. Project Planning

Your enquiry is handled by our office team, who guide you through the next steps and arrange your initial proposal.



3. Detailed Proposal

You'll receive a clear, itemised proposal so you understand exactly what's included. Our payment structure is straightforward: an initial deposit, followed by regular baseline and staged payments aligned with project phases.



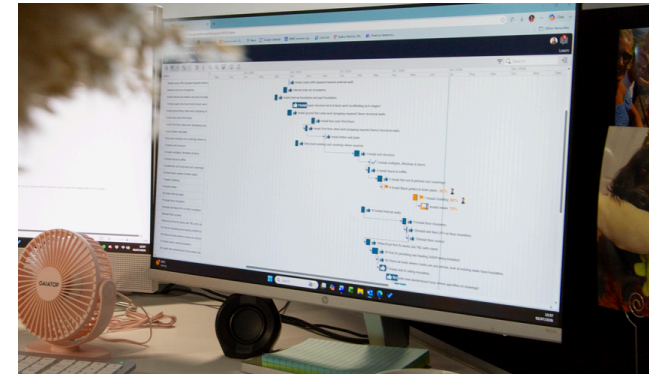
4. Site Setup

Before work begins, everything is put in place – permissions, structural design, materials, and logistics – ensuring the build starts smoothly and avoids preventable delays.



5. Build Phase and Completion

Your project is delivered to a clear programme, with trades coordinated properly, quality maintained throughout, and progress communicated regularly.



6. Keeping you informed

You'll have direct access to our team, along with visibility through our project systems, so you always know where things stand.



7. Snagging and Handover

We complete a full snagging process, secure all certifications, and ensure everything is finished to the required standard before handover.



8. Aftercare

Your 12-month warranty begins after final payment is made. We return to address any settlement items, ensuring everything performs as it should.

The difference isn't just that we have a process. It's that we follow it.

- * Our Senior Office Administrator, Amy, will coordinate communication.
- * Lee oversees planning.
- * Stuart and our project managers run the sites.
- * Sharon manages finances and contracts.



Bespoke Property Projects

We take on projects that require both technical skill and careful execution, from contemporary extensions and bespoke new builds to barn conversions, Oast houses, listed buildings, and period properties where detail matters.

These projects demand a higher level of planning and coordination. Whether working with an existing structure or building from the ground up, we are set up to manage complexity properly and deliver to a consistently high standard.

Our focus is on achieving the right balance, preserving character where it matters, whilst integrating modern systems and finishes that support everyday living. If your project requires a considered and experienced approach, we'd be happy to discuss it with you.

Listed Building Specialists

Listed and period properties require specialist knowledge, and this is an area where we have extensive experience.

We work in line with national conservation guidelines and can provide the documentation required to support planning and approvals.

Our experience covers both Grade I and Grade II listed buildings, from those in good condition to projects requiring significant repair. We understand the constraints, materials, and level of detail required to meet conservation standards.

These projects require careful planning before work begins. We provide clear documentation, structured programmes, and skilled tradespeople experienced in traditional methods, ensuring the integrity of the building is maintained throughout.

Specialists. Covering Kent & South East

As a locally based company, we take pride in delivering projects across Kent and the South East.

Our work spans a range of bespoke residential projects, from contemporary builds to the renovation and restoration of heritage properties.

We are not focused on volume. Our aim is to be recognised for delivering well-managed, high-quality projects, regardless of size or complexity.

Every project is approached with the same level of care, attention to detail, and commitment to delivering it properly, on time and within budget



What Sets Us Apart?

No two projects are the same.

Each one requires specific knowledge, particular skills, and the kind of experience that only comes from dedicating yourself to doing things properly. Here's what that expertise looks like in practice:

*** Bespoke Building Expertise**

We specialise in complex, high-quality projects - from contemporary builds to listed and heritage properties - where experience and attention to detail matter.

*** Complete Project Management**

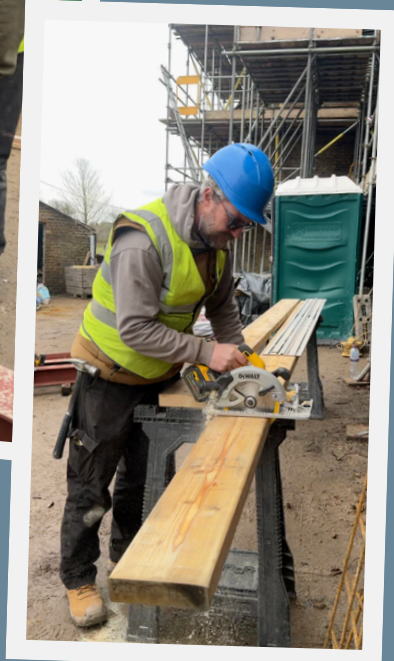
One team manages your project from planning through to completion, so you're not coordinating multiple contractors or chasing information.

