

High Performance Design





Cover: Waikanae Energy Efficient Home

The design and build deservedly won national awards, but the fact that, six years on, we still love our home shows that Peter clearly listened to our ideas to create a beautiful, functional design.

“We’d visited a house Peter Davis had designed with many of the eco-friendly features we were interested in, so he was the first choice to design our home. Our brief was for a house which, among other things, utilised solar gain and power-generating technology, and provided flexible living for either a couple or extended family. Our house not only meets those practical requirements, but it is a stylish, comfortable home for which we regularly receive compliments. The design and build deservedly won national awards, but the fact that, six years on, we still love our home shows that Peter clearly listened to our ideas to create a beautiful, functional design. The AD Architecture team were great to work with and we would definitely recommend them.”

– *Richard and Yvonne Mansell*

Leaders in high performance design

AD Architecture is an architectural design company, specialising in high performance homes and commercial buildings. Based on the Kapiti Coast, AD Architecture provides architectural services for new builds and renovations across the greater Wellington region, and all around New Zealand.

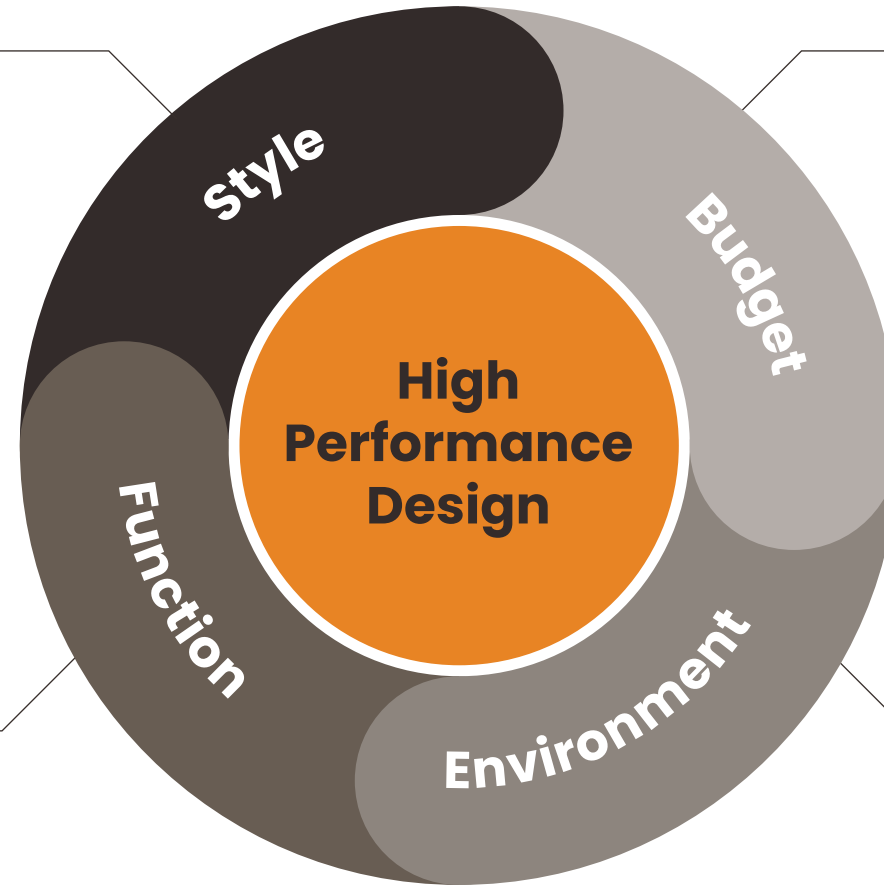
Founded in 2008 by directors Peter Davis and Jon Ambler, their unique approach

incorporates style, budget, environment, and function to achieve desirable, high performance architecture.

Proud members of the Architectural Designers Inc., NZ Institute of Architects, and the Superhome Movement, AD Architecture are also Licensed Building Practitioners.

Style is a vital component as it sets the design direction and overall aesthetic. AD Architecture balances the client's chosen style against risk and budget, suggesting alternatives and enhancements that will improve the overall outcome and appeal of the home.

