



DESIGN SERVICES

2026



MARY AND ANDREW
Directors

We are design-led architects and investors commercially minded to maximise the potential of your project

WELCOME!

ELITE DWELLINGS

Hey, we are Andrew and Mary from Elite Dwellings and we are architects, designers and most importantly, property investors.

- // We combine our knowledge of property investing with our 25+ years of experience in architecture to help investors maximise the potential in their projects through layout optimisation and high-end design. As we are investors ourselves, we understand exactly what you are trying to achieve and the best ways to do it.
- // We believe in design-led property investment that maximises the potential of your property, provides high quality homes for tenants and high returns for investors. We use our skillset to design high-end spaces on a budget which demand the highest rents and ultimately increases your cashflow.
- // We are able to offer the full spectrum of services from feasibility layout studies through to specification of finishes, fittings and furniture, taking the stress out of the design process for you.

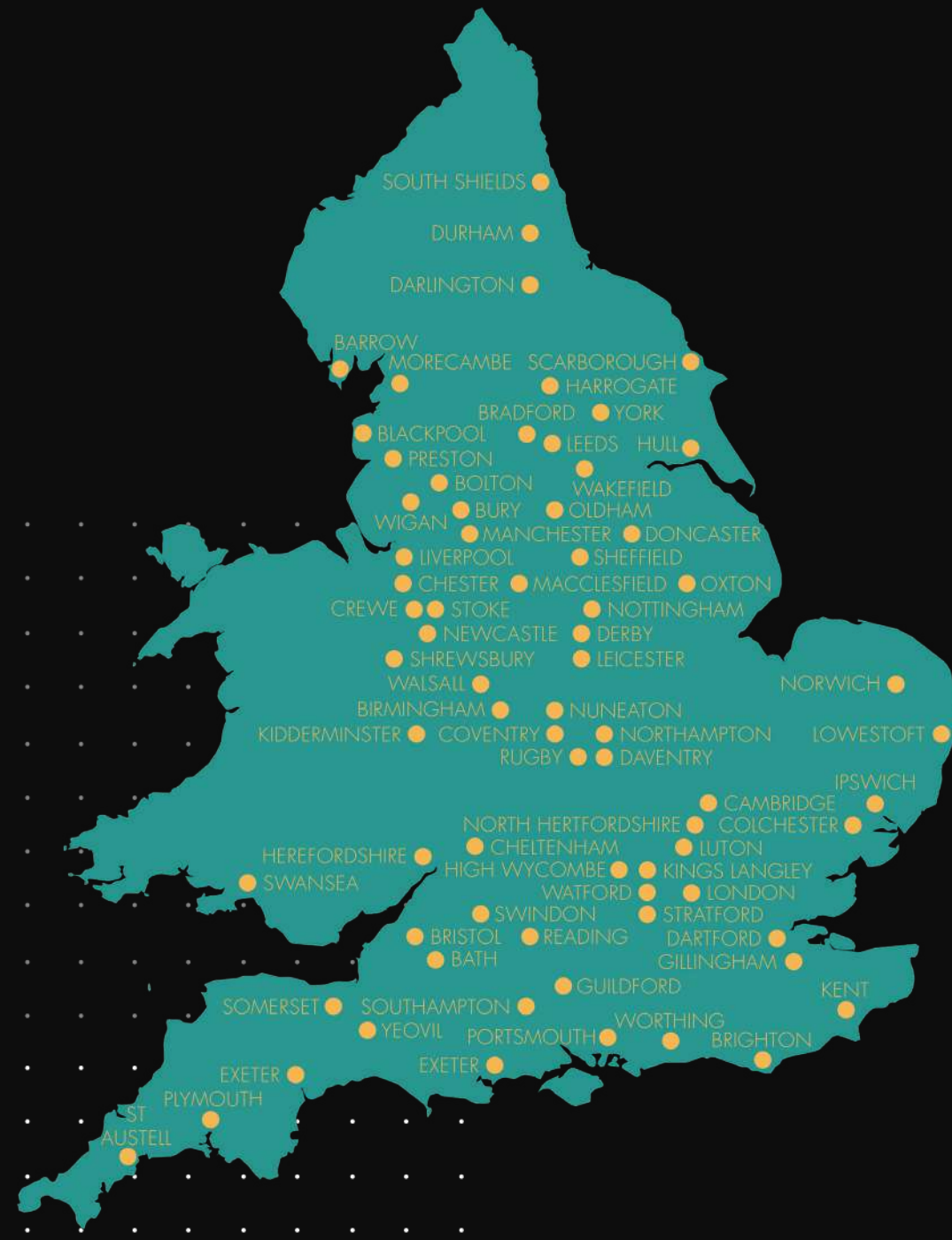


AWARDS

- // Our work this year was once again recognised as we were commended for Best Service Provider at the HMO Awards! This award recognised our architecture and design services, and the hard work our team puts in to helping our clients.

EDUCATION AND EXPERIENCE

- // BA (Hons) Architecture (Manchester School of Architecture)
- // MArch Architecture (Manchester School of Architecture)
- // Advanced Diploma in Professional Practice of Architecture (RIBA Northwest)
- // 25+ Years combined Experience in Architecture and Interiors Working in the UK and Australia
- // Multiple Property Training Programmes Completed
- // NRLA HMO Training
- // Lecturer at Leeds and Manchester Universities (Architecture, Interior Architecture and Design)
- // Elite Dwellings (Property Development and Investment, Interior Design and Architectural Consultation)



WE HAVE WORKED ON OVER

300 PROJECTS

TOTALLING OVER

1500 HMO ROOMS

AND MORE THAN

200 APARTMENTS

FOR CLIENTS ACROSS THE UK

We are truly committed to raising the standard of rental accommodation in the UK and feel that being involved in so many projects shows we are really making an impact nationwide

“ HONESTLY COULDN'T
RECOMMEND ANDREW
AND MARY ENOUGH.
THE ATTENTION TO
DETAIL THEY HAVE USED
THROUGHOUT THIS
WHOLE PROCESS HAS
BEEN REMARKABLE ”

Dan | Linton Estates





HOW WE CAN HELP YOU

Designing Beautiful Co-living Homes!

DESIGN SERVICES

We provide a range of interior and architectural services for investors;

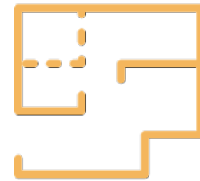
- // Interior Design
- // Floor Plan Optimisation
- // 1-2-1 Design Consultation
- // Design Clinic
- // Architectural Support
- // Planning / Building Control

DESIGN CONSIDERATIONS

Each design takes the following into consideration;

- // End User Experience
- // Target Market
- // Building and History
- // Project Budget
- // Client Identity and Brand

We offer many different interior design and staging services tailor made to client requirements.



FLOOR PLAN OPTIMISATION

Found an opportunity but not sure how to maximise it?

This is where we can help, using our architecture and investor knowledge to help you get the most out of your property and floor plan.

We take your existing plans and explore how best to optimise your layout through a series of different options to meet your brief.



ARCHITECTURE

Need planning approval, building regulations sign-off or help with construction drawings?

We cover all of that and will work with you to ensure you stand the best chance of getting approval.

We design with an investor mindset and will work with you to create a high-quality, but cost effective solutions.



INTERIOR DESIGN

Want your property to stand out from the crowd but don't know where to start with design?

We will work with you to create an interior design that matches your ethos, gets your properties noticed + increases demand.

We offer a range of interior design services and can tailor the package to suit your needs.



1-2-1 CONSULTATIONS

Whatever you need help with, we can offer guidance and beautiful solutions.

