

IMAC

architecture

Investment Guide | January 2025



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WHO WE ARE:

Experts in luxury home & landscape design

Established in 2018, we are a design-led architecture practice specialising in luxury homes and bespoke landscapes. Our work is rooted in the belief that exceptional design enhances everyday life—both indoors and out. With a focus on light, proportion, and refined detail, we create homes that are not only visually striking but deeply comfortable and functional. Each project is tailored to reflect the personality, lifestyle, and aspirations of our clients, resulting in spaces that feel effortlessly personal and enduring. As part of our service, we focus on delivering an interactive virtual reality and technology led service to clients so they know exactly what their project will look like before it is even built.

Our landscape designs are crafted to complement the architecture they surround, offering a seamless flow between inside and out. We work with the natural character of the site, using sustainable materials and thoughtful planting to create spaces that are beautiful, balanced, and built to last.

Whether designing a new home, a modern extension, or a complete garden transformation, we approach every project with the same care and creativity—ensuring that each detail contributes to a cohesive vision. Our goal is to deliver spaces that feel timeless yet modern, luxurious yet liveable—environments where beauty and function come together in harmony.

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Meet Our Team:

Chris McIvor

Director



Chris is the Director of iMAC architecture, a practice he founded in 2018. A Chartered Architectural Technologist and Construction Manager, Chris specialises in high-end residential and landscape design, using advanced 3D and VR tools to create elegant, functional spaces tailored to each client's lifestyle and environment.

Catherine Browne

Interior Designer



Catherine creates interiors that are elegant, practical, and personal. With a focus on comfort, flow, and detail, she work closely with clients to design spaces that reflect how they live. From high-end homes to boutique spaces, Catherine brings a calm, collaborative approach—ensuring every interior feels cohesive, refined, and truly lived-in.

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Our Design Philosophy:

Residential Architecture:

Fueled by a passion for crafting beautiful, functional spaces, we believe every environment should feel light-filled, uplifting, and effortlessly practical. Our work is guided by a thoughtful balance of form and function, with careful attention to how people live, move, and feel in their surroundings. We design with purpose—creating spaces that are not only visually refined but also enhance everyday life. Each project reflects the unique personality of the client and the character of the site, resulting in timeless architecture that is both inspiring and grounded in the realities of modern living.

