



"Translating your ideas into reality"







ABOUT US



DESIGN ETHOS



DESIGN STAGES



SELECTED PROJECT IMAGERY



ABOUT US

Based in Soho, Landmass London is a multi - award winning design and development company.

Landmass was founded in 1998 and has built its reputation through taking pride in delivering unique and timeless designs, creating places that are each a projection of our clients' vision.

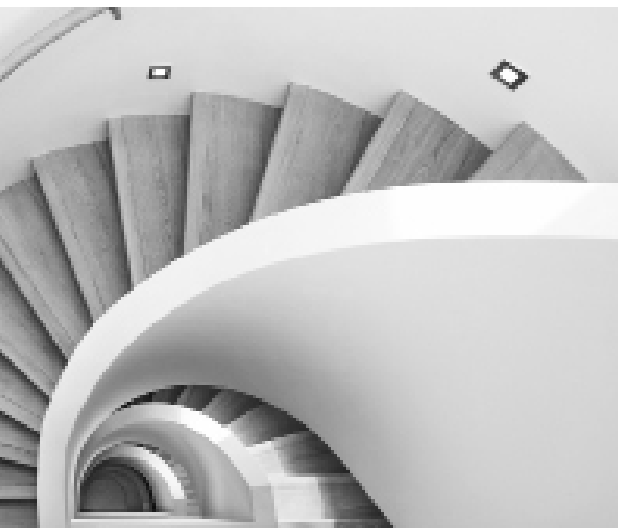
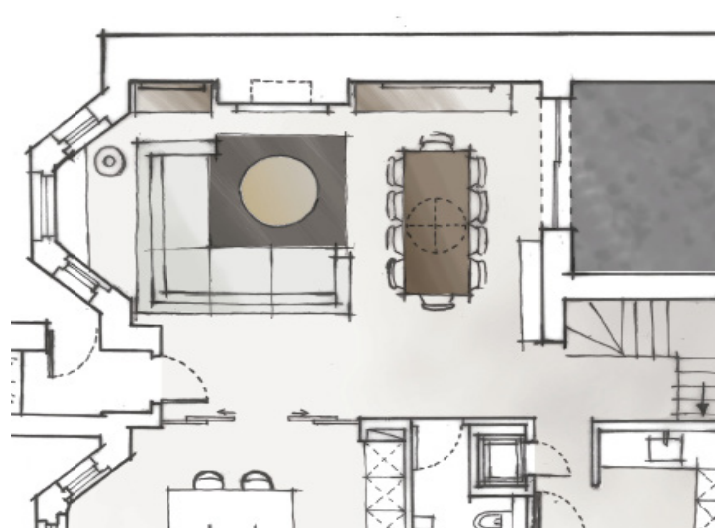
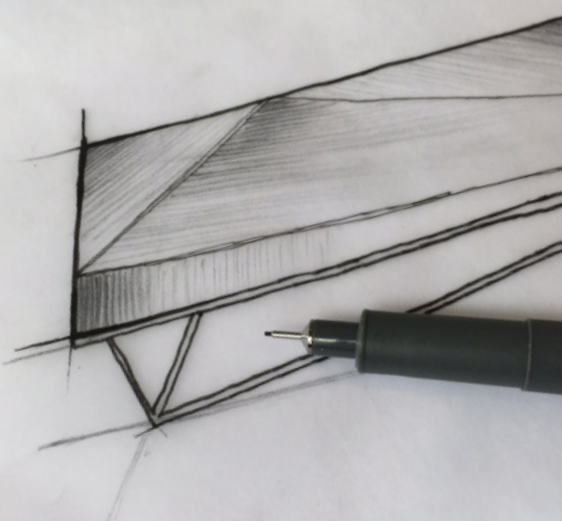
Our success is based on a strong track record of meticulously planned design solutions and bespoke properties for our clients.

We offer a complete turnkey service, integrating architectural and interior design, project management and construction, all guided by our dedicated and experienced in house teams.

