

family space

EFFICIENT AND CREATIVE DESIGN
TURNS THIS OPEN PLAN CONDO INTO A
FUNCTIONAL HOME FOR A YOUNG FAMILY.



The open plan layout gives the family more space to go about their daily routines.

thefacts

WHO LIVES HERE A YOUNG COUPLE AND THEIR TWO DAUGHTERS
HOME CONDOMINIUM SIZE 1,800SQF



When we first stepped into this condominium, we were struck by how minimalist it is. The family has just moved in not too long ago, and they have kept things simple. Interior designer Priscilla Ng of Paul + Pris recalls meeting owners Maureen and Yii for the first time. They told her they wanted something modern and simple, and they wanted a sense of spaciousness within the 1800 square feet.

The condominium has an open plan, with the dry kitchen merging with the dining and living areas. Next to the living area, separated by a foundation wall, Priscilla has designed a study cum play area. Beyond this are the three bedrooms of the unit. >



The owners picked out the armchair and sofa way ahead of the renovations, and it was used as a base of the colour palette of the whole condominium.

**THE HOUSE HAS A MINIMALIST
STYLE; THE OWNERS HAVE A TASTE
FOR MODERN CLASSIC DESIGN.**





“The layout of the area is pretty well divided to start with; every space was in squares, which makes it easier to design. But there are certain rooms that might be too small to accommodate certain criteria/function of the area. There isn’t much to modify in terms of division of space but more of designing to make the space seem bigger with compact built-ins. Also the management would not allow any major hacking on sheer walls and ceiling and that is one part that we have to consider during the design process,” says Priscilla.

Maureen says there was no particular concept they had in mind – the main requirement being that it is a

modern, functional and practical home for the family.

Both designer and owners agree that the way to add functionality is to have lots of storages to hide all the clutter and to ensure there are no hard to reach nooks and corners for easy cleaning and dusting.

One of the first things done is to design a double-sided bookshelves as the divider wall in the play area. The “book wall”, as they call it, can be used on both sides and is a subtle way of adding feature without having to sacrifice too much space. It’s a two-in-one solutions which works pretty well in small spaces. >



The two-way bookshelf hems in the study area, providing a little nook for work and play, plus storage.



whatwelope

PLAY AREA

THE STUDY AREA IS BRIGHT AND AIRY, AND ACCOMMODATES ALL FOUR MEMBERS OF THE FAMILY.



The wrapped headboard is in every room, and allows the whole condominium to have a uniform design.

whatwelope

SIDEKICKS

THE OWNERS USE SMALL STOOLS AS THEIR BEDSIDE TABLES, WHICH IS GREAT FOR DESIGN AND FLEXIBILITY.

“Maureen and Yii like very fine modern design (between Scandinavian and modern classic), whether it is a piece of furniture or decorative object. They both like neutral colours that are soothing and also warm materials like wood,” says Priscilla. She drew inspiration from these elements, and designed a minimalistic TV console area, taking care to focus on fine joinery and craftsmanship.

This theme is carried through in the bedrooms, which are actually identical designs. There is a wrapped headboard feature in every room, with varying details on each. Colour schemes are kept within the same family. The daughters’ shared bedroom features two freestanding beds, that can be moved apart or together. This is also a feature the owners wanted for flexibility – should the daughters desire their own bedrooms when older, they can move in a bigger bed to this room and move one daughter to the current guest room.



One of the family's favourite design elements is the clever hidden mirror in the wardrobes of the room. With the Chinese taboo of not having a mirror face the bed, this is a clever way to install a mirror while saving space.

While they all realise the challenge of designing for an active family of four, Maureen credits Priscilla for having created a lot of usable space for them. "The 1800 square feet is made available to us on one level and we feel that efficiency for this type of space is higher compared to a double storey terrace house as there are no wastage for things like the staircase and dead corridor spaces," says Maureen. >



top & right: The wardrobes feature a hidden sliding mirror. Bottom: The girls' bedroom has the same wrapped headboard, but in hues of pink.



When it comes to furniture, Maureen and Yii sourced for their favourite brands themselves. "We browsed online and read a lot of home magazines. We would choose the pieces we like from the online catalogues and get the local distributors to order them. The only downside was some of the bespoke furnitures took about seven to eight months to reach the shore. Some of our favourite brands are Sancal, Calligaris, Magis, & Tradition and Hay," says Maureen.

Maureen and Yii showed Priscilla the pieces they've bought and Priscilla worked on the colour scheme from these. "The key is to work with colours which you can draw from the existing space (the unit comes with built-ins for kitchen) and objects which will be incorporated into the space. From these we summarise the colour tone and accent colors that can be applied to the rest of the areas in order to give

the sense of continuity to the space. We also proposed other loose furniture and soft furnishing to go with the interior to bring out the look and feel of the overall design," says Priscilla.

