



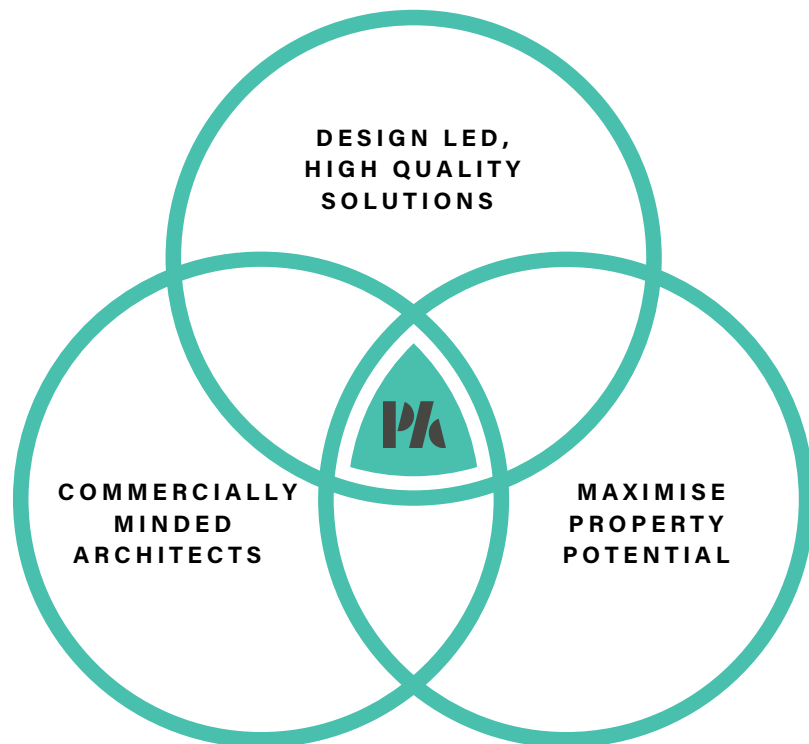
Architectural Services for **Design Led** Property Investors

PORTFOLIO ARCHITECTS

We are Architects & Investors

We maximise the potential of property

We design homes people love to live in

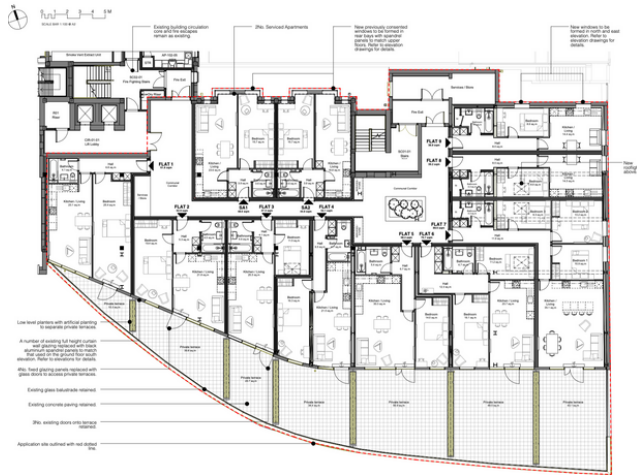


We are an experienced, design-led Architectural Company of commercially minded Architects who can add value to your project by maximising the potential of your property through exceptional design whilst providing a stress free, pragmatic and timely architectural services across the UK.

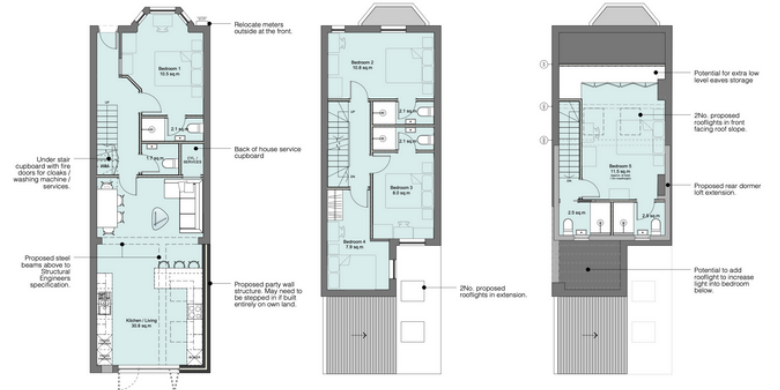
Accreditations:



Types of projects we work on



HIGH QUALITY HMOS / COMMERCIAL TO RESI / FLAT CONVERSIONS / FLIP PROJECTS



[see more of our projects on our website](#)

Who we are

With over 10+ years experience, Emma started Portfolio Architects in 2017 after a successful architectural career in central London working as an Architect in the prime residential sector.

