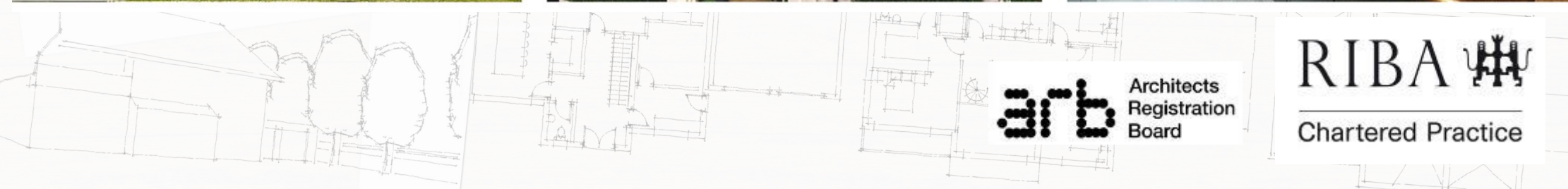
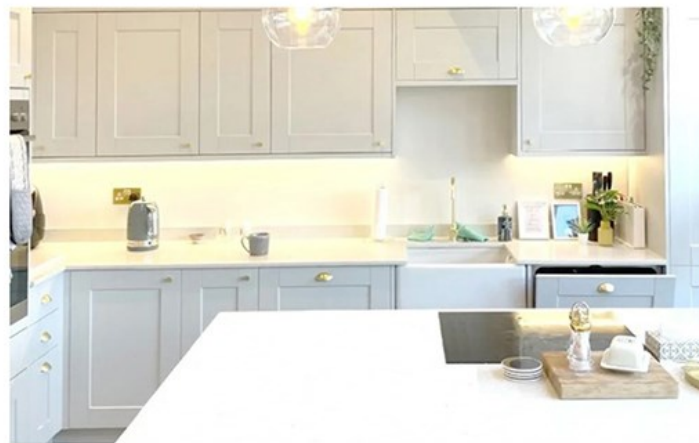


PLAN

ARCHITECT STUDIO



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ABOUT PLAN



PLAN Architect Studio is a small-scale practice focusing on contemporary character architecture and design that you can relate to. Through architectural services, we help our clients create homes that they love.

PLAN Architect Studio was established in April 2020 by Zoe Moorhouse. Zoe is a fully qualified, ARB Registered Architect and a member of the Royal Institute of British Architects. Zoe has 15 years experience in the industry running multi-million pound projects independently from various Manchester City Centre practices prior to establishing PLAN Architect Studio in 2020 in order to focus on local Residential work for home-owners and developers around 3 young children! Zoe has built up a large client base in Cheshire and the surrounding counties since establishing in 2020, working on projects of varying scales from single and two storey extensions and outbuildings, to full house renovations and replacement dwellings.

One of the advantages of using PLAN Architect Studio is that Zoe has been there at both ends of the client spectrum, having extended and extensively renovated her own family home in Cheshire. Zoe and her husband Chris moved into a cottage much in need of love in 2017, they have since completely transformed the house and increased its value by over 90%.

Zoe at PLAN Architect Studio understands that most people extend or renovate their home once in their lifetime, with limited or no previous experience and with this in mind Zoe will be able to guide you through your project from the measured survey, to the concept design stage, through to the full planning application package and working with structural engineers. Zoe can help make the process streamlined and will make sense of what is required to ensure everything runs smoothly

arb Architects
Registration
Board

RIBA 

Chartered Practice

What does an Architect do?



'Architects are highly skilled and professionally trained to turn your aspirations into reality. They will guide you through the design, planning and construction process whether you are constructing a new building or adapting an existing property.'

