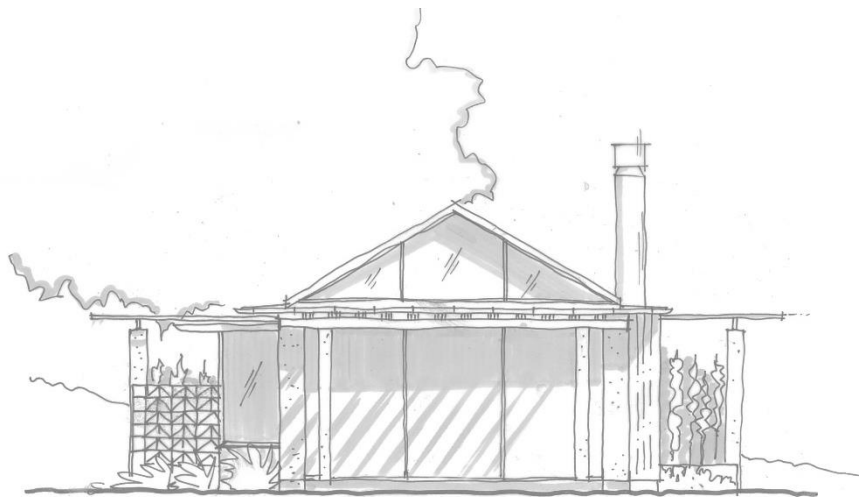




ARCHITECTURAL BRIEF

for residential design



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North shore, Auckland



Te Kāhui
Whaihanga
New Zealand
Institute of
Architects

At Legacy Architects, we design premium, custom homes that stand the test of time — not just physically, but stylistically. Based in Auckland, we help discerning Kiwis create timeless spaces that reflect who they are without chasing fads. Forget the avocado bath — we use enduring design principles and high-quality materials to craft homes that feel current today and classic tomorrow. This isn't just a house. It's your legacy.

C O N T A C T

Name

Email

Phone

S I T E

SITE LOCATION | select one ✓

- ☐ I have a site in mind for development.
[Add site address as required] —
- ☐ I would like help finding the right site.
- ☐ I have an existing house on site I would like to alter.
☐ I will live on site during construction.
☐ I will find other accommodation during construction.
☐ I don't know / I would like advice on my options during construction.
- ☐ No site is required for project (e.g. relocatable building, consulting or other type of work).
-

SITE INFORMATION | select multiple ✓

- ☐ Hazards | There are known or notable hazards to design for.
e.g. asbestos, erosion, contaminated land, poor soils, flooding, earthquake prone etc.
[Add comment as required] —
- ☐ Site features | There are important site features to design for.
e.g. views to capture, prevailing winds, heritage listing, protected trees, cross lease title etc.
[Add comment as required] —
- ☐ Other relevant information about the site
[Add comment as required] —
- ☐ I have attached site photos, a LIM, property file, or plans that I have copies of.
[Attachments as required] —
-

P R O G R A M M E

DESIGN START DATE | [select as appropriate](#) ✓

- ☐ I have a start date in mind for design to begin.
 - ☐ As soon as possible.
 - ☐ My preferred start date for design services to commence is: ____ / ____ / _____
 - ☐ Directly following the sale of another property, asset or life event; date to be confirmed.
 - ☐ I'm not yet ready to start, I'm researching and planning.
 - ☐ Add me to the mailing list for prospective future clients (emails not more than monthly).
 - ☐ I would prefer to discuss timing in person.
-

CONSTRUCTION COMPLETION DATE | [select as appropriate](#) ✓

- ☐ I have a milestone date I would like to complete construction by:
[\[Add date/milestone as required\]](#) —
 - ☐ I would like advice on realistic construction timing targets.
 - ☐ Timing is not crucial; please prioritise the design and/or budget over timing.
 - ☐ I have other timing preferences or questions:
[\[Add comment as required\]](#) —
-

B U D G E T

[select as appropriate](#) ✓

- ☐ I have a budget I would like to work to (may be a range or ceiling).
[\[Add figure as required\]](#) —
 - ☐ The budget figure given above is for **all** project costs, excluding the site.
i.e. building, architect, council, consultants, GST, landscaping, whiteware, etc.
 - ☐ The figure above is for the *contract price* (cost of the building work only).
* Excludes GST and all professional fees.
- ☐ I would like advice on what my needs will cost and work backwards to find a feasible target.
- ☐ I have a flexible / open-ended budget. Getting the design or timing right will take priority over cost.
- ☐ I would rather not share my budget at this time.
- ☐ I have nominated a target range from the options below:
 - ☐ Less than \$500k
 - ☐ \$1M — 3M
 - ☐ \$3M — 10M
 - ☐ More than \$10M

*Unless stated otherwise, the selected figure above assumes the *total* build budget including building costs, architect fees, consultants, council, GST but *excludes* the cost of land.

