



A GUIDE TO OUR RENOVATION DESIGN PROCESS



STEP 1 - DESIGN BRIEF

● We meet with you to discuss what you have in mind for your project. We take your ideas and wish list and create a written scope of work. We use this as a base to work on the concept drawings. A more accurate, considered brief results in more refined concept plans so we like to spend time on this stage.

- There is also a feasibility option for site positioning at this stage.
- A quote for the concept drawing pack is then sent to you to approve.
- After that, a deposit invoice is sent and on payment of that, the project is moved into our workflow queue to start on a selected date.



STEP 2 - CONCEPT DRAWING PACK

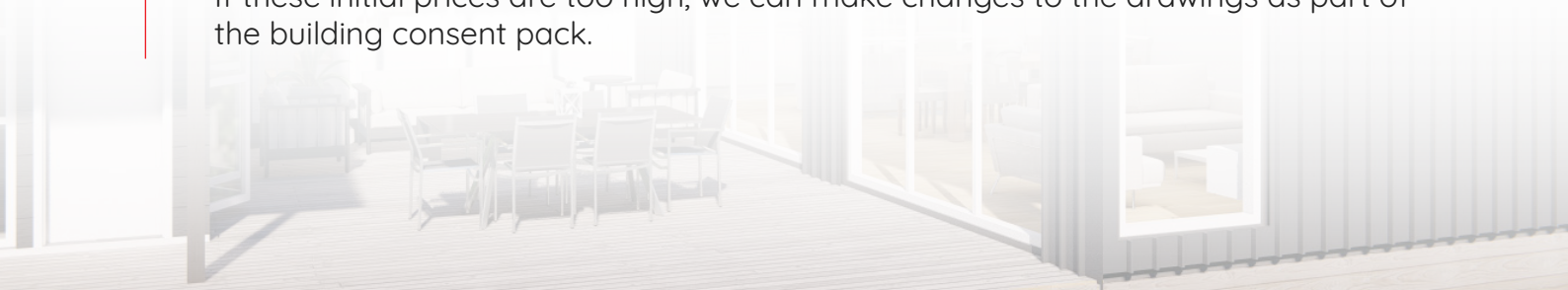
● The concept drawings are based on the design brief although we will suggest different ideas using our experience and design knowledge to achieve the best outcome for you.

- Once you're happy with these plans, a builder can be approached to provide a cost estimate.
- Other consultants may be required during this stage such as a surveyor or a CCTV drain inspection depending on the project requirements.
- Locking down the concept plans exactly as you want at the beginning will save money in the long run as it is costly to change the plans through the more detailed building consent drawing stage.



STEP 3 - INITIAL COSTING

● At this stage we encourage you to get some price indications from a builder(s). This will give you confidence that the building consent drawings will be within your budget. If these initial prices are too high, we can make changes to the drawings as part of the building consent pack.





STEP 4 - RESOURCE CONSENT

- Sometimes this extra step is required if the project infringes on the council's development controls.
 - We will provide the resource consent drawings and supporting reports to lodge this with council on your behalf.
 - This step will be costed and provided to you before you commit to it. A quote for the building consent plan pack can be worked up at this stage and a contract sent to be signed if the quote is approved.



STEP 5 - BUILDING CONSENT PLAN PACK

- To start this stage, there are usually other consultants required such as structural engineer, civil engineer, geotechnical engineer, truss designer and others. We can provide all of these services, or you can source your own contacts.
 - We will undertake a detailed site measure to make sure our base files are correct to work from.
 - The detailed drawing pack is then drawn up and lodged with council once complete. We will answer any queries from council as it progresses through lodgement.
 - Once it is approved, we download the documents for you and your builder to use.




STEP 6 - CONSTRUCTION

- The builder starts on site and deals with us on any clarification they may have with the drawings and any minor changes required as the build progresses. With renovations, it is common to find issues with the existing construction that can't be identified during the design steps. We work through these with you and the builder as a team.

RENOVATION MADE EASY

At Design Solutions, we specialise in transforming spaces with innovative renovation design, and supporting you with end-to-end project support.

Talk to us today about
your next renovation project.

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 **Office hours:** Mon-Fri, 8.00am – 5.30pm