

INTERIOR SPACES

A GUIDE TO RENOVATION

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Space Planning

What is the importance of good space-planning? Why does it matter? What makes a set of cabinet boxes differ from average to exceptional? Why does light matter? Can the placement of a wall or window redefine how a room is utilized? These are a few of the questions and considerations to ask when defining a plan for any interior.

6am, you quietly wander downstairs into the kitchen for your first cup of coffee. Warm sunlight spills onto the island countertop and stretches across a light oak floor. A good book sits open on the centre island, waiting for you to cozy in with a cup of creamy joe. The family dog curled up at your feet below your seat. The space around you is simple, clean lines, everything neatly in its place. It's calm here. Steam rises from the coffee machine and swirls into the morning light. Fresh tulips sit by the window. You hear the pitter-patter of tiny feet from behind. Someone else has entered. A drawer opens. A few clinks of dishes, cereal rattles into a bowl. You glance in their direction, say nothing, smile. They sit next to you. Together you ease into your day. The tone is set. This is the power of good planning. Interior spaces should reflect your desired lifestyle.

Key Goals

- **Functionality:** Space-planning involves not only pleasing aesthetics of various elements combined within walls, but its practicality, flow, light, usability and the emotional response evoked within the space. How many people need to interact within an area at the same time? Where are items stored to allow for better workflow? What daily habits do you have? What do you need to save time? What would improve access? What is the light doing?
- **Style:** How does an interior space speak? Who lives here? What do I feel standing here? Calm or energized? Spacious or dark and moody. Minimalist or detailed. Square and smooth or layers and texture. Cool contemporary or jellybean colour. Ask yourself not who I am, but who do I want to be.
- **Practicality:** Anything is possible, but at what cost? Both large and small budgets can transform a space. To be practical one must also be realistic and budget friendly. In addition, consider time and logistics. Timelines. Longevity. Resale value. All these elements factor into the overall design and planning stages. Each must be considered and factored into material selections, design limitations, and schedule.



**DETAILS
MATTER**

The Process

Each project is broken down into steps. Discussion, concept creation, estimation of expense, design revision and adaptation, action and schedule of events.

Discussion An in-depth interview asks questions related to motive or intention, wants and desires, existing shortcomings, lifestyle, future predictions.

Concept Creation Based on functionality, style, practicality, and discussion the process moves to put idea to paper. See these elements come together in a graphic representation of the new interior. Does it work? Is everything on the wish list included? What is working, what does not? At this stage a view of the design plan emerges.

Estimate From the preliminary plan an estimate of actual cost is presented. Budget is realized. Does a plan fall within the parameters discussed earlier? Does what we want align with what can be afforded? Where can allowance be made and what must be scaled back? Confirm the must-haves. Create alternate options.

Revise and Adapt Numbers can dictate the scope of a project. The revision process considers budget concerns, design improvements, adjustment of practical and feasible elements. Perhaps moving a wall is not possible due to a structural restriction. What alternate options can be proposed? New ideas come to light. Options can be explored. Space planning and design is fine-tuned with consideration of all aspects mentioned.

Action Design is ready, budget is on point, contracts are signed, material selections are confirmed, schedule of events is locked in. A project moves into its action phase. Project management moves to the forefront. Orders are placed with suppliers, tradespeople are booked, calendars are filled, the project manager guides the client from start to finish.

A project is completed. The dream manifested.

START WITH A PLAN



WISH LIST What items would I love to have:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

MUST-HAVES What items must be included:

1. _____
2. _____
3. _____
4. _____
5. _____

DIMENSIONS: Do you have an existing rough set of measurements of the space?

PHOTOS: Provide 5-7 photos or images of some similar space that you like.

GATHER: Visit websites such as Houzz.com or Pinterest, create an account to gather your ideas. Share with us your likes, wants and styles that speak to you.

BUDGET: Consider the amount you would like to invest into your renovation project. These numbers will guide the design and selections process. **For example:**

1. Cabinetry \$28,000
2. Countertops \$5,500
3. Tile and Floor Coverings \$10,000
4. Trades/Contractor (Electrical/Plumbing) \$15,000
5. Fixtures \$1500
6. New Appliances \$6000

Total Approximated Budget \$66,000

Each project will have a different scope of work with many variations affect overall budget amounts.



GOOD
PLAN

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