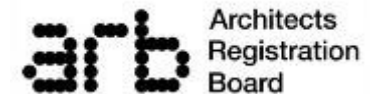
Architects apply impartial and creative thinking to projects large and small. They add value, whether from maximising light and space, adding functionality, or achieving the best return on your investment. '

-Royal Institute of British Architects

Unless your project is very simple, it makes sense to at least talk to an architect for advice before you get going. Generally, architects begin to offer a wider range of services for projects with a budget of £50,000 or more, but for a smaller fee, an architect can help you get the best out of your project in the early stages, regardless of size and whether they are needed later on.

Most architects offer one-off consultations and these can be incredibly useful. They will give you guidance on all aspects of your project from design and cost through to planning and construction. In a short space of time, you can gain valuable insight to help you realise your project.

All architects must be registered with the Architects Registration Board (ARB), with most taking up RIBA membership also. If an individual has neither credential then they may be operating unregulated, providing you with no guarantees of their ability to deliver the service you require.



Chartered Practice

Can PLAN Architect Studio help me?

We hope so! But if we decide based on our discussions that we are not the right fit, we will point you in the right direction, some projects are better suited to Architects like us, others may be more suited to a technician, or a practice with a different specialism.

Choosing an Architect isn't easy!

Not only do you need the right Architect who has the specific skills for your project, but it's equally important that the architect should be the right 'fit' for you, so book a call or zoom with us so we can discuss your project and get to know each other

What Services do you offer?

1

PREPARATION & BRIEFING

- Assess Site Information
- In depth interview with client
- Determine Project Budget
- Compile project brief
- Assess feasibility
- Plan out the next steps

Clarity from Day One

2

CONCEPT DESIGN

- Measured survey on site
- Existing Drawings
- Concept Drawings
- Design Review
- Agree brief derogations
- Pre-application if required

Visualise your Dream Home

3

PLANNING APPLICATION

- Finalise Design
- Produce full drawing package
- Organise Cost plan if required
- Prepare and submit planning application or certificate of lawful development application
- Act as Agent on clients behalf

We handle the red tape



4

TECHNICAL DESIGN

- Complete technical drawings
- Obtain quotes from Structural Engineers and liaise on clients behalf
- Obtain quotes for building inspectors
- Submit drawing package for approval

Every Detail Covered

5

CONSTRUCTION ON SITE

- Assist or take the lead with finding a builder
- Discussion of payment terms and contract options
- Develop Detailed programme
- Monitor progress on site
- Resolve site queries as they arise

Confidence during the build

6

INTERIOR CONCEPTS

- Mood boards by room
- Colour scheme proposals by room
- Furniture suggestions
- 3D sketch views
- 3D model with a fly-through tour and ability to focus on key areas and make more detailed choices

Making the inside beautiful

VISION

We see the potential in your project
— not just what is there now, but
what it *could* be.

We specialise in unlocking character
and space, especially in Cheshire
homes within Green Belt, Open
Countryside, and Conservation
Areas.

WHY PLAN?

'A Goal without a PLAN is just a wish'

-Antoine de Saint-Exupery

WHAT MAKES PLAN DIFFERENT?

- **Specialist Knowledge** – 55+ successful planning approvals in Cheshire and beyond
- **Personal Experience** – we've been through the renovation journey ourselves
- **Proven Value** – our designs have added up to **90% more value** to client homes
- **Local Focus** – trusted by homeowners across Cheshire