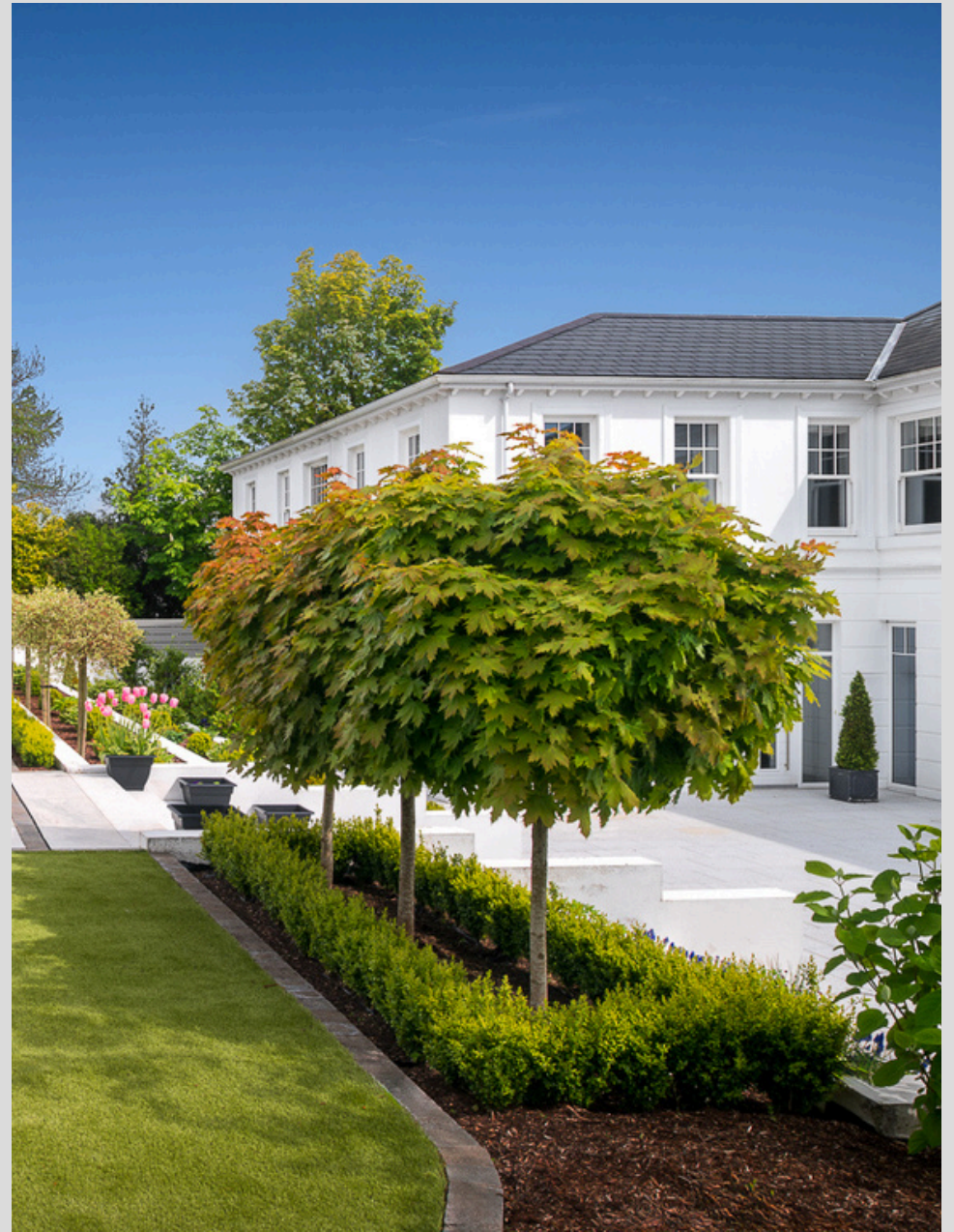
Landscaping Architecture:

We design outdoor spaces that connect people with nature and enhance the architecture they surround. Our approach is grounded in simplicity, balance, and long-term thinking. We use local materials and plant species to create landscapes that are both practical and beautiful. Sustainability is key—we aim to reduce environmental impact and encourage biodiversity wherever possible. Every space is designed to suit its setting and to evolve naturally over time. Whether it's a private garden or a shared outdoor area, our goal is to create calm, inviting environments that support everyday living and offer a quiet connection to the outdoors.

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Our Sectors:

Residential Architecture



We design homes that reflect the way people live—balancing beauty, comfort, and practicality. From new builds to extensions and refurbishments, our residential work focuses on creating light-filled, well-considered spaces that respond to the client's lifestyle and the character of the site. Every home is tailored, timeless, and built to last.

Landscaping Design



Our landscape design creates outdoor spaces that feel natural, welcoming, and in harmony with the home. We work with the site's existing features to design gardens and green spaces that enhance daily living, encourage biodiversity, and grow beautifully over time—combining function and beauty in equal measure.

Interior Architecture Design



Our interior architecture blends aesthetics and function to create cohesive, livable spaces. We consider light, flow, and materiality to shape interiors that feel refined and comfortable. Whether designing layouts, joinery, or finishes, our aim is to craft interiors that elevate everyday living and reflect the character of the home and client.

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Our Process:

Our Core Package (Stages 1-4a as set out below) are designed to give you everything you need in terms of Statutory permissions, information, drawings and specifications which will enable you to take the project forward to completion directly with your contractor.

In addition to the Core Package, we also offer a range of additional services (Stage 4b-7) that are optional and will depend on your budget and needs. These additional services include iMAC architecture assisting beyond the approval stages to help manage, guide and support you through the whole project until completion and handover.

