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*At GIA we believe that creative spirit and excellence offer the greatest potential. This ethos lies at our core and creates the sound of our company, everything we say and do. We want this sound to resonate with intelligence and integrity. We hope you are touched and inspired by our enthusiasm.*

Gordon Ingram  
Senior Partner

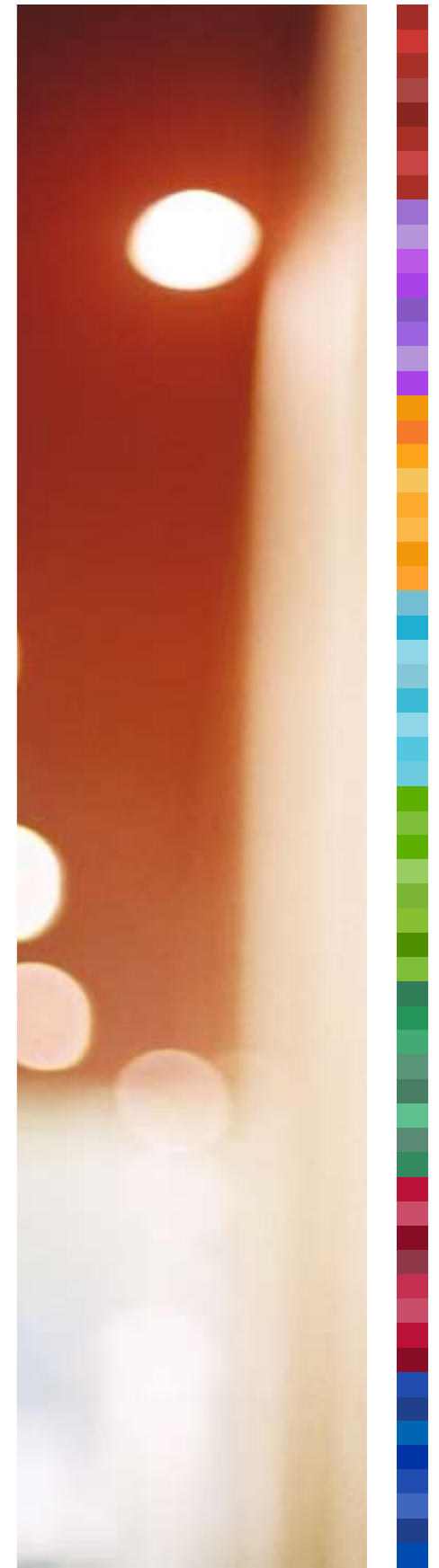


# ABOUT GIA



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GIA is a specialist multi-disciplinary consultancy with an ever-growing team of people working within eight core areas of expertise. We are fortunate enough to have been involved in some of the most well-known and prestigious developments, partnering leading architects and developers in London and major cities throughout the UK and overseas. We are grateful to all those whose support allows GIA to flourish and to maintain a reputation as a leader in our field.



# OUR SERVICES



- RIGHTS OF LIGHT
- DAYLIGHT & SUNLIGHT
- DAYLIGHT DESIGN
- LIGHTING DESIGN
- PARTY WALL
- BUILDING CONSULTANCY
- INTERIOR DESIGN
- ANALYSIS & VISUALISATION



# RIGHTS OF LIGHT



*GIA turns Rights of Light constraints into enhanced development potential whilst reducing risks and adding value to each project.*

Michael Harper  
Partner & Head of Department



## OPPORTUNITIES FROM CONSTRAINTS

With over 45 people, GIA has the largest dedicated Rights of Light department in the UK. Divided into four teams, each headed by a senior surveyor, we have worked on many major schemes throughout London and the UK. Alongside planning, Rights of Light is perhaps the largest constraint on development potential. Combining extensive technical knowledge with a practical, creative approach, we provide strategic advice to maximise that potential and find the best commercial solution possible.

### Why use our services?

#### 1. Maximising value

- We provide strategic advice to maximise the development potential of a site.
- A four-team structure, with a highly experienced and commercially-minded senior surveyor leading each, ensures efficient, streamlined project management.