Function refers to the overall livability of the home. AD Architecture considers the spaces' access, suitability, flexibility, energy efficiency, use of solar, and air quality to ensure the home is not only practical, but efficient and enjoyable to live in.



The **budget** allows informed choices to be made about how big the house will be, and the level of complexity and performance. AD Architecture believes great design can compensate for modest budgets, and high performance homes can be achieved economically.

The **environment** is an important factor, as the home must suit the site and perform as desired. AD Architecture integrates the site topography, location, surrounding properties and weather into the client's brief, to simultaneously achieve a harmonious design and high performing home.



Ferndale Pavilion Design

"We were about to put an offer in for another house when we drove past 22 Ferndale Drive when it was open as a Show Home and within 5 minutes we knew we wanted to buy it. Everything about the design and layout, from the seamless indoor/outdoor flow to the light, access, views and interior was immediately appealing. The kitchen and butler's pantry are a delight to work in. We have lived here for 2 years now and appreciate the house more as time progresses."

– James and Charlotte Nelson





A positive legacy for future generations

Research is proving that the buildings we live, work, and play in drive our behavior and our actions. The way we act, react and respond is often tied to the environment we find ourselves in.

It has long been understood that warm, comfortable houses, with adequate natural light, fresh air and correct orientation provide homes that are healthier to live in. Schools with adequate natural light, fresh air and environmentally

friendly materials provide a better learning environment for students, with test scores often going up as a result! The same access to natural light and natural air are known to stimulate productivity in the workplace as well.

Well designed buildings aid in reducing stress, maintaining health and helping us unwind after a tough day. At AD Architecture we influence more than just the shape of buildings. Success in our work is contributing to the well-being of our clients and leaving a positive legacy for future generations.

Jon Ambler

Director

Jon is a director at AD Architecture with over 34 years' architectural experience. Jon has an interest in and is proficient at using 3D architectural modelling software for construction and presentation documentation. Jon carries out and oversees the design, working documentation and construction observation of architectural design projects for both commercial and residential work.

Jon is a Licenced Building Practitioner (LBP, Design 2) with a New Zealand Certificate in Architectural Draughting, and is a professional member of Architectural Designers New Zealand (ADNZ).





Peter Davis

Director

Peter is a director at AD Architecture with over 38 years' architectural experience. Specialising in high performance homes, Peter is responsible for carrying out and overseeing design projects across residential alterations, new homes, multi-units, commercial developments and community projects.

Peter is a Licenced Building Practitioner (LBP, Design 3), with a New Zealand Certificate in Architectural Draughting. Peter is also a professional member of Architectural Designers New Zealand (ADNZ), belongs to the Superhome Movement and is a member of the Kapiti Coast Chamber of Commerce.



Wider team

AD Architecture is composed of a diverse team of highly skilled designers, technicians, architectural visualisers and support staff. Based from their office on the Kapiti Coast, AD Architecture's team is always happy to help with design, visualisation and technical requests. AD Architecture also holds trusted relationships with consultants such as planners, surveyors, engineers, landscape architects and interior designers.

- Michael** Registered Architect
- Mike** Senior Architectural Designer
- Brandon** Senior Architectural Designer
- Joseph** Architectural Technician
- Krish** Architectural Technician
- Rimma** Architectural Visualizer
- Anke** Office Manager



Nikau Rural Lifestyle

“We were very pleased with the work produced by AD Architecture as they took our ideas and wants and turned them into a fabulous home. In other words, they were great at listening to what we wanted and turning that into a great design. We were also particularly impressed with all their work with the Council as there were no problems at all with documentation and planning approval. We were also really impressed with the ease with which they worked with the builders and engineers on the job as they were able to get things done quickly and efficiently. Peter and the team are very friendly and easy to work with, so much so that we are using Peter on our current renovation project.”

– *Graham and Jacqui Nelson*

The process: what you need to know

Whether you are new to the process or have built previously, the beginning of any new building project can be daunting. Our job is to balance your requirements while achieving the construction of a safe and healthy building that is appropriate to the budget and site.

