

Keys to Successful Remodeling

Form, Function & Finance

The key to any successful remodeling project is a good plan. To begin, work with a talented design/build firm that will help you carefully consider and ultimately incorporate three basic principles into your design—form, function and finance.

Some desire the clean lines and minimal fuss of contemporary designs, others long for a natural, exposed beam country décor. Whatever your choice of form may be, the desired overall décor will set the stage for the types of elements used in your design.

Next is function. From the austere utility of the Bauhaus to the floridity of Baroque design the elements of function are at play. These elements imbue most aspects of life around us today no matter how evident or obscure it may seem. A Roman arch, Philippe Starck piece or your new kitchen, are all bound by principles of design.

The third paramount, but under spoken element is finance. As a consumer, you want the best value that you can afford. However, it is to your advantage to work with a company that you can trust and be candid about money. Many honest designers, architects and remodelers will tell you things that may not be easy to hear. These are probably the people that you can trust the most.

So, how do you bring these three lofty ideas full circle in your design? Easily...think balance.... the key to a well-rounded project. Using this article as a reference may help focus your efforts as you go through the remodeling process.

Form

- Style & Genre – current and future; country, colonial, fusion (mixing styles).
- New interior and exterior design that fits with the existing house. ie. Rooflines, scale windows, trim, room size.
- Fitting the new space into the landscape and neighborhood.
- Honing down on ideas and finalizing colors, lighting and plumbing fixtures, cabinets, counters and flooring as workable package.

Function

- Lifestyle = usage and daily ease of use
- Main function need that needs to be filled.
- Traffic Flow, size of rooms, rooms that will be under utilized given the new space.
- Construction review of current field conditions ie. mechanicals and structure.
- Not adding to the project and losing sight of the original drivers.



Finance

- Is the sky the limit?
- Am I willing to design in a vacuum without having real time pricing feedback from a construction company?
- How do I find out if my budget is reasonable before I spend thousands on a design that may need to be reworked?
- Identifying budget first often saves people 6-12 months redesign time which could have been spent building the project.

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