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**GK**  
**Architects**

# About

GK Architects is a dynamic Architect Led Design and Build company based in Kensington West London and Durham. The company specialises in high-end, luxury residential and commercial sectors, focusing on delivering outstanding designs, maximising the potential of existing and new buildings. We have experience of complex and sensitive locations and have a thorough understanding of the planning system and construction process. The majority of our work is based in central London and surrounding boroughs. Our single-point of responsibility and one stop shop project delivery approach works hand in hand with our clients from concept, design, project management, construction and completion.

Our design philosophy is driven by working with the client rather than imposing our own preferences. The process is like a dialogue where we learn and try to understand our clients needs to design a home that is truly perfect and has a sense of belonging. As architects and builders we are rigorous throughout the design and construction process and we believe that high quality design and build can only be achieved with a continuous involvement of an architect.

We have adopted Building Information Modelling (BIM), which is deemed to be the future standard in construction industry. We produce intelligent building models that enable a faster and more economical design, construction and management process.

The practice is led by two RIBA Chartered Architects with over 10 years of experience

**Gerard Zajkowski** has previously worked for award winning practices Alston Murphy Associates and Napper Architects and has an extensive knowledge of complex projects and working within multi-disciplinary teams. In 2009 he set up GMZ Architecture which evolved to GK Architects.

**Kryspin Skorek** worked for several years at MichaelisBoyd Associates, practice renowned for elegant and environmentally friendly architecture in affluent areas of West London. He has a wealth of experience in delivering high-end residential projects, heritage and commercial buildings.

We are also an RIBA Chartered Practice, which is a mark of excellence and an assurance of the practice's quality, design excellence and service.





# Why us

When you hire GK Architects, you have a professional on your side who knows the construction industry inside out. You are working with someone who has undertaken minimum seven years of architectural training – no other building professional is trained in design and construction to such a high level of expertise.

Majority of our work is a repeated business from our existing clients or through their recommendations which shows the quality, dedication and high standard of service we provide to all our clients. We try to encourage all our clients to be involved in the project as much as possible from the inception to completion. Our values are driven by developing strong relationship and honesty with our clients, only this way we can insure the success of the project and maximising the best value for money. We have offices in London and Durham, which allows us to cover projects all around the country and with today's technology we can be as competitive as any other local architects practice.

## Who can use the title “Architect”?

The term “Architect” is a protected title and UK Law requires those that use it to be registered with the Architects Registration Board (ARB). \*Only architects registered with the RIBA can be called “RIBA Chartered Members”. For more information please visit Architect Registration Board [www.arb.org.uk](http://www.arb.org.uk)

## What is “RIBA Chartered Practice”?

“RIBA Chartered Practice” is a mark of excellence and an assurance of the practice's quality, design excellence and service. By appointing an RIBA Chartered Practice you can be assured that we have been accredited in meeting key quality standards such as appropriate Professional Indemnity Insurance (PII), an effective quality management system, a comprehensive health and safety policy and a sound environmental policy. For more information please visit Royal Institute of British Architects [www.architecture.com](http://www.architecture.com)



Extension and refurbishment of two apartments in Cadogan Place, London, Knightsbridge, London, SW1X

# Services

## Architects services

In the effort to speed up the overall design and construction process, GK Architects are able to offer the One Stop Shop for Professional Services. We regularly work with well established Structural Engineers, Planning Consultants, CDM Co-ordinators and Surveyors who we can appoint on behalf of our clients. Our one stop approach provides a seamless route from inception to completion.

With every project being different and we provide tailored service for every client, be-it help with a planning application or a full construction project.

The most common services we offer are:

- Feasibility Studies
- Financial appraisal to maximise the value
- Master-planning and Urban Design
- Sustainable Design
- Pre Planning Consultancy
- Planning Applications
- Conservation and Listed Building Consents
- Works on the Listed Buildings
- Party Wall Agreements
- Detail Designs and Production Information
- Building Regulations
- Specifications and Schedules of Work using the latest NBS Softwares
- Tender Documents
- Project Management
- Site Inspections
- Certification
- Contract Administration
- Project management
- Interior and Space Planning
- Disability Discrimination Access Audit



Landscaping and lighting detail in Whitton Drive, London, UB6

## Architect Led Design and Build

There are number of ways in which an Architect can be engaged on a project. For the clients looking for the highest quality build project and peace of mind we offer an Architect Led Design and Build service.