Specialising in residential projects, we have designed, obtained planning consent and delivered millions of pounds worth of property projects across the UK.

We are really passionate about design and creating homes that people love to live in and that also maximise the potential of the property in equal measure. This combination helps our clients achieve the highest rents / GDVs and maximise their investment and ROI.

Where Emma differs from many Architects is that she also invests in property (BTLs / HMO's/ flips) herself so she understands the different investment strategies, stacking of deals and many concerns of property investors. She is also a serial home renovator which means she has a very pragmatic approach to design and always looks to add the maximum value as cost effectively as possible.

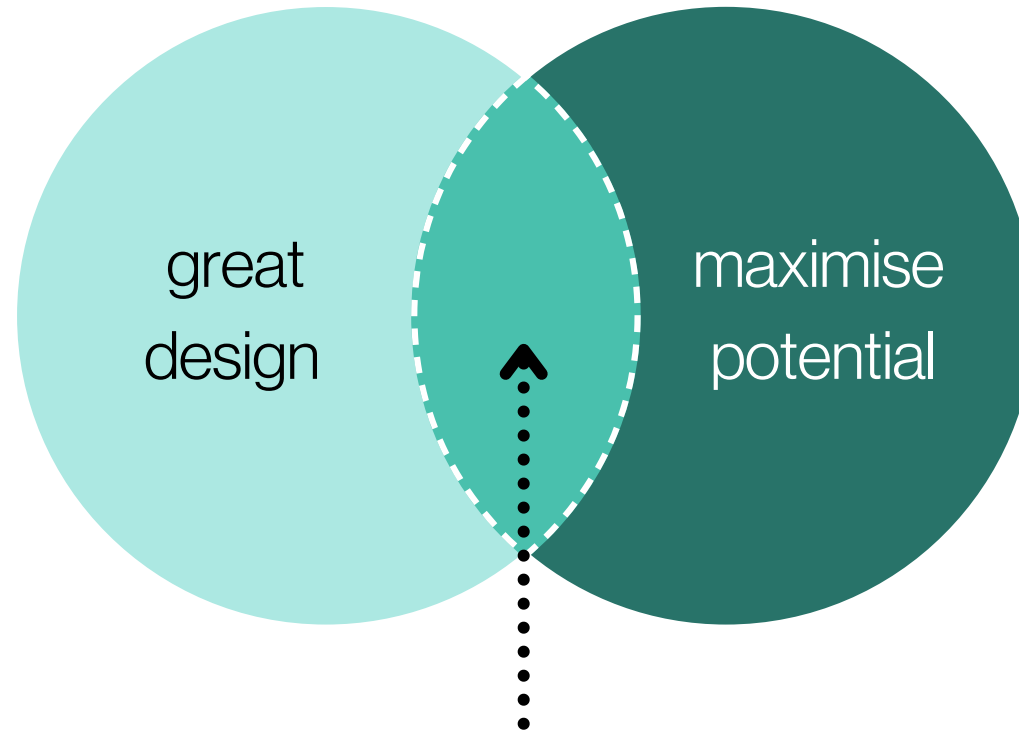
- ✓ **10+ years experience**
- ✓ **Property investor knowledge**
- ✓ **Customer focussed**
- ✓ **Modern & forward thinking architecture practice**



Director - Emma Smith



Our ethos (it's a no brainer)



higher rents / GDV = more profit & greater ROI

happy tenants = stay longer & lower voids & less hassle

4 ways we can help you

[GET FREE QUOTE](#)

1

1-1 ZOOM DESIGN SURGERY

There may be times that you don't need to formally appoint an Architect or require drawings but you want to benefit from an Architect's expertise and knowledge to fully maximise your project. This is exactly what our 1-1 zoom (1hr duration) sessions are for.

