



TDDP Architects

9

reasons why real life
renovating is **NOT** like
an episode of The Block

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The Brief

It takes time to design, develop and execute your dream home or renovation. Eg: 6-8 weeks for us to work with you on your concept design. 2 months to put together the council submission (DA or CDC). Time is required to consider the materials and finishes that you might like to use in your home. We then need to put these all into a set of drawings that will communicate this to your builder so the project can be accurately priced and built. Even though this all takes time it will in the end assist to minimise stress and unforeseen costs.

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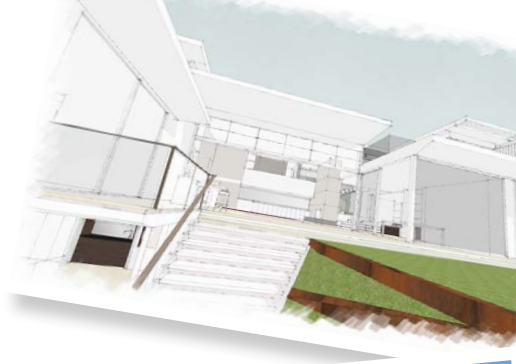
Rome wasn't built in a day (or just 12 weeks)

It takes time to design, develop and execute your dream home or renovation.

Typical timeline (for a medium addition) might be:

- 6-8 weeks for us to work with you on your concept design.
- 2-3 months to put together the council submission (DA or CDC).
- Council approval process (variable 3-6months)
- 2-3 months Construction Documentation
- Building finally !

Time is required to consider the materials and finishes that you might like to use in your home. We then need to put these all into a set of drawings that will communicate this to your builder so the project can be accurately priced and built. Even though this all takes time it will in the end assist to minimise stress and unforeseen costs and time extensions once the building works begin.







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Decisions take time

We work together with you over several meetings to conceptualise the visions and dreams for your home. This way the project will evolve and develop with you, allowing for natural progress in collaboration. We may require 3-4 meetings in order to finalise your preferred design concept. Then we are ready for the next step!







Know your budget

- How much do you want to spend on your project?
- How much can you spend?
- Do you have a contingency budget for unforeseen costs ?
- Are you limited by your budget? Or do you sit somewhere in between?
- Are you passionate about bespoke design details and features?
- Are you prepared to pay for this ?
- What drives you? Dollars/Design/Functionality or something else...?

We will work with you to find a balance and incorporate design elements that align with your brief.

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Good design does **not** have to cost a fortune!



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What are the hidden costs?

There are many costs you may need to consider prior to preparing the development application or building certification for instance:

- Architects fees,
- Surveyors fees
- Other consultants fees
(surveyor, planner and possibly engineers)

There will also be council/certifiers fees on submission to process the application. Council may require a deposit (for the protection of the footpaths/trees etc. This could range from \$5k-75k!) All of this will need to be paid before you commence building works.





Sometimes the unexpected happens

Things don't always go to plan, surprising unforeseen issues can arise in older buildings and new builds may not always be smooth sailing. We prepare for the unexpected. Even though we hope for everything to go according to plan - it never really does. So, expect the unexpected and prepare a contingency plan!

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You never know what **surprise** might
be hiding under your house!



6

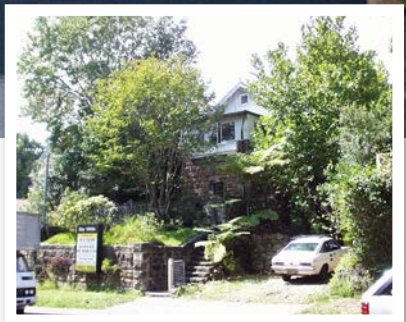
Planning approvals need to be granted

Different scopes of work have different requirements. Eg: new kitchen, pool or new home, these are very different examples and have different time frames with local councils. Some works do not require planning approval and can be completed under Exempt or Complying codes which will save you time. Understanding this may be important if you have a time sensitive program.





We revived a dilapidated federation house into a contemporary family home and office!





You may need extra help from **specialist consultants**

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Depending on the location of your reno or build, other experts may be required to join our team.

Eg: A home by the sea may need a special report by a geotechnical engineer before the structure can be designed. All these considerations have implications which add to the time and cost of a project.





We enlisted the help of **specialist** engineers to achieve the slender form of our feature stair.



8

Short term trends

We know that fashion changes over time. Seek to find a balance between your tastes and current trends to achieve a timeless look and feel for your home that you will enjoy living in with your family.





Don't just follow the crowd.
Find a palette that works for **you**.





Living through a renovation is not for everyone

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Take time to think about whether construction works would be compatible with your family's daily routine. It might be fun for a few weeks, however, 6.30am starts by the builder and dust in your dishes might not be for you.

Have fun, this is a special time!





Living through the process of creating your new home may **not** be for you.