Because we work in an industry with many variables, rules and regulations to consider, the process can appear quite complex. There are a few key factors to our work we use to minimise the effect these rules and regulations have on your project.

Firstly, the reliance on good documentation has increased dramatically over recent years. A thorough understanding of how the project goes together through the use of quality consultants and adequate research is important.

We have developed our five stage process dashboard with terms and language that are easily understood.

1. Discovery

2. Design

3. Document

4. Procure

5. Build

The following pages of this document introduce you to the tasks that we consider necessary to facilitate the realisation of your project. Not all of the tasks described will necessarily apply to your project – these will be confirmed when you have provided us with a brief for your project and we have provided you with a fee proposal.



1. Discovery

This is the introductory or preliminary stage of your project and has two distinct phases.

Phase 1:

We meet with you to discuss your requirements. This discussion focuses primarily on what you would like to achieve from your building project, understanding your budget and consideration of the site. If the initial meeting includes a site visit, elements of design options and feasibility (typically alteration projects), then there will be a consulting fee that is applicable. From the initial discussion and high level overview of the brief, an architectural services agreement will be prepared and presented digitally.



Phase 2:

Once the services are agreed upon in phase one, AD Architecture will:

- Complete site feasibility or assistance with site selection if no site has been purchased yet.
- Complete site investigation and research into the associated planning constraints.
- Set up the project file. This involves establishing the job in our workflow system and managing the collection of essential documentation prior to the commencement of the design stage.
- Research into site specific planning requirements.
- Assess the current Certificate of Title, Consent notices and associated Covenants. Title information from the Land Information New Zealand database is available to us, however Covenant and Consent Notices are often held by your lawyer. We require all of this information in full to ensure compliance throughout the project.
- For renovations and alterations of existing buildings, a site measure and existing “as-built” plans will be prepared as part of this stage.

Other consultants required at this stage

- A topographical survey identifying datum points, north orientation, existing services and accurate site levels are required at this stage.
- Geotechnical assessment or soils stability, capacity and soakage tests is best to have been carried out at this stage if possible.
- Building surveyors report (for existing houses to be altered).

We are able to recommend some trusted and reputable preferred consultants to undertake these tasks, on our behalf and we will offer our requirements of them as a consultants brief, however as our client it is your responsibility to engage these consultants directly.



Rimu Road Commercial Design

“Before building my recent commercial property at 129 Rimu Road, I had never experienced a new build before, either commercially or residentially. I had heard many stories from others, so I knew the importance of getting things right, especially from the beginning. When looking for an architect I asked local people and the name AD Architecture kept being recommended to me.

The commercial property market can be very competitive so I needed a building that not only stood out from the ordinary, but would also be as future proof as possible, while meeting all safety and building standards, and within an acceptable budget. Jon Ambler and his team at AD Architecture met, and often surpassed these requirements. Jon and his team would often arrange meetings with the builder, tenants, and myself so that mutually we could find solutions so that we all achieved a successful outcome.

Now the building is complete, all the tenants, the builder and I are very proud of 129 Rimu Road and are grateful for the professionalism of Jon Ambler and the team of AD Architecture”.

– *Andre Blenkiron*



2. Design

Design is the exciting stage where we apply our skill and knowledge to your brief and design a home or building to suit. The design stage has three phases and is where we generally have the most contact with our clients.



Phase 1:

We will prepare a design based on the brief and/or budget, including:

- Proposed site plan
- Proposed floor plans
- Proposed elevations
- Proposed 3D perspectives
- Optional extras: photo-realistic renders, walk through video or virtual reality presentation

Upon completion of this stage we will present the initial design for feedback and refinement.

Phase 2:

We will develop the design based on your feedback. We allow a certain amount of time within our services agreements for feedback meetings and refinement. We will have a discussion with you around timing and additional costs if changes are on-going and beyond what we have allowed for.

