

15 Fleance Dr

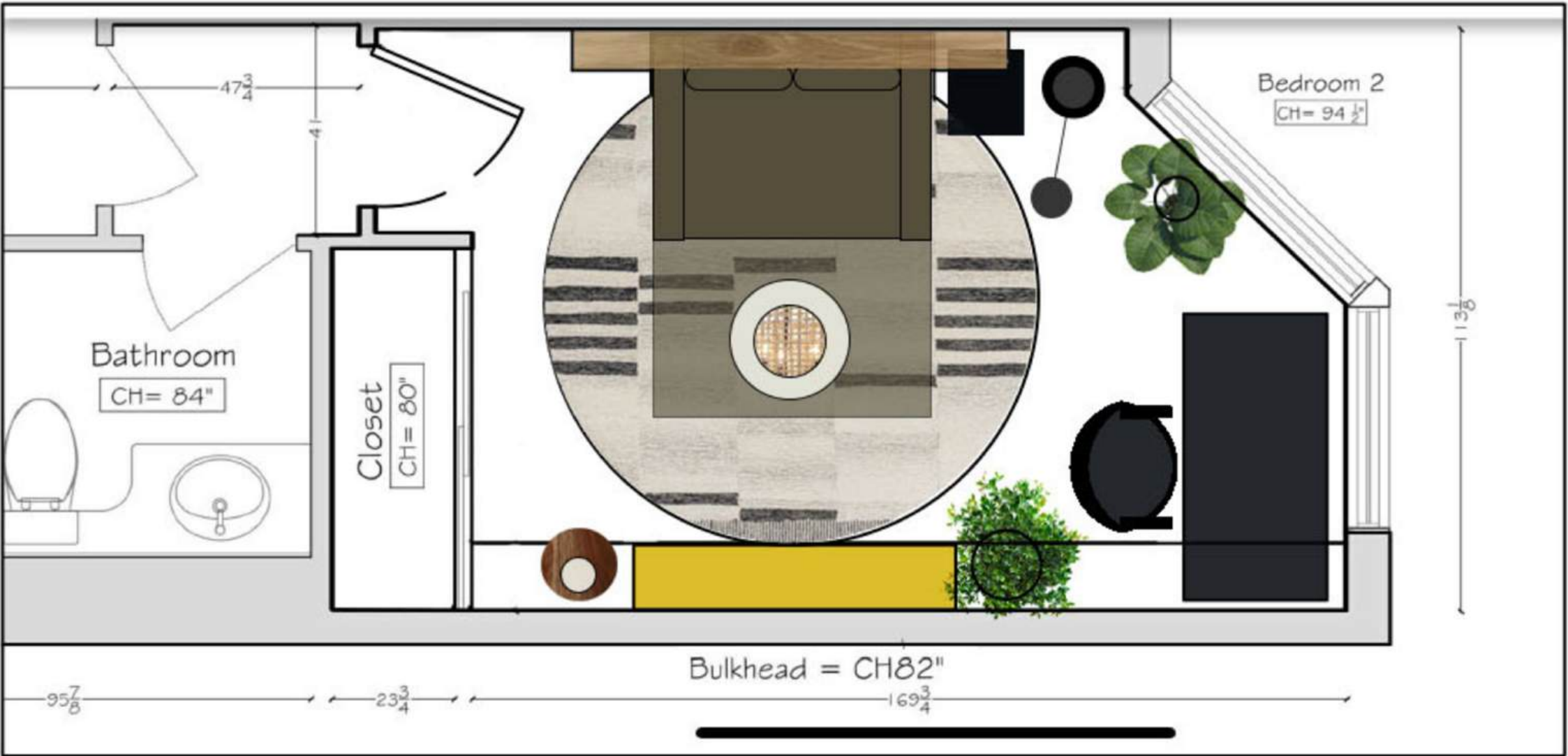
# ROOM REFRESH

Home Office/Guest Room

# Layout

In designing this room, I made a series of intentional decisions to maximize both functionality and aesthetics. The ample natural light in this space is a significant asset, allowing the room to feel more open and inviting. To take advantage of this, I positioned the office zone near the windows, providing a pleasant view while working. I included window coverings to ensure that the light can be controlled when needed. You also have the option to rotate the desk, so the chair faces the window—though this arrangement would reduce the available space in the room by a foot or two.

