



## RESIDENTIAL PROFILE

# WHY CONTEXT? Adding Value by Design

(context)

Our job is to give you a unique design that adds value to your home, your life and ultimately, your bottom line. 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 turn your vision into reality.

## BUILDING CONFIDENCE

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

## 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.

## 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.

## 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.

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

... Using a Registered Architect protects you from unprofessional building practices ...

# WHO WILL BE WORKING WITH YOU?

(context)

When you work with Context, you get a dedicated one-on-one project team with a lead Architect and Technician as your key points of contact throughout the project. Being a smaller practice means you get to know your project team and you work closely with them from concept to completion. Our team are highly qualified and come with many years of experience in design and building in NZ, the UK, Australia and Asia.



STEPHEN VOYLE, Director

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

Stephen's 25 years Architectural experience spans residential to commercial projects, and includes new houses, apartments, schools, wineries, banks, university buildings and corporate fitouts.

Stephen has designed eco-houses, beach houses, and renovated 100 year old villas through to apartments on K-rd in Auckland.

Stephen's background was as an Associate for Jasmox until 2004 where he was Project Architect on award winning projects.



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)



**SCOTT CRACKNELL**  
**Bachelor of Architecture**  
**(Hons)**



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



**VICKY FREEMAN**  
**Senior Architectural Graduate**  
BArch (hons)



**NICK CHAN**  
**Bachelor of Architecture**  
**(Hons)**



**TONY RIDDLE**  
**Associate**  
NZ Certificate in Draughting



**SAM LIM**  
**Registered Architect**  
BArch (Hons), BAS



**JUSTIN TURNBULL**  
**Bachelor of Architecture**  
NZ Certificate in Draughting



**ANNA TRAVAGLIA**  
**Architectural Technician**  
National Diploma in  
Architectural Technology



**WINNIE CHIU**  
**Architectural Graduate**  
BArch (Hons), BAS

# PROJECT EXPERIENCE

(context)



*“Unless you want a career change and to learn everything there is to know about building and plumbing, then get a good Architect. It sounds like a cliché but you can’t make good work of a bad design. We used Stephen Voyle from Context Architects and he was brilliant.”*

Stuart Cummings, Your Home & Garden feature, June 2009



Cummings Residence

# PROJECT EXPERIENCE

(context)



... We balance good design with pragmatism – and believe that the best design solutions are often the simplest ...



McClaren Residence

# PROJECT EXPERIENCE

(context)



... Context has specialist expertise in residential work, with the team's experience spanning the spectrum from small alterations and additions to larger scale new housing projects ...



Carbery Residence

# PROJECT EXPERIENCE

(context)



*"We asked Context to redesign the house we had lived in for 19 years to have more living and relaxation space to suit a family with growing teenagers.*

*Not only did Context meet our brief, but they exceeded it by taking those parts of our house that were tired and a bit dated and making the whole building into a very special home, both inside and out. Context were a pleasure to deal with, listening well to all our requests, and incorporating their own creative ideas to make our house stand out. At no time were they patronizing or pushy, and we felt very much part of the whole process all the way through. The builders they recommended to us were also great to work with, and the whole process went smoothly, according to plan, both financially and time-wise."*

**Louise Tulp, 1605 Ponga Road (completed 2009)**



Tulp Residence

# PROJECT EXPERIENCE

(context)



... We do what we say we will do  
and go the extra mile to  
keep our promises ...



Vaughan Residence

# 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 manage the entire process, and 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 very 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 time frames are met. We are solutions-oriented and are known as the 'go to guys' for solving problems.



# FEES AND BUDGETING

(context)

No one likes to talk about money but we like to do this upfront. Given your home is one of the biggest – if not the biggest – investments in your life, 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. For the bulk of projects, we charge a percentage fee of the construction cost of the project. Typically, for new houses, this is between 10 to 12%, and for major renovations, it is between 10 to 14% (as renovations usually require more work). 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. For transparency's sake – and often because clients like to get more involved in managing the later stages of the project (and thereby reducing architectural fees) – the tender and contract administration phases during construction are often charged on an hourly rate.

For smaller projects or where the requirement is to only do design and documentation up to a building consent, we usually work on hourly rates, providing a range of hours for each stage as a guide.

We can discuss with you the best fee structure – to give you the best value outcome – for your project. Standard of workmanship.



