

ARCHITE INNOV

Working in collaboration with clients, Tim Flynn Architects ensure their completed projects are not only fit for purpose but functions to their ultimate satisfaction.



Creating properties around what clients want and need has always been Tim Flynn Architects' aim. "That's the expectation and we're always keen to make sure, what-

ever the property, we give it a really rigorous plan," confirms Design Director James Howard. "That enables clients to live in a way they think they're going to live. It's a steep learning curve for everybody to get the required relationship embedded. We have to anticipate what the client wants and they can expect a good reaction."

It's a business built on relationships since it started in 2007 with projects in Moscow through a previous client liaison. That led to several residential projects in Moscow, some country houses, or dachas, in outlying areas and a requirement to develop an international boarding school in Armenia.

The outcome is the practice now has offices in London, Moscow and Armenia, concentrating mainly on high specification private residences although it's also creating a performing arts centre in Armenia. Each office works independently but, as James outlines, there is collaboration: "The expertise here is different to that in Armenia and Moscow so we all support each other when necessary.

"It's better for people in the local offices to run projects on site but, for background knowledge of new technical specifications or products, we try to lead from London because we're more plugged into worldwide products. It's always been important to keep a family atmosphere in the offices and we all interact and have personal relationships. It helps when we're designing something if everyone is talking because others may end up doing the same."

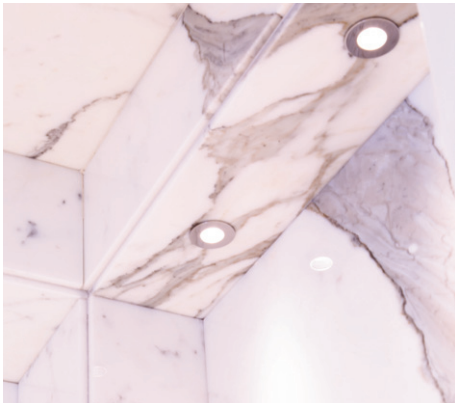
Strong relationships are a crucial part of the

approach and especially important when dealing with individuals who use the property as their home rather than simply as an investment opportunity. Consequently, that relationship starts at the early design stage and continues through construction, where the firm project manages and designs furniture and fittings, then beyond project completion. "Relationships continue through a project's lifetime until a client moves to another property," remarks James. "We're asked to suggest suitable schools and help find staff.

"A recent refurbishment project in Knightsbridge converted four apartments into a family residence and the demands for heating and cooling were similar to a small office development. We always ask clients what they expect from those and similar systems and it's often a challenge to build everything in, affecting the layout and the day-to-day environment

C T U R A L A T I O N





of rooms. But then we help with maintenance, comfort cooling, fire alarm systems, security analysis and anything else connected with projects.”

The nature of projects means there’s generally an extensive research and development phase that involves obtaining the original spatial plans for a property and discussions with clients to establish what sort of style they want to achieve. That may depend whether they’re modernists or prefer a more classical style and can require the sourcing of unusual materials to enhance the appearance.

The latter, as James confirms, requires a strong relationship with suppliers: “We collaborate and make sure the details we imagine are ones the suppliers can make. It’s very important to use their expertise on how things go together to deliver what the client expects. We sometimes face physical challenges of awkward sites in conservation areas and have to make sure main contractors are very diligent and helpful, not just for our client but for the neighbours.”



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Having good relationships with suppliers ensures the latest technology is known and used, emphasised by a recent project that extended a house to two additional floors and required the installation of a central lift. And a big part of Tim Flynn Architects’ success has been based on relationships, especially with clients – typically a family aiming to make their base in the property, requiring it’s designed and developed to meet their changing needs.

“There is a journey through a project with peaks and troughs,” comments James. “That includes making planning submissions, getting relevant landlord’s permissions and learning how clients want to live. We always have a long association with clients after the project’s completed so we have to anticipate how they’ll evolve as a family and the breathing space

they’ll need. We give them options so they can grow into the property and we have to manage everybody’s expectations.”

The aim now, he adds, is to continue managing expectations and relationships: “The key to that is keeping the personal and family nature of the offices and focusing on what we’re delivering to clients. Our continuing relationships with companies we work with, such as John Spencer Joinery, Stone Interiors and Britannicus Stone, helps us to react to that and make sure the quality and detail we provide in a residence is maintained. We make sure things we are putting in enhance the house, not just looking beautiful but also having an interesting story.”

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