



# CASE STUDIES

## MONASH AVE - COMO

**Project type:** Residential new build  
(Architectural design & interiors)

**Council:** City of South Perth

**Block size:** 506m<sup>2</sup>

**Building foot print:** 191m<sup>2</sup>

**Internal floor area:** 303m<sup>2</sup>

**Approx construction time:** 12 months

**Builder:** Kits Builders

**Completed:** Dec 2017

**Approx overall budget & costs:** 815k

Construction - \$750k

(inc landscaping)

Design \$50k

Consultants & Approvals 15k



### **Brief & design solution:**

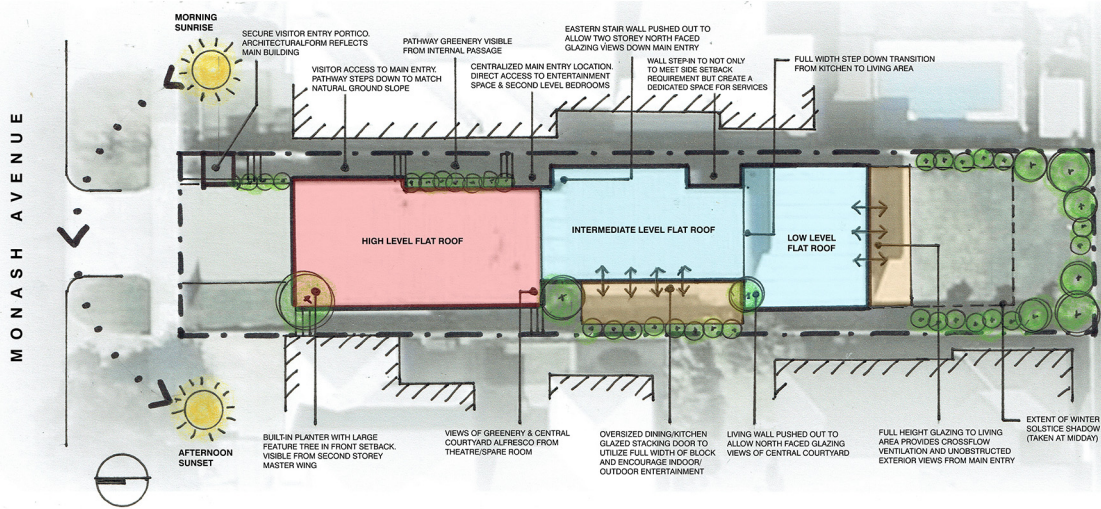
The design brief was to create a contemporary family home which made the most of its narrow, long and steep site.

In keeping with the demographic of the area and size of the block, the brief was to create a generous family home which reflected a clean and contemporary design whilst being timeless in nature. Being an investment project for a boutique builder, the home needed to demonstrate quality of build, attention to detail whilst also being a home that would appeal to a wide audience.

The home was divided up into ground floor entertaining, living spaces with private areas located on the second floor with an important focus placed on open plan living and a strong connection to outdoor spaces. Internally, larger volumes of space were created in order to balance the overall generosity and size of the home.



## SITE ANALYSIS



### SITE ANALYSIS

SHIRE  
ZONE CODE  
BLOCK SIZE  
BUILDING FOOTPRINT  
INTERNAL FLOOR AREA

City of South Perth  
R20  
506m<sup>2</sup>  
191m<sup>2</sup>  
303m<sup>2</sup>

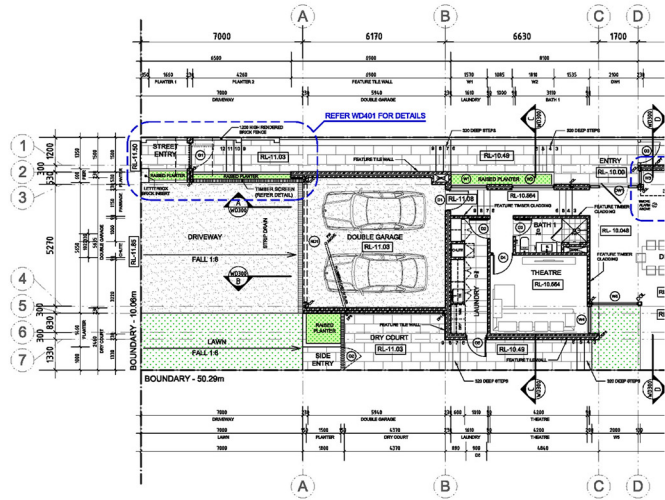
### ZONES

PRIVATE/UTILITY ZONE  
(garage/laundry/bath/theatre)