Topics we could discuss:

- // Optimising Layouts
- // Deal Analysis
- // Planning
- // Building Regulations
- // HMO Licensing
- // Design Ideas
- // Specification of Finishes
- // Kitchen Design
- // Furniture Selection



“ THEIR SKILL, KNOWLEDGE, AND SPEED AS ARCHITECTS, INTERIOR DESIGNERS AND INVESTORS SETS THEIR SERVICES APART FROM OTHERS ”

Chris | Digstays

“ WE’RE OVER THE MOON WITH THE END RESULT AND EVEN THE VALUER COMMENTED THAT IT WAS THE BEST HMO HE’S SEEN IN YEARS ”

Rebecca | Enriched Living Ltd

FLOOR PLAN OPTIMISATION

FLOOR PLAN OPTIMISATION

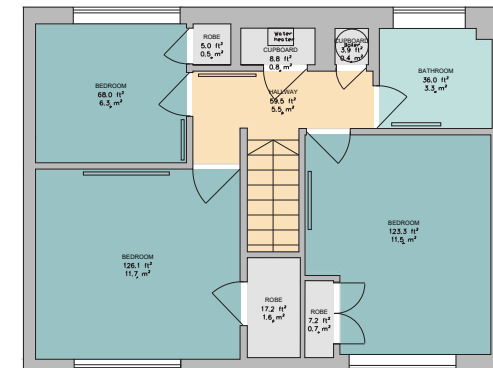
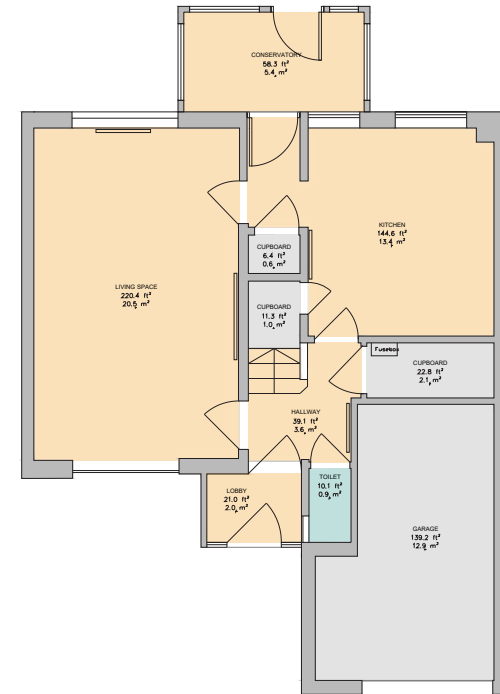
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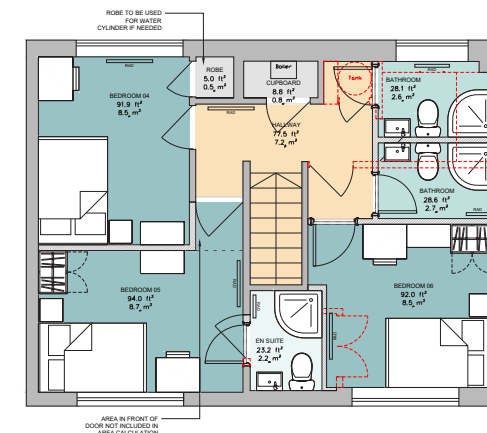
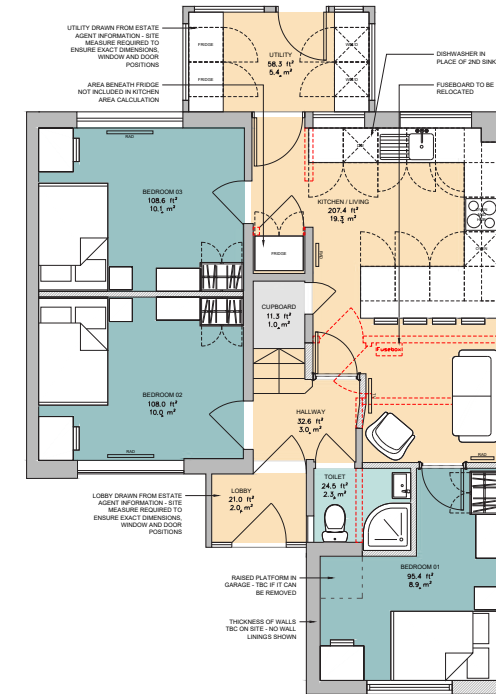
HOW IT WORKS:

- // Zoom call to review the project and understand your requirements
- // Virtual tour of the property (if possible)
- // 2-3 different layouts that match your brief
- // Room areas and furniture layouts included
- // Drawings presented to scale in full feasibility pack
- // Zoom call to discuss options and any questions you have
- // 'Final' layout created incorporating any comments you have

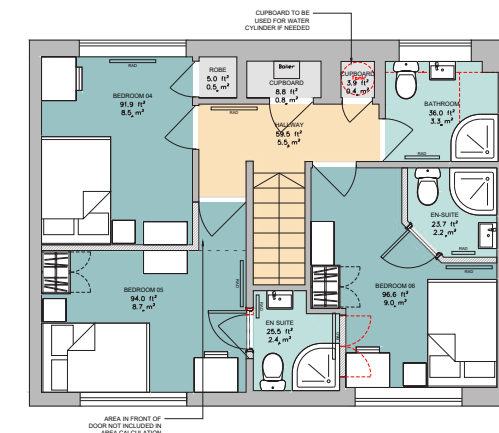
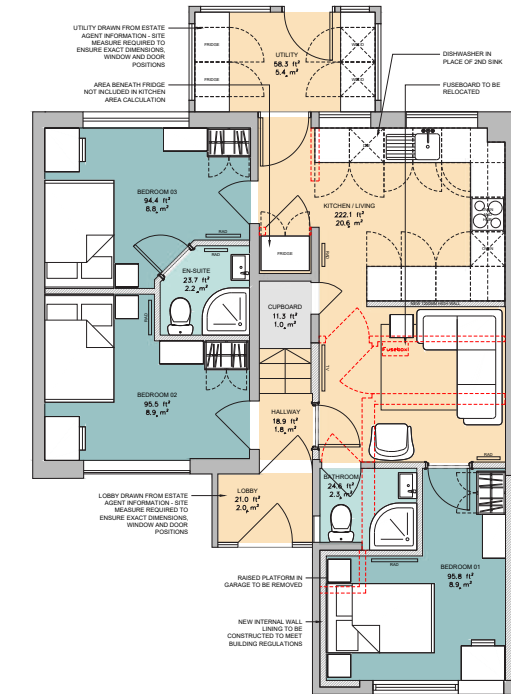
EXISTING PLANS