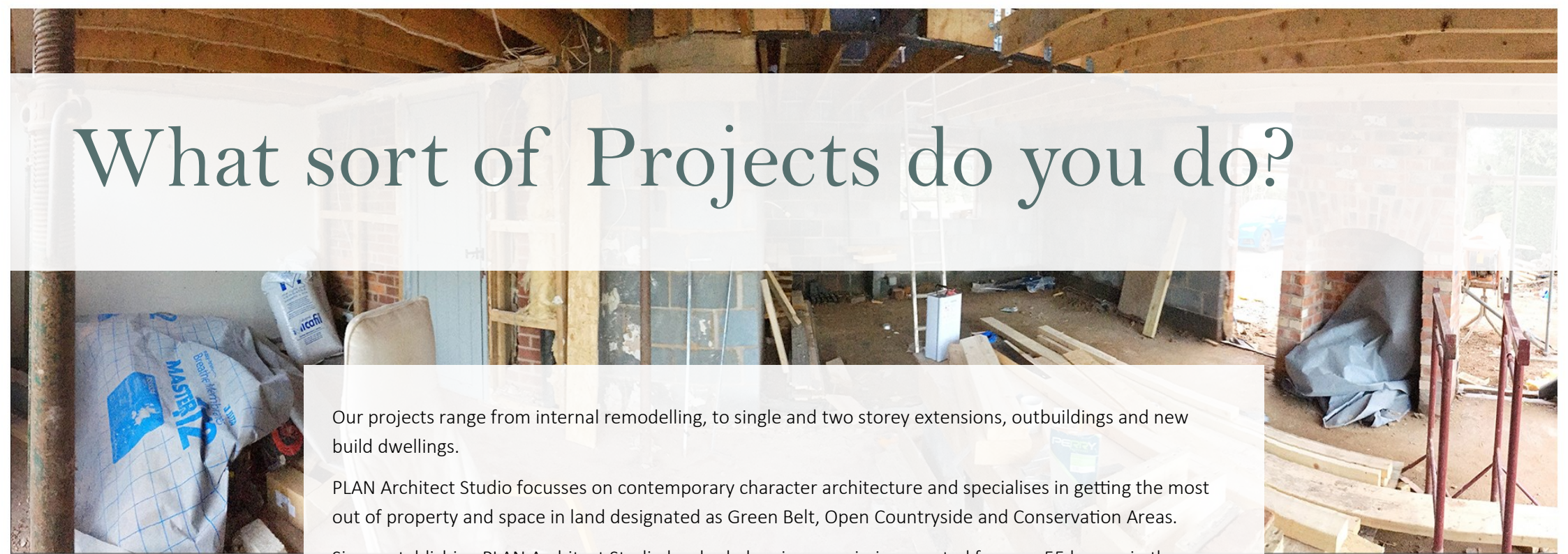
With PLAN, you're not just hiring an architect.
You're gaining a partner who will help you design
a home that truly works for you.

MISSION

We make the complex process of
extending or building a home **simple**
and stress-free.

From design ideas through planning
approval to technical drawings, we
handle the details so you can focus
on the excitement of your new
home.

What sort of Projects do you do?

