

7th December 2007

DESIGN REPORT
&
PROBABLE COSTINGS

for

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1.0 INTRODUCTION

An appraisal of the residence was carried out by Adam Woledge on the 26th of November 2007.

The original residence is around 100 years old, and has been renovated to the rear around 20 years ago. The property is situated in well established area of Yarraville, and the site is flat. It is understood that any extension work will require planning approval, given land size (less than 300m²).

House is approximately 11 building squares, and consists of two bedrooms, one bathroom/ laundry, kitchen / dining area & formal living. A shed exists to rear.

The clients are primarily seeking to increase the size of the dwelling to accommodate their future needs.

2.0 CLIENT'S BRIEF

The client had asked the architect to investigate a concept which provides comfortable additional accommodation, with the retention of existing dwelling to remain largely untouched.

The client has requested that the extension includes the following spatial areas:

- study / additional bedroom (three bedrooms required in total);
- new robe area to bedroom 1;
- open plan living / meals;
- new kitchen, separated somewhat from meals/living areas
- updated bathroom area (bath, shower & vanity);
- updated laundry area (with separate toilet);
- generous courtyard area to be maintained as big as possible.

3.0 ARCHITECTURAL CONCEPT

The concept has been formulated by considering the following criteria:

- client requirements;
- massing of existing residence - minimise footprint to rear;
- internal layout of existing residence;
- comfort, privacy and safety of occupants;
- possible new functions and uses;

FUNCTIONS

Existing functions and room relationships have not been altered largely in the original residence. The new extension is made with minimal alterations to the existing floor plan.

With a new colour scheme and careful design considerations, the proposed extensions and refurbishment could only appreciate the functional and monetary value of this property.

NEW CONSTRUCTION

The proposed alterations/extensions would not be in keeping with the original house style, as requested by the client. Materials would be raw & somewhat different from existing dwelling. The design ethos would be focussed around a contemporary, edgy house style.

FEASIBILITY SKETCHES:

The feasibility 'sketches' are preliminary only and do not constitute measured drawings. They do however represent a portrayal of existing conditions and a concept which could form the basis of a final sketch design.

CONSTRUCTION MATERIALS

The proposed materials for the new extensions should be:

• Footings/Columns/ Beams	Concrete slab to rear likely, given low ground clearance . Columns / beams to be steel / timber (as designed by engineer).
• Floors	Likely concrete / tiled
• Walls	Lighthweight cladding (TBC)
• Windows	Timber framed
• Doors	Timber
• Roofs/Insulation	Corrugated Iron (need to replace front roof also)
• Ceilings/Cornices	Plasterboard, painted. Cornices to be square set
• Skirtings/Architraves	TBC - likely to be minimalist.
• Electrical	Normal distribution of power points and lighting throughout.
• Plumbing/Stormwater	Normal cold and hot water supply. Maybe solar hot water?

4.0 OPINION OF PROBABLE COSTINGS

The probable costings outlined below represent an opinion of building costs only, which can vary considerably depending on:

- Materials fittings and fixtures chosen
- Extent of client involvement in the project
- Type and method of construction
- Commencement and duration of the works
- Seasonal building market conditions
- Size and competence of building contractors chosen

Generally the most efficient and cost effective method on larger projects is by obtaining competitive tenders from several reputable builders based on architect prepared working drawings. However, given current market conditions and the scale of the works, a fixed price quotation by a reputable builder may be a better option.

Additional cost savings may be made by the extent of client involvement in the building process either by the client doing some of the work such as painting, tiling etc. or by the client sub-contracting the building work. The client is then required to co-ordinate and supervise the works and its tradespeople. For an inexperienced person this can be a traumatic experience especially if that person has had no previous knowledge of the workings of the building industry.

Extreme caution is also required to ensure that proper and relevant architect prepared working drawings are clearly and comprehensively detailed which relate to specific areas of the project and Local Building/Health Act Regulations.

