

JOJO BRADLEY

INTERIOR DESIGN



## WELCOME

Thank you for approaching us for your interior design project.

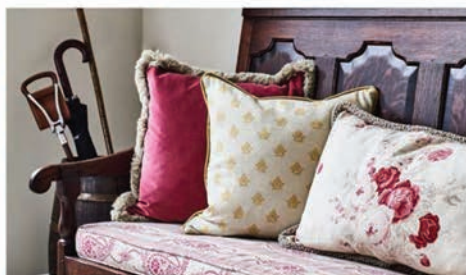
Following our discussion, you will find some information on how we work and a typical design process.

We look forward to hearing from you, please don't hesitate to give a member of our friendly team a call if you have any questions.

Best wishes,

Jojo





## ABOUT US

Jojo Bradley Interiors is a dynamic team of experienced designers with over 40 years of combined industry experience. Creating exceptional interiors for high end residential properties and commercial projects in the Cheshire area and further afield.

Our ethos is simple: to translate your brief into an interior that is comfortable and elegant, while sympathetic to the building and its period. Our team creatively work in partnership with you to deliver a highly personalised bespoke service, combining our design expertise and knowledge with your ideas and budget.

We can assist you with your interior design project at any stage. We work in close collaboration with architects and our team of trusted tradesmen, to keep the projects running smoothly and to the highest standard possible.

Our projects always start with an initial informal chat over a coffee, to get to know each other and understand the scope of works required.



“I like to think of our style as timeless, whilst incorporating colour and pattern. For us, it’s all about creating a home that our clients will love to live in. We work closely with clients to understand the way they want to use their space, making it beautiful yet practical.”

“Taking on renovation projects can often be a daunting and stressful experience, we try our best to make it enjoyable and fun.”

Jojo Chantler – Creative Director



# OUR PROCESS

## PHASE 0 - INITIAL CONSULTATION

This is an informal meeting to get to know each other, establish your brief and wish list, and understand the scope of works. This phase is free of charge. Following this meeting, we will obtain survey quotes, if required, at an additional cost and put together a project fee proposal.

## PHASE 2 - CONCEPT

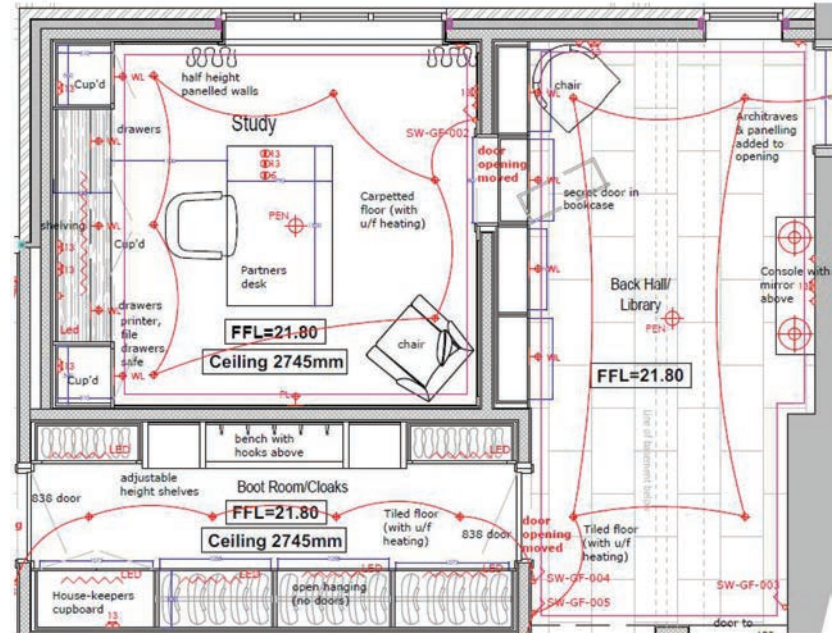
If you are happy with our fee proposal this is where the design process begins. We will bring together select concept images for each area, alongside CAD room layouts, where applicable. This will be presented to you at our JBI design studio, an opportunity to bounce ideas around. No survey time is included. This phase is priced at a fixed fee, or £75 per hour.

## PHASE 2 - DESIGN

Once concepts and general arrangement have been signed off, we get down to the finer details. Each area is carefully considered and developed by producing the following works (if required);

- Proposed interior architectural elements e.g., beams, radiators, cornice, ceiling detail etc
- Suggested hard finishes e.g., flooring, worksurfaces
- Bathroom design intent drawings with suggested sanitaryware and finishes
- Fitted joinery design intent drawings with suggested finishes
- Proposed furniture, fittings and accessories options
- Design intent mood board room schemes in loose material sample trays for client presentation. Including window treatments, wall coverings, upholstery, fabrics etc

This phase can often involve multiple client meetings in our JBI studio or on site. When final selections are confirmed, we progress to phase 3. This phase is priced at a fixed fee, or £75 per hour.



### PHASE 3 - BUILD DETAIL & TECHNICAL

The detailed design and technical phase is fundamental to the successful implementation of the project. During this phase we will produce technical designs based on the original concepts which were approved in phase 2. Moving on to comprehensive technical drawings, our team will work with our much trusted trades and furniture designers to refine layouts and design schemes. This phase is priced at a fixed fee, or £75 per hour.

