

Preparing for your design project

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DESIGN^{FOLK}



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WHERE TO START, AND WHAT TO CONSIDER

With compliments:

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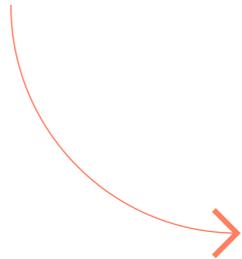
Architecture
Interiors
Objects

Welcome

We have prepared this guide after seeing so many people struggle to understand the design and construction process. For some this process can seem like a complex, daunting and frightening roadblock for those who haven't been through it before. Building or renovating your home or business should be exciting!

You may be wondering how you prepare for embarking on your design project. The first step is to research and find an Architect, who will be by your side for the duration of your project. While you are researching and working out who to engage, these handy tips will help you prepare for that first meeting, and give you the foundation to really communicate your wants and needs effectively, and ultimately allow you to hit the ground running.

We hope you enjoy this guide and it helps make the path ahead clearer.



**PREPARING FOR YOUR
DESIGN PROJECT**

Where to start?

HOW TO CREATE A DESIGN BRIEF BEFORE ENGAGING AN ARCHITECT

Starting a new design project should be a really exciting time.

However, too often we hear stories of unexpected surprises, misunderstandings between the contractor, the client and the designer on the agreed scope of the project, and allowances for items not specified in the contract.

So we decided to do something about it.

IT ALL COMES DOWN TO THE BRIEF

A good working relationship with your architect is based on open, honest communication. This starts with a good brief that helps the architect understand your expectations, preferences, wants, needs, aspirations and lifestyle. If your expectations are not clearly outlined and understood by all parties, you run the risk of spending unnecessary money, project complications, and costly delays. The designer and contractor will struggle to understand what to include when pricing your project.

A well thought-out design brief is the foundation for a successful project.

This guide will help you cover critical aspects of a design brief. Towards the end of this document, you will find two worksheets that will help you outline your brief for your architect.

Right then! Let's get started...



Your Site

RESEARCH & OBSERVATIONS

Scrutinize your site and get a real feel for it. Where is the sun in Summer? Where is the sun in Winter? Where are the views you want to enjoy every day and those you want to exclude? Where are the surrounding houses,

other buildings and trees you may or may not want to see? Which parts of the site are most / least noisy? Does the site slope?

INDOOR SPACES

A good design can transform the way that we live. Think hard about your family's current and future needs. Map out your daily routine. How many people live in the house? How old are they? Who does what, where? Don't forget your children's rapidly changing needs! Do you want to 'zone' spaces, separate family members, functions and/or pets? Consider the number of floors, rooms and other spaces and describe their use. Make a list of who needs rooms to sleep, work and relax in. Where do you cook and eat? Is the kitchen like a constant thoroughfare for teenagers and large family gatherings?

Is your lifestyle formal, casual, relaxed or active? Do you need spaces to entertain at home - indoor and outdoor? What type of home entertainment do you want to include e.g. music, television, projector or areas for storage of equipment? List any special requirements you have, e.g. accessibility, extra storage areas, garage loft space, built in furniture/shelving, home office. What method of heating do you want? What do other family members want from the whole project?

OUTDOOR SPACES

What do you want to do outdoors? Entertain? Relax? Play? Swim? Supervise children? Grow enough vegetables to be self-sufficient? Do you want a high or low maintenance scheme? What features are important to you?

Have you always dreamt of an exterior fireplace? Think of your external areas as outdoor rooms, and consider privacy and connections between spaces. Listing your requirements will help both you and your architect quickly understand your priorities.

Think about indoor / outdoor flow of spaces, where the morning sun lands, where it is exposed to and sheltered from the wind.

Design mood & feeling

THINK ABOUT THE 'FEEL' OF YOUR PROJECT

This is important. This is your home, where your children and other loved ones are, where they're going to grow up and you're going to have all your family memories. Do you want it to be bold, low-key, industrial, traditional, minimalist, contemporary or organic?

Think about your feelings - yes really! For example, what is your favourite time of day? Do you worry about shutting the curtains to protect the furniture from the sun, or do you like to enjoy coffee on the terrace? Is curling up with a good book your favorite hobby, or is it taking the dog for a walk no matter what the weather? Describe spaces, design features and styles that appeal to you and those that don't.