#### 2. Insight & understanding

- Extensive experience of the development process equips us with a sharp insight into projects so that we can anticipate difficulties and suggest appropriate solution strategies.
- A dedicated negotiations team focuses entirely on outstanding agreements without distraction in order to deliver resolutions fast.

#### 3. Resource & innovation

- The breadth and experience of our consultancy team allows us to handle any size and complexity of project within required timescales.
- A hugely experienced CAD team of 25 with the most up to date technology available enables complex 3D computer modelling and analysis to support each project.

#### 4. Service & timescales

- We work on complex projects with tight timescales, so understand and meet the need for fast project turnaround, proactive updates and rapid response to requests.
- Each project is assessed individually in order to quantify and manage the particular risks attached to it.
- The team focuses entirely on this area of surveying which ensures a continual refinement of knowledge to deliver the best quality and most practical advice.



### Services:

- Initial appraisals
- Indicative analysis (technical & legal)
- Survey based technical analysis
- Full technical analysis
- Strategic reporting
- Portfolio management
- Negotiations
- Expert witness
- Non-adjustable scheme cutbacks
- Maximum building envelopes



# DAYLIGHT & SUNLIGHT



*Daylight and sunlight influences the quality of the built environment for the people who live in and around it, whilst good light enhances the site value.*

Michael Harper  
Partner & Head of Department

## OPTIMISING THE BUILT ENVIRONMENT

Daylight and sunlight analysis is often required to obtain planning permission where proposals are located close to residential windows or open spaces. With the largest team in the country, we provide expert consultancy on daylight and sunlight and associated matters, both as part of the Planning Application process and if necessary, at Public Inquiry.

### Why use our services?

#### 1. Maximising value

- Indicative building envelopes provided early enable clients to maximise site potential.
- Early advice on scheme layout, orientation, height and neighbouring buildings highlights potential problems to avoid unnecessary costs and delays later.
- A four-team structure, with a highly experienced and commercially-minded senior surveyor leading each, ensures efficient, streamlined working and knowledge-sharing.

#### 2. Insight & understanding

- Understanding of planning nuances and credibility with Local Authorities and other major planning consultants speeds up the application process and is a particular advantage for more controversial schemes.
- Extensive building industry experience provides a sharp insight into projects so that we can anticipate difficulties and suggest alternative strategies where appropriate.

#### 3. Resource & innovation

- With the largest team in the country, we are fully equipped to undertake the breadth and depth of research necessary for Planning Inquiries.
- A 25-strong CAD team with the most up to date technology available enables us to produce 3D models and visualisation to illustrate technical points to a lay audience at Planning Inquiries, as well as experienced clients.

#### 4. Service & timescales

- We work on complex projects with tight timescales. We understand and meet the need for fast project turnaround, proactive updates and rapid response to requests.
- Each project is assessed individually in order to quantify and manage risk.



### Services:

- Indicative daylight & sunlight advice
- Daylight & sunlight reports
- Masterplanning
- Overshadowing reports
- Environmental Impact Assessments
- Planning Inquiries





*We help clients to realise their vision, creating beautiful results that offer people a better lifestyle.*

Barry Hood  
Associate Partner & Head of Department

## NATURAL LIGHT WORKS

An increasingly sensitive environmental and political agenda has impacted heavily on development. Our existing role as advisers to the property industry on lighting related matters within this climate led directly to the launch of our Daylight Design department in 2003. We now work closely with leading architects and developers to establish how natural light within a building scheme can be used most effectively and imaginatively to optimise its amenity, value and overall quality.

### Why use our services?

#### 1. Achieving the architect's vision

- Working with architects, we use specialist tools to harness light that accentuates space and showcases architectural detail in order to realise a shared vision and a beautiful end result.
- Early masterplan and orientation analysis is integral to the architect's design process as the results guide their decisions.

#### 2. Well-being & productivity

- Light governs our daily lives, our health and our emotion, and studies show that a well lit environment tailored for the user results in not just a happy motivated workforce but a more productive one.
- Our designs combine technical solutions with flair to transform a space for the benefit of those living and working within it, invoking positive feelings of well-being.

