



0151 709 0970

hello@hmillerbros.co.uk

2nd Floor, 63 Blundell St,

Liverpool, L1 0AJ

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Brief+

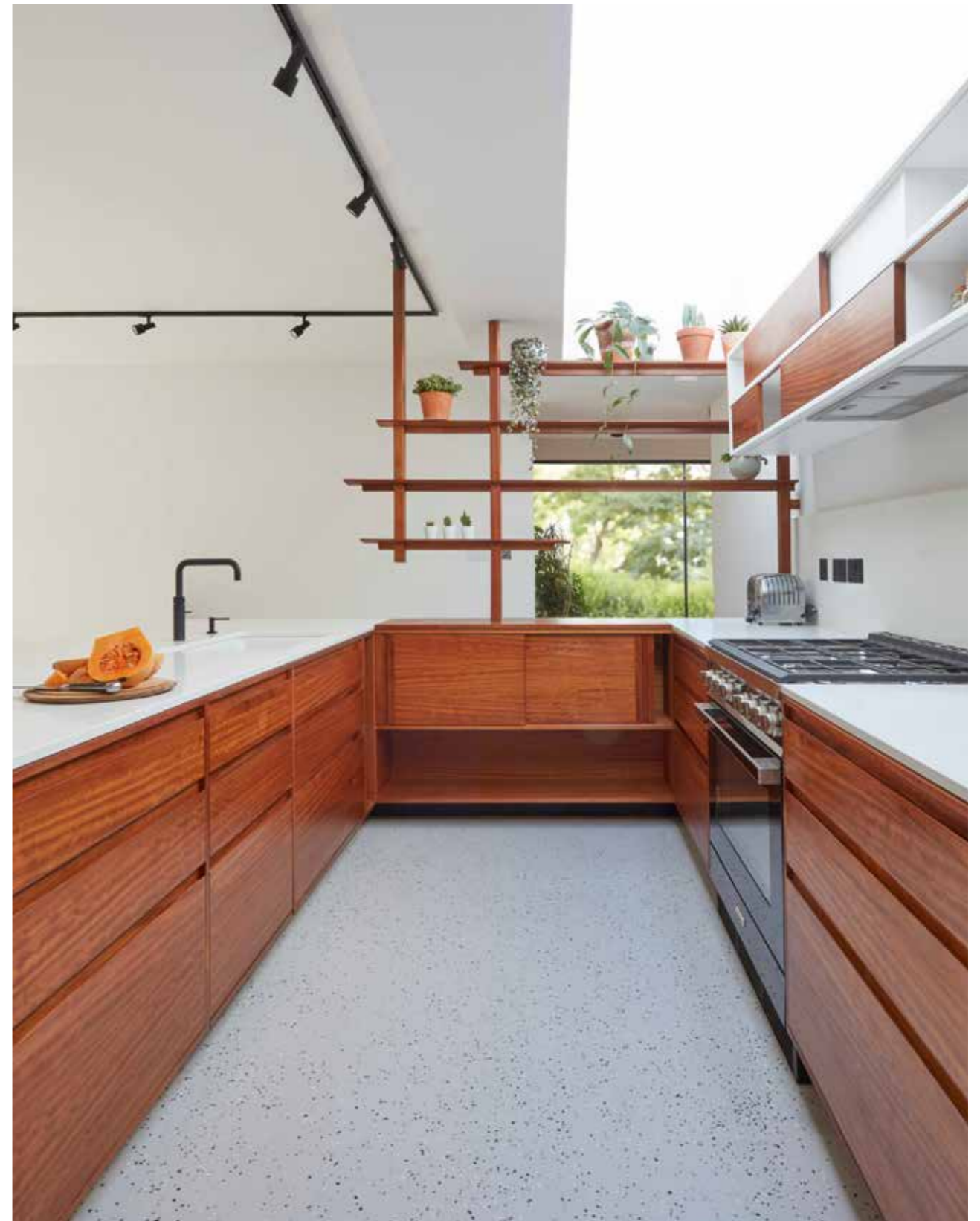
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BRIEF+

SARAH AND TOM

7th June 2022



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BRIEF+

Dear Sarah and Tom

Thank you for giving us the chance to show you our ideas for your new kitchen and cabinetry. It's a really exciting project, and one we'd love to be involved with. This document, the Brief+ attempts to capture everything we've discussed in the questionnaire and our initial meetings with you. Our aim is to create a working brief to act as a foundation for the design of your project.

PLUS +

The + part is that in this document we will begin to respond to what you've said. This will be in the form of precedents that we think you might like, some of our own and some from other places, and some hand-drawn sketches and diagrams that explore the ideas that have emerged so far, and which we think could make your project really special and unique.

This document doesn't contain a design for your kitchen or other cabinetry - that is something we would work on, in collaboration with you, on over the coming weeks and months, if you decide to proceed.

IF YOU'D LIKE TO PROCEED

If you're happy and excited by our approach to your project, and you'd like to move on to the design stage, that's great! We'll send you an invoice for the design deposit (approx 10% of your agreed budget), and we'll start work on preparing initial designs for your project. The first action will be to schedule a zoom meeting to take your feedback on this document.

A NOTE ON THE DESIGN DEPOSIT, COSTINGS AND VAT

We organise our project around 3 staged payments, with the first being a design deposit at 10% of the agreed budget. The 2 remaining payments each equate to half of the remaining balance, with the 2nd payment due at design sign-off, and the final payment due when our work is completed in the workshop, immediately prior to delivery. The 2nd and 3rd payment can be adjusted, if needed, in line with your amendments as the design progresses.

The design deposit is included in any budgets and costings we give you.

All of our prices, costings and estimates are inclusive of vat unless explicitly indicated otherwise.

So, with all that said, let's get to the interesting bit.....



YOUR BRIEF

ABOUT YOU:

You and your two children live in a 19th century town-house with shop front. You are planning internal renovation works, particularly a double height light well to improve daylight to the lower ground floor, and a rear extension to make the building more suitable for your growing family. As this is your forever home, you want a kitchen that's great for how you live now, and will be just as wonderful in the years and decades to come. In the kitchen, you both like to cook, sometimes together or with the children and you like to host people for dinner.

As well as the kitchen, you are planning a number of interior spaces in your home, including a vertical display/storage piece that spans the height of the 2-storey light well, as well as various shelving units, bench seats and joinery to the hallway. You are interested for us to create these alongside the kitchen.

You would like your new kitchen to be installed around Spring 2023 at the end of the building works, but this is contingent on appointing a contractor and their time-scales.

We would expect this project including the other cabinetry around the house to cost £100k, or maybe a touch more depending on specifications. A notional breakdown might be £65k - 75k for the kitchen, depending on the level of detailing, your choice of worktop, and appliances, and £35k - £50k for the other joinery in the house depending on the amount required and the level of detail to the cabinetry and internal linings.