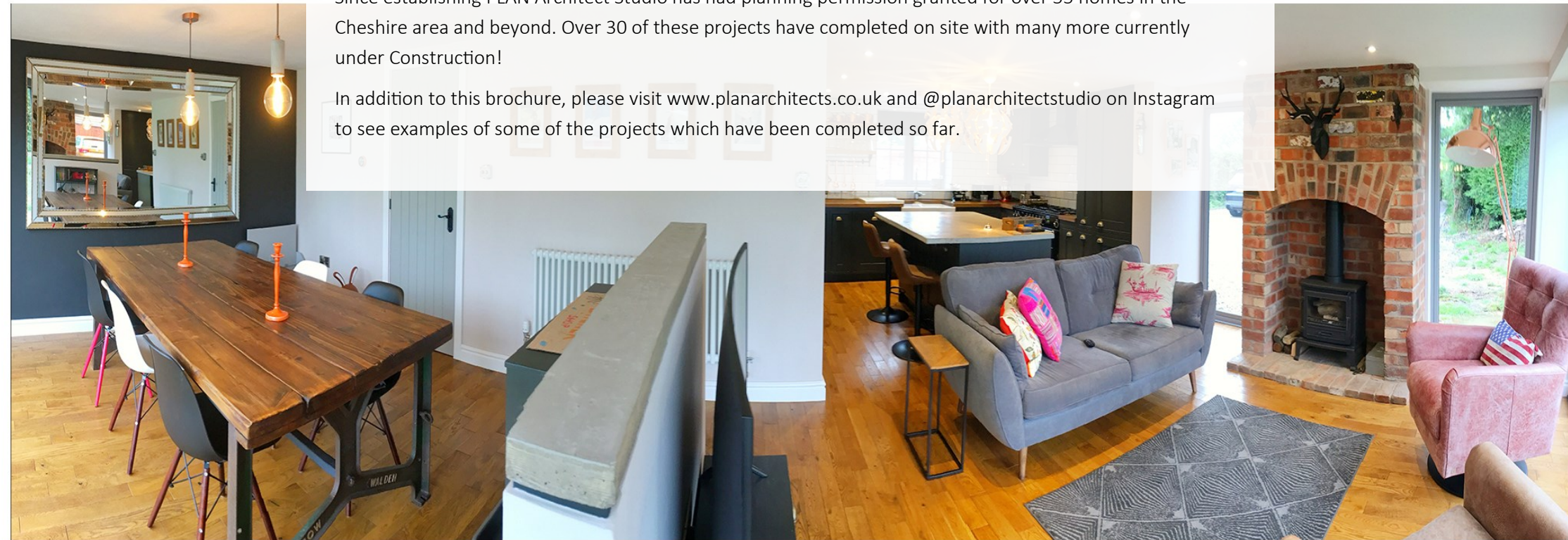


Our projects range from internal remodelling, to single and two storey extensions, outbuildings and new build dwellings.

PLAN Architect Studio focusses on contemporary character architecture and specialises in getting the most out of property and space in land designated as Green Belt, Open Countryside and Conservation Areas.

Since establishing PLAN Architect Studio has had planning permission granted for over 55 homes in the Cheshire area and beyond. Over 30 of these projects have completed on site with many more currently under Construction!

In addition to this brochure, please visit www.planarchitects.co.uk and @planarchitectstudio on Instagram to see examples of some of the projects which have been completed so far.





Farmhouse Remodel, Extension and Outbuilding

The Challenge

- This old Cheshire farmhouse was charming but dysfunctional:
- Dark, small rooms
- Awkward layout (a bedroom only accessible through another, complete with a toilet!)
- Outdated interiors with limited garden views

Our Solution

- We redesigned, extended, and modernised the home while keeping its character:
- Rear extension with sleek open-plan kitchen-diner & lounge
- Improved circulation upstairs to create 3 spacious doubles, including a new master suite with ensuite & dressing area
- Separate snug/office + new utility, WC, and boot room
- Multi-purpose outbuilding including a guest suite

The Result

- A bright, modern family home with better flow and function
- Character features retained, but reimagined for contemporary living
- Dramatic increase in value and appeal
- Additional planning secured to convert the adjacent barn into a separate 3-bed home



Green Belt Stone House, Hyde

The Challenge

- Replace a small bungalow with a larger family home
- Secure planning approval on sensitive Green Belt site
- Clients were first-time self-builders

Our Solution

- Designed a 3-bed contemporary stone house with vaulted double-height hallway
- Created generous living spaces: open-plan kitchen/diner/lounge, separate lounge, gym/office
- Maximised natural light with full-height glazing & balconies from every bedroom
- Navigated a complex planning process successfully

The Result

- Planning consent granted in Dec 2021
- A striking countryside home, now almost complete
- Spacious, light-filled family home tailored to clients' lifestyle







Cheshire Cottage Remodel and Extension

The Challenge

- 200-year-old cottage with poor layout and small rooms
- Strict limits on extensions in Open Countryside (30% rule)
- Needed more space without losing charm

Our Solution

- Pre-application process to justify 184% size increase
- Designed a large kitchen/diner/lounge with bifold doors & feature fireplace
- Reconfigured upstairs to add a new double bedroom, larger family bathroom, and luxury master suite with walk-through wardrobe
- Added detached double garage with workroom (under Permitted Development)

The Result

- Dysfunctional cottage transformed into a functional family home
- Dramatic improvement in garden connection & natural light
- More than doubled property value





Extension and Remodel, Trentham

The Challenge

- Detached Art Deco-style home with cramped kitchen & underused reception rooms
- Need for open-plan family living with more functionality

