



TOWNSCAPE ARCHITECTS  
BESPOKE HOMES



## DISCOVER A NEW KIND OF ARCHITECTURE

### VISION

It is our vision for Townscape Architects to be recognised and respected as the design leader in the north of England, valued for our rigorous application of design creativity and admired for our passion, professionalism and contribution to the built environment.

### MISSION

It is our mission to be the best investment our clients can make, by understanding their needs and delivering high quality building solutions, using best practice methodology to push design boundaries in the residential sector.

### VALUES

We are passionate about design, and seek to push design boundaries whenever we can. We are proud of our chartered status, and epitomise it in everything we do. We understand, we solve and we deliver for our clients.

## YOUR JOURNEY

### YOU HAVE A DREAM THAT YOU WANT REALISED.

For you, working with an architect might be a new and daunting experience, or it might be something you have done before. Either way, choosing the right architect is an important decision. Not all architects are the same. We want you to be able to say you are pleased to have chosen Townscape.

This is your opportunity to create a life changing home. You might be looking for a dramatic property transformation; a new build home, a sympathetic restoration, a cosy re-design of living space, or a sleek-lined modernisation. You have a dream that you want realised.

You might have questions about planning permission, space utilisation, construction budgets, timescales, design factors; those questions all need answering. Later on, building regulations, tenders for work, on-site project management all must be taken care of. We do all that for you.





## ABOUT US

# TOWNSCAPE ARCHITECTS – YOUR PARTNER

Townscape Architects is a RIBA chartered practice with offices in Harrogate and York. We specialise in designing life changing homes, which includes bespoke new build houses as well as property transformations such as full house refurbishments, extensions and conversions.

Everything will be handled by your personal project manager and our team. You can rely on us to sort out planning departments and building regulations; we will help you to select fixtures and finishes; we manage your engineers and builders. We will even carry out inspections of the builders work and report back to you.

You want great ideas and fantastic designs. You also want attention to detail, a professional service; a smooth and efficient project from start to finish.

You want someone you can trust; someone to guide you and advise you; someone with the right experience, who demonstrates they want the best for you. We offer a free one hour no-commitment consultation so you can see for yourself that Townscape will work for you.

We know about architecture, we know about design, we know about building projects. We know that your priority is for an architect who understands, solves and then delivers the architectural designs and completed build projects you want.

**That's what we do for you.  
Understand, solve, deliver**

RIBA 





## THE TEAM

### WHO YOU WILL BE WORKING WITH

Townscape Architects is an award-winning team of six architects and technologists. We have a broad range of skills that cover all aspects of practice from inception to completion. We have a collaborative approach to design. As a team we draw on our individual skills in technical detailing, conservation practice, project management and sustainable design to produce architecture that is well considered, buildable and deliverable.

At Townscape Architects every customer gets their own in-house project manager, and as a client you get the best possible attention to detail. You get the most attentive customer care, and the innovative high-quality architectural solutions that you are looking for.

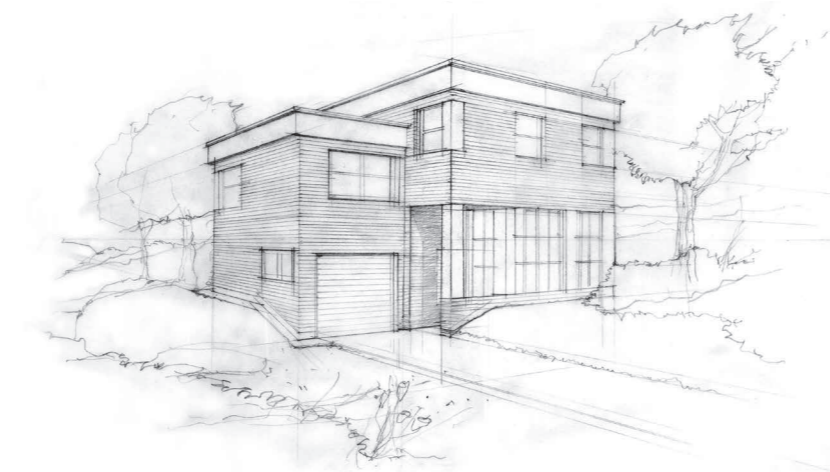
**We are big enough to cope, and small enough to care.**



## HOW WE WORK

WE HOPE YOU LIKE THINGS STRAIGHT FORWARD... WE DO. WE FOLLOW A SIMPLE THREE-STEP APPROACH WITH YOU.

