

**Lift your
project
out of the
ordinary**

**LIVING
SPACE
ARCHITECTS**

RIBA 
Chartered Practice

Adding value through great design

We create architecture that is not only appropriate for its site, its history and the environment but, most importantly, your needs.

We thrive on problem solving – it's what architecture is all about. We can help you find extra light and space in your home, suggest materials you hadn't thought of and help you find the right builders for the right price.

We can give you value for money by stretching what can be achieved for your budget and we can propose design solutions that will reduce your overall running costs whilst maximising the energy efficiency of your home.



Bringing creativity to your project

**Working with you and your brief,
we can lift your project out of the
ordinary to create a design that
will work practically but also be
a joy to live in.**

We know that your home is unique to you and we always listen to what you want first and foremost; we create designs that will excite and inspire you, but with our feet still on the ground.



Guiding you through the process

For us good architectural design is about getting to know you and getting to know how you like to live.

Designing a space for someone is a personal thing, so we have to understand them before trying to visually interpret their needs.

One of the most important parts of the design process is to listen. Before we start any work we make sure we get the brief right. That way we can work with you to create a design that works and looks great too.



Giving you peace of mind

Making alterations to or building a home is an expensive process – it makes sense to get it right first time. By working with Living Space you can be assured that your project is in a safe pair of hands.

We have an excellent record of obtaining planning permission for schemes, especially on difficult sites and within conservation areas.

We can help you choose a builder and keep control of costs so that you avoid any nasty surprises.

At a fraction of the cost of the overall project our fees will prove a sound investment.



Saving energy and the environment

We are trained to design buildings with maximum energy efficiency and can give you advice on the best systems to use for your home to provide you with heat and power.

We strive to create Passive buildings, which use their orientation and natural daylight to reduce energy consumption and feel good to be in.

We have the expertise to help you integrate sustainable technology and renewable energy sources into your building including solar, PV, air-source and ground-source heating.

We are members of RegenSW which gives us access to the leading suppliers of renewable energy technologies and products.



About us

Living Space was established in 2004 by Kirsty Curnow & Stuart Bayley with a focus on the creation of contemporary residential architecture.



Living Space create architecture that is appropriate for its site, its history and the environment.

We combine local materials with innovative forms to create a regional architecture that is strongly connected to its surroundings, whilst responding to modern lifestyles.

This results in light, bright inventive spaces that draw inspiration from the landscape and the needs of the client. The practice has developed expertise in three main areas:

1 The refurbishment and alteration of existing buildings, including Listed and Historic structures

2 New contemporary homes

3 Sustainable technology, particularly in relation to upgrading existing buildings.

When working with Living Space you will receive a high level of service throughout your project.

We are particularly focussed on helping you develop a good brief and working with you to keep your project on budget.

We work together as a team and you will likely work with everyone in the office at some point during your project, with a Director overseeing the work. This makes sure you gain from the different expertise of individuals, as we believe that collaboration is the best way of achieving a great result.

We are proud to be an RIBA chartered practice, which means we work to strict quality and professional guidelines.

We provide a service that extends well beyond producing a set of drawings – we can handle the paperwork, bring value for money, imagination and peace of mind to your project, whilst keeping it on track and on budget.

The term architect is a protected title and UK law requires that those that use it be registered with the Architects Registration Board (ARB). Not all architectural designers are qualified architects, so it's worth checking when comparing us to others that may not adhere to the same standards or codes of practice.

What is an RIBA chartered practice?

Not all architect's practices are listed as Chartered – to achieve this status practices have to comply with strict criteria in an accreditation scheme to give clients a mark of quality.

So by choosing a RIBA Chartered Practice you can expect a level of excellence in design and service.

The scheme has been developed by the RIBA following client and government feedback. It ensures that all accredited members work to a common set of standards and have in place:

- appropriate professional indemnity insurance
- quality management systems
- a health and safety policy
- an employment policy addressing the principles of the RIBA policy statement on employment
- continuing professional development for all staff
- the development of a written environmental management policy and its application to the business operation of the practice.





“Living Space built an excellent relationship with the planning officer. Despite living in a Listed house within a Conservation Area, we were given planning permission without any objections or delays.”

Helen M
Exeter

How it works

Good design isn't about thinking you've got it right first time. It's about exploring possibilities and finding the best solution to a problem.

At Living Space, we don't just come up with one design, we work closely with you on initial feasibility sketches to produce several design options that look at the different solutions and costs for your requirements, helping you determine which path to take.

After planning consent has been approved, we can also help you with a building regulations submission, sourcing a suitable builder and help make sure your project is running on time and within budget.

We are trained to make the most of your site, space and materials to maximise what you can get from your budget and reduce your future bills.