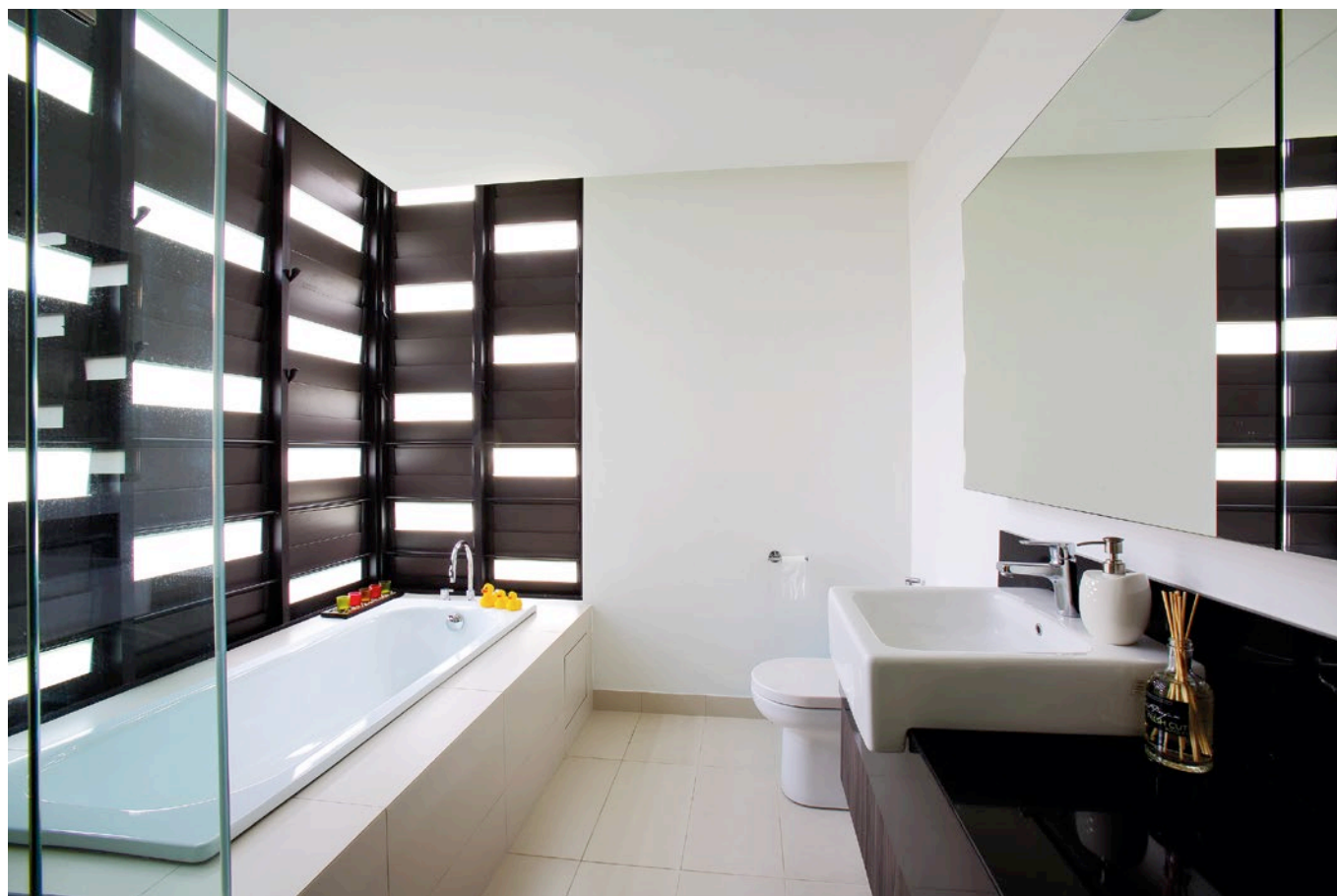
"I think that the key solution is to understand what is needed and to apply multiple functions to key elements of the area. Colour is very important to lighten the mood and the scale of the space visually. Never forget to mix texture as well as different finishings to bring different character to structures, walls, floors and even ceilings," she says. ●

whatwelope

NATURAL LIGHT
THE MASTER BATHROOM HAS LOUVRES THAT CAN BE CLOSED FOR PRIVACY, AND LETS IN LOTS OF SUNLIGHT TO PREVENT DAMPNES.



The wardrobe area of the master bedroom is not too big, but sufficient for the owners.



WE TRY TO APPLY MULTIPLE
FUNCTIONS TO KEY
ELEMENTS OF THE SPACE.

The generous
foyer allows
room for
more storage,
and a place
to keep the
kids' bicycles.

