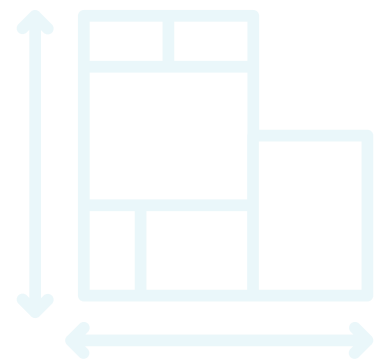


Our Design Process



Our Design Process

We offer a free one-hour consultation in our office to discuss your ideas and objectives. Should you wish to continue with True North Design, our detailed process involves 5 steps. We have used this process for many years and found it delivers optimum results for our clients; balancing energy efficiency and functionality to suit your unique lifestyle.



STEP 1 - SITE INSPECTION

A site visit is important to establish the positioning of your new home. We look at the soil and the terrain contours. We determine the available solar access and check for any constraints, such as overshadowing, that may affect the energy efficiency of your proposed dwelling. We check for the availability of services and any set back restrictions on the land.

The structural adequacy of existing homes can also be inspected and photographs and detailed notes will be taken. This will allow us to discuss the various options available to extend or modify the existing structure or floor plan. Our intention will be to upgrade your existing structure to produce an environmentally sustainable result.



STEP 2 - DESIGN BRIEF PRIORITY LIST

Once we have visited your site it is important to decide what your priorities are with regards to accommodation, style, room relationships, outdoor living areas, storage and garages. Do you require quiet space for study or reading, or a recreational area for children? Consideration is given to outdoor spaces for leisure and entertainment, also landscaping and screening for privacy.

If renovating an existing structure is the most efficient outcome, we will formulate a plan to maximise the functionality of the existing structure and modify or plan additions to fulfil your requirements.





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STEP 3 - SKETCH DESIGN

A preliminary sketch plan is prepared from the information gathered from our design and priority brief. Several variations of this initial plan will be prepared and revised until the best outcome has been reached. As an efficient floor plan is the most essential feature of any building, your input will be essential and several meetings may be arranged to assimilate your ideas into the design. At this stage an estimate of the construction cost, based on the size of the floor plan, will be calculated.



STEP 4 - THREE DIMENSIONAL MODELLING

Your floor plan is then computer generated to provide an interactive model. Through this modelling we can explore a variety of colour and material choices to provide an accurate representation of your new home.

The 3D models will be printed along with the floor plan for you to take home for further review and analysis.



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STEP 5 - WORKING DRAWINGS AND DOCUMENTATION

Working drawings and documentation for submission to Council include:

- Foundation plan
- Detailed floor plan
- Elevations
- Cross sections
- Site plan
- A Basix Certificate
- Energy-Rating Certificate for thermal performance
- Council documentation and specifications.

True North Design Co will lodge all of the above on your behalf. We will liaise with Council prior to and during the assessment of your application. Any queries from Council will be handled promptly.



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Contact **True North Design Co** today

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