For the guest bed, it was essential to create a layout that allows for easy pull-out access without needing to move any furniture.



## Understanding Visual Weight:

In interior design, visual weight refers to the perceived "heaviness" or "lightness" of objects within a space. It's influenced by factors like size, color, shape, and texture. A well-balanced room distributes visual weight evenly, creating harmony and preventing any area from feeling too crowded or sparse. By adjusting the sizes and shapes of furniture, we achieved a more balanced distribution of visual weight in the room, making it feel cohesive and inviting.



# Finish Selections

Floor

Walls, Cushions,  
Rug, Coffee Table,  
Lamp Shades

Metal Finishes,  
Fireplace, Desk/Chair

Chandelier,  
Blinds, Shelf

Sofa, Wall, Plants

Fireplace, Art



## Metal Finishes

*Black metal* introduces a sleek and contemporary edge to your decor. Its dark, matte finish provides a contrast against the lighter elements, grounding the space and adding depth.



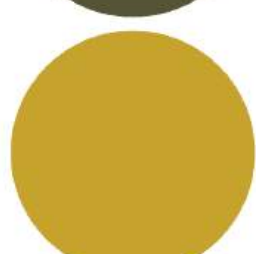
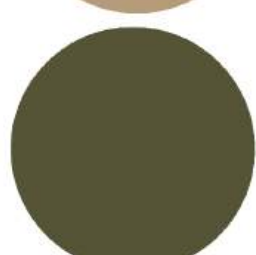
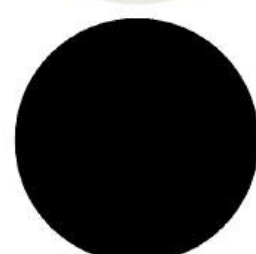
## Textiles & Layering

The rattan and woven polyester threads, with their natural fibers, are perfect for complementing a Scandanavian style. To enhance the sofa you selected, I paired it with suede cushions, complementing the short, matte pile of the sofa. The wool rug, with its natural texture, ties everything together, adding comfort underfoot and grounding the room's design. These elements create a layered, inviting atmosphere that feels both stylish and welcoming.

*It's essential to spread your colour palette throughout the room and layer them thoughtfully. This prevents any single spot from feeling too heavy with one finish, creating a balanced aesthetic.*



# Furniture Selections: View A1



Your project provided a wonderful foundation with the pieces you already own, allowing me to craft a space that feels both intentional and deeply personal. The **sofa**, with its beautiful color and perfect size, became a central element in the room. To complement it, I decided to **paint the wall** opposite a deeper shade of green. This choice wasn't just about adding color; it was about creating depth and dimension in the space. A room can easily fall flat without variation, so I incorporated different shades of green throughout the room, from the wall color to the plants and decor elements. These layers of green help tie the room together while adding a sense of richness and warmth.

Building on the green tones, I introduced a yellow **fireplace** - to inject both color and warmth into the room, drawing from the bright, lively hues in your inspiration pictures. The yellow fireplace adds a touch of vibrancy that complements the green without overpowering it. However, understanding the need for flexibility, I also included a black fireplace option. The black offers a more neutral alternative that still adds sophistication and coziness, allowing you to choose the look that best fits your vision. The fireplace itself plays a critical role in the room—it not only breaks up the long wall but it carries the most visual weight. By doing so, it visually dedicates a zone to the sofa bed, making the layout feel more structured.

The choice of a round **rug** adds softness to the room's angles while the geometric designs anchor the space and reinforce the modern aesthetic. The rug's design also serves to subtly unify the different elements of the room, drawing the eye and bringing everything together in a cohesive way.

I also wanted to maximize the functionality and aesthetic appeal of the room by incorporating a long oak shelf. This shelf wasn't just added for storage; it was placed to give the illusion of an extended wall, making the room feel larger and more open. The oak material ties back to the light wood tones in your inspiration photos, creating continuity and a natural, earthy feel. The shelf is also a canvas for you to personalize with items that reflect your style. I included some unique decor pieces that I thought might resonate with you, but you're free to style it with anything that speaks to you.

