

# DESIGN CONCEPT

JENNY & LEWIS CLARK



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## WELCOME

Thank you for the opportunity to assist with refining a design concept for your renovation and extension. It has been a thoroughly enjoyable and rewarding project to work on thus far.

Please take your time studying the provided information. A ‘Next Steps’ guide is included toward the end of this presentation document.

Bear in mind this design is *conceptional only* and most elements are basic and purely illustrative at this stage. The opportunity for refinement is offered moving forward.

All questions and feedback are welcome and I’m eagerly anticipating your response.



## CLIENT + PROJECT OVERVIEW

### CLARK HOUSE

#### FULL RENOVATION & EXTENSION

250sqm approx.

*Exterior Materials:* TBA

*Flooring:* TBA

*Wall Colour:* TBA

*Ceiling Finish:* TBA

*Architraves:* TBA

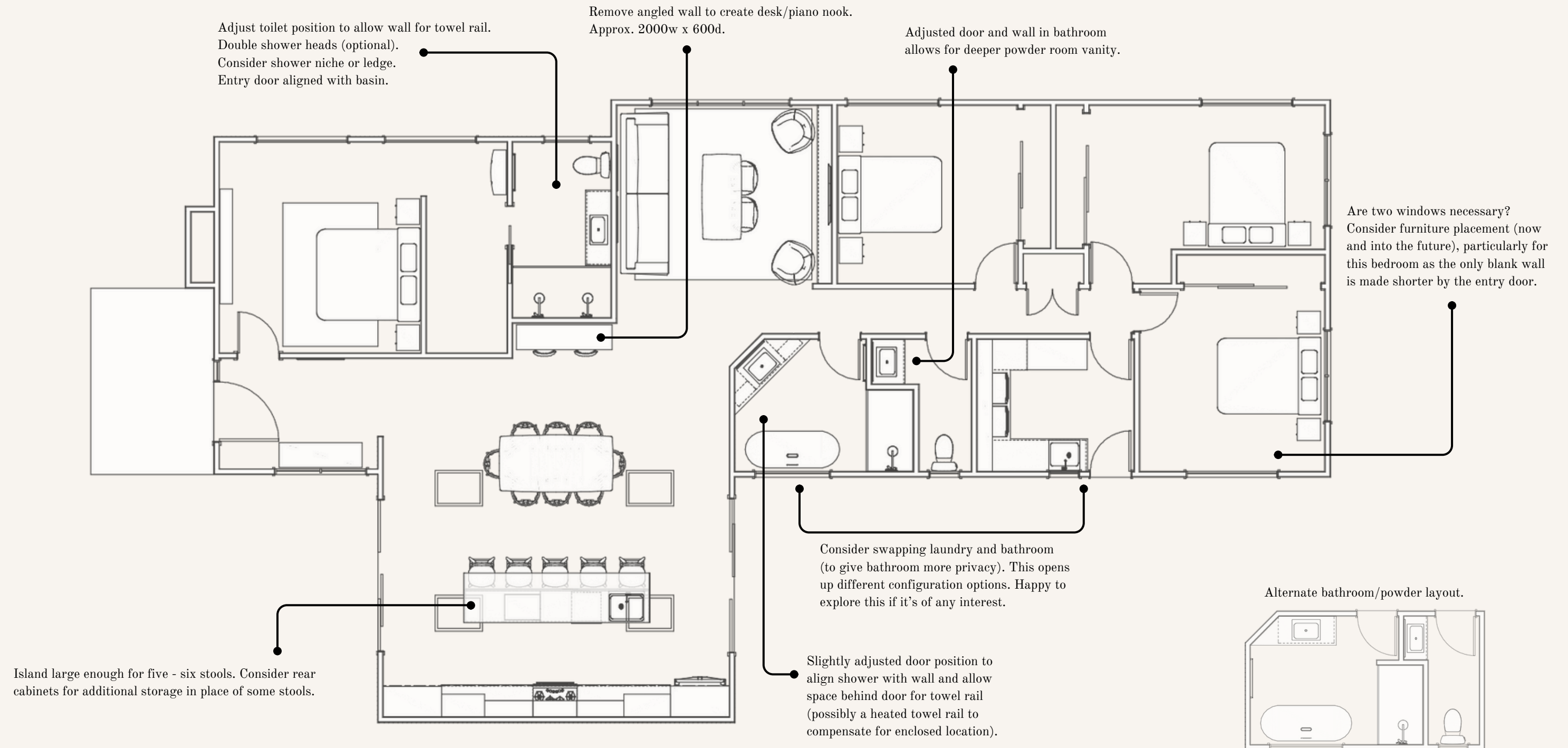
*Joinery:* TBA

A full house renovation and extension for a young family of four.

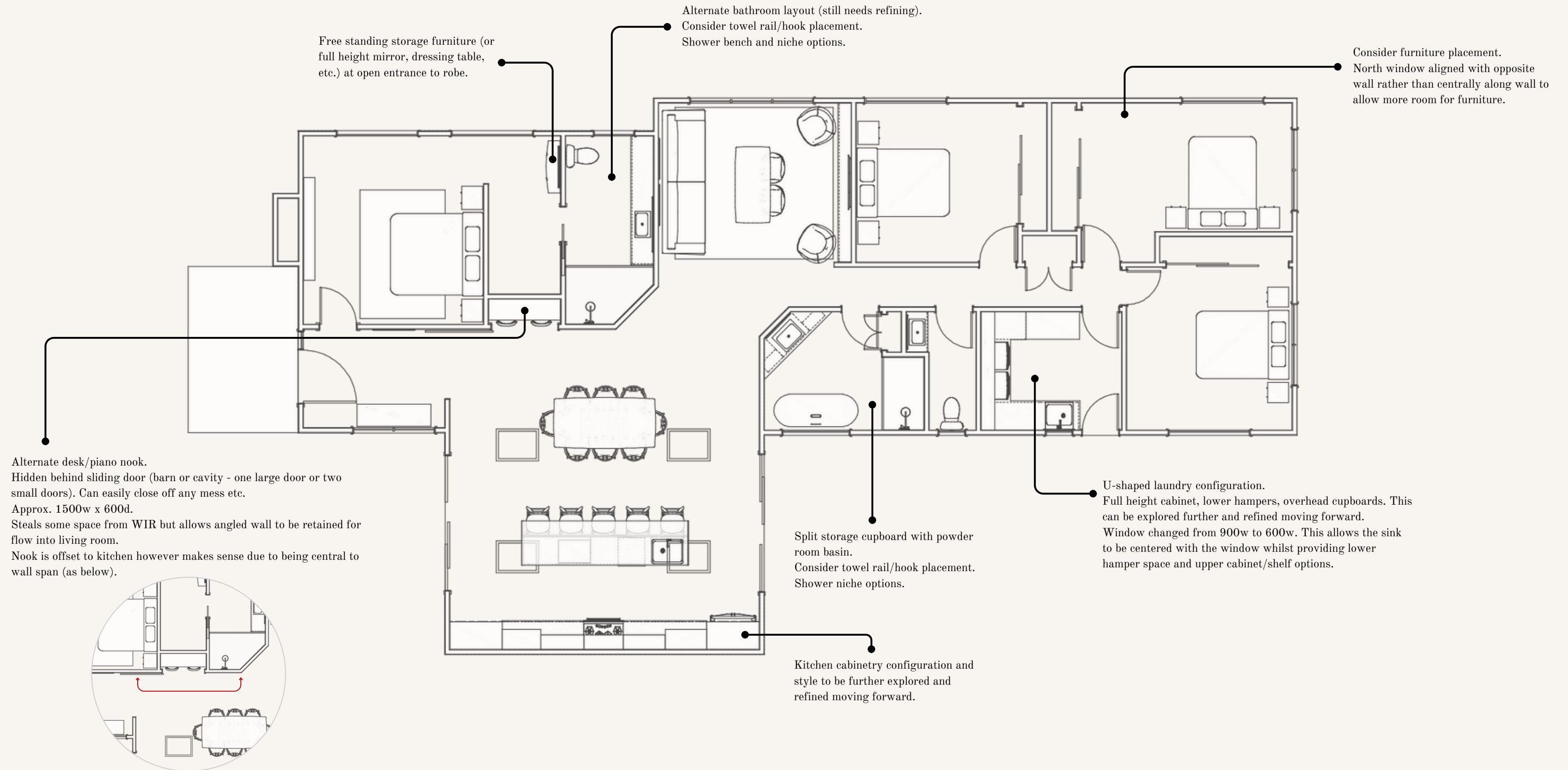
Reconfiguration of existing dwelling with a focus on improving aspect and flow, along with a modest addition to create a more spacious and open-plan interior which provides better indoor-outdoor connection and offers practical future-proof solutions.



