

ADRIAN RAMSAY DESIGN HOUSE



Design Discovery Review

Client: Ian + Kerrie Wells

Site Address: 49 Lake Ridge Ct, Lake MacDonald, 7th Oct 2020

It was fantastic to meet with you both. Really enjoyed your company.

I can see your frustration with the style and have given it lots of thought as to how best retain the old and blend the new, it's doable for sure, might require some outside updates as well.

What excites me the most, is creating a connection with the view and back garden with your trees and rocks and lawn from inside the home bring these together so you will engage with them in your everyday living.

- WE WORK *WITH* YOU TO DESIGN YOUR NEW HOME OR RENOVATION, ITS GREAT PEOPLE NOT PROJECTS THAT WE SEEK OUT! THAT'S WHY WE DO IT.

Our Process

As a "Land Whisperer" understanding the attributes of the land, its views, sounds, breezes, and light and how they will influence how you live and creating the best opportunity to blend your home and you with your landscape, much of the journey of design is about discovering "You" and the feelings your home will invoke of freedom, security, intimacy, and calm that will make it truly a Home.

Translating these elements from you and your land is key to design success.

Using my unique 'Design Magic' process, I listen to your dreams, understand your budget, and create a unique, functional and stylish home whilst incorporating your valuable opinion. The incredible thing about this process is that no two houses are the same – they are tailor made to meet your needs. While most of our work is based in Australia, I have also completed works in New Zealand, England and France.

Why?

For Us at Adrian Ramsay Design House it's about the People working with great people who are wanting to create their dream home, a home that makes their heart sing. This means

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we are focused on decoding the specifics of style, environment, liability etc to you and this informs the design process and ultimately your design.

Adrian Ramsay Design House go beyond meeting your expectations... We aim to exceed them.

What makes us different and how we do it?

There are so many elements in the designing of a dream home project that we understand it can be overwhelming. To keep the process understandable, manageable and with as much assurance as possible we offer a full-service program, for 1 fee so there are no surprises. You choose what level of service you want from us and we can tell what it will included and how much it will cost before we start. Typically, we have 5 Levels of service:

1. Concepts
 2. Concepts & Design Specs
 3. Concepts, Design Specs & Organising 3rd Party Consultants
 4. Concepts, Design Specs, Organising 3rd Party Consultants & Meeting with the Builder
 5. Our "Heart Sing" Package
 - 6.
- TO US, ITS MORE THAN A HOUSE, ITS *YOUR* HOME AND WE THINK IT SOULD MAKE YOUR HEART SING! THAT'S WHY WE DO IT.

Your Vision from my eyes

Location is the key feature that first engaged you with the area, great elevated views, trees and land, while being just tucked away from others, while the house is not particularly your chosen style it is very well built and has the great attribute of 2700 high ceilings and allows good opportunity to increase air flow.

Look for elegant yet more raw/industrial use of materials.

Kitchen, position, size, style, with the question how do we get the most from the kitchen, my thoughts are can we move it towards the laundry and connect it with the enclosed outdoor space, we have water in and waste out from the laundry so this move could be achieved economically

Getting the right amount of space will be critical for storage and appliances, on the Upside you are both Tidy so having your kitchen more on display will be fine, the possibility for

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sitting at the island bench and looking out to the right across the lawn and straight ahead to the drop off and far view is exciting.

With the kitchen opening it up the back patio with either a bifold or gas strut window and a bench that runs through from the inside to the outside seamlessly allowing you to use the outside as a dining room in the garden as well as a space to relax.

With some screening and doors to the side of the house the opportunity to make the BBQ a more permanent appliance certainly exists.

Living area, with a move of the kitchen there is the opportunity to open the corner living / lounge to the garden and create better cross flow of air in your home.

Update living room hallway transition, possible bigger archway more centred in wall.

Outdoor patio, in this area consider bifold doors or stacking sliders on the centre and right hand walls that will allow this area to fully open up and create a better connection with the garden and view, note: these openings need to be fly screened.

Possible addition of some exterior awnings that will filter some direct sunlight so that this area doesn't overheat.

Consider a Solar Arc vent so that increased airflow will assist with cooling.

And the possibility of two louver window panels as these allow the air to be filtered into the space.

Add effect lighting bringing down the walls to create more intimacy in this area.

Consider additional outdoor seating.

Laundry, WC and bathroom, consider layout of all this area condensing laundry to allow kitchen shift, look for opportunity to create a powder room for WC, upgrade house bath, modernise within keeping of the style of the house.

Possible new door to front driveway creating a "outdoor space" for the two of you to enjoy afternoon sunsets, as well as creating a View from one side of the home to the other, and cross flow of air to assist with natural passive cooling, this needs to be carefully screened from the main entry and planted so that it doesn't become an alternate entry to your home.

Redirect "Flow" from the front door into the living space and kitchen area.

Update main bed Ensuite to modernise, this is a nurturing space as well as a high function space, consider ease of use as well as mood feeling it evokes, functional lighting as well as mood lighting.

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Main bedroom, while we talked about it having doors to the outside I think I would leave it with windows rather and removing the feeling of Safety that the room provides, possible use of new windows to allow for natural airflow.

Fire pit area slightly lowered into the landscape allowing a view "over" rather than "through" with some simple comfortable seating that can be expended as required.

Things to keep in Mind & Consider

The new roof cladding and the opportunity to rake the ceilings and create light and air-flow will be key to the design success, it will be good to explore the roof turrets and banks of louvers.

Increased insulation in roof cavity of patio and Solar Arc vent.

Wind in back patio area, being able to control it without totally opening or closing the area.

Flyscreens that are easy to transition through and don't look like they are there most of the time.

Maximise opportunities to work within current door and window openings where possible to reduce construction costs.

Look for ways to use lighting to create moods rather than just to light the room, ie: up lights into raked ceilings.

Kitchen function and conversation connection areas indoor and outdoor.

Elegant industrial styling blending with the traditional style of the home.

Outdoor colour palette and finishes.

Interior design, new flooring? Colours and textures that add some fun and excitement to the spaces, you have great artwork so play off this for inspiration.

Celebrate your cycling and travel in your home, like you have with the wall mounted bike, without it ending up looking like a bike shop.

Views of the cliff faces and tree heights, planning for the future.

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Budget and a hierarchy need's vs capitalisation on property and time of ownership.

- WE LOVE WHAT WE DO! OUR WORK IS ALL OVER THE WORLD AND WE WORK WITH THE WORLDS BEST PEOPLE! THAT'S WHY WE DO IT.

Where to go from Here?

The next step is to book you into meet and discuss the outcomes of our design discovery and the elements that or time together at your home bought up, our scope and adjustments to it, it will also be an opportunity to discuss our design program options to bring your home alive. Our programs are all inclusive with no hidden fees, so you have a clear path from the start! I trust you enjoyed your Design Discovery.

If you could take a moment to share your experience by leaving [a testimonial on Houzz](#) - this helps many others like you when making decisions about design, investment and next steps in building or renovating.

If you require clarification on any points or want to add more thought's please don't hesitate to call Adrian on 0403 235 604 or email studio@ardesignhouse.com we look forward to moving forward with your project as soon as you are ready.

We will be in touch over the next few days to book in for our next chat.

cheers Adrian