PROPOSED OPTION



PROPOSED OPTION

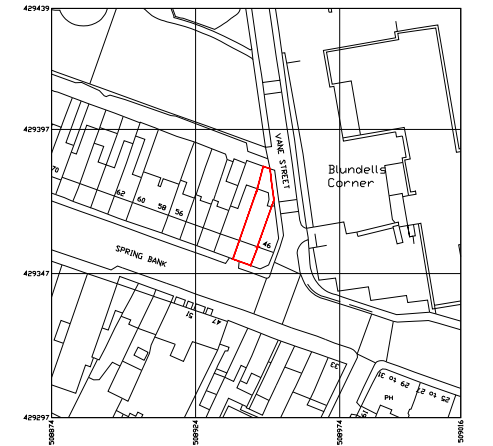
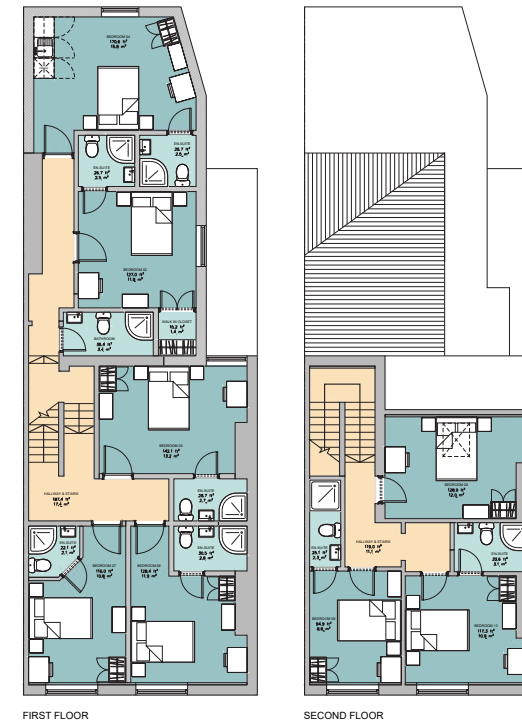
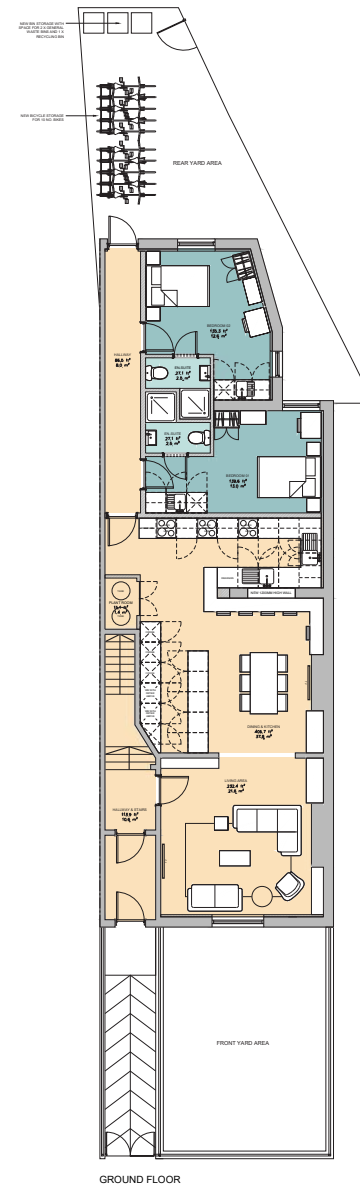




“ VERY PROFESSIONAL
AND FRIENDLY SERVICE.
I WOULDN'T HESITATE
IN USING ELITE AGAIN
OR RECOMMENDING
THEM TO OTHERS ”

Vicky | Paper Crane Property

ARCHITECTURE



ARCHITECTURE

We can assist with the full range of architectural services required to complete your project from planning permission through building regulations approval to tender documentation.

PLANNING

- // Permitted development drawings
- // Certificate of Lawful Use applications
- // Planning permission drawings
- // Location plan drawing
- // Site plan drawing



GET
COZY

ARCHITECTURE

ARCHITECTURE

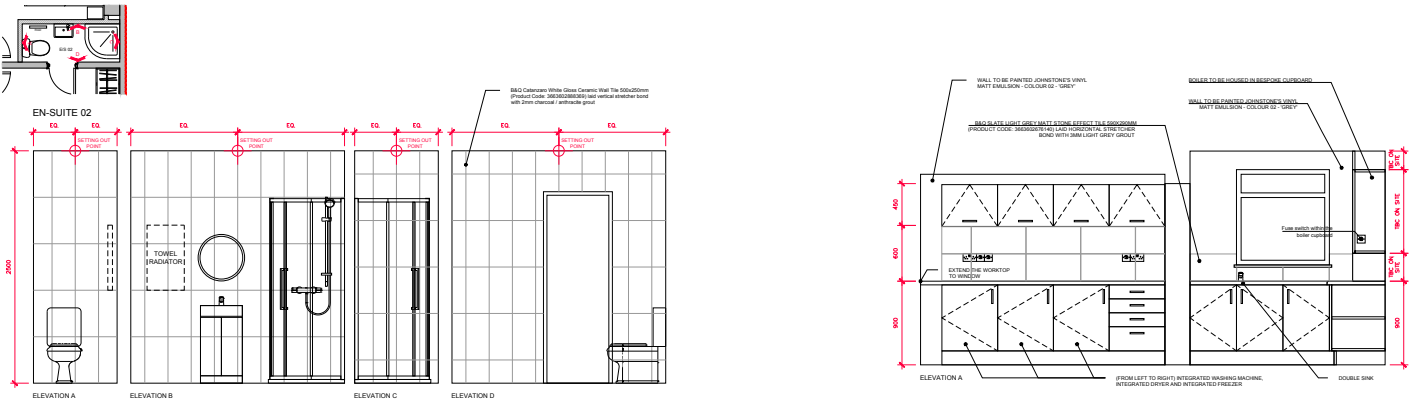
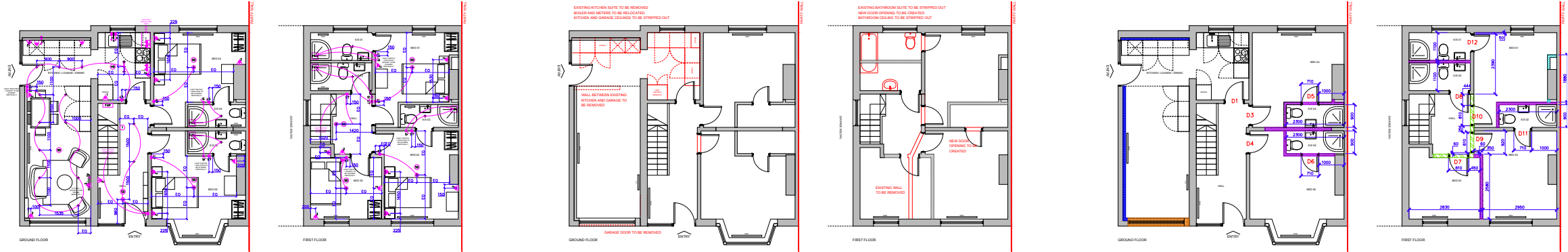
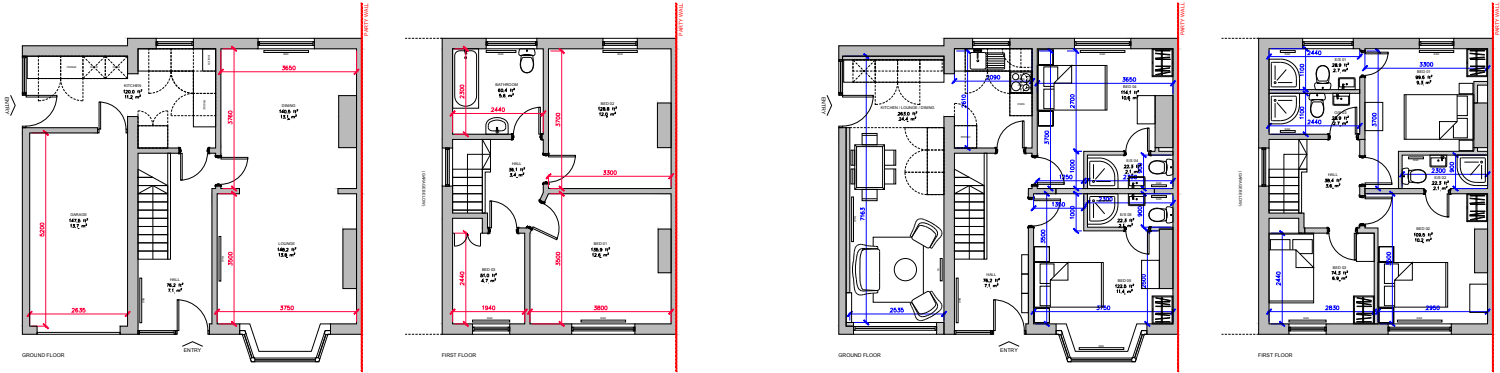
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BUILDING REGULATIONS

- // Measured drawings
- // Specification
- // Electrical drawings
- // Drainage drawings
- // Demolition plans
- // Construction details

