



# Concept Design Brief - New Build

## SITE DETAILS

1. Do you have a site? If yes please give us as much information about the site as possible. For example:
  - o Plot size, contours (topography of the site), survey, height covenants, site coverage, any views that are important to consider, prevailing wind, where is North etc. Just as much as you know. If you're not sure about some of the details, don't worry we can work it out with you.

## BUILDING DETAILS

2. What sort of building do you want? For example, family home, holiday bach, workshop, retail store, cafe, pub, etc.
3. For a residential home - how many bedrooms and bathrooms (ensuites) do you want?
4. Do you have a ballpark build budget? What is the maximum you can spend on the build?
5. In a few words, what are your aspirations and hopes for your new build? For example, a cost effective family home that we can add onto in the future. Or, a holiday home with high ceilings and windows focussed on the sea views that allow us to entertain our family and friends.
6. What relationships between rooms and spaces are important? For example, you may want the kitchen open to the dining and living spaces or you may want your bedrooms separate from the master bedroom in separate wings. You may want a walk-in wardrobe and an ensuite that is all connected, etc.
7. How long do you plan to live in this house? Are there any future proofing considerations?
8. Who will be living in the house? Please consider people, pets, and potential guests.
9. What activities are important for you to take place in the new home? For example, a space to play music, a cinema to watch movies, a space to read and write, an office to work, entertaining guests, etc.
10. Is TV a focus, occasional or not important at all?
11. Are there any special features that are important to you for example fireplace, glazing heights, window seats, etc.?
12. Do you prefer hard surface floors (e.g. wooden, concrete), area rugs or wall-to-wall carpet?

## AESTHETIC STYLE CONSIDERATIONS

13. How would you describe your preferred architectural design style? For example - formal, modern, casual, art deco, Hamptons, French country, Scandinavian, retro, country, minimalist or a combination of styles.

## EXTERIOR CONSIDERATIONS

14. Are any out buildings part of the scope of work for example, garage, car port, guest house, barn, pool house, garden shed?
15. What are your aspirations for the outdoor spaces? For example a large decking area to entertain or a covered patio to enjoy the views, etc.
16. What views are important and what kind of connection do you want to establish to the outdoors?
17. Do you have any exterior cladding preferences?