

## SKETCH DESIGN SERVICE

We love designing houses. And wherever you are we'd love to design yours.

### **'Why should I use an architect?'**

Your house represents an important part of your life, it is a large investment and it is where you and your family will spend most of your time. The way it is designed affects how you live and expresses who you are. So it is important to get it designed right. The best person to do this is an architect – we are trained to do this.

### **'Are architects expensive?'**

Most architects quote between 10% to 15% of the construction cost to carry out all the architectural work associated with getting a house built. But the sketch design portion of this is much less (the rest is taken up with permits, construction drawings and documents, engaging builders and administering the building work).

### **'How much will this cost'**

We charge AUD\$3000 to design a house up to 100sqm (approx 1000sqft). For every extra 100sqm (1000sqft) or part thereof we charge a further AUD\$750.

### **'Many builders offer a design service for free'**

They want the job and they know they'll make more than the sketch design fee if they can avoid tendering for it. You'll pay more in the long run and we think the house we'd design would look a whole lot better. Besides they can still build what we design.

### **'Why Chiverton Architects?'**

Many reasons. We love designing houses, we're addicted to it. And we think that the houses we've designed are pretty good but you can see for yourself on our website. Barnaby Chiverton, who oversees all design, has worked with some of the world's best architects before forming the company and our reputation is founded on good design.

We also understand costs; we've worked with several domestic builders and developers and the knowledge we have gained through that process has enabled us to design efficiently.

Plus we're friendly.

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### **‘So what now?’**

It’s easy. You email us and let us know what you have in mind. For example:

*“We have a plot of land in [wherever] (see attached photos and land title) and we would like to build a four bedroom house on it with a living/ dining/ kitchen area, a study, a separate living area and a two car garage. The master bedroom would have a walk in robe and an ensuite. We would need a separate bathroom for the other bedrooms and a combined WC and laundry on the ground floor. We liked your house in Western Australia and your Singapore house. We also like the houses and interiors we have found in magazines and have attached to this email. Can you design something to suit this?”*

Can we do it? Yes we can! We’d love to.

We then send you an agreement that describes the process.

### **‘What’s the process?’**

Three meetings then you get your design.

We prepare sketch plans at 1:100 based on your brief. We also present images that help illustrate the look of the house. We arrange to meet either in person or we can meet over the internet to discuss the work so far. We minute that meeting.

Following that meeting we finalise the plans and prepare elevations to reflect the plans and the images we have discussed. We prepare more images to further illustrate the design. We hold another meeting and minute it.

We then finalise the plans and elevations according to our previous meetings and prepare a 1:50 coloured main elevation. Again we discuss this to make sure we have incorporated everything that we discussed previously.

We then issue the drawings. They are plans at 1:100 in black and white, elevations at 1:100 in black and white and one elevation at 1:50 in colour.

This is all done within a month.

### **‘So I can get permits using these drawings, and build from them?’**

These drawings are sketch designs that show the building you want. They can be used to get ball park costs from a suitably qualified person. The drawings can also form the basis of permit drawings if someone prepares these. Permit drawings differ from project to project depending on where your land is. Equally the drawings can be used as the basis of construction drawings but will need additional information to create a set of construction drawings that a builder can work off. At this point we can do this additional work, or you can choose to use a local architect, draftsman or builder.

### **‘How do we get in touch?’**

Email us or call us:

03 9017 4327 (+ 61 3 9017 4327)

[chiverton@chiverton.com.au](mailto:chiverton@chiverton.com.au)

You have nothing to lose and plenty to gain.