Project Planning Pack

Finnis
Architecture
Interiors
Communities

Studio Overview

Studio Overview

Finnis Architecture and Interiors finds the extraordinary potential of any project, no matter the scale. The studio is made up of a young, dynamic team of architects and designers, who are dedicated to producing architecture that is considered and creative, and who also understand the realities of commercial constraints and planning processes.

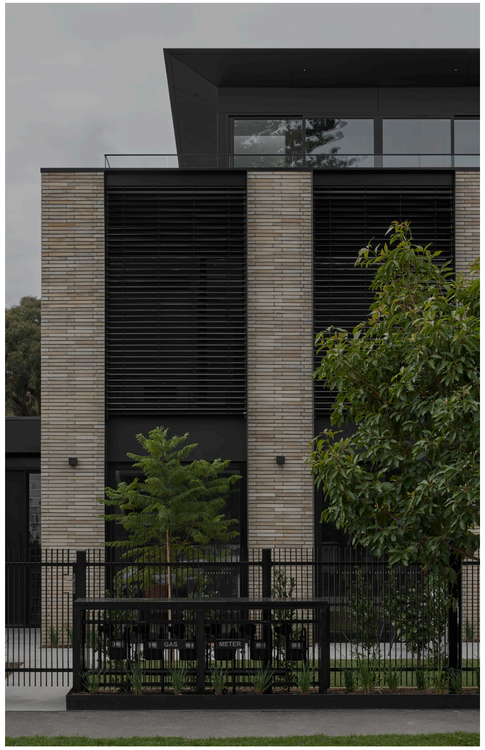
Finnis specialises in a multitude of projects, including single residential, multi-residential apartments, community housing, Greenfield and commercial developments.

The studio's constructed work tells the story of a business that has carved a niche through a commitment to first principles in sustainable design and social responsibility.

This philosophy is expressed through an uncluttered modernism appropriate to each project's place and specificity.

A collaborative approach, within the studio, clients and stakeholders, not only means that unexpected solutions are explored and initiated through the design process, but also generates the best possible outcome.

At Finnis, relationships are a priority, and the studio is proud of the great results it has attained for its clients.





Our Ethos

Architecture to us goes beyond the aesthetic. At Finnis, we begin each project by curating a highly considered set of spatial conditions, responding to program, light, aspect, and amenity.

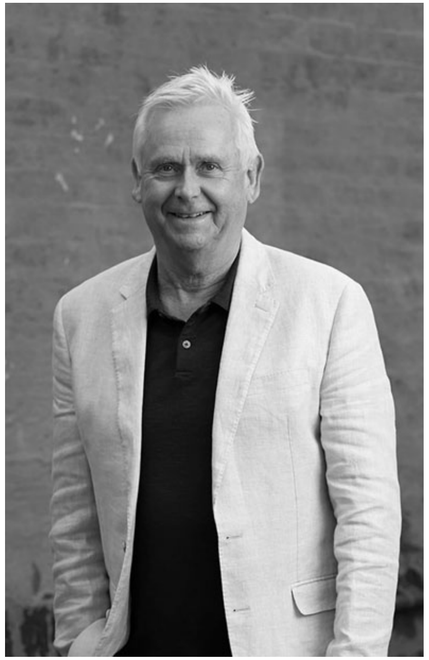
As a multidisciplinary studio, we ensure a cohesion between Architecture and Interior design to deliver projects that respond to our environments, with a clear sense of place, narrative, and timeless solutions, blinkered from the distraction of short-term industry trends.

We believe our best outcomes are a collaboration between client and designer, together developing spaces that facilitate and heighten our daily rituals of life: work, rest, and play.





Studio Leaders



We have an award-winning design team offering a wide range of architectural and interior design services. Combined with our experienced team of architects, and passion for achieving excellence in design, we ensure every project is nurtured in order to achieve the most desired result.

As the founder of Finnis, Les has established a studio with a strong architectural language and an open collaborative culture. He has a great ability to combine business acumen within design agendas.

He enjoys his role mentoring younger staff and gets great satisfaction from designing spaces that go beyond client expectations. Les graduated with an honours degree in Architecture and also currently serves in an advisory capacity within the UDIA's sustainability panel.

