

**RENOVATION REPORT**

**FOR**

**AN EXISTING SINGLE STOREY RESIDENCE**

**FOR**

**ARCHICENTRE VICTORIA**

MARCH, 2003

by CHRISTOPHER McSTEEN

**M c S T E E N T A N ARCHITECTS**  
*107 MOOR St., FITZROY VIC 3065*  
*tel. 03 9416 3516, fax 03 9416 3518*

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12<sup>TH</sup> March, 2003

ARCHICENTRE VICTORIA  
GLENFERRIE ROAD,  
HAWTHORN

Dear Sirs,

**RE : PROPOSED RENOVATIONS / REDEVELOPMENT**

Thank you for the opportunity to advise you in relation to the proposed redevelopment of your property.

**DESIGN BRIEF**

During our meetings, the brief for your planned renovations was agreed as follows :

- generally, maximisation of the site is required,
- consider heritage issues, and provide a design that is considerate of the guidelines of the Res Code and The Good Design Guide,
- design to the requirements of people who live within the locality,
- allow for car access,
- provide a minimum of 2 bedrooms,
- consider whether a study can be incorporated within the design,
- provide a general bathroom,
- provide an en-suite or a guest vanity,
- provide an open plan family, meals and kitchen space,
- good daylight is essential.

**DESIGN**

In order to maintain the existing street elevation our design proposes working within the roof space and beyond the existing ridge line to create a new two storey residence.

Real estate advice suggests that this type of residence, in the inner city, is most suitable for either a group of students or a middle aged couple. In either case the house should provide flexible spaces to allow for a range of activities. Good storage, a separate place to store/use computers, occasional car access – all a must in this environment.

The new ground floor has been planned as a quiet zone - bedroom / study area / sitting area.

The first floor a is essentially a living zone .

The existing entry would be linked to the new first floor living space via a double height opening in the existing passage. Beyond this an open planned staircase would lead directly to the first floor living area.

The new living room would have a north orientated outdoor deck/entertainment area. Bi-fold doors to two sides of this deck would allow for complete openness between indoor and outdoor living creating a

larger living space.

A meals area and kitchen are planned behind the living room.

A skylight shaft would form part of the west wall to provide daylight to this area and the ground floor study alcove.

A roof terrace located above the meals area is also planned to further enhance outdoor living space.

Beyond the first floor deck a passage would lead to a master bedroom and en-suite. Linking the master bedroom and living will allow for simplicity of lifestyle within the house.

The ground floor has a south facing bedroom at the street façade and a north facing bedroom / sitting room space facing into a planted courtyard. A general bathroom/laundry and a study alcove are located between the two.

In order to reduce the bulk of the new work at the rear of the property the planned master bedroom has been set back from the lane and the roof sloped away from the lane. This will also improve the 3-dimensional quality of the façade. In addition the carport will receive additional daylight.

### **BUDGET ESTIMATE**

Costing for this type of work can vary extensively depending on the design, the selection and quality of materials, the builder selected, the extent of client involvement, method of construction, extent of documentation etc. The cost of new construction can vary between \$15,000 and \$20,000 a square.

A breakdown of the building costs at **\$15,000/SQ.** would be as follows :

#### **POTENTIAL COSTS**

@ *approx. \$15,000/sq.*

DEMOLITION		\$ 4,000
EXISTING GROUND FLOOR REFURBISHED	4.2 SQ'S	\$ 50,000
ADDITIONS GROUND & FIRST FLOOR	12 SQ'S	\$175,000
CARPORT (additional construction)		\$ 4,000
LANDSCAPING		\$ 5,000
<b>TOTAL</b>		<b>\$238,000</b>
MISC.		
ROOF TERRACE		\$ 20,000

In order to accurately assess the cost of the work a quantity surveyor and /or a competent builder **must** become part of the design process in order to accurately assess costs as the design progresses.

### **ARCHITECTURAL FEES**

My fee for the project would be negotiated depending on the service you require from my office.

Generally, we divide our service into two broad categories - partial or full service.

**A partial service** allows us to complete your design, provide a working drawing (ie. Plans, elevations, section, site and roof plan, and window schedule - sufficient for council approval) and general specification, and to submit your plans to council for building approval.

In addition we co-ordinate the engineer and the soil test geologist .

The cost for a partial service is approx. 25% - 33% the cost of a full service

**A full service** on the other hand allows us to be present and working with, and for you, throughout the entire design, documentation, and building process. We provide more detail in all areas of the job and spend much more time on the job - subsequently our fee is higher, however, we expect to give you a better project and ultimately better value for money.

The fee for a full service would be based on a percentage of the building cost – approx. 10 – 12.5% - dependant on your exact requirements.

The elements of a my **full service** would be as follows :

<b>STAGE</b>	<b>AREA OF WORK</b>
SCHEMATICS	1. Preliminary design drawings 2. Estimates.
DESIGN DEVELOPMENT	3. Preliminary working drawings. 4. Estimates 5. Material selection
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DOCUMENTATION	6. Permit drawings 7. Tender drawings 8. Construction drawings.
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CONTRACT ADMINISTRATION	9. On site administration. 10. Contract accounting.
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### **TOWN PLANNING**

The size and locality of the site require that Town Planning Approval is necessary before the building process can continue.

Consultation with the local Town Planning Department, neighbours and in this case any Neighbourhood Action Group is a wise start prior to applying for approval in order to negotiate a design that will to some extent satisfy the needs of all concerned parties as well as your own.

Town Planning applications can take up to 5 months or longer to reach approval and can cost an additional \$1,500 - \$3,000 in Architectural fees dependant on the requirements of Council.

### **DESIGN DEVELOPMENT**

This is a great stage in the overall process. This is the time to ‘plug’ in all the ideas you want within your design. Feature walls, built in book cases, glass block stair case, whatever ? Working together we can create ‘your’ one off environment. 3-Dimensional sketches, coloured drawings, computer walk throughs, etc. can provide you with a real experience of what the design will look like prior to it being built.

The materials to be used will be discussed and selected, alternative cost approaches looked at.

### **DOCUMENTATION**

This stage allows us to complete all the technical drawings and specification relating to the new work. Integration of engineering and geological information is completed.

Clear and detailed information prepared here for the builders will ensure that no surprise price increases will then materialise during the building process.

**CONTRACT ADMINISTRATION**

This area of our work is really finding the right builder and then working with that builder throughout the building process to ensure the quality of design and construction are adhered to.

I look forward to further discussing the project with you.

Yours faithfully,

CHRISTOPHER McSTEEN  
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