#### 3. More valuable space

- We create beautiful naturally lit spaces with an aesthetic impact that helps a building to sell or let at a premium market value.
- Extensive knowledge of the most efficient solutions such as solar gain and shading delivers savings that minimise environmental impact and running costs.

#### 4. Knowledge & resources

- We understand light - its construction, its effects and how best to utilise it within the built environment. No one specialises in this area as we do.
- Sound design philosophy ensures compliance but we support the design of environmentally responsive buildings that far exceed minimum standards.
- A hugely experienced Visualisation team of 25 provides complex computer modelling and analysis to test ideas and lead design innovation.

### Services:

- Masterplanning
- Shading
- Quality & distribution of daylight
- Sunpath studies
- Atrium design
- Light pollution
- Solar glare
- Daylight linking





*We use artificial light to enhance space that natural light cannot reach, and it is the essence of light and its beauty that connects with people.*

Tanya Duncan  
Director of GIA Lighting



## PAINTING WITH LIGHT

Established in 2005, GIA Lighting is part of the GIA group. As one of the leading authorities on natural light for planning, GIA Lighting was a natural evolution of the business. The team ensures a seamless design solution between the natural and artificial lighting elements of any scheme. Artificial light is an invention to enhance space that natural light cannot reach. Taking its warmth, accent, shade and colour we marry science and artistry to paint spaces with light that creates truly breathtaking, unique and memorable results.

### Why use our services?

#### 1. Beautiful lit effect

- Painting with light amplifies space and shape, showcases colour and texture and creates stunning visual impact.

#### 2. Knowledge & insight

- Our designers travel the world identifying the best products available to deliver the most innovative, compliant and sustainable lighting solutions.

#### 3. Well-being & productivity

- Light governs our daily lives, our health and our emotion, and studies show that a well lit environment tailored for the user results in not just a happy motivated workforce but a more productive one.
- Our designs skilfully combine natural and artificial light to transform a space for those living and working within it.

#### 4. Added value

- We create beautiful spaces with an aesthetic impact that helps a building to sell or let at a premium market value.
- Extensive technical knowledge ensures you benefit from the latest and most efficient light technologies to minimise lifecycles and operational costs.

#### 5. Resource

- Using our state of the art Light Lab we demonstrate options and proposals, allowing clients to see and feel the impact of their choices instantly without cost.
- Advanced 3D visualisation allows further experimentation with effects upon the space so that clients can view their space with the many lighting options available.

### Services:

- Design
- Brand identity
- Technology advice
- Environmental efficiency & specification
- Life cycle cost projections
- Maintenance
- State of the art light lab
- 3D Visualisation





*Developing buildings on urban sites brings challenges for developers and adjoining owners. We identify problems before they arise and always find a solution.*

Aaron Morris  
Partner & Head of Department



## MANAGING THE NEIGHBOURS

With the largest team of dedicated Party Wall specialists in the country, we have worked on many major schemes in London and have a growing national presence. Legislation dictates that Party Wall matters be considered as part of any development but early consultation will ensure that fundamental issues which can slow or even halt developments later, are highlighted early. Our role incorporates 3 key elements:

- Review of the development site and the client's aspirations for it.
- Advice on the resulting legal implications.
- Guiding the Design & Construction team on reducing impact to neighbours and negotiating matters which arise.

### Why use our services?

#### 1. Commercial focus & knowledge

- Our experience is gained from working on predominantly large-scale commercial projects in city or major town environments.
- We speak the language of developers and focus on the commercial objective to achieve maximum value from any site.
- The team focuses entirely on Party Wall and neighbourly matters which allows us to continually refine our knowledge to deliver the best quality advice.

#### 2. Size & breadth of team

- Our hugely energetic team, led by a highly experienced Partner, includes a qualified Architect, Chartered Building Surveyors, and Structural Engineering and Health & Safety experts, all of whom bring a greater depth of technical understanding to schemes.
- Incisive insight and clear understanding of client priorities allows us to anticipate difficulties in order to suggest solutions or adapt quickly to required changes.

