



PRACTICE PROFILE

WHO WE ARE

(context)

Context Architects are a 15-strong Architectural practice with offices in Auckland and Christchurch.

AT CONTEXT, WE ARE OUR VALUES:

- Outstanding design. Fresh thinking.
- Design that adds value
- Exceptional delivery. We do what we say we will.
- The detail matters.
- Real people. Professional and approachable.
- Oh, and fun to work with.



OUR SERVICE COVERS:

- Commercial architecture
- Residential renovations and new homes
- Community architecture
- Interior fitouts and refurbishments
- Workplace and interior design
- Joinery, furniture and technology design
- Project management



WHY CONTEXT?

(context)

When you take us on, you get in return:

A DESIGN THAT IS UNIQUELY YOU

We work to bring your brief to life. Our job is to turn your vision into reality.

BUDGET CONTROL

We like to talk about money upfront. We aim to give you a realistic working budget, verified by a quantity surveyor at the end of the design stage. We work hard to make sure there are no surprises along the way.

TECHNICAL EXCELLENCE

Our expertise in detailing and documentation means your design is carried through to the final built product. We navigate the consents' process quickly and cost effectively. Clear documentation minimises issues on site in the construction phase.

We keep the project on track, to budget and to the original design intent.

BUILDING CONFIDENCE

We have the experience and knowledge of all things building, giving you peace of mind that your project will be a success.

PROFESSIONALISM

You get a personal, dedicated service with senior professionals working alongside you throughout the project.

A BUILDING PROGRAMME

We create a building programme for you marking the milestones and deadlines.

PEACE OF MIND

We take the stress out of the equation by administering the building contract between you and your builder.

“Using a Registered Architect protects you from unethical or unprofessional building practices”

HOW WE WORK WITH YOU

(context)

As the client, you are heavily involved throughout the Architectural and building process. You will be involved in the design process, with meetings about the concept and developed design. We stay in communication with you advising of where the project is at, and when your involvement is required.

The full Architectural service is broken into the following stages:

- Brief development and pre-design
 - Concept Design
 - Developed Design
 - Resource Consent
 - Construction documentation
 - Interior Design service
 - Building consent
 - Tendering and negotiation
 - Contract and site administration
 - Defects liability stage
- The length of time it takes from start to finish of a building project varies depending on the size and scope of the project. Projects can run anywhere from six months to two years.
- We are conscious of your budget, and work with you to come up with a design that fits your budget. At the end of the concept design stage, we involve a Quantity Surveyor to cost the project. This gives you a working budget, and the costing can be updated throughout the project if the scope of works changes.
- In addition to our Architectural services, Context has strong project management capability. We work with you to develop budgets, building programmes, manage consultants and deal with contractor issues to ensure project budgets and timeframes are met.
- For more detail on how we work with you please see our 12 step interactive 'Architectural Process' guide on our website www.context.net.nz

“We are solutions orientated and are known as the ‘go to guys’ for solving problems”

WHERE DO WE WORK?

(context)

“We work nationwide and have established relationships with local Architects, consultants and building contractors across the country.

In the last three years, we have completed projects all around New Zealand.”



WHO WILL BE WORKING WITH YOU?

(context)

Our team of experienced design and project Architects, Architectural Technicians and project managers works out of our Auckland and Christchurch offices. We give you the benefit of working with a smaller practice – you get a dedicated project team and senior people working with you all the way. We are professional, approachable and fun to work with.



STEPHEN VOYLE, Director

**BArch (hons), BBSoc, NZCD (arch),
ANZIA Registered Architect**

Director Stephen Voyle founded Context in 2004 with the aim of creating an Architectural practice that is genuine about helping its clients realise their vision.

Stephen has 25 years experience in the industry, having a background as Associate at New Zealand's largest practice Jasmox where he was Project Architect on internationally award winning projects.

He believes in partnering with clients, and balancing outstanding design with practicality and commercial realities.



NATALIE SNOWDEN, Senior Architect

**BArch, DipCompGraphics,
ANZIA Registered Architect**

Natalie is an award-winning registered architect with 18 years experience over a broad range of large and small-scale residential, retail, office and commercial projects.

Natalie particularly enjoys working collaboratively with residential clients helping them to develop their ideas into a meaningful and practical solution.

Natalie was awarded Gold at the 2009 Best Awards for Interior Design and was the overall winner for her category at the 2009 RED Awards.



KAREN MANSON, Christchurch Manager

BArch (Hons), BAS

Karen heads up Context's Christchurch office and is excited about the opportunities that lie ahead for her home city. Karen is passionate about making a real difference to the future face of Christchurch.

Karen spent nine years working in London for architectural practices and multi-disciplinary consultancies. She believes her UK experience in large scale urban regeneration and development will be of real value in Canterbury.

Karen has a good understanding of local Government and its requirements. She recently worked undertaking Urban Design Assessments of resource consents and developing design guidelines on behalf of Auckland Council.