The combined supply chain of services approach offers clear advantages. Clients can decide to engage our design and build service as the single source entity at the start of a project and exclusively providing the design and construction. In this scenario we take the role of designer, project manager, and main contractor / builder. This approach gives the client the benefit of having a single point of contact regarding all aspects of the design and construction process. Alternately, a traditional design process can first be implemented to deal with the design and then be appointed as a principal contractor to undertake the construction.

Design and build services are sometimes offered by builders and developers. However in a profit driven environment, there may be less focus on the quality but profit gain for the builder. Having Architect in charge, it gives the client a reassurance that finished quality and design standards are of paramount importance.

The main advantages of Architect Led Design and Build project delivery are:

- Single point of responsibility and more direct communication and fewer involved parties
- During earlier stages more accurate budgeting and cost control
- Earlier and more accurate scheduling and shortened design and construction time
- Reduced chance of claims or litigation due to the team-based collaboration with a non-confrontational relationship between architects and contractors
- Design intent is better represented due to the continuity throughout the design and construction stages
- High level of quality control with the architect in charge of the construction while representing the owner's interests
- Complete integration of design, construction and technical infrastructure.





# Projects

## Fernshaw Mansions, Fernshaw Road, London SW10

GKA was entrusted this project of a complete refurbishment and internal remodelling of a top floor apartment in a conservation area. We successfully worked with a private client closely following their brief to create a stylish and spacious interior. The alterations include converting a three bedroom apartment into a large 2 bedroom with addition of a bathroom.







Fernshaw Mansions, Fernshaw Road, London SW10



# Projects

## Oxford Gardens, Notting Hill, London W10

GKA recently took charge of this basement project amidst new challenging planning policies imposed by the borough. We have received a planning permission for a modern living space under the existing house.