Les Finnis

Position | Founding Director

Qualifications | Bachelor of Architecture, Honours, University of Melbourne

Associations | Australian Institute of Architects (AIA), Association of Consulting Architects (ACA), Australian Institute of Company Directors (AICD), Urban Development Institute of Australia (UDIA) Sustainability Committee & Architects Registration Board of Victoria (ARBV)



Damon Hills

Position | Director

Qualifications | Bachelor of Architecture, Honours, RMIT & Bachelor of Arts (Interior Design), First Class Honours, RMIT

Associations | Australian Institute of Architects (AIA), Association of Consulting Architects (ACA), Australian Institute of Company Directors (AICD), Design Institute of Australia (DIA), Urban Development Institute of Australia (UDIA) & Architects Registration Board of Victoria (ARBV)



Danielle Kriehn

Position | Director

Associations | Urban Development Institute of Australia (UDIA)



Reza Khamas

Position | Senior Architect & Team Leader

Qualifications | Master of Architecture, University of Adelaide, Bachelor of Architectural Design, Architecture and Environmental Design, University of Adelaide & Bachelor of Architectural Engineering, Architectural Engineering Technology, Azad University

Associations | Australian Institute of Architects (AIA)& Association of Consulting Architects (ACA)

Our Process

Our first meeting

As a team of experienced architects and interior designers, we can also provide you with examples of previous projects we've completed and address any enquires you may have regarding the design process. These initial steps will serve as a solid foundation for a collaborative and productive partnership that will ensure successful outcomes throughout your project.

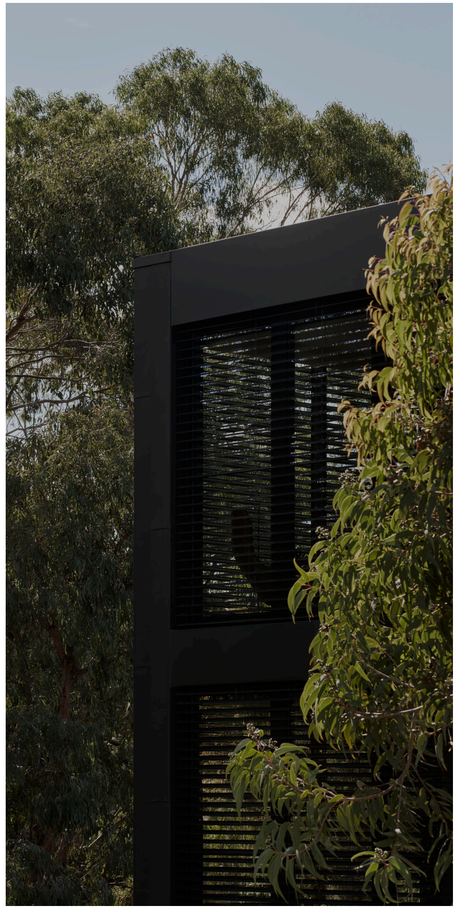
We start with an initial meeting in our office or on site. We recommend you come prepared with an understanding of your goals for the project. It helps if you can bring drawings, photos (from Pinterest or Instagram), or anything else that shows us what you hope to create. We can also show you some relevant projects that we have worked on and answer any questions you may have about the process.











From the beginning

At Finnis, we are dedicated to delivering exceptional design outcomes. Our goal is to guide you through every stage of the design and building process, resulting in a final product that surpasses expectations and showcases innovative architecture, all while managing budget and time constraints.

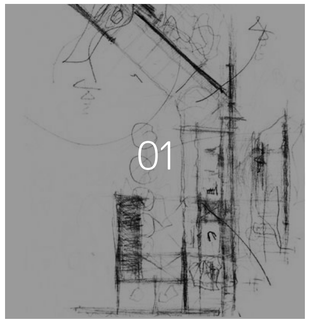
Fees & Services

Upon establishing our continued involvement in your project, our team will prepare a comprehensive service and fee proposal tailored to your specific needs. This proposal will include a detailed summary of the design brief, as well as the various stages of our involvement that you may require. To ensure transparency and clarity, the proposal breaks down the project into distinct design and construction stages, each accompanied by associated fees. The project phases include Schematic Design, Detailed Design, Town Planning, Interior Design, Design Development, Construction Documentation, Contractor Selection and Construction Stage Services. In addition, we work closely with estimators and quantity surveyors to ensure the projects costing is reviewed at key milestones.

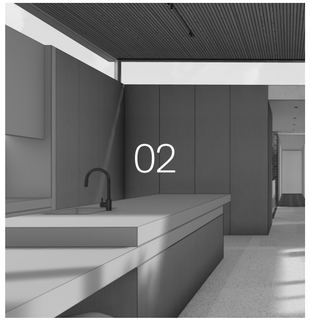
Once you have accepted the services and fee proposal, work will be programmed to commence on the design stages of your project.