The following opinion of probable costs represents a possible range of costs based on the enclosed Feasibility Sketches:

Item	Low		High
Demolition of outbuildings / extension	\$5,000	to	\$8,000
Upgrade existing house (roofing, internal walls)	\$20,000	to	\$25,000
Upgrade Electrical	\$5,000	to	\$8,000
New extension shell ground floor - 64m2 approx.	\$115,200	to	\$128,000
New Kitchen fitout	\$20,000	to	\$25,000
New Bathroom fitout	\$12,000	to	\$16,000
New Laundry/WC fitout	\$8,000	to	\$10,000
New WIR	\$5,000	to	\$7,000
TOTAL	\$190,200	to	\$227,000

Please note:

The above costings do not allow for:

- Rear courtyard landscaping;
- Soft furnishings/furniture;
- Cost due to client changes;
- Inflation and escalation;
- Changes to building/material rates;
- Insurance and local authority fees;
- Contingency sum;
- Professional fees.

Other delays which may affect cost include:

- Weather
- Supplier delays
- Obtaining approvals

The above cost opinion is based on the 'Archicentre Cost Guide' May 2007 rates, and the Consumer Price Index should be applied if the works were to be tendered outside a 12 month period.

A more detailed estimate, if required, could be obtained by engaging a Quantity Surveyor, during the Documentation Phase of the project or at Tender Call Phase.

It is preferred if the client could find alternative accommodation while the refurbishment work is being carried out by the builder.

5.0 SUMMARY - HOW TO BUILD YOUR EXTENSIONS

You are required to obtain Building Approval from the local and relevant authorities for the proposed extensions.

It is recommended that you engage the services of a Registered Architect and member of the Royal Australian Institute of Architects, to assist you in the following phases of the works, namely:

- Design Development Phase;
- Obtaining Planning Approval;
- Documentation Phase - preparation of working drawings, specification, colour scheme and the selection of materials and fittings;
- Obtaining Building Approval;
- Calling, assessing and letting of tenders (or quotations) and preparation of a contract for the works;

You will also require the services of a Engineering sub-consultant for:

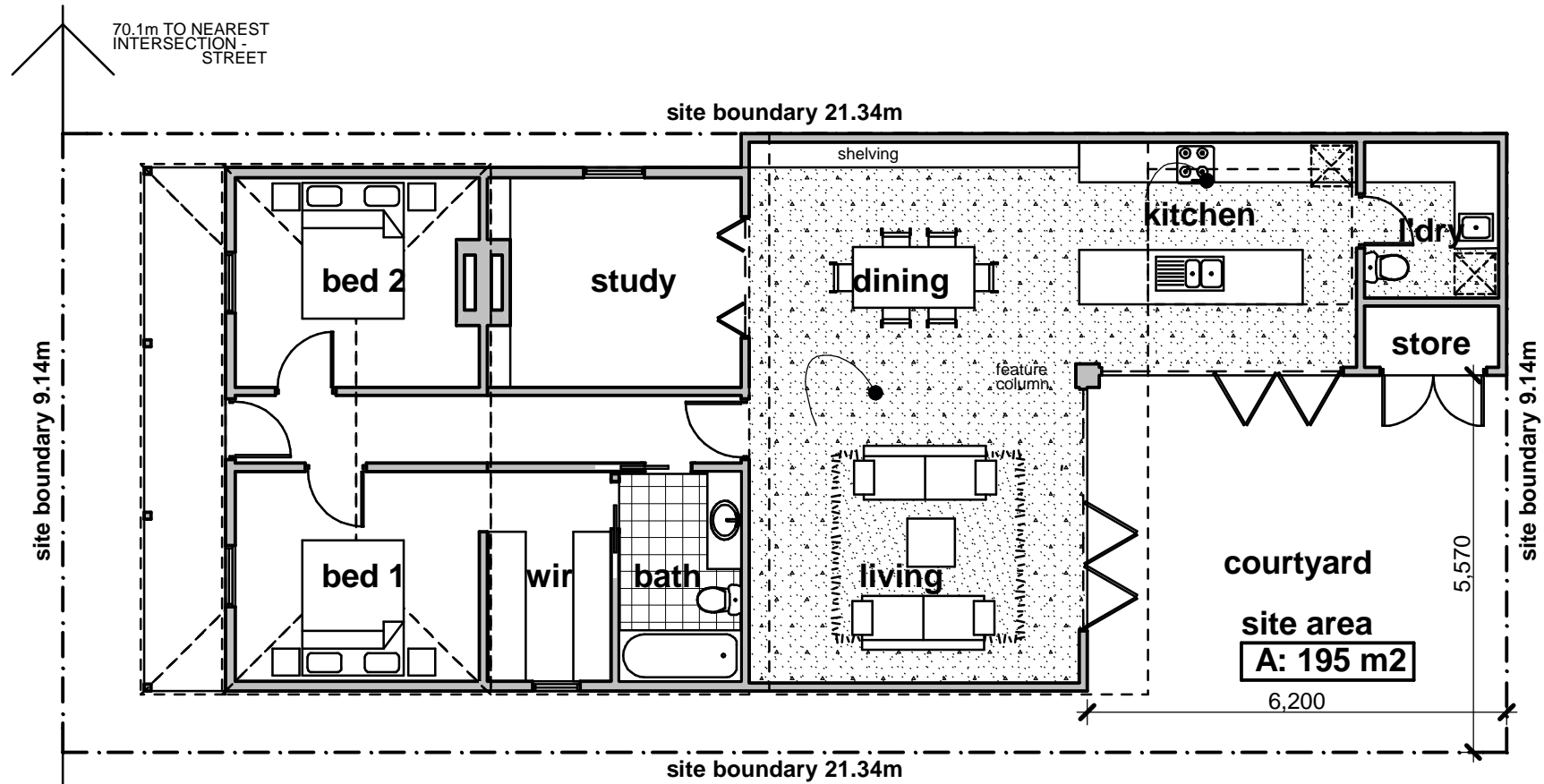
- Floor structure and beam/column design and or certification;
- Structural reports;
- Assistance with structural design and inspections.

