

Ceardean

Home Design Guide



**“If you think good design is expensive, you should look at the cost of bad design.”
-Ralf Speth**

We won't deny that construction work on your home is a notoriously stressful process, you would expect when investing this type of money the stress would subside wouldn't you? The likely-hood, however, is that this reputation derives from homeowners who attempted this work without the help of a professional (or with a professional who had other things on his or her mind!).

From the earliest stage of a project a good architect will become completely invested in you, in your aspirations for a perfect home, and accept full responsibility for the project and the stress that inevitably comes with it (it doesn't ever completely go away you know, it's just transferred!).

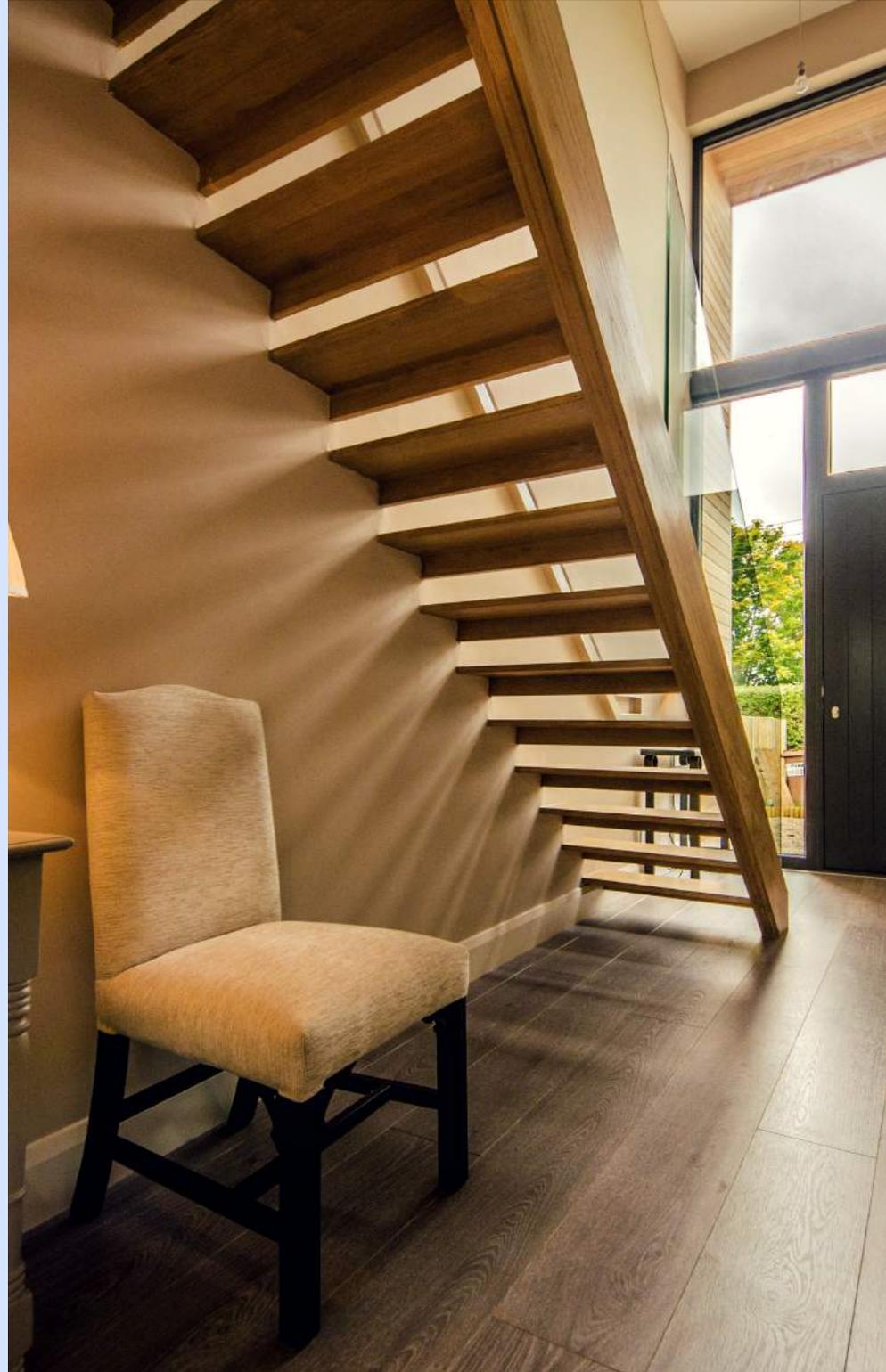
A good designer closely considers your desires and needs and responds with a design that fits you and your budget. A *great* one will ensure you get a home that looks, feels and works perfectly.

