

THORNTON & BLAKE

■ INNOVATIVE LIVING SPACES ■

Return Design Brief

The Client Name Residence
Site Address

Insert house image here

The Brief

Client Name
Name

Site Address
Address

Client Description
Clients have recently moved to the Blue Mountains from Sydney.

While they have purchased a house that is of high quality build, the paint colours, floor finishes & lighting choices are too traditional for client & she is looking to update them to a more contemporary, casual/industrial feel.

The Budget
To be confirmed

The House

The home is a Melandra built home & the interior build style is a blend of traditional & American New England with wainscoting in the hallways, wide skirting boards & timber floors. The home is finished to a very high standard overall. The home is only a few years old & as such, has been painted recently & the paint is in good condition.

A veranda runs across the front & wraps around the left hand side of the house. The front door opens into a central hallway which runs all the way through the middle of the house & leads to the kitchen/dining/casual living space at the back of the house. The bedrooms & bathrooms are located at the front of the house. There is currently an office & potentially a library/sitting room located in the centre of the house to the left & the right of the hallway respectively. The kitchen/dining/casual living space is located beyond these rooms.

There is a deck & covered entertaining area at the back of the house that is accessed via 2 sets of French doors located in the casual living/dining rooms.

The garden is currently being somewhat redesigned by Client & is worked on by Riley's Gardens, with a softer, less formal look being the goals overall.

There is also a garage at the rear of the property.

The Brief

Scope of the Project

The client is keen to repaint most of the walls in the house to better reflect her style, but given that the paint is in good condition overall, she is looking to minimise the cost involved & wants to avoid painting the woodwork wherever possible.

Painting

- Kitchen & Living room

Update the kitchen, dining & living area at the back of the property with stronger paint colours that make more of a statement about who lives in the house. Client is keen to go dark on the kitchen island & to use dark charcoals on the walls in the living room & potentially use other greys in the house.

- Bathrooms

Repaint all bathrooms to minimise current clash in whites between wall tiles & walls without making the woodwork stand out too much or clashing with the floor tiles.

Consider Dulux Antique White USA quarter strength or Dulux Vivid White – woodwork may need to be repainted.

- Bedrooms

Repaint both children's rooms.

- Hallway

Repaint wainscoting and walls as required.

- Flooring

Timber flooring throughout to be refinished. This can be done in stages – Thomas Decoration to quote separately.

- Veranda

Consider repainting veranda decking in a dark/charcoal colour – outside scope of Paint Specification.

Thornton & Blake to develop an interior paint scheme – see attached paint specification.

The Brief

Scope of the Project – cont'd

Lighting

Replace current pendant lights in hallway, children's rooms & master bedroom. Add pendant lights to dining area (Client already has this light) & potentially over the island bench.

Thornton & Blake to recommend, source & supply lights.

Furniture & décor items

New sofas &/or arm chairs for the living room, new bedroom furniture for the children's rooms, plus décor items were discussed.

Client is also keen to use a 'gallery wall' in the living room & to mount the TV on the wall & effectively hide the TV when it is off.

Consider Mirror My TV - Thornton & Blake can provide quote to source & supply based on TV dimensions.

Thornton & Blake are able to work with Client to develop an overall scheme, & then quote, source & supply these items including fabrics etc, if required.

Window treatments

Currently window treatments are outside the scope of the project. However, Thornton & Blake recommend considering replacing current Roman blinds & curtains with new custom-made options. To be discussed further.

The Current Space – Floor plan

Insert floor plan

The Design Process

Our general design process includes:

Initial consultation & concept design

The design consultation is the first step for every new project. During this initial meeting we determine the scope of your project, your goals & your budget. We capture your ideas & begin work on the concept design.

Design development

The actual design portion of the process consists of three phases; the space plan, the design concept & the final presentation & sign off.

- Space Planning

A carefully laid out floor plan is crucial to every well-designed space. A floor plan will be developed allowing us to determine what can fit in the space & the best way to configure the pieces. 3D drawings can also be developed if desired.

- Design Concept

The next step is to create the design scheme. This starts with developing a colour scheme & sourcing materials. Quotes & pricing are researched. This is where the design scheme comes together & every detail is considered.

- Presentation & Sign-off

Once the design scheme is ready, a presentation meeting will be scheduled where we will go through the design in detail. By this stage, we should have a complete design scheme that meets your approval.

Construction phase

This stage is optional & depends on your project. We can assist with quotes, consult with trades & be on site as required.

Installation & Styling

This is our final step & certainly the most exciting!

As it comes together & we add those final touches, you'll see everything you are expecting & we can reveal to you, your beautiful new space.

We pride ourselves on attention to detail & offering our clients the complete package. However, we understand each client & project is unique & we can easily tailor a design solution to suit your needs & budget.

The New Space – Look Book Kitchen



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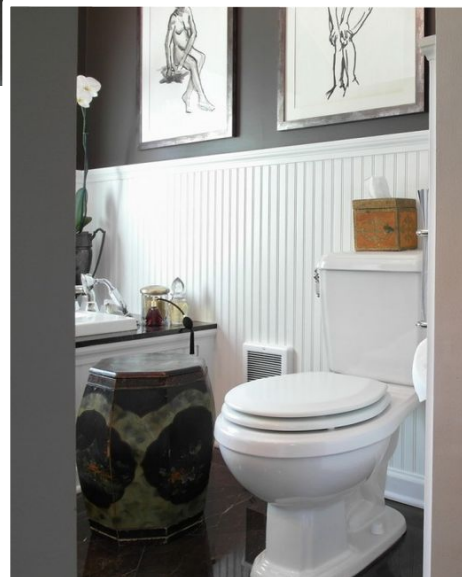
The New Space – Look Book Hallway/Living/Dining



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The New Space – Look Book Bathrooms



Deliverables & Fees

Deliverables/Client Review

Thornton & Blake to develop interior paint scheme & provide some initial recommendations on lighting options & the look & feel of the reworked space.

Fee Structure

The initial consultation includes development of an interior paint scheme & Look Book for the major spaces.

Design & research fees beyond this are charged at \$85/hour & will be invoiced in 3-4 hour increments over the course of the project.

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