



form & space

*...bespoke contemporary buildings.*

## Why use Form&Space?

There are not many things in life which are as stressful as moving house. So it's easy to imagine life is not made any easier when you are actually building your own home.

Access to a client-centred service, freedom from worry and stress are just some of the reasons why using **Form&Space** makes sense. It takes **Form&Space** to do it with flair, imagination and style.

Our professional attention to detail will achieve value through the most efficient use of space, and careful selection of materials and finishes. Environmental sensitivity, energy efficiency, low running and maintenance costs can bring extra benefits to your project.

So how do we help our clients? **Form&Space** delivers homes with a difference. They are manufactured in Germany, quickly and efficiently constructed on-site by our German workforce, and all to the client's bespoke requirements. We relieve you of the complexities of building, from conception to completion.

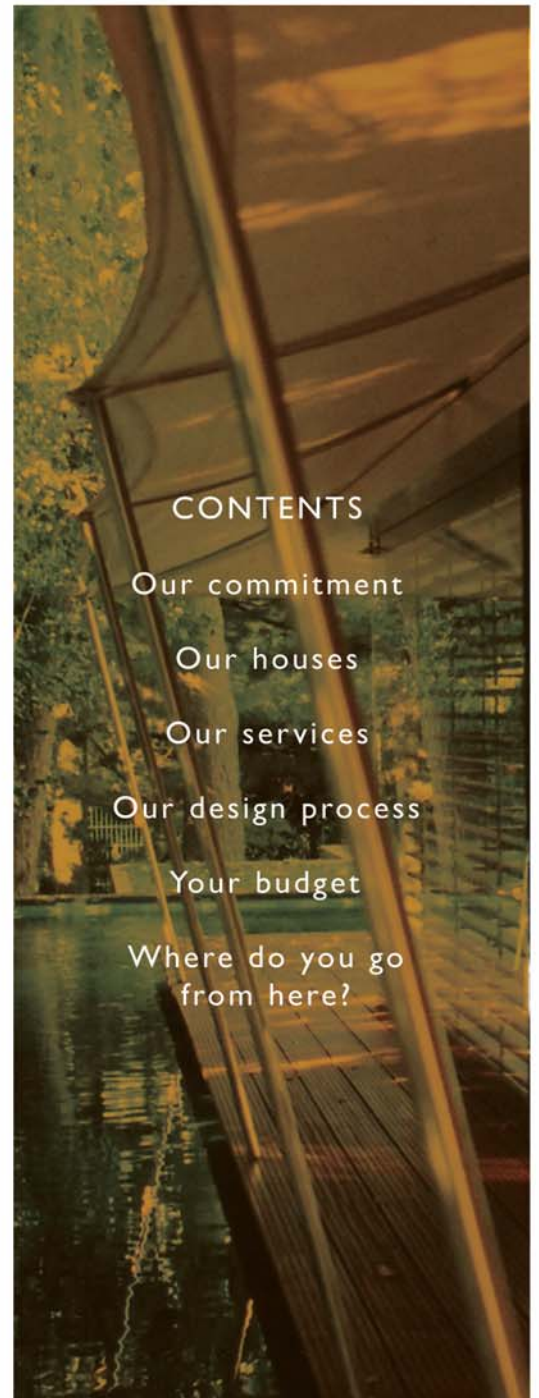
Because **Form&Space** is a turnkey Design and Build company, we provide a service that extends well beyond producing a set of drawings. We understand the importance of your building project and work at nurturing it right through to completion. Along the way we utilise our full range of in-house professional services to provide the right advice and guidance. This covers all of the vital architectural, structural, civil engineering design and construction needs of the project.

Our expertise ensures that clients enjoy a number of benefits when working with **Form&Space**:

- We take responsibility from inception to completion
- All design is undertaken by one multi-disciplinary professional team
- Assurance that energy efficiency and operational cost issues have been considered within the design process
- Crucially, full responsibility for ensuring any project is delivered within specified time and budget

In a nutshell, working with **Form&Space** is to work with professionals who can deliver your unique home on time, to your own specification and at a fixed price.

And that unusual, relaxing feeling you are experiencing just now? It's the stress of building your own home leaving your body, now that you know help is at hand.



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## Our commitment

We are committed to partnering you in the realisation of your unique house. To achieve that, we will ensure that your **Form&Space** home will be designed and built to your requirements; be highly energy efficient; require low maintenance; be of high quality; and comfortingly, carry a 30-year guarantee.

## Our houses

Our clients have a number of desires. Chief among them is creating a bespoke house that brings the future into the present; from lighting and heating to sound proofing and forward-thinking energy solutions.

Our houses begin by meeting a high specification for materials and equipment, much of it pre-installed at our German factory to exacting standards. We also utilise the latest breathing wall technology; non-toxic materials; impressive acoustic insulation; and timber sourced from sustainable and legal sources.

