



FAIRBAIRN  
BUILDERS

NEW HOME GUIDE|  
CONCEPT & DESIGN PHASE











# FAIRBAIRN BUILDERS

AWARD WINNING  
ARCHITECTURAL BUILDERS



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# CREATING YOUR NEW HOME: FROM CONCEPT TO DESIGN

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**Top:** Jamie Fairbairn meeting with a client at our office, discussing their home build.

Designing your new home is an exciting journey, whether you have a full set of plans or just the beginnings of an idea. We're here to guide you every step of the way, ensuring the process is seamless and stress-free. If plans are needed, we'll connect you with a trusted architect who can bring your vision to life, making sure the design aligns with your lifestyle, budget, and future needs.

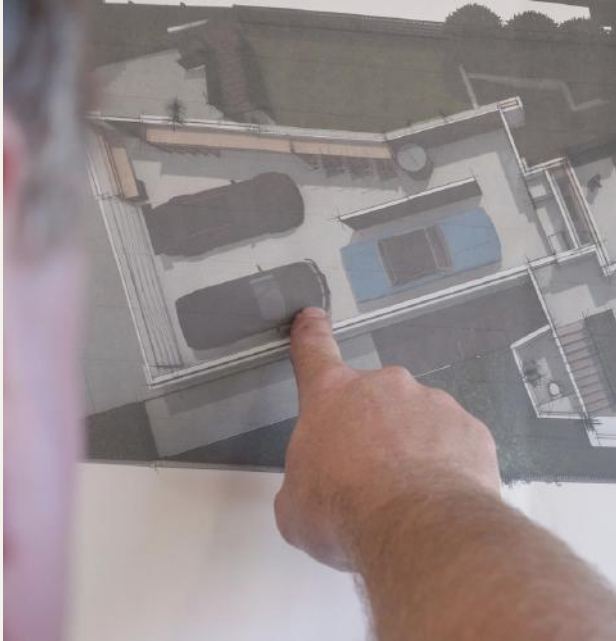
As builders, we work closely with you and your design team from the start, providing valuable insights to refine your vision, optimize costs, and create a home that is both functional and beautiful. Our expertise ensures a smooth transition from concept to construction, helping to avoid costly changes down the track.

This guide will walk you through the concept and design phase of your new home, helping you make informed decisions and setting the foundation for a successful build. Our goal is to make this stage as enjoyable and stress-free as possible, so you can confidently take the next step towards bringing your dream home to life.



# OUR CONCEPT & DESIGN PROCESS

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## Defining your Vision and Goals

Before starting your new build, it's important to define your vision and goals to create a home that truly suits your lifestyle.

A great way to start is by creating a Pinterest board to gather inspiration, helping you visualize design styles, layouts, and finishes that resonate with you.

Make a wish list of must-have features, whether it's an open-plan living area, large windows for natural light, or specific materials that match your aesthetic.

