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## £3.5m of apartments sold in two weeks

A LUXURY apartment complex has confounded sceptics after eight of the properties worth around £3.5m sold in just two weeks. A C Liani Limited were involved from the beginning, producing the topographic land survey before the developer acquired the site, through the planning and design process, and being involved in the successful planning appeal procedure following the refusal of the initial planning application. Later in the building process A C Liani Limited produced an interior design scheme involving bespoke UK manufactured carpets and fibre optic public lighting together with a selection of tiles and sanitary ware imported specially from Spain.



MD of Metropolitan Homes, Martin Flowers, has never doubted the popularity of the site. He said: "We started building Braemore before the property slump, but when it hit we weren't concerned.

"There's always a market for quality and we have been confident that our apartments would sell; "however, we're delighted to be in this position after just a fortnight – the feedback from viewers has been fantastic."

Braemore is a development of two and three-bedroom apartments, with prices starting at £299,950.

The two uppermost suites were originally offered at £1 million each, but these have now been redesigned to create four luxury penthouses - one only remains unsold, at £570,000.

The sales breakdown to date is one two-bed at £310,000, four three-beds at an average price of £370,000, and three penthouses at £570,000.

Designed by Sheffield architects A C Liani, the two buildings feature stone mullioned windows, high ceilings and large windows to light the central hallways. The gated development comes with underground parking, lifts, CCTV security, a concierge and design features including solar power, noise insulation, smoke alarms and an automated ventilation and heat recovery system. Other luxury touches include integral wiring for audio and video, under-floor heating and oak doors.

"We started building in May 2007 and there has been a lot of painstaking work and attention to detail to create the sort of homes that people want in an area like this," said Martin Flowers.

"Ecclesall has many beautiful period properties – we are maintaining that standard in the 21st century." The majority of buyers are local middle-aged couples, although one of the penthouses has been sold to a young couple returning to the UK from abroad with a child about to start at a local school.

"Most people are locals who were wanting to move out of large houses and have been waiting for apartments that would provide the quality living to which they are accustomed," says Martin.



Martin Flowers of Metropolitan Homes at the Braemore development in Ecclesall Road South

### Link to

**Braemore Apartments**  
For more information about this prestigious residential project [click here](#)

# Why use an architect?

## Why use an architect?

**Why use an architect?** If you are planning to embark on a building project - whatever it's size - then it makes sense to consult a professional. An architect will guide you through the building process, will share your concerns and will help you translate your vision into reality. To any building project, no matter how small, he or she will bring three essential qualities: *imagination*, *value for money* and *freedom from worry*.

**Removing the mystery.** There is a misplaced sense of mystique about what architects do - a fear, even, that they will impose their own tastes at the expense of your own. Nothing could be further from the truth. Step by step, by consultation and agreement, your architect will lead you through the entire process from the first germ of an idea to the finished building.

**How much does it cost?** You can select all or part of an architect's service. If you want only an hour's general advice then that is all you will pay for. If you need just the detailed drawings or want the scheme to be guided to the planning permission stage and no further, then that is fine too. The RIBA has standard appointment documents from which you can select the precise services you need.

**Imagination.** Whether you are looking for tradition or innovation, boldness or understatement, an architect can lift your project out of the ordinary. Anyone can alter a building. It takes a professional to do it with flair, imagination, style and *value for money*. An architect will find the extra light and space you didn't know you had, suggest materials you hadn't thought of, make sure you find the right builder at the right price.

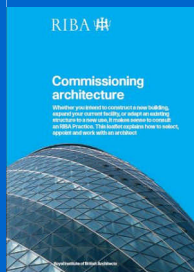
**Freedom from worry.** Architects are not only 'designers'; they are trouble-shooters. They will guide you through the complex procedures of planning permission and building regulations. They will attend to detail and monitor the builder's programme of works through to completion. Throughout your project, you will have protection under your architects' indemnity insurance, which effectively guarantees the integrity of the design.

**The initial meeting.** Architects' professional training and experience means that they can interpret and respond to any realistic brief they are given. At your initial meeting you will discuss your intentions and ideas. Your architect will listen carefully to what you have to say, and will take and develop a brief which covers design aesthetics as well as the function of the building, running costs budget and timing. Only after you have seen and approved initial sketches will the ideas be translated into detailed designs. At an early stage your architect can also help you define a range of budget costs for your project.

**The planning process.** An important part of an architect's service is to smooth the path with the local authority. For instance, your architect will, more than likely, discuss the plans with council officials before applying for planning permission and building regulation clearance, and greatly reduce the risk of planning refusal. He or she will understand, and know how to apply, a complex web of building regulations and other rules which govern such things as structural integrity, ventilation, ceiling height, sanitation, insulation and fire safety, party wall agreements, rights of light and listed building consents. Clearly-presented, professionally-drawn plans can save you a great deal of time *and* significantly improve your chance of success.

**Builders and other professionals.** Your architect will help you find and brief any other consultants you may need - a structural engineer or a quantity surveyor, for example. With planning approval in place your architect will prepare working drawings with technical specifications for builders to tender, and will ask a number of firms to estimate costs and timings. When you have chosen a builder, your architect can recommend a form of contract that will set out the terms, the timetable and what will happen if the builder overruns on costs or time. Your architect will monitor the building work, organise site meetings and reduce your stress to a minimum.

**Can an architect save you money?** Yes, definitely! Not only will architects provide better value for money, in many instances they will save their clients at least the equivalent of their fees. Professional attention to detail will save money both immediately, through the most efficient use of space and the careful selection of materials and finishes, and in the long term through environmental sensitivity, energy efficiency, low running and maintenance costs.



## Link to

RIBA Use An Architect:  
For more information about  
engaging an architect for your  
project click here

## Contact Us

A C Liani (Yorkshire) Limited  
6 Bells Square  
Sheffield S1 2FY  
A + 44 (0) 114 275 9896  
E + 44 (0) 114 272 9738  
<http://www.acliani.co.uk>  
[stuart@acliani.co.uk](mailto:stuart@acliani.co.uk)