



GF+A
GRAHAM FORD +ARCHITECTS

RESIDENTIAL

**WE HELP HOMEOWNERS
WITH OUR EXPERTISE
SO THAT YOU CAN RELAX
KNOWING YOUR PROJECT
WILL RUN SMOOTHLY**



ABOUT GRAHAM

I am the founder of GFA overseeing the firm's operations and design. I received my BArch and MArch from Victoria University of Wellington, and my PhD from RMIT University. I have received numerous awards including a Victoria University Master's Scholarship and a Todd Foundation Scholarship.

Recently completed projects include Leiths School of Food and Wine and numerous house renovations and alterations in West and North London. I am a specialist in renovation and I have been involved in several projects that have received design awards from the Royal Institute of British Architects including the Roundhouse Theatre in Camden Town. I am the author of 'The Total Environment Masterplan' and I have taught design at Cardiff and Nottingham Universities. I am a Senior Lecturer at the school of Architecture at Portsmouth University.



WHAT YOU WANT: AN EFFORTLESS AND ELEGANT HOME

We can advise on the feasibility of both new build or renovation residential projects ranging between 100K and 7 million pounds in construction value. Our principles will guide your project from start to finish and will ensure the final result is both effortless and elegant. Our aim is to increase the value of your home so that when you sell it in the future its worth will be considerably increased from having worked with us.



RENOVATION OF LISTED AND HISTORIC BUILDINGS

We enjoy the challenge of renovating existing buildings. I learnt about listed buildings while renovating The Roundhouse in Camden Town. We have gained planning permission for projects throughout London. Our expertise is working within planning restrictions in conservation areas and we have a 98 percent success rate in gaining planning permissions.



A PROJECT MUST RUN SMOOTHLY ESPECIALLY IF IT IS OVER 100K

We design houses, apartments and sports buildings. We are best known for the design of buildings in conservation areas and in Royal and regional parks. We understand planning restrictions. You do not want to get it wrong as this costs time and money. We know that the process is daunting especially as some of the restrictions are not obvious. That is why working with us will ensure your project progresses smoothly.

ISSUES YOU MAY EXPERIENCE

Briefing, Team and Costs

You will have clarity about the project's outcomes but you will also seek for advice on design, construction, and budgets. You will rely on us as your trusted advisor to give you the right information and lead you in the right direction.

You may have a very good understanding of the project from a business or a strategic angle, but a successful project comes down to making sure that all aspects of the project from design, to planning and construction are well managed.

You will be vulnerable to the risks of the construction industry and you may not be aware of some of the ways that you can be overcharged or how things can go wrong.

Planning Permission

Planning permission costs a lot of money and time. Planning restrictions, especially in heritage environments, require an experienced team to prevent delays, costly mistakes and planning failure.

Builders and Contracts

You may not be clear on how to get your project built and which contract and builder is right for your project. Many clients do not fully understand the risks of construction. What you want is a smooth stress free process, not anxiety and constantly rising costs.

OUR SOLUTIONS

Briefing, Team and Costs

Construction is a team game and good relationships are critical. We work with you to develop a brief so that we understand what you want to achieve. We build a team so that everything runs smoothly, costs are monitored regularly and risks are mitigated. Best practice is followed from start to finish.

Planning Permission

We engage and collaborate with the local planning authority as early as possible so we can confidently develop a compelling story to support the application that maximises what you want to achieve but also addresses the local authority's concerns. Sustainability is critical to help us design you a building that costs you significantly less to run and reduce emissions. It also helps us build a strong case for your development.