Our Process

Initial Quantity Surveyor Report



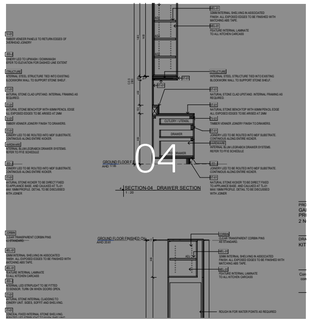
Updated Quantity Surveyor Report

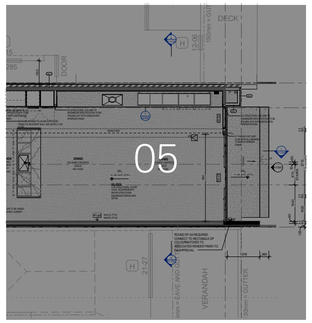


Planning Permit Obtained



ARCHITECTURAL DESIGN



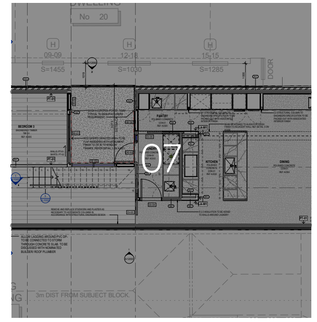


INTERIOR DESIGN

Updated Quantity Surveyor Report



Building Permit Obtained



ARCHITECTURAL DOCUMENTATION

Architectural Schematic Design

In this phase, our team commences by conducting a thorough assessment of the site conditions, taking into account the surrounding environment to determine the optimal placement and design of the building that complements the site's assets while working within any constraints.

We prepare a series of sketches for you and discuss the various options and how they work with your site and lifestyle. With your approval of a concept design, we proceed to the detail design stage.

Architectural Detail Design

Detail Design is the rationalisation of the design proposal. The Architecture and Interior Design team refine the design by way of external and internal materials, preliminary interior connections, and town planning requirements.

These drawings may also be provided to sub-consultants for an initial review. An updated estimate of the cost of works will also be completed.

Architectural Town Planning / Regulatory Approval Application

The approvals process can differ across projects. We will take you through the processes available for your project at the beginning of this stage.

We take great care in preparing all the necessary documentation for your project, including any development application that needs to be submitted to the relevant authorities. This may include a variety of documents such as plans, diagrams, analyses, studies, and reports. Our team can also attend a pre-submission meeting when required and assist in the lodgment of all applications with the relevant authorities on your behalf.

Interior Design Design Development

Interior Design services relate to the internal spaces. This will include an investigation of materiality, joinery design and internal detailing.

While a separate phase in our process, the Interior Design team will collaborate with the architects from project inception to curate the spatial planning and ensure a holistic design approach.

Interior Design Construction Documentation

During this phase, Interior Designers will develop the construction documentation package. This will include a full suite of drawings, lighting plans and schedules to ensure the project can be accurately tendered and constructed.

Materiality, joinery design and internal detailing will also be refined in this process.

This phase may involve a series of external consultants to aid in the appropriate selection of finishes, fixtures and fittings.

Architectural Design Development

During the Design Development phase, we take the approved concept design sketches and transform them into a comprehensive set of detailed drawings and documents. These drawings will provide precise planning and focus on the form of the building, including the selection of the most appropriate materials for the project.

To assist in visualising the building from all angles, we provide a series of plans, elevations and 3D perspective views.

Architectural Construction Documentation

During this phase the architects will develop the construction documentation package. This will include a full suite of drawings and schedules to ensure the project can be accurately tendered and constructed.

This phase will require a series of external consultants to acquire a building permit, such as; Building Surveyor, Structural Engineers etc.

Our Process









ADDITIONAL SERVICES

Post Submission Services /VCAT

Finnis will assist with any further information as requested by Council in order for the application to be advertised and approved. This may include arranging, attending and recording meetings with the client, council and/or objectors, liaison with the relevant authorities and consultants throughout the advertising process, up until council decision and/or their failure to determine the application.

Throughout the process, we will also respond to requests for information and make document revisions when necessary to obtain a fully endorsed set of Town Planning documents.

Contractor Selection

Selecting the appropriate builder is a crucial aspect of any project. While we have established partnerships with several outstanding builders, we are also open to forming new relationships.

In the event that you have a specific builder in mind, we will arrange a meeting to evaluate their work process and gather insight from prior clients or architects with whom they have collaborated.

Once the builder has been selected, we will draft the contract for signing.