Literally a pay as you go Architect on hand when you need us.

[BOOK INSTANTLY](#)

2

DESIGN FEASIBILITY STUDIES

Our design feasibility service, offers a high quality and timely solution to explore the full architectural potential of your project and optimise your floor plans.

Typically 7-10 working day turnaround from briefing call. May be longer for larger projects over 150sqm.

3

PLANNING & LDC APPLICATIONS

We will guide you through the planning application process taking care of the whole process for you until the decision, not just the drawings. We utilise our expertise and skills to produce designs which give you the best possible chance of gaining planning consent.

We have an almost 100% planning approval rate since 2017.

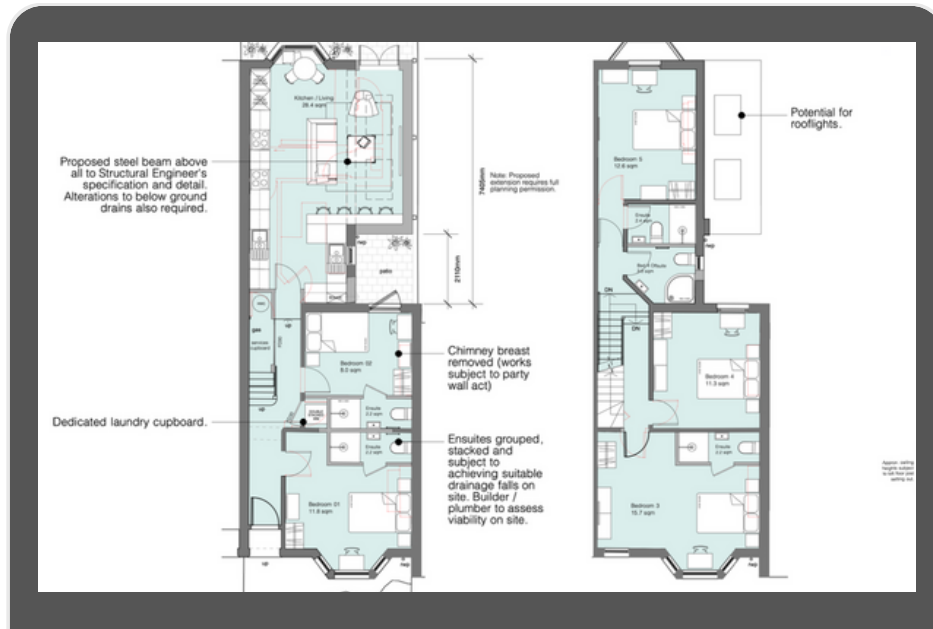
4

POST PLANNING DRAWINGS

With our flexible post planning design service, we offer the option to have a full Building Regulations and tender drawing package or individual 'bolt on' drawings such as electrical and lighting layouts as required.

"We offer fixed fees with no hidden surprises"

Design Feasibility Study

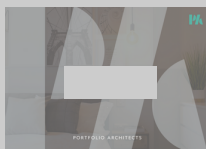


Not sure how to optimise your floor plans to create a high quality layout which also maximises the potential of your property?

Let us help you... we take the time understand your brief and utilise our expertise and skills to explore different layout ideas with you before creating final proposed floor plans.

- ✓ Zoom briefing call with Architect
- ✓ 3-5 different bespoke layout designs to your exact brief
- ✓ Exploring extensions & loft conversions (if required)
- ✓ Includes room areas & furniture layouts.
- ✓ To scale and professionally presented drawings , perfect to include in your investor pack and tender pack for your builder to price.
- ✓ Includes follow up zoom call with Architect and updates to create 'final' layout incorporating any comments you may have.