There's more. Other general features in your **Form&Space** home will include:

- A German condensing boiler; stainless steel hot water storage tank and radiators with thermostatic controls or underfloor heating, or even a combination of both
- A mechanical ventilation system with heat recovery
- AEG or similar oven, hob, dishwasher and fridge/freezer
- German fitted wardrobes
- German electronically operated garage doors

Of course, given our commitment to creating a bespoke house for you, we provide a great deal of choice in optional extras you can add, above and beyond the high-spec general features. Such as:

- Geothermal and air heat pumps
- Solar panels
- Pellet stoves
- Woodburning stoves
- Internal/external louvre blinds

And at all times, we pride ourselves on being able to advise clients on the very latest proven developments in building technology.



## Our services

We provide the full range of architectural and engineering services for a building project. These begin with an investigation of the feasibility of your requirements, developing design proposals, applying for planning permission and building regulations approval, preparing construction information and administering the building contract.

From liaison with Local Authorities to preparation and submission of applications for statutory approvals; to construction of the house and any ancillary buildings to construction of roads and parking, we really do meet all of your project's needs.

*In other words, the whole works.*



## Our design process

### Stage 1 – Feasibility

An initial meeting is held, at no expense to you, with clients at their chosen plot. We discuss requirements and inspect the plot to identify any special site problems, access, and possible constraints on development. Following a study, we are in a position to professionally advise clients of the probable cost range. *This is solely for budgetary purposes.*

### Stage 2 – The Agreement

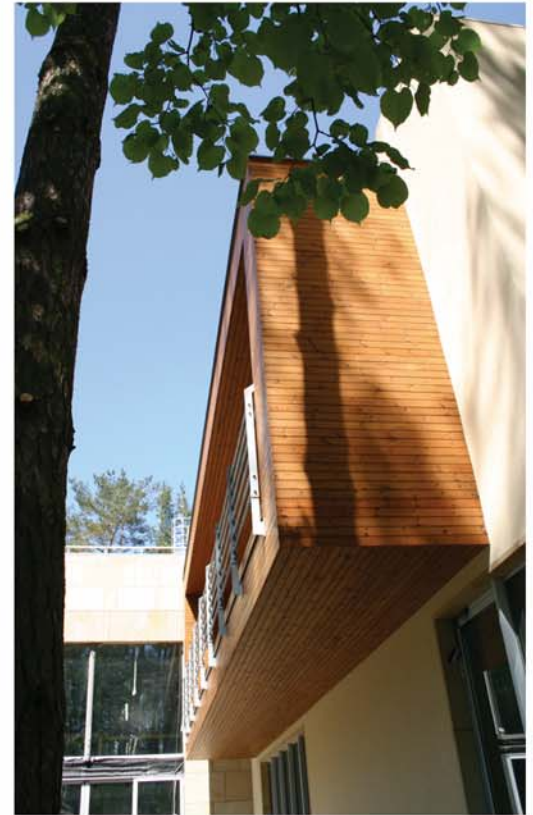
When clients decide to proceed, you enter into a formal Design & Build Agreement with us for the turnkey delivery of your project. This Agreement comprises two work phases: (i) the Design phase, in which we carry out the architectural, structural and civil engineering design of your project up to the stage of preparation of applications for statutory approvals and (ii) the Construction phase, in which we submit the applications for statutory approvals and construct your house and external works in accordance with the approved drawings.

### Stage 3 – The Architect

Our architect meets with clients to discuss and establish their requirements including specifications for finishes, sanitaryware, utility room, kitchen furniture and appliances.

With the client, he develops a brief and produces an outline proposal. This comprises sketch elevations and floor plans that interpret the brief, and a preliminary estimated cost for this proposal. *Again, this will be solely for budgetary purposes at this stage.*





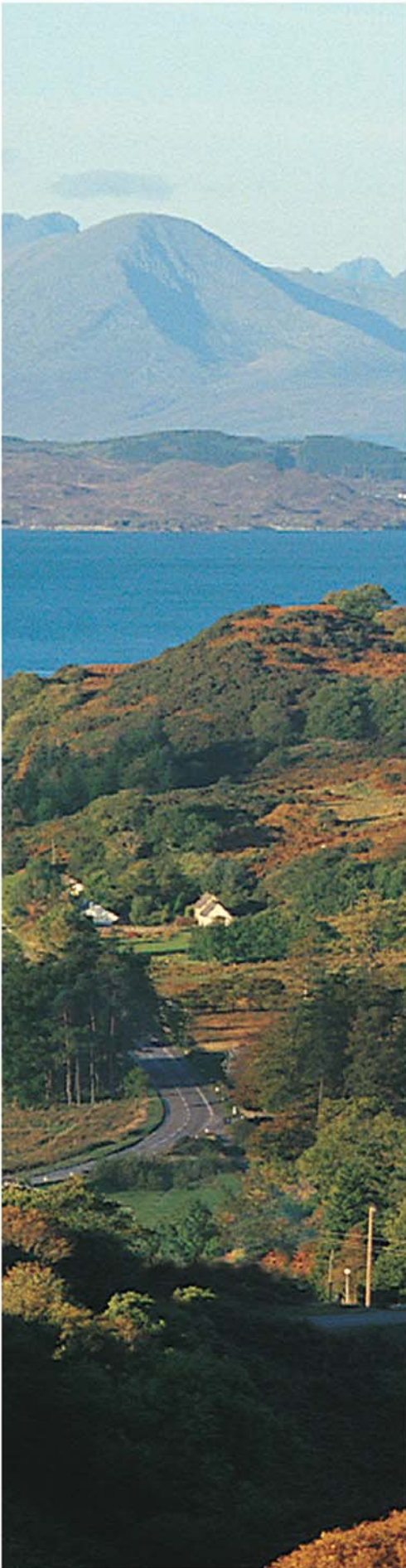
#### Stage 4 – Detailed Design

Once the client has approved the outline design, we will consult with the planning authorities on the proposal. When the outline design meets with the planners' requirements and any changes have been approved by the client, the detailed design is prepared. *This will be a fixed price quotation.*