TENDER

- // Existing plans
- // Demolition plans
- // Proposed plans
- // Wall finishes
- // Floor finishes
- // Electrical plans
- // Wall setting out
- // Fire escape plans
- // Bathroom internal elevations
- // Kitchen internal elevations
- // Specification



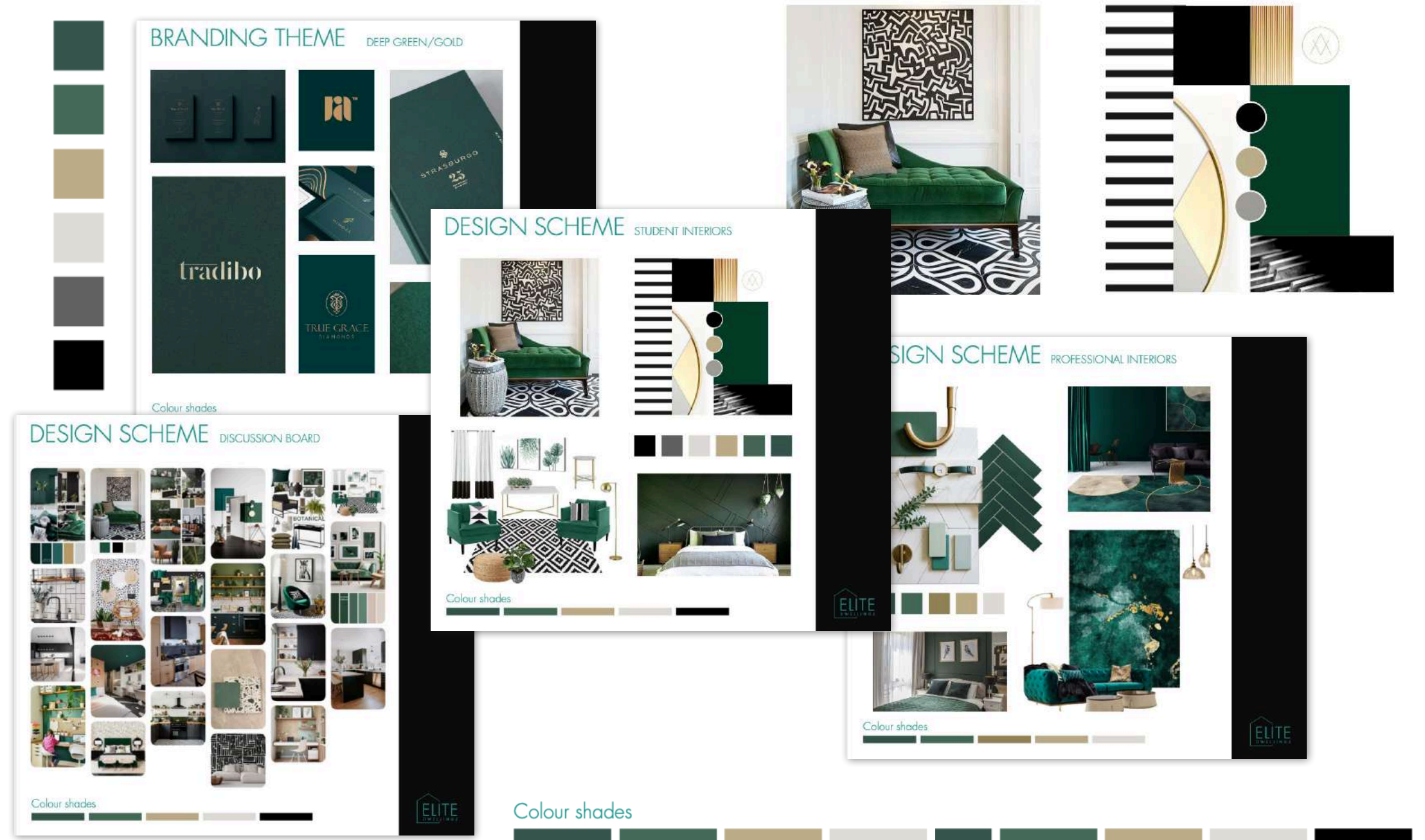


“ WE HAD A BRAND AND
COLOUR PALETTE WE WERE
USED TO WORKING WITH
BUT PARTNERING WITH ELITE
ELEVATED OUR DESIGN TO A
UNIQUE AND PROFESSIONAL
LOOK WHICH IS EXACTLY
WHAT WE WANTED ”

ELITE CONCEPT PACKAGE

- // Initial call and virtual walkthrough to understand your requirements, property layout and potential opportunities
- // Client consultation to understand your branding and interior preferences
- // Mood and sample board showing the interior concept for each space - this enables you to review the aesthetic of the spaces and the intended atmospheric quality for the end-user
- // Kitchens and bathroom colour and style - this enables a holistic design throughout the project so all components work well together (for these components it is important to be timeless rather than on the current trend)
- // Client proposal meeting to discuss design concept and ethos enabling for design
- // Concept Design package detailing the design scheme and inspiration ideas for each of the spaces within your project

INTERIOR DESIGN





ELITE DESIGN PACKAGE

// All items from the Elite Concept package PLUS:

// Review of full property layout and floor plan optimisation to offer the best possible layout

// Kitchen design + specification

// 3D modelling of the property to visualise and determine furniture placement and finishes

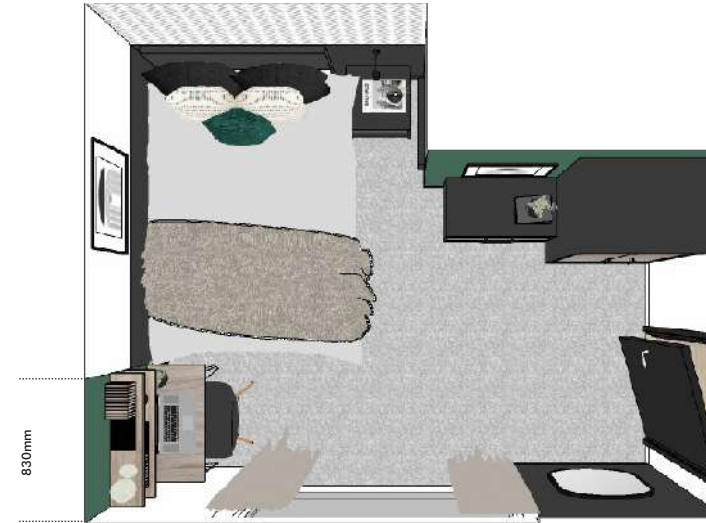
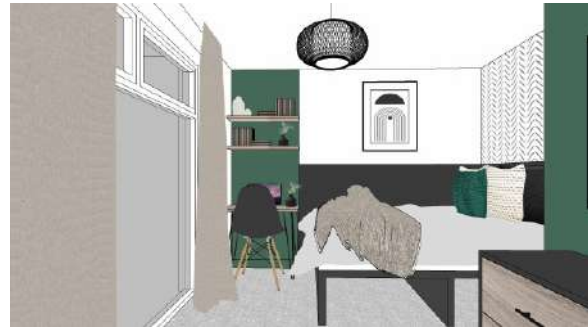
// Client review meeting to discuss design intentions and selection prior to specification

// Lighting and electrical mark-up - This is important as early as possible as lighting can make a significant difference to a space