ABOUT YOUR HOME:

The pandemic lock-downs have highlighted your need for good storage solutions. You want to maximise the potential of the high ceilings, and this might be done with a sliding ladder. The architectural work you are doing will make the space more open plan and fluid, and the cabinetry will be an opportunity to display treasured items.

In terms of appliances, initial thoughts are for two integrated ovens, one with a steam function, an integrated fridge/freezer, potentially with an additional larger freezer in the basement space, integrated microwave (potentially in the pantry), 5 burner induction hob, powerful extractor venting to outside, standard-width dishwasher (either normal type or drawers), a large 1.5-bowl sink, potentially with worktops that flow into the sides of the sink, and integrated in-drawer bins. Though we didn't discuss taps in depth, we have earmarked a Quooker boiling water tap for your project.

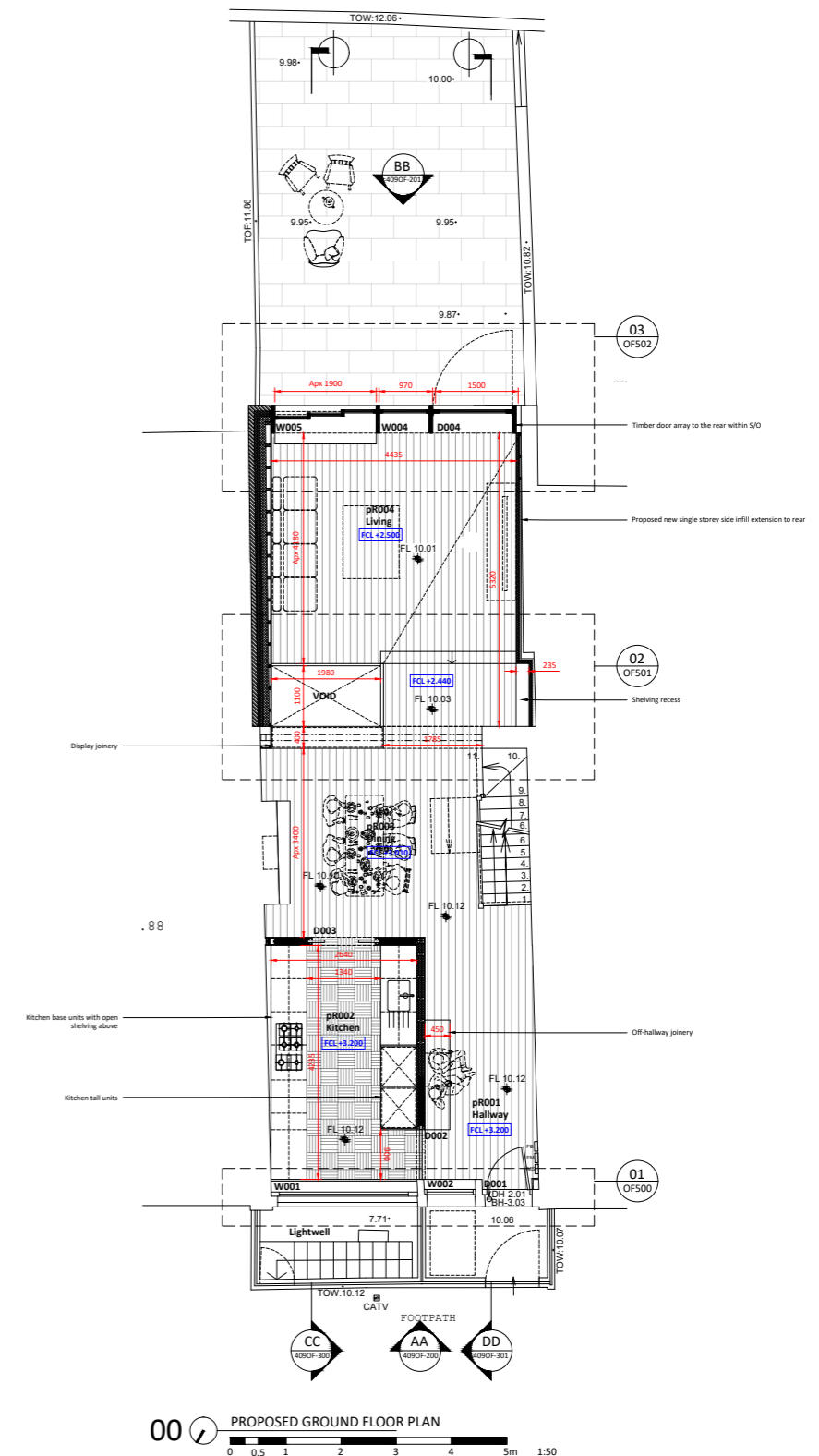
You'd like drawers lined for cutlery, and utensils, and for a knife block to be incorporated somewhere. You'd also like us to include a pegged pan drawer. Finally, you'd like a convenient solution for storing tea, coffee and hot drinks. A large recycling draw, normal size general waste, and small food waste bins is a must.

You like the idea of a pantry cupboard where ingredients and small appliances can be stored out of sight so they do not clutter the worktops. Storage below worktops should be prioritised as drawers. You were open to the idea of high level shelving for displaying items and to break the cabinetry up a little in the kitchen. You don't want a TV in this space, but a place to charge and look-up recipes and play music on devices would be great.

ABOUT YOUR STYLE:

You love Japanese and Scandinavian design. You would like the kitchen to channel this aesthetic, with quiet, architectural detailing that is sophisticated, subtle, and crafted.

You don't like anything silver, chrome or bling, (however, we wondered if brass, copper or black ironmongery might work!) For the wood, your preference is for the natural timber to do the talking, though your haven't decided on lighter or mid tones yet. For your worktops, your initial thoughts are for veined quartz stone, but you are open to us showing you suggestions.



