

A man in a dark suit and glasses is seated on a black piano bench, playing a grand piano. He is looking down at sheet music on the piano. The room features a large, white, modular shelving unit on the left with a wooden ladder leaning against it. The floor is light-colored wood, and several sheets of music are scattered on it. In the background, a woman in a red dress stands near a doorway. A large window on the right shows a view of the outside. The text "DISCOVER ARCHITECTURE" is overlaid in the center, with a small circle icon to the right of the word "ARCHITECTURE".

DISCOVER ARCHITECTURE○

ABOUT US



WELCOME

FROM THE FOUNDER JON BESWICK

Thank you for considering Discover Architecture^o for your project. As a Yachtmaster, Divemaster and Mountain Leader I have spent the last 20 years leading expeditions for clients all around the world. As an architect I apply lessons learnt from these expeditions not only to the business but also to successfully delivering our client's projects.

Learning the hard way on our expeditions the team and I have had to problem solve in extreme conditions. As such have learnt to keep **problem solving simple** on our projects;

- Plan for the worst
- Identify problems early
- Implement simple solutions adapting and reusing previous successful solutions
- Evaluate and develop the solution, adjusting as required

Utilising this problem solving method we **EXPLORE**, **DESIGN** and **DELIVER** your projects using an approach born from adventure.



ABOUT

Our company was formed on a 9 month expedition down the west coast of Africa and a subsequent expedition to the South Pole. On these expeditions, our founders designed and tested medical shelters under extreme conditions. With a vision to continue our Adventure In Architecture°, in 2010 our studio was born.



ADVENTURE

Our company was born from an adventure that led to a thriving business. Our success is derived from the strength of the team. We build relationships in the property industry and with our clients by organising monthly events and several client adventures and expeditions each year. Our adventures range from tall ship weekends to skiing to the South Pole, climbing first ascents, marathons in North Korea and dinner parties on Everest.

DISCOVER ARCHITECTURE^o

RESIDENTIAL COMMERCIAL DEVELOPMENT ARCHITECTURE & INTERIORS

Architects with a passion for a challenge...
Guiding you on your property adventure.



RESIDENTIAL



COMMERCIAL



DEVELOPMENTS



RESIDENTIAL

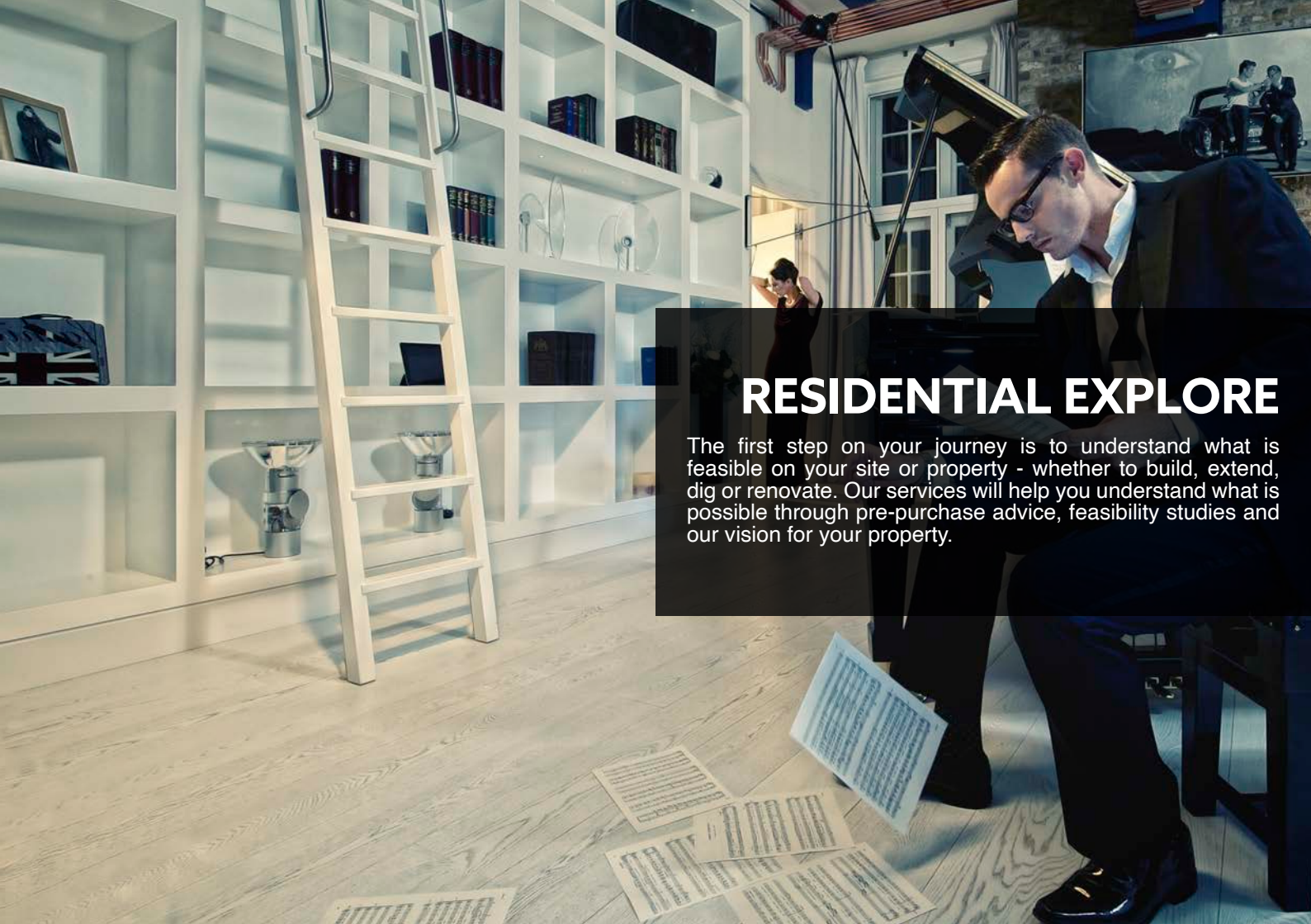
From simple rear extensions and refurbishments to complicated basements and listed buildings, our residential team will explore, design and deliver your dream properties.





