

# SLJ Interiors Design Summary

Date

<b>Client details</b>	Castle Hill NSW 2157
<b>Brief</b>	Direction on interior fixtures and room layout for existing house. Renovation plans currently in council for back of house extension and possible 1 <sup>st</sup> floor addition. Current concerns are what aspects of the house can be updated without interfering with renovation plans. Window dressings, wall colour, layout of lounge room and kitchen/family room are points of interest along with alternate suggestions for back of house renovation.
<b>Budget</b>	Not advised
<b>Key words/Inspiration Shapes/symbols/Colour Texture/Finishes</b>	Natural light, warm tones, family focused, natural textures.
<b>Restrictions</b>	Possible downstairs conversion in lieu of 1 <sup>st</sup> floor addition although unsure if this will feel like the rest of the house or is too far away from existing family activity.
<b>Design Solutions Summary</b>	Below suggestions will outline alternate idea for back of house renovation, colour scheme for interior including window dressings along with colour and finishes scheme for possible kitchen renovation. Layout for Kitchen/family room and lounge room. Scheme suggestion and direction for downstairs family/games room.

*Please note that the Design Summary is a revision of ideas and concepts discussed during the Design Time Consultation. Detailed drawings or specifications for colour schemes, furniture items or fixtures are available via an interior consultation. Please refer to SLJ Interiors website services page for additional details regarding an interior consultation.*



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## Alternate concept for back of house extension.

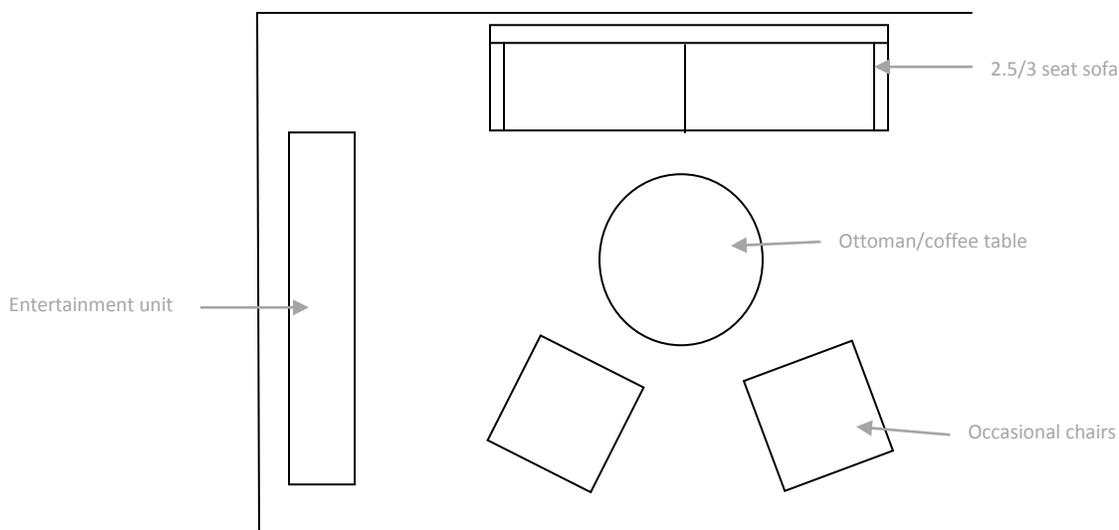
Remembering that the need is to create the sense of a bigger living area and better advantage/access to the pool and entertaining areas. This can be achieved without extending the roof line. By using similar floor and ceiling finishes/colours and removing things that are breaking the line of sight out to the pool.

- Extend back right side wall. This will allow for a TV unit to be placed inside for the family room and on the external side of the wall an outdoor sofa to catch the winter sun.
- Install bi-fold doors from new right side wall across the rear of the house to the laundry.
- To create a seamless flow from inside to outside, select similar floor finishes. For example if exterior decking is going to be Merbau, then have interior floor stained the same colour. Also ensure that exterior ceiling is painted the same colour as the interior ceiling and that down lights installed are similar.
- Install side privacy wall on right side exterior deck, keeping in mind that you do not want to completely block out the sun.
- With the guidance of a Structural Engineer investigate the possibility of eliminating some of the exterior decking posts. This will help create a seamless line of sight to the pool.
- Look into installing a glass fence around the pool. And on the right side of the back decking a simple steel cable balustrade.

