

DESIGN CONCEPT

CRACKNELL



TABLE OF CONTENTS

02	09
Welcome	Floorplan Variations Sectional Sofa
03	10
Project Overview	Concept Components & Possibilities
04	11
Before	Scheme Concept Board
05	12
Mood + Inspiration	Panoramas
06	13
2D Floorplan	Renderings
07	15
3D Floorplan	Fireplace Variations
08	16
Floorplan Variations 3 Seater Sofa	Next Steps

WELCOME

Thank you for the opportunity to develop a design for your living room. 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.

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



Kristine Franklin
FOUNDER & LEAD DESIGNER

PROJECT OVERVIEW

ADDRESS

84 Meander Road, Hurstbridge, Victoria

SPACE

Living Room (17sqm approx.)

BUDGET

\$10,000 approx.

BRIEF

A living room refurbishment for a 1970s built, multi-generational home.

Spatial planning exploration to maximise layout and create a multi-purpose space which delivers balance, comfort and functionality.

An updated aesthetic which embraces the property's character and works with the existing architectural features whilst presenting a more modern, fresh and light look and feel.

Inclusion of current pieces as specified, along with the introduction of select new items as appropriate, including the replacement of floor coverings and window dressings plus a fireplace refresh.

BEFORE

PAINTED HIVE INTERIORS