FEASIBILITY REPORT EXAMPLE THUMBNAILS



TITLE PAGE



EXISTING



OPTION 1



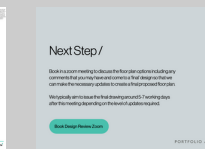
OPTION 2



OPTION 3

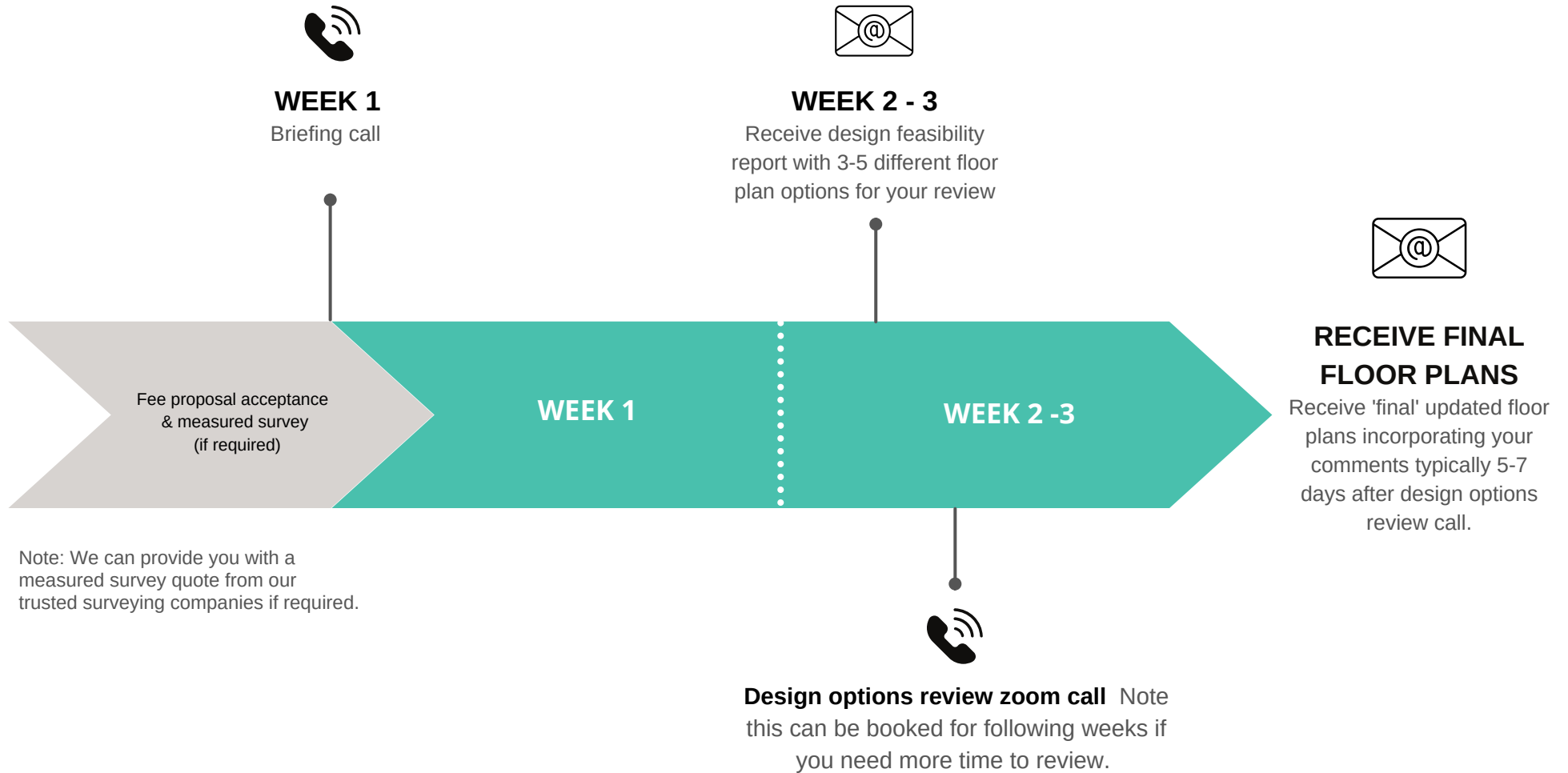


OPTION 4

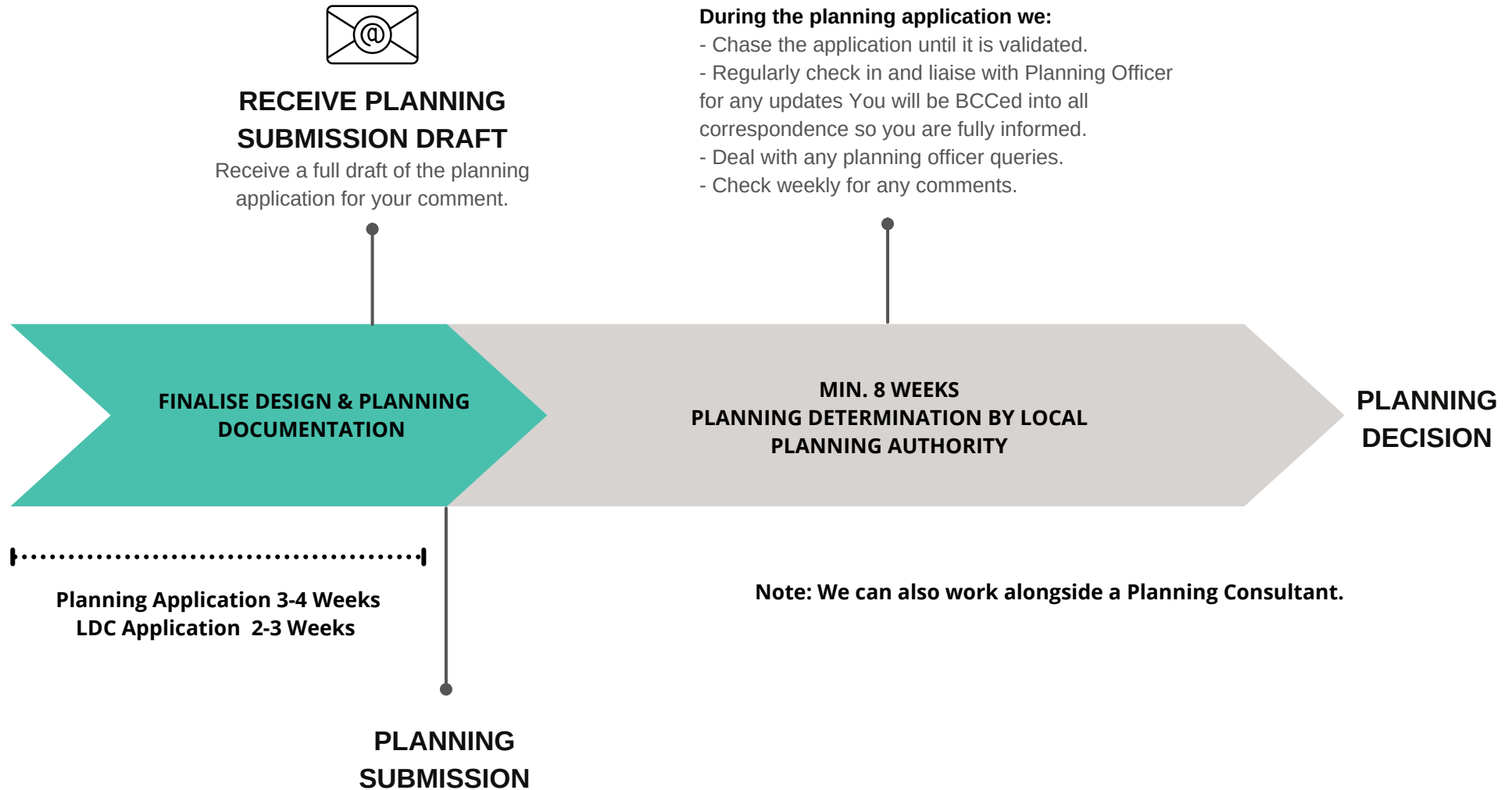


NEXT STEPS

Typical design feasibility timeline



Typical Planning / LDC Application timeline



Client reviews

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★★★★★

5 STAR GOOGLE REVIEW

"Have worked with Pedersen Smith on numerous projects now and can't recommend them enough. Great ideas, a passion for the work, and a dedication to helping us deliver the project we want."