Our approach is multi - disciplined, we are responsible for managing the full project team. This structure is what makes us unique amongst our competitors, giving us greater control over the project delivery and greater peace of mind for you.

In addition, we can fit into existing work structures and manage specific services as required.







OUR ETHOS

Our in house design team prides itself on understated and timeless design, not driven by a particular style but compliments its context and the end user's identity which in turn creates unique properties for our developments and our private clients each time.

Our excellent skills on space planning and ways to introduce natural light to every property along with our meticulous attention to detail, passion and knowledge, will help to transform your ideas and requirements into tangible, beautiful interiors.





Before providing a fee proposal, our senior team will speak to you and arrange a site meeting to discuss your requirements and understand your brief.

Upon agreement of our fee appointment and terms, we will proceed with the following stages:

PREPARATION & BRIEF

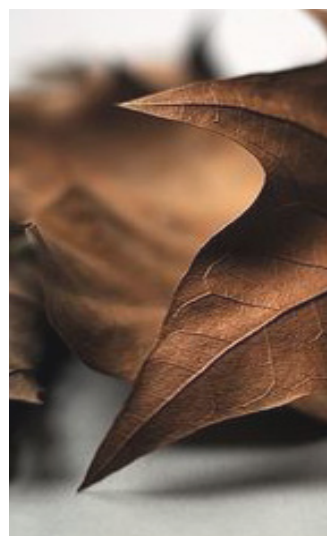
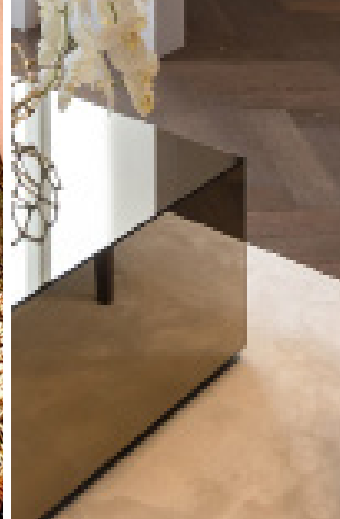
- ◆ Brief development and extensive communication with client
- ◆ Measured Survey
- ◆ Initial concepts images, moodboards and samples
- ◆ Space Planning Options
- ◆ Analysis of specification level suitable for local area

DESIGN, PLANNING APPLICATION & CONSENTS

- ◆ Establishing the design; internal layout and any external alterations
- ◆ Coordinate and apply for all necessary applications and party wall agreements if required
- ◆ Obtain Specialist Reports ie. Structural, asbestos, damp, trees...etc

DESIGN DEVELOPMENT & PRODUCTION OF INFORMATION

- ◆ Design and presentation meetings with the Client for design sign-off
- ◆ Develop a detailed design intent drawing package in CAD for tendering purposes with room layout and elevations of the following:
 - ◆ Bathrooms
 - ◆ Kitchen
 - ◆ Joinery
 - ◆ Wall, floor and ceiling finishes
 - ◆ Architectural joinery and plasterwork
 - ◆ Reflected ceiling and lighting plans
 - ◆ Small power layout
 - ◆ Heating layout
- ◆ Every stage will be supported by image boards, samples and sketches.
- ◆ Produce specification schedules of fixtures and fittings and finishes; sanitary ware & Bathroom fittings, lighting fixtures, doors & ironmongery, cornice and skirting...etc
- ◆ Monitor and coordination of design with all consultants
- ◆ Obtain quotations from specialists
- ◆ Provide NBS (National Building Specification)
- ◆ Liaise with Building Control Inspector





CONTRACTOR PROCUREMENT

- ◆ Compile and issue tender documentation to Quantity Surveyor
- ◆ Advice on contractors to invite to Tender
- ◆ Review of Tender Returns
- ◆ Carry out interviews with contractors
- ◆ Value Engineering process if required

CONSTRUCTION PERIOD

- ◆ Lead Consultant & Project Management Coordinator
- ◆ Supervision of works and quality is being carried out to a Landmass
◆ standard
- ◆ Frequent site attendance and meetings with contractor, consultants
and client
- ◆ Constant communication with appointed team to monitor, assist and
resolve any issues, design decisions and details on site
- ◆ Snagging list & final quality control