#### 3. Resource & accuracy

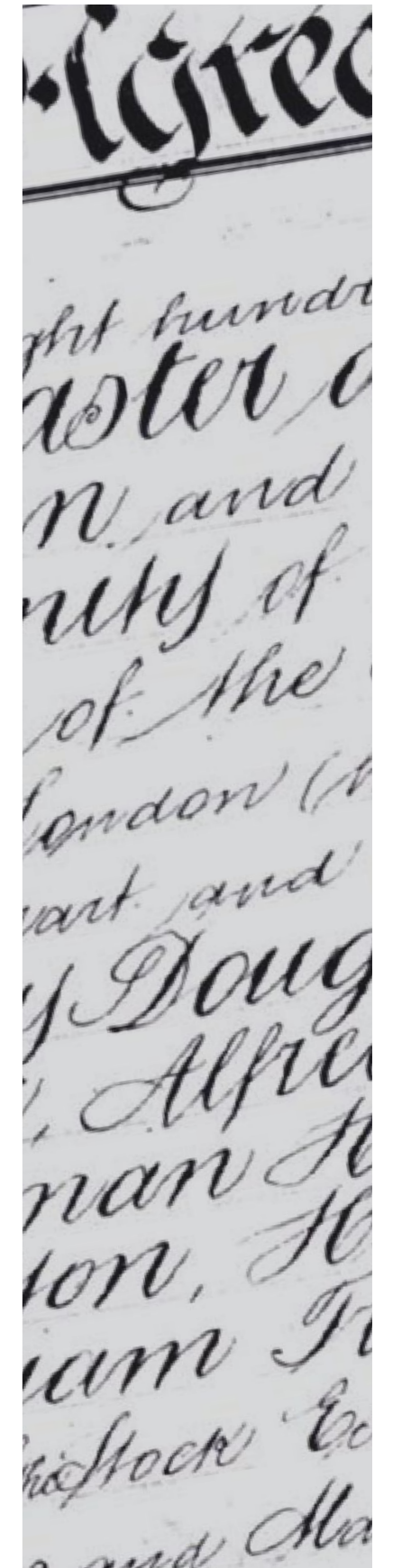
- Each project is overseen by the Partner and is led by a Senior Surveyor with the support teams beneath facilitating a procedural approach. This ensures rapid project progression and allows us to do a higher volume of work with complete accuracy and efficiency.
- No stone is left unturned in our uncompromising approach to uncover every detail.

#### 4. Service & timescales

- From inception, we advise the design and construction team on the level of detail required and at what stage it should be provided.
- We work on complex projects with tight timescales and so understand the importance of deadlines, taking a proactive approach and responding fast to requests.
- We find the best solutions for our clients and provide technical advice which is in plain English and easy to apply practically.

### Services:

- Boundary mapping
- Party Wall Act matters
- Crane & scaffolding oversail licences
- Boundary disputes
- Neighbourly liaison
- Schedules of condition



# BUILDING CONSULTANCY



*We improve clients' building stock and enhance it for the benefit of all those using it – this inspires us and ensures clients return again and again.*

Stuart Hart  
Partner & Head of Department

## SIMPLIFYING THE BUILDING PROCESS

We provide a multi-disciplinary building refurbishment, design and project management consultancy service for the commercial and residential property markets. Our passion lies in creating beautiful buildings with a quality of finish that enhances the impact of the space, the enjoyment of those using it and the overall value. With a large department of consultants with experience in a broad range of fields, we handpick project teams for each job to ensure the right balance of technical knowledge and expertise to achieve the very best results within the budget and timescale available.

### Why use our services?

#### 1. Complete service

- With a core team of advisers, we have the breadth of expertise you need in one place, including an M&E Consultant, Architect and Quantity Surveyor, as well as in-house Interior Design and Lighting Design teams.

#### 2. Project management

- One Project Manager (PM) is briefed who then oversees every aspect of the project and is your single point of contact.
- Your PM selects and leads the entire design team. They work together in one place which aids swift communication and resulting efficiency to ensure that the design process is completed within budget and on time.

#### 3. High calibre team

- Everyone in our team is Chartered, bringing with them the experience to lead projects and deliver the highest standards of quality possible.

