



ZULUFISH
DESIGN · INTERIORS · BUILD

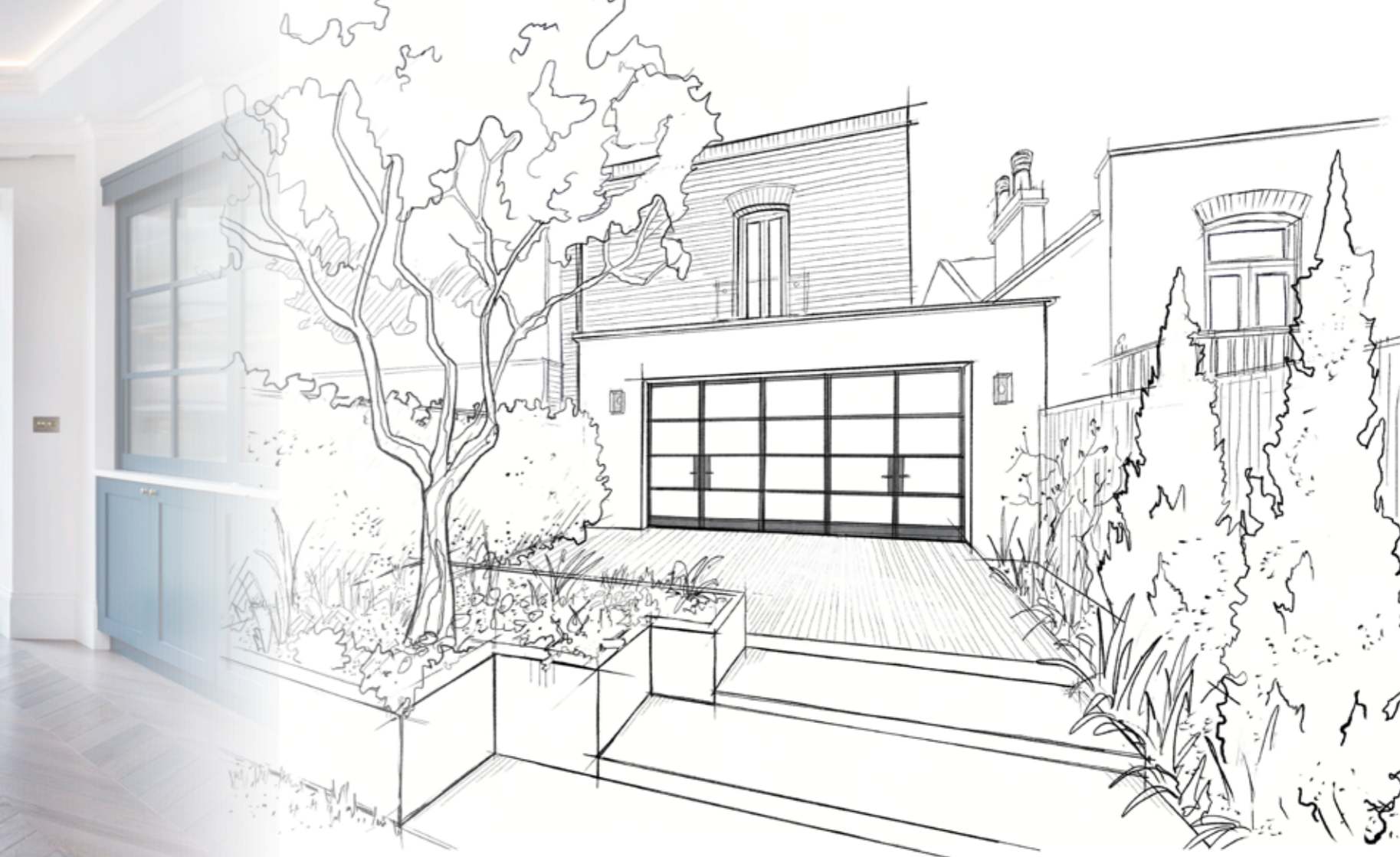
About Us

Founded in 2005, Zulufish is a multi-award-winning interior design consultancy and design & build practice based in West London. We offer a full range of interior design and architectural services, alongside a comprehensive Design & Build package.