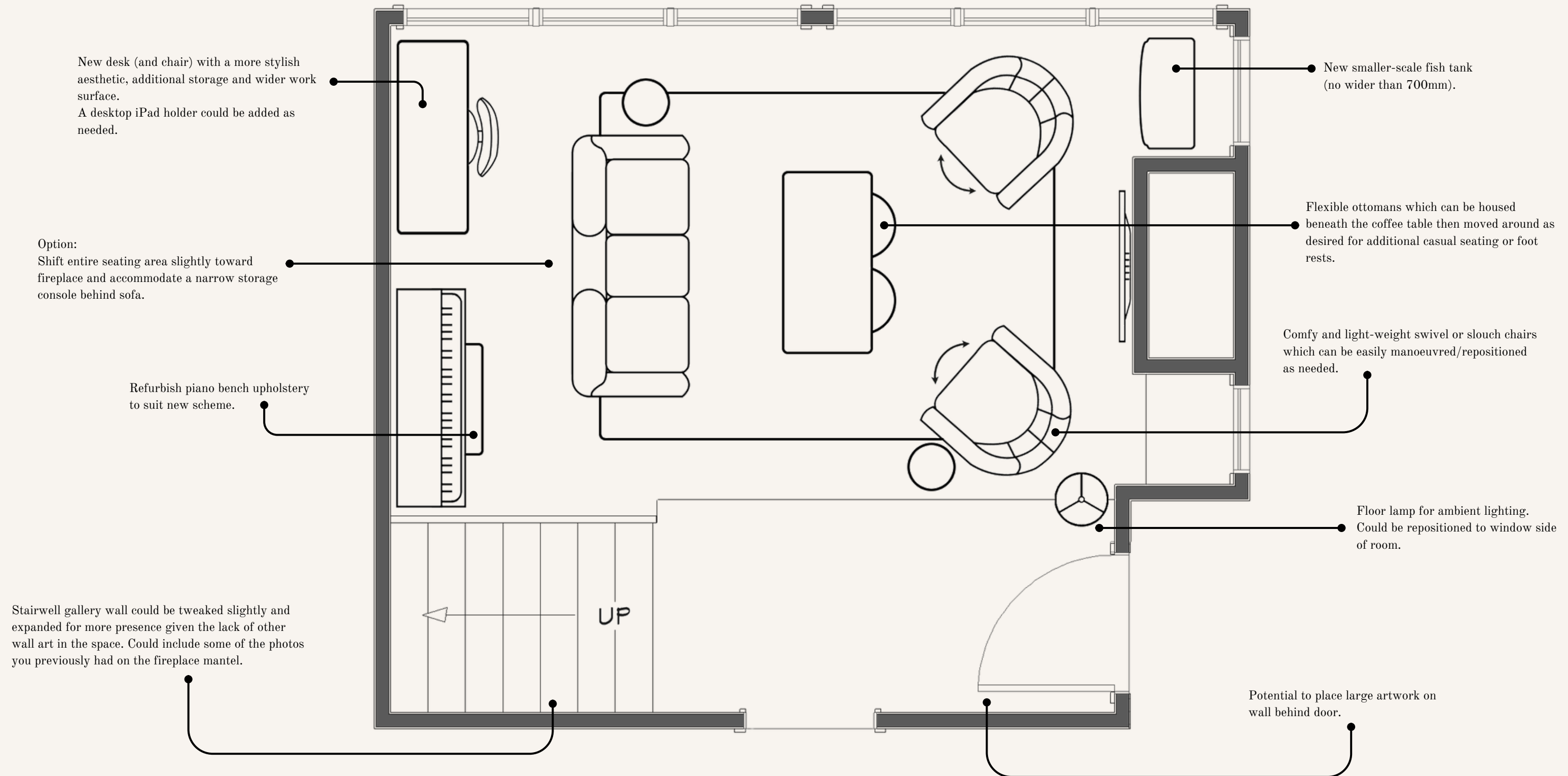


MOOD + INSPIRATION



PAINTED HIVE INTERIORS

2D FLOORPLAN



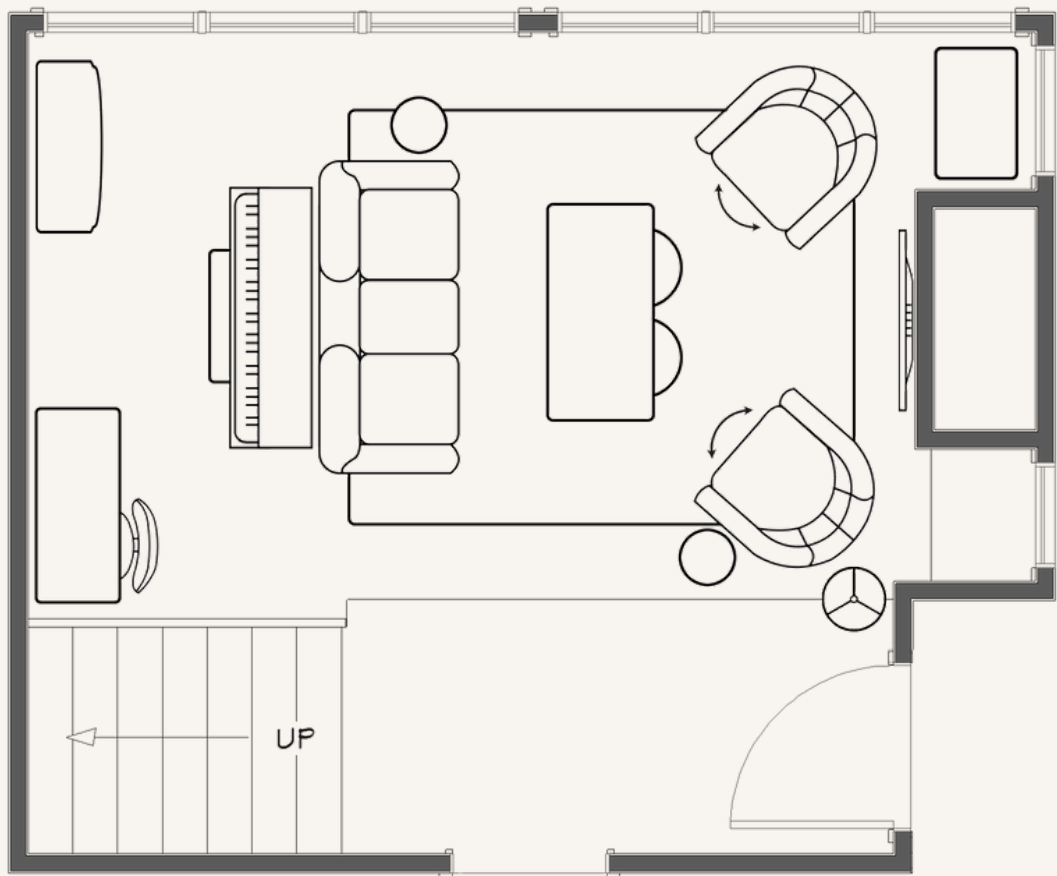
3D FLOORPLAN

PAINTED HIVE INTERIORS



FLOORPLAN VARIATIONS

3 SEATER SOFA



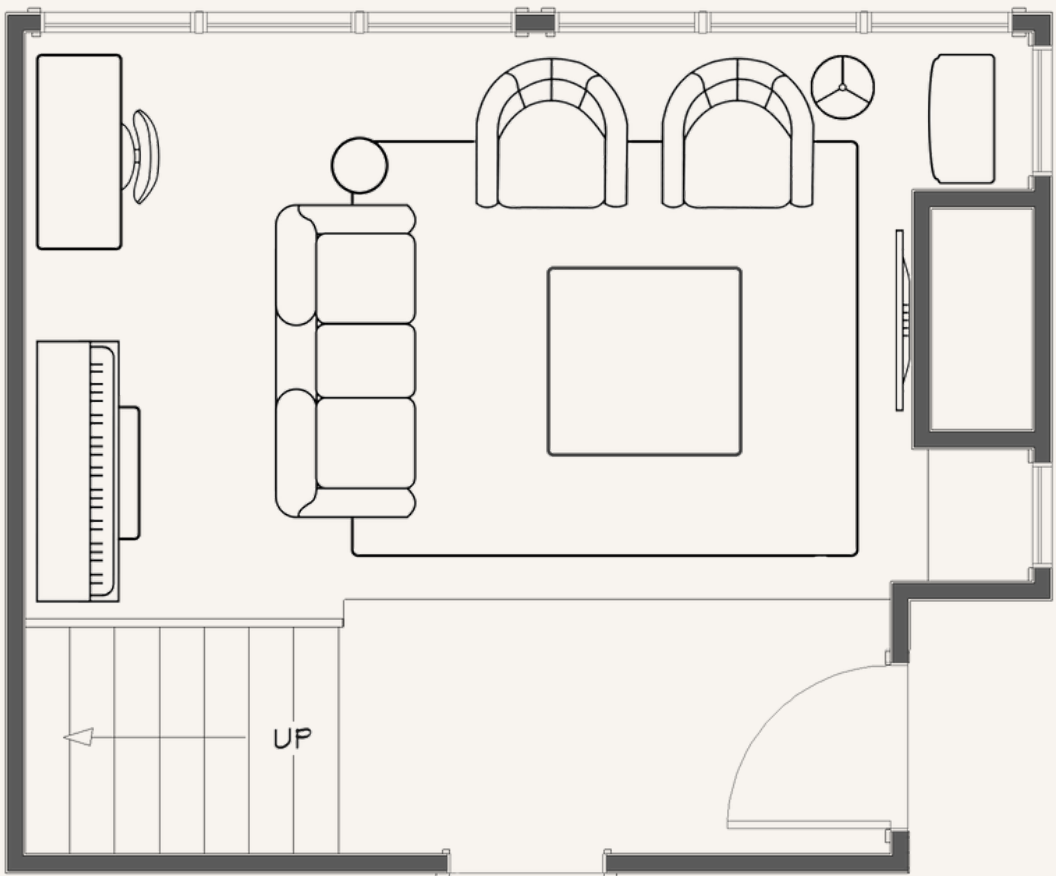
ALTERNATE OPTION A | PIANO BEHIND SOFA

PROS

- Retain existing fish tank (shown against landing wall at window end).
- Opportunity to use space to left of fireplace for new cabinet to offer additioanl storage.
- Nicely balanced layout.

CONS

- The height of the piano means it will be visible above the sofa.
- Creates slightly more condensed seating zone.
- Smaller desk may be required to accommodate piano usability.