1. WE UNDERSTAND
2. WE SOLVE
3. WE DELIVER



## 1. WE UNDERSTAND

YOUR PROJECT IS UNIQUE. WHAT YOU WANT IS DIFFERENT.

We work with you and with your ideas. We listen and learn of your hopes and sometimes even your fears. What you don't want and what you do want. Our experience becomes your experience. We share our knowledge and share your feelings. Together we generate inspiring ideas and develop a plan.

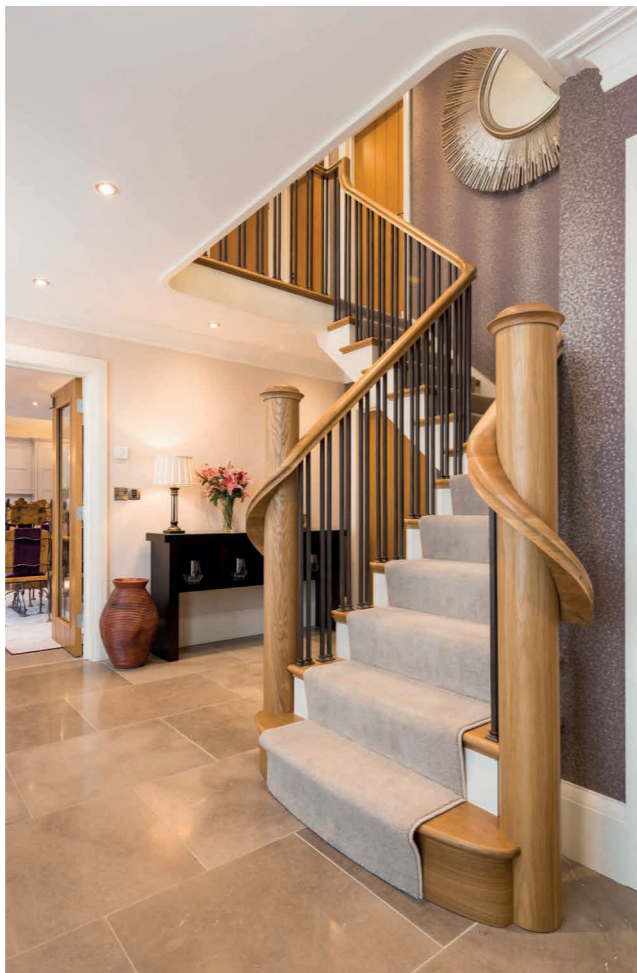




## 2. WE SOLVE

### DESIGN, INNOVATION AND CREATIVITY. NO PROBLEM.

You can see and feel the plans take shape. The ideas we discussed and the concepts we created are now shaped and made solid. You will be given answers not questions; you will feel involved not isolated; we work on creating the innovative, imaginative, design-led solutions you need.



ARCHITECTURE  
IS THE PHYSICAL  
REPRESENTATION OF  
EMOTION; THE PRACTICAL  
APPLICATION OF DESIGN  
PRINCIPLES; THE WAY IN  
WHICH WE STRUCTURE  
THE SPACE AROUND US.

## 3. WE DELIVER

### THE MOST IMPORTANT THING WE BUILD IS A RELATIONSHIP.

With all the details agreed, you can now watch as your project really comes alive. We work for you with everyone involved on site and off: planning departments, building control, engineers, builders. They all want clarity. They all want consistency. Our reputation means that you know your project is in safe hands.

With our award-winning track record as residential architects, the whole team working for you is responsible, accountable, professional.





## 1. WE UNDERSTAND

### TOWNSCAPE VIABILITY APPRAISAL™



#### UNDERSTANDING YOUR REQUIREMENTS

We can help from the earliest stages of a project, even before the property is purchased. We will find out all about your aspirations for the project, your likes and dislikes, your wish list of requirements. We will discuss this with you at the project outset; all of this information is compiled into a project brief.



#### APPRAISAL

Once we understand your requirements we will initiate an intense creative design process. A series of ideas, sketches and images will be prepared to show how your home may be designed or transformed. We will then meet with you to review and discuss the various layouts in further detail.



#### VIABILITY REPORT

A viability report will be prepared to provide you with high level project information such as an indication of build costs, site constraints, planning constraints and an indicative programme for the works. This report will assist you in deciding which of the sketch options is most appropriate for you.



