

# 9 Elements of a *Bespoke* Architectural Renovation



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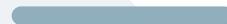


# 9 Elements of a *Bespoke* Architectural Renovation

If you're currently living in a home you adore, in a neighbourhood you love, but the space isn't serving the needs of your family, it may be time to think about renovating. A renovation means you can achieve a home that suits your unique needs, without having to pay for things like moving, selling and buying new.

A bespoke architectural renovation in particular, is the perfect way to restore an outdated Sydney home to its former glory. But this can only be achieved with a quality architectural renovation. You've no doubt seen the results of rushed renovations, where an older home has been renovated with poor quality materials and little consideration has been given to design or aesthetic principles.

This can be avoided by hiring a quality builder who will take a bespoke architectural approach to your renovation. In this guide, we'll provide you with everything you need to know to achieve a bespoke architectural renovation.





# 1. Planning

**A high-quality architectural renovation requires careful planning to achieve excellent results. This means you need to enlist a high-quality builder and architect to work together on your plans and construction.**

To avoid budget blowout, we suggest engaging a builder first. They will be able to help link you up with the best architect for your renovation and can consult on how to keep your project within budget and deadline through their experience; knowledge in materials and new technologies; and working alongside specialists and subcontractors.

Whilst there are so many great builders to choose from, make sure you do your homework. Research suitable builders in your area by looking at their website, surveying their previous projects and reading client testimonials. An architectural renovation requires expertise, and it's best to choose someone who specialises in this niche.



## 2. Flow

**To achieve laid-back luxury and ultimate functionality, excellent air flow and a spacious home is essential.**

Nowadays, the best use of space is through open-plan design, where the emphasis is on creating an inviting area through lots of windows, an open feeling and a seamless transition between different rooms in the house.

This differs from a lot of older houses, where there may be cramped or isolated areas. An architectural renovation can fix this simply by removing internal walls to open up rooms and increase the flow.

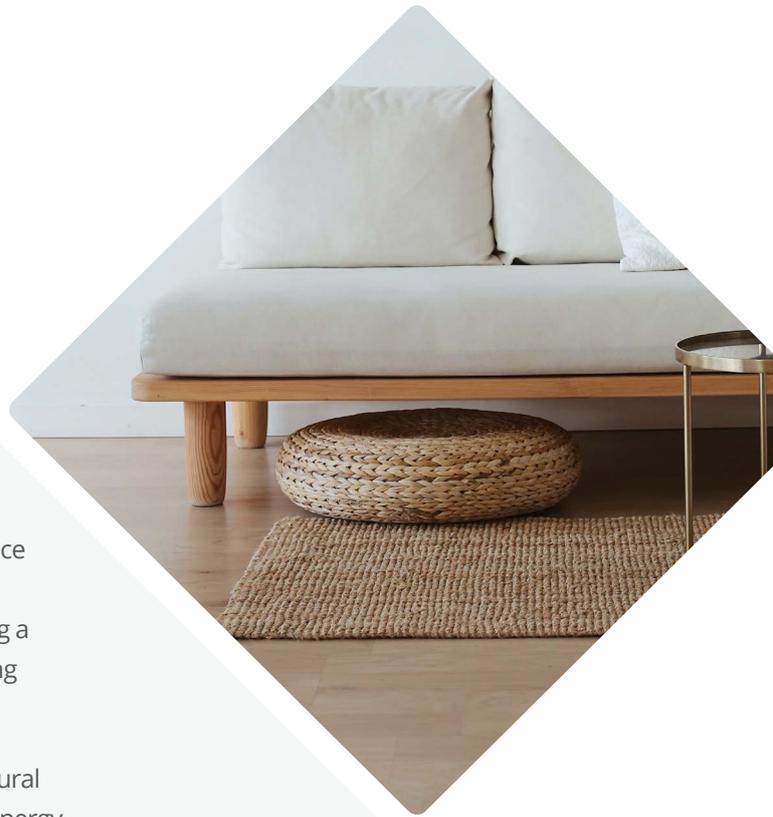


## 3. Materials

**While a quality builder is needed to pull off a stunning architectural renovation, these skills are nothing without high-quality materials.**

A renovation is a big investment, and you want the experience to be a one-off, that won't require any additional work in the near future. By working with quality materials, you're building a home that will stand the test of time and require little ongoing maintenance.

Getting the materials right is especially pertinent to architectural renovations, where designers and builders need to create synergy between the existing structure and the new elements of the home. Specialist renovation builders will know where to source rare or uncommon materials to make this synergy possible.