Full Package

Core + Package

Core Package

02 Concept/ Schematic Design:
Using the insights gathered during the pre-design/ feasibility phase, we'll develop concept sketches and mood boards to illustrate our design vision and gather feedback from you. Drawings are produced in 3D and virtual reality (depending on the package option chosen).

04A Construction Docs/ Technical Design:
Our team will produce technical drawings and specifications to guide the implementation of the design, ensuring accuracy and consistency throughout the process.

05A Procurement/ Tender:
Once the design is finalised, we'll oversee the procurement and construction process, working closely with contractors and vendors to bring your vision to life.

06 Handover/ Close-out:
As the project nears completion, we'll focus on the finishing touches, including installation and styling, to add warmth, functionality, and personality to your space.

01 Pre-Design Services/ Feasibility:
We start by getting to know you and your project through an initial consultation. We'll discuss your goals, preferences, and budget to establish a clear direction for the design.

03 Design Development/ Developed Design:
With your input, we'll refine the initial concepts into detailed designs, selecting materials, finishes, and furnishings that reflect your style and preferences. At this stage we also administer the planning application to the Local Council (if applicable).

04B Interior Design:
Our team will work with you to create mood boards and will plan layouts, discuss lighting design, select finishes and co-ordinate furnishings.

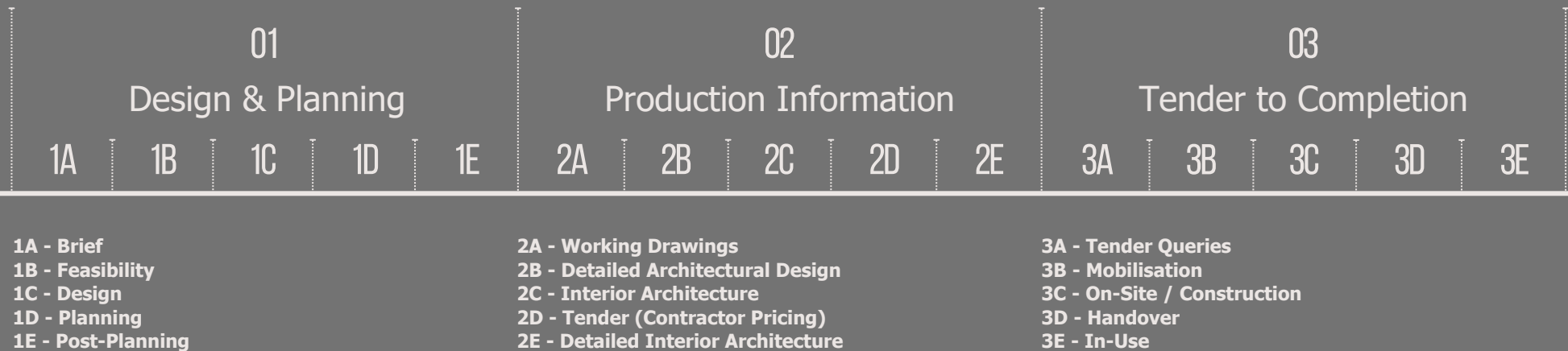
05B Contract Administration/ Construction:
We will manage the construction contract, ensuring compliance, tracking process, resolving issues and co-ordinating between client, contracts and consultants.

07 Post- Completion/ After-care:
Finally, we'll conduct a thorough inspection to ensure that every detail meets our high standards before handing over the completed project to you.

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Our Process:

At iMAC architecture, we believe that great design begins with a deep understanding of our clients' vision and objectives. That's why we've developed a comprehensive process that allows us to transform ideas into reality with precision and creativity.



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Where do we start?

At the heart of every successful project lies a thorough understanding of our clients' vision, needs, and objectives. During the Pre-Design/ Feasibility stage, we embark on a collaborative journey to uncover the essence of your project and lay the foundation for a transformative design experience.

01 What is driving your project?
Understanding the inspiration behind your project can provide valuable insights into your vision and aesthetic preferences.

02 What Are Your Priorities for the Space? Clarifying your priorities helps us tailor our design solutions to meet your specific needs and requirements.

03 What is Your Budget?
Establishing a clear budget allows us to propose design solutions that are realistic and feasible within your financial parameters.