# FLOOR PLAN | CONCEPT 1



## FLOOR PLAN | CONCEPT 2



## 3D WALK-THROUGH MODEL



CLICK IMAGE TO VIEW

For full information regarding using and viewing 3D models, please refer to the official [3D Model Viewing Instructions](#).

These models offer multiple viewing capabilities and several quality variables, including cross section sliders, rendering technique controls and a range of navigation tools. Ensure you explore all the options to make the most of this interactive opportunity.

Materials and products shown are illustrative only. Where actual items have been incorporated, they have been represented as accurately as possible. Lighting conditions may vary from those in reality. Unless previously arranged, areas outside the scope of this concept are not shown in the design.





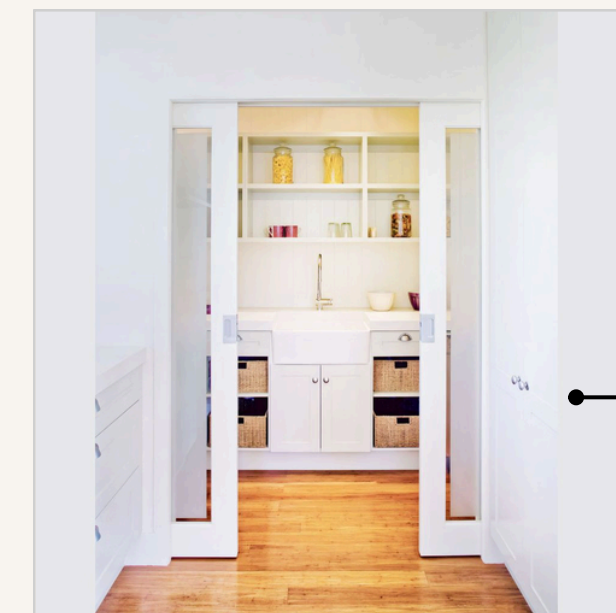
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## DESK/PIANO NOOK | DOOR INSPIRATION

### SLIDING BARN STYLE

Whilst the term “barn door” often conjures a farmhouse style aesthetic, there are many variables for these handy exposed sliders. From traditional to contemporary, they can be a decorative feature or incredibly streamline. The options are almost endless.



### CAVITY SLIDER STYLE

If hiding your door is more appealing, consider cavity slider options. Even more pertinent (albeit often also more expensive) may be pocket hinged doors which can be recessed into a wall cavity.

