



PROMENADEHOMES
inspired living



11 'I Wish I'd Thought of That' Design Ideas for Your New Home.

Anyone who has built a new home before will tell you that once you move in there will be something in the home where you say to yourself "I wish I'd done that differently."

The beauty of building a custom designed home, rather than choosing one off the plan, is that you have the opportunity to start with a blank canvas and think about every single aspect of the design. So here are our top 10 tips to consider before you sit down with a designer to ensure you never say "I wish I'd thought of that" after you move in!

1. Furnishability

Unless you're planning on buying all new furniture when you move in, then make sure you design your home so that any items you plan on bringing with you have their place. Ensure that your recesses fit your TV cabinets and sideboards or buffet units, and modify them to suit if they don't. This is especially important in your bedrooms, think about your bed size, side tables and dressing tables. Measure everything that matters and bring it along to your design meeting, you won't regret it!



2. Power points and light switches

The electrical plan is something you should spend a lot of time thinking about. Getting it right the first time saves you headaches down the track. Once you know where your furniture is going, work through the home and think about how many power points you need and where they should go. Also take a mental walk through your home and think about where you want the light switches to be. You can easily add multiple switches for the same light if you will enter a room from one door and leave from another. So again, take some time to get this right.

3. Minimise passageways and maximise storage

While some people like a traditional hallway, it is possible for most modern designs to avoid having long passageways that use up a lot of area in your home. From a practical point of view it could be considered wasted space...particularly when you factor in the extra cost of floor coverings, wall painting and additional lighting. Instead, try and incorporate more storage space (which you can never have too much of!) and utilise the square metres in your home as efficiently as possible.

4. How will your family change in years to come

If you're planning on living in your home for a long time, then try and consider how your family's requirements will change over time. This might mean creating rooms which can be more multi-purpose, rather than so specific, or rooms that can just evolve over the years. Consider utilising different zones in your home. If you have young children you might want a play room for the kids where you can keep an eye on them, but consider how they will use this space when they are teenagers. Is it going to give them the privacy they need? Where will they do their homework? Where will they hang out with their friends? These are all questions worth asking yourself now, so you have a plan for the future.

5. How do you use your home now?

Take a good look at how you use your existing home now?

Are there rooms that you rarely use? Do you have a formal dining area but never actually eat in there? Are you always complaining about not having enough storage? Do you wish certain rooms were bigger and others smaller? Make sure you design your new home to suit how you really like to live, and take some key learnings from how you use your home right now.

6. Solar passive design

When you build a new home there are a lot of legal requirements in terms of designing an energy efficient home. However there are some simple things to think about in addition to this that are well worth considering. Think about the different directions that your rooms will face, and keep in mind that rooms that face south are going to be generally cooler than those which face west or north. Also remember that windows that face east will get the morning sun, which can be a good or bad thing, depending on whether you are an early riser!

7. Can you fit a triple garage?

Our advice here is simple - if your budget and the width of your block allows you to increase the size of your garage - then do it! By the time you find room for bikes, garden tools and sporting equipment, having additional space in your garage is **ALWAYS** worth considering. If this means your garage is going to be up against your boundary then add a standard door or roller door to the rear. This will allow easy access to your backyard if you ever need to get bulky items out there.

8. Artwork

Wall recesses and feature lighting are a great way to display artwork and is something you need to consider right from the start. If you already have important pieces that you will bring to your new home, then think about where you would like to display them and how to light them to make them look as good as possible.

9. A couple of important reminders for the kitchen

Here are a couple of quick things to think about to make sure your kitchen is absolutely perfect.

Pot drawers. Need we say more? Storage in the kitchen is essential, so make sure you have room for everything you need, and a little extra for good measure. Scullery. This isn't something you are going to forget, but think about what you want to use it for. Are you going to cook in there? If so, think about the cooktop and oven location. Do you want a sink? Bench space to prep food? Are you putting the toaster and kettle in there? If so you need to think about power points too! If you are not planning on having a scullery then a nice alternative is to incorporate an appliance cupboard to store some of these items.



10. Ensuite storage and lighting

How much space do you need for hair-dryers, hair-straighteners and makeup on the benchtop? Where will they go when you are finished using them? Do you want drawers in addition to cupboards? Think about lighting for when you are doing your make up. Where is the window in relation to where you will stand? Where is the light?



11. When it comes to dressing rooms bigger is better

This is one room that you're going to use every day, so make sure that you incorporate as much space as possible, and if your budget permits, incorporate an integrated robe fit-out – which can effectively double the amount of hanging space you have for your clothes. We've never met a client who wishes they made their walk-in-robe smaller!



[Need some help? Get a free design consultation!](#)

We design homes every day, and as you have probably noticed we know what to think about and how to make the home work best for you and your lifestyle. Our homes follow four core design values:

1. Storage
2. Flexibility
3. Furnish-ability
4. Entertainment.

So if you are thinking about building a custom designed home give us a call on 9201 9898 or shoot us an email on our website, we would be happy to give you a free design consultation and show you how we can incorporate all of your favourite things to make your home as beautiful and functional as we possibly can.