# 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 preliminary budget which includes consultants' fees (including Architectural fees), local authority fees, insurances and estimated construction costs based on an appropriate square metre rate.

## Transparent consultant fee proposals:

We coordinate fee proposals from consultants (eg, engineers, urban planners, quantity surveyors) and ensure the scope of works is clearly defined and that you get transparent fixed fee quotes.

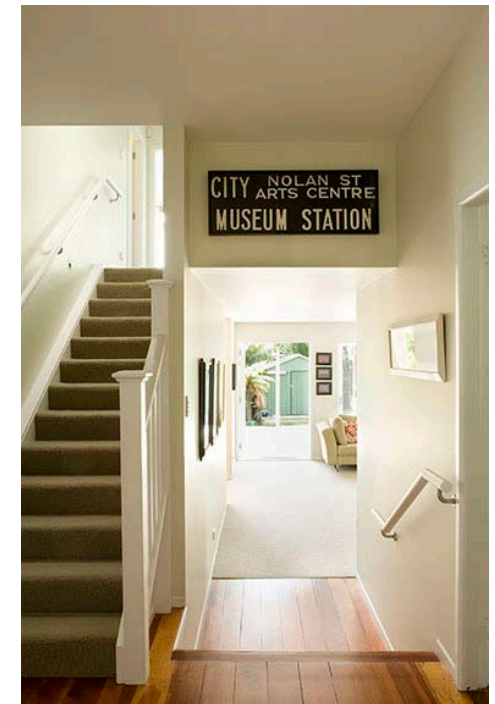
## Getting a Quantity Surveyor involved up front:

We avoid hidden costs or unforeseen blowouts by involving a quantity surveyor up front. They come in at the end of concept design to provide a construction cost estimate. Sometimes, this estimate is updated at the end of developed design to make sure it is still in line with the original estimate. This way, your budget and design are aligned and there are no nasty surprises at the end.

## Thorough documentation:

We provide a high level of detailing for construction documentation so that:

- we don't waste Architectural fees and weeks of liaising with the council to gain a building consent;
- we get a consent quickly and the building programme stays on track and runs to deadline;
- building tenders come in with limited variation, and you get the best value outcome for your project.



LET'S GET IN TOUCH...

(context)



## Context Architects Ltd

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Addington, Christchurch

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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.

# THE TEAM

(context)



## JONATHAN LOWE

### Residential Architectural Designer

Senior Architectural Technician  
NZ Certificate in Draughting

Jonathan has nearly 10 years experience working for Architectural practices. He has worked as an Architectural designer on new homes, as well as coordinating residential renovations. Jonathan excels at 3D concept presentations, developing designs and documentation packages, coordinating consultants and managing builders



## VICKY FREEMAN

### Senior Architectural Graduate

BArch (hons)

Vicky brings a strong design edge to the Context team. She knows how spaces work and how they should be put together, Vicky has worked as a designer both on new multi-million dollar houses and on small renovations running on a budget. She has a strong interiors perspective, and is able to assist with interior design and colour palettes.



## NICK CHAN

### Architect

BArch (hons)

Nick is an experienced Project Architect. He worked for 12 years on high end interiors, commercial and community projects at Creative Spaces. He worked as Project Architect on high end houses and was Senior Technician on Botany Library, North Harbour Stadium, Hillcrest Hospital, Mangere Art Centre, Dilworth School and New Zealand Archives Administration building, to mention a few.



## TONY RIDDLE

### Senior Architectural Technician

NZ Certificate in Draughting

Tony is an experienced Senior Technician and Project Manager. Tony works closely with clients to manage and deliver projects. He returned from the UK in 2009 having spent seven years working as a Senior Technician in Architectural practices in London and Bath on high end residential, tertiary institutions, car dealerships, office parks, and retail fitouts.



## WINNIE CHIU

### Architectural Graduate

BArch (Hons)

Winnie is an Architectural Graduate assisting the Design Architects on a variety of commercial and residential projects. She helps clients to visualise concept designs through sophisticated 3D modelling so that people can literally feel and 'walk through' the proposed spaces.



## ANNA TRAVAGLIA

### Architectural Technician

National Diploma in Architectural Technology

Anna is a qualified Architectural Technician and interior designer with over 12 years experience in the Architectural and interiors industry in New Zealand. Anna has a love for interior design, and offers clients expertise in colour palettes, spatial design, finishes, joinery and furniture design.