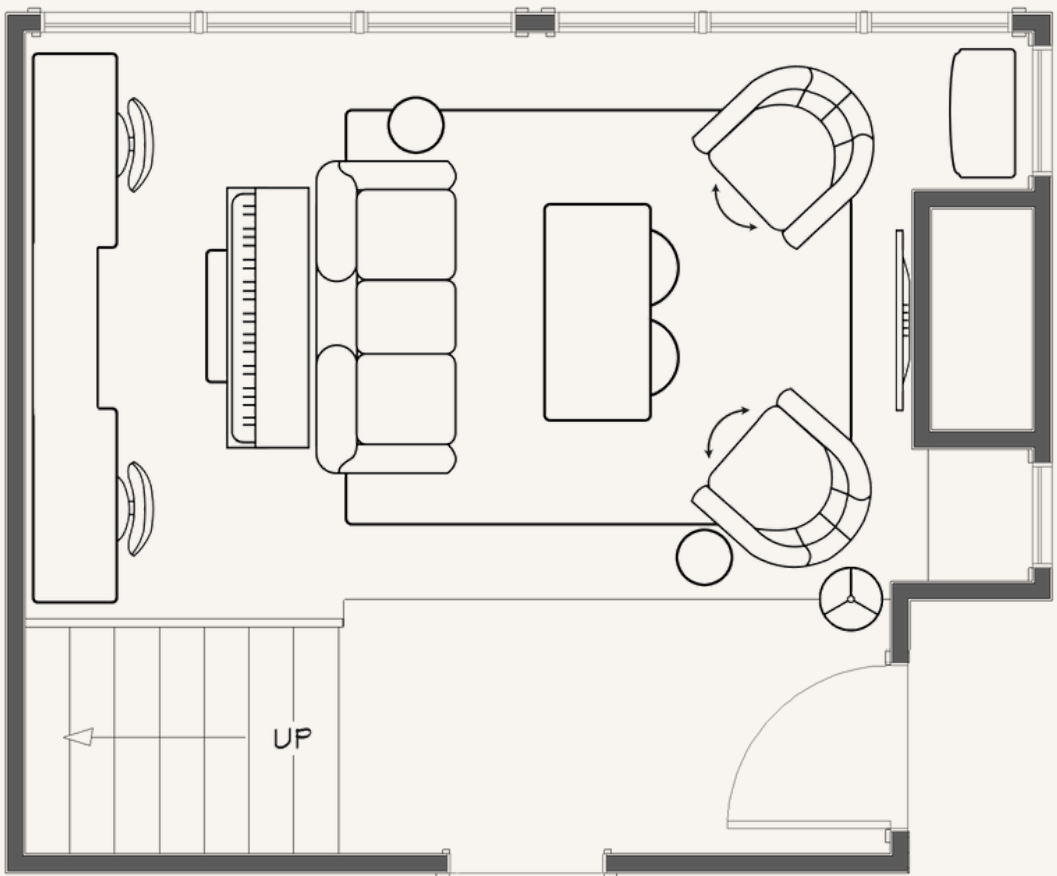
ALTERNATE OPTION B | SIDE-BY-SIDE CHAIRS

PROS

- Open feel from room entrance.
- Larger coffee table.
- Opportunity to add ottomans or bench seat at room entrance side of seating arrangement.

CONS

- In order to accommodate armchairs the seating arrangement is pushed off-center to fireplace.
- The off-center seating arrangement creates a pinch-point between the sofa and stairwell.
- Limited seating near gaming console.



ALTERNATE OPTION C | DUAL DESK

PROS

- Additional storage and functionality.
- Nicely balanced, custom-looking, purposeful design.
- Variation: Switch piano to landing wall and flank with small desks (example shown on Page 10).