To allow for tender packages to be completed our services will include but are not limited to;

- Lighting & electrical layout
- Fixed Furniture and Equipment (FF&E)
- Finalised hard finishes such as floor, walls and ceiling specifications, drawings and schedules as required
- Fitted joinery design intent drawings and hardware, worksurfaces, handles, finish specifications
- Bathroom design intent drawings
- Sanitaryware and hard finishes specification confirmed and scheduled
- Rendered elevation visuals of key areas (subject to additional charge)
- Interior architectural finishes such as fireplaces, doors, skirting and radiator specifications
- Finalised design scheme boards
- Decoration schedule – wall and ceiling finishes
- Lighting specification - both fixed (e.g. wall lights and pendants) and decorative (e.g. lamps)
- Furniture specification schedule

### PHASE 4 – PROJECT CO-ORDINATION AND MONITORING

Communication between tradesmen, our clients and our team is paramount. Our team will undertake regular site visits and carefully manage operational logistics to keep the project running as smoothly and to the highest standard possible. Competitive tender quotes are obtained by JBI or client. This phase is £75 per hour.

### PHASE 5 – SIGN OFF, PROCUREMENT & INSTALLATION

We produce detailed estimates to present alongside our design proposals, with procurement at competitive rates. An 80% deposit is required to enable us to proceed with an order, with balance due prior to installation or delivery. For in stock items, 100% payment is required before placing the order.

We then manage the installation of all our deliverables on site, monitor quality control and dress the spaces for handover to the client. This phase is £45 per hour.

For further details on our phases, please refer to our terms and conditions.







## PROJECT FEES

After our initial meeting, we will suggest which JBI package would be best for your project, this is dependant on the scope of works required.

We offer a 'time based' consultancy package, normally for smaller projects. Where all hours spent on your project are carefully recorded and charged at our hourly rates (see below).

Or a 'fixed fee' package, for larger full renovation projects. After the initial meeting we will prepare a project fee proposal, this is based on an estimated number of hours required at each stage. The total number of hours required is dependent on the scope or works. Phases 1-3 come under a 'fixed fee', (some elements in these phases are charged at our hourly rate, see t's and c's for details), phases 4 -5 are difficult to predict so fall under our 'time based fee'. We keep a detailed log of time spent on your project which falls into the 'time based fee' element, this is available to you at any time.

Our hourly rate for phases 1- 4 is £75 and £45 for Phase 5.  
For further details please refer to our terms and conditions, which should be used in conjunction with any proposals provided.

## TIME BASED

For our 'time based' package and consultancy fees outside of the 'fixed fee' proposal package, our time is charged at £75 per hour e.g. for client meetings, site visits and video/conference calls, extra scheme revisions, all elements in phases 4 & 5. (£45 for phase 5). Invoices for the hours accrued as 'time-based fees' are issued monthly. Payment by return.

## FIXED FEE PAYMENTS

A 50% deposit of each area is required as confirmation of project appointment before design work commences. Receipt of this payment enables our team to diarise a project start date. With balance payment due when designs are signed off. Please see t's and c's for more details.

## TRAVEL & EXPENSES

Travel is charged at 45p per mile. £45 is applied to cover designers travel time and expenses. Any other expenses incurred such as trains, tolls, overnight stays etc will be charged to the client in the monthly invoices (receipts available on request). There is no allowance in the 'fixed fee' for travel, all travel is chargeable as projects vary in terms of distance and the number of site visits required.

## ACCOUNT MANAGEMENT

For large scale projects £35 is charged for liaising and co-ordination of financial payments, accounting breakdowns and reports. Invoices for the hours accrued in account management fees are issued monthly, in arrears.

## INSTALLATION

Installation and unpacking of items on site; included but not limited to placement of artwork, furniture, headboards, making beds, lampshades, light bulbs etc. Disposal of packaging materials will be the clients responsibility. £45 per hour per designer, when required a quote for any external installers will be provided.

## NOTES

All prices in this document are excluding VAT.

## CLIENT TESTIMONIALS



### SUZIE PENROSE, COUNTRY HOUSE, YORKSHIRE

Jojo and her team have a friendly yet professional approach to their work. The designs were clear, samples sent quickly and there was great flexibility when changing my mind! We're so pleased with the final results, helping to add the final touches to some rooms whilst delivering and implementing full schemes for others.

### TOM LESLIE, THE POTTED LOBSTER, ABERSOCH

Jojo Bradley Interiors were recommended to me while I was looking to renovate a new restaurant in Abersoch within a very short time frame. A challenge that was going to be tough, even before you factored in a global pandemic and a national lock down. Jojo and Demi took it all in their stride with absolutely no fuss. Sourcing items to fit the time frame, but also to meet, match and exceed the design brief they had been given. The process from start to finish was smooth, easy, professional and fun. Nothing was ever too much and the attention to detail was exceptional, for example they sourced the loo signs from an artist in Canada! The quality of their work has been re-confirmed by our customers' feedback. I would have no reservations in recommending the JBI team, in fact they are now working on my house and soon to embark on another restaurant for me!