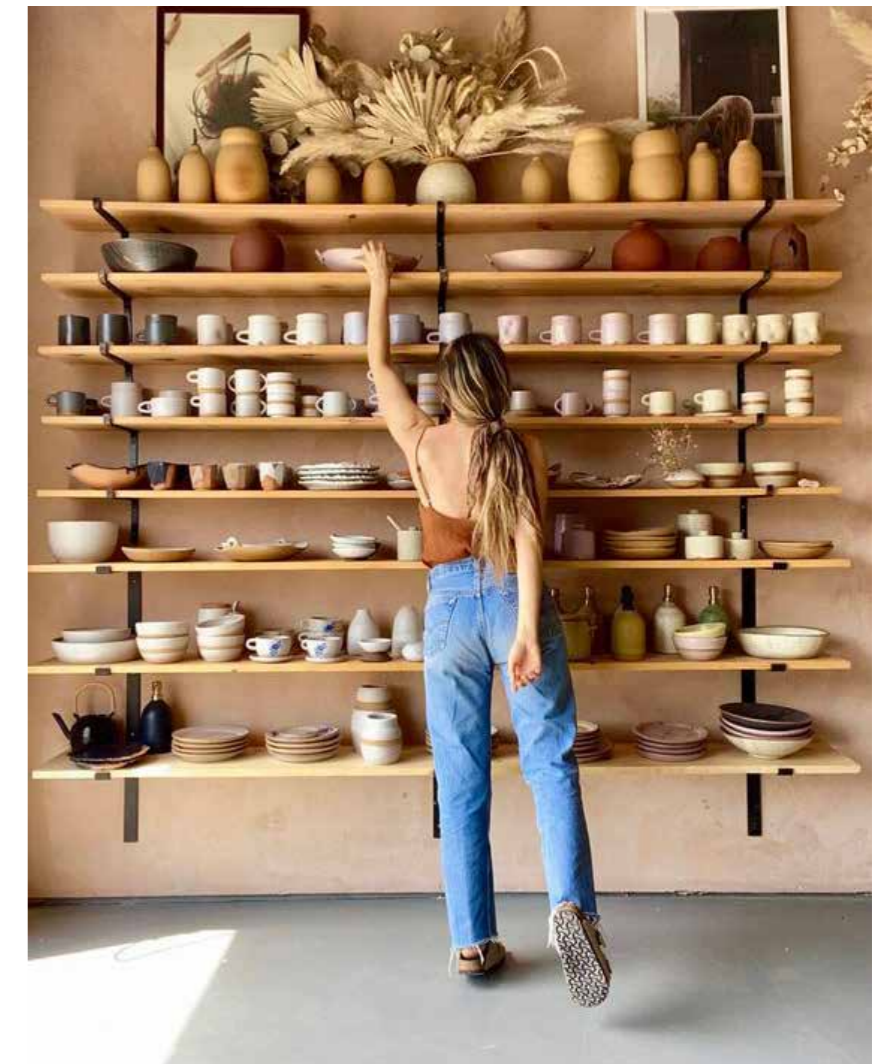


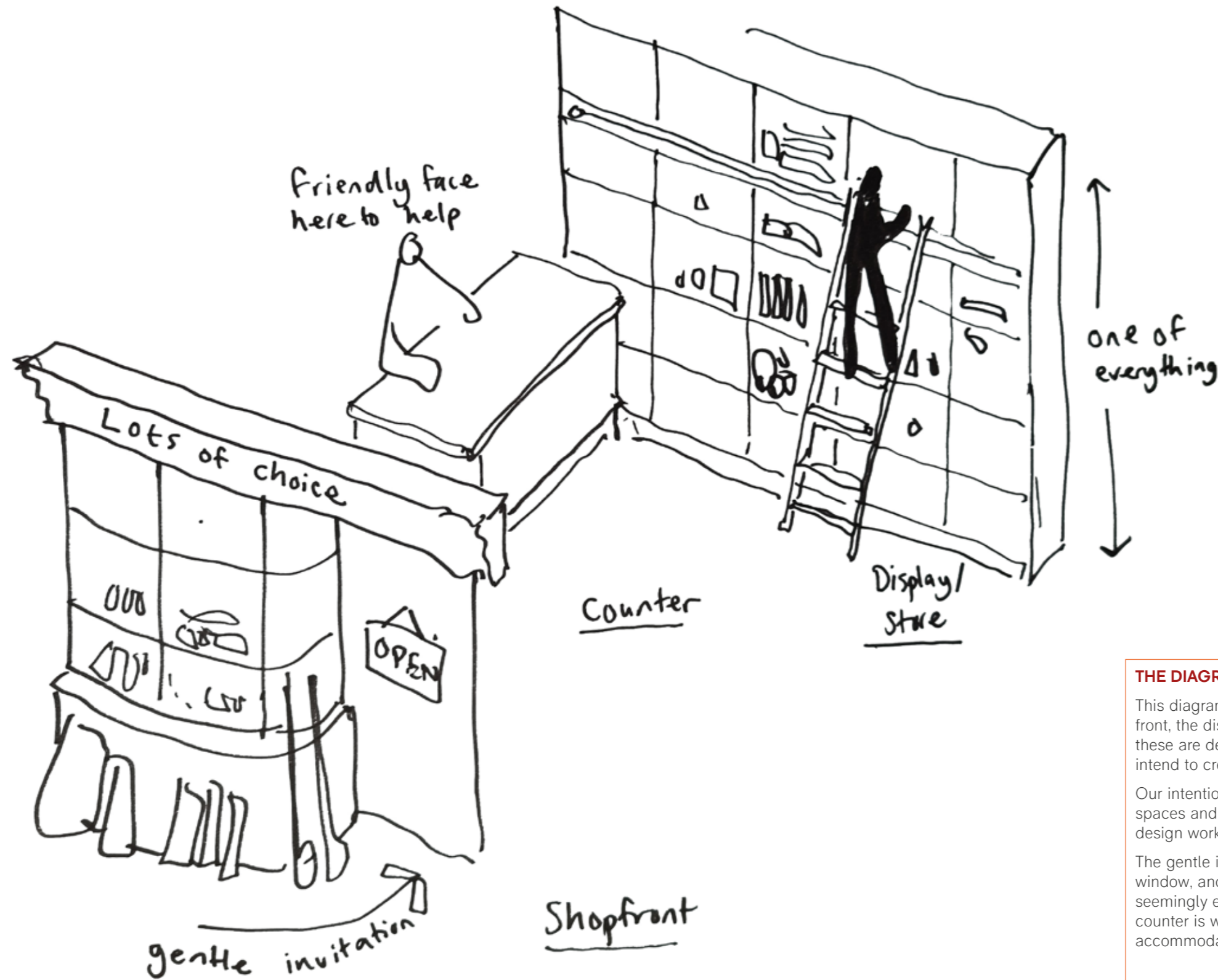
THE SHOP FRONT, DISPLAY AND COUNTER

One of the most interesting aspects of your project is that the building used to be a shop, and you have spoken of your desire to retain this as an aesthetic thread that runs through the design.

When considering this idea, it occurred to us that a shop has three important parts - the front, where you're invited in; the display, where you can peruse the wares; and the counter, where the owner works. This carries perfectly into your own project with your front door, double height shelving, and kitchen.

These page explore how these themes are applied in commercial interiors, but we've chosen images that nod to the domestic, and could be beautifully applied to the cabinetry in your home





THE DIAGRAM OF THE SHOP

This diagram explores the three conditions we identified - the shop front, the display and the counter. It's important to note that, though these are delicious concepts to work with as designers, we don't intend to create a parody or pastiche.