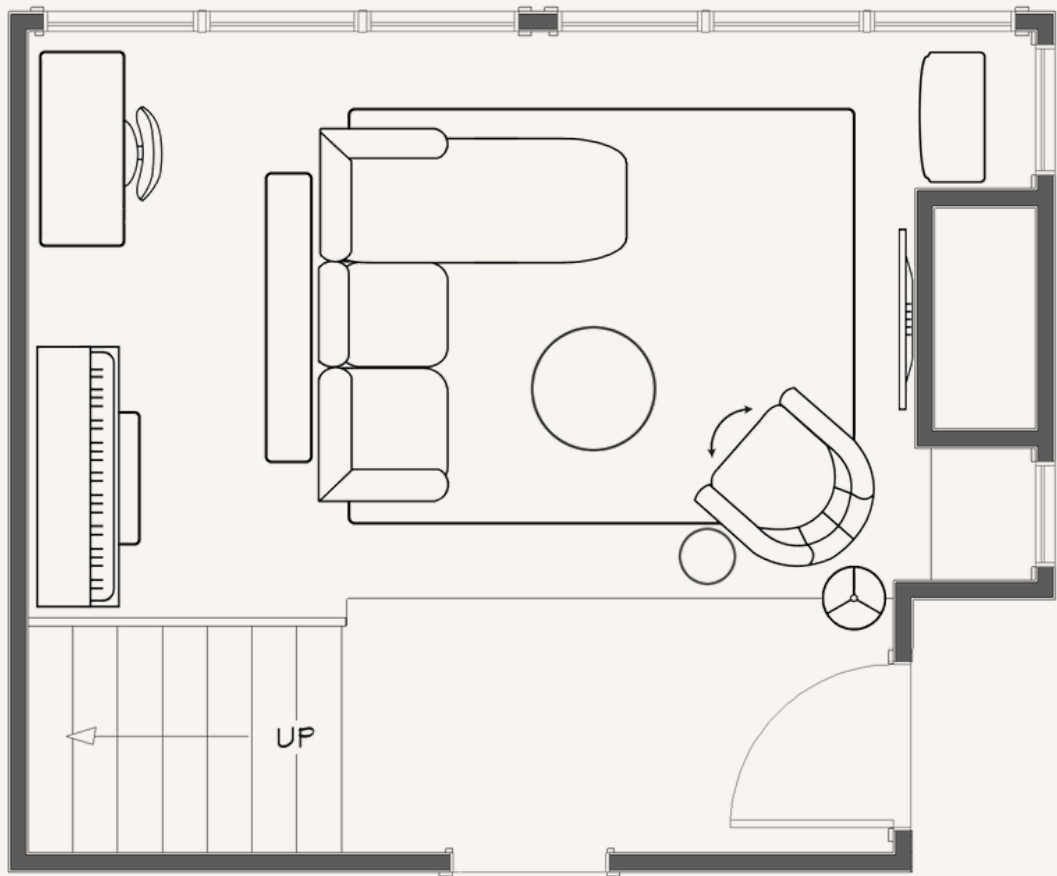
CONS

- The height of the piano means it will be visible above the sofa.
- Creates slightly more condensed seating zone.
- Potentially more expensive depending on cabinetry options.

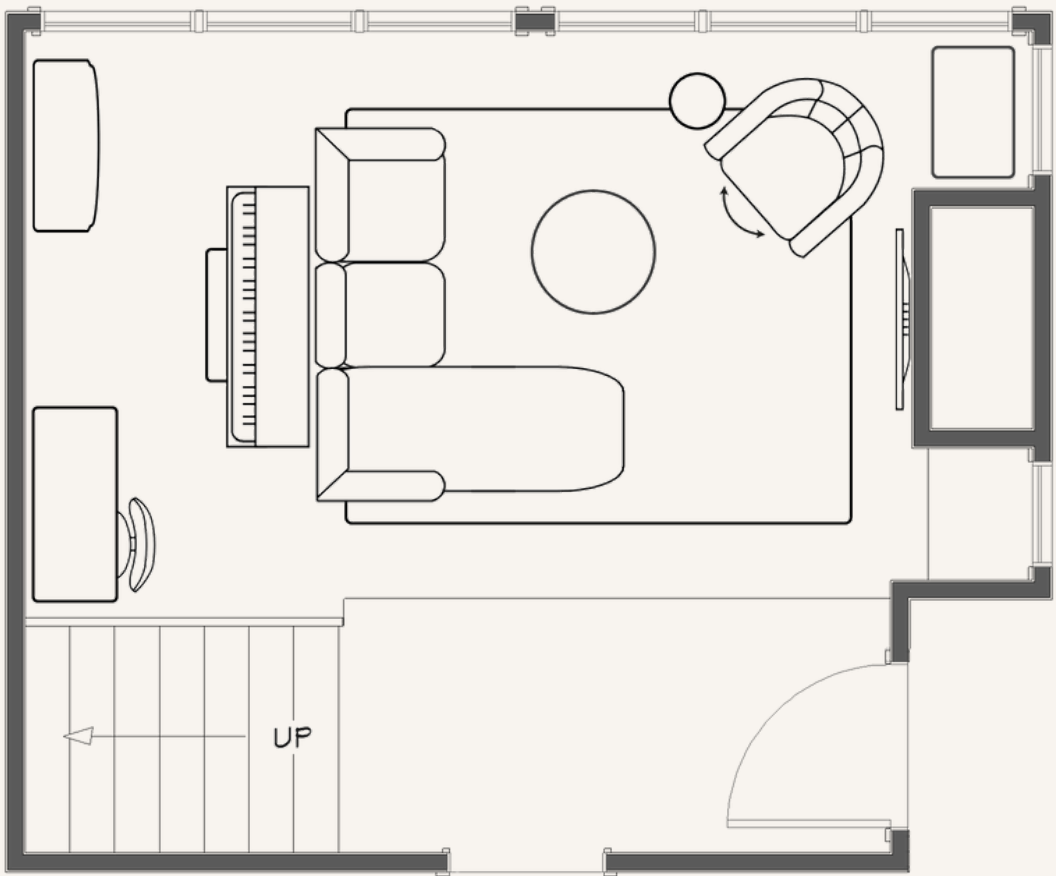
Spatial layouts are not intended to be exhaustive or finite. Elements may be interchanged between plans where possible if desired.

