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Mt Victoria House

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The Brief

Client Name

Site Address

Client Description

Jack and Jill have owned their mountain property at Mt Victoria for many years. With their children nearing the end of high school, Jack and Jill are planning to spend more time in the mountains in the coming years and hence they are looking to renovate this house.

They have commissioned Ingrid Donald, a local architect, to develop plans for the project and Warwick Larkin will be doing the building work. Ingrid has drawn plans for an extension to the house and is also redesigning the interior floor plan to make the house better suit Jack and Jill spending more significant amounts of time here.

The Budget

\$120,000.

The House

The house was completed around 1918 and is an example of the Californian Bungalow style of home built in Australia post 1915. It sits on the top of the hill and has wonderful views from the front of the house. There is a veranda that wraps around the front of the house and down the side to the main bedroom, from which these wonderful views can be taken in. Its construction is a combination of weather board, masonry, stucco and tile, as was typical of these homes.

Its interior features broadly reflect the 'Arts and Crafts' era that permeated these later houses, with some panelling and other architectural details such as fire surrounds, present. There is some inconsistency in these details throughout the house and the clients are keen to address some of this as part of the project.

The house has currently has 2 bedrooms next to each other and a single bathroom. When the renovation is complete, the 2 existing bedrooms will be made into a larger master bedroom and a second bedroom and another bathroom will be added as part of the extension. The extension will largely be 'self contained', allowing any guests to stay with little impact on privacy for Jack and Jill. There will also be a large entrance vestibule included in the extension.

The Mt Victoria House

19 Ave
Mt Victoria

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The Brief

Scope of the Project

The old house will remain largely as is in terms of floor plan and layout with a dining/living space opening onto the veranda and adjoining the kitchen, a study opening onto the veranda, and the master bedroom also accessing the veranda from the old part of the house. As mentioned, the architect is reworking the layout of the existing kitchen and bathroom.

The entire interior of the home will be updated as part of the project, including all surfaces - paint and potentially other wall coverings, window treatments, carpets/rugs etc.

There are some areas proving to be somewhat challenging in terms both design and decoration, including the kitchen and bathroom layout, the dining room with its dark timber panelling, and fireplaces and fireplace surrounds overall.

Thornton & Blake has been asked to provide some direction on how to update the interior in a fashion that is sensitive to the bones of the house while at the same time, provides a comfortable and long-lasting scheme to take Jack and Jill into the future. Thornton & Blake has also been asked to providing direction on suitable furniture, decoration and decor items as required.

- **Overall – Interior**

- Repaint and/or wallpaper all interior walls including central hallway and paneling – Thornton & Blake to develop overall interior paint scheme. Consider new release Pure Morris wallpapers by William Morris from Morris & Co.
- Replace/add interior doors as required – consider Arts and Crafts/Shaker style door profiles
- Replace all existing curtains/window treatments with either Roman blinds or new curtains – consider a combination of sheer Romans and block out curtains.
- Review existing lighting scheme and add free standing lamps and pendant lights as required.

See Look Books: [Interior Colours](#); [Painted Paneling](#); [Wallpaper & Interior Doors](#) for inspiration

The Brief

Scope of the Project

• **Master bedroom**

- Consider positioning bed between existing windows (in new bedroom) with built-in wardrobe to be located opposite bed
- Fire surround to be painted – consider a Dulux white as specified in overall interior paint scheme to be developed
- Consider pendant light hanging over bed
- New bedside tables and lamps and other décor items as required
- Floor rug to add interest
- Consider Roman blinds for windows & door, with block out curtains if required