Should you have any queries, please do not hesitate to contact me.

Regards,

ADAM WOLEDGE R A I A
ARCHITECT

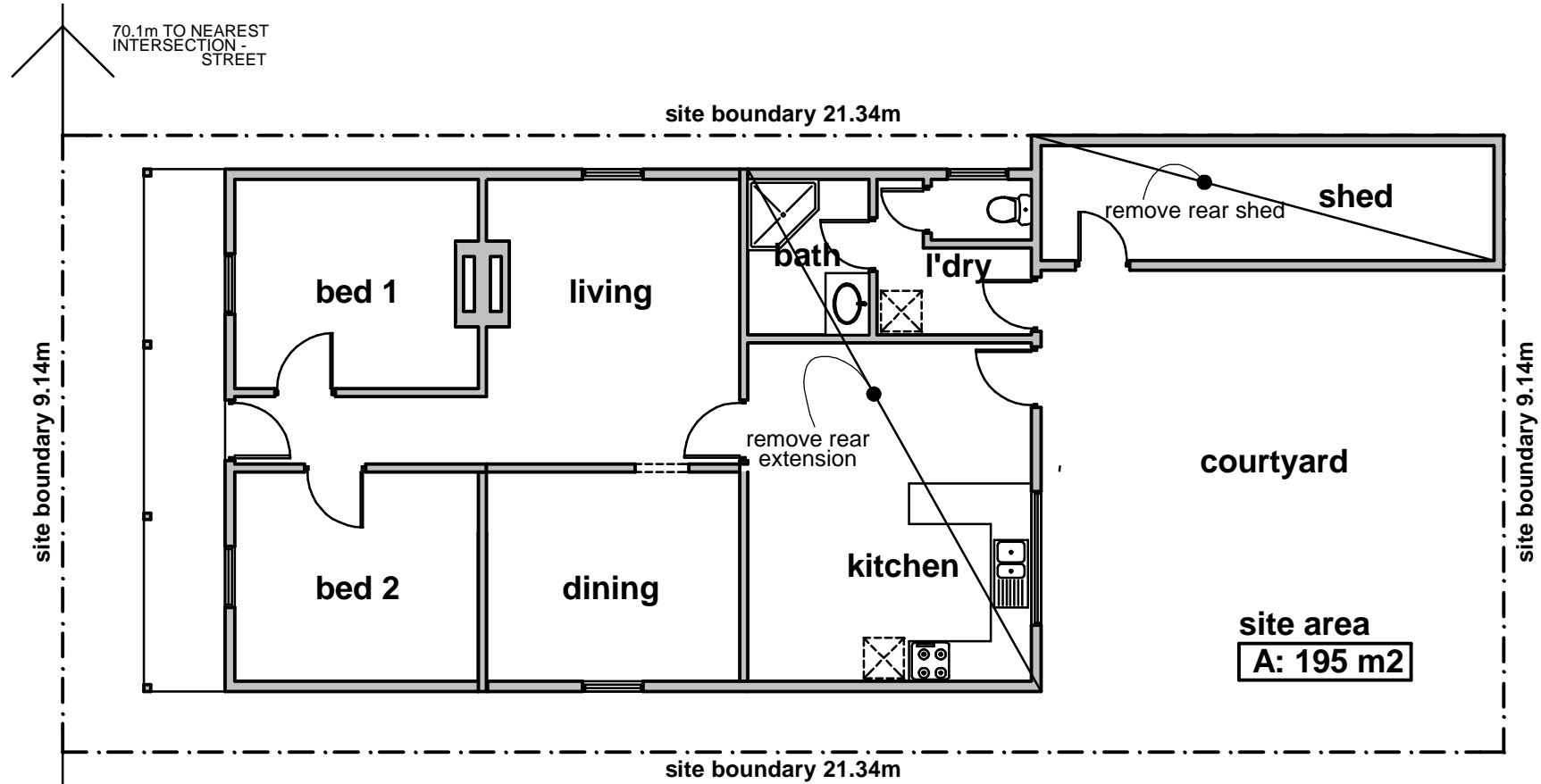
STREET



proposed plan