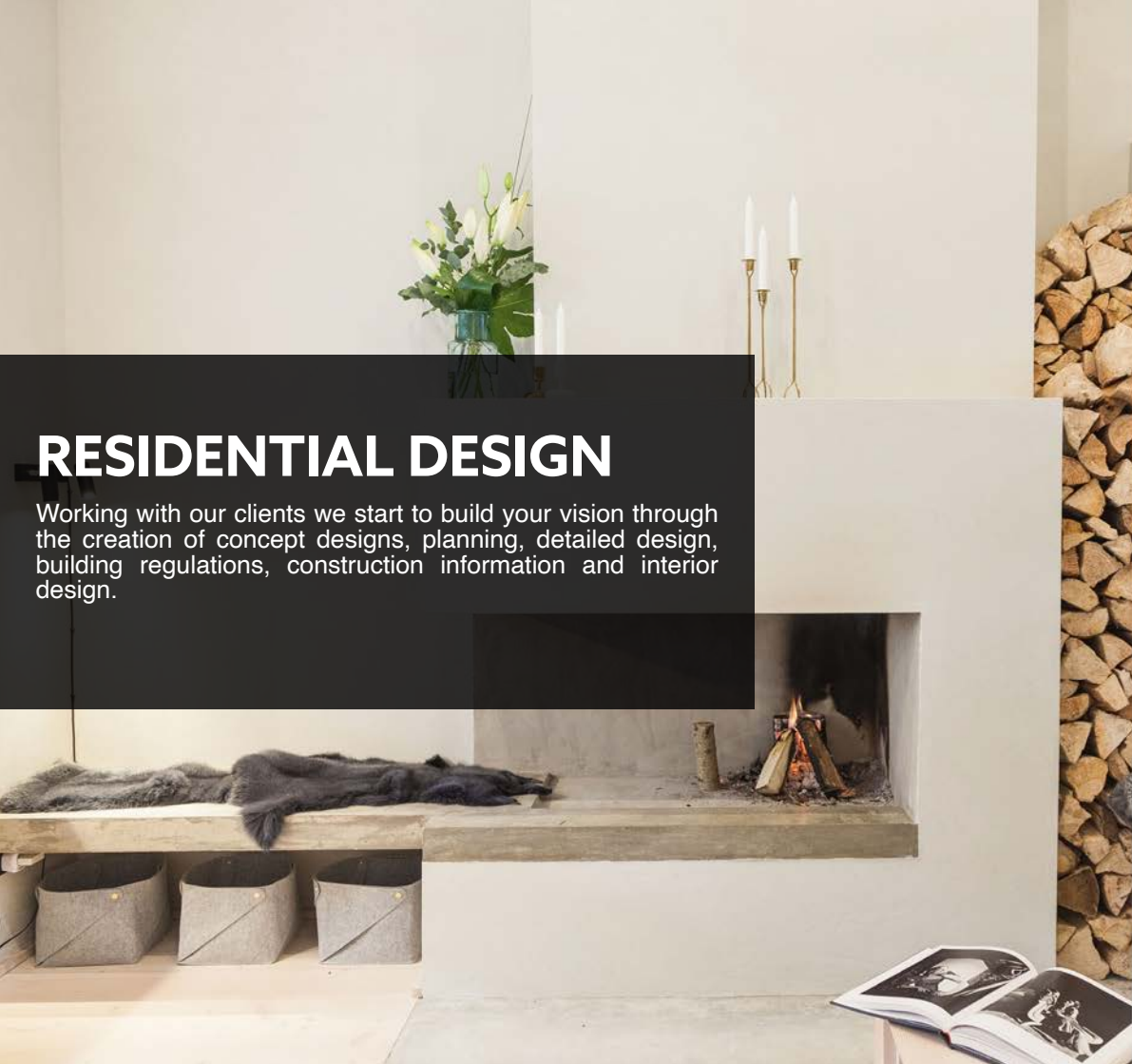
RESIDENTIAL CLIENTS

We provide a bespoke service to design your dream abode. Our interior team focus on luxury detailing and craftsmanship to deliver your perfect home.



RESIDENTIAL EXPLORE

The first step on your journey is to understand what is feasible on your site or property - whether to build, extend, dig or renovate. Our services will help you understand what is possible through pre-purchase advice, feasibility studies and our vision for your property.



RESIDENTIAL DESIGN

Working with our clients we start to build your vision through the creation of concept designs, planning, detailed design, building regulations, construction information and interior design.



RESIDENTIAL DELIVER

We can project manage through construction to completion and provide ongoing maintenance of your property through services such as tender, contractor selection, contract administration on site and maintenance of your property.

COMMERCIAL

From office fit outs to restaurants, bars, gyms and clubs. Our commercial team will explore, design and deliver your business requirements.

From office fit outs to restaurants, bars, gyms and clubs. Our commercial team will explore, design and deliver your business requirements.