#### 4. Quality & value

- We believe that inspired design and high quality can be achieved within budget. We approach each project afresh with this objective in mind to create attractive spaces with impact that sell or let at a premium market value.
- We combine knowledge, flair and innovation to achieve the best results possible, whether it's through varied contract agreements, alternative materials or design adjustments.



### Services:

- Project management
- Contract administration
- Dilapidations
- Pre-acquisition surveys
- Approvals of tenant alterations
- Building surveys
- Planned preventative maintenance
- Contract administration





## INTUITIVE ELEGANT SPACES

At GIA, interior design is both an art and a science. We combine artistic flair with a technical understanding of the most effective means of achieving the optimum potential from an interior environment. We incorporate three elements of design – interior architecture to work within the existing building fabric, interior design to analyse the space layout, and interior decorating to dress it. We have a passion for creating beautiful buildings with a quality of finish that enhances the impact of the space and inspires those using it. This is underpinned by a solid commercial understanding of the need to meet client objectives, work within agreed budgets and achieve maximum value from any space.

### Why use our services?

#### 1. Experience

- Led by a qualified architect, our team has an intricate grasp of the technical and contractual requirements of projects of all sizes and complexity.
- With an in-house Building Consultancy team, we have the breadth of expertise you need in one place, including an M&E Consultant, Structural Engineer and Quantity Surveyor.

#### 2. Quality & value

- We balance the needs of the architectural and aesthetic elements with the project objectives to achieve beautifully finished results within budget.
- This creates attractive spaces with impact that sell or let at a premium market value.

#### 3. Intuitive understanding

- With the ability to listen and a breadth of experience that encompasses both commercial and residential interior design, we interpret your project priorities incisively to achieve results which we hope exceed requirements.
- You brief just one Project Manager who oversees every aspect of the project and is your single point of contact, to integrating with any design team.

#### 4. Holistic design solution

- We have an in-house Lighting Design team to ensure a seamless solution between the natural and artificial lighting elements of a space to accent architectural detail.
- This integrated approach to the design process ensures swift communication and maximises efficiency throughout a project, both in cost and programme.



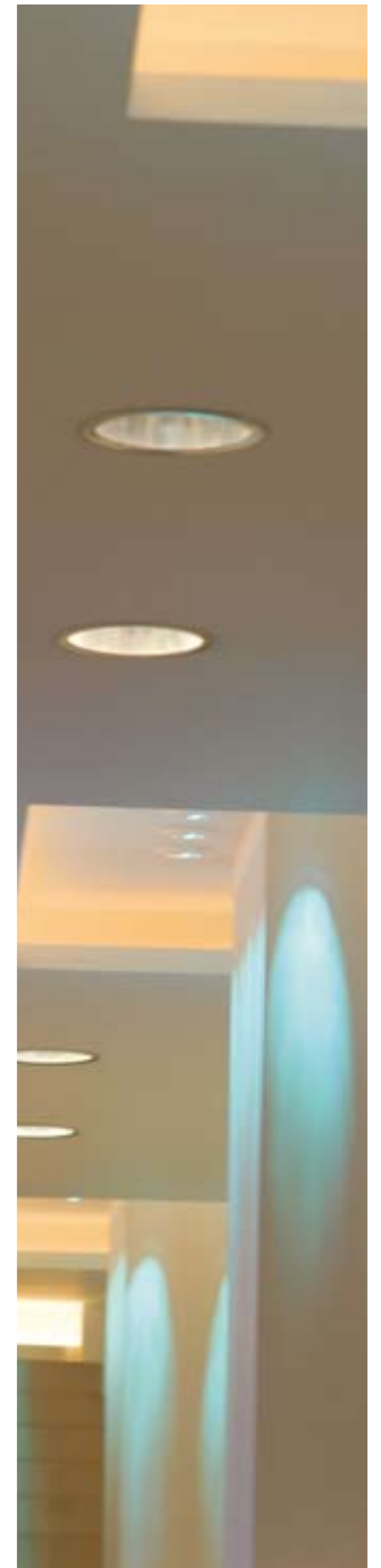
*Skill and imagination create beautiful spaces whilst practicality inspires complete client trust.*