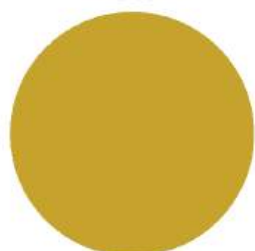
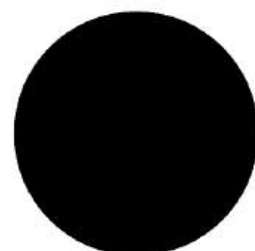
*Continued...*



Total: \$6'200 +HST (excl. decor above shelf)  
Total With Designer Discount: \$5'500 +HST



# Furniture Selections: View A2



Wall art was another area where intentionality was key. The map wall decor, for example, was selected for its size and the way it interacts with the space. It fills the wall without feeling too heavy, thanks to its airy design, and its orange hues play off the circle art on the opposite wall. This interplay of colors and shapes helps to distribute visual interest evenly across the room, creating a balanced and harmonious environment. I encourage you to choose wall art that resonates with you, but I recommend sticking to the sizes I've implemented to maintain this balance.

In my quest to include unique elements that reflect your style, I chose pieces like the safe end table and the industrial-style floor lamp. These items introduce a hint of industrial modern flair, which is a subtle nod to the edgier elements in your inspiration photos. The industrial influence adds a layer of complexity to the design, making the room feel more dynamic and intriguing.

Scandinavian and Japandi influences are woven throughout the space, particularly in the window coverings, the rattan chandelier, the oak shelf, and the wood log table. The window coverings were selected for their simplicity and functionality, aligning with Scandinavian principles of design that prioritize light and space. The rattan chandelier adds texture and warmth, while the oak shelf and wood log table bring in natural materials that ground the room and add a touch of rustic charm. These elements work together to create a serene, minimalist atmosphere that still feels cozy and inviting.

Lighting was another crucial aspect of the design. I wanted to ensure the room feels warm and inviting at all times of the day, so I included a variety of lighting options. The battery-operated pendant light was chosen for its convenience—it's perfect if you're not ready to bring in an electrician yet, but still want the ambient light that a pendant provides. This, along with the other lighting sources in the room, ensures that the space feels layered and cozy, no matter the time of day.





# Styling

Floor

Walls, Cushions,  
Rug, Coffee Table,  
Lamp Shades

Metal Finishes,  
Fireplace, Desk/Chair

Chandelier,  
Blinds, Shelf

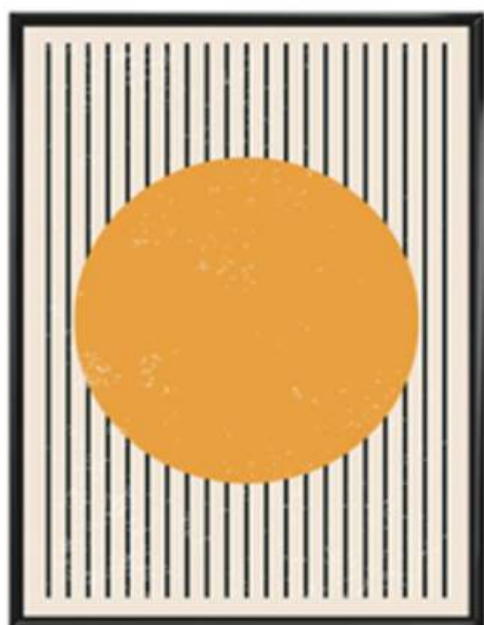
Sofa, Wall, Plants

Fireplace, Art



# Styling

The fireplace wall should carry the most visual weight in the room without overwhelming the space, which is crucial in a smaller room. The mirror helps to bounce light around, keeping the wall visually impactful yet light. The tall plant, pendant light, and wood log table add interest without crowding the space, ensuring the wall feels balanced and inviting.



The wall art can be of any style that intrigues you, though keeping the size of the art as in the link provided, will help this wall feel balanced and not too heavy on the fireplace.





# Styling



The desk area is designed to be minimal, creating a calm, uncluttered space that won't overwhelm the mind. Window coverings allow you to control the light and view when needed. A simple plant adds an earthy, cozy touch—feel free to add real plants if you enjoy caring for them.





# Additional Considerations

Floor

Walls, Cushions,  
Rug, Coffee Table,  
Lamp Shades

Metal Finishes,  
Fireplace, Desk/Chair

Chandelier,  
Blinds, Shelf

Sofa, Wall, Plants

Fireplace, Art



Optional Shelf Decor



Walnut Map



# Project Information & Inspiration Pictures