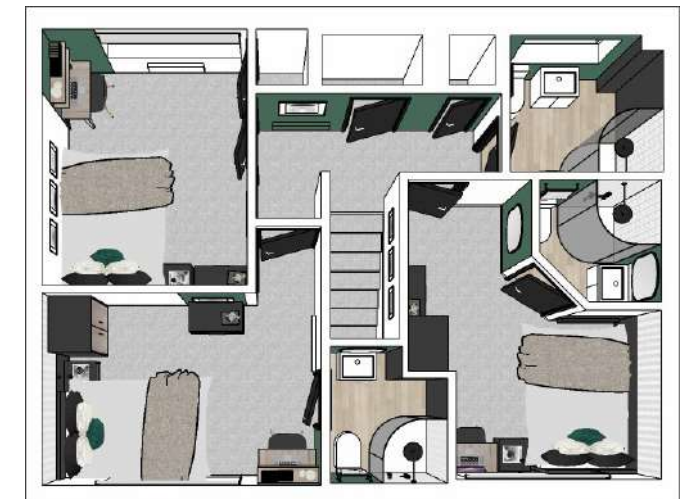
// Wall finishes including paint colours/wallpapers - all finishes to fit within the design concept

// Floor finishes selection - soft flooring vs hardwearing materials and colours for the longevity of the project

INTERIOR DESIGN



Colour shades



“ WE SPENT LITTLE EXTRA ON
INTERIOR ENHANCEMENT
OF OUR 11 BEDROOM
HIGH-END PROPERTY AND
IT HAS GENERATED AN
ADDITIONAL £6.5K OF RENT
PA WHICH IS 130% ROI ”

Saif | Mauve Property



ELITE EXCLUSIVE PACKAGE

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// All items from the Elite Concept
// and Elite Design packages
PLUS:
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// Furniture selection - whether
// provided from a furniture supplier
// or different stores and outlets
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// Decorative textiles and fabrics
selection of soft furnishing - this
will come later into the project
as part of the staging and
completion

// Art and Accessories selection - to complement the overall theme and design of the property, from door signage to wall art and table accessories