Our vision is to always maximise the potential and natural light of the property, focusing on bespoke storage solutions and creatively reimagined spaces.

We have a wealth of experience in transforming sometimes challenging London property stock into exceptional living spaces, creating homes that perfectly reflect our customers' personalities, tastes and design values. We are experts in seamlessly integrating the old and new, marrying the latest technologies and finishes with creative and intelligent space planning.







Our multi-faceted team offers a comprehensive range of specialist skills across the full spectrum of design and construction, resulting in an outstanding portfolio of projects. We pride ourselves on developing excellent client relationships, which result in an extremely high proportion of repeat business and word-of-mouth recommendations.

As members of RIBA (the Royal Institute of British Architects) and the BIID (British Institute of Interior Designers) we fully understand the need for creative design, careful planning and timely project execution. In further commitment to that cause we are currently in the process of integrating ISO 9001 through all our workstreams.

For Zulufish every new project is an opportunity to develop something remarkable and distinctive. Beautifully designed, expertly planned and professionally delivered.





Architectural Design

Headed up by RIBA III architect Patrick Owens, our architectural team create exceptional living spaces, beautifully designed & meticulously planned to maximise contemporary living requirements. We tailor each individual scheme to suit your style and budget while emphasising your own personality, taste and design flair.

Our design fees are extremely competitive, and the structure is very simple. We charge a fixed cost for concepts & planning, then a further fixed cost to produce a tender pack for construction. Where Zulufish are engaged to undertake the build, all subsequent project management fees are covered within the build price, making the design & build route a very cost-effective choice against a traditional Architect / Contractor model.

This conceptual stage is a very enjoyable and collaborative process where we work with you to refine the optimum layout for your needs. We offer a full architectural CAD drawing service supplemented by 3D visuals, from basic sketch up to detailed CGIs, to help you fully visualise the proposed scheme.

Once the concepts are signed off, we submit the relevant applications & manage the planning process throughout.





We pride ourselves on maintaining over a 90% success rate for planning applications & have successfully designed and submitted hundreds of complex planning schemes for London properties of every shape, scale and hue.

Prior to commencement on site we prepare a detailed technical drawing package for construction & building control approval, integrating the structural engineer's drawings and any other specialist information. When the construction pack is complete, we produce a fully itemised and costed scope of works.

Our methodology is to work with our clients to make all critical decisions and choices in advance of the build going live. We typically work to a 5% contingency on projects where we have developed a fully detailed and itemised specification.



Interior Design

Having worked as a textile and interior designer for over 25 years, BIID member Caroline Milns launched Zulufish Interiors in 2013, as a sister company to Zulufish Residential.

Over that time we have won multiple Interior Design awards and created some truly memorable projects, from villas in Croatia and high-end retail to large family homes in London and beyond.

We offer a full interior design service on a fixed fee basis, or you can pick and choose from a wide range of services, from specifying finishes and colour schemes to designing bespoke furniture.





Drawing strongly on Caroline's textile background and expert colour palette, we create personal, sophisticated and textured schemes that breathe life, colour and soul into our interiors. Reflecting a love of simplicity & a sense of order, the originality and authenticity of our design schemes are always carefully considered yet effortlessly inspirational.

Working with our team means not only do you benefit from an expert eye to help you define your own individual style, but also gives you full access to an unparalleled network of trade suppliers.

Used effectively, the interior design service can be cost neutral, as the design and procurement fees are offset by access to extensive trade discounts from our specialist suppliers. Our textile background and industry knowledge allow us to smart source the finest materials at the most competitive prices.

For our Design & Build clients we offer a seamlessly integrated interior design package. During the design phase our interiors team work in tandem with our project architect to optimise spatial layouts, integrate specialist finishes and design any bespoke furniture required.

Once the build goes live the interiors team are in constant communication with our construction project manager to ensure all products and materials are ordered to meet the project timeline.