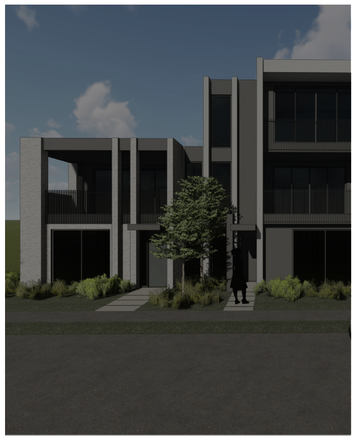
Construction Stage Services

Our preferred method is to use an approved contract by the Australian Institute of Architects and Master Builders of Australia, which grants the architect the ability to manage the project on your behalf. The contract includes various provisions to ensure the owner's security throughout the process. During construction we manage the relationship with the builder and administer the contract from start to finish.

Furniture Curation

An optional service as part of the Interior design phases, our Interiors team can curate and schedule furniture packages to complete the project.

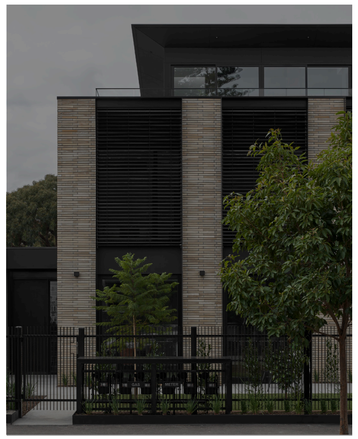
Typologies



Multi Residential | High Density

Featured: Mickleham Road

About: 260 lots designed in accordance with small lot code. The project adapted an interior centric approach. Ensuring the dwellings were amenity and plan driven. This then dictated the lot sizing for the site. A large portion of the site was allocated to green space to ensure young families and targeted demographic are able to grow and connect throughout the estate.



Multi Residential | Low Rise

Featured: 10 Asling Street, Brighton

About: A commercially driven development, 10 Asling Street utilises refined detailing with price sensitive materiality to deliver a considered and timeless approach to multi-residential architecture. This resolves into a cost-effective design that maximises yield across six bespoke three storey townhouses in the heart of Bayside Brighton.



Commercial | Office

Featured: Victoria

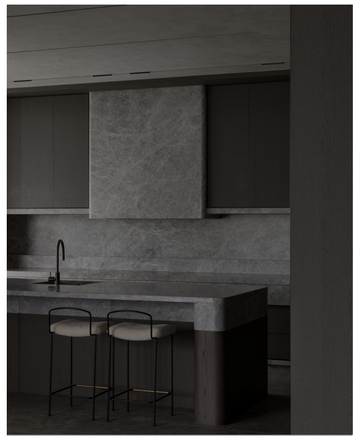
About: Primarily designed as a commercial project for a financial service, the mixed use project blends into its surrounding Albert Park context with the front facade stepping back to alleviate direct sight lines to the street scape, while the rear facade clad in brick responds to the urban and rear ally street scape.



Hospitality

Featured: Navi

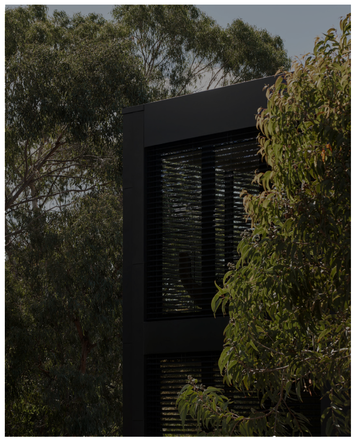
About: Navi has the feel of rural, earthy Australia with the background of the Westgate bridge. Navi was an exercise in creating architecture that would flow on and become an extension to the meals it produced by providing an atmosphere for diners that would allow for a multi-faceted, sensory experience.



Luxury Residential

Featured: Cliff House

About: Conceived as a contemporary beach house, Cliff house aims to pivot from the everyday ideology of “the coastal beach house”. It was clear from project inception that the dwelling was to command its cliff side location using natural stone to provide a sense of weight and permanence.



Luxury Duplex

Featured: Countershade

About: Situated in a direct proximity to a lush nature reserve, one could be mistaken for thinking this striking dual occupancy dwelling was located in a rural setting. Countershade was an exercise in downsizing for a client without compromising their connection to outdoor space and the feeling that comes with the family home.

Selected Projects


Cliff House, Portsea

“Not your average beach house….”

Conceived as a contemporary beach house, Cliff house aims to pivot from the everyday ideology of “the coastal beach house”.

It was clear from project inception that the dwelling was to command its cliff side location using natural stone to provide a sense of weight and permanence.