Stuart Hart  
Partner & Head of Department

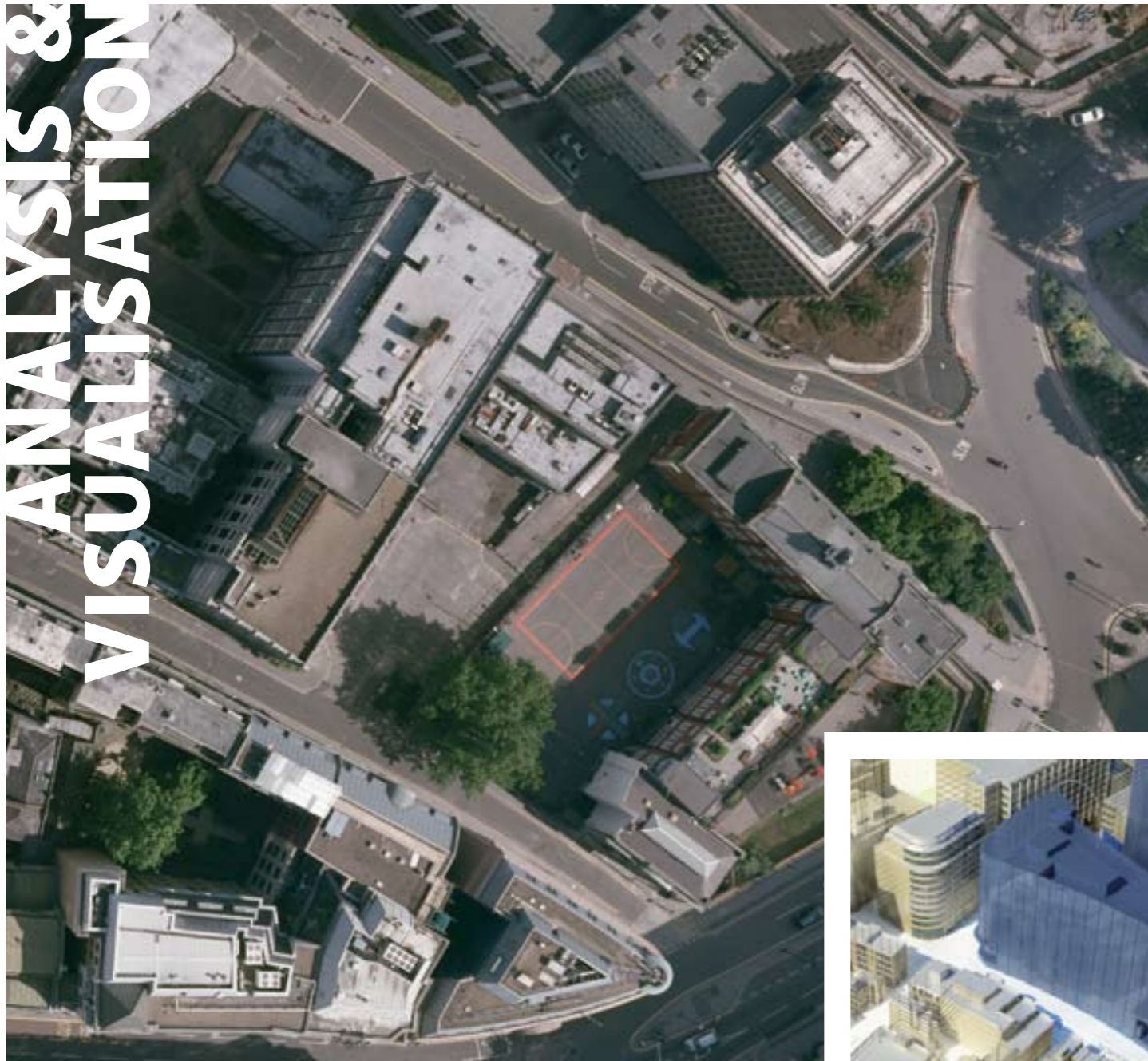


### Services:

- Creation of design brief
- Concept design
- Detailed design & specification
- Spatial planning
- Re-branding design
- Historic building sensitivity
- On-site project management
- 3D visualisation



# ANALYSIS & VISUALISATION



## THE ART AND SCIENCE OF DESIGN

Our advice combines artistic and scientific elements which are most effectively represented as drawings and numerical calculations to make them more easily understandable. We have a CAD team of 25 with experience ranging from lighting to gaming industry programming and visualisation. They work closely with other departments to visually and numerically present clear, accurate and attractive reports.