scale 1:100

residence (remain)	residence (new)
A: 60 m2	A: 64 m2

STREET



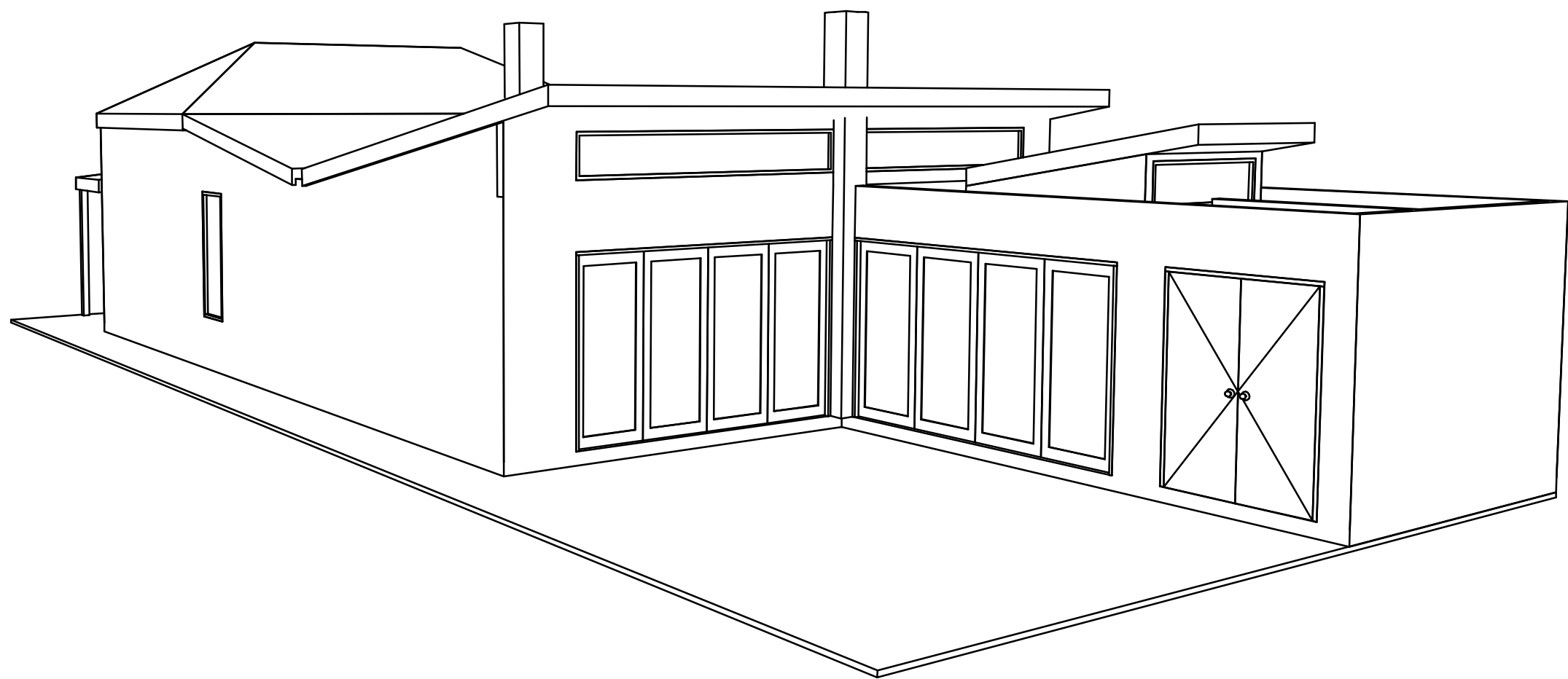
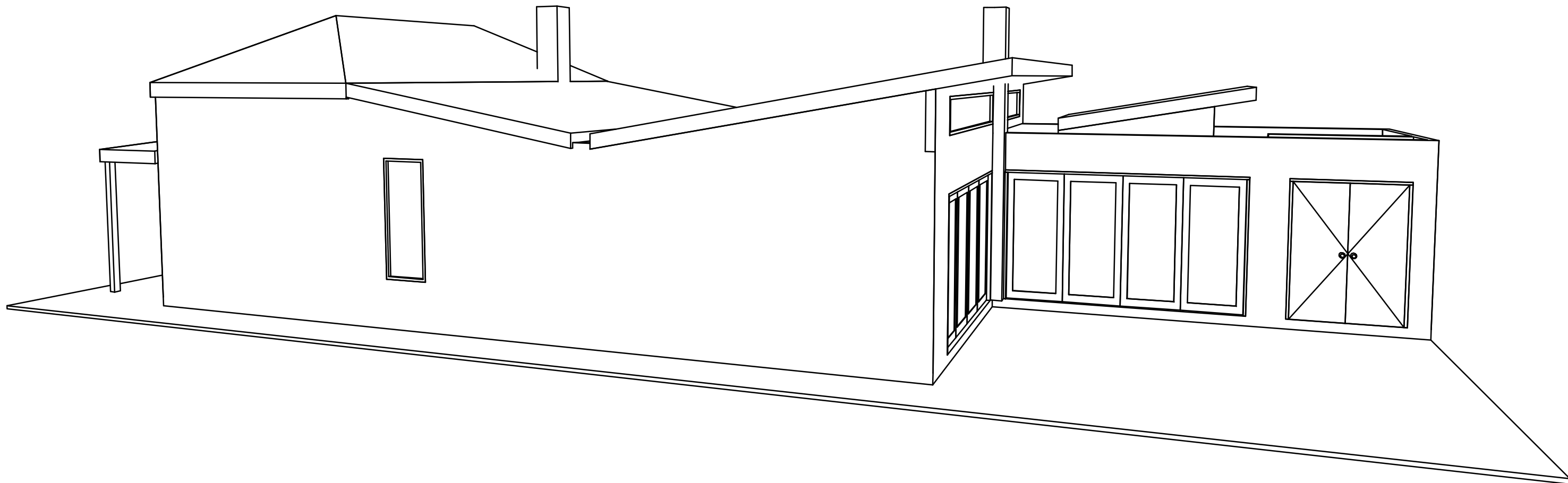
existing plan
scale 1:100

residence (remain)	residence (remove)
A: 60 m2	A: 48 m2

SKETCH DESIGN OPTION FOR

DECEMBER 2007





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