See Look Books: Master Bedroom; Floor Rugs & Interior Doors for inspiration

• **Dining/kitchen space**

- Consider built-in bench seating with storage for dining area – could work well with existing paneling
- Paint existing paneling in a light neutral colour to increase overall light level in the space
- Consider combination with wallpaper, potentially from Morris & Co
- Develop furniture layout for room to incorporate sitting area as well as dining
- Install pendant light over dining table to help define space
- Specify surfaces as required for kitchen renovation – layout to be developed by architect
- Consider Shaker style cabinetry in line with overall design aesthetic for house
- Timber mantle details around existing wood burning stove/chimney to be completed
- Note: overhead cupboards to be removed from kitchen area adjacent to dining space
- Note: Meat safe to be preserved as part of kitchen design

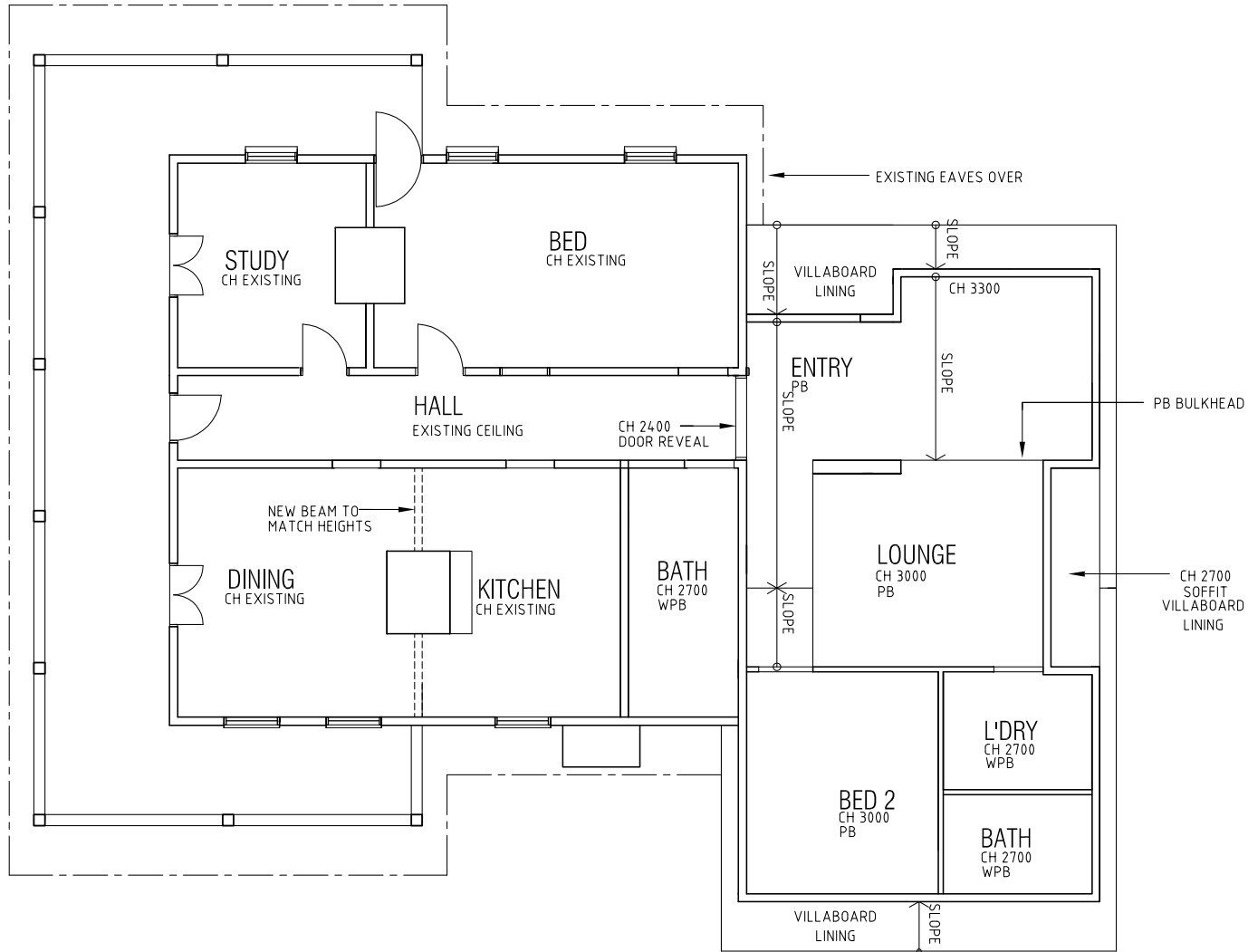
See Look Book Kitchen and Look Book Wallpaper for inspiration