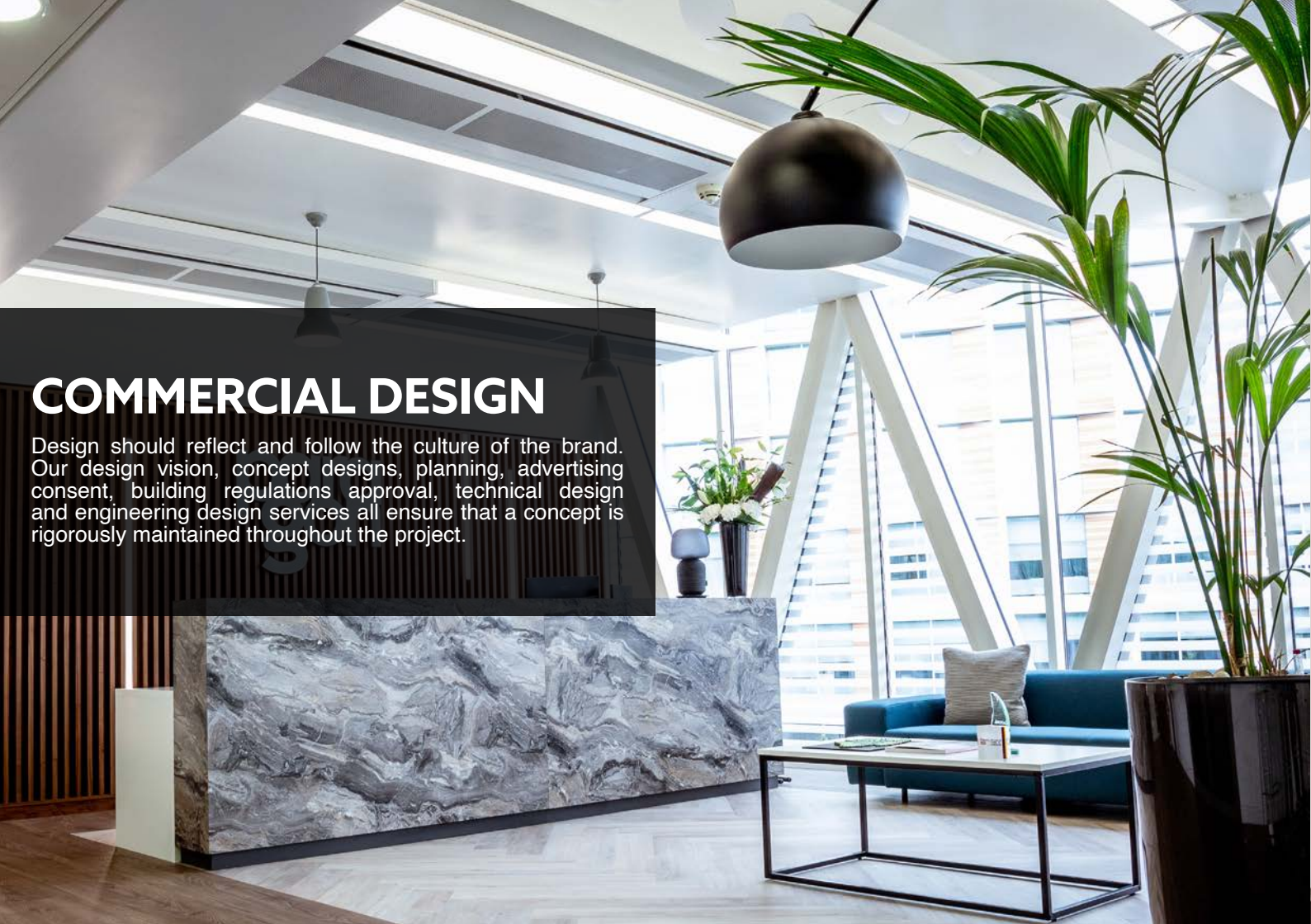
COMMERCIAL CLIENTS

From the fitness industry to restaurants and retail, we bring a wealth of experience creating destinations that meet the lifestyle of your discerning audience. We are constantly innovating in collaboration with our clients, to build their brands and support their business ambitions.



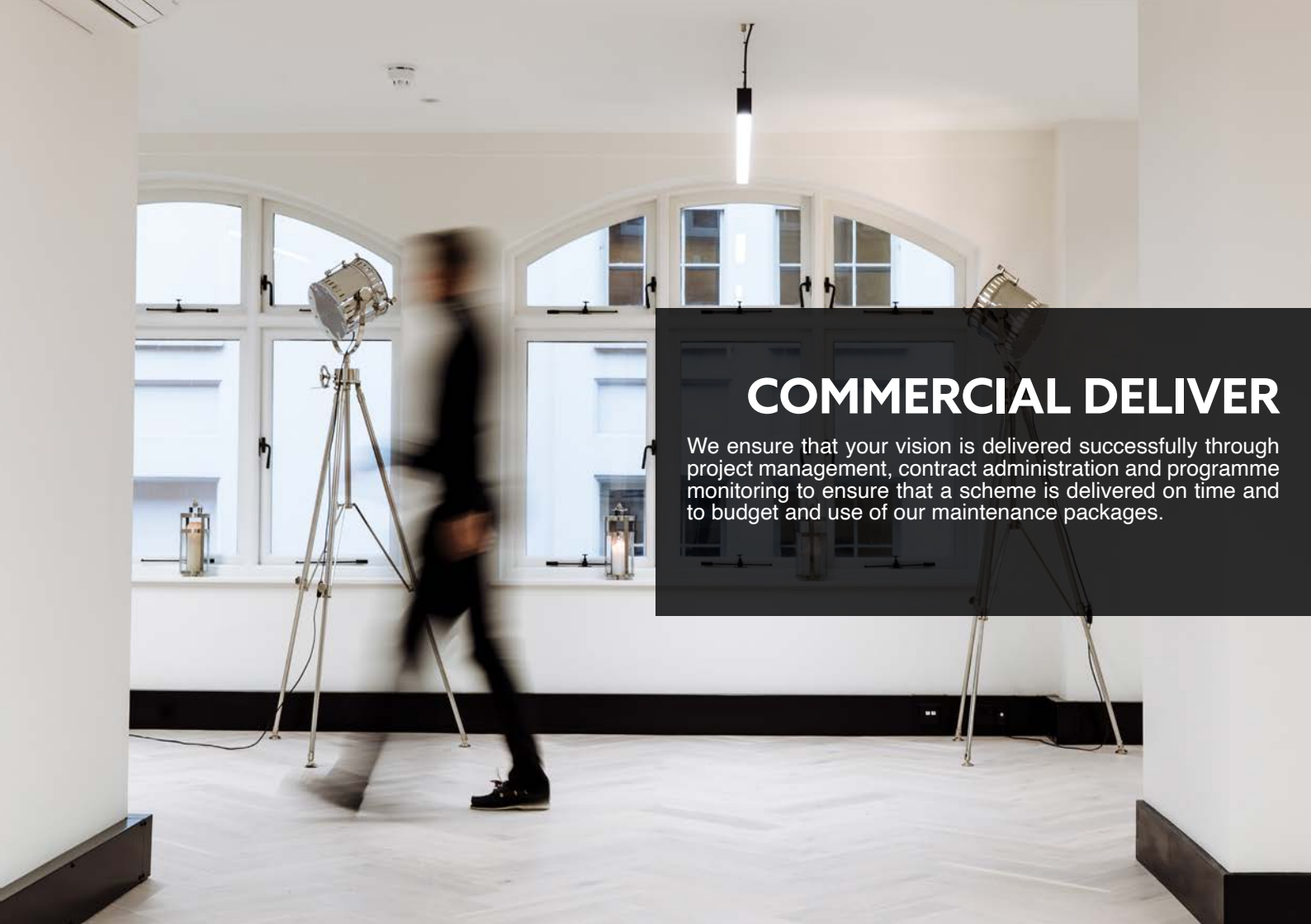
COMMERCIAL EXPLORE

The success of a commercial project is often determined in its very early stages. Decisions over the choice of site, brand identity and development and building a strong team are all services which Adventure In Architecture° can provide for you.



COMMERCIAL DESIGN

Design should reflect and follow the culture of the brand. Our design vision, concept designs, planning, advertising consent, building regulations approval, technical design and engineering design services all ensure that a concept is rigorously maintained throughout the project.