## 4. Fixtures & Fittings

**An bespoke renovation is all in getting those small details perfect.**

Similar to materials, you'll want your fixtures and fittings to be quality, high-end and suited to your singular home. If you live in a Victorian-era terrace home for instance, you may want to choose antique-looking tapware that complements the existing structure.

But fixtures and fittings can also be a way to put your own unique stamp on your home. A feature tile choice in the bathroom or a stylish matte mixer tap in the kitchen can completely elevate a room





## 5. Timeless Appeal

**While design trends can be exciting, don't get too caught up..**

You'll want your renovation to be timeless – still stylish and beautiful many years down the track. This is especially true if you don't want to have to undertake another renovation in three years' time! We suggest choosing a timeless design and a classic colour palette and adding unique and bold elements through furnishings and decor. These items are not fixed and can be changed easily and without huge expense.



## 6. Statement Features



A bespoke home is one that is completely unique and custom, so it goes without saying that you should add exciting, singular features that will make your home stand out! This could be something intricate like a timber or glass kitchen splashback, a striking stone feature wall, or a breathtaking void. Your architect and builder will be able to help come up with ideas for statement features that are well-suited to your home.





## 7. Future-Forward Design

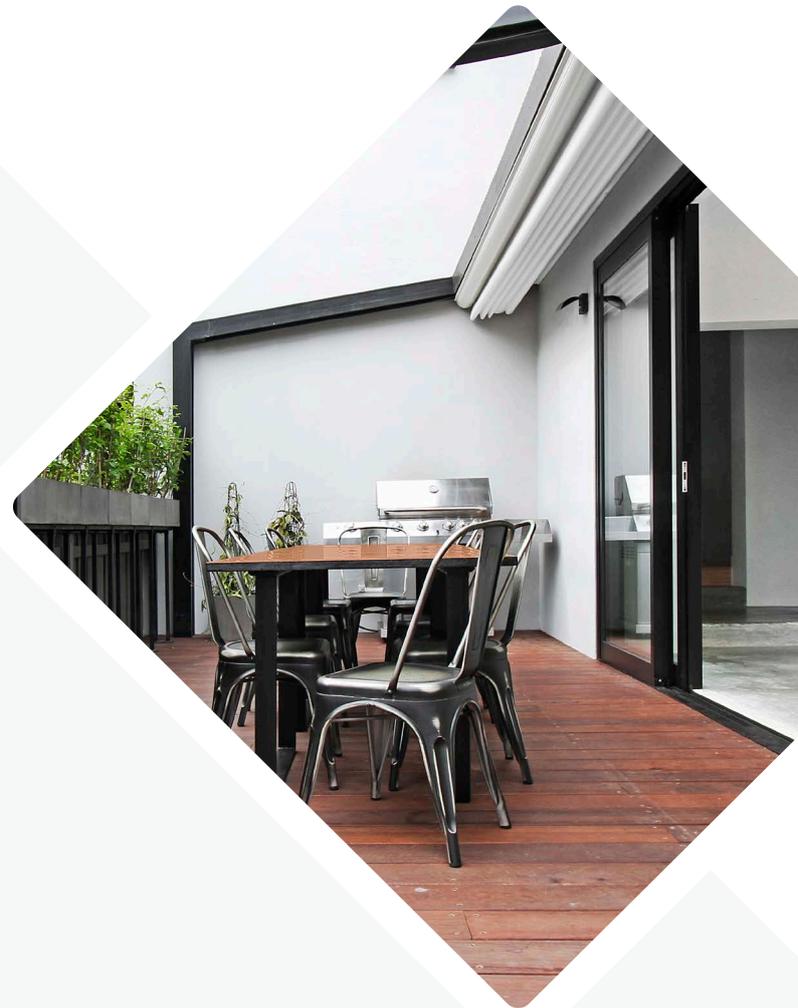
In a time of environmentally precariousness, it's important to consider how you can make your home more sustainable and eco-friendly. There are a range of smart design solutions and technology innovations that can lessen your ecological footprint, including solar power, rainwater tanks and water-saving tapware. Sustainable design is not only good for the environment but will lessen the cost of your energy bills in the long run.