• **Bathroom**

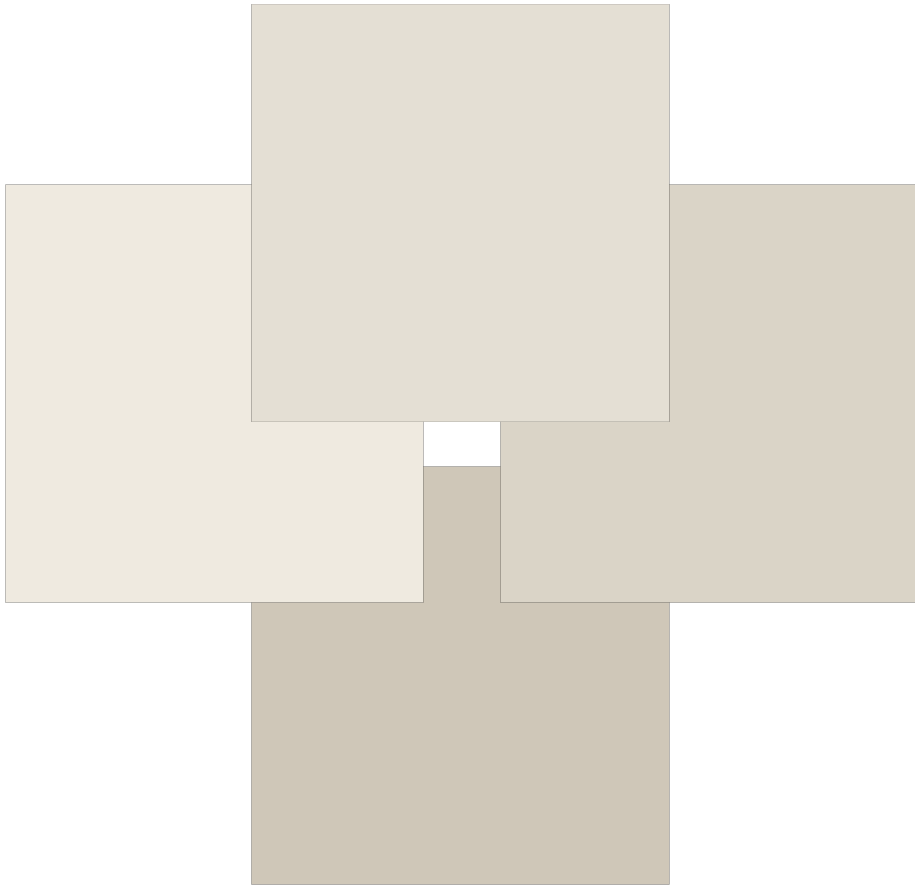
- Specify surfaces for bathroom renovation and new bathroom – layouts to be developed by architect
- Specify tap ware & other PC items for bathroom renovation and new bathroom
- Consider Shaker style cabinetry in line with overall design aesthetic for house
- Note: consider replacing curved window in main bathroom with a window more reflective of overall design aesthetic

