

Peter Latemore



- Building Designer
- 30+ years experience
- Member BDAQ + HIA
- Heritage specialist
- Principal of Latemore Design



10 tips



1. Research You
2. Research Builds
3. Write a Brief
4. Think Budget
5. Designer
6. Builder
7. Learn Jargon
8. Techniques
9. Types of Build
10. Contact LD!

Peter's 10 Commandments

1 Research You

- “Is this for **me**?”
- New = **all** new!
- Renovating is **ok**.
- **Owner** or Developer?
- Decisions **R** Us



2 Research Builds

- Talk to Everyone

- Street-walk

- Internet –

Building Designers, Architects, Council,
BDAQ, HIA, QBCC, HOUZZ

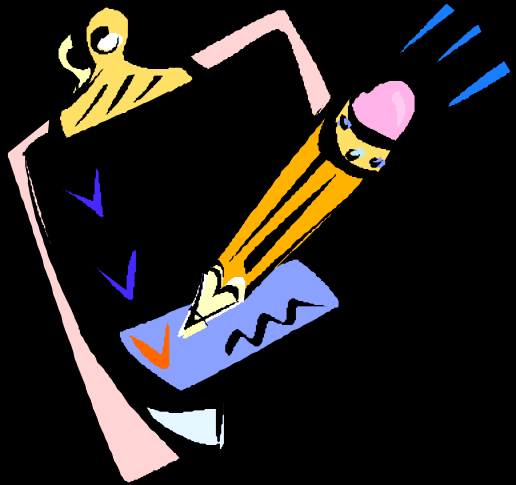
- Magazines

- **HomeShow**



3 Write a Brief

- Discuss
- Overall needs
- Some specifics
- Likes + Dislikes
- Long Term
- Include \$\$\$



4 Think Budget

- Be Realistic
- Check with Bank
- We will Ask
- Staged Project?
- \$ + Clever design
- QS websites

BMT & Assoc www.bmtqs.com.au



5 Building Designer

Or Architect

- Must have! www.findabuildingdesigner.com.au
- What is a Building Designer?
- Site Consult
- Fees
- Designer liaises Consultants
- Resolves codes by design



6 Builder

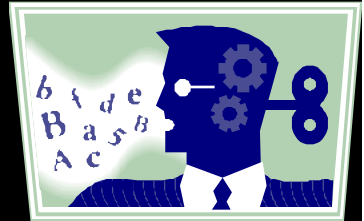
- Involve builder early
- Drawings needed
- Wait for good builder
- Get referrals, visit sites
- Weekly meeting
- Owner Builder?



hia.com.au

7 Learn Jargon

- Lots in building
- Check council codes
- Visit hardware stores
- Use internet
- If in doubt **ASK!!!!!!**
- highwayhardware.com.au



8 Techniques



- Assume nothing
- Orientation is **IMPORTANT**
- Retain = Sustainability
- Shop till you Drop
- Design before Build
- Communication