*** Transparent, Fixed Pricing**

Our proposals are detailed and clear from the outset. If something changes, you'll understand why, what it means, and approve it before anything proceeds.

*** Clear, Consistent Communication**

You'll work directly with our core team throughout your project. We keep you informed, respond quickly, and ensure you're never left guessing.





* **A Skilled, Established Team**

Our team works to consistent standards and takes pride in the outcome. You're not dealing with a revolving door of unknown subcontractors.

* **Realistic Timelines**

We plan properly and deliver to the timelines we set, not optimistic estimates designed to win work.

* **Well Managed Sites**

We maintain organised, safe, and respectful sites, particularly when clients remain living in their homes during the build.

* **Aftercare & Accountability**

We stand behind our work. If something needs addressing, we deal with it properly with our 12-month Warranty Aftercare package.

* **A Reputation That Matters**

As a local business, every project reflects on us. That's why we approach each one with care, professionalism, and a commitment to delivering it properly.

Our Core Values

How We Work

Building projects come with challenges, that's the reality.

What matters is how they're handled. When something unexpected arises, we assess it properly, explain it clearly, and agree the right solution with you before moving forward.

The focus is always on keeping your project progressing without losing control of cost, quality, or programme.

- * **Transparency From Start to Finish**
You'll receive a detailed cost breakdown before work begins. If something changes during the build, you'll know immediately, along with what it means for cost and schedule. Our project managers provide regular updates, and you'll have direct contact details for straight answers.
- * **Accountability**
If we commit to something, we deliver it.
If something needs putting right, we take responsibility and deal with it properly.
- * **Collaborative Approach**
We work closely with you, your architect, and all involved parties to ensure the project runs smoothly from start to finish.
- * **Site Safety and Standards**
We maintain organised, safe, and well-managed sites, with consideration for your home, your family, and your day-to-day life.



Our Projects

The Oast, Bearstead

The Brief

Transform a traditional agricultural building into a contemporary family home, whilst retaining its original character.

The Challenge

Balancing modern living requirements with the constraints and structure of a traditional building.

The Solution

We worked closely with the client and architect to deliver a carefully detailed conversion, integrating modern systems including air source heating and MVHR, whilst preserving key architectural features.

The Result

A high-quality home that respects its heritage while delivering the functionality and comfort of modern living.



Our Projects

Appleton Barn, Kent

The Brief

Convert a traditional Dutch barn into a contemporary family home, whilst retaining its scale and rural character.

The Challenge

Working with a curved roof structure and preserving original timbers, whilst integrating modern living requirements.

The Solution

We carefully restored and incorporated the original timber frame, delivering a double-height living space that respected the barn's form. The curved roof required precise detailing and bespoke plastering techniques, with modern systems integrated seamlessly throughout.

The Result

A distinctive home that retains its agricultural identity whilst providing a high-quality, modern living environment.



Our Projects

Hay Barn, Kent

The Brief

Create a contemporary home within an existing agricultural structure, balancing modern design with the building's original character.

The Challenge

Maintaining the integrity and visual impact of the original structure whilst introducing modern materials, systems, and open-plan living.

The Solution

Working closely with the client and architect, we delivered a considered conversion, incorporating modern heating and ventilation systems alongside carefully positioned glazing and structural detailing to enhance light and space.

The Result

A well-balanced home that combines contemporary living with the character and form of the original building.



What Our Clients Say

I wanted to say a huge thank you to all at Early Birds for the follow up work. The house looked amazing beforehand, but your attention to detail raised it back to the extremely high standard of the original work at handover. What you do is very special indeed and we remain extremely grateful that our paths crossed and we get to enjoy the fruits of your labour every day. Please pass our thanks on to the team, you're welcome here anytime you're passing!



Mr Rands, Oast House

From the beginning, the wisdom of our decision to ask Early Birds to build our kitchen extension has been consistently reaffirmed. From the outstanding support from the office and management to the dedication and hard work of their team of on-site craftsmen, their conduct has been exemplary. We have found all of the staff to be friendly, open, polite, and respectful of the trust placed in them and we will have no hesitation in employing Early Birds again on future projects.