Upon arrival, we wanted to ensure a sense of grandeur and anticipation. This interplay between architecture and experience is woven into the spatial planning, resulting in a series of spaces leading off a clear axial vista that extends from the rear of the property boundary to the cliff edge.

Although it was important for the architecture to read monolithic, it was vital to ensure the interiors softened the overall composition while still reading highly restrained and sympathetic to the projects overarching design aesthetic.

Timber veneer is used on expanse to dissolve the connection between joinery and built form, ensuring a continuous spatial experience that guides you between zones.

The realised product is a holiday home that will age and patina gracefully as it further nestles itself within its surrounding naturally landscaped context.

PROJECT DETAILS

Name: Cliff House
Scope: Architecture & Interiors

Project Team
Architecture: Damon Hills
Interiors: Michael Welgus
Type: Single Residential
Levels: 2 + Basement

MEDIA / PRESS

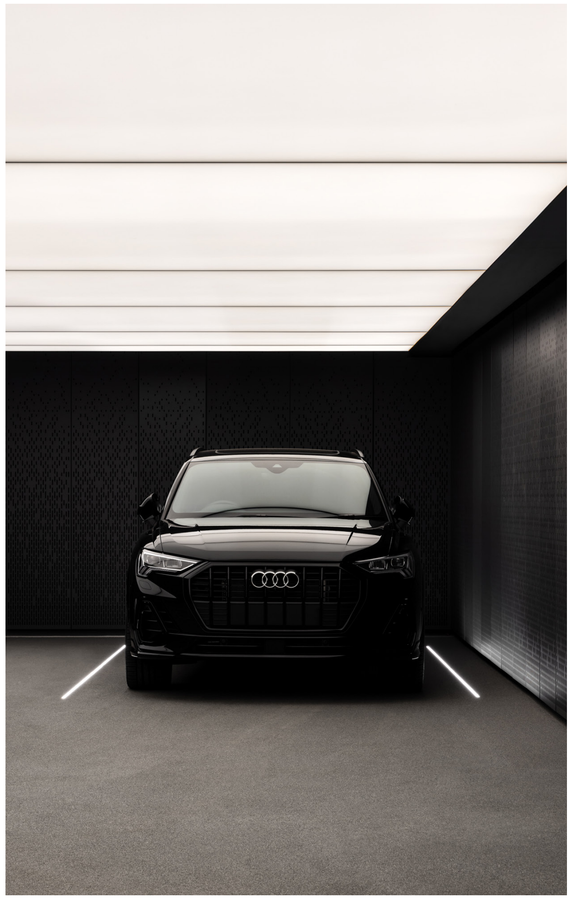
Est Magazine “Home Tour, Cliff House”
The Local Project - “Atmospheric Heights” Cliff House by Finnis