FLOORPLAN VARIATIONS

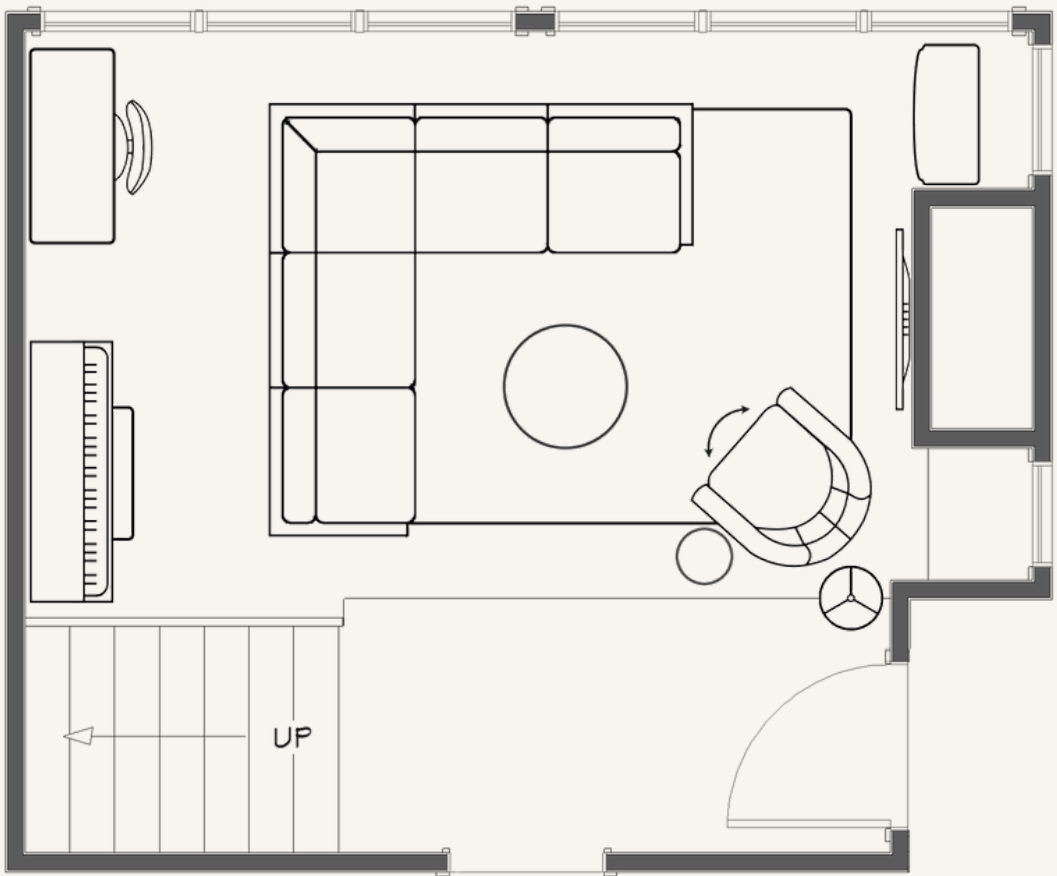
SECTIONAL SOFA



ALTERNATE OPTION A | LEFT-HAND CHAISE



ALTERNATE OPTION B | RIGHT-HAND CHAISE



ALTERNATE OPTION C | L-SHAPED MODULAR

Spatial layouts are not intended to be exhaustive or finite. Elements may be interchanged between plans where possible if desired.

CONCEPT COMPONENTS & POSSIBILITIES



WINDOW TREATMENT

Block-out lined s-fold curtains, likely on a black track to help it disappear against the timber.

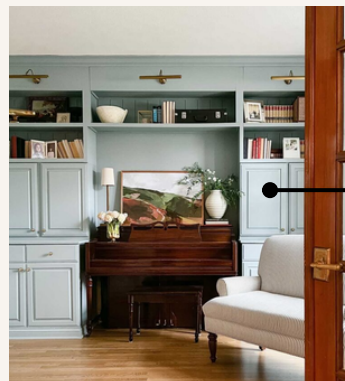


CEILING FAN

Could relocate centrally over living zone to help further anchor the space.

SLATE FLOORING

Consider carpeting the entire floor area given the exterior door is no longer the main house entrance.



LANDING WALL

To retain the room's symmetry and provide additional storage/functionality, you could consider centering the piano on the landing wall and flanking with identical desks.



FIREPLACE

Soften and lighten the existing chimney stack using tile, render or paint, or a combination of finishes.



ARMCHAIRS

General style examples for swivel or slouch chairs.



WALL SHELVES

Keep existing shelves or add thicker shelves for a more substantial feature.

SCHEME CONCEPT BOARD

PAINTED HIVE INTERIORS



RENDERING | 360°



PANORAMA IMAGES
CLICK TO VIEW

Please note that some materials and products shown are illustrative only. Where actual items have been incorporated, they have been represented as accurately as possible. Lighting shown may differ to conditions in reality. A wide field of view may be used to capture a larger portion of the room, as such, scale may appear slightly distorted. General decor may not be included at this stage and where shown may be purely illustrative. Spaces outside the agreed scope of this project may not be included in the virtual design.