#### DESIGN DEVELOPMENT

When the feasibility study is complete we will work with you to develop a preferred option in further detail. During this part of the process you will see the designs of your new home starting to take shape. We will meet with you regularly to discuss and develop the design until a final plan is agreed.



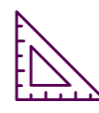
#### 3D VISUALISATION

Using the latest software we are able to build a computer generated 3D model of your new home. By using virtual reality and a set of 3D glasses you will be able to take a virtual tour of your new home. This means that the design is fully understood and developed before construction begins.



#### PLANNING PROCESS

The planning system can be a minefield. To ensure the best chance of success we use our knowledge, expertise and pro active approach to manage the planning process on your behalf. We will monitor the application and keep a close eye on progress until a decision is made.



#### TECHNICAL DESIGN

This involves preparing technical drawings and specifications that a builder will need to accurately price a project and to build from. There is a lot to consider but there is no need to worry as we will guide you through all of the options, from fixtures and fittings, windows and doors through to the finishing touches.



#### PROJECT TENDER

Choosing the right contractor for the project is essential. We will tender the project to obtain competitive quotes on your behalf. When the quotes are received we will assist you in selecting the best builder for the project. We will then set up the necessary building contracts; construction can then commence.



#### MONITOR CONSTRUCTION

We will be at your side at every step through to completion. We will carry out site inspections to check that the work is carried out properly, certify payments to the contractor, and deal with the builder on your behalf. Even when the project is complete we will be on hand to deal with any problems that arise.





## FAQ'S

### > **What is RIBA?**

RIBA is The Royal Institute of British Architects, the professional body for architects.

### > **What does ARB mean?**

ARB stands for The Architects Registration Board. The ARB is the UK's statutory regulator of 'architects'. The title architect cannot be used by anyone unless they are suitably qualified and registered with the ARB. The ARB provides an online register of architects here [www.arb.org.uk](http://www.arb.org.uk)

### > **What is a RIBA Chartered Practice?**

RIBA Chartered Practices are the only practices endorsed and promoted by RIBA. Chartered firms have met a robust set of criteria: they employ a required number of individual RIBA Chartered Architects and they have appropriate professional indemnity insurance. A RIBA Chartered Practice represents the highest professional standards for architecture in the UK.

### > **Why should I use an architect?**

Architects are trained to understand

your needs and support your decision making. They will lead you through the design and construction process, making sure you avoid costly mistakes and get the most effective design and build for your budget.

### > **Who will run my project?**

Some architects will give you a general support team. At Townscape you will have an experienced member of our team who will be your familiar face and permanent point of contact throughout the project.

### > **How do I select the right architect for my project?**

Make sure that your architect is qualified and registered. You can check this here: [www.arb.org.uk](http://www.arb.org.uk). Many architects are selected by recommendation or referral. You should look at an architect's track record and portfolio, or ask them about similar projects to yours that they may have completed. Townscape are able to provide references from previous clients.

### > **What are the services that architects provide?**

Architects provide a full array of services to deliver your project, from concept to completion. This may be different for each architect so it is best to check.

At Townscape Architects we provide the following services: feasibility studies, concepts and designs, planning applications, building regulation applications, 3D visualisations, project tendering, and contract administration.

### > **What is planning permission?**

You may need planning permission if you wish to build something new, change the appearance of your building, or change the use of your building. There are different rules for conservation areas and listed buildings. We are here to guide you through the planning process. Further details, and information on planning permission, can be found here [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

### > **How much do architects charge?**

There are a range of ways that architects charge for work including a fee as a percentage of build cost, lump sum fixed fee or hourly rate charges.

At Townscape we will provide a fee tailored to your needs and the nature of the project. This means our fees are competitive, and you know exactly what you are paying for, and what individual components will cost.

### > **How do I apply for planning permission?**

Planning applications are made to your local authority. An application can be made by post or online and should include detailed drawings, design statements, site and location plans. At Townscape we will prepare and deal with every aspect of the planning application, and submit it on your behalf. We will liaise with the planning department and keep you updated on the progress of your application.





# DISCOVER A NEW KIND OF ARCHITECTURE.

York

**01904 217190**

Harrogate

**01423 505924**

**[www.townscape-architects.co.uk](http://www.townscape-architects.co.uk)**

RIBA 