THE TEAM

(context)



BRETT DOBSON
Associate
NZ Certificate in Draughting



TONY RIDDLE
Associate
NZ Certificate in Draughting



VICKY FREEMAN
Senior Architectural Graduate
BArch (hons)



NICK CHAN
Architect
BArch (hons)



JONATHAN LOWE
Residential Architectural Designer
Senior Architectural Technician
NZ Certificate in Draughting



CAROLINE NORTH
Architectural Designer
BArch (Hons), BAS



SCOTT CRACKNELL
Project Architect
BArch (Hons)



JUSTIN TURNBULL
Bachelor of Architecture
NZ Certificate in Draughting



SAM LIM
Registered Architect
BArch (Hons), BAS



WINNIE CHIU
Architectural Graduate
BArch (Hons), BAS



ANNA TRAVAGLIA
Architectural Technician
National Diploma in
Architectural Technology



AARON GALLOWAY
Architectural Graduate
B. Arch, Diploma 3D Animation

TEAM BACKGROUND

(context)

The Context team brings fresh perspectives from their work in New Zealand and abroad, having gained experience across a range of Architectural projects including:

BANKING



ASB 'C Drive' Building, Auckland (Jasmax)

SCHOOLS & LIBRARIES



Hereford Learning Village, UK (Stubbs Rich)

RETAIL



IKEA mega-store, UK (Stubbs Rich)

HOTELS



Kingston West (Quadrant Hotel), Queenstown (Clark Brown Architects)

CAFES



Queenies Cafe, Auckland (Clark Brown Architects)

CORPORATE



Rhodes & Co, Christchurch (Identity Group)

Talking money upfront gives you a realistic working budget. We work hard to make sure there are no surprises and that you get a design that fits your wallet.

HOW OUR FEES WORK

As a New Zealand Institute of Architects (NZIA) practice, we are guided by the NZIA on fees.

Percentage fees

For many projects, we charge a percentage fee of the construction cost of the project.

The fee is based on an estimated construction budget at the outset of the project, and will go up or down depending on the final construction cost at completion of the project.

This percentage fee can apply to some or all stages of the architectural services.

Often clients like to get involved in managing the later stages of the project (and thereby reducing architectural fees) – and then, the contract administration phase during construction can be charged on an hourly rate.

Hourly rates

Where the scope of a project is expected to change, or where clients are looking for a greater level of transparency, projects can be charged on an hourly rate.

A schedule of our hourly rates is available upon request. We can give you a guideline as to what the fees will be for each stage based on our past experience of similar projects.

“We can discuss with you the best fee structure – to give you the best value outcome – for your project..”



HOW WE WORK TO YOUR BUDGET

(context)

We are very conscious of your budget, and help you to manage and contain costs in the following ways:

PREPARING AN ESTIMATED PROJECT BUDGET

We work with you to prepare a draft budget including consultants' fees, Architect's fees, local authority fees, insurances and construction costs based on a square metre rate.

TRANSPARENT CONSULTANT FEE PROPOSALS

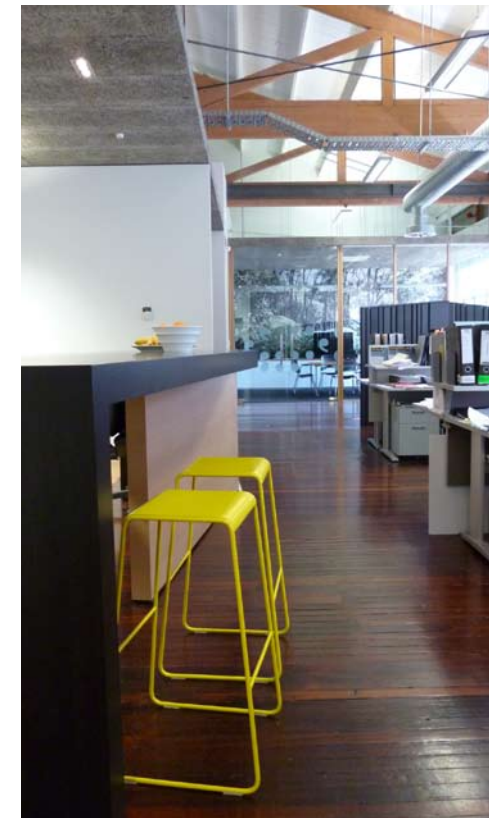
We coordinate fee proposals from consultants (eg, engineers, planners) and get fixed fee quotes.

GETTING A QUANTITY SURVEYOR INVOLVED UPFRONT

We avoid blowouts by involving a quantity surveyor at the end of concept design to provide a construction cost estimate. This way, your budget and design are aligned and there are no nasty surprises at the end.

"We have been very happy with the performance of Context Architects who have shown to add significant value."

Murray Dobson
Head of Properties
Westpac New Zealand



LET'S GET IN TOUCH...

(context)



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PO Box 8904, Riccarton
Christchurch, 8440

Call us!

“We’d love to hear from you. We are happy to meet with you for an initial obligation-free discussion about your project.”