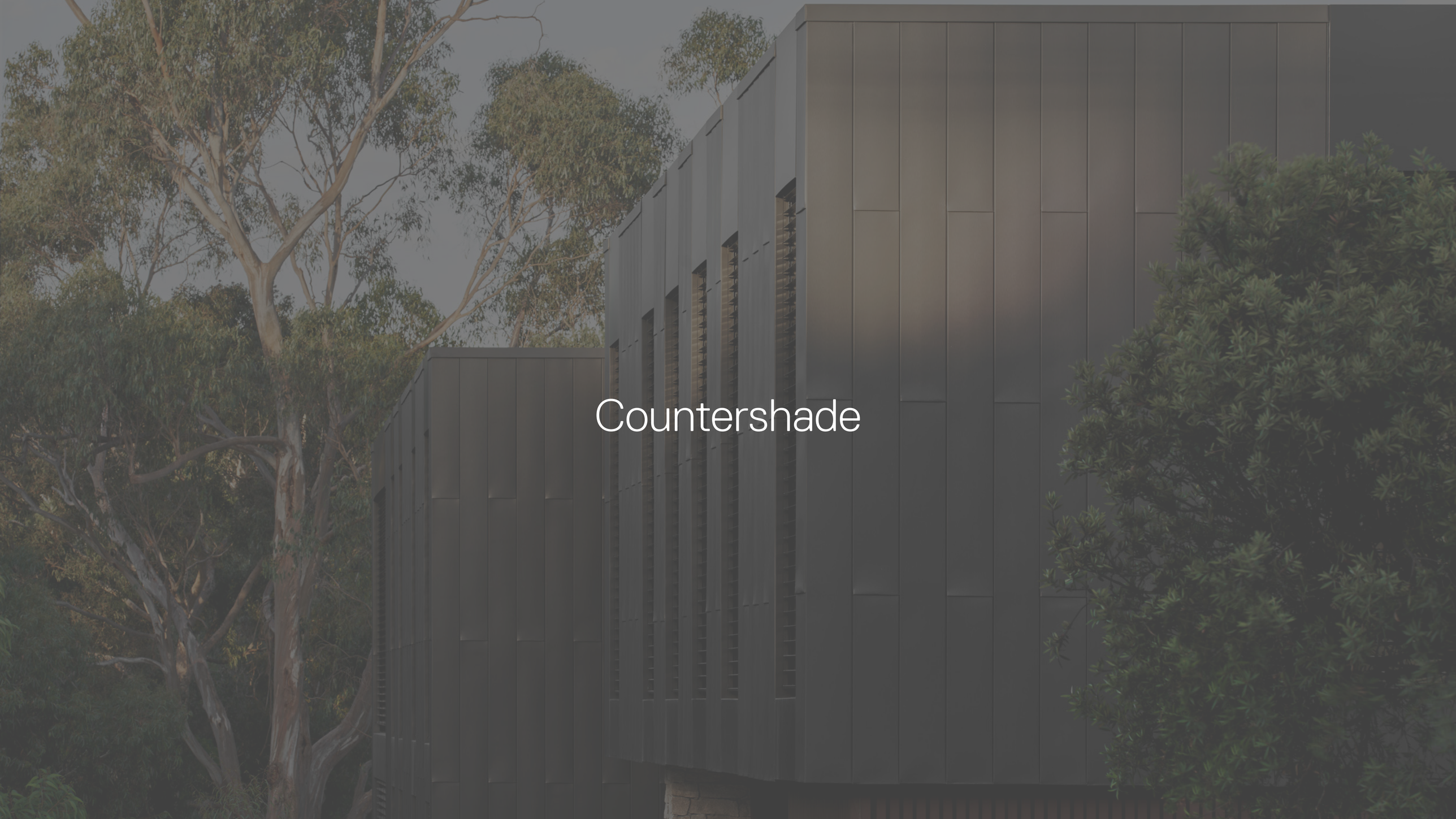











Countershade

“A home amongst the gumtrees….”

Situated in a direct proximity to a lush nature reserve, one could be mistaken for thinking this striking dual occupancy dwelling was located in a rural setting.

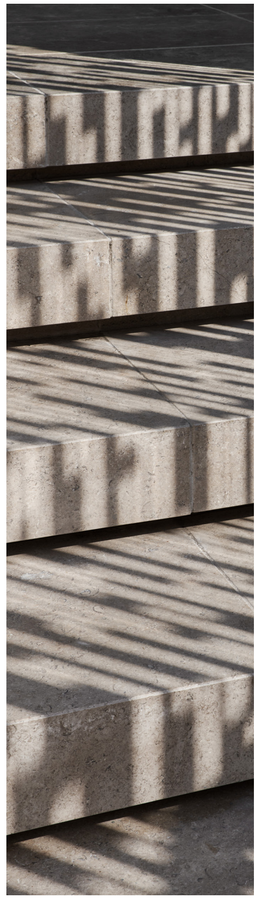
Countershade was an exercise in downsizing for a client without compromising their connection to outdoor space and the feeling that comes with the family home.

The home is located on Boon Wurrung and Woi Wurrung country, with the view of the native flora being a key driver in the project’s creation. The project aims to camouflage through associative colour blocking and reflectivity, which is something that has been learned in the wild allowing for co-existence and driving concept behind “Countershade”.

The dappled light that casts through the venetians, the subtle rustle of the trees, and the breeze flowing through the house create a true celebration of the surrounding landscape.

Whilst Countershade is a dual occupancy development, it was foremost a process of understanding and encompassing the principles that underpin a home - not just a piece of architecture.







PROJECT DETAILS

Name: Countershade
Scope: Architecture & Interiors Design

Project Team
Architecture: Damon Hills
Interiors: Michael Welgus
Type: Residential Duplex
Levels: 2 + Basement

MEDIA / PRESS

AIA Awards: Listed (Multi Residential - Duplex)
The Local Project - “Muted Recession” Countershade by Finnis














Quarry House

“A timeless four bedroom family home….”

The design incorporates Bluestone tiles on both the interior and exterior of the house, a contemporary adaption of a material that was historically utilised in Victorian-era buildings. Being a natural and aged material immediately integrated the new build into its context, giving the feeling of a home that has been there for years and will be for many to come.