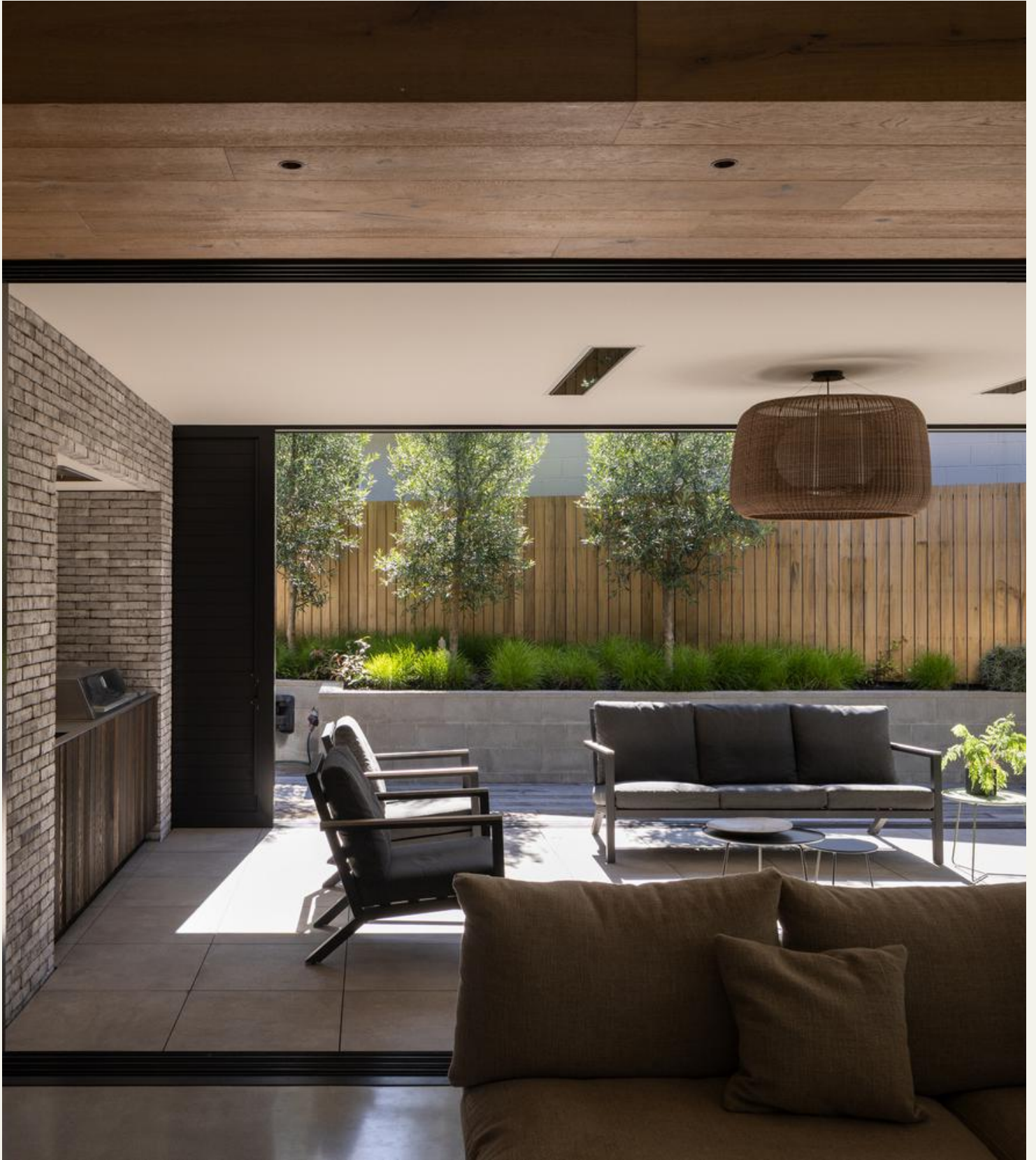
Planning these details early, such as layouts, materials, and finishes, ensures a clearer direction and helps streamline the design and building process.

## Choosing the Right Architect/Designer

Choosing the right architect/designer is crucial to creating a home that reflects your vision, suits your lifestyle, and stays within budget.