## VAULTED CEILING | KITCHEN & DINING



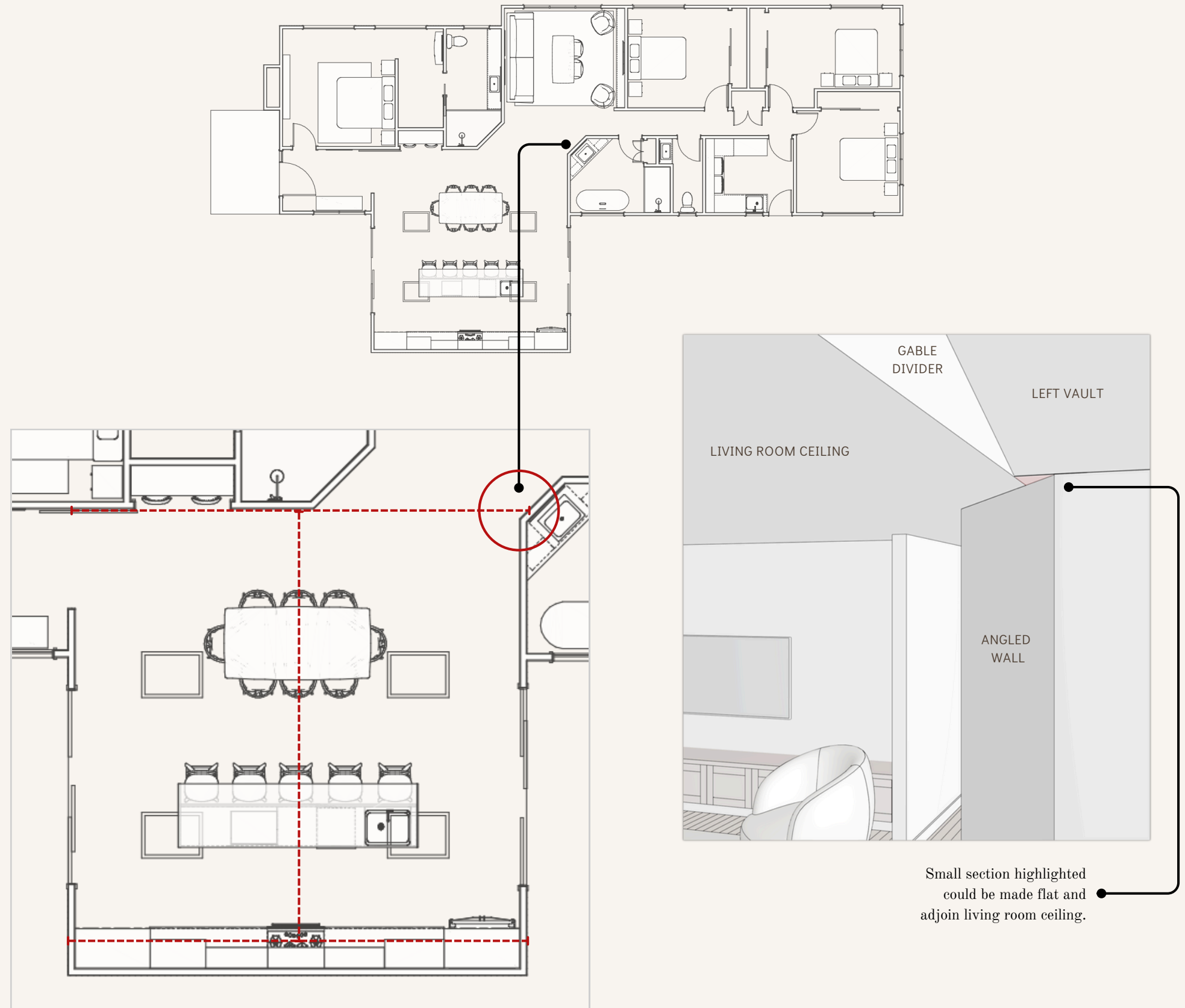
### 360° PANORAMA

CLICK IMAGE TO VIEW

#### ALIGNMENT ISSUES

I have vaulted the entire ceiling over the living and dining space which you can view in the above panorama. This presented a problem where the vault junctions with the angled bathroom wall as the alignment is slightly off. The result is a “left-over” small triangular section of ceiling. You can explore options with your draftsperson and builder. A simple solution is to make this small portion of ceiling flat (in-line with the living room). Another option may be to lengthen the east kitchen wall to align, however this would impact the angle of the bathroom wall.

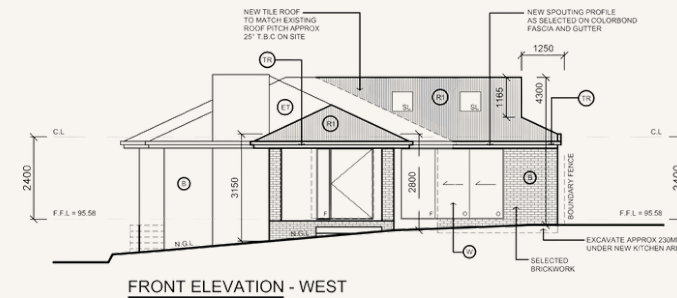
View diagrams to the right for a visual explanations.





## PORCH ROOF STYLES

Have you considered the roof possibilities over your front porch? Given it will govern the appeal of your facade, it's an important factor. I noticed it's currently a basic hip roof. Please see some alternatives below. Happy to explore different avenues and finish options moving forward.



HIP

As per the current plans. Hip roofs are simple and work well if you want something basic but can come across as a little flat and generic.

## DUTCH GABLE

Combining a hip and gable, this option provides a more decorative look and ties-in with the dutch gable over your kitchen.

FULL GABLE

Providing a little more impact, a full gable offers height and multiple finish opportunities. They work well with traditional and character homes.

## INSPIRATION



FULL GABLE



DUTCH GABLE



### FULL GABLE WITH PEDIMENT DETAIL



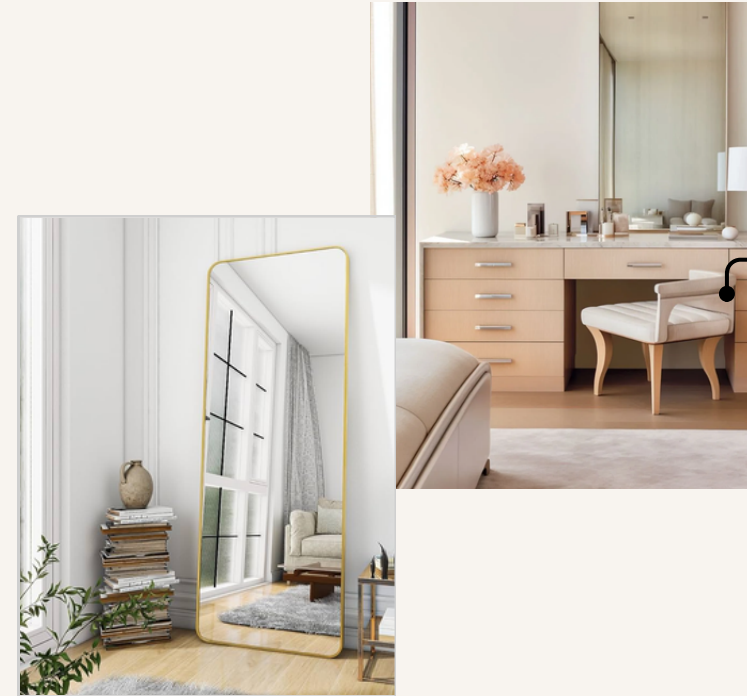
SKILLION

These are simply general examples of how the different roof styles may be detailed. Not knowing the general style you're going for there are, of course, many possibilities. I have also included a skillion option here if you find a more contemporary look appealing.,

Materials shown are illustrative only. Roof plane angles may differ to technical drawings due to view perspective.



## DESIGN CONSIDERATIONS | MOVING FORWARD



### DRESSING TABLE/MAKEUP VANITY

As the open wall into your walk-through-robe is relatively visible from your bedroom, consider using it for a “pretty moment” - a free-standing make-up vanity/dressing table, a full-height mirror or an attractive storage item.



### SHOWER COMPONENTS

Whatever floor plan you choose, there are several shower configuration options, including avenues to incorporate bench seats, multiple water heads and niches or ledges as desired.