P R O J E C T

PROJECT TYPE | [select multiple as appropriate](#) ✓

- ☐ House new
 - ☐ House alterations / additions
 - ☐ Bach / holiday home
 - ☐ Building work associated with landscaping (e.g. pool, deck, pergola, bridge, fence, etc).
 - ☐ Minor dwelling / sleepout / granny flat
 - ☐ Shed / garage / boathouse
 - ☐ Garage conversion to dwelling
 - ☐ flats / townhouses / duplex
 - ☐ Apartments
 - ☐ Project includes proposed subdivision, easements, covenants
 - ☐ Interior works only
 - ☐ Re-clad of leaky or plaster buildings
 - ☐ Heritage listed or Special Character status
 - ☐ Consulting or advisory services only (no building work)
 - ☐ Includes work that is not residential in nature (e.g. commercial, industrial, civic etc.)
-

LEVEL OF SPECIFICATION | [select one](#) ✓

- ☐ Entry / budget (\$ 4,000 /m2)
 - ☐ Typical NZ housing (\$ 4,000 – 7,000 /m2)
 - ☐ Architectural (\$ 7,000 – 10,000 /m2)
 - ☐ Luxury (more than \$10,000 /m2)
 - ☐ I would like advice based on my budget and project size
 - ☐ Specific target rate or comments ~
-

PROJECT SIZE (APPROXIMATE) | [select one](#) ✓

- ☐ Project size cannot be estimated or N/A (e.g. alterations, open-ended scope)
 - ☐ 70m2 or less (e.g. minor dwelling, garage, sleepout, tiny home)
 - ☐ 70 - 120 m2 (e.g. small house, up to 3 bedrooms)
 - ☐ 120 - 250 (e.g. typical house, 3- 5 bedrooms)
 - ☐ 250 - 400 m2 (e.g. large house / multi-generational living)
 - ☐ 400 m2 + (e.g. multiple dwellings, mixed use building, large estate)
 - ☐ A specific size ~
-

STYLISTIC PREFERENCES | [select multiple as appropriate](#) ✓

- ☐ I'm not sure what I'm expecting, I would like advice for consideration.
- ☐ Architectural style in keeping with the existing building (alteration work).
- ☐ In keeping with the streetscape character. (Common for early 1900's bungalow & villa streets).
- ☐ I am interested in particular period or style of architecture:

[\[Add comment, links, images as required\]](#) —

e.g. Contemporary, Moderne, mid-century, minimalist, rustic, Italianate, bungalow, villa, etc.

- ☐ I have preferences on materials and finishes:

[\[Add comment as required\]](#) —

e.g. Timber interiors, stone cladding, pre-cast concrete walls, rammed earth, copper spouting etc.

BUILDING FUNCTIONALITY | select multiple as appropriate ✓

☐ I would like to specify the minimum number of spaces / amenities:

Bedrooms	~
Living rooms	~
Garaging	~
Guest parking	~
Bathrooms	~
Kitchens	~
Walk-in wardrobes	~
Decks/balconies	~
_____	~
_____	~

☐ Number of occupants ~

☐ Off-grid building services required:

- ☐ Electricity (e.g. solar panels)
- ☐ Septic / Sewer
- ☐ Gas (e.g. LPG bottles)
- ☐ Stormwater management

Regarding green / sustainable / environmentally conscious design:

- ☐ I would like to employ green building products and practices at additional costs.
- ☐ I am interested in green building techniques that are cost-neutral or cheaper.
- ☐ Quality, function and cost shall prevail over green building practices on this project.
- ☐ I don't know / don't mind. Architect to advise

☐ A lift / elevator is required

☐ Single level building

☐ Split level / multi-floor building

☐ Fireplace

☐ Pool or spa

☐ No glass in showers

☐ Bath

☐ Bidet

☐ Separate laundry room

☐ I do **not** require a space for a TV

☐ Close proximity neighbours to consider privacy to/from

☐ Large furniture to design for (e.g. piano): [\[comment\]](#) —

☐ Please **exclude** the following: [\[comment\]](#) —

☐ Allow for pets [\[state any pets\]](#) —

☐ Please design for an impairment or disability

[\[Add comment as required\]](#) —

☐ Mechanical heating and cooling:

- ☐ Heat pumps (ducted, hi-wall, or floor vents)
- ☐ Radiators
- ☐ In-floor heating
- ☐ other
- ☐ No preference or TBS

Other function requirements:

[\[comment\]](#) —

N E X T S T E P

Great start! Here's what's next —

Please send a copy of this document to info@legacyarchitects.co.nz. Feel free to include any additional inspiration-images or comments you would like to share about your ideal place.

I will personally review your brief and respond in short order. If we are a good fit, I will arrange a consultation meeting in person at no charge to you. Video meetings available if you're outside the Auckland area. I look forward to hearing from you to start making your dream into a reality.

Sincerely,



Carl Wiggins
Architect | Director



LEGACY ARCHITECTS
DESIGN THAT ENDURES