Phase 3:

The last phase of design, if required, is the application for resource consent from the local authority. In general we avoid the necessity for resource consents, however occasionally it is unavoidable due to site constraints and Council requirements. Also, a signoff from a review panel is sometimes required (such as the land developer, body corporate or residents association).

It is very important to have the design confirmed as much as possible before moving to the next stage. Changes in the documentation stage have greater time/cost implications due to the amount of drawings and calculations that require amending.

Other consultants possibly required at this stage

- A quantity surveyor or selected builder to prepare an indicative cost on the completed design drawings. We highly recommend having this done as an important milestone before proceeding to the next stage.
- A planning consultant is engaged for the preparation of the resource consent application, if required.
- Landscape architect.
- Interior designer/colour consultant.
- Kitchen and joinery designers.



Ngarara Sustainable Family Home

"Congratulations to Jon and the team. As I sit here in the heart of winter writing this in my tee shirt the house is 24 degrees with only solar heating and while it will drop through the night the coldest, I have seen is 19.2 so pretty good considering we have 27m² of unprotected glass in the room where we are taking the temperature.

I have managed to get out for a bicycle ride the last couple of nights and have taken great pleasure biking around and seeing everyone with their fires on while I think the borer will get our stash of firewood before we get around to using it.

Leonie and I have started to keep some stats on the house and we can confirm that we have exceeded our target of 90% saving over a std NZ home, in fact we have been exporting power through this time when generation is almost at its lowest so we have saved more than 100% and will become cash positive in terms of energy (not bank balance).

So, thanks for your support and it's nice to know I'm not crazy and for a small margin over a conventional house you can achieve a big difference in liveability and house performance."

– Chris and Leonie Beggs



3. Document

The document stage is the most significant stage of the project with regards to our work.

Where design is the exciting stage for clients and designers, the document stage is the fun stage for our technicians who apply their skill and knowledge to transform your design into a thorough set of documents and specifications suitable for a building to obtain consent and be constructed.

Preparing documentation is the most time consuming stage and is made up of three distinct phases. Changes are not advised during this stage, but can be made after consultation with your designer.



Phase 1:

At the initial document phase we prepare detailed drawings based on the completed design, including:

- Site plan
- Floor plan
- Roof plan
- Framing plans
- Foundation plan
- Elevations
- Cross sections
- Window and door schedules

Phase 2:

During the second phase we:

- Liaise with the framing fabricator and consulting engineer on the structural design
- Work closely with external consultants to ensure our documentation remains accurate and in line with their recommendations
- Commence the design and documentation for interior spaces (if required)
- Electrical and plumbing layouts

Phase 3:

The third and last phase is to complete the documentation for Council consents and construction, including:

- Foundation details
- Roofing details
- Cladding details
- Interior details
- Bracing schedule
- Project specification and supporting documentation
- NZBC E2 risk assessment matrix
- NZBC H1 energy efficiency compliance

Other consultants possibly required at this stage

- Structural engineer
- Prefab framing
- Water supply, storage and soakage
- Waste water disposal
- Specialist service engineers (e.g fire, acoustic, ventilation, solar)



Kanuka Rural Eco Home

“David Reid Homes were given an outstanding design for this remarkable eco home by Peter Davis of AD Architecture. The Kanuka Rural Eco Home is part of the environmentally responsible property development, Ferndale, and we were very proud to have received a Gold Award in the Master Builders House of the Year Awards.

Peter created a home designed for a young family. His superb design ensured the build adhered to the development’s strict sustainability and design requirements. Indoor and outdoor living space was maximised and another outstanding feature was the solar energy design.

Ferndale’s covenants and design guidelines were a top priority for AD Architecture and they met every requirement which ultimately led to this award-winning home displaying true character on the site as well as promoting sustainability, energy efficiency and renewable resources.

David Reid Homes has a key goal in building innovative homes that reflect personalities and the way people live their lives. Peter’s design ensured that outcome for the Kanuka Rural Eco home.”

– *David Reid Homes (Kapiti)*



4. Consent

The consent stage starts with processing of the building consent approval through Council.