A home you will love for life.

To get you thinking about the bigger picture of design and building process following are some pointers.

Design Approach

- What's Your Brief?
- Your Home and the Sun
- Optimise Your Space
- Comfort and Energy Efficiency
- The Building Process
- The Rules



Key Considerations

What's your brief?

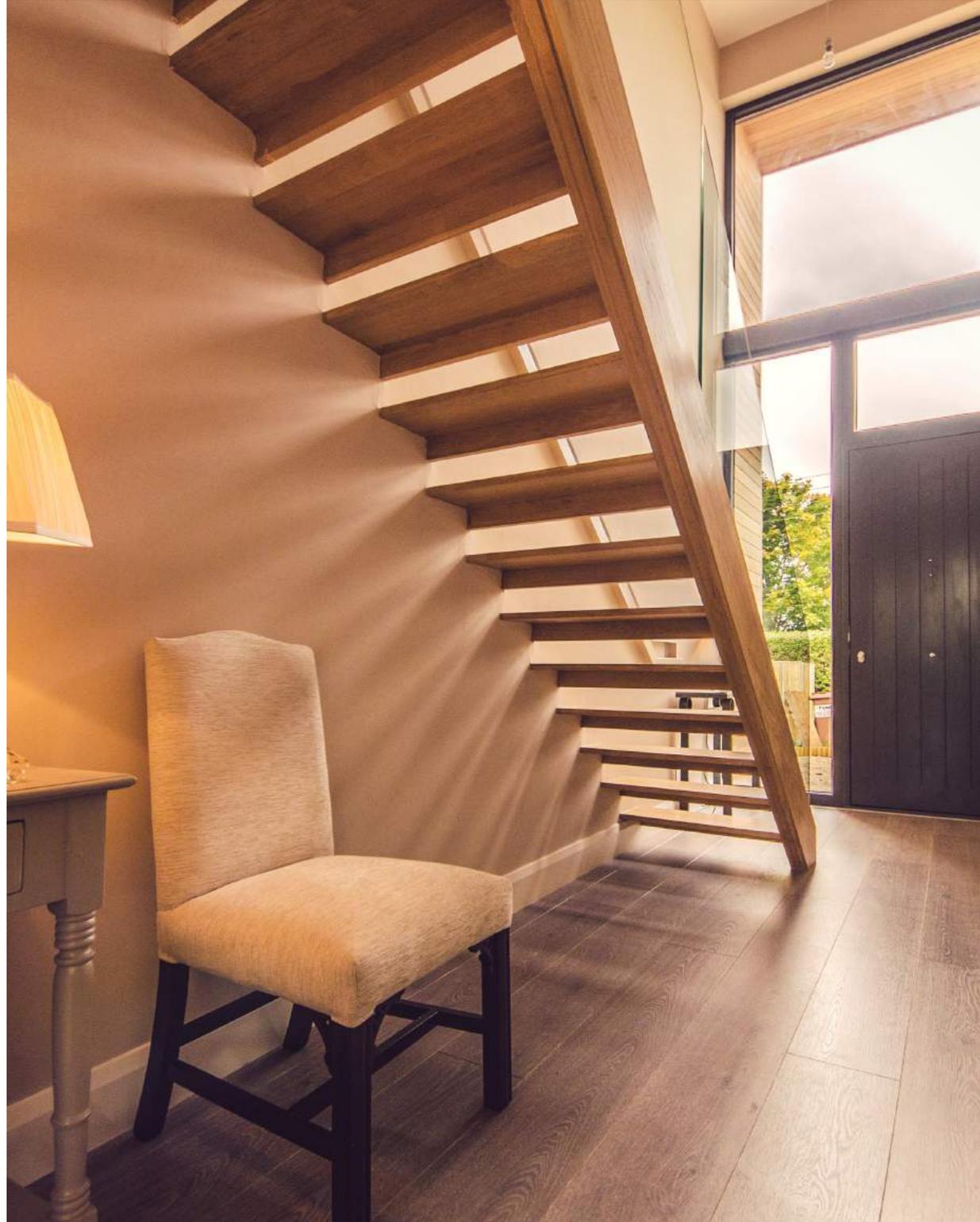
When working with a design professional from the outset it's beneficial to firstly prepare a summary of your desires, wants and needs and to try realistically match your expectations with your budget. For all involved it's best to be honest and realistic accepting some budgetary limitations early in the process. Future proofing can be built into your design if you need to achieve your expectations in a phased basis.