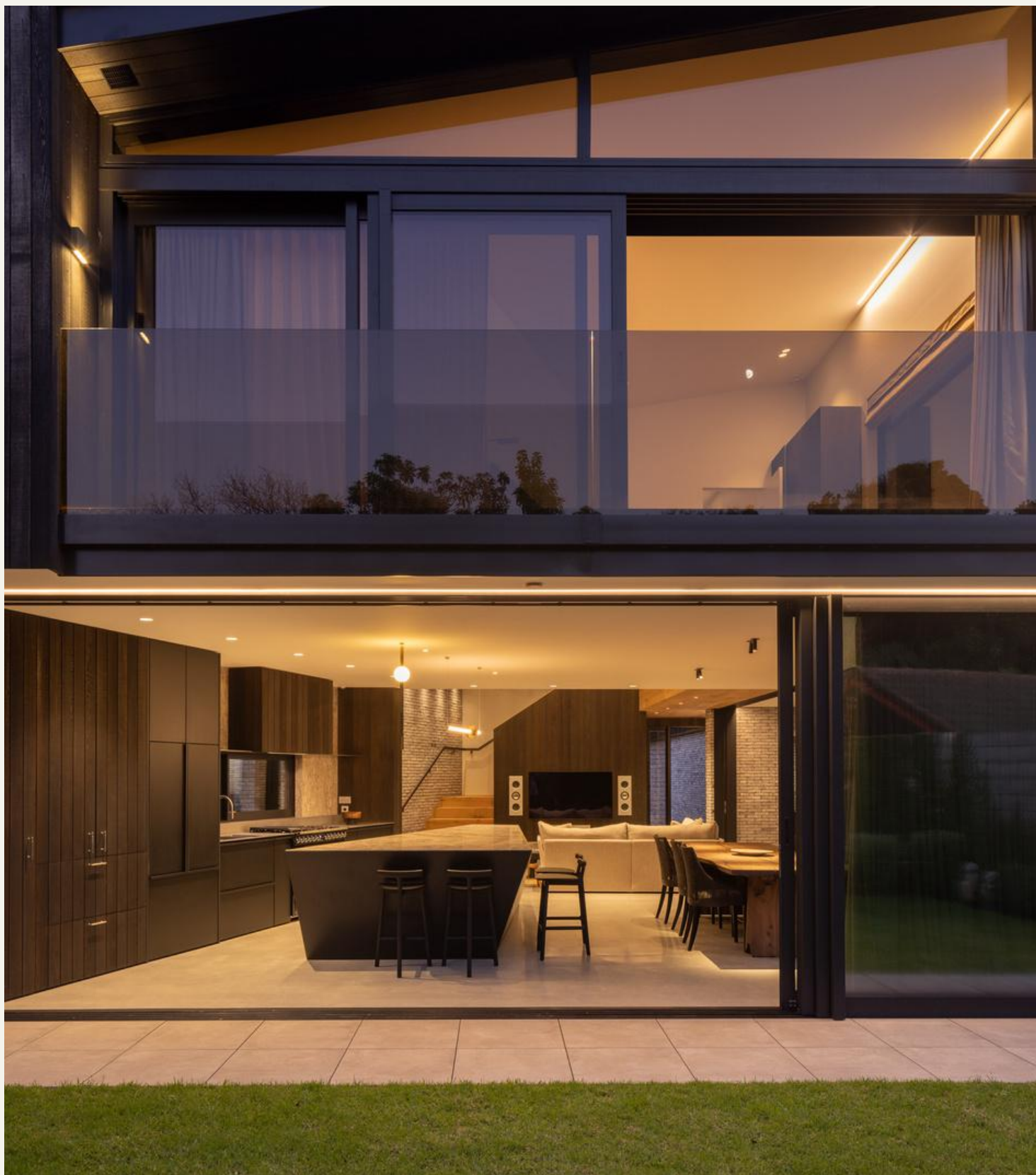
A skilled designer will not only bring your ideas to life but also ensure the plans are practical, functional, and aligned with building regulations. They play a key role in optimizing space, natural light, and materials while considering long-term durability and energy efficiency.

The right partnership between you, your architect/designer, and your builder will set the foundation for a smooth design and construction process, helping to avoid costly changes down the line.



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# NEW HOME CONCEPT & DESIGN

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## **Understanding Your Lifestyle and Future Needs:**

When designing your new home, it's essential to consider your lifestyle and future needs. A home should not only meet your current requirements but also adapt to the changes that life may bring.

Think about how you live day-to-day—do you entertain often, need a home office, or prefer open-plan spaces? Consider your family's needs now and in the future. Will you need extra bedrooms, a larger kitchen, or space for hobbies? Anticipating your long-term needs, such as aging in place or accommodating growing children, ensures that your home remains functional and comfortable for years to come.

Understanding these factors early in the design process helps create a home that supports your evolving lifestyle.

## **Setting Priorities for Functionality, Aesthetics, and Budget:**

Setting priorities for functionality, aesthetics, and budget is a crucial step in the home design process. It helps guide decisions and ensures your new home reflects your needs and vision while staying within financial constraints.

Start by determining what features are most important to you in terms of functionality, whether it's ample storage, an open-plan layout, or energy-efficient systems. Next, think about the aesthetics, what style, materials, and finishes appeal to you? While it's easy to get carried away with design ideas, it's important to balance your dream home with a realistic budget.

Establishing a clear budget early on ensures that your priorities align with what's financially achievable and helps avoid unexpected costs down the line. By setting these priorities, you'll create a home that is both beautiful and functional, without compromising on your financial goals.