Create a 'mood board' or scrapbook of fabric swatches, photographs, magazine clippings and anything else that can help your architect understand who you are, how you live and what you want from your project. Use web-based photo sites to assemble and share your ideas.

'Pinterest' & 'Evernote' are useful ways to collate your inspiration digitally.

What to consider

THE DETAILS

List major appliances you already own or are considering buying and any preferences you have about where you want to put them. Do you really want that American fridge next to your double steam oven? Do you have lots of gadgets that need sockets in your island unit? Is your washing machine on 24/7 and do you want your drying and ironing space right next to it? These details can make a big difference to the way your kitchen and utility space is planned. Note major pieces of furniture or artwork you want to showcase so your architect can provide spaces and sockets for

them in the new plans. Better to include it in your planning from day one, than to move in and wonder where you are going to hang your Picasso.

What to consider

MATERIALS

List materials you like and dislike (inside and out), but be aware that your budget will be a determining factor in your final choice. Do you have any specific wall, ceiling and floor finishes in mind? Do you like render, timber cladding, tiles? Stone, slate, rubber, glass, steel, aluminium... the list is endless. Timber

windows or aluminium? Much will depend on the style of the building, but there are choices to be made that will determine how much you spend upfront, and how much you spend on maintenance in the longer term.

SUSTAINABILITY & ENERGY EFFICIENCY

Regulation and rising energy costs are making sustainable 'green' design an essential consideration rather than a 'nice to have'. There are now minimum requirements laid down by national and local government. Your architect will know all about these and will

discuss with you how 'green' you want to and can afford to be. There are lots of renewable energy solutions - solar panels, ground source heat pumps, rainwater harvesting to name but a few.

Timeframe

Think about and share with your architect key target dates that are important to you. When do you want to start and finish the project? Bear in mind that, as a rule of thumb, it takes at least 6-8 months to agree to the design, obtain planning permission and prepare construction drawings before building work can commence.

You are less likely to be disappointed if you allow at least 6-12 months for work on existing buildings and about 18 months for new buildings.

Budget

EDUCATE YOURSELVES ON WHAT YOU CAN AFFORD

Research and plan to really work out the reality of your financial position now, and in the next 1-5+ years. What can you afford sensibly, before your emotions start to influence your decisions? Consider employment goals, market conditions, growth, future flexibility, and weigh it all up against having your dream home. Budgets can evolve and change over time, but it is vital to have one set at the start of the project to inform the Architect's brief and scope of work.

Lastly, have a conversation with yourself and keep asking why you want what it is you say you want. That way you are slowly elaborating your brief into more detail. Include the emotional aspects, as this is the overriding deeper reasoning behind what you want to change about your house. Use the checklists provided below to help you get a deeper understanding of what you want and why you want it.

Checklist : Answer the 'Why's

I WANT TO RENOVATE MY HOUSE, WHY?

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

The nuts and bolts

THE FOLLOWING IS A SERIES OF QUESTIONS THAT WILL FURTHER ELABORATE ON YOUR BRIEF:

Who will live in your home now and in the future?

What different new activities will you need to accommodate?

How do you want your home to fit with the existing environment?

What would you really like to live in, in terms of spatial requirements?

What do you want your home interior to look like?

What do you want your home exterior to look like?

Do you want a total makeover / new build or a staged process?

Does your budget allow for Consultant fees and GST?

Congratulations!

You now have key information that will help you lay a successful foundation for your next medical refurbishment.

As every project is unique, it is impossible to include every important piece of information in this short little guide. But with the concepts explained in this document, you have crucial information to get you on the right track and prepare your project for success.

We wish you all the best!

01

READY TO PROGRESS

If you are in the process of looking for an Architect or Interior Designer for your project, let's talk. We can help you wade through the necessary requirements and make sure you're not overlooking crucial factors that could impede your success.

02

DOWNLOAD ALL OUR TOOLKITS

Our toolkits are there to help you get started and each one provides valuable foundation tools for your project. Find our other guides on our website.

03

OUR INITIAL CONSULTATION SERVICE (ICS)

We offer a custom action plan service which will identify specific requirements pertaining to your project and your available options. Please visit our website for more information about this service.

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Interiors
Objects

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