## Layout for family room (next to kitchen)

This space is all about how you want the family or friends to interact with you in the kitchen. The TV is not the primary focus. Create a space that is open and invites conversation.

- Place the entertainment unit on the new wall.
- Replace existing modular sofa with 2.5 or 3 seat sofa, coffee table and two occasional chairs. Keep the occasional chairs light in materials and low in profile as this will not block off the kitchen.



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Layout for family room (next to kitchen) cont.

- Suggestions for pieces.

**Aiden Living Chair by Complete Pad**  
[www.completepad.com.au](http://www.completepad.com.au)



**Bongo ottoman with storage and timber tray**  
[www.kingfurniture.com.au](http://www.kingfurniture.com.au)



**Fitzroy 3 seat sofa in leather**  
[www.ozdesign.com.au](http://www.ozdesign.com.au)



**Platform entertainment unit**  
[www.bayleatherrepublic.com.au](http://www.bayleatherrepublic.com.au)



## Colour Scheme Suggestions

- House interior
  - Keep the scheme simple and neutral to make the most of the natural light that comes into the house along with the tree top views. By using the one colour in various strengths not only makes the scheme cohesive it also creates a nice sense of light and shade throughout the house.
  - Ceiling – Dulux Natural White
  - Walls – Dulux Hogs Bristle full strength low sheen
  - Doors, Skirting, Architraves and Windows – Dulux Hogs Bristle quarter strength gloss
- Exterior
  - Existing retaining wall – Dulux Boycott half strength
  - Front patio and stairs – Charcoal tile 40 x 40
- Kitchen
  - Cupboard doors – Dulux Natural White
  - Splashback – Mirror (to enhance new view of pool through bi-fold doors)
  - Benchtop – Caesarstone Raw Silk 2200 or Bondi 3200



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## Window treatments.

Keeping the flow of natural light will be important if you want the house to feel open and spacious, this does not have to be compromised by installing window treatments. A good rule for your home will be whatever treatment you install it has to be in a light and neutral tone, similar to Hogs Bristle wall colour.