Your Home and The Sun

Identify your home's orientation and plan your layout to maximise direct sunlight and solar gain.

South and West orientations are ideal however if your home has a North or East orientation it's not the end of the world. A good designer can come up with innovative solutions to maximise direct light and turn what you thought were lost causes into exciting spaces.





Key Considerations

Optimise Your Space

When planning a renovation or extension consider the impact on the existing rooms of your home. Solving one problem with an extension may create other problems like dark inner rooms or rooms with no natural ventilation. Often rethinking the layout of the infrastructure of your home like the kitchen, bathrooms or staircase can unlock the potential of your home and maximise the value of your existing usable space at the fraction of the cost of building extensions.

Comfort & Energy Efficiency

Insulate - Airtight - Control

To improve comfort and energy consumption the key elements that can be easily upgraded in your home are roof, wall and floor insulation levels. However, minimising drafts from timber floors, vents, attic hatches and windows is vital to maximising thermal comfort. Insulation and airtightness go hand in hand as uncontrolled drafts will suck warm air out of your home even if you have well insulated walls.

Installing heating zone and time controls can significantly reduce your energy usage and focus the heat into rooms that you use at any given time. Installing solar heating or electricity systems can also go a long way in reducing your energy bills.



The Building Process

Building extensions and renovations is a complex process particularly when integrating new build with the old. If you want to control cost it is vital to have an architect prepare detailed tender drawings so a builder can accurately price the project. A Registered Architect will also prepare a detailed contract between you and your builder and administer that contract throughout the project. This includes inspecting the quality of work and assessing payment claims against the work completed on site.

Unforeseen works will likely arise throughout a project however an experienced architect should expect unforeseen works and account for them accordingly in the tender documents or manage additional costs to ensure you are getting value for money.

Surrounding yourself with a good professional team including Registered Architect and Structural Engineer will ensure that the building is built in accordance with the agreed design and the Planning & Building Regulations.

The Rules

There are a number of statutory obligations under the Planning, Building, and Health, Safety and Welfare At Work Regulations.

It is the clients responsibility to appoint competent professionals such as a Project Supervisor of the Design Process, a Project Supervisor of the Construction Process, and for new builds or extensions over 40sqm an Assigned Designer, Assigned Certifier and Competent Builder.

Exempted Development Extension designs generally apply to single storey extensions to the rear of a dwelling less than 40 sqm with a remaining garden of 25 sqm. We always advise our clients to focus on getting the design layout they want whether it needs planning or not, building costs are the same and it will most likely be with you for a long time!



Getting the perfect home design is a team effort. Review your chosen professional's style so that it is in line with your taste. For domestic projects choose a Registered Architect to design and certify the building and a Civil Engineer to design the structure of the building. Most importantly choose a professional who listens to you and who you can trust. The design and construction process is a long road and you need a professional team you can rely on to the very end, and beyond.

Please don't hesitate to contact us if you have any questions at all, always happy to help!

Thank you.

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