RENDERING

PAINTED HIVE INTERIORS



RENDERING



FIREPLACE VARIATIONS



TILE & PAINT

For a cost effective solution which also offers layered interest, this dual treatment option retains the texture of the existing brick and highlights the fireplace component with a stylish tile surround. Paint could be regular (standard wall paint) or textured to create a more rustic bagged or limed effect.



RENDER/VENETIAN PLASTER

A complete render or venetian plaster style treatment will work to soften and lighten the chimney stack whilst providing a textural finish with interest and variation.



FULL TILE

Cladding the entire chimney stack in tile makes for a bold and eye-catching statement. Rectangular tiles stacked vertically offer contrast against the current brickwork. Grout in a colour to match the existing brick mortar or brick tone will provide an anchoring element.

NEXT STEPS

DESIGN REFINEMENT

Carefully review the Design Concept provided. Consider your preferred options and any additional variations (if applicable). I will work to refine the concept so we can finalise the design and move forward with implementation.

SELECTIONS

Locking-in certain selections, especially any fixtures and fittings, goes hand-in-hand with refining the design. This is the point in the process where decisions need to be made.

TRADE ENGAGEMENT

In order to assess the viability and expense of certain elements, it may be helpful to engage a builder or carpenter at this stage to offer clarification and provide price estimates. Any measure-and-quote services (carpet/curtains, etc.) can also be arranged.

FURTHER QUESTIONS & ASSISTANCE

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

Note I will be on leave for one week from Monday 23 September.



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