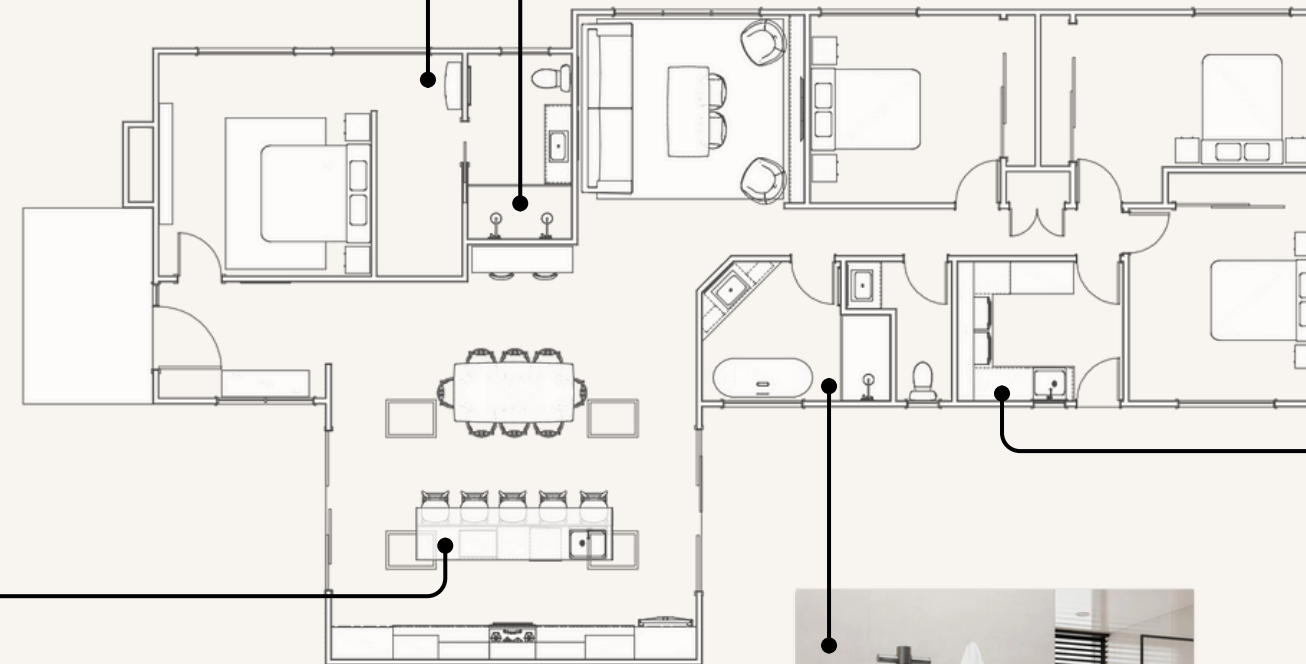
### LAUNDRY HAMPER

With the appropriate design, there should be ample space in your laundry for pull-out or tilt-front clothes hamper.



### KITCHEN ISLAND REAR STORAGE

The proportions in your kitchen allow ample room for incorporating additional storage (as desired) at the rear of your island whilst still providing space for up to four stools.



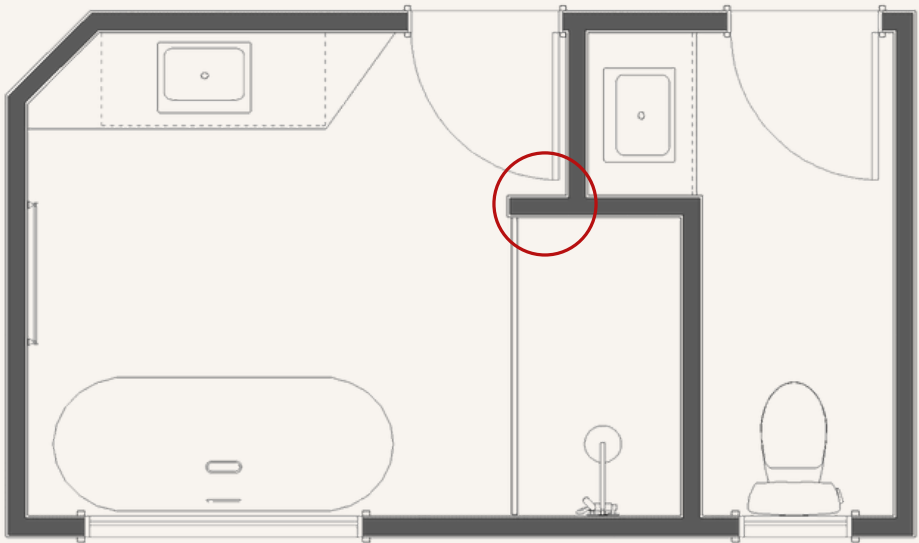
### TOWEL BARS

If you have trouble finding practical (within close vicinity to shower/bath) wall space for towel rails, and you aren't a fan of standard hooks, consider heated vertical towel bars. These can easily be positioned in narrow expanses.



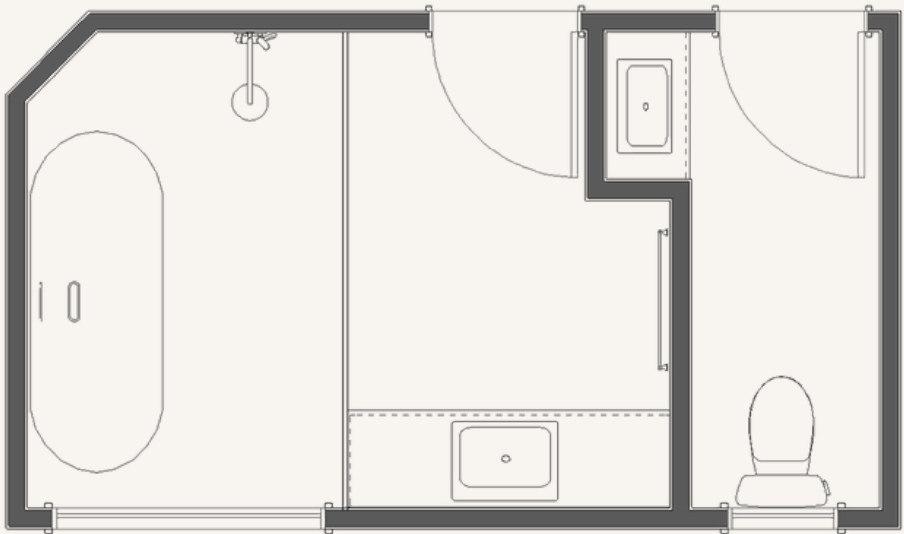


REVISION | BATHROOM LAYOUT OPTIONS



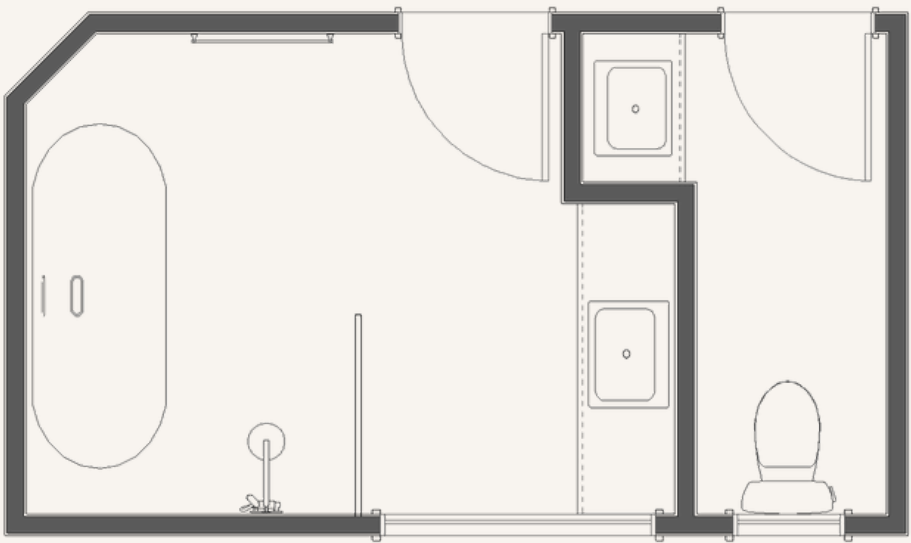
OPTION 1 (CURRENT - AS PER PLAN)

Consider extending shower wall slightly (near entry door - as indicated above). Existing plan has shower corner overhang visible from doorway. This could prove problematic (both visually and practically) for screen application.