The consent fee includes preparation of the application, acting as the first point of contact during the process and resolving requests for information (RFI's) from the Council. Legislation requires the building consent to be accepted or declined within 20 working days of lodgement. However, in reality, typically it can take 6–8 weeks from submitting the consent, depending on the Council. Note that Council fees are paid by the client and will be invoiced to you directly.

RFI's are common and depend on the Council and individual processing personnel. Please don't be alarmed or daunted by a letter from the Council. We are used to dealing with RFI's in a timely and efficient manner.

Pricing stage

Following on from the consent application being submitted, a pricing stage can be undertaken with a number of methods available depending on the specific requirements of the project. Options include:

- Negotiated tender process
- Traditional tender process
- Labour only managed contract

We find our clients get the best results using a negotiated tender process with a preferred contractor.

This type of contract is very effective as the contractor can price fairly without the stress of potentially losing an open tender. The client can select a reputable builder early in the process and build a trusting relationship with them.

Other consultants possibly required at this stage

Sometimes a quantity surveyor is involved to manage and check pricing.



Paku's Contemporary Home

"When planning the build of our new house, we contacted several building companies and found the best they could offer was to drop a predesigned plan onto our section. That led us to contact Peter. One visit to the site and two lines drawn on paper (a graceful curve tracking the sun and views intersected by a line to the bush) and we could see that he was listening to our vision.

His final design incorporated all our requests and fulfilled every part of our brief. The result is a warm, energy efficient, sunlit, spacious home with the enormous wow factor."

– Denis and Liz Paku



5. Build

Once the consents are issued and the main contractor is selected, we can observe the construction of the project. This can be as simple as being available “on-call” to respond to issues as they arise or full construction monitoring.





Observing construction includes:

- Updating documentation to reflect any variations introduced during consenting or pricing.
- Prepare construction contract documents for signing by the client and contractor.
- Make periodic site visits.
- Review shop drawings, material samples and contractor submissions.
- Respond to requests for information or clarification by the client and contractor.
- Arrange and attend site meetings, keep and distribute minutes.
- Coordinate consultants.
- Issue notices for variations.
- Assess contractor's payment claims and issue payment certificates.
- Issue practical completion certificate and defects liability list.
- Issue final certificate.
- Arrange for the client to receive code compliance certification, warranties, etc.
- Photography of the home once complete.

Other consultants possibly required at this stage

Generally all consultants engaged to date will have had some involvement in the build process to confirm or check their design elements.



Trebury Architectural Design

“Designed to meet the specific requirements of the Ferndale development, Trebury Architectural Design from AD Architecture was the National Winner of the Master Builders House of the Year (New Home \$450,000-\$600,000).

Peter’s design met the competitive price point brief, while incorporating style and encompassing bespoke design concepts.

David Reid Homes have a proud history of building beautifully crafted, innovative homes and AD Architecture’s Trebury Design was exceptional and a pleasure to build.

Peter’s utilisation of a strong singular mono pitch structure along with textural cladding elements and locally sourced macrocarpa weatherboard cladding contrasted with bagged and painted brickwork.

AD Architecture’s design of this 3-bedroom home in the leafy, eco-friendly subdivision of Ferndale is ideal for relaxed living. Peter used contemporary styling with a mix of neutral colour tones, textures and natural materials combining to create a light-filled, relaxing retreat, finished to the highest standard.”

– David Reid Homes (Kapiti)



Frequently asked questions

So you're keen on our process and want to move to the 'discovery' stage – what happens next?

Firstly we will need to prepare a fee agreement and have you sign the Terms of Engagement. For AD Architecture to undertake work in compliance with our industry association rules and insurance purposes. Clients must accept the Terms of Engagement prior to us commencing any work.

How long does the process take?

A large part of our success is based on our ability to collaborate with our clients so the overall time frame of the design process is proportional to the amount of reviewing and revision undertaken. Once we have obtained all of the information we require to commence the design stage and have received the initial deposit, we target four weeks to present an initial concept design. This time is variable depending on our current workload. Once we receive sign-off of the concept design, we generally take 4-6 weeks to prepare

developed documentation and a further 6–8 weeks to prepare building consent documentation. External consultants will be required, so these time frames are entirely reliant on consultants preparing their documentation in a timely manner.

