

RENOVATION REPORT

FOR

AN EXISTING RESIDENCE

AT

CAROLINE SPRINGS

FOR

MR & MRS FISHLOCK

MARCH 2013

by CHRISTOPHER McSTEEN

.....

20 February, 2013

Mr & Mrs Fishlock

Caroline Springs

Dear Brad and Georgette,

**RE : PROPOSED ALTERATIONS AND ADDITIONS
TYLER'S PLACE
CAROLINE SPRINGS**

Thank you for choosing Homesafe Group to advise you in relation to the proposed alterations and extensions to your home.

At our recent meeting our discussions lead us to formalise a brief for the project as follows:

DESIGN BRIEF

EXTENSIONS

GENERALLY

- we have a young son who is blind and we'd like to consider an extension to the house to cater for his needs,
- would a first floor or a ground floor extension best suit our requirements?

SPECIFICALLY

- we need a new and larger bedroom for our son,
- currently our son and daughter share a bathroom, which is problematic for him when things are not where he expects them to be, so ideally a new bathroom is required,
- externally there are issues with steps and irregular planting, what can be done?
- we are very short of storage and work space both in the home and the garage, where can these be added?
 - Tyler's hearing is really acute and noise from other parts of the house is a problem
 - Tyler's prosthetic eyes are affected by moving air. Can we resolve heating options

BUDGET

- we have a limited budget - \$125,000 approx.

DESIGN

There are several reasons to consider that a ground floor extension to your existing house would be preferable to a first floor extension:

- 1/ - as your son is blind a ground floor addition is likely to be a much safer proposition for his access through your home,
- 2/ - considering the soil conditions through Caroline Springs and the fact that your home was designed as a single residence, it may not be possible to add a second level over the existing home,
- 3/ - a ground floor extension will be significantly less expensive than a first floor extension and it will be quicker to build.

Assuming that we stay with a ground floor extension, and your concern about available space on the site, we can build to the boundary in order to maximize space. This will require special consideration of the design of the floor slab.

Our proposal is to extend the home to the rear western boundary and to create a new and separate wing for your son Tyler.

A new passage opening off the current family room is planned to lead past a new bathroom to a new bedroom. This passage and bathroom will also act as an additional sound barrier between the family room and the new bedroom.

The passage will also provide direct external access for Tyler.

The bathroom is planned to have an in-situ shower base (formed as part of the slab) so that the floor level will run into the shower without a step to avoid the possibility of falls. A narrow vanity bench with a rounded edge projecting basin should be considered to provide unnecessary projections and sharp edges.

Within the bedroom a long horizontal north facing window located above the floor will allow for flexible furniture arrangements and good north sun penetration for solar warmth.

A small balcony extension to the north side of the new wing is planned to provide weather protection. In addition, decking could be located beyond the new bedroom wing at the same level as the internal floor level so that steps can be avoided altogether.

Given that the extension will eat into the rear yard, we suggest that a simplified landscape design would be practical and visually exciting. Consider forming a new backdrop of landscaping against the northern boundary and a simple grassed area between the planting and the house. A new deck carried down the north side of the house could be installed at the same level as the house floor level and the new lawn, so that steps are removed – better for safety.

In respect of storage, we can consider an addition that attaches to the garage and also a storage cupboard at the rear of the new extension.

The external appearance of the new addition could be approached as a 'blended extension', something that very much matches the existing appearance of your home, or a 'stand alone modern' wing to your home. We've given consideration to both in our 3-D views of the proposed extension.

BUDGET ESTIMATE

Costing for this type of work can vary extensively depending on the selection and quality of materials, the builder selected, the extent of client involvement, method of construction, site accessibility, extent of documentation etc.

We suggest using light weight timber framed construction, rather than brick veneer as this will substantially reduce costs and building time on site. Building to the boundary will require that the walls are fire rated and we suggest that there are a number of suitable CSR cladding systems, or similar, that can provide a fire rating and attractive external finishes.

An estimate of building costs would be as follows :

ESTIMATE OF PROBABLE COST

Note; The following costs are indicative only and could vary by plus or minus 15%

AREA		COST
		medium
EXTENSIONS		
New bedroom and bathroom wing	33.5 sq.m	\$67,000
Fitout costs:		
- Bathroom		\$12,000
- Bedroom robes, desk, bookshelves		\$ 7,500
Balcony	6.5 sq.m	\$ 6,500
Rear external storage		\$ 4,000
Garage extension storage		\$12,000
SUB-TOTAL		\$109,000
OTHER CONSIDERATIONS		
Cooling		\$ 8,000
Hydronic heating		\$15,000
Decking beyond family room		\$ 7,500
Landscaping		\$15,000
Internal Painting		\$15,000
External Painting		\$10,000
New kitchen		\$30,000
New appliances		\$25,000
Furniture		\$15,000
Carpet		\$20,000
Blinds		\$15,000

A more accurate appraisal of costs can be made once the design and finishes are finalized by approaching a selected builder or a quantity surveyor.

ARCHITECTURAL FEES

Our fee for the project would be agreed to with you depending on the service you require from our office.

We provide a number of levels of service dependent on the requirements of our client. Generally, the architect's service can be divided into two broad categories - **a partial or a full service.**

A partial service allows us to complete your design, provide a working drawing (i.e. Plans, elevations etc., sufficient for council approval) and general specification, and to submit your plans to council for building approval. We also provide you with plans to submit to builders for quotations.

In addition, we co-ordinate the engineer and the soil test geologist - information vital to the stability of your building. A partial service fee based on a project cost of approx. \$109,000 would be \$5,000.

A full service allows us to be present and working with, and for you, throughout the entire design, documentation, and building process.

The fee for a full service would be based on our involvement in the project, for instance:

- do we find the appropriate builder,
- do we assist with the building contract,
- do we monitor the builder's progress on a weekly basis,
- do we approve payments to the builder,
- do we carry out final inspections before final payments are made,
- will we be providing colour schemes,
- we will be selecting tiling, appliances, light fittings, door hardware,, etc.,
- should we design the built in furniture – book shelves, desk unit,
- if you proceed with a new kitchen, do we design it for you,
- should we provide a landscape scheme, etc.

The cost for a Full Service can be twice to three times that of a Partial Service.

CONSULTANT FEES

Consultant costs are likely to be as follows :

- Engineering	approx.	\$ 500
- Building approval fee	approx.	\$1,000
- Soil report	approx.	\$ 550
- Energy assessment	approx.	\$ 350
- Site survey, if required	approx.	\$1,500

WHAT TO DO NEXT

You should consider the proposed design and what changes/variations you require.

Consider the estimated cost of the project and decide what expenditure would be most suitable for you.

Consider internal finishes i.e. :

- changes to flooring?, polished timber , parquetry, carpet or tiles ?
- painting - one colour throughout or a variety of colours ?
- selection of bathroom fittings and tiles - Australian made or imported ?
- etc.

We can then revise the plan to suit and look at more accurate cost advice.

I look forward to further discussing the project with you.

Yours faithfully,

CHRISTOPHER McSTEEN

Encl.