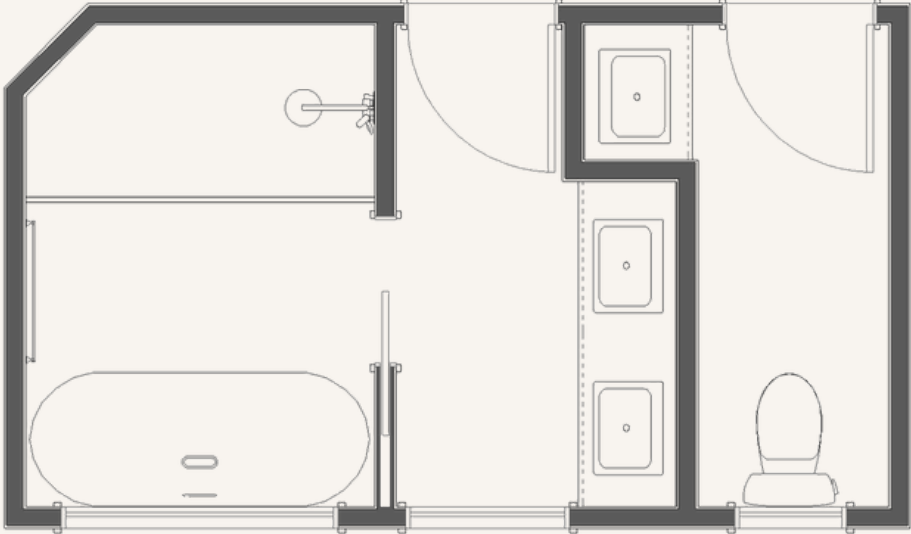
OPTION 3 (WET ROOM STYLE - B)

Slightly narrower vanity in powder room to allow bathroom entry door symmetry with bathroom vanity. Nice line-of-sight as vanity is main focus upon bathroom entry. Have shown continuous wet area screen but could break into two (or one partial) screens.



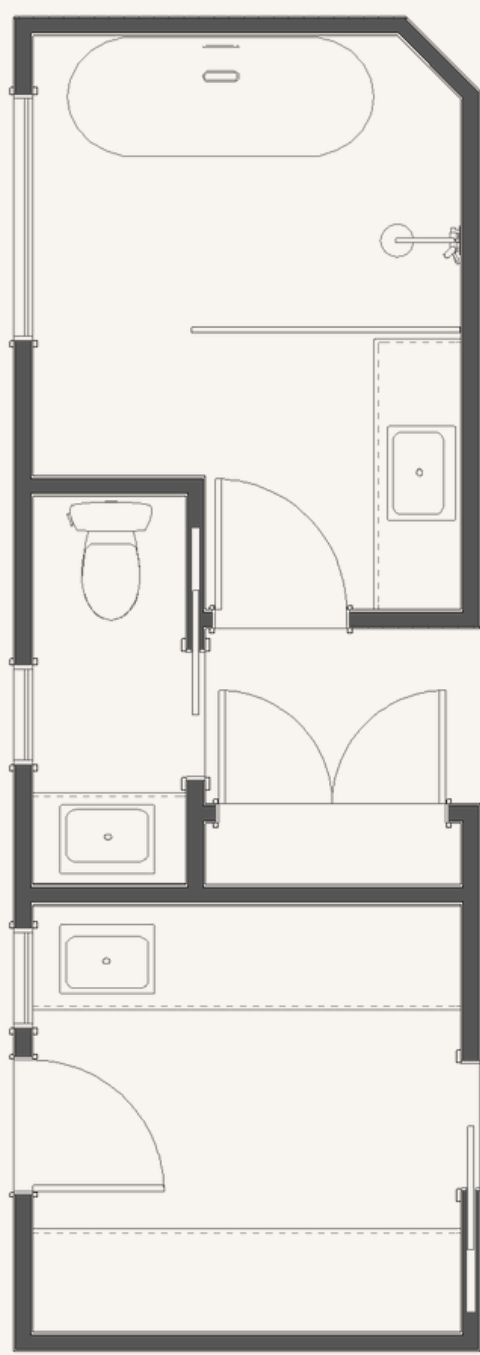
OPTION 2 (WET ROOM STYLE - A)

Adjusted window location to allow walk-in style wet room area. More substantial vanity area with option for dual basins. Could switch shower from South to North wall.



OPTION 4 (TWO-WAY STYLE)

A popular option for shared bathrooms which provides full privacy from the vanity area to the bathing area, allowing two people to use the space concurrently. Have shown dual basins though you could opt for a single basin and more bench space.



ALTERNATE  
BATH/POWDER/LAUNDRY  
CONFIGURATION

Utilising the same footprint I had a play around with turning the powder room horizontally.

This is purely food-for-thought and only one possible layout option.

There's no need to adopt this configuration if it makes moving forward more difficult or you prefer the current layout.

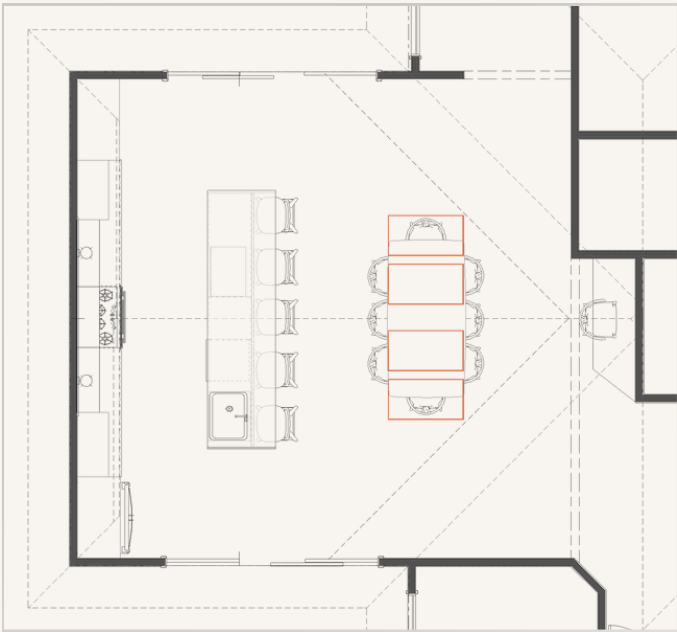
Examples shown are illustrative only and not intended to be finite. Different elements from separate options are included to demonstrate possibilities and may be interchanged between plans where practicable.