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// Full specification of FF+E
(Furniture, finishes and electrics),
listing all items for purchase
- this brings all products
together as a full specification
for purchase and budgeting
```

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// Full specification review
with client and proposal of
amendments
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INTERIOR DESIGN



1-2-1 CONSULTATION

1-2-1 CONSULTATIONS

If for whatever reason you find yourself in a pickle during your project, we offer specialist 1-2-1 consultations.

Whatever you need help with, we provide a sounding board + help you to make the best possible decision to move forward with your project.

FEASIBILITY

- // Optimising Layouts
- // Deal Analysis
- // Number Crunching
- // Opportunity Assessments

ARCHITECTURE

- // Planning
- // Building Regulations
- // HMO Licensing
- // Permitted Development

INTERIORS

- // Design Concepts
- // Design Ideas
- // Specification of Finishes
- // Kitchen Design
- // Furniture Selection



“ During our consultation, Mary and Andrew designed an amazing layout for one of our student properties #ClayWycliffe that **maximised space available, showed the best extension design and created a fantastic kitchen / dining / living area** which our tenants love.

I'd highly recommend them. They are great to work with, have fantastic ideas and came up with layouts that we had never considered but show they are at the top of their architecture and design game.

Mike Clay
Clay Properties

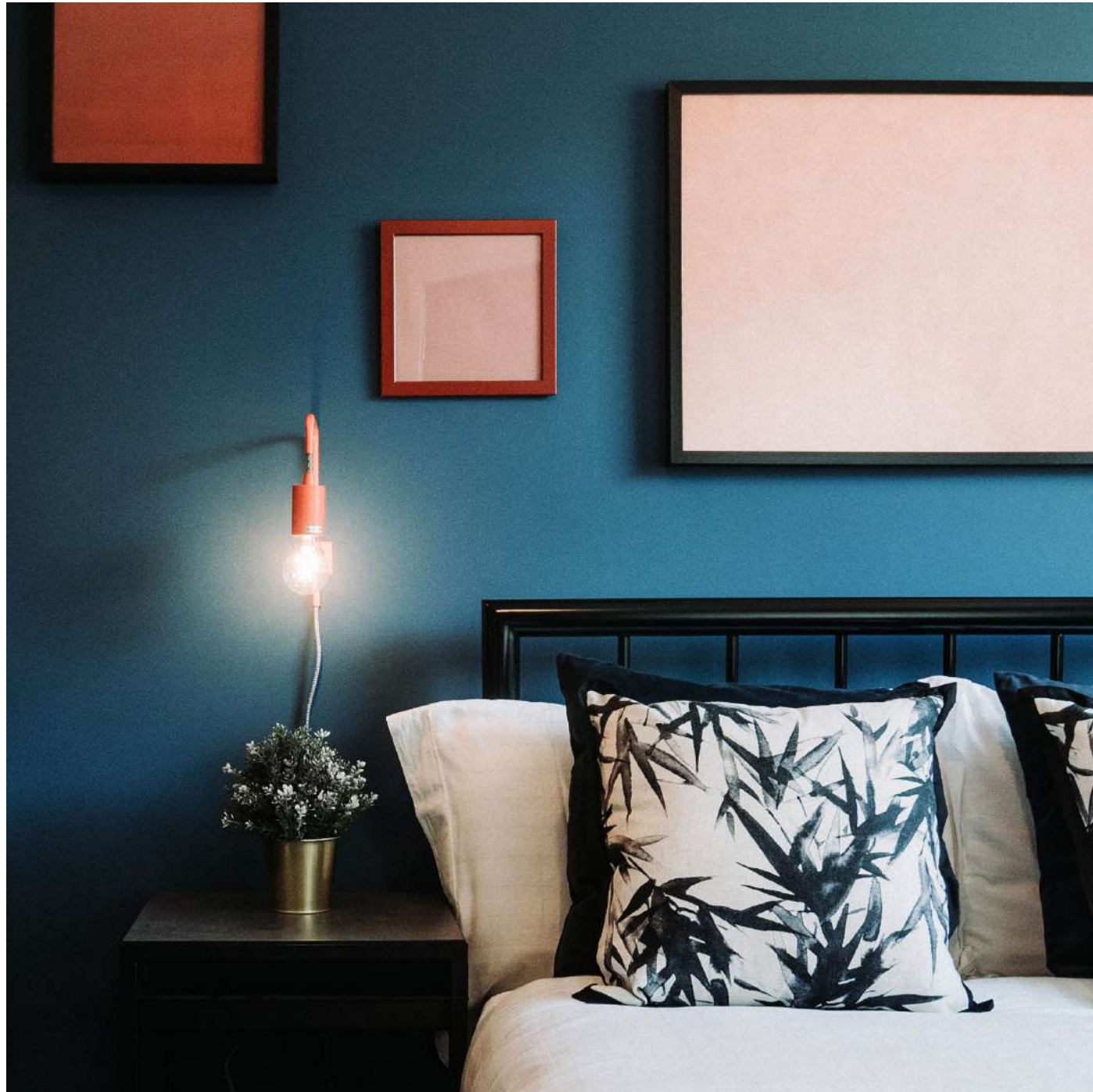


“ Andrew and Mary were such a great help with one of our upcoming projects, **giving us advice and tips on a few things that we had overlooked and getting their expert opinion and input was invaluable.**

Getting their expert opinion and input was invaluable. Also they are an absolute pleasure to work with!

Cal + Rach
C&R Projects





“ WHEN I SAW THE
WORK YOU HAD DONE
FOR ALEX’S PROJECT, I
REALISED I NEEDED
A NEW ARCHITECT ”

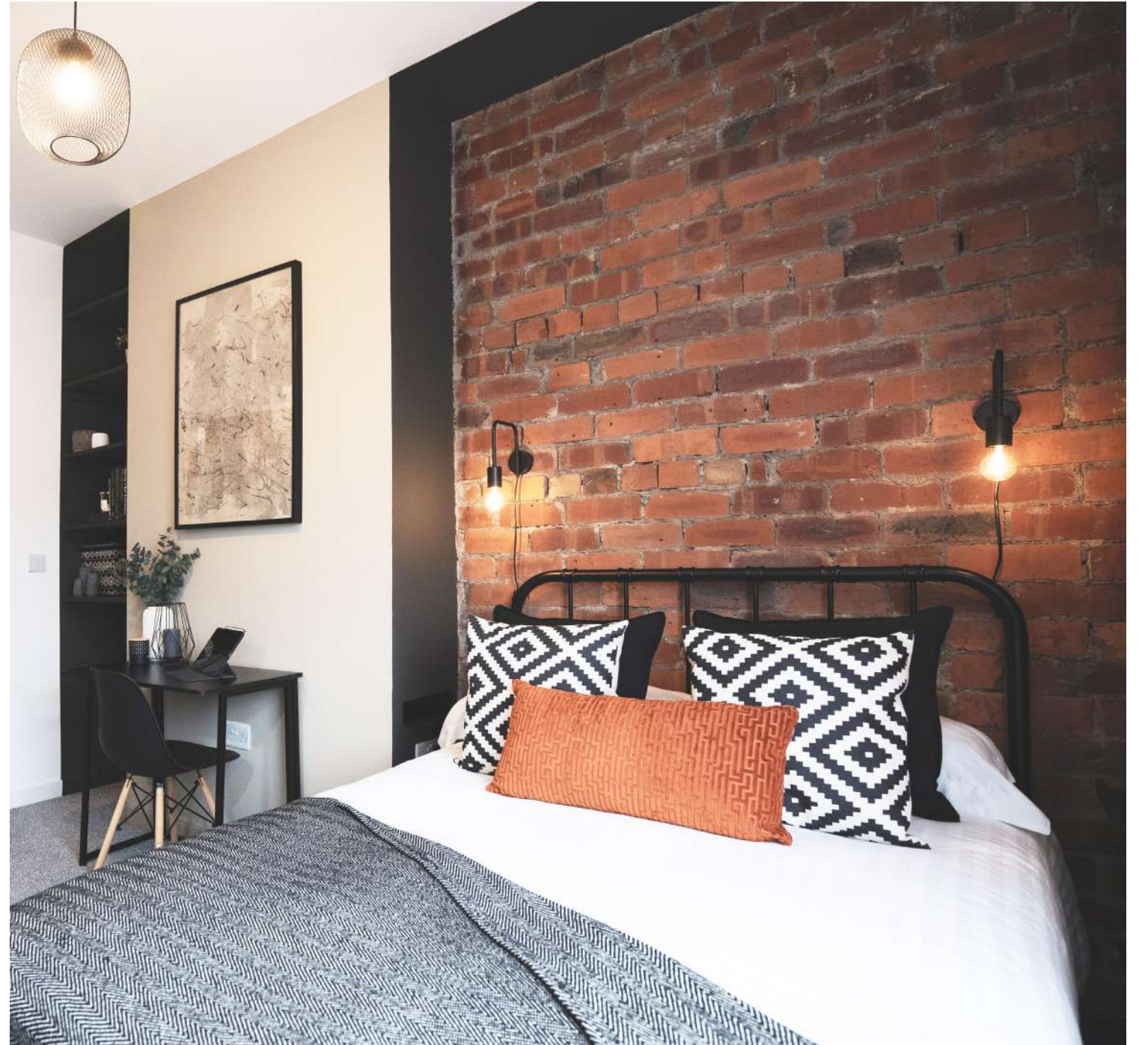
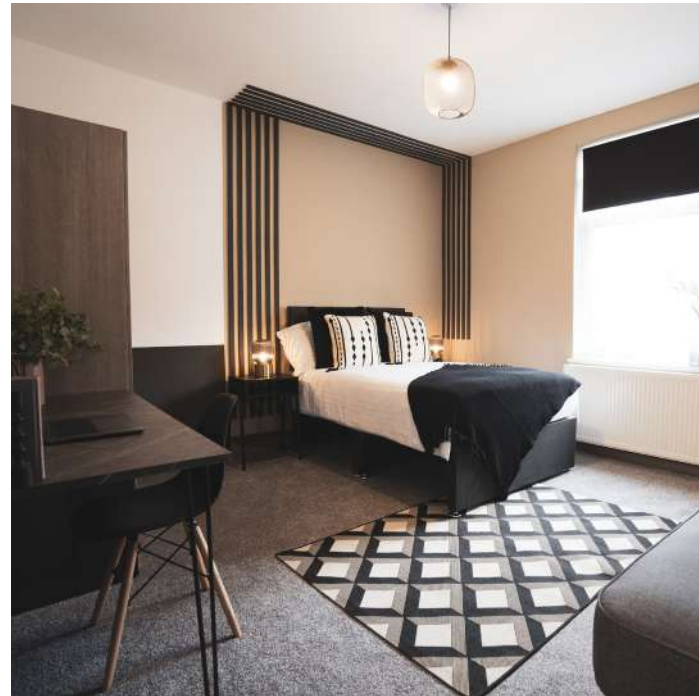
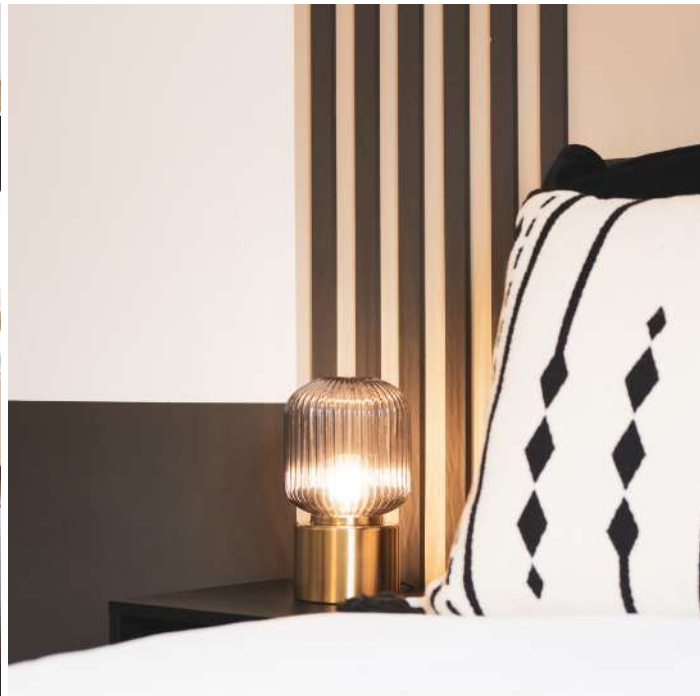
MODERN SCANDI STYLE
VERY HIGH END CO-LIVING





CONTEMPORARY STYLE
HIGH QUALITY CO-LIVING







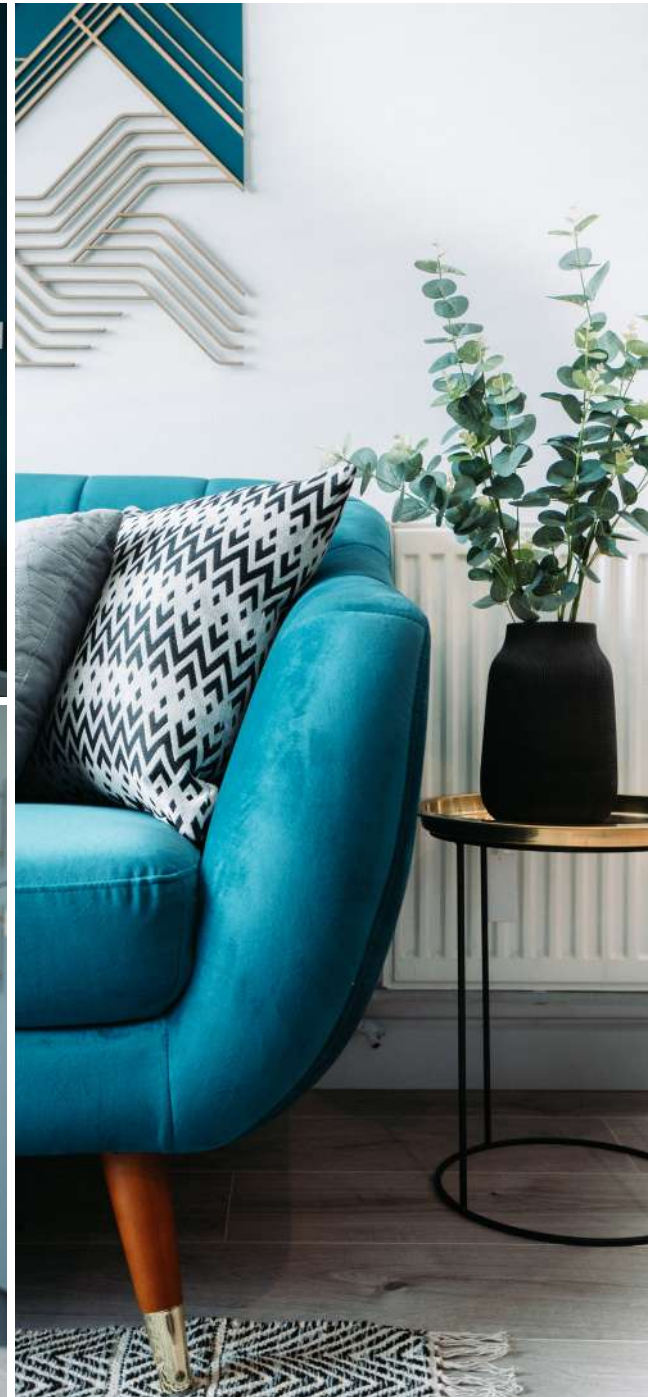
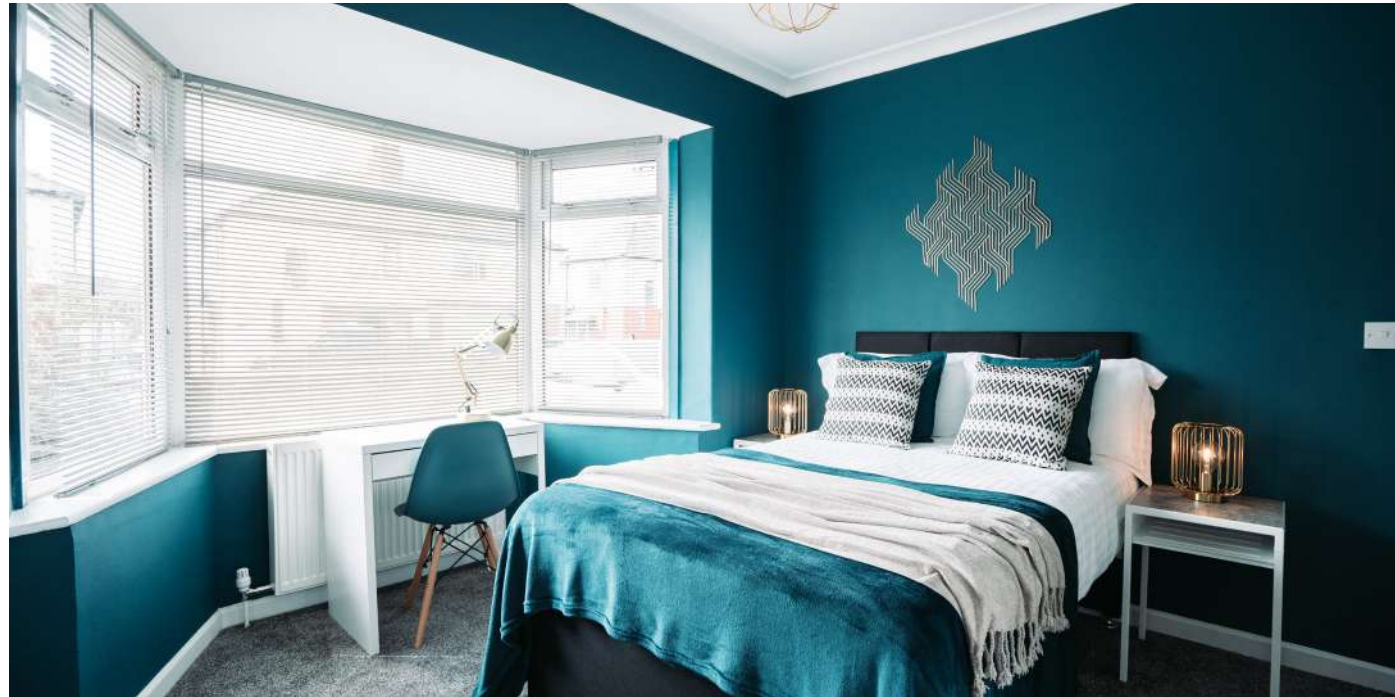
“ THE INSIGHT AND
KNOWLEDGE THEY BRING
TO A PROJECT IS REALLY
VALUABLE TO MYSELF
AND MY BUSINESS. THEY
WORK QUICKLY AND
EFFECTIVELY AND ARE
ALWAYS SUPER FRIENDLY ”

Laura | Haus

ART DECO LUXURY STYLE
HIGH QUALITY CO-LIVING



THE SOCIAL



CLASSIC STYLE
VERY HIGH END CO-LIVING





“ FROM HELPING US GET
OUR FLOOR PLANS RIGHT,
TO CAREFULLY CRAFTING
AN INCREDIBLE DESIGN
FOR OUR LATEST STUDENT
HMO, WE ALWAYS FEEL LIKE
WE’RE IN GOOD HANDS.
COULDN’T RECOMMEND
THEM HIGHLY ENOUGH! ”

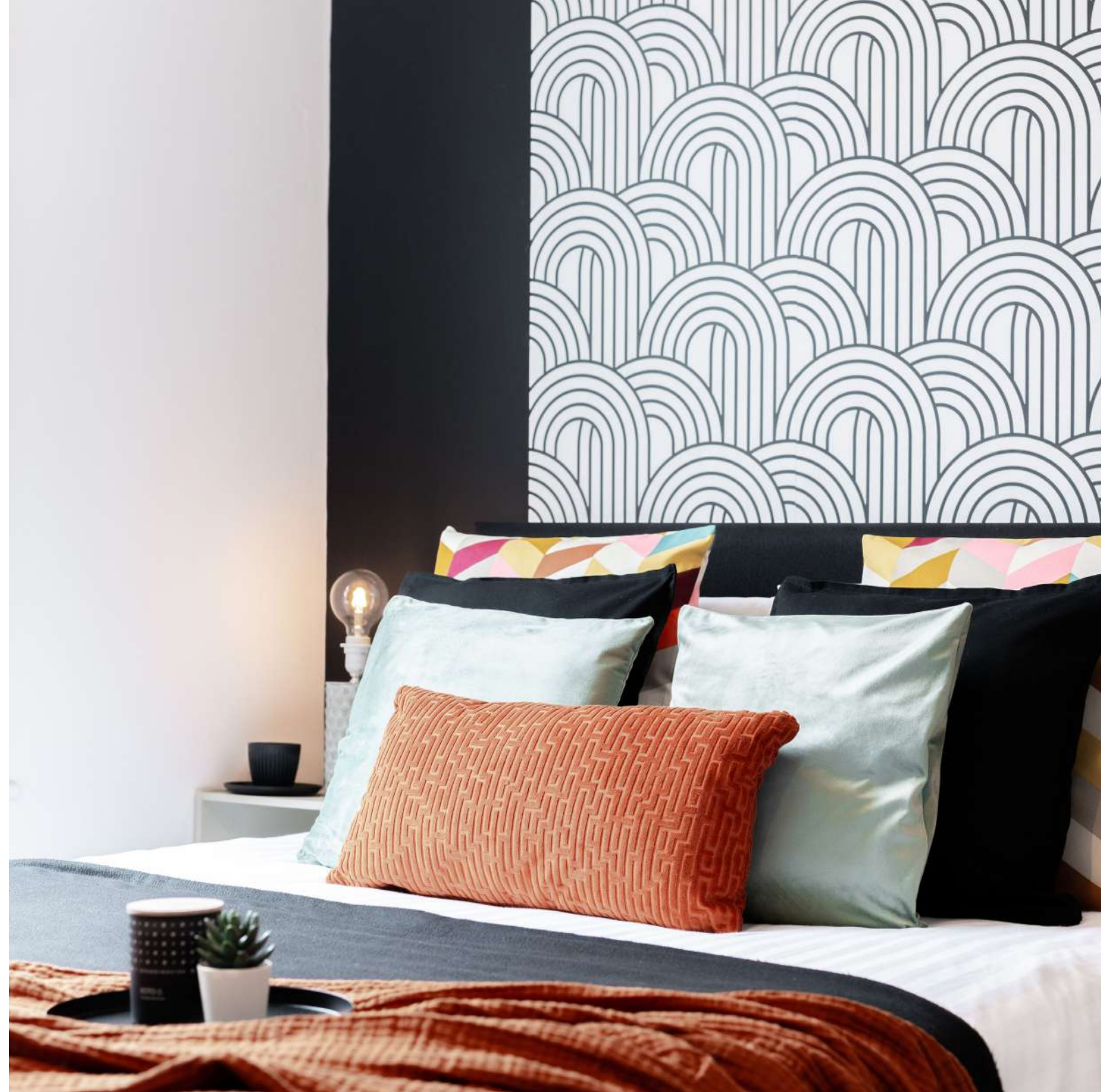
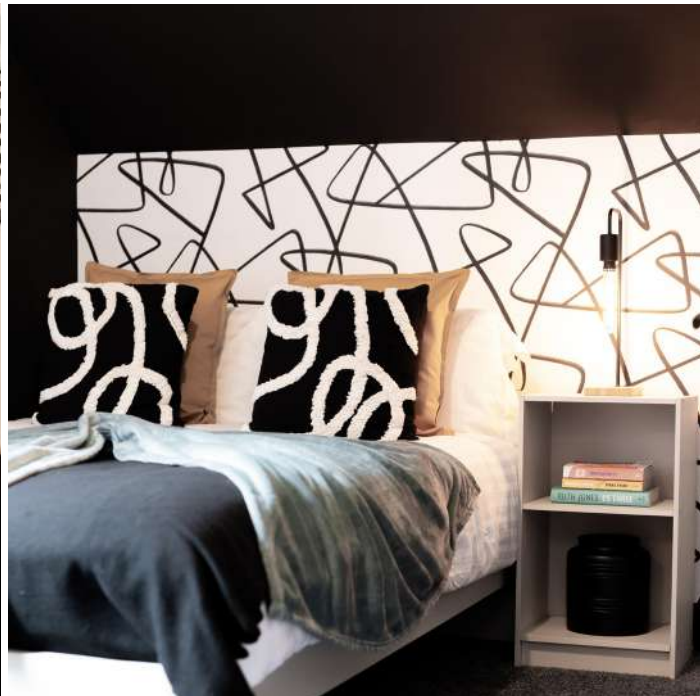
Tref | LetUpp





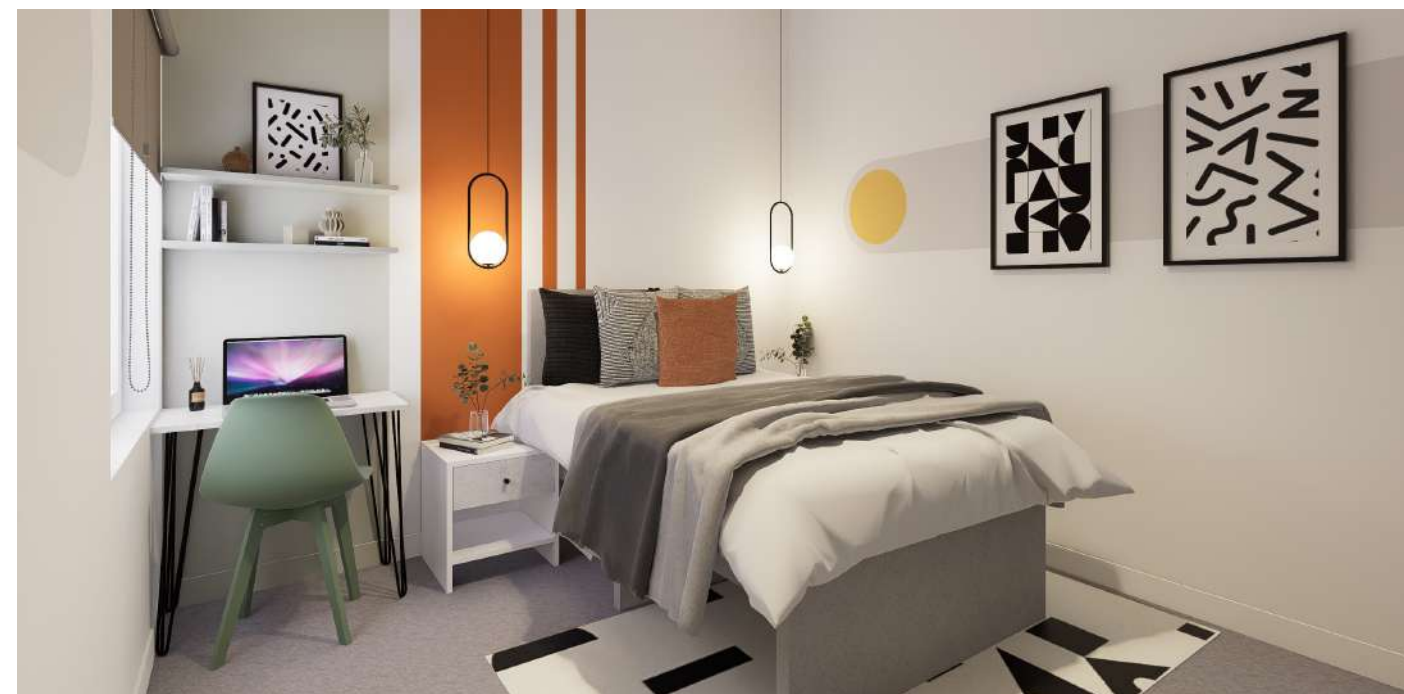
MODERN MONOCHROME STYLE
HIGH QUALITY CO-LIVING





COLOUR POP MODERN STYLE
HIGH QUALITY CO-LIVING





HIGH END CHIC STYLE