04 What is Your Desired Timeline?
Discussing your timeline helps us plan the project effectively and ensure timely delivery of design solutions.

Lets start now,
book your
discovery call



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New Build Design: **Project Profile:** Killinure House

This exceptional 5,500 square foot, custom-designed home is situated in the heart of Omagh, County Tyrone, Northern Ireland, offering a perfect blend of classic Georgian architecture and modern luxury. The house boasts a symmetrical design, with white rendered walls and a striking natural slate roof, complemented by sliding sash white windows that highlight its timeless elegance.

Featuring four spacious bedrooms and four modern bathrooms, the open-plan living areas include a large kitchen, dining, and living space, alongside a fully-equipped gym and two reception rooms. The integrated double garage offers convenience, while underfloor heating and a mechanical ventilation system ensure comfort year-round. With highly insulated cavity walls, attic roof trusses, and pre-cast concrete floor slabs, the home is built for durability and efficiency. Solar panels enhance the property's sustainability, making it eco-friendly and energy-efficient.



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New Build Design:

Project Profile: Killinure House

Designed with business owners and professional families in mind, the house features a south-facing garden room, a patio, and a terrace at the rear with thoughtfully planted landscaping. Completed in two years, this home was custom-designed to meet the unique needs and preferences of its owners, offering the perfect balance of functionality, style, and sustainability.



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New Build Design:

Project Profile: Seacoast Property

This beautiful 3,200 square foot home in Limavady, County Derry/Londonderry, combines Neo-Classical architecture with modern efficiency. Featuring four bedrooms, four bathrooms, and an open-plan kitchen, living, and dining area, the home is designed for family living. A single reception room, upstairs laundry, and a separate double garage add to its practicality.

The house boasts a symmetrical design with light grey rendered walls, a natural slate roof, and grey casement windows. It is built as a low-energy home with highly insulated cavity walls, attic roof trusses, and pre-cast concrete floor slabs. Sustainable features include underfloor heating, a mechanical ventilation system, and solar panels.

With a raised patio, garden space, and a driveway wrapping around the house to maximise countryside views, this home is perfect for business owners and professional families. Completed in just one and a half years, it also features a striking roof lantern for added natural light.



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Testimonial:

“Chris was really good with ideas, for example he suggested putting our laundry room upstairs. This was something we had never thought about before, but it worked out better than a laundry shoot because it would keep our house more air tight and more energy efficient. It is also one of the best features of our home as we are no longer carrying laundry up and down the stairs!! Highly recommend. First class service Thanks Chris.”

Susan & David Limavady

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Extension Design:

Project Profile: Floating Corner Sunroom

This 25m² floating corner sunroom extension in Omagh, County Tyrone, adds a light-filled living space with open access to a new patio area in the south-facing private garden. The modern, minimalist design features self-coloured render to match the sand-stone bands that complement the existing house. Bi-folding doors on two elevations create a seamless connection between indoor and outdoor spaces.



A large hidden steel frame supports the corner structure, overcoming challenges posed by deep foundations on the original filled site. Energy efficiency is prioritised with underfloor heating, insulation in the walls and roof, and solar gain from the south-facing aspect.

Completed in nine months, the extension is designed for family living, providing a stylish and functional area that enhances the home's connection with the garden.

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Testimonial:

"The final design was everything we thought it would be and more. We could not be happier with it!

Any queries we had were dealt with very promptly and Chris did regular checks to ensure everything was going to plan. This was very reassuring. Pricing was very fair, upfront, detailed and no unexpected additions. The whole experience was very positive. Chris listened to what we wanted and offered great advice and ideas to enhance our plans. With a particular element of the design that proved challenging, Chris went over and above to make it possible." If you're looking to transform your space into something truly extraordinary, look no further than iMAC."

-Susan.H

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Renovation:

Project Profile: Crawfordsburn Renovation

This 2,500 square foot home in Crawfordsburn, County Antrim, was fully renovated, transforming a traditional storey-and-a-half bungalow into a modern family home. The renovation included three bedrooms, three bathrooms, an open-plan kitchen, living, and dining area, a reception room, and an office.