# NEW HOME CONCEPT & DESIGN

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## Making a Wish List

Creating a wish list of must-have features is an essential part of the home design process. This list helps clarify what you truly want and need in your new home, ensuring that the design aligns with your lifestyle. Start by considering both the practical and personal aspects of your home. Think about the number of bedrooms, bathrooms, and living spaces you require, as well as features like a spacious kitchen, home office, or storage solutions. Don't forget about the small details that matter, such as natural light, outdoor living areas, or a dedicated space for hobbies. Once you've compiled your list, prioritize these features based on your daily routines and long-term goals. While some items may be non-negotiable, others might be flexible or adjustable based on your budget. A clear and realistic wish list ensures that your designer and builder can create a home that truly suits your needs, both now and in the future.

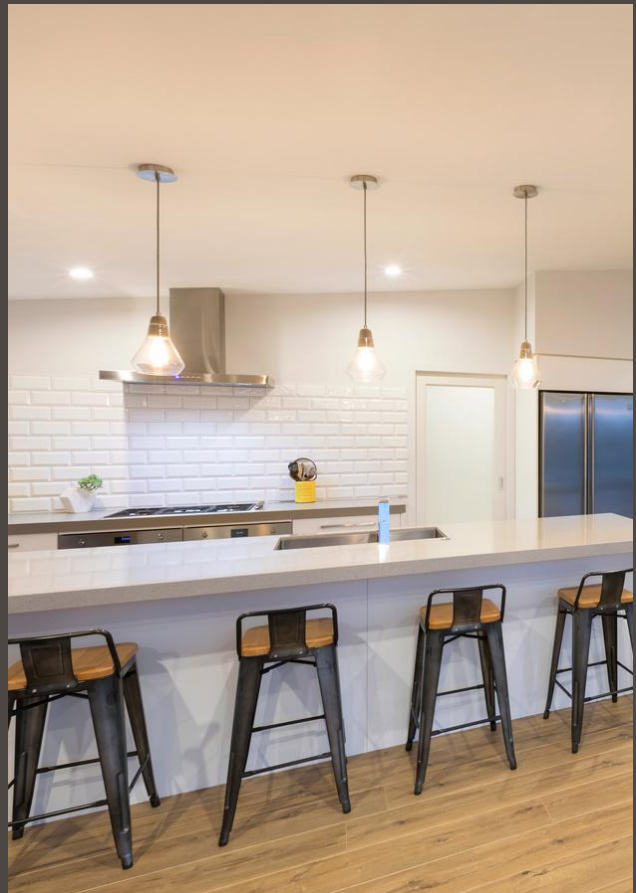


## Gathering Inspiration

Creating a Pinterest board and gathering inspiration is a great way to visually organize your ideas and preferences for your new home. Pinterest allows you to collect images, color schemes, designs, and features that resonate with you, helping you define your style and clarify your vision. You can create boards for different aspects of your home—such as exterior design, kitchen layouts, bathroom ideas, and even furniture styles—making it easy to compare and combine elements you love. As you browse, you might discover trends or features you hadn't considered before, which can spark new ideas. Once you've gathered enough images, you'll have a clear visual reference to share with your architect, making it easier to communicate your ideas and ensuring they fully understand the look and feel you want for your home. This process is a fun and creative way to build your dream home step by step.