REVISION | SKYLIGHT OPTIONS

OPTION 1 (HORIZONTAL - OVER DINING)



CLICK IMAGE TO VIEW PANORAMA



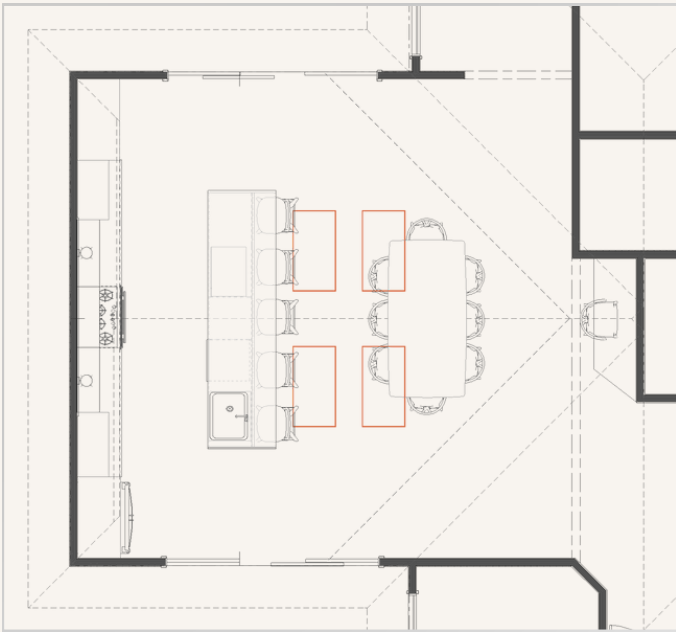
In order to avoid the roof plane junction and allow for skylights positioned purposefully over the dining area, you could orient them horizontally.

Skylights shown in rough indicative placement only.

OPTION 2 (VERTICAL - BETWEEN ISLAND & DINING)



CLICK IMAGE TO VIEW PANORAMA



If you would prefer to retain vertical skylights, you could locate them centrally to the room overall by positioning them between the kitchen island and dining area.

Given you have so much glazing near your kitchen, there is no “need” for skylights at that end of the space so you can certainly relocate them to allow for pendant lighting over the island.

That said, you still want any skylights to look considered and balanced within the overall room, and need them to be viable - this particularly refers to placement in relation to avoiding any roof plane junctions.

Of course, your actual chosen skylights will further dictate general appearance and requirements.

INSPIRATION





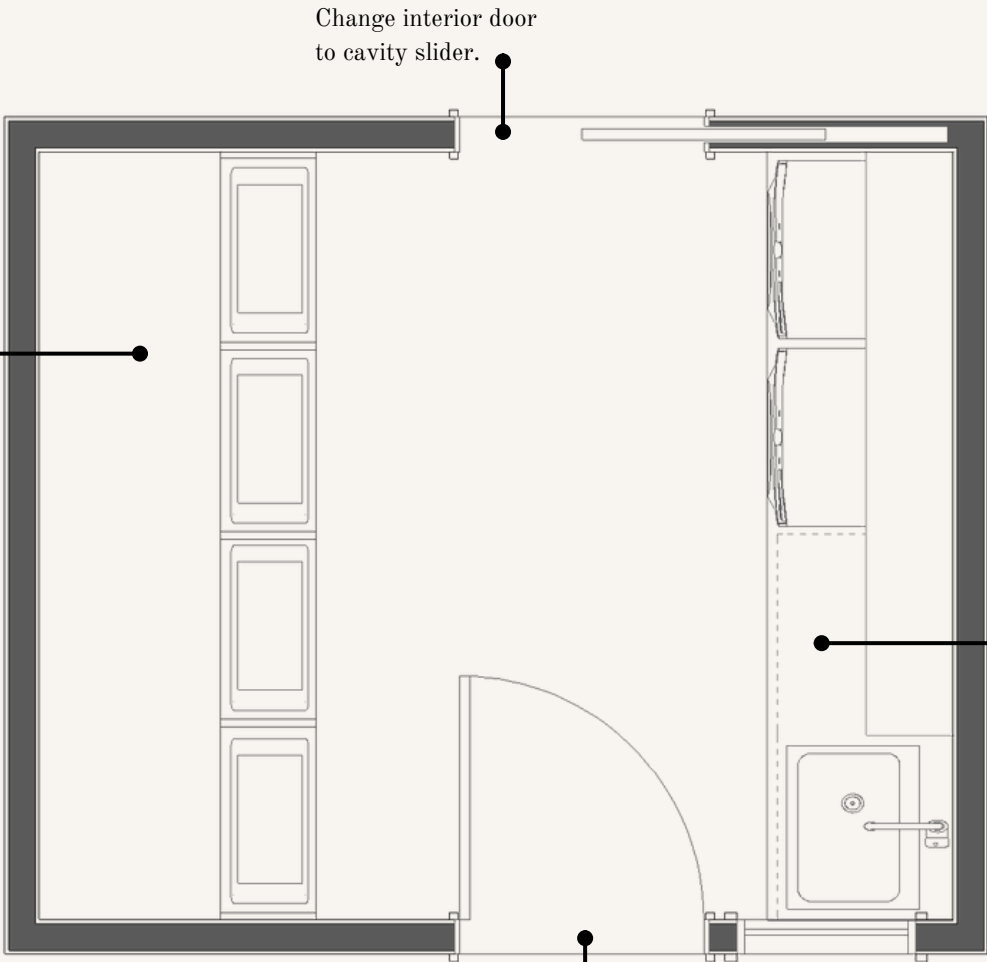
REVISION | LAUNDRY LAYOUT ALTERNATIVE



WEST ELEVATION



EAST ELEVATION



Design is conceptual only.