## 8. Functionality

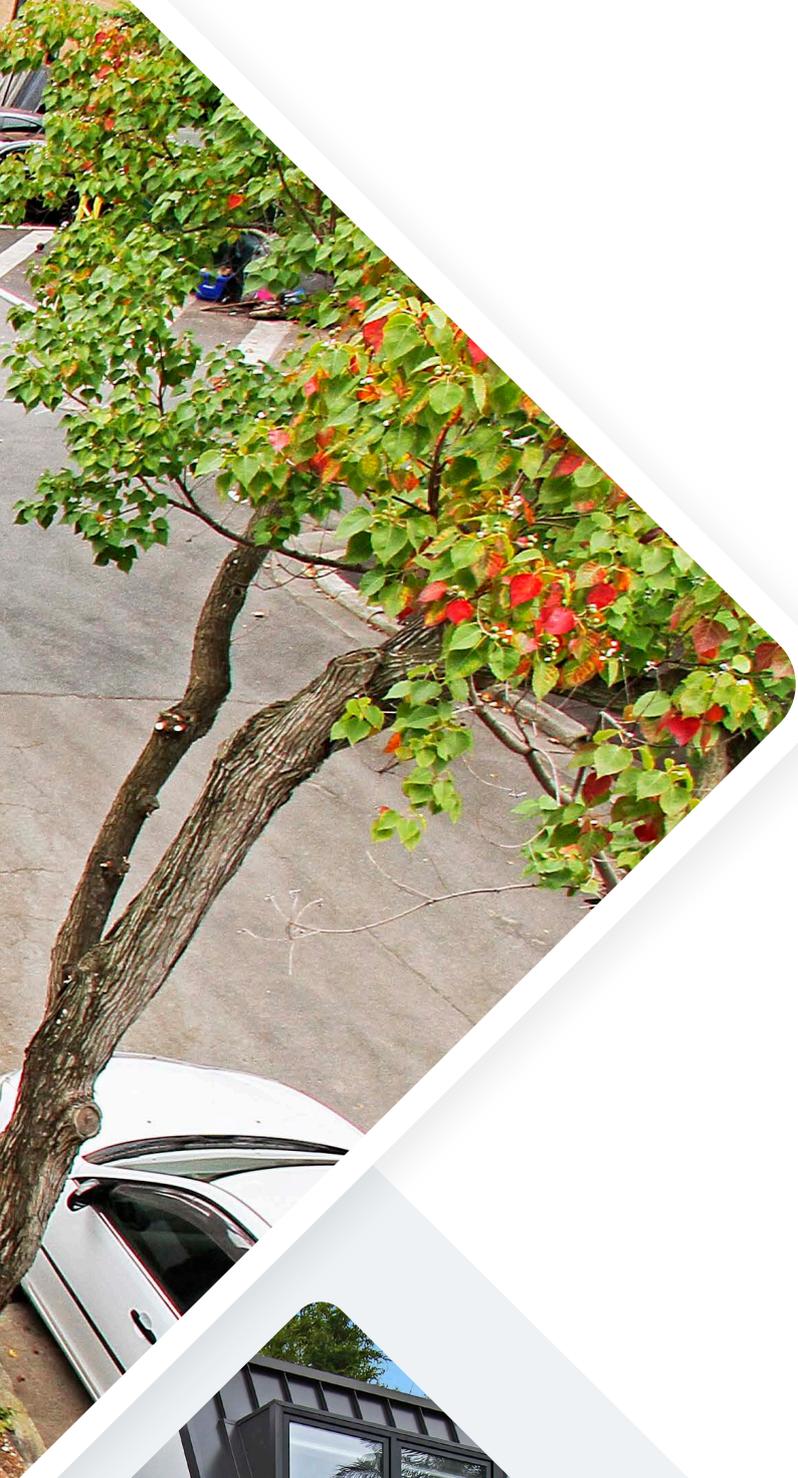
**One of the best reasons to renovate is to make your home more functional – entirely built to suit the needs and desires of your household.**

A high-quality architectural home should work with the people who live there – not against it.

Alongside your architect and builder, we recommend working together to come up with design solutions and home features made to your specifications, which will make the home uniquely functional. This could include adding additional bench space in the kitchen if you're a part of a growing family who like to cook, or installing a home office to ensure productivity while working from home.







## 9. Street Appeal

**A quality renovation is one that seamlessly integrates into its surrounding environment.**

No one wants an eyesore that ruins the appeal of a historic or quaint Sydney neighbourhood. You want to build a home that works within your streetscape, and this could mean preserving older elements or updating the facade of your home to complement other houses in your street.

**Want to learn more about how you can create a bespoke architectural renovation? Get in touch with the expert team at Managed Built today.**

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