MIKE STENHOUSE
INSIDE PROPERTY INVESTING



“

★★★★★

5 STAR GOOGLE REVIEW

"Pedersen Smith architects are extremely good. We convert houses into multiple occupancy homes for professionals. It is extremely important to use the space in a way that feels good and that is efficient for the people living in the house. Emma was professional, responsive, creative and flexible. We are so happy we finally found a good architect for our business BeeVee Property Solutions. We definitely recommend them and we will work with them again for sure!"

BEE AND VICKY, PROPERTY INVESTORS
HMO CONVERSION PROJECT



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★★★★★

5 STAR GOOGLE REVIEW

"I engaged Emma at Pedersen Smith to design a substantial renovation/conversion of a largely-disused commercial building into student accommodation combined with a small retail unit. It was a complex task, involving a listed building located in a city centre site which was both very cramped and very noisy. Emma was unfazed by these difficulties, finding solutions and producing an impressive design which got more out of the building than I had thought possible. She was also very good at keeping me informed and quickly responding to my queries and comments, and she really engaged with my brief. At the time of writing this review it's still in planning, but I am confident that Emma's plans have given it its best chance of success. I will certainly engage Pedersen Smith again for any similar developments I undertake in the future."

ALEXANDER
COMMERCIAL TO RESI PROJECT

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★★★★★

5 STAR GOOGLE REVIEW

"When people ask for a recommendation for a good architect, I never hesitate to recommend Emma, but not without a small amount of fear that I'm letting my secret weapon out the bag! As soon as I had the opportunity to work with PS I took it and now I can't imagine not having her involvement. Professional, thorough, incredibly diligent and so easy to work with. And she considers so well what many architects overlook: how will it feel to use the space. Such an important element in my approach to create homes where people flourish."

JESS, PROPERTY INVESTOR
HMO CONVERSION PROJECT



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★★★★★

5 STAR GOOGLE REVIEW

"Amazing service from start to finish. We engaged Pedersen Smith for the conversion of a residential home into a 6 bed HMO in Bath, where there are very strict planning rules in place. After producing planning drawings and submitting the application, the scheme was forced to be heard by the planning committee (As is usually the case in Bath). Emma did a great job of structuring our support statement and the application was approved by the councillors, with no conditions. We will definitely use Pedersen Smith again on our future projects."

JASON, PROPERTY INVESTOR
HMO CONVERSION PROJECT



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★★★★★

5 STAR GOOGLE REVIEW

"We have recently worked with Emma for the first time. Excellent designs, very efficient and very much keeps on top of everything. She's been an absolute pleasure to work with and we plan to work with her again very soon."

ANDY, PROPERTY INVESTOR
HMO CONVERSIONS

**We are proud that well over 50%
of our work is for repeat clients
and previous client referrals and
we are now part of many
investors "power team"**

FAQs

What do I need to do to start?

1. Complete our fee quote request form [here](#).
2. If you have any questions about working with us or your project, book a free 15 minute intro call [here](#).
3. If you would like to proceed, sign your fee quote and book in your briefing zoom / call instantly into our diary using the provided link in your fee quote.

How quickly can we start?

There are 2 aspects which govern how quickly we can get started:

- A. The measured survey - how quickly this can be booked in so we have an accurate set of existing drawings to work from.
- B. Our availability and current workload. We can let you know this when we quote.

Note: Our trusted, regular third party measured surveyors that we can provide you with a quote typically have much shorter lead in times than many surveyors. Some exclusively conduct measured surveys just for our clients.

Where do we work?

As you can see from our past project map below, we work nationwide and have honestly never found it an issue not working on 'local' projects to us in the Midlands. Our approach ensures a thorough and professional design application regardless of location with our almost 100% planning approval rate.



Past project map - [see live map](#)

How & when do I need to pay?

This is all set out clearly in your bespoke fee quote. However typically:

Feasibility Study:
 - £250 or 25% deposit (larger projects) due on booking of briefing call.
 - 75% on issue of feasibility report.

Planning & LDC Applications:
 - 25% deposit
 - 75% issue of draft planning application for client approval prior to submission.

Payment options include bank transfer or by card via our payment partner Stripe.





Stay connected



hello@portfolioarchitects.co.uk (new project enquiries)



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<https://www.portfolioarchitects.co.uk>



BOOK FREE INTRO CALL

GET FREE QUOTE