# KITCHEN INSPIRATION



# BATHROOM INSPIRATION



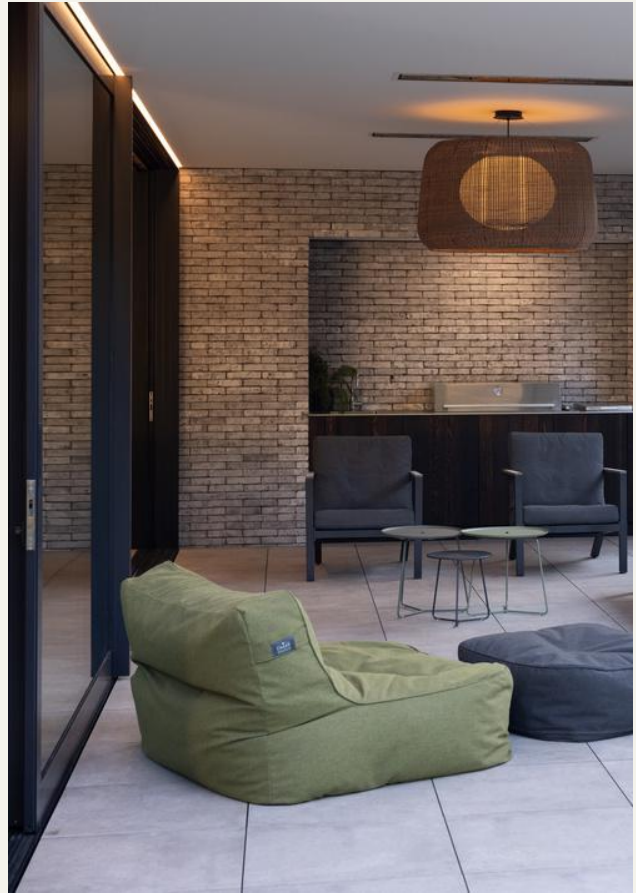


# INTERIOR INSPIRATION





# EXTERIOR INSPIRATION



# NEW HOME CONCEPT & DESIGN

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## **Finding the Right Architect/Designer**

Choosing the right architect/designer is a key step in bringing your dream home to life. Start by looking at their portfolio to ensure their style aligns with your vision, and check their experience with homes similar to what you want to build.

Recommendations from past clients can also give insight into their reliability and design approach. It's important to find someone who listens to your ideas, understands your lifestyle needs, and can balance creativity with practicality.

A great architect/designer will work collaboratively with you and your builder, ensuring the design is functional, cost-effective, and achievable within your budget. We can provide you with a list of trusted architects/designers and help you through the selection process to make sure you find the perfect fit for your project.



## **Key Questions to Ask Before Hiring Your Architect/Designer**

Before hiring an architect/designer, it's important to ask the right questions to ensure they're the right fit for your project. Find out about their experience with similar homes, their design process, and how they work within budget constraints.

Ask how they incorporate site conditions, sustainability, and energy efficiency into their designs. Understanding their fees, timeline, and level of collaboration with builders can help prevent surprises later. A good architect should listen to your vision, provide practical solutions, and communicate clearly throughout the process.

Taking the time to choose the right architect/designer will set your project up for success. Please find below a checklist of things to ask at your initial meeting.

# CHECKLIST: QUESTIONS TO ASK YOUR ARCHITECT/DESIGNER IN THE INITIAL MEETING

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## 1. Experience & Expertise

- Can you show me examples of homes you've designed that are similar to what I want?
- How long have you been designing homes, and what's your experience with projects like mine?

## 2. Design Approach & Process

- How do you approach designing a home that fits my lifestyle and budget?
- What is your process from concept to final plans?
- How do you incorporate site conditions (sunlight, wind, views) into the design?

## 3. Collaboration & Communication

- How do you work with builders during the design process?
- How involved will I be in decision-making, and how do you handle client input?
- What's the best way to communicate with you, and how often will we meet?

## 4. Costs & Timeline

- How do you charge for your services (fixed fee, hourly rate, or percentage of build cost)?
- What's included in your fee, and are there any additional costs I should expect?
- How long do you estimate the design process will take?

## 5. Final Steps

- Can you provide references from past clients?
- What happens if we need to make design changes after the initial concept?



# NEW HOME CONCEPT & DESIGN

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## The Benefits of Using an Interior Designer

Incorporating an interior designer early in the design process can enhance your home's functionality, aesthetics, and overall value. Here's how an interior designer can benefit your new home build:

- **Optimized Space Planning** – Interior designers ensure that spaces are both functional and visually appealing, maximizing natural light, storage, and flow between rooms.
- **Cohesive Design Aesthetic** – They help create a harmonious look throughout your home, selecting colors, finishes, and materials that complement your architectural style.
- **Access to Exclusive Resources** – Designers have industry connections, giving you access to high-quality materials, unique furnishings, and trade discounts.
- **Avoid Costly Mistakes** – Their expertise helps prevent design errors, saving time and money on changes down the track.
- **Increased Home Value** – A well-designed home not only enhances everyday living but can also boost resale value by appealing to future buyers.
- **Stress-Free Decision Making** – With so many choices to make during a build, an interior designer helps streamline the process and ensures everything comes together beautifully.

By working with an interior designer from the outset, you can achieve a home that's both stunning and perfectly suited to your lifestyle. If you're interested, we can recommend an experienced interior designer to collaborate with and help bring your vision to life.



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