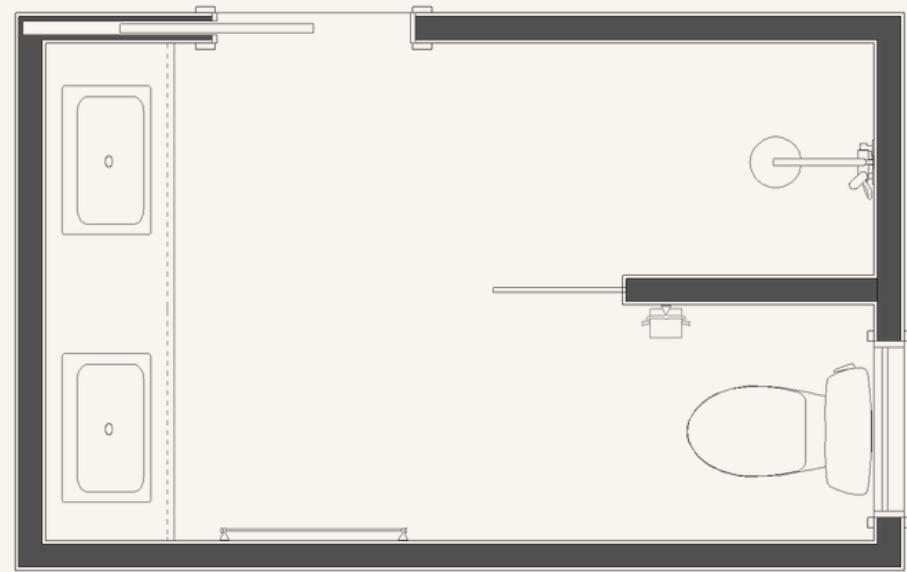


DOLLHOUSE CROSS-SECTION

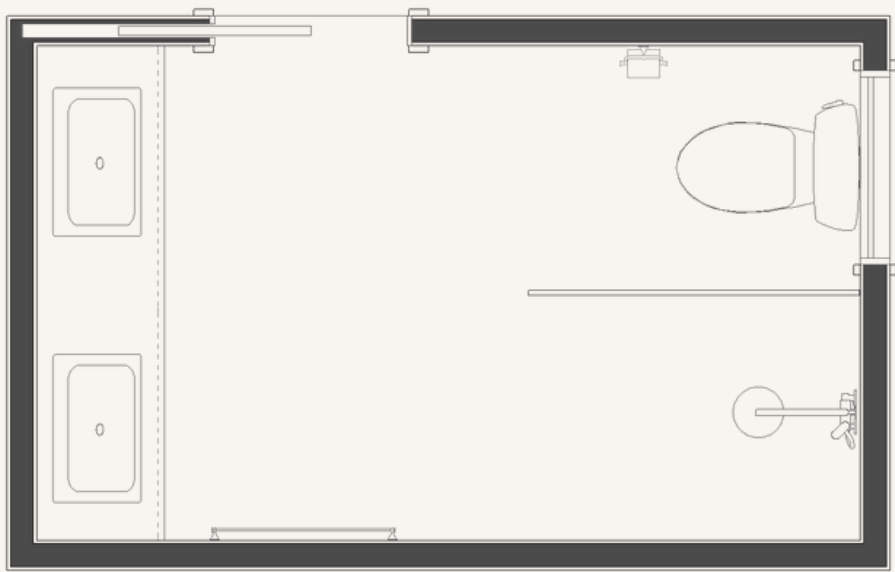
INSPIRATION  
Mudroom style cabinet ideas incorporating lower bench seating with tall uppers.



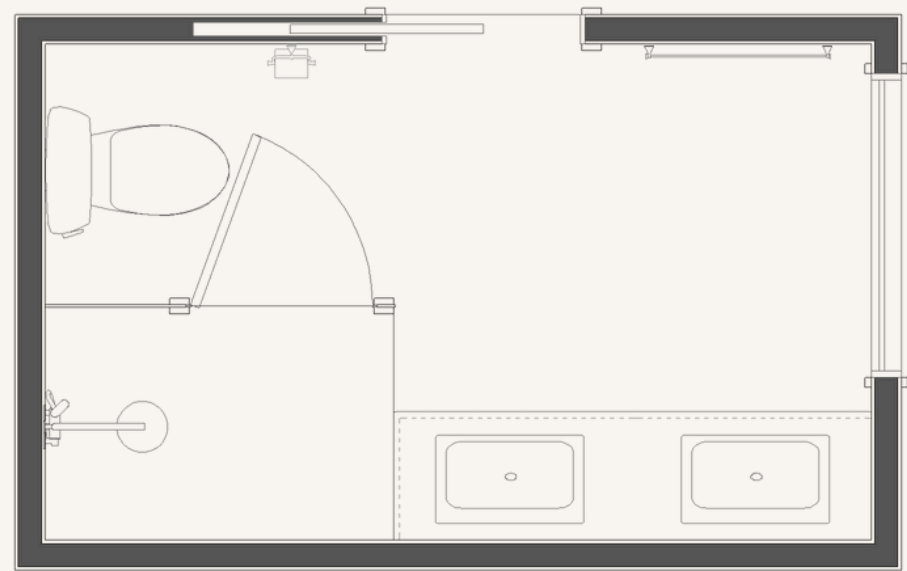
REVISION | ENSUITE LAYOUT OPTIONS  
DOUBLE VANITY PRIORITY



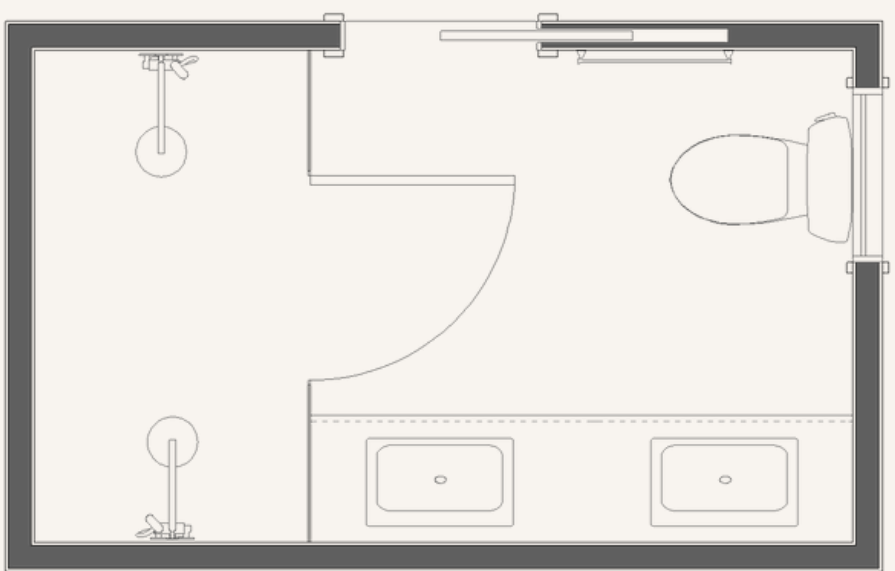
OPTION 1  
Slightly adjust door position from WIR in order to locate double vanity on South wall with split shower/toilet on North wall. Could use a half or full wall for toilet concealment/privacy, or a single glass panel if you prefer a more open feel.



OPTION 2  
Basic variation to Option 1 switching shower and toilet position. Again, could consider full or half wall options to separate shower and toilet. Could also consider enclosed shower with door as opposed to walk-in shower (Option 1 can also accommodate this).



OPTION 3  
Side-by-side shower and toilet on South wall. Could have shower door hinge so it opens either in or out for ease of access.

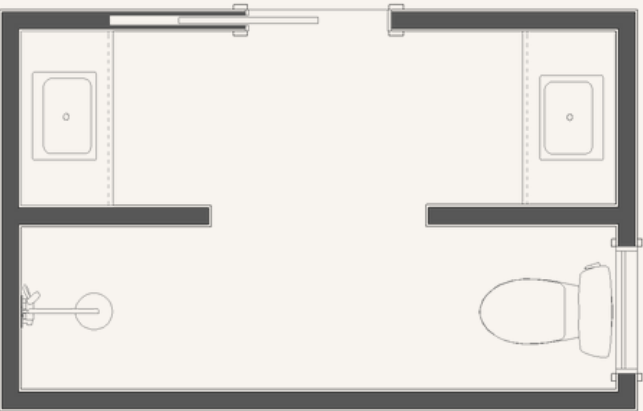


OPTION 4  
Similar to initial layout but with toilet turned 90°. This allows floor space at the vanity to comfortably access the second basin (approx. 600mm). Shower configuration merely illustrative.

