THE SAND + LINEN HOME DESIGN COLLECTION

YOUR BUILDING & RENOVATION PLANNER

A practical workbook for planning with confidence





A NOTE FROM FIONA

Welcome — let’s make the journey feel clearer

Building or renovating brings possibility, investment and hundreds of connected decisions. This guide has been created to help you slow the process down, organise what matters and move forward with greater confidence.

Use it as both inspiration and a practical working tool. The time you spend planning now will shape how beautifully your home supports everyday life.

WARMLY

Fiona
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YOUR GUIDE

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BEGIN WITH PURPOSE

Define your project vision

Write what you are changing, why it matters and how you want home to feel. A clear vision helps resolve scope, design and budget decisions.

FIONA'S TIP

Choose three project outcomes that every decision must support.



DESIGN AROUND PEOPLE

Understand your lifestyle

Capture morning, evening and weekend routines, entertaining patterns, work-from-home needs, accessibility and future changes.

FIONA'S TIP

Your routine is valuable design data.



PRIORITISE CLEARLY

Build your home wishlist

Separate non-negotiables from nice-to-haves and future-stage ideas. Rank what improves daily function before decorative upgrades.

FIONA'S TIP

A ranked list makes budget conversations far calmer.



ROOM BY ROOM

Plan each space

For every room, note users, activities, furniture, storage, lighting, power, privacy and connection to nearby spaces.

FIONA'S TIP

Measure furniture before finalising room dimensions.



KNOW THE NUMBERS

Create a working budget

Record allowances for design, approvals, construction, selections, furniture, window furnishings, landscaping and contingency.

FIONA'S TIP

Track committed, quoted and paid amounts separately.



MAKE THE VISION VISIBLE

Curate inspiration

Save fewer, stronger references and annotate exactly what you like: proportion, palette, material, detail or atmosphere.

FIONA'S TIP

Inspiration is useful when you can explain why it belongs.



PREPARE THE CONVERSATION

Builder meeting notes

Record questions, decisions, owners and due dates. Confirm verbal changes in writing and keep current drawings with each meeting record.

FIONA'S TIP

End every meeting with a short action list.



ONE SELECTION STORY

Plan colours and materials

Document flooring, cabinetry, stone, tile, paint, tapware, hardware and lighting together with codes and sample status.

FIONA'S TIP

Review the full palette before approving any substitution.

YOUR ACTION PLAN

Planning checklist

- [ ] Project goals and priorities are written.
- [ ] A realistic scope is defined.
- [ ] Must-haves and nice-to-haves are ranked.
- [ ] Room requirements and measurements are recorded.
- [ ] Furniture has been tested on the plans.
- [ ] The budget includes professional fees and approvals.
- [ ] A contingency is protected.
- [ ] Builder questions and actions are tracked.
- [ ] Selections and product codes are documented.
- [ ] The current drawing set is clearly dated.



FINAL THOUGHTS

Thoughtful planning changes everything



The most successful homes are not created through one perfect choice. They emerge from a sequence of informed decisions that support the same clear vision.

Pause when you need to, test assumptions and keep the whole home in view. Clarity now creates confidence throughout the build — and a home you will love living in for years.

MAKE IT YOURS

Notes & decisions

OUR THREE PRIORITIES

QUESTIONS AND DECISIONS

NEXT ACTIONS

READY FOR THE NEXT STEP?

Let’s create a home that feels like you.

Sand + Linen Design Studio brings calm, cohesion and thoughtful expertise to the decisions that shape your home.

BOOK YOUR DESIGN CONSULTATION