Our intention is to draw out the subtle detailing that makes these spaces and conditions lovely to be in, and to embed these within our design work.

The gentle invitation to enter is created by the soft curve of the corner window, and the sheltered doorway. The display shelving provides seemingly endless opportunities to discover and explore. The counter is where things can be shut away, and where prep is easily accommodated.

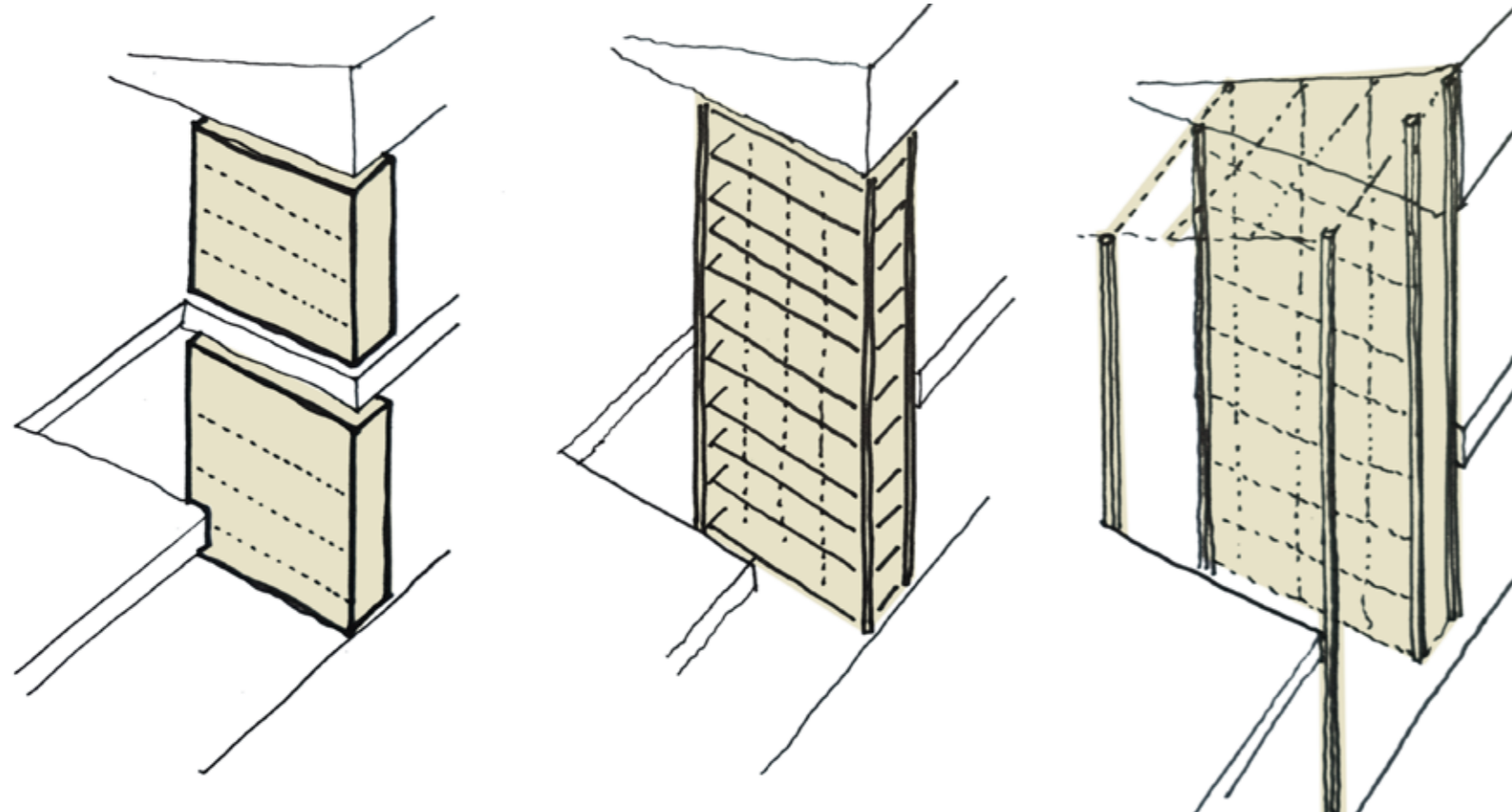


DOUBLE HEIGHT SHELVES

We know the Soane Museum is a key precedent for your project, and it's an interior that we love too. There's a sense of endless possibility in the way the objects are displayed in the central atrium - like a labyrinth of collected specimens. This sense of endlessness is rather magical (hence our reference to the library from Beauty and the Beast, bottom left), and it's something we'd like to imbue in the double-height shelves in your project.

Our research into these very tall shelves produced a number of opportunities we'd like to explore. Top left shows how structure and shelving can be incorporated into a single form, with the floor-plate seamlessly punching through the shelves; middle left shows a similar idea, but in this instance the structure forms louvres in the ceiling where soft lighting is hidden; middle right is a photo of our latest project, where we hung shelving inside a wooden cabinet, and lit the pieces from the back; bottom right shows a set of white shelving with a reading window cut out at first floor level.





TPOLOGIES

As the double height shelves are our biggest move in the designs of your project, we wanted to get a steer from you as to the direction you'd like us to pursue.

We see the cabinetry taking one (or a mixture) or three typologies. The first is that the cabinetry could be inserted into the space, so that the structure of the building masters and surrounds it. This can be seen in the left hand diagram and image.

The second idea is that the shelving could contain it's own, distinct structure, so that it appears like an individual design statement, almost like a stand-alone piece of furniture (diagram and image in middle).

The last is the idea that the structure of the cabinetry could appear integrated into the structure of the building (diagram and image far right). This opens up new opportunities, for instance to modify the light that comes in from above with louvres.