PROJECT DETAILS

Name: Quarry House
Scope: Architecture & Interiors Design

Project Team
Architecture: Damon Hills
Interiors: Michael Welgus
Type: Single Residential
Levels: 2 + Basement

MEDIA / PRESS

2018 Victorian Architecture Awards: Listed in Best New Residential Architecture

2018 Wallpaper Magazine: Finnis Architects design a house extension clad in bluestone for a growing family in Melbourne

2018 Dwell Magazine: Textured Bluestone Marries Minimalist Design in This Timeless Abode

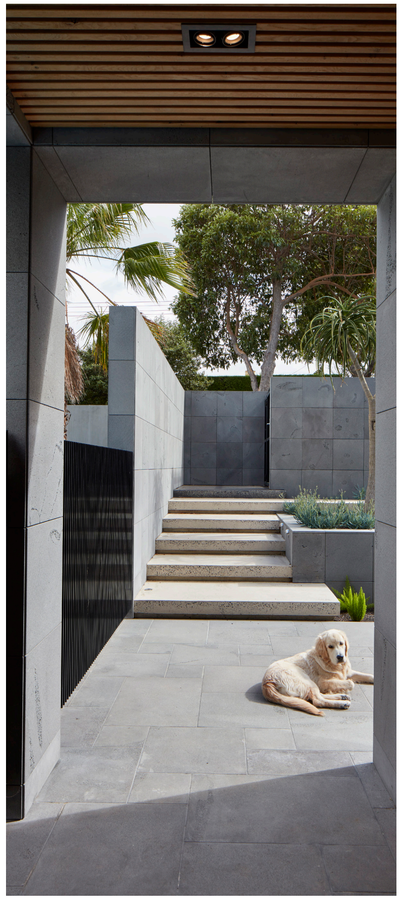
2018 Design Milk: The Bluestone Clad Quarry House

2018 Home World Design Architecture and Interior Magazine: Quarry Residence

2018 The Coolector: Quarry House

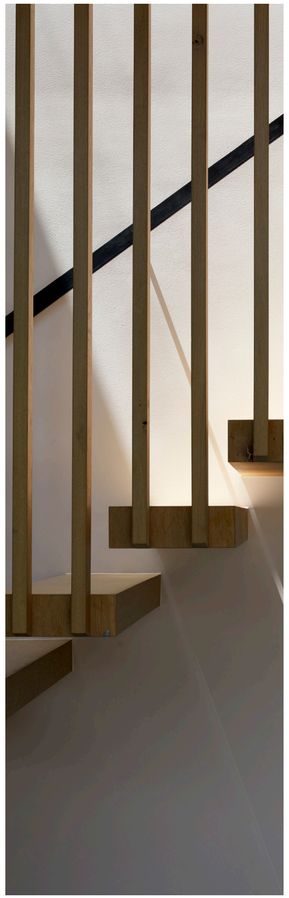
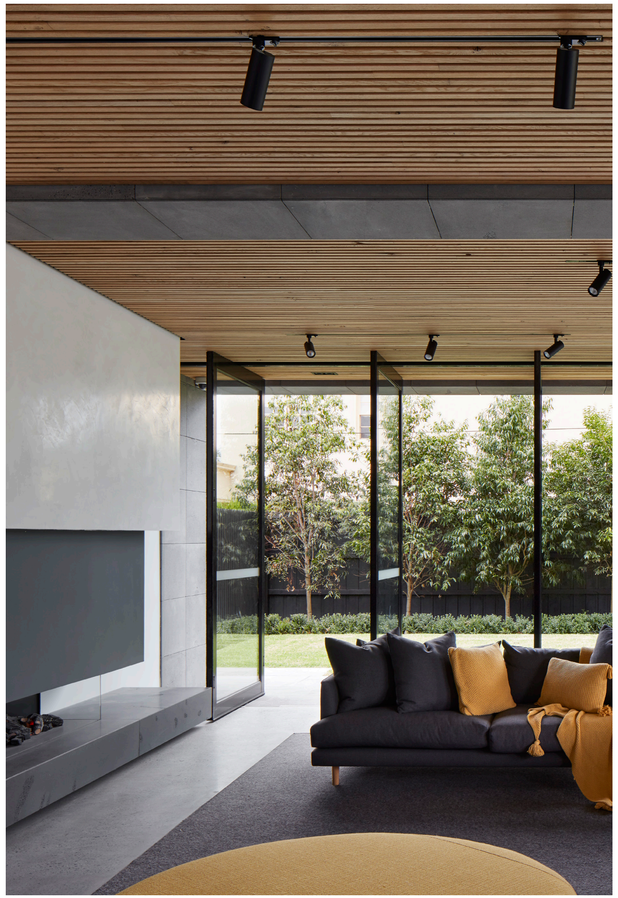
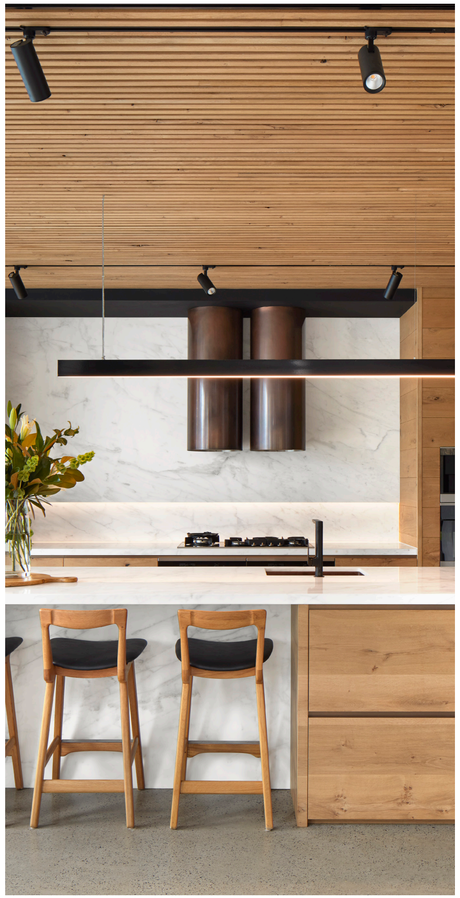
2018 Architecture and Design: Quarry House An exemplar of modern living