### SARAH PROCTOR, GEORGIAN HOUSE, TARPORLEY

We have used Jojo Bradley Interiors during the renovation of our Georgian property, based in Cheshire. Jojo is incredibly resourceful and obliging and her team of staff have been equally professional and imaginative. Jojo offers a full range of services to her clientele. Our renovation demanded bespoke solutions to a property whose architectural features were sometimes challenging to work with. She was able to curate tailor made furniture, blinds and curtains in keeping with the overall period feel of the house. We would have absolutely no hesitation in recommending her team's skill set for all of your interior design requirements.

### CHLOE BURNS, COUNTRY HOUSE, YORKSHIRE

From start to finish Jojo and her interior design team have been fantastic, professional and so personable. They have created the most beautiful schemes, bespoke for each room of our renovation project including joinery, flooring, upholstery, soft furnishings, curtains and blinds. Their reputation speaks for itself, everything is conducted with such detail and efficiency and the end products are produced to the highest standard.

### SUE MEEKINS, COUNTRY HOUSE, CHESHIRE

From start to finish Jojo and her interior design team have been fantastic, professional and so personable. They have created me the most beautiful schemes, bespoke for each room of our renovation project including tiling, joinery, upholstery, soft furnishings, curtains and blinds. Their reputation speaks for itself, everything is conducted with such detail and efficiency and the end products produced to the highest standard.

## OUR TEAM



JOJO CHANTLER  
Creative Director  
and Founder



TORI COATES  
Managing Director

Image  
Coming  
Soon

Book Keeper  
and Administrator



DEMI WARLOW  
Senior Interior Designer



BECCA WATT  
Senior Interior Designer



ANNIE HILL  
Interior Designer



AMY BUCKLEY-ROBERTS  
Junior Interior Designer

Image  
Coming  
Soon

ANDY COBBOLD  
Interior Architecture  
& Spatial design



RONNIE HALL  
Interior Design Assistant

PORTFOLIO  
The Potted Lobster Abersoch



This popular restaurant in the picturesque town of Abersoch was needing an injection of coastal elegance and received the full Jojo Bradley Interiors transformation; from bespoke upholstery and window treatments to commissioned wall art, we've received nothing but positive feedback on this project.



PORTFOLIO  
Hoseley House Wales



This stunning property was an absolute delight to design. Creating a gorgeous family home, no detail was left unturned resulting in a home perfect for family gatherings and entertaining.

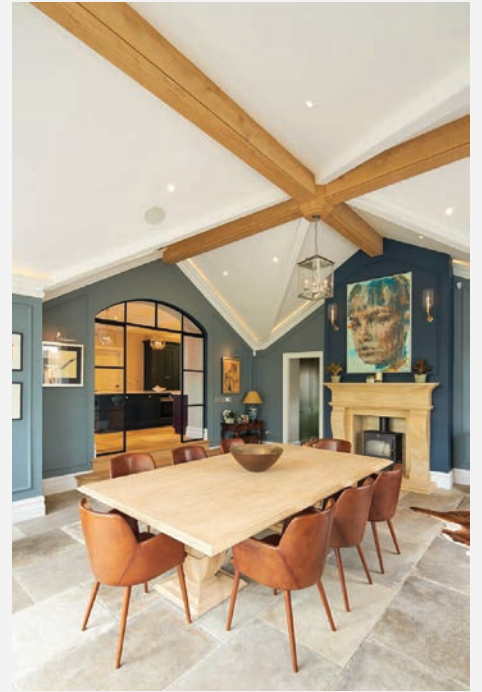


PORTFOLIO  
Chapel House Cheshire





We worked closely with the owner of this converted vicarage to come up with an interior scheme; traditional with slightly more contemporary elements.



PORTFOLIO  
Spurstow Hall Cheshire



Jojo Bradley Interiors have been delighted to collaborate on this outstanding Grade II Listed country house occupying a stunning position in the heart of the Cheshire countryside. With our assistance the entire property has been carefully restored and redecorated to achieve a quintessential 'English Home' feel.



PORTFOLIO  
The Sweeney Hotel



This much loved family business in Oswestry was in need of a refresh and we were appointed to take on the hotel restaurant and bar. From the seating layout and lighting to the beautiful bespoke soft furnishings, it's now a tranquil space for diners to enjoy.



PORTFOLIO  
Georgian Home



We were lucky enough to be appointed for this large project in the Shropshire countryside and have enjoyed creating schemes from the ground floor up including cinema room, snug and kitchen dining.



PORTFOLIO  
Country House





Working on this fantastic Georgian Country House has been a real privilege and the results are simply stunning. We collaborated with our skilled craftsmen on every room to create an interior that is brimming with period touches.



## NATIONAL REACH

Jojo Bradley Interiors has the capacity to undertake projects on a national level. Through our network of suppliers and associates we are proud to have worked for private clients all over the country.



## THANK YOU

If you have any further questions, please don't hesitate to get in touch. We look forward to hearing from you.

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