#### Stage 5 – Approvals

Only when the client has accepted our estimate is the full architectural and structural design carried out; this enables applications for detailed planning approval and building regulations to be submitted to the appropriate Local Authority.

**Form&Space** can make submissions and conduct negotiations with statutory bodies, though clearly we cannot *guarantee* their outcome.



## Your budget

Being a bespoke building, your **Form&Space** house is designed to your specific requirements and specification. The budget for your project will depend on the complexity of those requirements and the site conditions that dictate such elements as access, foundations, drainage and underground services.

At each stage of the design process you will be advised of the probable cost. This means the actual cost will be determined only when the detailed design has been approved by you. *Then we will submit our fixed price quotation.*

Don't worry, we will advise you very closely on which elements you will have to include in your budget, in order to ensure it is comprehensive.



## Where do you go from here?

Time spent in preliminary discussion about your requirements, the timetable, and your budget is time well spent. Therefore, prior to meeting, we will ask you to complete and return a short questionnaire, together with the topographical survey and site investigation report for your plot. This provides both parties at an early stage with the information essential for assessment and guidance on the feasibility of your project.

Before our initial meeting you should have:

- a fully serviced plot with Outline Planning Permission
- topographical survey of the plot
- site investigation report
- a clear idea on how much you wish to spend on your project
- and a sense of your requirements

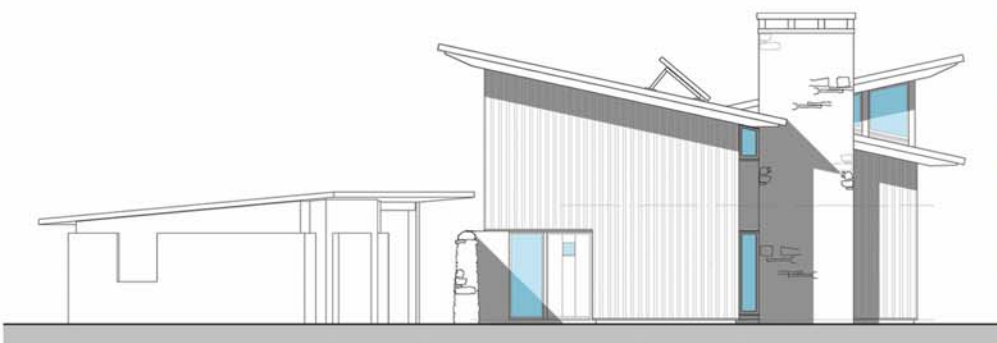
If you are not sure whether you have all of the above or need clarification, we're more than happy to give you guidance.

It will also be important to meet with your Local Authority Planning Officer to ascertain the acceptability of any particular concept or style of house you may have in mind to build on your plot. You should then obtain a written determination of any development constraints or requirements that they may impose.

Of course, this might seem a little daunting, so alternatively you could engage us to consult with the Local Authority to argue the merits of your proposal on your behalf.

Simply put, the most successful projects are those which proceed in an atmosphere of understanding, communication and mutual trust.

So, if you really want to create that unique home, contact us at **Form&Space**.





From first concept to finished product our aim is always to achieve excellence in design and construction.

We strive to ensure that materials we use are of the very best quality and produced in an ethical environmentally sustainable manner.

When all is said and done a company's reputation rests with its customers.

We want you to love the end result.

Our reputation depends on it.



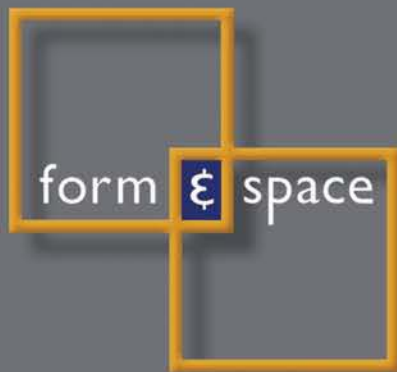


**Architects:**

Archplan GbR  
EcoArc Chartered Architects  
Farrells  
k\_m architektur  
LDN Architects

We only incorporate the highest quality materials and products in our buildings. The following are amongst our preferred supply partners:

Finnforest Corporation  
Egger GmbH  
Isocell  
Fermacell  
Stockel GmbH  
The Viessmann Group  
Stiebel Eltron  
Busch-Jaeger Elektro GmbH  
Sto AG  
Osmo Holz und Color GmbH



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design and build

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