

Threadgold Architecture

Architect

Property Inspections

Threadgold Architecture offers property inspection reporting through the [Australian Institute of Architects'](#) wholly owned subsidiary [Archicentre](#). As an *Authorised Archicentre Architect*, **Threadgold Architecture** offers fully insured professional services to corporate, government and private clients for:

- property inspections
- dilapidation surveys
- home warranty inspections
- construction quality assurance inspections
- design consultation
- renovation design report
- new home design report
- building defect maintenance advice

Design Consultation

As an authorised [Archicentre Architect](#), the practice can be engaged through [Archicentre's Design Consultation](#) which is an ideal way to commence a project if you're unsure of your options. We will meet with you at your home to discuss your budget, lifestyle, spatial requirements and options for your home and site. A brief conversation can assist you to work out your best course of action and give you the confidence to proceed with the project. The areas to explore at the initial meeting include:

Lifestyle Discussion

- current lifestyle
- future plans and lifestyle changes
- optimising energy efficiency measures

Design Options

- can the existing building fabric be made more energy efficient/sustainable?
- should the renovation increase your house horizontally or add vertically – or both?
- what would be the most cost effective construction system?

Development Approval Parameters

- will local planning scheme and policy controls affect the design?
- what will be the timeframe for the project?
- is renovation, demolition and rebuilding or selling and moving elsewhere the best option?

Building Budget

- is the building budget realistic to achieve my goals?
- do I need to reconsider the brief to match the building budget?

[Archicentre](#) shall provide a written report, drafted by [Threadgold Architecture](#), summarising the discussion and meeting with associated project recommendations for next stage.

Whatever the outcome, a Design Consultation will help you to explore the possibilities and to decide if the preferred course of action is right. For example, if a new home, alterations and additions or a small development is feasible, you are able to upgrade to an [Archicentre](#) 'Small Renovation Concept' or 'Large Renovation Concept' and the Design Consultation fee shall be deducted. If moving into an established home is the preferred option, we provide an [Archicentre](#) Property inspection of the home (or maybe renovation advice prior to purchase).

Renovation Design Report

An [Archicentre Renovation Design Report](#) is an ideal way to explore the feasibility of the options for your renovation; whether extending your house, alterations or a second storey addition. [Threadgold Architecture](#) can prepare concept sketches to be presented at a second meeting, which will help realise your architectural dream. Collaborating with our practice, through [Archicentre](#), can assist you to explore ideas and find the best option for your renovation and give you the confidence to proceed with the project.

Lifestyle Discussion

- current lifestyle
- future plans and lifestyle changes
- optimising energy efficiency measures

Design Options

- can the existing building fabric be made more energy efficient/sustainable?
- should the renovation increase your house horizontally or add vertically – or both?
- what would be the most cost effective construction system?

Development Approval Parameters

- will local planning scheme and policy controls affect the design?
- what will be the timeframe for the project?
- is renovation, demolition and rebuilding or selling and moving elsewhere the best option?

Building Budget

- is the building budget realistic to achieve my goals?
- do I need to reconsider the brief to match the building budget?

New Home Design Report

An [Archicentre New Home Design Report](#) is an ideal way to explore the feasibility of the options for your new house. [Threadgold Architecture](#) can prepare concept sketches to be presented to you at a second meeting, which will help realise your architectural dream. Collaborating with our practice, through [Archicentre](#), can assist you to explore ideas and find the best option for your renovation and give you the confidence to proceed with the project.

Lifestyle Discussion

- current lifestyle
- future plans and lifestyle changes
- optimising energy efficiency measures

Design Options

- what design elements can be included to achieve energy efficiency?
- should the design incorporate one, two or three storey?
- what would be the most cost effective construction system?

Development Approval Parameters

- will local planning scheme and policy controls affect the design?
- what will be the timeframe for the project?
- is renovation, demolition and rebuilding or selling and moving elsewhere the best option?

Building Budget

- is the building budget realistic to achieve my goals?
- do I need to reconsider the brief to match the building budget?