Our Solution

- Full-width rear extension with large-scale glazing & rooflights
- Internal remodel to create open kitchen-diner & new utility room
- Designed side extension to convert garage into flexible family space
- Materials chosen (Staffordshire brick) to complement & contrast existing render

The Result

- Spacious, light-filled family hub with strong Art Deco influence
- Blends heritage style with modern needs
- Nearing completion — a striking, characterful home







Extension and remodel, Knutsford

The Challenge

- Outdated 3-bed semi with small galley kitchen & conservatory
- Poor flow and lack of family-friendly spaces
- Needed more usable rooms & better bedroom layouts

Our Solution

- Removed conservatory, added part single/two-storey rear & side extension
- Created a large open-plan kitchen/diner & playroom, plus garden room
- Reconfigured stairs for smoother access
- Upstairs: converted small bedroom into family bathroom, transformed old bathroom into new master suite with ensuite

The Result

- A light-filled, functional family home
- Dramatically improved flow and usable space
- Perfect for a growing family (who grew during the build!)





Extension, remodel and Garage Conversion, Northwich

The Challenge

- Beautiful detached home let down by small kitchen & outdated layout
- Separate dining & reception rooms lacked purpose
- Outbuildings blocked views of mature garden

Our Solution

- Knocked through rooms to create a large open-plan kitchen/diner/lounge with crittal-style glazing & feature rooflight
- Converted part of garage into utility/boot room
- Retained character but updated layout
- Secured planning for future dormer loft conversion to create luxury master suite



The Result

- Contemporary open-plan living while retaining period charm
- Stronger connection to garden with expansive glazing
- Future-ready design with additional value uplift planned





Extension, remodel and Outbuilding, Knutsford

The Challenge

- Disconnected small rooms and an underused flat-roof garage
- Poor relationship with garden and limited natural light

Our Solution

- Part single/two-storey side & rear extension to replace garage
- Internal remodel creating open-plan kitchen/diner/lounge with corner bifolds
- Added utility, WC & storage
- Modern exterior: white render, timber cladding & outbuilding
- Upstairs: improved bedroom sizes, new family bathroom, luxury master suite with ensuite & dressing area

The Result

- A bright, modern family home with seamless garden connection
- Unique character inside and out
- A dramatic before-and-after transformation





OUR CLIENTS FEEDBACK



Absolutely superb service from Plan Architect Studio, Zoe is extremely personable, knowledgeable and very responsive. I would highly recommend.

Mrs Robson, Trentham

Zoe has been positive and professional with a very personal feel. Zoe listened to our needs and translated them into physical plans that we could relate to easily.

Mr Ogunjobi, Middlewich

Zoe is very communicative and sticks to deadlines she gives us. We have our expectations managed and so far our experience has been perfect

Mr Ryan, Knutsford

What is my next step?

First, consider your options, do you want to make some changes to the home you currently live in, or are you looking for a project elsewhere? Think about what you are not happy with currently, what improvements need to be made, what would be nice to have, and what would be the dream!

Contact PLAN Architect studio, visit us at www.planarchitects.co.uk to book a FREE consultation where we can discuss all of the above and more.

We have also produced a **40 page project planner** to help you from start to finish, you can download this at our website, or get in touch to ask more about it.

OPTIONAL ANALYSIS PACKAGES

ON SITE CONSULTATION

One off site visit to address initial queries and advise on the next steps if you are not ready to commit

£150

HOME ANALYSIS REPORT

Written document exploring the limits and opportunities of your home / site and the planning potential

£750

LOVE OR LEAVE IT PACKAGE

Written document exploring the problems and potential of staying in your existing home vs. moving!

£1050



CONTACT US

*We would love to work with you,
please do not hesitate to contact
us to discuss your project!*



 www.planarchitects.co.uk

 [@planarchitects](https://www.instagram.com/planarchitects)

 info@planarchitects.co.uk

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