### Why use our services?

#### 1. Value

- Our technical analysis unlocks site potential, illustrating complex information in clear and easily-understandable visual form.

#### 2. Commercial awareness

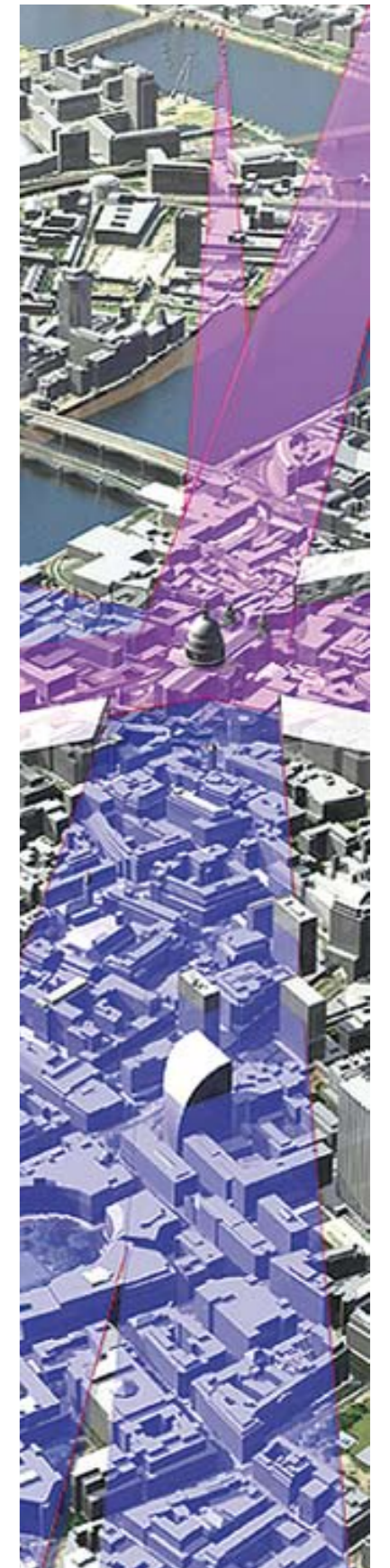
- We illustrate the full development potential within planning and legal constraints, allowing clients to derive maximum value from their site.
- Each team member is integral to the projects on which they work, providing strategic information to deadline without sacrificing quality and accuracy.

#### 3. Resource & software

- Breadth of expertise and numerous cutting edge software types allows us to present assessments in the most effective way to meet unique project demands.
- Project information is available online 24 hours a day.

#### 4. Experience

- We have worked on the most prestigious developments in the country and so are not intimidated by project size or complexity.
- Our assessments are frequently used successfully in court cases, Planning Inquiries and formal presentations to support design and townscape arguments.



*We help to realise scheme visions and shape the future environment, a role which brings a huge sense of achievement.*

Graham Fox  
Associate Partner & Head of Department

### Services:

- Rights of light analysis
- Maximum site envelopes
- Daylight analysis
- Sunlight analysis
- Masterplanning
- Design & scheme analysis
- Strategic & local views
- Wide area modelling
- Visualisation
- 3D physical modelling



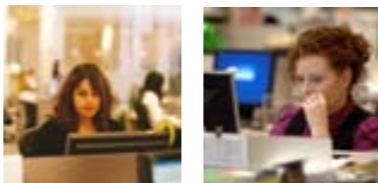
# PEOPLE & SERVICES



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*The life breath of GIA comes from everybody here. That is the source of our inspiration and whilst roles differ we equally draw and give from that source.*

Gordon Ingram  
Senior Partner



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Service is an over-used word and it would be disingenuous to claim that everything we touch is golden. We are sincere, though, in striving for excellence. We believe it to be a quality of the human spirit and therefore the more we aspire to it, the greater that potential is realised. That excellence encompasses our attitude towards ourselves and all those with whom we work. We listen and we provide honest, clear, straightforward advice which naturally embraces strategic, innovative and creative service.