INDIA
JERUSALEM



Build Service

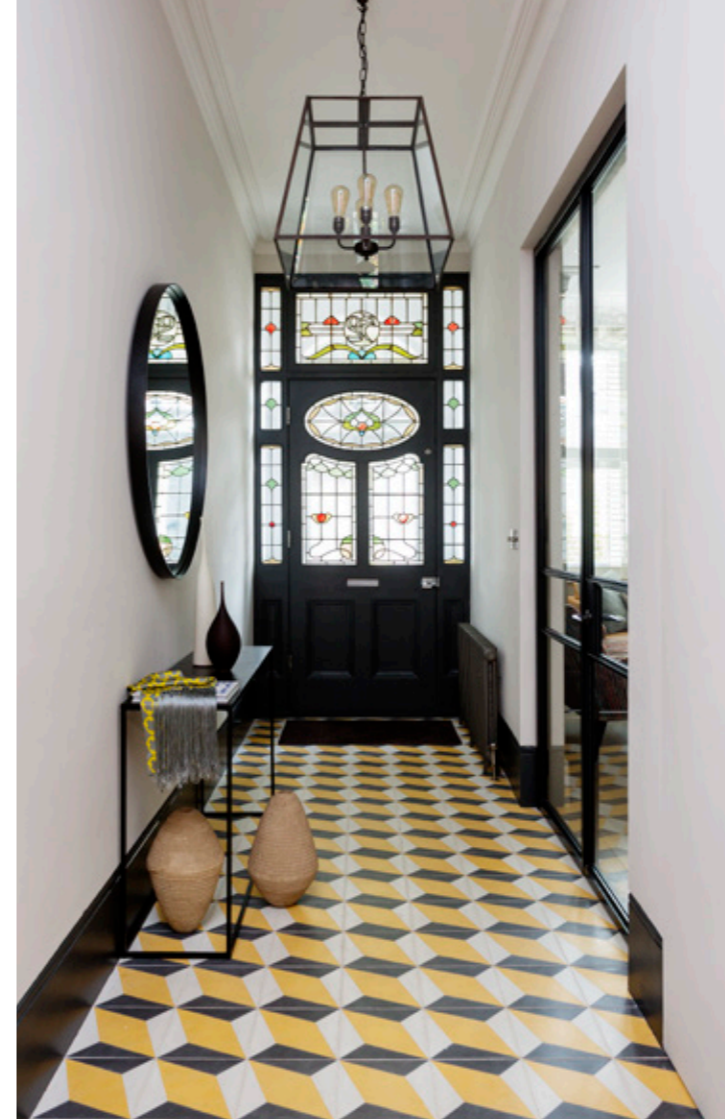
Zulufish also provide a comprehensive array of building and construction services, from basement conversions and house extensions to high-end fit out.

The foundations of any successful build are professional project management and quality contractors. As we run only a limited number of construction projects simultaneously, it allows us to ensure each project is professionally managed and adequately resourced, delivering high-quality build projects within budget and on time.

Each project has a dedicated project manager, with fully itemised quotes, timelines and payment schedules, who will meet you on a weekly basis and be your key contact throughout the build.

We use bespoke project management software to produce dynamic timelines, log meeting notes and upload progress pictures, keeping you fully updated through every step of the project.





The design and development background of our in-house team also ensures the additional benefit of creative design input throughout the build.

Working with our own highly skilled craftsmen and trusted specialist subcontractors, we are members of the Federation of Master Builders and Safe Contractor scheme, and guarantee all our work for six years.



” Zulufish are exceptionally talented at creating warm and welcoming homes that combine simplicity and clean lines, with unexpected twists and inspiring ideas. They are brilliant at coming up with original ways to bring in the light so that homes feel calm & well proportioned, even where space be tight. Their attention to detail awe inspiring, yet their homes feel as if they have come together organically but never contrived.

Mary Weaver, Houses Editor | Livingetc

” Zulufish's Caroline Milns is a highly talented designer with the ability to create interior schemes that ooze sophistication, style and elegance whilst still being comfortable, welcoming and liveable. Caroline's love of colour and texture combined with her attention to detail and considered approach ensures a beautifully fresh look that is unique to each space and its owners.

**Jacky Parker, Interior & Lifestyle Journalist, Elle Decor,
Homes & Gardens, Sunday Times Style**

” Zulufish skilfully deploy their wealth of knowledge and creative flair to unlock the potential of your home, maximising every inch of its desirability. Their projects are a joy to behold and their seemingly limitless flow of ideas is both refreshing and inspirational.

Neil English, The Mail on Sunday



MEMBER





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