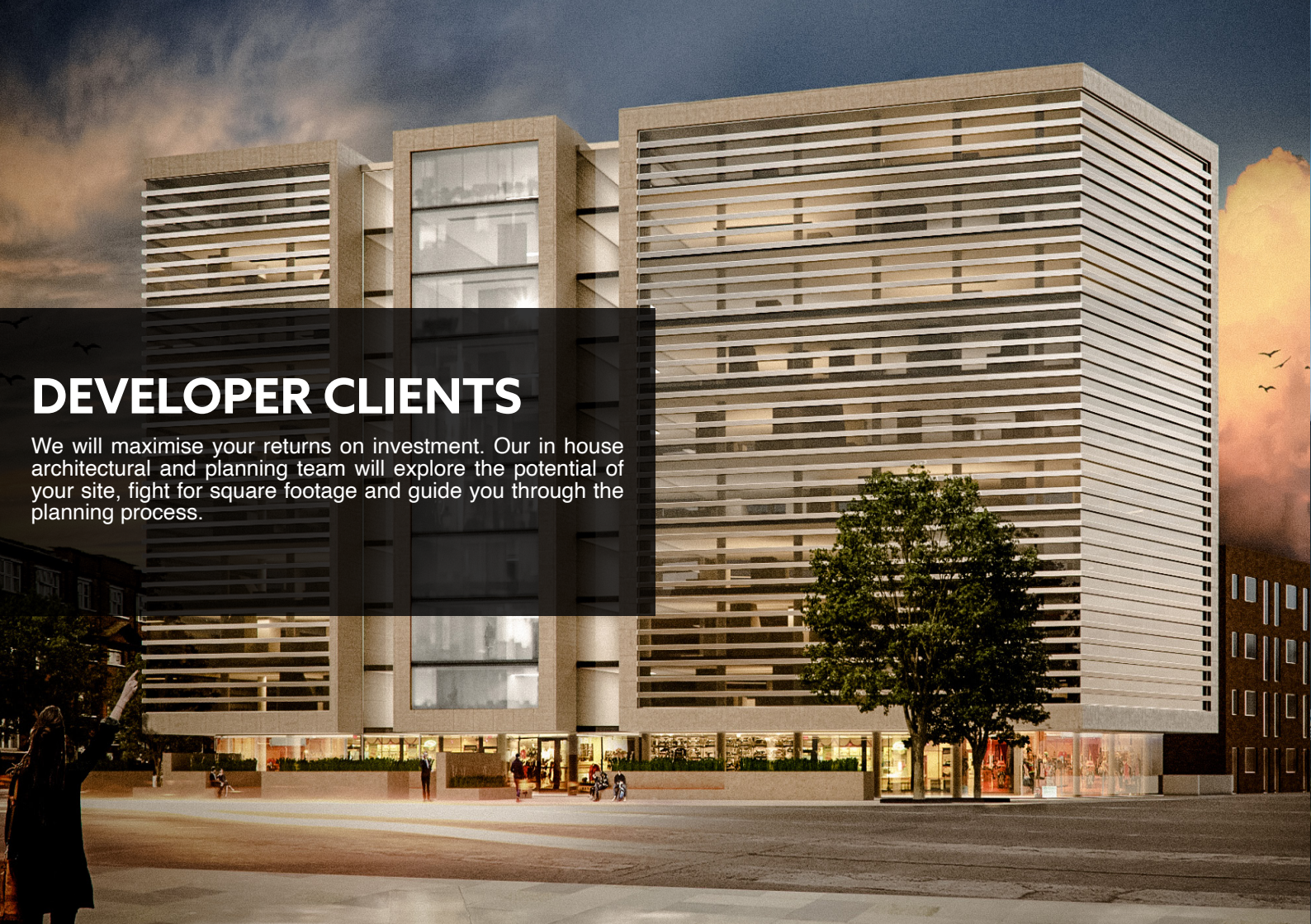
COMMERCIAL DELIVER

We ensure that your vision is delivered successfully through project management, contract administration and programme monitoring to ensure that a scheme is delivered on time and to budget and use of our maintenance packages.



DEVELOPMENT

From one off houses to mixed use towers, our development team will explore, design and deliver your scheme to maximise your investment.



DEVELOPER CLIENTS

We will maximise your returns on investment. Our in house architectural and planning team will explore the potential of your site, fight for square footage and guide you through the planning process.



DEVELOPER EXPLORE

We understand that maximising your profits is important to you, through increasing square footage and an efficient service. We can help you kickstart your development with our 24h acquisition appraisals, sketch schemes, site and financial appraisals and massing models.



DEVELOPMENT DESIGN

We can customise our services depending on your existing design team. Last year we achieved 100% planning success while pushing for maximum square footage for our clients. In a hurry? You can fast track our services including concept designs, planning, building regulations, detailed design and interiors.