# Projects

Whitton Drive, London UB6

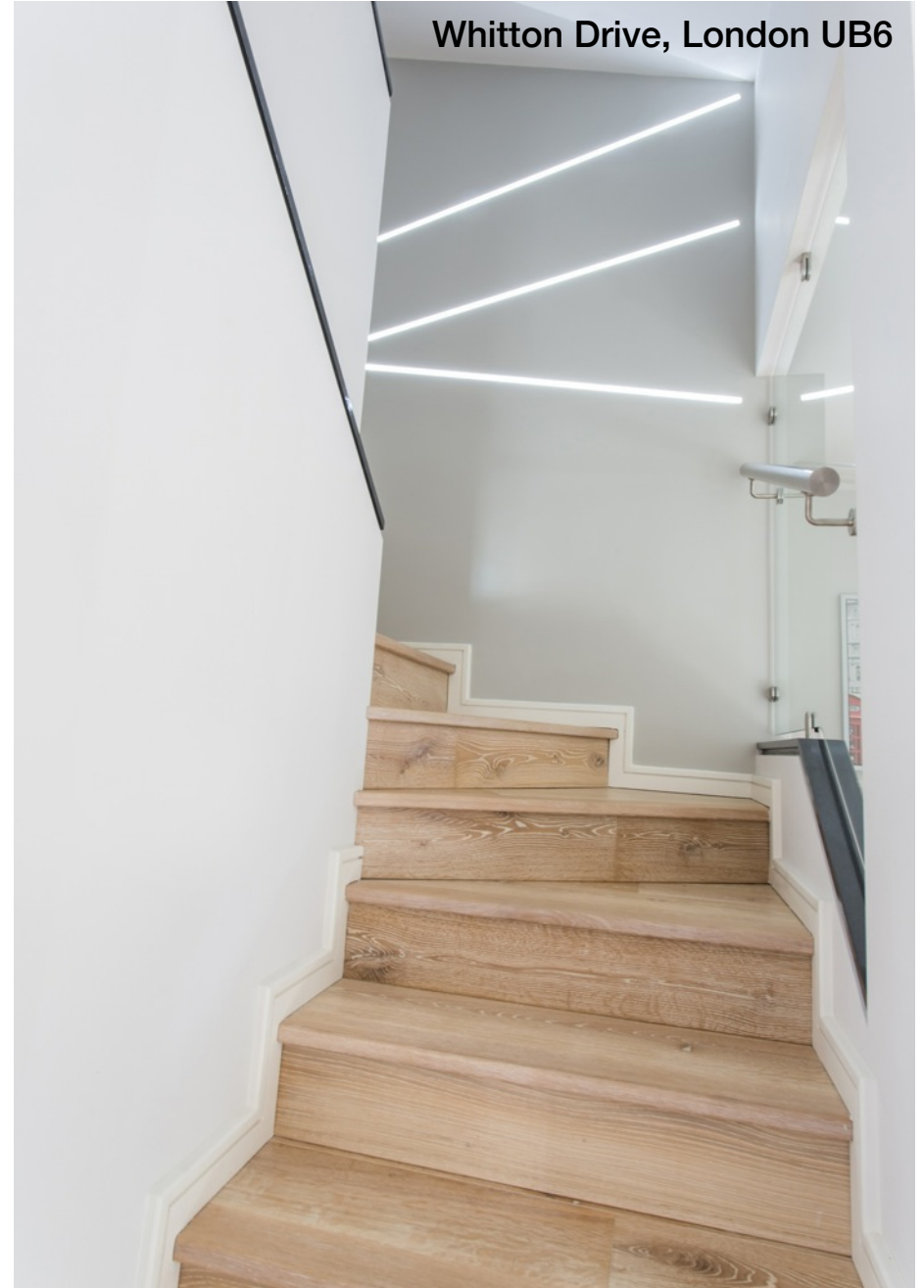


The house is located in a quiet cul-de-sac next to Sudbury Golf Club.

GKA worked closely with local authority to extend the house and maximise the potential of the site as far as possible under current planning regulations. We managed to transform an ordinary looking terrace into an elegant and comfortable family home. Careful detailing and focus on all design aspects including finishes, lighting and landscaping was the key to success of this project.