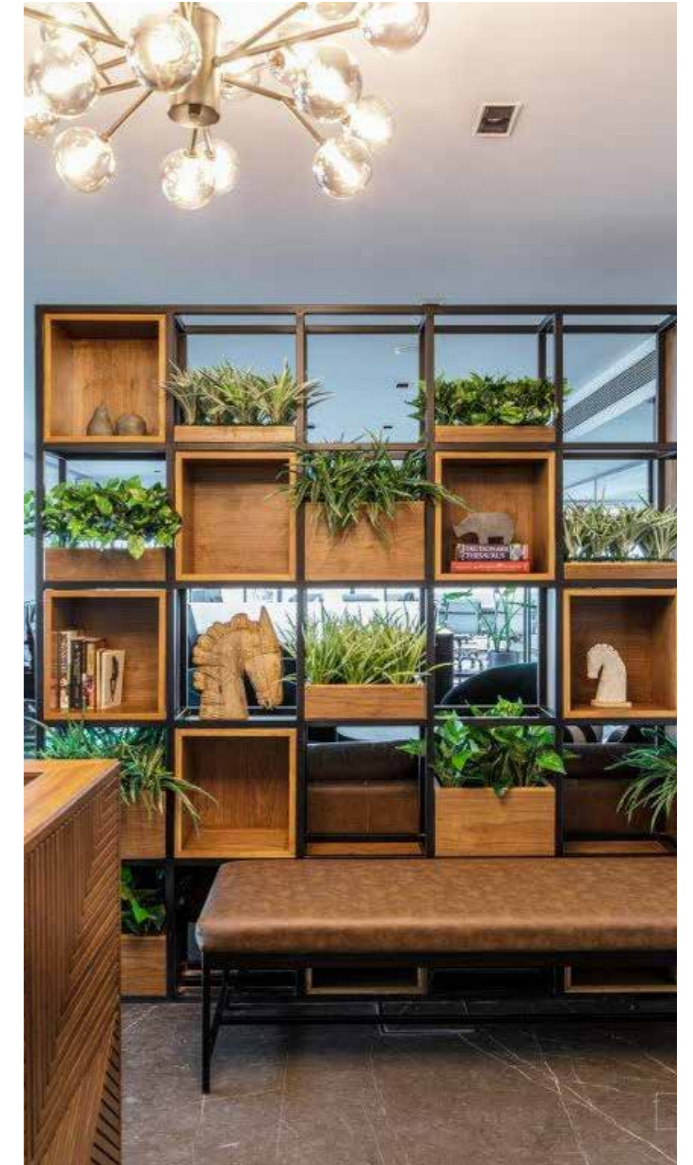
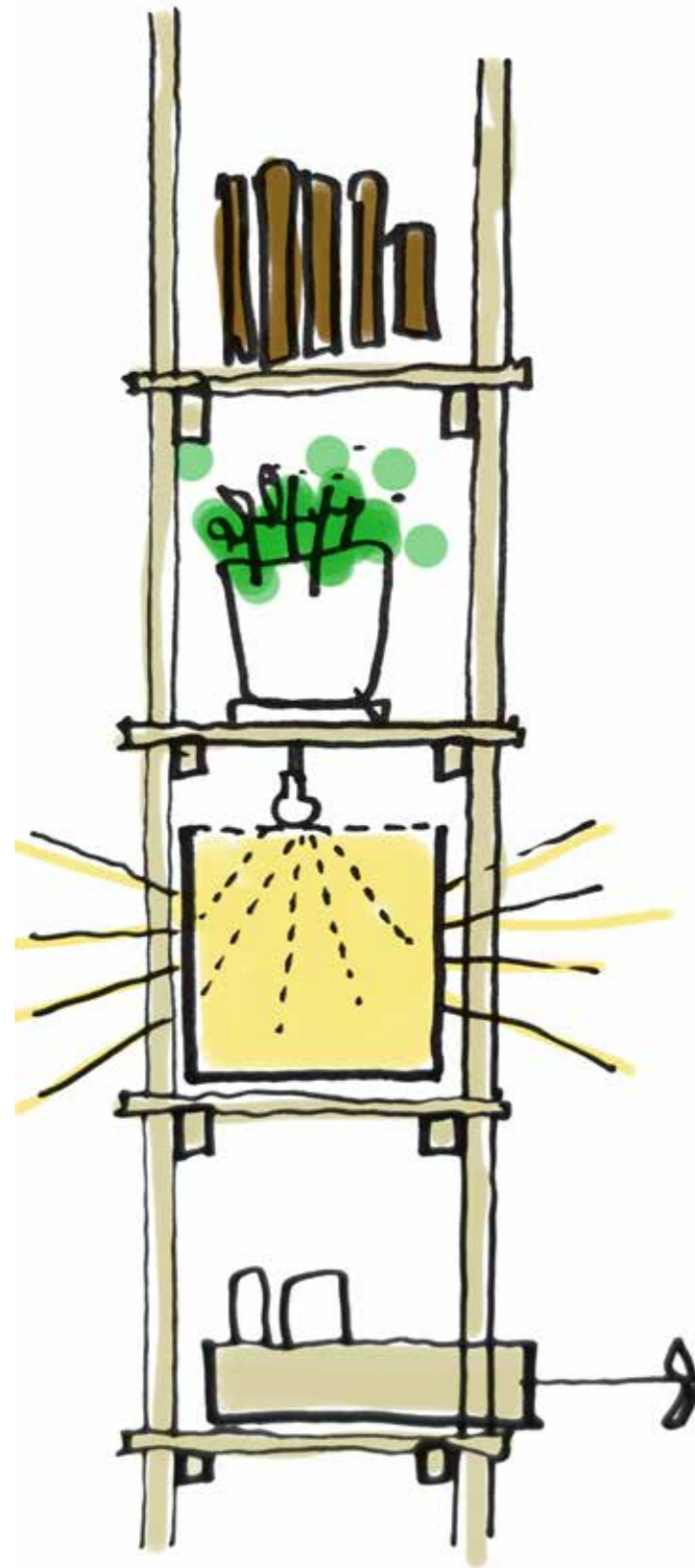




CABINETRY DETAILING

It's crucial that we get the detailing and articulation in the double height shelves correct, as this will drive the design of the kitchen and any other cabinetry you'd like us to consider. On this page and the next we've put together some ideas for the detailing of the cabinetry, which are in line with our theme of 'the shop'.

We love the idea of lighting specific items along side softer mood lighting, as in the top left image. This particular image, we think, perfectly captures the equal splice of shop and home that we'd like to emulate. The white cabinetry in the central image made us consider sliding screens, cabinet doors, or even glass, allowing the shelving to change according to the display. We have an idea of making shallow channels, a bit like the flat trays in the image centre right, that would accept and locate a variety of display items, from light boxes and plants to glazed display boxes and trays of items. The gate on the far right is just a beautiful thing that we love, and the curved sections reminded us of the curved glass in the shop front a few pages back. Maybe we could incorporate this idea into the kitchen and other cabinetry.



ON THE SHELVES

The position of the shelving below a large skylight and the height of this element over two floors creates an amazing opportunity to catch the light and create a rich atmosphere of textures and forms - similar to the image of the John Soane museum we all love. In our mind's eye, the objects displayed, and the framework they are contained in, work together to create this waterfall of light and we have included ideas on this page of how we might do this in your project. Planting, possibly unified in matching pots or trays would soften and enliven the structure. There is an opportunity to incorporate lighting, potentially as glass light boxes or wood framed lanterns, which would continue the light effect at night. The Soane museum works because the artefacts on display have a common off-white colour and there may be a way of containing books and other things you want to display in timber trays or boxes that would have the double effect of increasing storage, and would make access more convenient. They would also reduce the material pallet so that the shelving structure matches the objects contained within it.