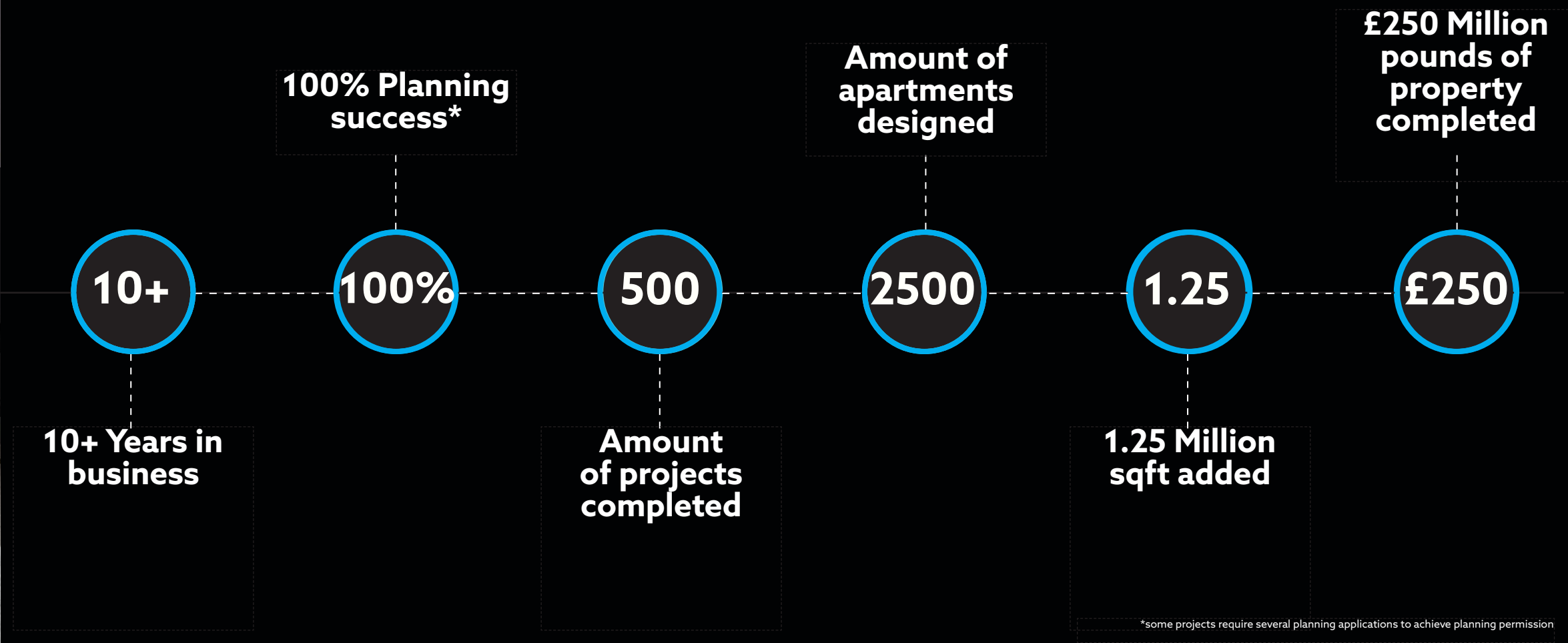


DEVELOPMENT DELIVER

Procuring a building can be problematic, we can help you deliver a building to time and budget through a combination of tender action, contractor selection, value engineering, contract administration and support with the marketing of your sale.

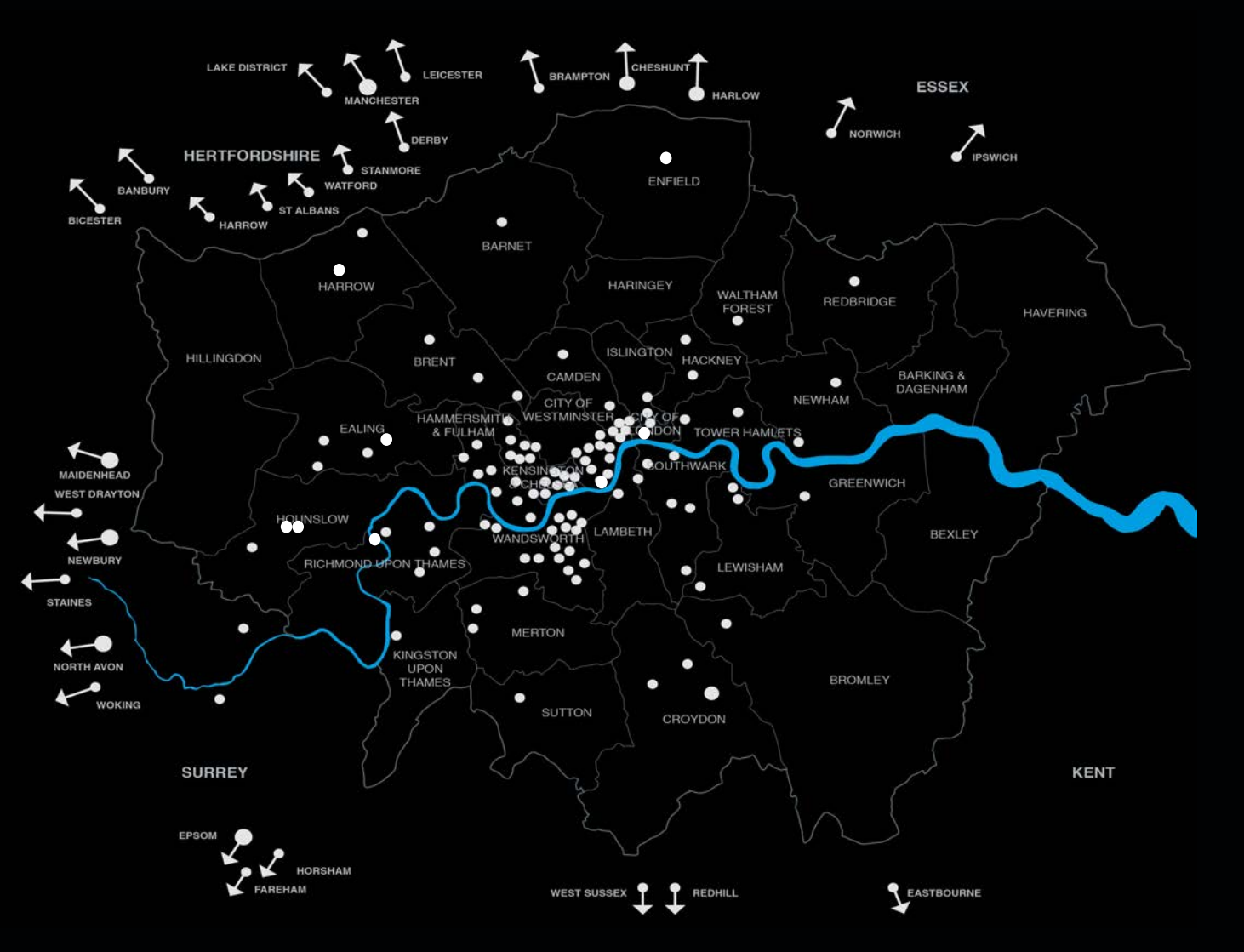
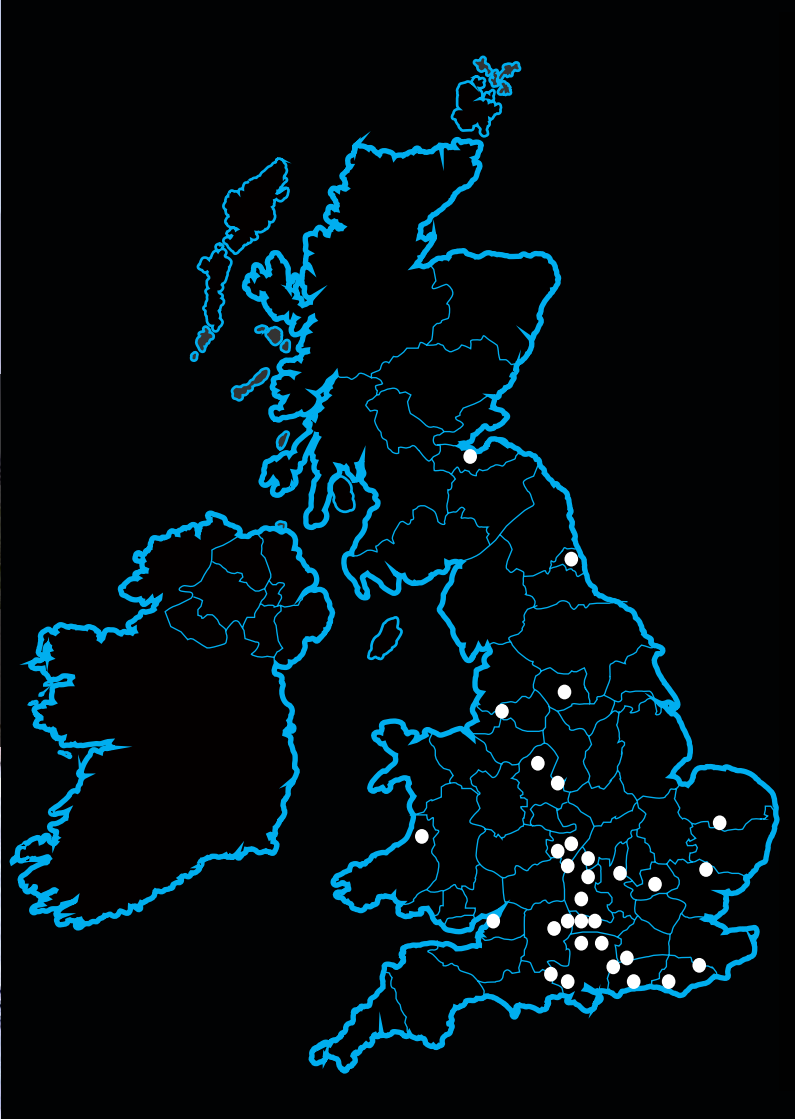