Services we provide include:

Sketch designs

Hand drawings looking at different options for your design

Measured surveys

For planning applications and building regulations submission

Pre-application enquiries

Ascertaining the likelihood of achieving planning approval

Outline planning applications

To establish, in principle, if development is possible

Full planning approval

including 3D sketches, design statement and scale drawings

Building control approval

To ensure your design complies with building regulations

Construction drawings and information

To provide information for the contractor to obtain a price

Help finding a builder

Using builders we currently work with or help vetting new ones

Contract administration

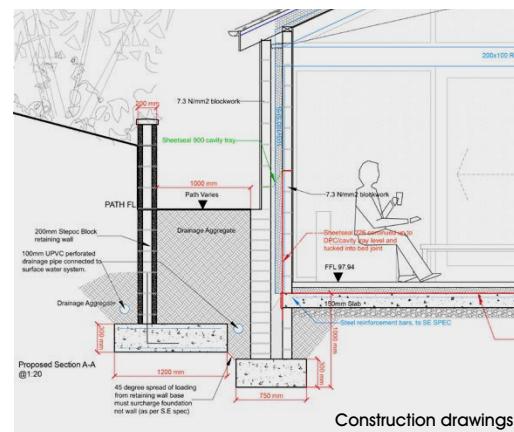
Administering the contract and inspecting work on site

Budget cost estimates

Obtaining costs for the works from an early stage

3D visualisation

3D computer visualisations and fly throughs of your project (CGI).



Stages

1

Preparation & Brief

The First step is a meeting with you either at our offices or at your home or site. We will discuss the details of your brief and look at any opportunities or restrictions.

We can also give initial advice about building costs. After this meeting we will provide you with a fee quote for our services.

2

Concept Design

We may also agree to carry our further feasibility sketches that analyse the site and look at options for the main massing and orientation of your project, this may involve a small fee that we will agree with you.

A measured site survey may also be required, for which we can also obtain quotes for you.

3

Developed Design

We will create 2-3 sketch designs working within your budget and the brief you have given us.

We will try and find alternative solutions for your project, maximizing the space light and possible architectural forms.

We will also give you a rough outline of the cost of your project, based on a standard rate per square metre.

4

Technical Design

At this stage we will develop your chosen design in more detail with you, to create a set of drawings and information for the submission of a planning application.

To help explain your scheme we sometimes produce 3D sketch drawings or perspectives and a design statement outlining our design decisions with illustrative photographs and drawings.

5

Construction

The drawings produced at Stage 3 give the starting point from which a project can be built.

If you intend to go out to Tender with several builders or want an accurate estimate of cost, you will need a more detailed set of information.

We produce a Specification and Schedule of Works, along with detailed working drawings and schedules that allow a builder to accurately cost the works.

Overseeing the construction process, with regular visits to inspect the quality of the work and to ensure it is being executed in accordance with the Contract documents.

At regular intervals the contractor would issue us with a valuation, whereupon we would check the work that has been carried out before issuing you with a certificate for payment.



**“Living Space
designed a
house in perfect
harmony with its
surroundings. Our
positive planning
outcome was
undoubtedly due
to the sympathetic
nature of their
design whilst also
being innovative
and modern.”**

Amy Greenman
Dunsford



Your brief to us

Help us make sure we get the design right first time by writing a good brief.

This is a very important part of creating your project, the clearer you can be with your brief the better we can interpret your ideas and turn them into a built reality.

What is the function of your project?

Is it a new house, a new living room extension?

What are your main reasons for carrying out your project?

Is it purely to get more space, more light, better views or to make spaces work better?

What are your priorities?

Time, cost and quality are the three main factors in any building project. It is often said that you can only ever achieve two out of the three (for example you can have cheap, fast project but quality may suffer as a result).

We try and incorporate sustainable features into all of our projects, have you thought about how you might want to do this?**How big do you want your project to be?**

How many rooms, what size and what orientation? The size of your project is inextricably linked to the cost so to advise you on this we need to know exactly how big your ideal project would be.

What is your budget for the works?

This is one of the most expensive purchases you will ever make, be realistic about your budget and think about how much value it will add to your home. Average build costs can vary from £1200-2000 per sq m (this depends on the complexity of scheme, the materials used and if it is a new build or refurbishment etc.) Don't forget to allow for VAT, fees and a contingency of at least 10%.

What is your dream home?

The following sheets show a selection of images of houses, extensions and interiors. To help us to design a scheme that works for you in terms of style as well as function, we would like you to take a look at the images and give them a mark out of five.

Once you have done that, please annotate the pictures to tell us what you do and don't like. This helps us get to know your design style and how we might progress your design.



Grade 1-5

What do you like or dislike about the picture?



Grade 1-5

What do you like or dislike about the picture?



Grade 1-5

What do you like or dislike about the picture?



Grade 1-5

What do you like or dislike about the picture?



Grade 1-5

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Grade 1-5

What do you like or dislike about the picture?



Grade 1-5

What do you like or dislike about the picture?



"Living Space helped restore and develop our home, blending the very old with contemporary and modern. We are delighted with the result and would recommend them to any prospective clients."

**Sue & Geoff Edwards
Walkhampton**

**For more
information**

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