Builders and Contracts

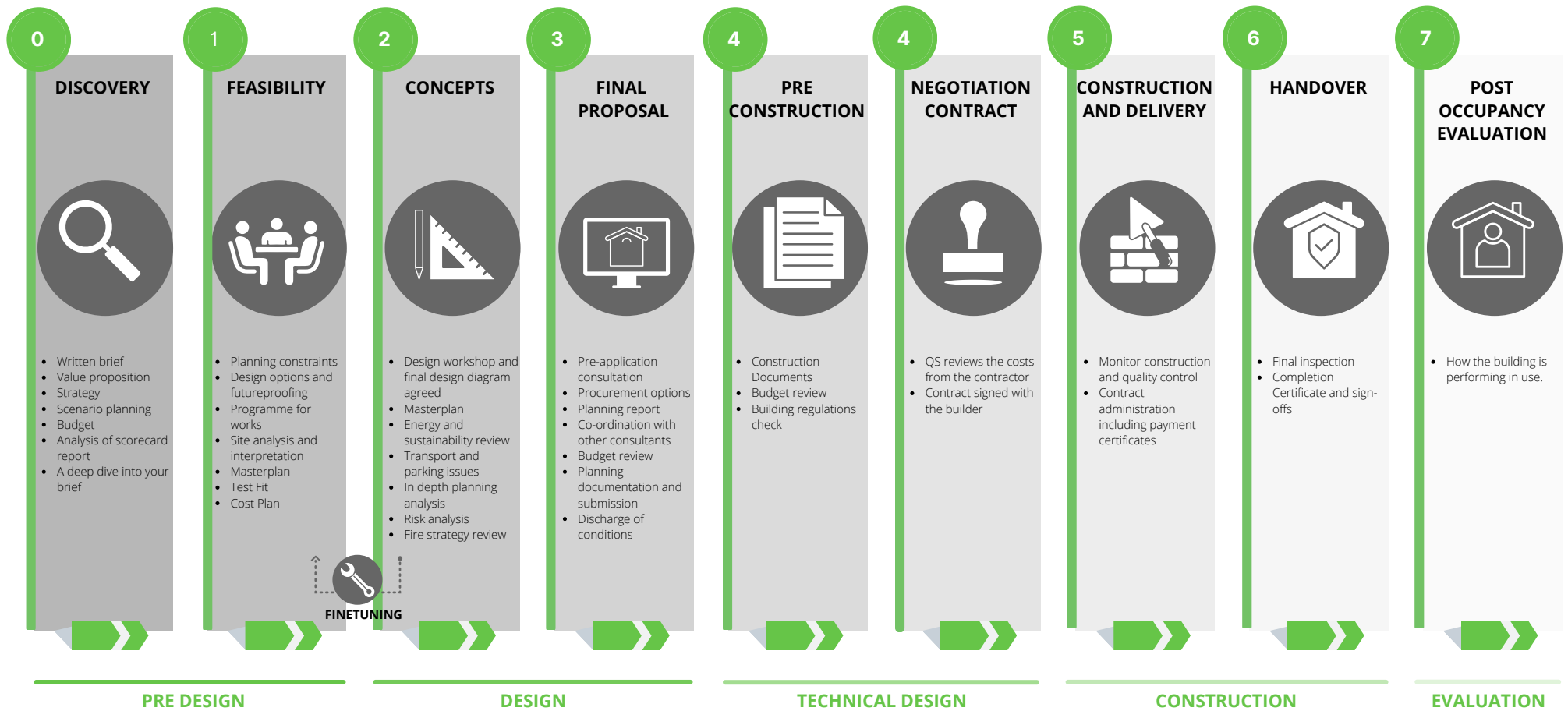
We encourage early involvement of the contractor with all the consultants to encourage innovative solutions and ensure buildability is 'baked' into our designs from the beginning. In this way we can design a more efficient project that uses fast, precise, modern construction systems taking advantage of new technology, saving money and reducing disruption as much as we possibly can. We view the builder as an essential member of the design team and we believe in working with the contractor to develop a cost effective solution for your project.

We take care of the process so you feel at ease, the budget is fully managed and you feel fully involved.

To overcome these obstacles, we have developed a set of principles that help ensure the planning and construction process runs smoothly and we design an elegant solution for you.

PROCESS MAP

We have a simple eight step process, so you always know where you are and what is happening next.



OUR PRINCIPLES

We have developed the following principles to help our clients achieve effortless and elegant architecture.



WE ARE USING OUR SPECS PRINCIPLES

SIMPLICITY

Clarity and strategic mapping of events from start to finish.

PRECISION

Accurate design documents prior to construction.

EFFICIENCY

Construction management and supervision.

COLLABORATION

A strong team with a mutual respect and understanding.

SUSTAINABILITY

Reducing overall running costs and impact on the planet.

4 QUALITY EDUCATION



11 SUSTAINABLE CITIES AND COMMUNITIES



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Our vision is to design sustainable energy producing buildings and masterplans in one fully functioning system, that enhances ecosystems and minimises our impact on climate.

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OUR PROVEN SERVICES

.. to a design that is effortless, elegant and works for you.

WHAT WE OFFER?

WHAT DO YOU GET?

WHAT DOES THIS MEAN FOR YOU?

1.FEASIBILITY	<ul style="list-style-type: none">• Budget costs• Highly bespoke written brief• Identify planning constraints• We clarify all stages of your project• You will receive a written report at the end of this stage	<ul style="list-style-type: none">• You will get a building that meets your requirements• We identify the value in your project• We will determine what you can build for your budget• We determine how feasible your project is• We identify planning obstacles• You get clarity on your brief and we test your brief with a design
2.CONCEPTS WORKSHOP AND PLANNING DOCUMENTATION	<ul style="list-style-type: none">• Deep knowledge of London planning laws• Reverse briefing process to test your brief• Design workshop and concept design• Pre Application submission and meetings with the local authority	<ul style="list-style-type: none">• You are less likely to get application rejected, which saves you time and money• We come up with a design solution that fits your needs• We build construction efficiency into the design• We advise you on heritage conservation and environmental issues
3.DRAWINGS FOR CONSTRUCTION	<ul style="list-style-type: none">• Quality construction documents• Fully integrated design with engineering consultants• Integrated design with fabricators and contractors	<ul style="list-style-type: none">• We mitigate cost overruns• Construction is less disruptive to your normal activities• Reduced time on site• Smoother and effortless process• Project is fully co-ordinated with engineering and other consultants
4.PROJECT MANAGEMENT	<ul style="list-style-type: none">• Monitoring site activities• Managing the team• Quality control of construction• Administration of the contract with the contractor	<ul style="list-style-type: none">• Quality is carefully monitored and controlled on site• Builder gets accurate information quickly to avoid delays• Changes to the design are tracked and recorded• Contractor's programme is monitored to ensure they remain on track• Costs are constantly monitored• You get all the statutory signoffs you need



NEW HOUSE, PUTNEY

The Clients Brief:

The client asked us to investigate how we could redevelop and maximise the value of a site on the Upper Richmond Road in Putney, London. The site has an existing Victorian building at the front and at the rear of the site there were an assortment of workshop spaces of poor quality.