DISCOVER ARCHITECTURE
OUR HISTORY





DISCOVER ARCHITECTURE
OUR PROJECTS





DISCOVER ARCHITECTURE
OUR CLIENTS









**SAJAAD
AHMAD**

Director
JLL



" They provided the best creative solutions and service, ensuring our investments increased in value. "

**JAMES
BALFOUR**

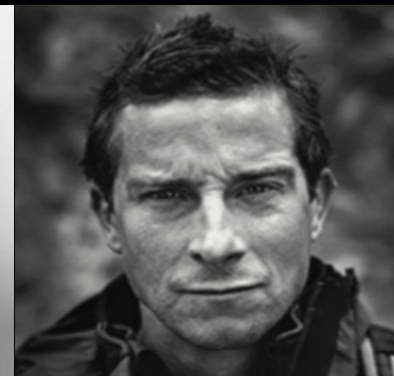
Co-founder of
1REBEL



" A truly unique and exciting firm to work with. They developed our brand creating a busy destination. "

**BEAR
GRYLLS**

British Adventurer
FIT FOR ADVENTURE



" They never give up. Truly an adventurous and committed team to work with. "

**WILLIAM
CHAMBERS**

Investment Director
BARWOOD CAPITAL



" Understanding our needs as developers, they fought for additional square footage to maximize our return on investment. "

**AMY
GUY**

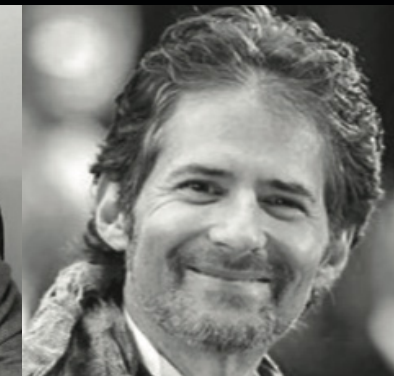
Director of AG Design Ltd
LONDON PROPERTY
VENTURES



" They're an exciting practice that understands the market and my businesses needs. "

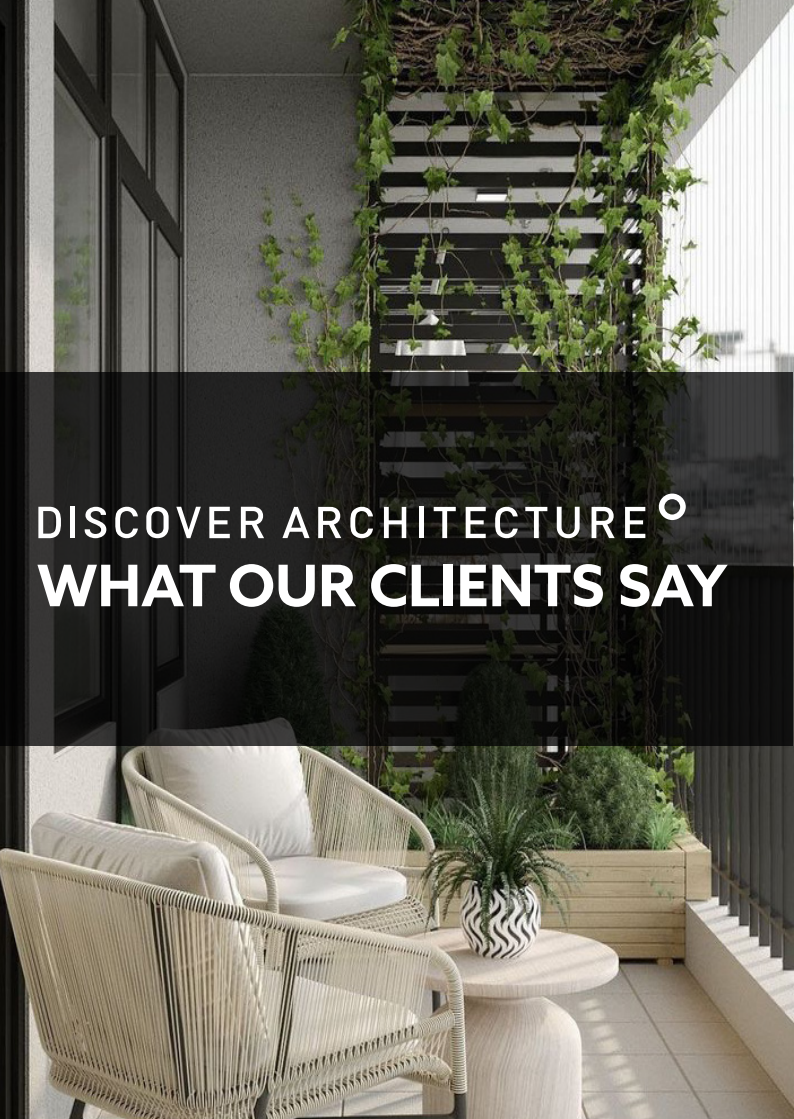
**JAMES
HORNER**

Composer and 2 time
Academy Award Winner



" They provided a bespoke service and expert design to create my dream London abode. "

DISCOVER ARCHITECTURE
**WHAT OUR INDUSRTY
CLIENTS SAY**



DISCOVER ARCHITECTURE^o
WHAT OUR CLIENTS SAY

YUSUF

INTERIOR REFURB



"Great designs by Jonathan and his team, really transformed what I was doing with my house and created so much more space with what I had. I would highly recommend."