Sandringham Duplex

“A downsizer product, without compromised amenity….”

The project features a highly restrained Pallete of form lined concrete, operable metal louvers and internal timber detailing.

Designed for downsizers, the entire first floor acts as a self contained apartment, avoiding the need to circulate daily through the remainder of the home.

PROJECT DETAILS

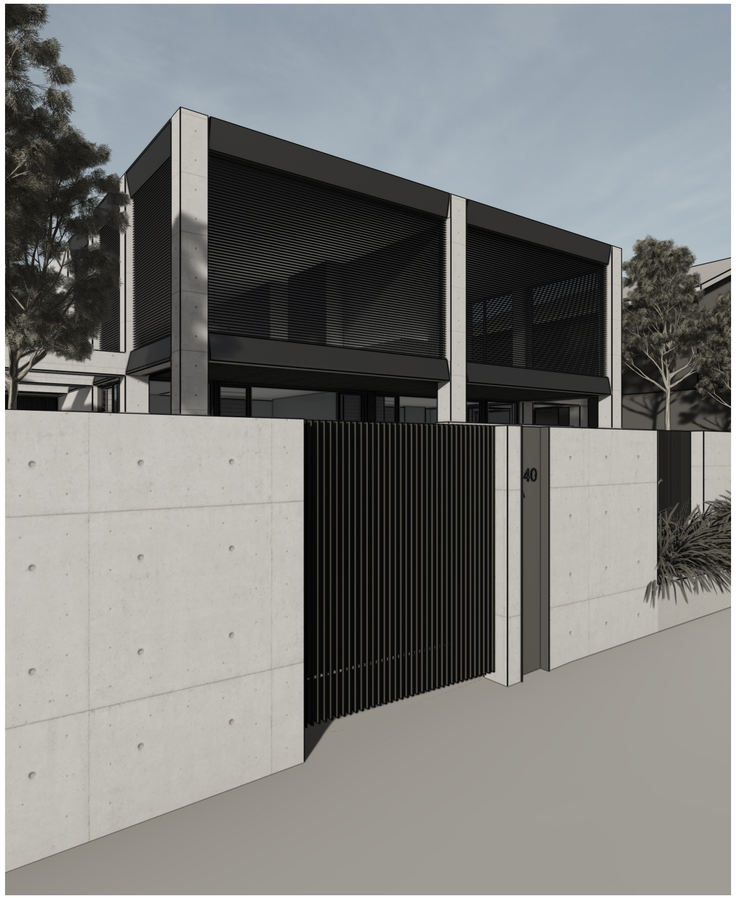
Name: Sandringam Duplex
Scope: Architecture & Interiors Design

Project Team
Architecture: Damon Hills
Interiors: Michael Welgus
Type: Residential Duplex
Levels: 2 + Basement

Currently on the drawing board... Stay tuned.



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Finnis Architecture and Interiors

“Connecting people with place”