Our response to the brief:

We knocked down some sheds, gained planning permission and constructed a new 3 bedroom house. We engaged with the local planning authority and we attended a pre-application meeting so we could explain our thinking and rationale for the development. We then incorporated the planners comments into the design before submitting the planning application.

The project demanded a lot of investigation of light and shadows using our 3D modelling program. This environmental analysis, together with our review of planning policy, formed the basis of our design and access statement, and provided a compelling case for approval.

This gap site development added considerable value for the client on a site that previously yielded no income.

TESTIMONIALS

"I have been working Graham Ford Architects as our Architects for almost 10 years. They have carried out numerous different projects from small house extensions to major House refurbishments with basements, flat conversions and most recently an exciting new build house project which they took from conception to design, planning and full project management. I find Graham very easy to work with and he has an excellent knowledge of the construction process. I have recently started a new project with Graham and Simona and look forward to continuing our working relationship with the firm."

-Alastair Graham (client)

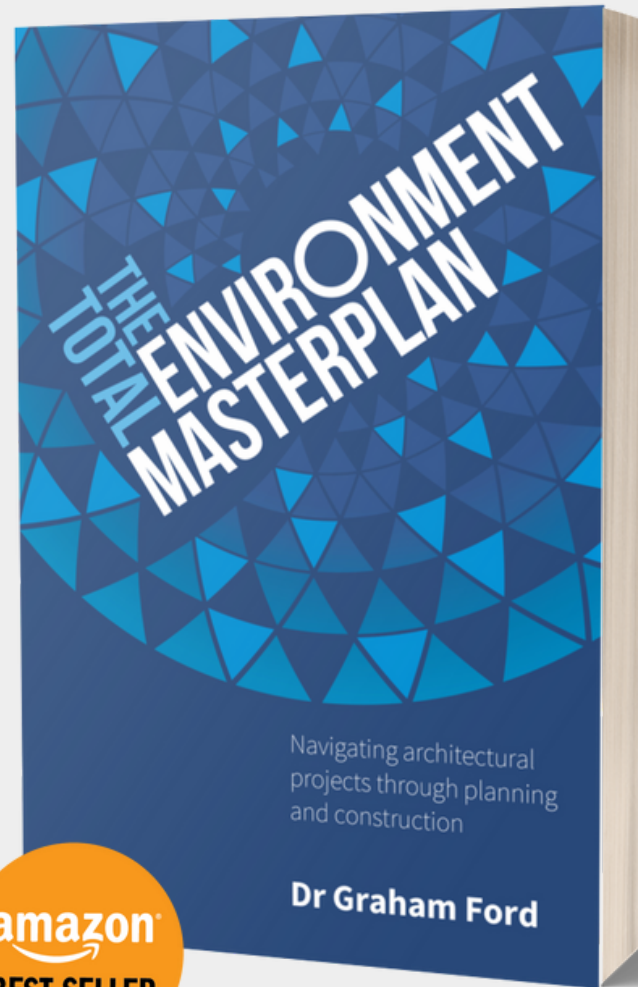
"GFA designed and project managed a complete remodel of our apartment. We are delighted by the result. It's full of thoughtful detail. The re-design brought a greater sense of space to our home, flooded it with light and enhanced its function, supporting and enriching our lives. GFA also recommended excellent contractors and their collaboration and commitment to a high quality finish made the whole project a stress-free experience. How many can say that about a building project?"

-Mark Hulley (client)

"We worked with Graham and his team on a basement conversion and extension. Graham was directly involved post the planning permission stage but his approach, friendliness and efficiency were excellent. He helped us negotiate all of the build stages and his engagement and project management of the main contractor were incredibly helpful. His engagement with the Party Wall Surveyors and other contractors helped make the whole process very smooth. I would not hesitate to recommend Graham and his team to others and look forward to working with him again in the future."

-Craig Dennis (client)

The Total Environment Masterplan



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Our mission is to design, manage and deliver an efficient, elegant and sustainable masterplan or building that is a convincing proposition for investors, users, owners, contractors and the local planning authority.

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Every construction project presents its own set of unique circumstances, but The Total Environment Masterplan will help you navigate the major milestones of a design and construction project successfully.

It provides proven strategies and principles to avoid problems and ensure your construction project runs smoothly, with an end product that is sustainable, efficient and beautifully designed.



OUR DETAILS

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