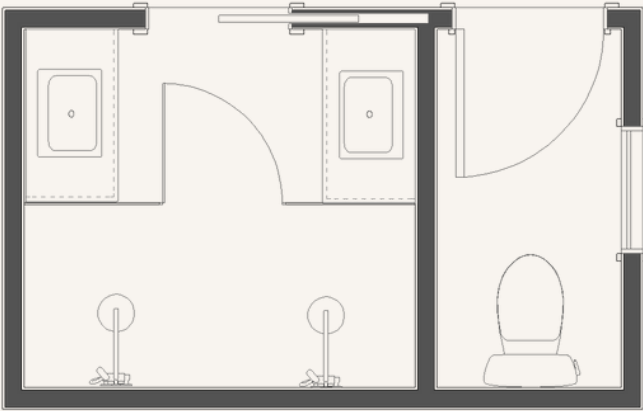


WILDCARDS

Split vanities offer each user their own individual space. This kind of layout also provides privacy for the toilet and shower. Dividing walls could be half or full, with partial glass as desired. This is just a sample of the layout opportunities. Happy to explore other options and share virtual examples for further clarity as needed.



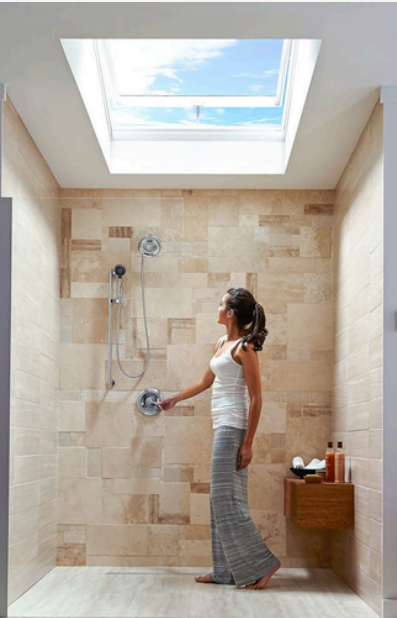
CONCEALED SHOWER & TOILET



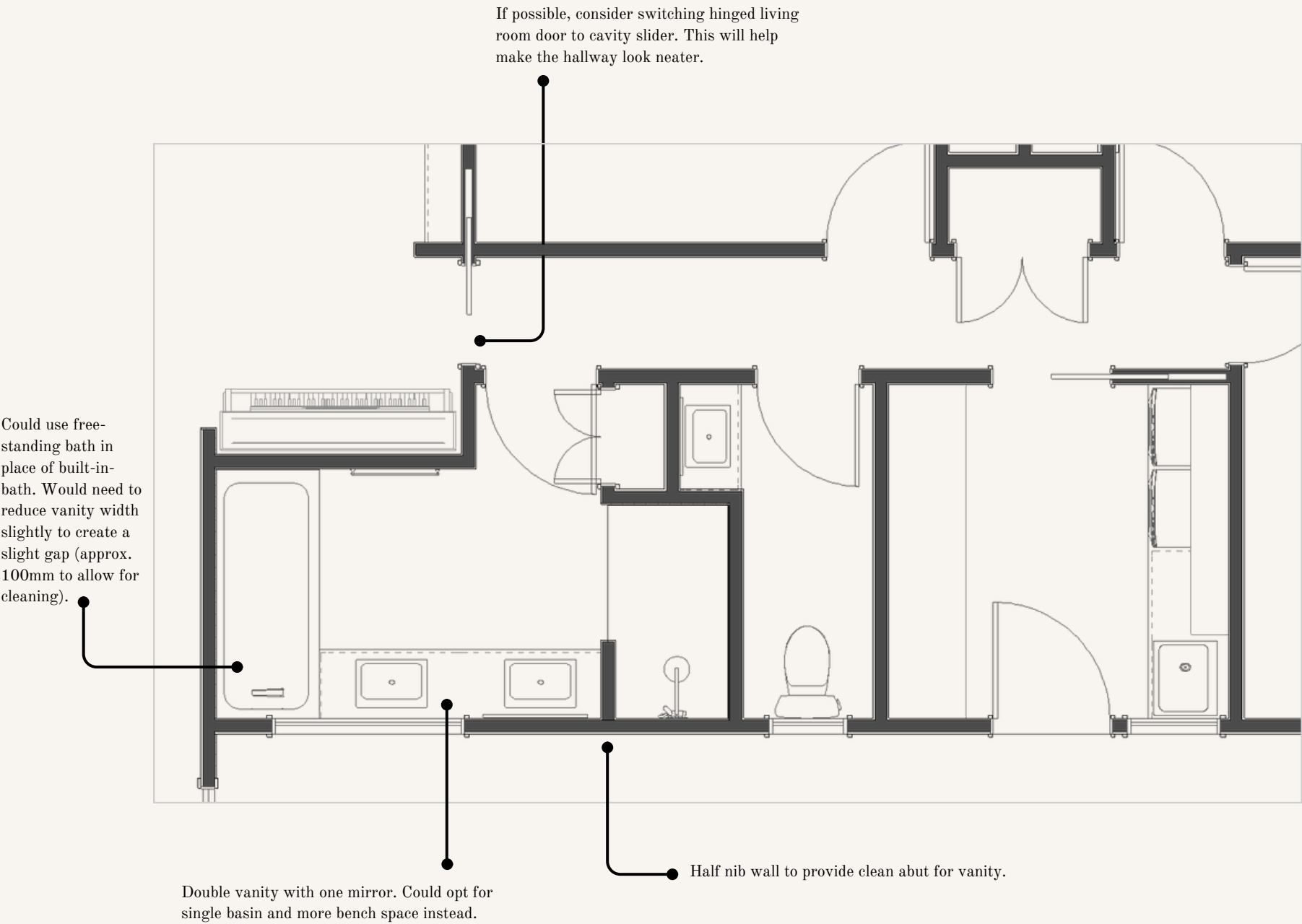
SEPARATE TOILET

SKYLIGHT OPTIONS | INSPIRATION

Consider adding a skylight depending on your chosen layout configuration to inject more light as needed.



REVISION | BATHROOM CHANGES  
TO ACCOMMODATE PIANO NOOK



VIDEO





## NEXT STEPS

### ACKNOWLEDGMENT & REVISIONS

Upon receipt of this document, please send a brief acknowledgment email letting me know it has been successfully accessed. Carefully review the Design Concept provided and request any adjustments, if needed. Further revisions will be offered as required.

### VIRTUAL WALK-THROUGH MEETING

If you have multiple adjustment ideas, or would simply like a more in-depth tour of the concept, a Virtual Walk-Through Meeting provides the opportunity to navigate around the 3D model and live edit the concept. I'm more than happy to accommodate this as required.

### INSPIRATION EXAMPLES

To help me determine your general style direction please curate a collection of notated images showcasing any design preferences. If needed, I am more than happy to assist with this.

### FURTHER QUESTIONS & ASSISTANCE

Please don't hesitate to reach out with any questions or assistance enquiries.



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