EMILY

REAR EXTENSION



"I was delighted to get planning permission from Brent council especially during the pandemic with Discover Architecture."

FRANCIS

LOFT CONVERSION



"We had an exceptional experience with Discover Architecture planning a domestic project, everyone was kind, helpful and they went above and beyond to accommodate our tiny budget."

We would recommend them, and we'll definitely use them again."

MONIKA

CHANGE OF USE



"Discover Architecture has helped us with numerous projects, from architectural drawings to planning permission. The team is very helpful, professional and highly responsive to our enquiries."

MARCUS

NEW BUILD



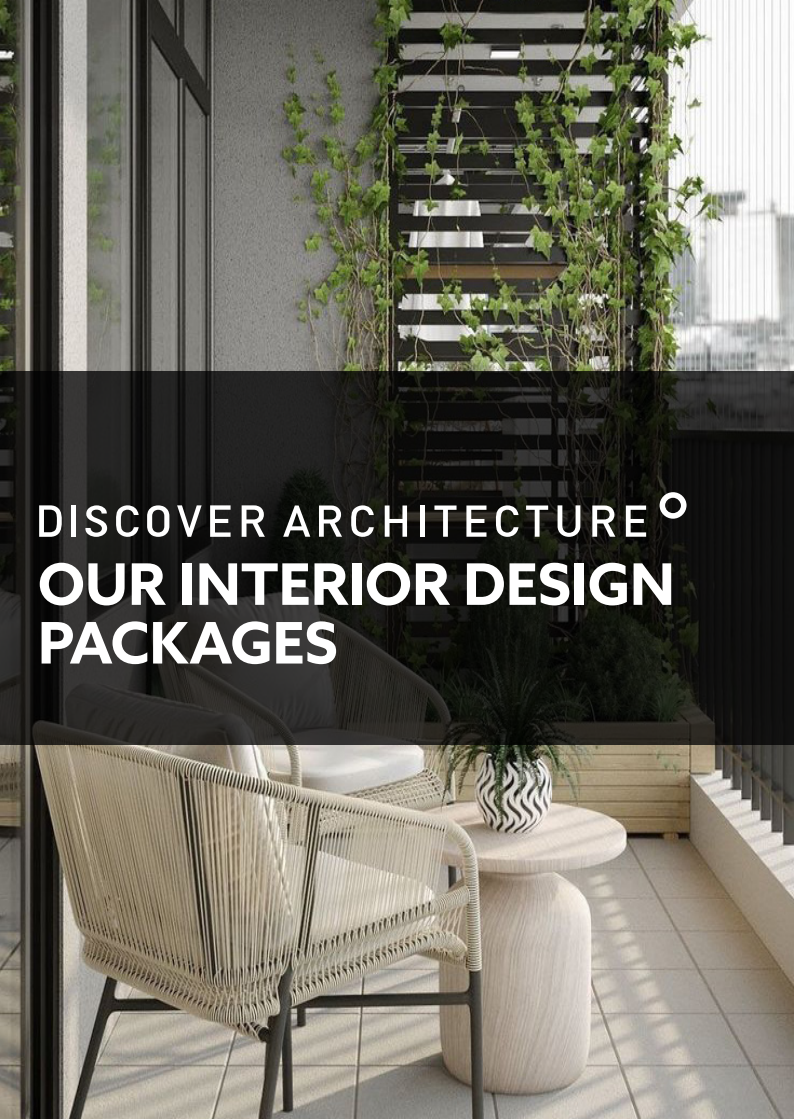
"I have thoroughly enjoyed working with AIA, they have been a true diligent professionals on a luxury villa development project with us in the Greek Islands. We look forward to working with them more in the future for sure."

SAM

DEVELOPMENT



"Jon and his team were extremely professional and carried out work required to very high standard. We would not hesitate to work with them again and would be happy to recommend to others."



DISCOVER ARCHITECTURE °
OUR INTERIOR DESIGN
PACKAGES

BELGRAVIA	LUXE	NOIR	BLANC	VERTE	MARINE
TIMELESS DESIGN FOR ALL GENERATIONS	INDULGE YOURSELF IN COMPLETE LUXURY	VENTURE INTO YOUR DARKER SIDE	BEAUTY IN SIMPLICITY	A WONDERLAND FOR NATURE LOVER	DIVE INTO THE DEEP
					
A historic reverence and an appreciation of finer details.	Straight clean lines emphasised by the finest materials to create a finish of the highest degree.	Stark lighting effects, moody undertones and luxury natural materials.	Minimalistic style, with a blend of light textures and soft hues making a sleek, warm and modern decor.	Warm woods, deep greens and layers of planting. This interior style evokes feelings of balance growth and restoration.	Moody blues and strong textures. This interior style evokes feelings of warmth wonder and possibility.

DISCOVER ARCHITECTURE^o
STAGE 0
MEET, GREET & APPRAISE

EXPLORE | DESIGN | DELIVER



**INITIAL SITE
MEETING /
SITE VISIT**



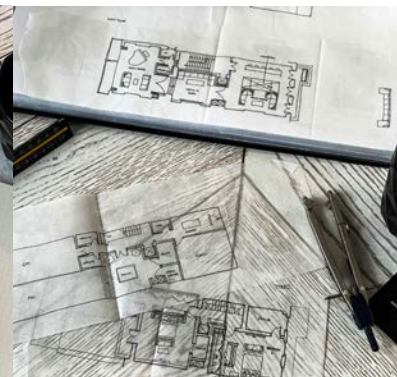
- Initial site visit to your property from an experienced architect.

**1 PAGE SITE
APPRAISAL
DOCUMENT**



- A written one page pre purchase appraisal of your property and it's potential.

**INITIAL
SKETCH
VISION**



- Hand drawn sketches and plans to explore your vision for your property.

**1 PAGE COST
APPRAISAL
DOCUMENT**



- A one page low cost, quick desktop appraisal for your development.
- Includes relevant planning history/ policy, site restraints and potential build costs.

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STAGE 1

BRIEF & FEASIBILITY



ONLINE PROJECT BRIEF MEETING



- An hour long online meeting between architect and client to develop key project drivers/ designs.
- Available at all project stages.