HIGH QUALITY CO-LIVING





TESTIMONIALS

“ Their skill, knowledge, and speed as architects, interior designers, and investors sets their services apart from others. This blend allows them not only quickly understand what you need, but also what works in the market.

Chris | Digstays

“ Clearly apply their knowledge accumulated from investing themselves to create efficient and effective designs.

Ryan | Gallacom

“ Mary and Andrew designed an amazing layout for one of our student properties ClayWycliffe that maximised space available, showed the best extension design and created a fantastic kitchen /dining / living area which our tenants love.

Mike | Clay Properties

“ We were looking to work with an architect who has an investor’s perspective in mind, which includes great practical and aesthetic design, space maximisation and an eye on costs. Andrew, from Elite, delivered all of these and more.

Keeley | Propertunities

“ They have made what could be a rather long and complex process quick and easy with their expert knowledge and experience in the HMO space.

Shaun | YPI

“ The interior pack that has been designed for the student HMO is worth every penny, and allows us as a HMO management company to provide a quality service to our clients - knowing that when we have a new project to design, we’ve got that covered.

Joe + Liv | Cosi Living



“ WE BELIEVE IN
DESIGN-LED PROPERTY
INVESTMENT THAT
PROVIDES HIGH QUALITY
HOMES FOR TENANTS
AND HIGH RETURNS FOR
INVESTORS ”

GET IN TOUCH

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