FURNITURE, FIXTURES & EQUIPMENT (FF&E)

- ◆ Create physical moodboards with swatches of materials, fabrics and pictures.
- ◆ Produce CAD plans showing furniture layouts
- ◆ Compile a schedule with itemised cost of all furniture, artwork, window treatments, decoration objects and accessories for sign off
- ◆ Design intent drawings for any bespoke item
- ◆ Showroom visits with client if required
- ◆ Purchase, Procurement and installation all necessary items
- ◆ Monitoring and coordination of delivery and installation
- ◆ Styling on completion



KENSINGTON VICTORIAN HOUSE

CLIENT: DEVELOPER

SCOPE OF SERVICES: FULL TURNKEY - LEAD CONSULTANT & DESIGNERS



HOLLAND PARK FAMILY HOUSE

CLIENT: PRIVATE

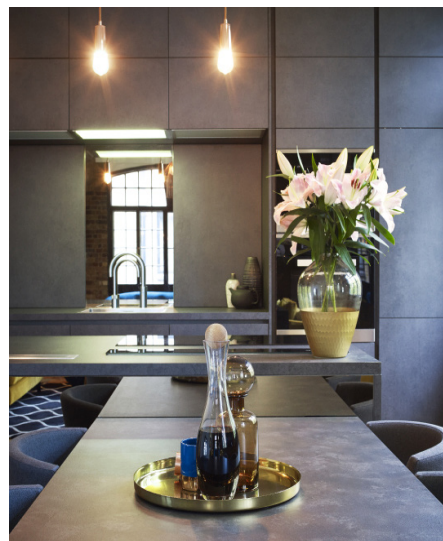
SCOPE OF SERVICES: FULL TURNKEY - LEAD CONSULTANT & DESIGNERS



ST. KATHARINE DOCKS

CLIENT: PRIVATE

SCOPE OF SERVICES: FULL TURNKEY - LEAD CONSULTANT & DESIGNERS



NOTTING HILL DEVELOPMENT

CLIENT: LANDMASS DEVELOPMENT

SCOPE OF SERVICES: FULL TURNKEY - LEAD CONSULTANTS & DESIGNERS



LITTLE VENICE TOWNHOUSE

CLIENT: PRIVATE

SCOPE OF SERVICES: FULL TURNKEY - LEAD CONSULTANT & DESIGNERS





TESTIMONIALS

"We are still blown away with our new home, everyday we look at the space we live and go WOW!! What you helped us achieve was incredible"

Paul Robinson & Bryan Savery - Private clients

"I would thoroughly recommend Landmass as one of London's leading developers. Landmass has unique mixture of specialist local knowledge coupled with unique design style and vision"

Ziad Shibl - Damac

"Landmass was instrumental in optimising the design and layout of the flat to meet our expanding family requirements. Instead of buying a new flat, we wanted to see if we could use the existing space better. We chose Landmass, as they have a particular reputation for excellent space planning. Landmass design team archived to dramatically improve the space & subsequent enjoyment of living there. We would happy recommend them"

Matthieu Gervis - Private client

"Highest level of embracing the project vision and commerciality. Landmass is thoughtful, detailed and with a strong management team. The light design and concept was first class and had not been presented by other design team. Space was enhanced with the light balanced in the space"

Andrew Sheppard - Chartwell





AWARDS



- ◆ Landmass London won 'Best Development in London'
- ◆ 'Best Interior Design in the United Kingdom' at the inaugural International Property Awards for one of our finest projects, 21 Grosvenor Place.



- ◆ 'Best Interior Design UK': [Daily Mail Award](#)
- ◆ 'Best Property Development in London': [Daily Mail Award](#)



- ◆ 'Home Building and Renovating Awards': [The Daily Telegraph](#)
- ◆ Shortlisted for 'Best Residential Property' for our Belgrave Mews Development: [The Daily Telegraph](#)



THE INTERNATIONAL
DESIGN AWARDS





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