Mr Pressman, Kitchen extension

They did the work on time and in budget after providing a comprehensive quote. We were kept updated throughout, of problems and progress. They were hardworking and friendly, on site 5 or 6 days a week for the main part of the build. They kept the site tidy at all times. Stuart was really great with our young children. We wouldn't hesitate to recommend Early Birds for any projects, large or small.



Mrs Victoria Barnett, Total house renovation



I wanted to say a huge thank you to all at Early Birds for the follow up work. The house looked amazing beforehand, but your attention to detail raised it back to the extremely high standard of the original work at handover. What you do is very special indeed and we remain extremely grateful that our paths crossed and we get to enjoy the fruits of your labour every day. Please pass our thanks on to the team, you're welcome here anytime you're passing!



Tony & Dawn Wickenden

From the beginning, the wisdom of our decision to ask Early Birds to build our kitchen extension has been consistently reaffirmed. From the outstanding support from the office and management to the dedication and hard work of their team of on-site craftsmen, their conduct has been exemplary. We have found all of the staff to be friendly, open, polite, and respectful of the trust placed in them and we will have no hesitation in employing Early Birds again on future projects.



Lauren Wood

They did the work on time and in budget after providing a comprehensive quote. We were kept updated throughout, of problems and progress. They were hardworking and friendly, on site 5 or 6 days a week for the main part of the build. They kept the site tidy at all times. Stuart was really great with our young children. We wouldn't hesitate to recommend Early Birds for any projects, large or small.



James Tuke





Frequently Asked Questions

How much will it cost?

We provide a detailed, itemised proposal after reviewing your project. Every build is different, but our pricing is transparent, with no hidden costs.

How long will it actually take?

We give realistic timelines based on experience, not optimistic estimates to win work. Then we meet them. Our testimonials consistently mention this.

Can we live in the property during the build?

Often, yes. We can phase works to keep parts of your home liveable and will advise honestly on what's practical for your specific project.

What happens if something unexpected arises?

We assess the issue, explain the options, and agree the next steps with you before proceeding. No surprises. No decisions made without you.

How do I know the quality will be good?

Our reputation is built on the quality of our work and long-term client relationships. We maintain consistent standards across our team and do not compromise on the finish.

Will the site be properly managed?

Yes. We maintain tidy, organised sites and take care to minimise disruption, particularly if you remain living in your home.

**What if costs change?**

They won't unless something genuinely unforeseen arises. If it does, we explain it fully and agree it with you before proceeding.

Do you only work on large projects?

No. We work on a range of projects, but we specialise in those that require a higher level of detail, planning, and expertise.

When can you start?

This depends on our current schedule. The key is ensuring the project is planned properly and we'll discuss timelines with you and agree on what works.

What makes you different from other builders?

We've spent twenty years taking on bespoke projects that others might shy away from and doing them properly. From contemporary extensions and newbuilds to the restoration of some of Kent and the South East's most cherished heritage properties, we manage the entire process from start to finish, communicate clearly at every stage, and consistently finish on time and on budget. Our team has a particular gift for making clients feel comfortable and supported throughout what can otherwise be a stressful experience.

Perhaps most tellingly, our clients would hire us again without hesitation. In this industry, that's rare.

Need to know something else?

Email us at ebg@earlybirdsgroup.co.uk or call our team on 01233 333 280

Together We Build Dreams

Let's plan your next project.

Every project we take on is approached with the same principle:
To deliver it properly.

For over twenty years, we've worked on some of Kent and the South East's most considered and complex residential projects, from contemporary builds to heritage restorations, always with a focus on quality, planning, and clear communication.

Your home matters.
The process matters just as much.

If you're ready to move forward, we'd be happy to talk through your plans and advise on the next steps.



**Early Birds,
The Bespoke Building Company
The Street,
Hamstreet, Kent TN26 2HE
01233 333 280
ebg@earlybirdsgroup.co.uk
www.earlybirdsltd.co.uk**

Find Out More



Website



Instagram



TikTok



EARLY BIRDS

THE BESPOKE BUILDING COMPANY

Early Birds
The Bespoke Building Company
The Street, Hamstreet, Kent TN26 2HE

01233 333 280
ebg@earlybirdsgroup.co.uk
www.earlybirdsltd.co.uk