See Look Book Bathroom for inspiration

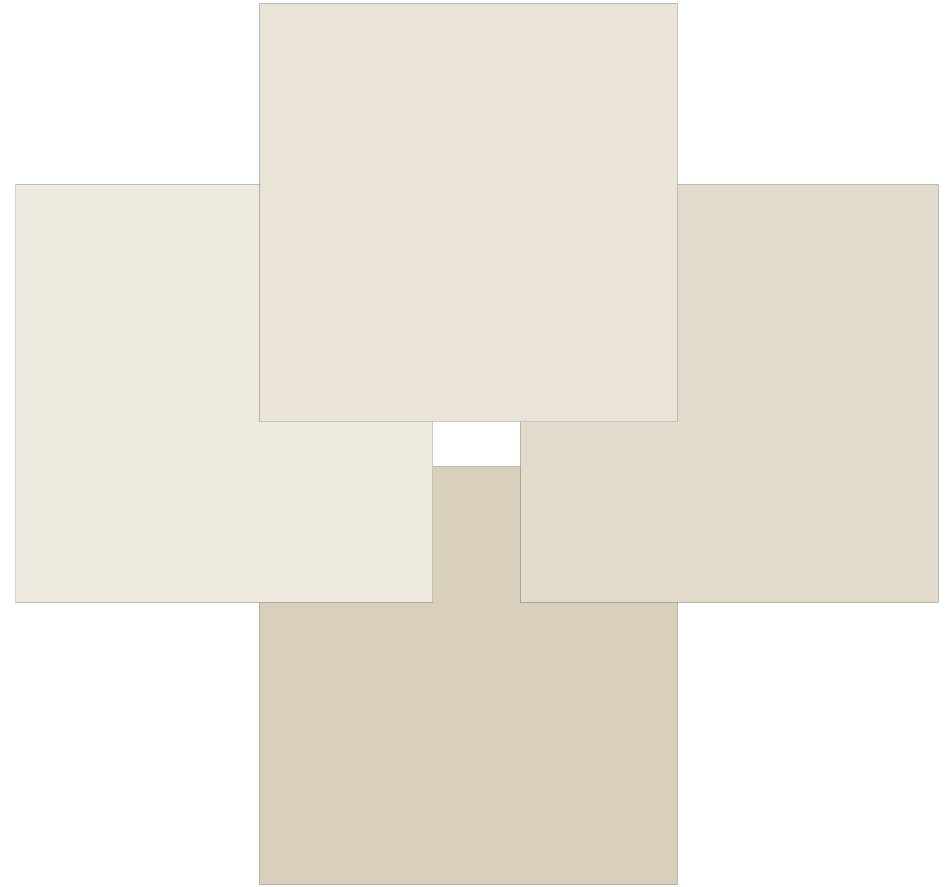
The Brief – The Space Plan



Look Book Interior Colours



Antique White USA/Beige Royal



Antique White USA/Grand Piano

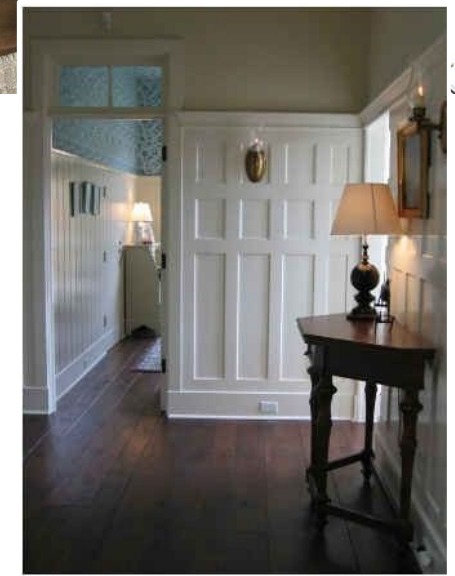
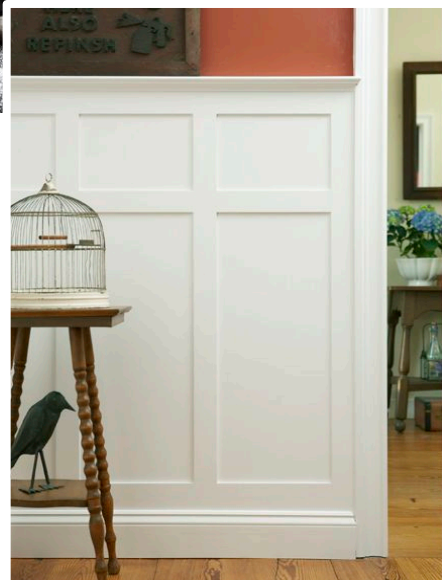
Look Book Wallpaper