Key updates include a complete re-plumb, re-wire, new energy-efficient windows, and a smooth k-rend exterior finish with cedaral composite cladding. Inside, a vaulted ceiling was added to the kitchen, creating a spacious, light-filled area.

Sustainability was prioritised with new insulation, windows, and energy-efficient appliances. The renovation faced challenges, including supporting the roof during the vaulted ceiling installation and managing tree preservation orders.

A new patio off the sunroom extension enhances outdoor living space. This renovation was designed to meet the needs of two solicitors with newborn twins, blending style, functionality, and comfort.



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Landscaping Design:

At iMAC architecture we specialise in creating beautiful, functional landscapes that enhance the architectural vision of your property. Our designs blend creativity, sustainability, and the natural environment to craft outdoor spaces that reflect your style and meet practical needs.

From serene gardens to outdoor living areas, we offer services in planting design, hardscaping, water features, lighting, and irrigation systems. We prioritise sustainability by using native plants and eco-friendly materials to create harmonious, lasting outdoor spaces.

Let us help transform your outdoor areas into stunning, functional extensions of your home or business.

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Terms of Payment:

Fee options are provided for the 3 packages options (shown on page 8) with a breakdown. All stages are priced on a fixed fee basis so you have confidence when budgeting.

A non-refundable of 15% is required at contract signing and in advance of any works commencing.

Payments will be due in advance of each deliverable (see example below).

Payments are due upon receipt of invoice, extended payment terms can be agreed if required.

Interest on late payments will be charged at 10% above the Bank of England Base Rate. If payments are not received on the due dates iMAC architecture cannot guarantee to continue to provide the service.

If the services are aborted at any stage then 50% of the total package fee will be due.

Below is an example schedule showing when payments would be due:

Deposit – 15% of Package chosen	Upon Contract Signing
Stage 1 - Pre Design Services/Feasibility	Prior to delivery of initial Concept Design.
Stage 2 - Concept/Schematic Design	Prior to delivery of initial Concept Design.
Stage 3 - Design Development/Developed Design	Prior to submission to the local Council
Stage 4a - Construction Docs / Technical Design	Upon Statutory Planning Approval in Stage 3 (if applicable)
Stage 4b – Interior Design	Prior to commencement
Stage 5a - Procurement / Tender	Prior to commencement
Stage 5b - Contract Administration / Construction	Prior to commencement
Stage 6 – Handover/Close-out	Prior to commencement
Stage 7 – Post-Completion/After-care	Prior to commencement

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Communication is key:

At the start of your project, you will be introduced to your Project Manager. Your Project Manager will be your main point of contact from start to completion of your project.

We primarily communicate through e-mail, a telephone call or a teams call - whatever suits you best.

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Frequently Asked Questions (FAQs):

Q1: How much will your architectural services cost and can we ensure the project stays within our budget?

A: We provide detailed estimates on our website and work closely with you to manage costs effectively, ensuring we stay within your budget whilst delivering high-quality design. We provide fixed fees in our Proposal so you know exactly what it costs at each stage.

Q2: Are there any hidden fees or unexpected charges we should be aware of?

A: We are transparent about all costs upfront and provide a clear contract that outlines all fees, ensuring there are no hidden charges. Other Consultant and Council assessment fees are separate but we will give you an indication of what these fees will be when the scope is defined.

Q3: How long will the project take, and what if there are delays?

A: We provide a realistic timeline and regular updates. While we strive to meet all deadlines, we also communicate any potential delays and work to mitigate them.

Q4: How will we communicate throughout the project to ensure everything is on track?

A: We establish clear communication channels and schedule regular meetings to keep you informed and address any concerns you may have promptly.

Q5: Will you really understand and incorporate our vision and preferences into the design?

A: We take time to understand your vision and preferences through detailed consultations and the use of a questionnaire. We then incorporate them into every aspect of the design. We also produce all our designs in 3D and deliver the Concept consultation using Virtual reality.

Q6: How can we be sure of the quality and durability of the design and construction?