**Dual roller blinds with sun filter and complete block out**



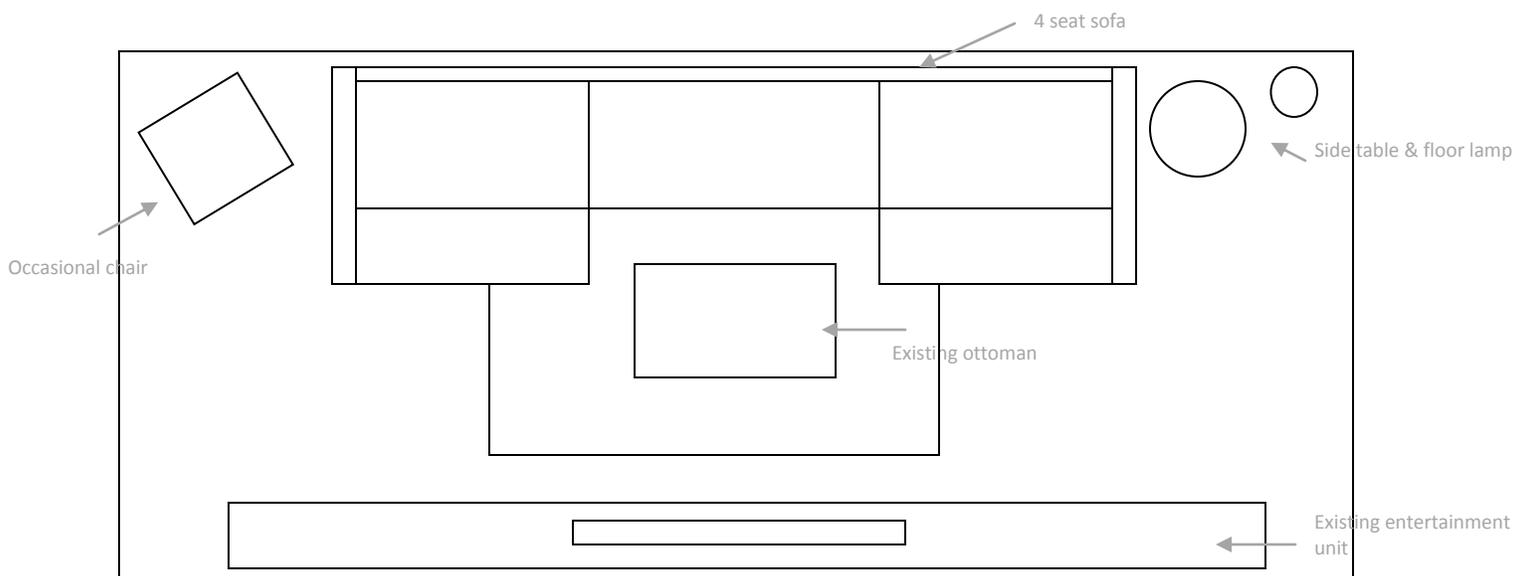
**Off white plantation shutters**



- Suggested retailers  
Freedom Furniture - DIY measure, quote and install.  
Accent Blinds – Measure, quote and install.  
Design Curtains – Measure, quote and install.

## Layout for lounge room

Working with the existing layout of the room, the idea is to create balance. To balance out the location of the TV unit the item opposite should be of equal volume. This can be achieved by colour, texture and size. Below is an example layout along with some suggested pieces. These items are also in keeping with the rest of the home, light neutral tones using accent pieces to add pops of colour throughout the space. e.g. using your existing upholstered ottoman as the centre coffee table.



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Layout for lounge room cont.

Suggested pieces

Jasper sofa with timber end  
[www.kingfurniture.com.au](http://www.kingfurniture.com.au)



Champagne side table  
[www.freedom.com.au](http://www.freedom.com.au)



Lace floor lamp  
[www.freedom.com.au](http://www.freedom.com.au)



Sisal floor rug  
[www.naturalfloor.com.au](http://www.naturalfloor.com.au)



Partial conversion of garage into additional family room.

This option is definitely worth exploring in lieu of a 1<sup>st</sup> floor addition. Looking at the size of the existing space, just using the back section off where the new laundry is to be housed this still leaves you with a 2 car garage and garage storage area/man stuff! With the advice of a structural engineer look at the possibility of removing one of the existing support pillars. It is also worth investigating an alternate slim line ducting system to house the air conditioning duct. Also see if the right side masonry wall at the base of the stairs can be opened up.

- Install sliding doors on right side wall of house to take advantage of natural light
- Carry new colour scheme from upstairs in this new area as it will then make it feel like the rest of the house
- For practical purposes as well as style of course look into carpet squares as a floorcovering. They come in a variety of colours and textures these days, are easy to install and are usually rated for heavy commercial use so they could withstand anything a teenage boy could throw at them. Also you can lay them yourself, and are available at Bunning's so it won't break the budget
- Create a storage/TV unit on the wall of the new laundry
- And if you aren't completely over it use your existing brown leather sofa from the family room.



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Partial conversion of garage into additional family room. Cont.

- To make the transition from upstairs to downstairs feel like you are walking into a family room and not the garage upgrade the internal stair treads and add lighting features. This stairwell is also a great area for you to create a great photo gallery.

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*Thank you for inviting me into your home, it was great meeting you and your family. I hope this design summary will give you a head start on creating your ideal interior. If you any questions about any of the above suggestions or would like to arrange another consultation please give me a call.*

*Samantha Jack*

