

Hiberna Ltd
DESIGN BRIEF DEVELOPMENT QUESTIONNAIRE

name	
date	
site address	

<p>Overall aim/expectations Eg. <i>"We want a warm, healthy, maintenance-free home that meets our needs without breaking the bank."</i></p>	
<p>Site Details</p> <ul style="list-style-type: none"> - What do you like and dislike about the site? - What were the features that made you choose this particular site? - The site's relationship to the sun at different times of year. - Topography, features and section size - Vegetation to be retained and vegetation to be removed. - Describe the views and their importance to you. Include any undesirable views - What are the prevailing wind conditions? - Are there any resources you'd like to utilise (e.g. a permanent stream that could be used to generate hydropower) - Are there, or is there likely to be in future, neighbours and privacy issues to consider? - If your site is in Otago, you may find www.growotago.orc.govt.nz/ useful. For elsewhere in NZ, try www.niwa.co.nz/ - List any archaeological or heritage considerations. - List any planning restrictions/covenants/easements you are aware of. 	
<p>New build, extension, or renovation? If you are utilising an existing building, please describe in as much detail as possible.</p>	
<p>Occupants and likely duration of ownership E.g. <i>"We are a couple with 2 cats and aspirations to own chickens. We anticipate wanting more space for children in the near future "</i></p>	

<p>Design style E.g.: simple, compact, eclectic, beach, bach, modern, farmhouse, rustic, cabin, recycled, functional, industrial, traditional, contemporary, organic. Use as many terms as you like. Or paste in links or attached images of buildings that you like. Alternatively, use words that describe how you want your home, or spaces within it, to make you feel, e.g. <i>"The lounge needs to be small in scale, cosy, warm, sheltered, private and contemplative."</i></p>	
<p>Definite dislikes Styles, features, systems, materials, etc.</p>	
<p>Outdoor use E.g. Paths, gardens, vegetable gardens/crops, food forests, ponds, lawns, orchards, livestock enclosures, outdoor eating/entertainment areas: Include how you see these interacting with the house. Give them a hierarchy. E.g. <i>"The herb garden should be right outside the kitchen window and from here you would be able to access the vegetable garden and from there, the orchard."</i></p>	
<p>Materials, fixtures, finishes E.g. <i>"We like vertical weatherboards but are unsure of whether this would work with our preference for traditional style. Finishes should be organic and natural. We like large eaves. Timber floorboards are our preference."</i></p>	
<p>Space Requirements and Relationships:</p> <ul style="list-style-type: none"> - Spaces, and description of use, or list in order the activities that you undertake in a typical day. Include outdoor spaces. - Preference (if you have one) for number of floors. - Consider privacy/openness and connections between spaces. - Describe features of importance to you, e.g.: <i>"We like the idea of indoor / outdoor flow as we spend a lot of time in the garden. Morning sun in the bedroom is important to us. Neither of us like the wind and would like a sheltered spot to sit outside in the mornings. We are not fans of open plan and would like to have a dedicated kitchen, dining area and lounge."</i> - Describe features from homes you have experienced (can be your last home) that you particularly liked or didn't like. 	

<p>Timetables and stages E.g.: Stage 1 start Winter 2015 Stage 1 complete March 2016 Stage 2 start Winter 2016...</p>	
<p>Budget Breakdown as follows, or just provide a total from which these aspects will form a part. Indicate which are not appropriate, or add more detailed categories.</p> <ul style="list-style-type: none"> - Construction (including GST) - Site works such as driveway, utilities, water tanks, waste water treatment system (including GST) - Landscaping and gardens, (including GST) - Furnishings and appliances (including GST) - Allowance for fees including council fees and consultants' fees (including GST) - Allowance for certification (if desired, see 'Sustainable/ecological design', below) 	
<p>Other consultants List any consultants (not limited to those listed here) you envisage working with on this project. E.g. Structural engineer, planner, project manager, landscape architect, surveyor, services engineer, interior designer. Indicate whether you would prefer to engage these services directly or through us.</p>	
<p>Sustainable/ecological design Consider:</p> <ul style="list-style-type: none"> - Energy and resource use objectives (e.g. net zero energy house) - Materials and toxicity - Systems and components (e.g MHRV, solar water heating, wetback, PV, underfloor heating, greywater recycling, rainwater collection etc.) - Rating and certification (e.g. Homestar, Passive House, Living Buildings Challenge) 	
<p>Reasons for this building project E.g. <i>"Our children have left home recently and we have wanted to downsize for a long time. We hope to live in this house for the rest of our lives."</i></p>	
<p>Who will be making the decisions E.g. <i>"My partner and I will be making the decisions jointly with input from our grown up children who will be living with us."</i></p>	

<p>Activities to be carried out in the building E.g. "I work from home and require a home office. This should be remote from the main living area as I need privacy, and clients should be able to access the office without entering the house."</p>	
<p>Special skills you can offer the project or aspects you'd like to be involved in E.g. "My partner will be the electrician for this project. I am an artist and will be heavily involved in the interior design of the project. "</p>	
<p>Your overall expectations E.g. "The design must be..."</p>	
<p>Special requirements List any special requirements you have, e.g. accessibility, extra storage areas, garage loft space, built in furniture / shelving, home office, etc.</p>	
<p>Sketches Attach any sketches you have made.</p>	
<p>Anticipated problems e.g. "The neighbour's house to the east is quite close to the boundary and has several windows overlooking our section." Or "we have been told by neighbours that there are areas of boggy ground."</p>	
<p>Notes Anything else not covered above</p>	

Thank you for your time!

This stage is very important. The more effort we put into it now, the better the outcome. It may seem like you are repeating yourself somewhat, but this is useful in itself.

To anyone embarking on the design of their new home, we would recommend two books:

Jacobson, M., Silverstein, M. & Winslow, B. (2005). *Patterns of Home: The Ten Essentials of Enduring Design*

Evans, I., Smith, M. & Smiley, L. (1990). *The Handsculpted House: A Philosophical and Practical Guide to Building a Cob Cottage*