PUBLIC ZONE  
(Dining/Kitchen/Living)

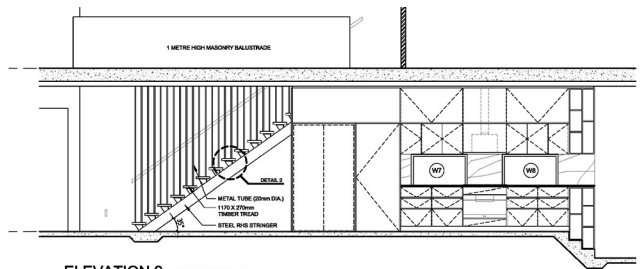
OUTDOOR CONNECTION

## CONSTRUCTION PLAN

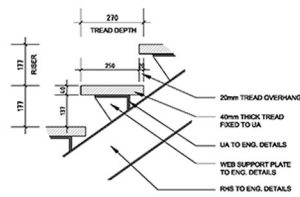


GROUND FLOOR PLAN  
SCALE 1:100 @ A2

## CONSTRUCTION DETAILING (CABINETRY & STAIR)



ELEVATION 2 - SCALE 1:50 @ A2

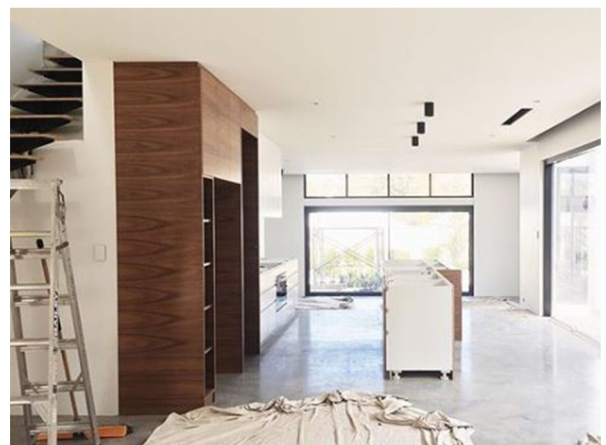


DETAIL 1 - SCALE 1:10 @ A2

## 3D MODELLING



## CONSTRUCTION

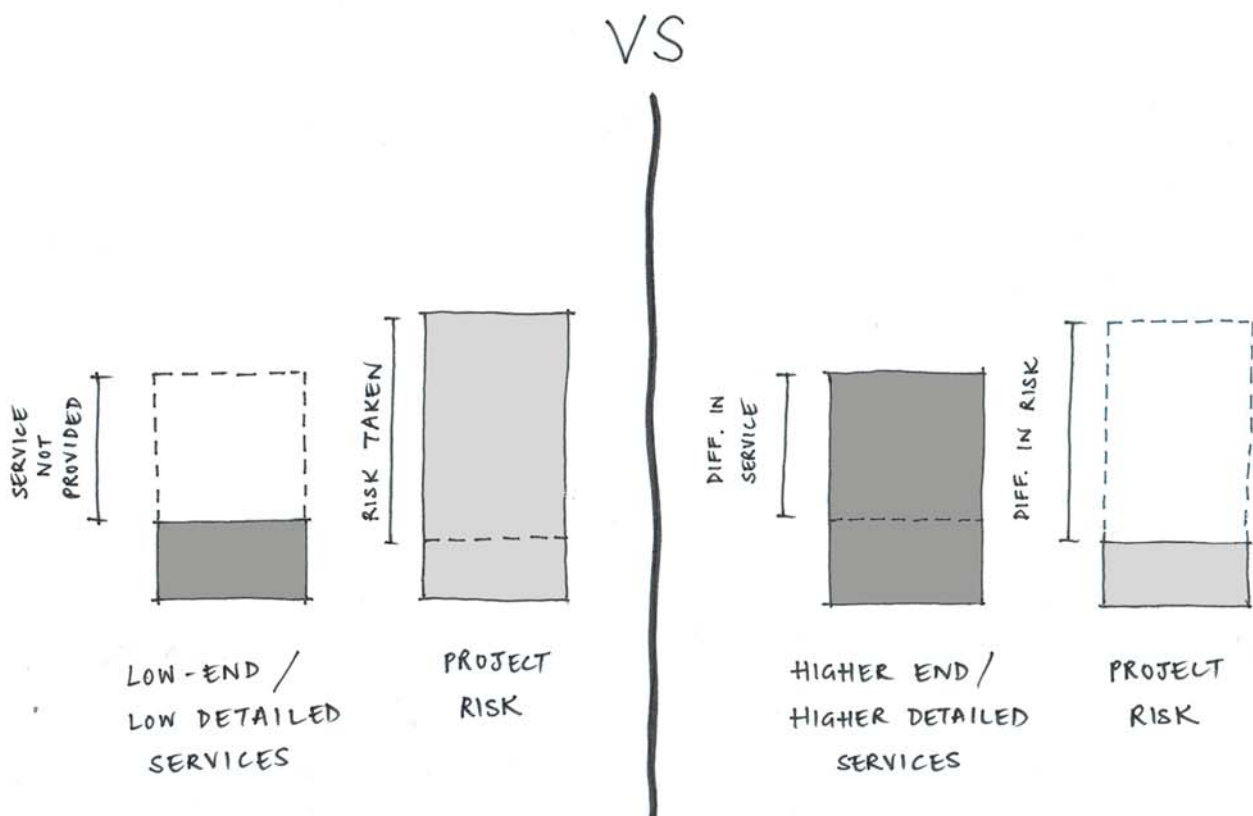




# REDUCING THE RISK

Every project carries risks, and we understand that deciding to build or renovate is a big decision and potentially one of the largest investments you may make.

Over many years of experience with boutique residential and commercial projects we've fine tuned the way we work to provide rigorous and comprehensive design services to reduce the headaches and risks involved for our clients.



## WHAT ARE THE POTENTIAL RISKS INVOLVED WITH LOWER DETAILED SERVICES?

- Expectations not being met with the design
- A less personalised service and approach due to rushed time frames
- Less consideration of thermal performance and comfort requiring more artificial heating and cooling
- Problems on site
  - Cost blow outs
  - Time delays
  - Having to make sacrifices on site when things are not built according to what was intended
- Increased work for you as the client, running around sourcing, selecting and making a number of decisions for the project without professional service guidance
- Reduced cohesiveness between exteriors & interiors which may lead to functionality issues



# WHY WORK WITH US

**We understand picking the right designer for your project is a big call and can often be a tricky one to navigate. We've put together some of our most commonly asked questions to see whether we'd be the right fit for each other**

## ***What do you specialise in?***

Whilst we wear many hats, our passion really lies in creating beautiful and considered home tailored to our clients. In particular we specialise in boutique renovations as well as new builds.