FULL FEASIBILITY REPORT



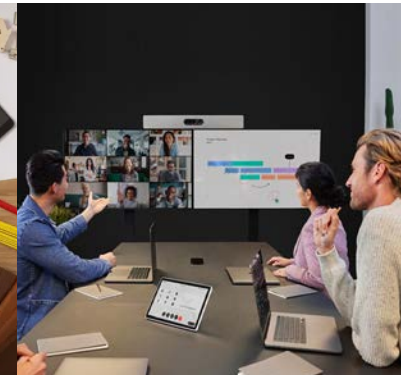
- A comprehensive document setting out the strategy for delivering the project against the physical, legislative, legal, time and financial constraints.

APPOINT CONSULTANT TEAM



- Appointment of pre vetted consultants from our network.
- Rigorous analysis and advice to give you the best team of experts for the best price.

ONLINE CONSULTANT MEETING



- An hour long online meeting with all appointed consultants to develop project drivers/ designs.
- Available at all project stages.

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STAGE 2

CONCEPT, DESIGNS AND PRE APPLICATIONS



MEASURED SURVEY / EXISTING DRAWINGS



- Accurate measured survey to produce existing plans, sections and elevations required for planning applications.

CONCEPT PLANS



- Sketch plans for proposed layouts and design options prior to you committing to a design.
- Two schemes - one 'safe' scheme and one more adventurous for your consideration.

CONCEPT 3D MODEL



- A massing model or photoshop image to convey the ambition of your project and essence of your vision to planners, shareholders, freeholders or buyers.

PRE- APPLICATION ADVICE APPLICATION



- Existing and proposed plans, sections and elevations submitted to the council to seek pre-application advice.
- Councils look more favourably upon schemes which have been through the pre-application process due to its collaborative approach.

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STAGE 3
DESIGN AND PLANNING
SUBMISSION

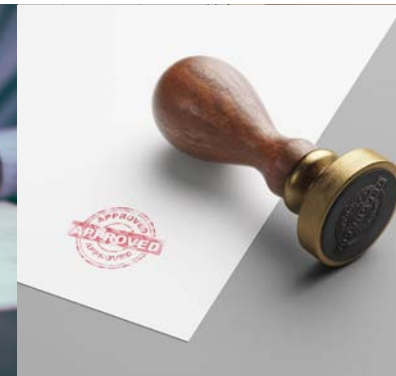


**LICENCE
TO ALTER /
FREEHOLDERS
CONSENT**



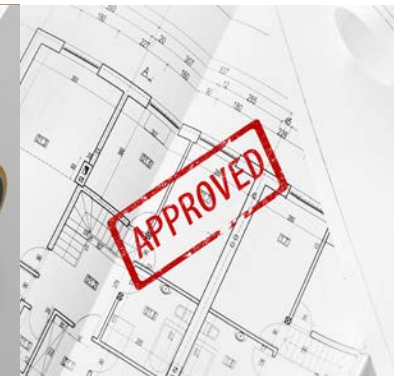
- Generally consists of planning certificates, building regulations certificates and party wall awards,
- We will submit on your behalf.

**PERMITTED
DEVELOPMENT /
CERTIFICATE OF
LAWFULNESS**



- Although planning may not be required it is still prudent to submit drawings to the council to obtain a certificate of lawfulness for the sale of your property.

**PLANNING
/ LISTED
BUILDING
APPLICATION**



- A Planning Application that incorporates the input from designated architect and appointed consultants, to make the vision a reality.

**CGI's 3D
RENDERS**



- Photo realistic visuals that are crucial for selling your property to planners, shareholders, freeholders or buyers.

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STAGE 4

TECHNICAL DETAILS AND DRAWINGS



DISCHARGING PLANNING CONDITIONS / MATERIAL AMENDMENTS



- Discharging technical details requested in planning conditions or obtaining permission for design changes post planning.

BUILDING REGULATIONS (APPLICATION ONLY)



- A set of drawings required to obtain Building Regulation Approval from either the council or an Approved Inspector.

ARCHITECTURAL DRAWING PACKAGE



- A comprehensive package of information required for construction, collating the technical expertise.
- Full architectural drawings, details, specifications and schedules as required.

INTERIOR DESIGN DRAWING PACKAGE



- A full FF+E package including proposals for soft furnishings, loose furniture and lighting. Our interior design packs compliment the architecture to deliver your vision.
- See our interior packages for more details.

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STAGE 5
ON SITE CONSTRUCTION



**TENDER TO
CONTRACTORS ADMINISTRATION**



- Pre vetted contractors from our consultant framework invited to price your project.
- Thorough analysis of returns, contractor interviews and value engineering as required to deliver your budget.

**CONTRACT
ADMINISTRATION**



- Administration of a contract between you and your chosen contractor, to monitor the progress of the works, check quality and issue valuations protecting you and your asset.

**SITE VISIT /
DETAILS ON
REQUEST**



- Site visits on request to monitor progress and answer contractors queries or problems on site.

**SNAGGING
AND
HANDOVER**



- Site visit and thorough compilation of all snagging items to be rectified by the contractor prior to handover of your property.

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STAGE 6
FINAL COMPLETION /
SUMMIT



**DEFECTS
SCHEDULE
/ FINAL
COMPLETION**

**MARKETING
PHOTOS**



- A comprehensive schedule of defects that have appeared post practical completion.
- Rectification by the contractor generates a final completion certificate.
- Staged and dressed professional photos, showcasing the best of your property to maximise resale, add to a portfolio or simply to create a beautiful coffee table book.



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STAGE 7

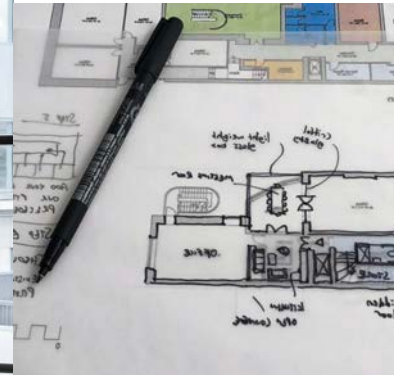
USE & EVALUATE

EXPLORE | DESIGN | DELIVER



AS BUILT DRAWINGS

PROPOSAL FOR FUTURE DEVELOPMENT



- A set of amended as built drawings as required for freeholders, resale or to update building manuals.
- A one page document appraisal post completion with an emphasis for future development to maximise your site.



DISCOVER ARCHITECTURE^o OUR OFFICES



SOUTH POLE OFFICE

Latitude: 90° 00' 00" S
Longitude: 0° 00' 00" E



JONATHAN BESWICK

"Just as you can't design without drawing on your own experience, you cannot experience architecture without stimulating memory. Visual clues (over our other senses) are the most powerful memory flares, the strength of which vary according to how new the architectural experience is"

CONTACT ME

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BArch (hons). PG Dip Arch. ARB.

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