What if you don't like the design?

As long as the brief is clear and accurate at the beginning, missing our target doesn't happen often. However this industry is subjective and some people find reading plans difficult, so not liking the design can happen. Don't panic and remain open minded, and be honest with your feedback. Remember this is how we have interpreted the brief we were given, so give us a chance to explain, and it is helpful if you can be specific about what aspects you don't like and if there are any positive aspects that can help us get back on the right track.

What if you need resource consent?

Resource consent application fees are deliberately excluded from our fee agreements as we endeavour, wherever possible, to design within district plan requirements. However the site constraints or particular project requirements sometimes mean that a resource consent is needed and/or desired to achieve the best outcome. We will advise as soon as it is likely a resource consent may be required. We sometimes prepare the application ourselves on a time spent fee basis for a simple "land use consent" covering recession plane, site coverage or yard setback breaches. Anything more involved will be outsourced to specialist town planning consultants.

How much does it cost?

With regards to fees for a new residential project, the allocation towards architectural documentation, engineering consultancy, planning applications and building consent fees should be in the vicinity of 10–15% of the build budget. As the principal of the design process and coordinator of required consultants, the architecture fee is likely to be 5–8% of the project value determined by the level of involvement required to successfully complete the documentation required and whether full project observation is required.

What do you need to know about the fees fine-print?

Architectural Services are charged the same as most professional services. Where we can, we provide a fixed cost to provide certainty when engaging us. In providing this fixed cost, the following assumptions are made:

- We will provide some criteria around the design revisions in the fee agreement and charge an hourly rate for ongoing design work beyond that allocation. The expected revisions are based on a generally accepted number of revisions related to the project size and budget.
- Once the design is approved we assume there will be only minor adjustments as external advice is sought. The amount of work generated through changes after the design is approved increases significantly so any variations, other than

- supplier or consultant driven changes, will be charged at an hourly rate and will have an impact on the deliverable time frame. This enables the flexibility of changes to be made for our clients and some certainty for us that our expenses are covered.

What happens if changes or clarifications need to be made?

This depends on what stage the project is at and the changes required. We expect some revisions in the design stage that may be included in the fee.

Variations for reasons beyond AD Architecture's control that cause extra work or additional expense may incur additional fees on a time plus expenses basis. Additional changes during the project and queries during the build phase will be done on a time cost basis.

How does AD Architecture work with specialist consultants?

The payment of consultants such as engineering is always additional to our fees. We generally set up time frames and cost options with the preferred consultants confirmed and engaged by our clients directly. We work with and assist in managing consultants on clients behalf as part of our fee.

When do you need to pay?

The initial preliminary stage payment is required up front and covers our administration and background research costs associated with starting your project. The design and consent stages are invoiced on completion, or if the process is taking an extended period of time we will send progress invoices for presented work. The documentation and build phases are the most time consuming part of the process and often timeframes are reliant on external consultants, so we will send progress invoices for the percentage of completed work to date during these stages.

What are you as a client responsible for?

Firstly, all of the available site information. Usually this can be obtained through your lawyer and must include: certificate of title, boundary information, consent notices, and covenants held over your land. To continue to the design phase, a survey of the land needs to be undertaken including heights, contours, services locations, etc. We can arrange for this to be done on your behalf.

Secondly, your project requirements are important. We don't need drawings or rough floor-plans sketched, however lists of requirements for each room as well as photos of elements you might like and important furniture is a great start.

Thirdly, considerations such as budget and timeframe if they matter to you need to be communicated early otherwise they may not be accurately reflected in the design.

What is AD Architecture responsible for?

Our duties at all times will be undertaken with due care and skill, and shall be aligned with our responsibilities of being Licensed Building Practitioners, members of Architectural Designers NZ, and the NZ Institute of Architects.

Do you need to engage us for the 'build' phase?