WOODWORK AND IRONMONGERY

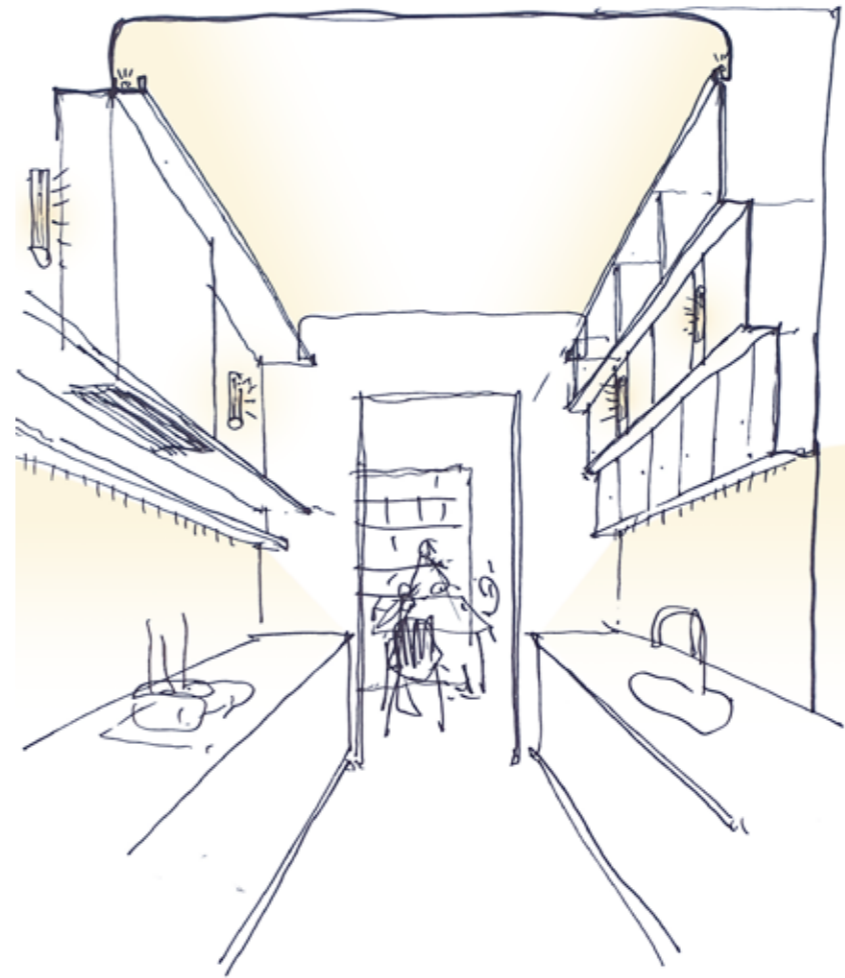
Our hunch is that lighter coloured timbers would work best for the space. The high ceilings but limited natural light mean that lighter materials will help to bounce light around and prevent the large expanses of cabinetry from becoming monolithic.

The two options that seem appropriate are a light oak (middle left top) and maple (middle right top)

However, we wondered if it might be nice to add an articulation detail in a darker wood like stained oak or walnut (image far left bottom). This idea could be reinforced with black ironmongery (top right).

In addition, we feel that glass has a major role to play in your materials pallet. The curved glass in the sideboard (right) could be paired with reeded glass (left) to create modifications in the texture and reflectiveness of the cabinetry. This would work very well to recreate that splice between the home and shop that we're aiming for.





Plants in the Kitchen:

Plants and lights have a similar effect on cabinetry - they add texture, depth and shadow to the woodwork, making the space richer and more alive.

We often add specific places for plants to live in our projects, and the two images left show how our bespoke light boxes have been incorporated with our louvre screens and plants to create articulated, interesting storage where you might not expect it.

The image above shows our latest project, where we incorporated a herb garden into the splash back. This is something you've expressed interest in, and we can certainly look for a zone where this can be conveniently located in your design.

The central sketch shows how lighting might be used in your galley style kitchen to maximum effect.





WORKTOPS:

For the worktops, we've previously spoken about a veined quartz. Quartz-stone is a great choice as it is much more stain and heat resistant than natural marble, and the company we recommend, Caesarstone, has a fantastic collection of veined stones to choose from.

We'd recommend going for a lighter stone, for the same reason as we might opt for a lighter timber - light reflectivity - but there are many options here. We personally like the Noble Grey (right top), as it's a little bit more subtle than the stark white alternatives. We used the White Attica on our last project, and the image bottom centre is of this.

To offer a left-field option, we rather liked the Caesarstone 'Nougat' (bottom right). It's a contemporary (and much more versatile) take on a white terrazzo, and could look rather wonderful.

In terms of edge-detailing, we wondered if a thicker 30mm stone, and bull-nosed edge might work, as in the image from our Seaside Kitchen (bottom left).





PANTRY CUPBOARD:

You've identified a space at the end of the long run of wall cabinets in the kitchen that would make a great pantry cupboard, and our plan is to line this space for food and small appliance storage.

Above waist level, our favourite type of pantry storage is the 'one-deep' shelf, which is around 150mm from front to back. This allows for every item on the shelf to be immediately visible and accessible. Below waist-level, we plan to incorporate shallow drawers, with the potential for a tea and coffee drawer. Bottle and packet storage will be added to the inside face of the doors.

On this page, we've added three images of pantries we've made for previous projects. If there are details you like, or any you don't, please let us know.



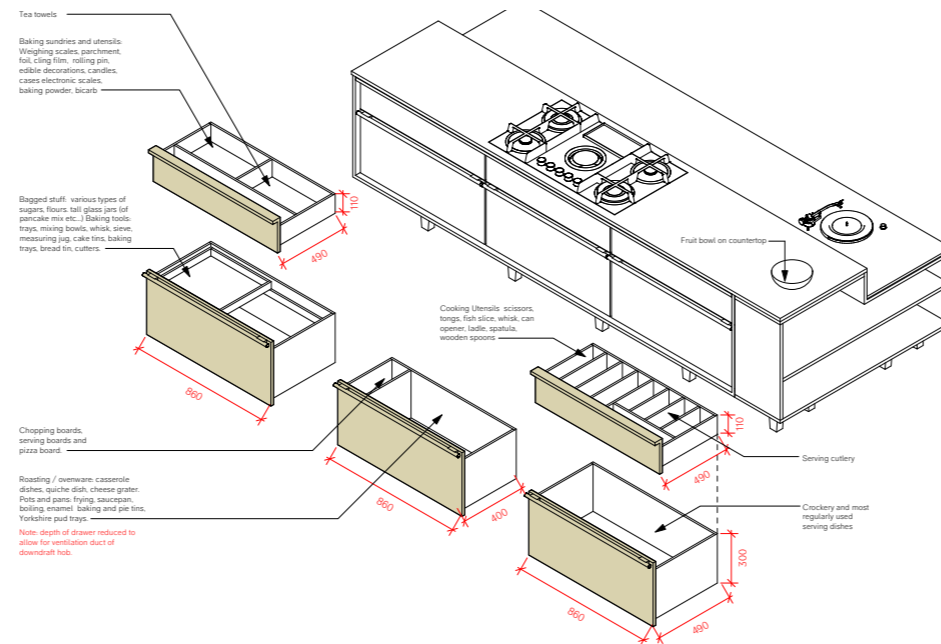
Drawers and Linings:

Bespoke drawers and linings are one of our favourite things to design and make. It's a chance to create hidden details that are a delight to see every time you open a drawer.