# PROJECTS



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*The art of development needs great professionals. GIA's forensic analysis has resulted in a new freedom for architects, permitting unusual and inventive designs.*

Sir Stuart Lipton  
Chelsfield Partners LLP

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PROJECT	DEVELOPER	ARCHITECT
<b>55 Baker Street, London</b>	<b>London &amp; Regional Properties</b>	<b>MAKE</b>
Bankside, London	Native Land	Rogers Stirk Harbour + Partners
<b>Bath House Exterior, London</b>	<b>Favermead Assets Limited</b>	<b>Kohn Pederson Fox Associates</b>
BBC Headquarters, London	BBC	MacCormac Jamieson Prichard
<b>Beetham Tower, London</b>	<b>Beetham Group</b>	<b>Ian Simpson Architect</b>
201 Bishopsgate, London	British Land	SOM
<b>Canary Wharf Riverside, London</b>	<b>Canary Wharf Contractors Limited</b>	<b>Rogers Stirk Harbour + Partners</b>
Canon Street Station, London	Hines UK	Foggo Associates
<b>Central Saint Giles, London</b>	<b>Legal and General</b>	<b>Renzo Piano</b>
Chelsea Barracks, London	Qatar Diar / Candy & Candy	Rogers Stirk Harbour + Partners
<b>Chelsea Football Club, London</b>	<b>Chelsea Football Club</b>	<b>KSS Design Group</b>
Drapers Gardens, London	Canary Wharf Contractors Limited	Foggo Associates
20 Fenchurch Street, London	Land Securities	Rafael Viñoly Architects
<b>Fortress House, Savile Row, London</b>	<b>Legal and General / D2</b>	<b>Eric Parry Architects</b>
Goodmans Field, London	Exemplar Properties	Lifschutz Davidson Sandilands
<b>Haymarket House, London</b>	<b>Land Securities</b>	-
King Alfred Tower, Brighton	ING	Frank Gehry
<b>122 Leadenhall, London</b>	<b>British Land</b>	<b>Rogers Stirk Harbour + Partners</b>
<b>37-39, 40 Lime Street, London</b>	<b>Grainmarket</b>	-
Lots Road Development, London	Taylor Woodrow	Terry Farrell and Partners
<b>Middlesex Hospital, London</b>	<b>Candy &amp; Candy</b>	<b>MAKE</b>
Milton Court, London	Heron / City of London	David Walker Architects Ltd
<b>One Hyde Park, London</b>	<b>Candy &amp; Candy</b>	<b>Rogers Stirk Harbour + Partners</b>
10 Queen Street Place, London	Blackstone	Hurley Robertson & Associates
<b>Shard of Glass, London</b>	<b>Sellar Property Group</b>	<b>Renzo Piano Building Workshop</b>
Stratton House, London (Commercial)	Grafton Advisors LLP / WELPUT	Rolfe Judd
<b>Stratton House, London (Residential)</b>	<b>Grafton Advisors LLP / WELPUT</b>	<b>Rolfe Judd</b>
Swiss Re, London	Swiss Re	Foster + Partners
<b>Tate Modern Extension, London</b>	<b>Tate Modern</b>	<b>Herzog &amp; de Meuron</b>
The British Museum, London	The British Museum	Rogers Stirk Harbour + Partners
<b>Walbrook Square, London</b>	<b>Legal &amp; General</b>	<b>Atelier Foster Nouvel</b>
Wood Wharf, London	Hammerson / Canary Wharf Contractors / Ballymore Properties Limited	Rogers Stirk Harbour + Partners



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*Property is an intellectual production. The game requires coolness, right reasoning, promptness, and patience in the players.*

Ralph Waldo Emerson  
(1803-1882) U.S. Poet, essayist and lecturer



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