For many of our residential projects we are engaged on an "as required" basis to deal with client and contractor queries only. This relies on a trusting relationship between the builder and owner. A more formal construction observation and contract administration role can be provided where the client lacks time or confidence to deal with the contractor, or is remote from the site (i.e. lives in another area or overseas).



Kapiti Sports Turf Community Facility

“We wish to formally record our appreciation of your part in the building of the Pavilion and changing rooms at the Kapiti Hockey Turf. As you will have noticed, we as trustees are very pleased with the building as is the entire membership of the Kapiti Hockey Club. The design, colours and utility of the building are outstanding both for its core purpose as a hockey pavilion and as an event venue.

From the initial design and through your support in the selection of the construction company you became a key part of our team. Your introductions and advice for the selection of the consultants was most helpful. Your responsibility and professionalism through the building stage with the service from both you and Mike Robertson being the highest quality and support to the Trust.

The support of you and your firm in terms of giving and driving the community nature of the project undoubtedly helped in bringing the project within budget.”

– *Kapiti Turf Trust*



Design brief: residential

If you are interested in commercial design, please contact us directly about preparing a brief/project scope.

Your name:

Site address:

General requirements

Write a short statement or a collection of words describing what you hope to achieve from undertaking the design of your new home.

Consider. Project purpose, number of occupants, period of ownership, how you live/entertain, hobbies, pets, work from home?

What must-have elements do you require?

And some nice-to-haves:

Continued over page...

What is the budget? \$ inc. GST

Does this budget include: *Tick all that apply*

Acquiring the site valued at \$ inc. GST

Landscaping – Minor – Structural elements
and driveway only

Landscaping – Full – Completely finished gardens

Do you have a critical time frame to be met?

Yes No

If Yes, what is the time frame:

Does your site have any aspects that you would like specifically considered in the design?

Consider. Landscape, views and outlook, orientation to sun, prevailing wind and neighbours, outdoor living spaces, planting/landscaping, design covenants, building restrictions, and relevant site history.

About the house

What style of home would you like?

Traditional Contemporary Other

If Other, please explain:

Attaching photos of homes you like is very helpful if you have any.

Do you have any cladding/roofing materials that you like or dislike?

Do you need garaging? *Tick all that apply*

Carport Single Double

Triple Workshop

How many bedrooms do you need?

Continued over page...

How many living areas do you need? *Tick all that apply*

Formal lounge Family area
Media Outdoor room

Do you require accommodation for live at home students or elderly?

Yes No

Is a study / home office required? Yes No

If Yes, tick all that apply:

Study Nook Home office

Where should the laundry be?

Separate room Garage Passage cupboard

Do you need a separate toilet?

Yes In the bathroom is fine

Other:

Special considerations? *Tick all that apply*

Gym Wine Cellar Pool Sauna Spa

Other:

Other spatial considerations not mentioned:

Energy use and sustainability requirements

Heating: *Tick all that apply*

Heat pump

Radiators: Heat pump Gas

Central heating: Ducted (gas) In slab (gas/heat pump)

Air conditioning (ducted heat pump)

Gas fire

Wood fire

Pallet burner

Panel heaters to: Passage Bedroom

Ventilation system

Continued over page...

Onsite water storage: *Tick all that apply*

- In ground stormwater retention tanks
- On ground stormwater retention tanks
- Stormwater use in garden, toilets and laundry
- Stormwater to be treated, potable and used throughout the home

Wast water: *Tick all that apply*

- Grey water management system
- Onsite septic treatment plant
- Town sewer connection

Other considerations: *Tick all that apply*

- Photovoltaic panels (solar power)
- Acoustic insulation to internal walls
- Homestar rating: 5 6 7 8+ Please advise rating
- Lifemark rating: 3 4 5 Please advise rating
- Home automation
- Other:

Water heating: *Tick all that apply*

- Electric hot water storage
- Solar water heaters
- Heat pump – hot water cylinder
- Gas – continuous
- Other:

Thank you. We look forward to working with you on your project.





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