

## OUR DESIGN PROCESS

The design of a new home, multi-dwelling development, renovation or extension is one of the most important elements of a project. At Stockwood Building Group, we design and build custom projects that suit your lifestyle or investment strategy, taking it from initial concept through to completion.

Our in-house architects and drafting specialists bring their passion for individuality, style and functionality to design spaces that suit your needs. The indicators of a good design will vary with each project and each client's vision, however there are some important elements to all projects:

- ✓ Ensure the design is functional and practical
- ✓ Maximise the potential of the block
- ✓ Design according to budget and council guidelines
- ✓ Consider energy efficiency
- ✓ Consider ongoing maintenance

When designing a new home or development, it is important that the architect not only brings creativeness to the page, but also ensures it is affordable to build. At Stockwood Design, our architects work collaboratively with the construction team to ensure construction costs are not unnecessarily excessive. Getting this right from the start is paramount to avoiding design amendments, resubmissions to council, and ultimately delays later down the track.

01

### INITIAL CONSULTATION

Meet with our Design Directors to discuss your prospective project. During this meeting we will discuss the particulars of your project including site location, individual objectives, requirements and budget. We also look at various other factors such as the positioning of dwellings on the site, the character of the new development and the potential to capture views. This is a free consultation with no obligation.

02

### FEE PROPOSAL

We will present you with a fixed fee proposal for the design of your project.

03

### FEATURE SURVEY & RE-ESTABLISHMENT PLAN

A land surveyor will be appointed to develop a feature survey plan and re-establishment survey plan. This includes undertaking a thorough site analysis, and confirming the true boundaries and site features, the existence and location of easements and services.

04

### **DESIGN BRIEF AND CONCEPT DESIGN**

During this stage our architects will design your home or development to match your brief. It involves detailed client consultation, focusing on the finer details of your vision and requirements, so that we can create concept diagrams, sketches and a general layout of the development. This process results in a design concept that is ready to be converted into building documentation.

If a town planning permit is required from Council for your development, during this stage we will also consult with the relevant Council town planner to understand Council's planning policies. Stockwood Design will submit design concepts and on your behalf and obtain preliminary approval, before we proceed with a formal town planning application.

05

### **TOWN PLANNING SUBMISSION (IF REQUIRED)**

A town planning permit may be required from the local council to obtain legal permission to build on your land. This process involves preparation of the following and submission to council:

- plans
- elevations
- shadow diagrams
- overlooking diagrams
- design response
- street scapes
- neighbourhood description

We will also engage a landscape architect, private town planner, arborist, and land surveyor on your behalf who will prepare site analysis reports and concept plans for submission to council.

06

### **BUILDING DOCUMENTATION**

During this stage the design concept is converted into detailed technical documentation that is required to obtain a building permit and for construction to occur. This will only commence once town planning documentation has been approved by the Council. Our in-house architects will prepare detailed construction drawings and appoint all the necessary consultants directly, such as structural and civil engineers, the geotechnical engineer, and the energy rater. This includes preparation of the following:

- architectural plans, elevations, sectional elevations and structural detailing
- structural engineering plans
- drainage plans
- soil testing
- energy rating assessment and sustainability advice
- artificial lighting assessment
- electrical plans

This stage may also include detailed joinery drawings and the selection of colours, light fittings, plumbing fixtures and interior finishes if desired.