A: We work with experienced contractors and use high-quality materials to ensure that the final product is durable and of the highest quality.

Q7: Do you have experience with projects similar to ours?

A: Yes, we have extensive experience in luxury residential design and can provide examples of similar projects we have successfully completed - see our projects page for some inspiration.

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Frequently Asked Questions (FAQs):

Q8: Will we have visibility into the project's progress and any issues that arise?

A: We maintain full transparency throughout the project with regular updates and open communication, keeping you informed of progress and any issues.

Q9: How flexible are you with changes or adjustments during the project?

A: We understand that changes may be needed and are flexible in accommodating them at the Concept and Developed design stages. We discuss any adjustments with you and will ensure they are seamlessly integrated. Changes after this due to Statutory approvals are more complex and would require further discussion.

Q10: What are the terms of the contract, and how are payments structured?

A: We provide a clear, detailed contract that outlines all terms, including payment schedules, so you know exactly what to expect. A deposit will be required and the payments are broken up to align with the design stages.

Q11: How do you ensure the project complies with local building codes and regulations?

A: We are well-versed in local building regulations and ensure that all aspects of the project comply with legal requirements. Our plans are submitted to the local Building Control departments in Northern Ireland for assessment and approval also.

Q12: Will the design incorporate sustainable and energy-efficient practices?

A: Yes, we prioritise sustainability and energy efficiency in all our designs, using eco-friendly materials and technologies where possible.

Q13: Can you handle the technical aspects of the project effectively?

A: Our team is highly skilled in managing all technical aspects of the project, ensuring everything is executed to the highest standard. Chris has worked for design firms and contractors for over 10 years and has been involved in large multi-million pound commercial projects so knows the in's and out's of building in Northern Ireland.

Q14: How will the project be managed, and who will oversee the work?

A: We provide comprehensive project management services and assign a dedicated project manager to oversee every detail and coordinate all activities with oversight from Chris through-out.

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Frequently Asked Questions (FAQs):

Q15: What support do you offer after the project is completed?

A: We offer ongoing support and maintenance advice services after project completion to ensure your home remains in perfect condition.

Q16: How can we be sure the final design will meet our aesthetic expectations?

A: We provide detailed visualisations, including 3D models and renderings, to ensure the final design aligns with your aesthetic preferences.

Q17: How do you select and manage contractors for the project?

A: We work with a network of trusted contractors and carefully manage them to ensure high-quality workmanship and adherence to project timelines.

Q18: How will you handle any specific challenges or constraints on our site?

A: We conduct thorough site analyses to identify potential challenges and develop tailored solutions to address them effectively.

Q19: How do you protect our privacy and ensure confidentiality?

A: We respect your privacy and maintain strict confidentiality regarding all project details and personal information on secure ICT systems and software. We fully comply with GDPR regulations.

Q20: Will the design be innovative and reflect our unique style?

A: We pride ourselves on creating innovative, bespoke designs that reflect your unique style and preferences.

Q21: Will your services provide good value for our investment?

A: We strive to deliver exceptional value by combining high-quality design, efficient project management, and careful budget control.

Q22: Will the design meet accessibility and inclusivity requirements?

A: We ensure our designs are accessible and inclusive, catering to the needs of all users and complying with relevant regulations.

Q23: How do you choose materials, and will they be high-quality and sustainable?

A: We select high-quality, sustainable materials and provide you with options to ensure they meet your standards and preferences.

Q24: What about the long-term maintenance and upkeep of our new home?

A: "We design with long-term maintenance in mind and provide guidance on maintaining your home to keep it in top condition.

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A modern interior space featuring a large skylight at the top. The room is divided into a living area in the foreground and a dining area in the background. The living area includes a light-colored sofa with patterned pillows, a brown leather armchair, and a side table with a lamp. The dining area is visible through an open doorway, showing a dining table with chairs and a kitchen counter. The overall aesthetic is clean and contemporary.

LET'S CREATE
SOMETHING
AMAZING
TOGETHER

Book a meeting instantly with us using this [link](#) →

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