## ***What makes your service different from others?***

We believe a home should be tailored to you and reflect the way you love to live. You won't find a cookie cutter approach to design when you work with us! We bring a holistic and comprehensive service to each project, and it's the combination of our passion and expertise in building design, interiors and consideration for your landscaping and exterior areas together that create successful spaces which are a joy to be in.

## ***What can you expect from our service?***

We're big believers in you get what you pay for and go over and above with the service we provide. One thing to look for when picking the right designer for you is the level of service they provide. More often than not, their services only extend to the building design alone and important elements such as the interior details (kitchens, bathrooms etc) are not included. We see our service and years of experience as an investment.

## ***How do you calculate your fees?***

This is always a tricky one but we don't shy away from this discussion! Unlike other architects or designers, we don't work off a 'percentage of the construction budget'. We believe this leads to clients shying away from advising us the real figure they are working with making it hard for us to design accordingly. We calculate the degree of complexity in each project and price up according to the works involved to provide you with a fixed fee for our services.

## ***Do you design sustainable homes?***

We believe the magic is in the planning. We consider the comfort and functionality of each of our projects from the start and ensure correct orientation, cross flow ventilation and passive solar design principles are a basis for the project. We're also excited to be working a sustainability consultant to provide additional and tailored solutions to your home to add further value to you.

## ***What are you passionate about?***

- Quality over quantity! Efficient design solutions making the most of your home.
- Creating unique and individual spaces that reflect our clients.
- Developing great relationships with our clients, our team of trades, builders and suppliers.
- Seeing clients move into their homes at the end of a project and hearing about how the design has changed and enhanced the way they live.