The diagram, bottom centre, is something we do for every client in the later stages of the design in order to ensure that everything you want to store has a place to live, and that nothing has been forgotten.

All of our kitchens have divided cutlery and utensil drawers (as in the images far left). You've also expressed interest in our baking drawer (bottom right).

The image top centre is from our most recent project, where an island box with lined cutlery drawers had a device groove where phones and tablets can be stood up. This is a detail we could implement into a splash-back shelf.



KITCHEN APPLIANCES:

£14,175

Below is an itemised list of really good quality appliances that would work well in your new kitchen. Costs given are current RRP, including VAT and installation, at time of writing.

OVENS

£4,018

Possibly Miele DGM 7440 Steam oven with microwave @ £2,669
Miele H 2860 BP XL with pyrolytic cleaning @ £1,349

INDUCTION HOB

£2,159

Possibly the Miele KM 7575 FR with 6 PowerFlex cooking areas

FRIDGE FREEZER

£2,399

Possibly by Miele KFN 7764 D NoFrost

DISHWASHER

£1,459

Possibly Miele G 7160 SCVi with AutoDos and 3 drawer baskets
or Dishwasher Drawers - Fisher & Paykel Double DishDrawer @ £1460

SINK

£801

Possibly 648mm wide AXIXUNO 700U QG @ £515 and the 158mm wide AXIXUNO 210U @ £286, both in stainless steel by 1810. These sinks allow for worktop stone to be fixed onto the inside faces of the sink, but the base remains stainless steel for robustness and stain-avoidance.

EXTRACTOR

£849

Possibly Miele DA 2578 Extractor, 700mm wide and 600 m3/h extraction on the booster setting

BOILING WATER TAP

£1,840

Quooker Fusion Round tap in Black with 3lt instant hot water boiler @ £1,490
Fitting by a Quooker engineer @ £350

BINS

£650

2no. large bins for general waste and recycling, 1no. smaller bin for food waste.



ESTIMATED COSTINGS

On this page are our estimates for how much we imagine each element of the project to cost (including vat). Please feel reassured that you are in complete control of the budget, and we will endeavour to meet your requirements in this regard.

We work on the basis of a 'full-service', where we take on all aspects of design, labour, materials, delivery and installation of your project. If you decide to proceed, itemised costings will be given for each iteration of the design as we move towards sign-off.

ITEMS NOT INCLUDED IN THIS QUOTE

Plumbing, gas, and electrics - as you are having building work completed at the same time, it's usually most cost-effective to have the electrical, gas, and plumbing connections completed by your existing contractor. We provide detailed electrical and plumbing co-ordination drawings for the new kitchen, as well as a list of any visible sockets and switches that need to be purchased, so that your architect and contractor can incorporate them into the wider building work.

Decoration and Flooring - we do not undertake any flooring work, painting, plastering, skirting or other decoration.

General Lighting - General or ceiling lighting is not usually included in the scope of our works. Exceptions to this are if we create bespoke lighting for your projects, which we design and make in-house, and any task/accent lighting that is intrinsic to our cabinetry. Where lighting is included, it will be labelled as such. Please let us know if you'd like us to add specific lighting to the scope of our work.

Increases in costs of appliances - this can happen over the course of the design process.

DOUBLE-HEIGHT DISPLAY SHELVES

DESIGN AND CABINETY £30,000 - £45,000

Costings for this piece are based on indicative drawings by Turner Architects. At this stage we are working on the premise of a piece of cabinetry spanning two floors incorporating shelving, storage and guarding at first floor level. The design, extent, complexity and level of detail are all to be developed and the cost estimate will become firmed up as the design is progressed.

DELIVERY AND INSTALLATION £5,000

We estimate that installation will take around 1 week

DOUBLE HEIGHT CABINETY- ESTIMATED TOTAL (RANGE) £35,000 - £50,000

KITCHEN

DESIGN AND CABINETY £42,000 - £47,000

(Costings based on indicative kitchen drawings by Turner Architects - this may change as the design is progressed.)

Cabinetry: Proposed to be in a mix of solid hardwood (species T.B.D.) and veneered MR MDF with T-lipped solid wood edges. Cabinet fronts to have either machined pull handles or brass/black ironmongery.

Oven run, waist-high cabinetry: A long run of waist high cabinets incorporating 4 pan drawers, 2 internal cutlery drawers, and two slim drawers below two ovens and hob, two opening cabinets with door and internal shelf, and a pull out unit for your chopping boards and trays. A continuous shelf above the back-splash, running full length of cabinetry.

Sink run with full height and high level cabinetry: Three cabinets below worktop level incorporating pull out bins, sink with drawer storage below, and dish washer. Cabinets with hinged door and internal shelves at high-level. Full-height cabinet with integrated fridge-freezer. Pantry cabinet lined in one-deep shelving above waist level, 4 internal drawers below, power outlet and spice rack storage to back of doors.

Drawer Linings - bespoke linings to a number of drawers, including cutlery, utensils, pots and pans, and baking ingredients.

KITCHEN APPLIANCES £10,000 - £16,000

We've given an itemised estimate for appliances on the previous page, with Miele, Fisher & Paykel and quooker appliances totalling just over £14,000. The cost range above gives you a good idea of the range in which we could specify great quality appliances for your kitchen, and we would work with you to hone the spec to your requirements and preferred budget.

WORKTOPS AND BACK-SPLASHES £8,000 - £12,000

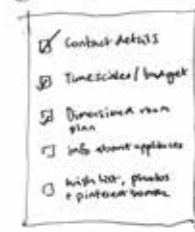
We've looked at some nice ideas for your worktops and backslashes centred around your preference for veined quartz. There are so many options with worktops, that it's really difficult to give accurate estimates at this early stage, but the cost range above should cover the cost of a beautiful veined worktop.