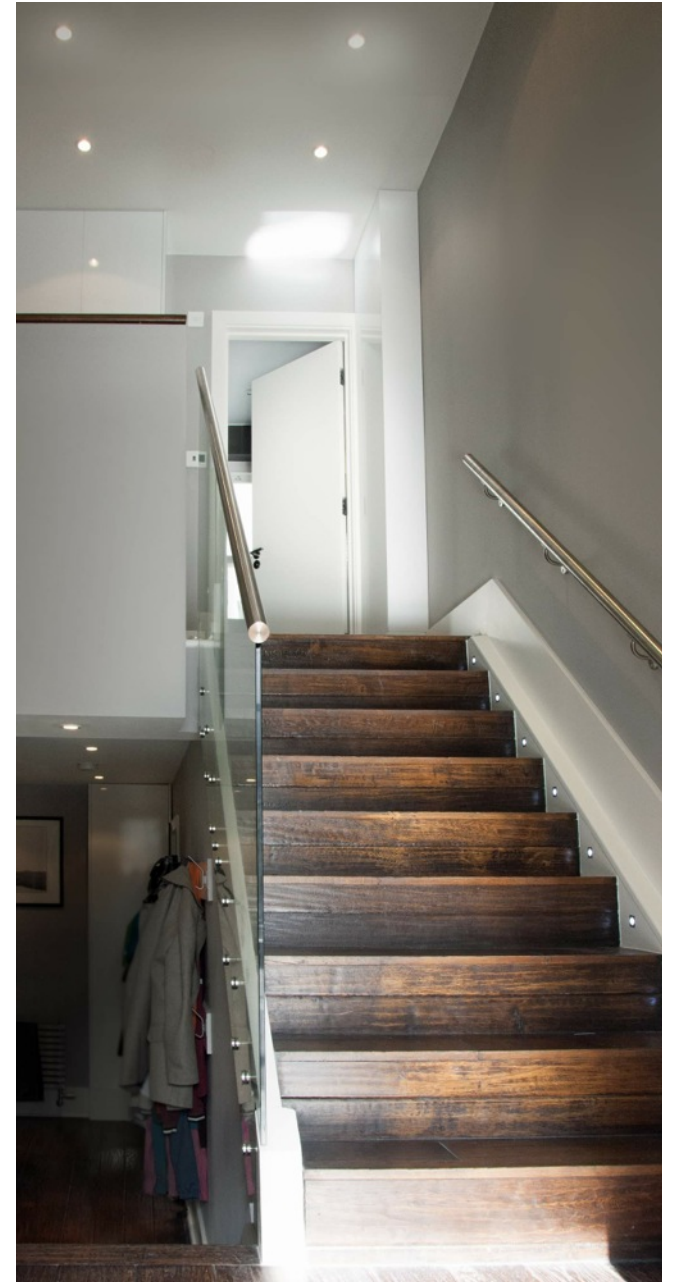
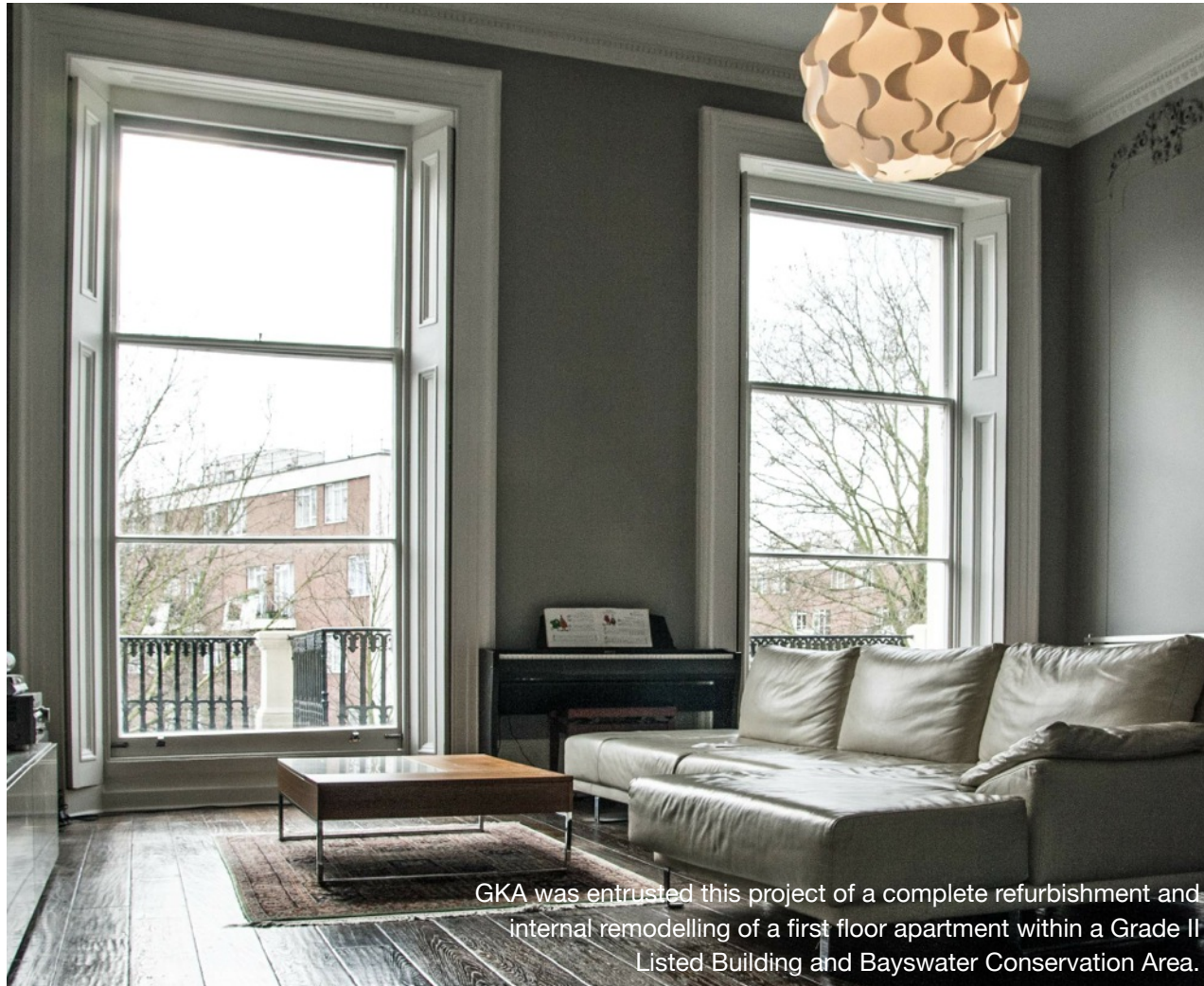
Whitton Drive, London UB6





# Projects

Gloucester Terrace, London W2





# Projects

## The Vale, London, W10

This multi million pound landmark development is divided into two phases. Phase one consist of an underground car park for 30 cars, with single storey 14 B1 office unit.

Phase 2 consist of four storey building with retail units on the ground floor level. First and second floor is divided in to two uses, residential and B1 offices. Third floor is only residential with a green roof terrace on a fourth and roof level. Phase 1 is due to start in early 2015