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Look Book Painted Paneling



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Look Book Interior Doors



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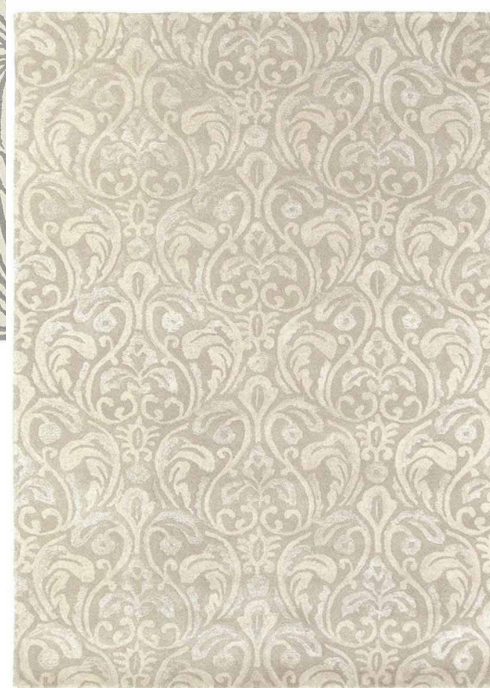
Look Book Master Bedroom



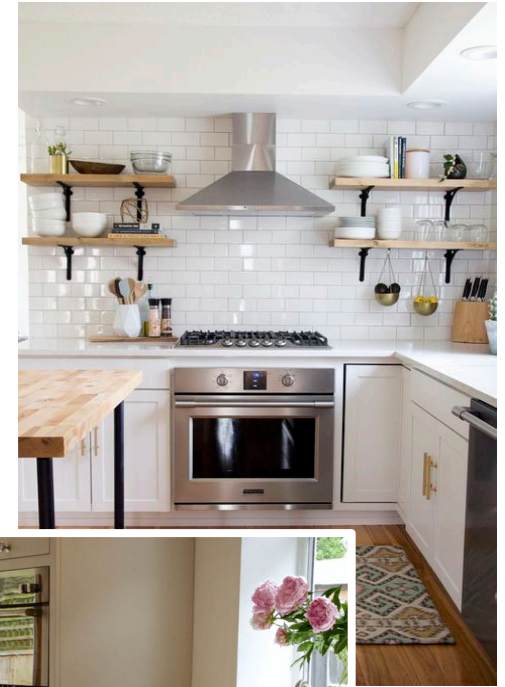
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Look Book Floor Rugs



Look Book Kitchen



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Look Book Bathrooms



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Deliverables & Fees

Deliverables/Client Review

Thornton & Blake is able to coordinate quotes and check measures for curtains/blinds, flooring, furniture, lighting and décor options and to provide initial recommendations on overall scheme elements as per this Return Design Brief.

Fee Structure

The initial consultation is \$595.00 and includes development of Look Books for the major spaces which provide cues to the design direction Thornton & Blake is suggesting for the house, as well as recommendations/ideas for individual rooms.

All design and research fees outside this are charged at \$125/hour and will be invoiced in 3-4 hour increments over the course of the project. Thornton & Blake is happy to be consulted as required/requested by the client &/or architect.

All items to be signed off by client prior to purchase and supply.

Wherever possible, Thornton & Blake use Trade Only suppliers allowing access to trade prices. Thornton & Blake has an extensive network of Trade Only suppliers across all areas of interior decoration and using this network enables us to access product that may be unavailable at retail and/or be considerably more expensive to the client.