DELIVERY AND INSTALLATION £5,000

We estimate that installation will take around 1 week of intense fitting, with a second week for the worktops to be templated and fitted, 'i's' to be dotted and 't's' to be crossed.

KITCHEN - ESTIMATED TOTAL (RANGE) £65,000 - £80,000

OUR PROCESS



Step One

Info gathering

The first step is to get some initial information from you about your space, wish list, time-scales and budget.

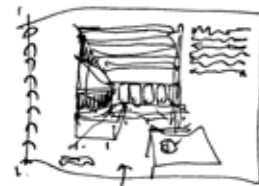


Step Two

Client Meeting

Next, we'll come to your home, or we can meet at the workshop, to discuss the project. We'll ask questions to get a deeper knowledge of your priorities, sense of style, and nice-to-haves. We can then offer ideas and suggestions that'll make your new kitchen personal and special.

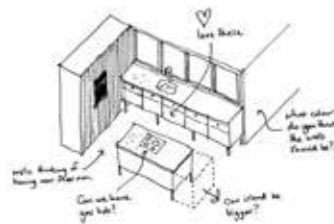
YOU ARE HERE



Step Three

Sketch Design

If you're happy to proceed, we'll ask for a design deposit, and get going with designing a kitchen you will fall in love with. We'll arrange meetings along the way for you to see how the design is progressing, so you can make amendments and tailor the details until everything's just right. We'll provide you with detailed costs with each version of the design, so you're in complete control.



Step Four

Visualisations

Once we've created a design you love, we'll make a digital 3D model, complete with realistic materials, colours, and shadows, so you can feel what it'll be like to live in your new kitchen before a single piece of timber has been cut.



Step Five

Sign-off

Once any final tweaks to the design have been made, and worktops and appliances have been selected, we'll ask for the first third of the total cost (minus the design deposit) and start ordering materials.



Step Six

Making

Our small, dedicated team of craftsmen will get to work on making your kitchen by hand in our Liverpool workshop.

We encourage you to visit the workshop during the making process, so you can see the care and attention that goes into every part. We love what we do, and showing you under the bonnet is interesting and fun for both you and us.



Step Seven

Installation

When your new kitchen is ready for installation, we'll ask for the second third of the total cost, and we'll book in a start date that's convenient for you.

Installations usually take around 1 to 2 weeks. We work very hard to minimize disruption to your home, so you're set up and back in business as quickly as possible.



Step Eight

Completion

We want you to be absolutely delighted with your new kitchen, and tell all your friends about us. That's why you'll have our personal mobile numbers, just in case you have questions, or anything's not as you'd expected.

If there's an opening party - we'll be there!

NEXT STEPS....

We hope you feel inspired and excited by this exploration into ideas for your new kitchen. The first thing to note is that our design process is centred around you, and how we can make a space you'll fall in love with. Nothing here is set in stone, and our aim is to work with you to hone and perfect a design which meets and exceeds your expectations.

Similarly, when it comes to budget, you are in control. We will work to the budgets you set, and offer ideas that fit within that budget.

IF YOU'D LIKE TO PROCEED.....

If you're happy with our approach to your project, and you'd like to move on to the design stage, that's great! Let us know, and we'll send you an invoice for the design deposit. The next step is for us to organise a design meeting with you, where we can go through your thoughts on the ideas and costings in this document. From there, we'll start work on preparing initial designs for your new kitchen.

THANK YOU!





TERMS AND CONDITIONS

DESIGN AND INTELLECTUAL RIGHTS: All design and intellectual property rights arising in all or any of the work created by H Miller Bros Ltd will remain the property of H Miller Bros Ltd unless assigned in writing and after payment of all fees and expenses. The Design Deposit, paid on commencement of design work, is not a payment in whole or part for the design of the work, it is part-payment of the 1st of 4 instalments (unless otherwise agreed) that are spaced across the project. H Miller Bros retain sole ownership and manufacturing rights to the designs they created for your project. The design deposit is not refundable.

TOLERANCES: Due to the nature of handmade, bespoke carpentry work, and the fact that timber is a natural material, small changes to agreed sizes may be necessary and the dimensions given on any correspondence are approximate, unless otherwise agreed.

WORKMANSHIP: H Miller Bros Ltd takes great pride in all of the work it does. Due to the nature of the work being produced by hand, small irregularities are to be expected and should be seen as adding to the charm of the work, including irregularities which arise as a result of the climatic conditions in which the work sits including variations in humidity.

DURATION OF OFFER: Any quotes for work proposed by H Miller Bros Ltd are valid for a period of 12 weeks. If a fee proposal is accepted after 12 weeks have passed, H Miller Bros Ltd reserves the right to re-negotiate the fee.

INVOICING: Unless otherwise agreed, we split the total cost of your project into four instalments. The first instalment is a design deposit of 10% of the value of the project, payable prior to starting design work. The second instalment is one third of the remaining balance, and is due once the design has been signed off immediately prior to ordering materials. The third instalment the next third of the remaining balance, and is due immediately prior to delivery. The fourth instalment is for the remaining balance, and is due on practical completion of the project.

SUSPENSION OR TERMINATION OF APPOINTMENT: In the event that you wish to suspend or terminate our agreement, you are required to give 14 days notice in writing to H. Miller Bros. Ltd. Appointments can only be suspended or terminated by the client once any outstanding invoices and any fees for work carried out or expenses incurred since the last fee invoice was issued are fully paid.

RE-DESIGNS: Should H Miller Bros Ltd be required to carry out redesign work as a result of changes to the brief or other circumstances beyond H Miller Bros Ltd's control, H Miller Bros Ltd reserves the right to charge additional fees. No work of this sort will be carried out before you have given written approval.

TARGET COMPLETION DATE: Target completion dates should be seen as approximations unless otherwise stated. If work is required to be complete by a specific date, this must be made clear, in writing, to H Miller Bros Ltd before a fee has been agreed.

THIRD PARTY RIGHTS: Nothing in these Terms and Conditions confers or purports to confer any third party any benefit or any right to enforce any of these terms or conditions.

LATE PAYMENT INTEREST: If fees remain unpaid after 30 days of issue of the account the fee shall bear interest in accordance with the provisions set out in the Late Payment of Commercial Debts (Interest) regulations 2002 where the regulations apply or otherwise at 8% above the Bank of England base rate current at date of issue of the account.

MATERIALS: All materials, components and products remain the property of H Miller Bros Ltd until all fees, expenses and disbursements have been paid in full.

PHOTOGRAPHY AND MARKETING: H. Miller Bros Ltd must be given timely access to photograph your project in your home, and has the right to publish the images, including online, in social media, and in print, and to enter the project into competitions and awards as solely designed and made by H. Miller Bros. Please advise us if you wish to be anonymous in any publishing activities.