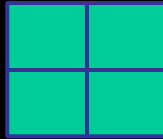
9 Architecture Lesson

- a New
- b Renos
- c Subtleties

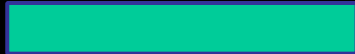


9a Types of New

Box



Axial



Pavilion





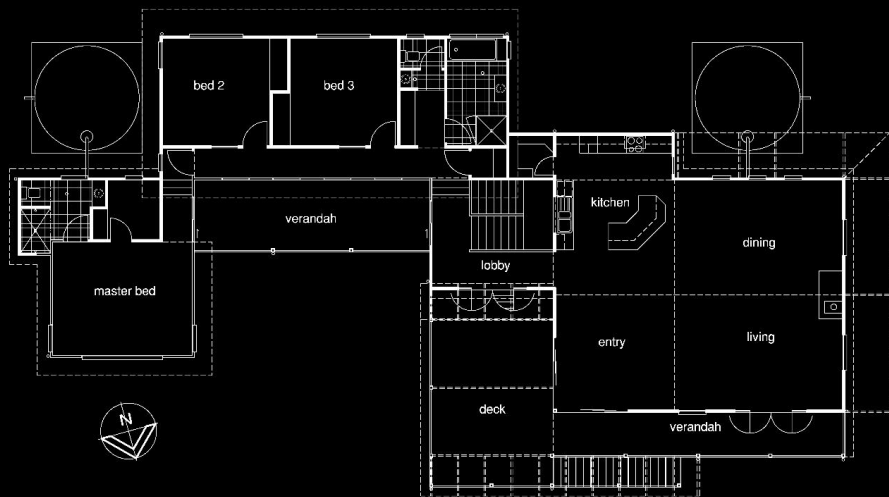
new

Box



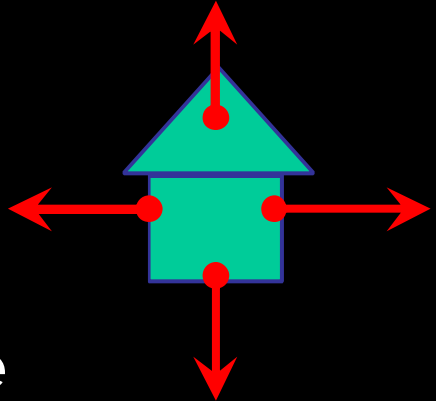
new

Axial



9b Types of Reno

- In
- Out
- Up
- Down
- Separate
- Everywhere



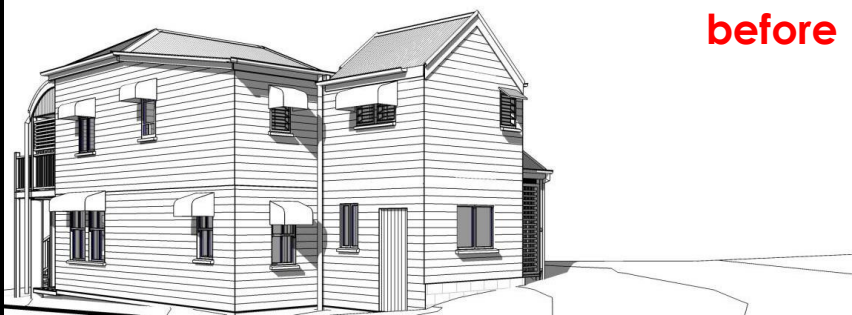


reno

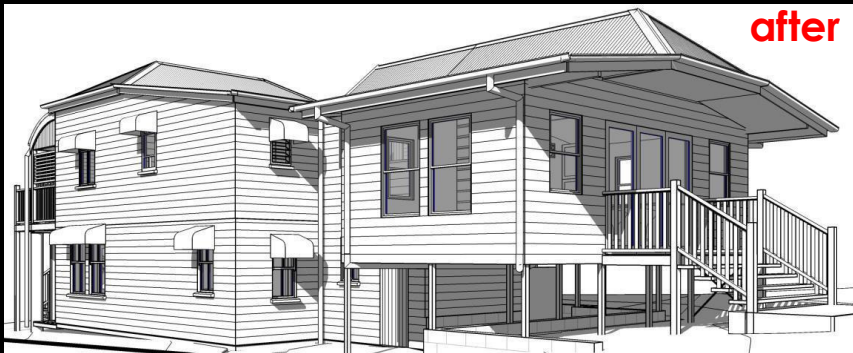


Thanks to
Kim Duffin

In



before



after

reno

Out

reno



Up



reno

Down



reno

Separate



reno

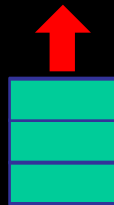
Everywhere + Tall

9c Subtleties

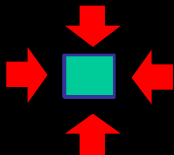
- Staged



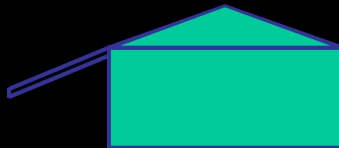
- Tall



- Small



- Overhangs

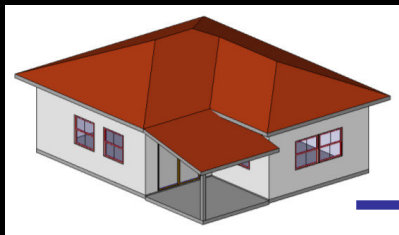


Stage 1

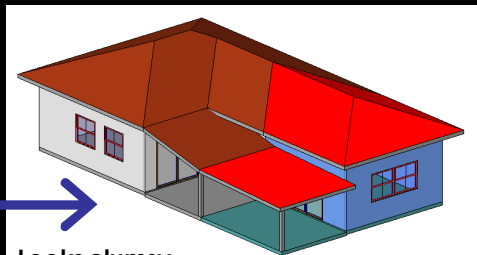


Stage 2

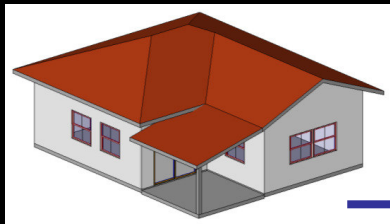




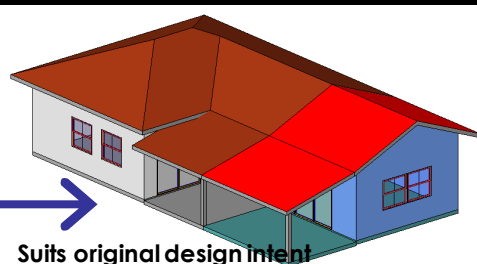
Skillions/Hips are hard to extend



Looks clumsy



Gable roof with turned skillion



Suits original design intent



Allow Buildings to Learn
subtleties **Staged**



subtleties

Small



subtleties

Tall (New)

A photograph of a modern two-story house at night. The house features a prominent balcony on the second floor with a glass railing. The interior lights are on, creating a warm glow that is visible through the large windows. The exterior of the house is a mix of light-colored siding and dark blue or black panels. A bright light source, possibly a street lamp, is visible in the foreground, creating a starburst effect. The sky is a deep blue, and some trees are visible in the background.

subtleties

Tall (Reno)



subtleties

Overhangs



subtleties Overhangs

10 Latemore Design



- Domestic Specialists
- Multi-award winners
- Design all buildings
- We love challenges
- Get us for a consult

latemoredesign.com.au