

THE INSIDE  
**PROJECT**

WE KNOW BATHROOMS & KITCHENS INSIDE OUT

FREE RENOVATION GUIDE

# II THINGS TO CONSIDER BEFORE RENOVATING YOUR BATHROOM



# Welcome

The Inside Project was established in 2010 by Miles, a builder & Rachael, an interior designer, to offer an end-to-end service for improving your homes' most important spaces - the kitchen & bathroom.

Planning a renovation is exciting but the many decisions can quickly become daunting.

We created this guide to share some tips & tricks we have learnt along the way to get the best from your bathroom renovation.

*The Inside Project*



# Renovation Guide

## TABLE OF CONTENTS

ONE

### Budget

The big question; how much will my bathroom renovation cost?



TWO - THREE

### Design & Build

Learn about the two pillars of a successful project



FOUR - EIGHT

### Function

All the nitty gritty on layout, function, storage, lighting, heating & ventilation



NINE - ELEVEN

### Materials

Tips on selecting tiles, tapware, fittings & fixtures



### Conclusion

The final wrap



### Planning Tool

Play around with some layout ideas to share with your designer.

## CHAPTER ONE

# Budget

How much do I need to spend?

From the outset this is one of the most important things to consider when contemplating a bathroom renovation.

This will drive many decisions such as keeping or changing the existing layout, the type & size of tiles you wish to use and what brand of fittings & fixtures you choose.

Your medium to long term plan for the home should be considered. Is this your dream home, a shorter term play or an investment? A higher value renovation can be considered for your own home whilst an investment may only need a basic makeover.

The trade cost, for a basic bathroom renovation, starts around \$25,000 and increases based on the level of work required.

Basic fittings & fixtures can start anywhere from \$5,000 for small cost-effective packages and increase upward from there.

We find the average bathroom, including trade works & materials, will start at \$40,000 as a complete renovation. However, we do find that with access to so much amazing imagery, most people want a design that heads upward from that starting price point.

Remember a renovation is an investment in your property. There are many articles suggesting a bathroom renovation increase the value of your home so do some research in your area.



## CHAPTER TWO

# Design

Do I really need a designer?

For certain projects, this is an absolute yes!

A bathroom renovation is a substantial investment in your home so you want to ensure the budget is best utilised and all details are clearly defined.

A professional designer will ensure your brief is met without compromising quality or design. They will navigate the seemingly endless choice of finishes & fixtures, ensure colours & textures are balanced and offer clever ways to maximise space.

Clarity on the design will also prevent re-works due to mistakes or misinterpretations. Having a set of working drawings means all details are documented and known before works commence.

Changes once works are underway can be costly and time-consuming.

In the event you are simply replacing the fittings, in the same location, in a more cost-effective renovation, you may not need the services of a professional designer.

In this case, you can select & supply the products you wish to use.

We would still recommend professional drawings be done in this case to ensure everyone is clear on the plan before works commence.



## CHAPTER THREE

# Build

Selecting the right build partner is key to a successful project.

The first, and most important point, is to check your builder is a Registered Building Practitioner. This provides you with important warranties and protections.

You can read more about this [here at Consumer Affairs](#).

Look for a builder that specialises in the type of project you are undertaking as they will have the expertise to manage any issues that arise. It will also ensure your project is completed in a timely manner as all the necessary trades will be on hand.

Make sure the quotation is detailed, especially if you are comparing quotes. It can be tempting to select the cheapest price but discovering things were not included, or as expected, can add stress with unexpected variations.





## CHAPTER FOUR

# Layout

When investing in a bathroom renovation it is often tempting to reduce the cost as much as possible, but this may not always be the best solution.

Following the same layout is the most cost-effective option, but spending a little more to improve the flow of the room will always result in a better outcome.

Bathroom design has changed significantly over recent times and is now much more considered. Who uses the bathroom, and when, will play into what layout and size & type of fittings you need. Ensuring you have enough space to move around and clean is really important to the overall success of a design.

Do we need, or have room for a bath?  
Where is the toilet located - in the bathroom or separately?  
What size fixtures work best in the space?

And these are just a few of the considerations.

A professional designer will navigate all these points to come up with the best layout for your space.

## CHAPTER FIVE

# Function

The function of a bathroom can vary greatly depending on the specific needs and preferences of its users. A couple will have different requirements to a family. As will multiple people using the space at once versus individuals at different times.

For example, more bench space or double basins may be preferred if bathroom rush hour is an issue. Separate toilets are also very useful in this situation so the bathroom is not tied up for the entire household.

One of the biggest sticking points is whether to include a bath. If you have the space this is an easy decision. When the room is tight the pros and cons need to be weighed, especially if the only option is a shower over bath. It often comes down to your medium to long-term plans for the home. If you think you may sell to a family in time, a bath is a desirable item. But if this is your home and you don't need a bath then by all means, keep the space for a larger shower or vanity.

Finally, think about maintenance; adding a hand shower for easy cleaning of the shower can be a game changer.





## CHAPTER SIX

# Storage



Bathroom storage is the most mentioned item in a design brief. There never seems to be enough or enough in the right place.

Your main storage will generally be located in the vanity unit. A design with drawers, or at least a combination of drawers & cupboards, is the best option to maximise all available space and allow easy access.

Another great option is face level storage - this is usually in the form of a mirror cabinet. This type of storage is perfect for regularly used items such as cosmetics or electric toothbrushes. Make sure you add power for charging items or hair tools.

Also consider open wall shelves or tall built-in joinery if space permits.

Wall niches have been popular for some time for shower or bath storage but don't let your creativity stop there. A short-height wall also works well, offers more space and adds different planes to be creative with tiling.

And finally, don't forget the simple shower shelf - there are lots of minimal designs available to match your tapware finish.

## CHAPTER SEVEN

# Lighting

Layering light is important in any space but more critical in a bathroom where we need task and mood lighting. Your lighting also needs to adapt to different times of the day so select multiple options with separate switching.

Task lighting over the mirror is a must - ensure the light source falls in front of your face, not behind, as this will create shadows.

Feature lighting, such as a pendant or wall lights, can be both decorative and functional. For example, wall lights can provide excellent side lighting for your mirror in tandem with an overhead light source. Switch these independently so they can be used as a soft evening light when strong lighting is not required.

LED strip lighting is another versatile option. They can be placed under a mirror cabinet or inside a wall niche as a feature. Another great idea is to place a strip light under a wall-hung vanity - placing this on an auto switch creates a night light for midnight bathroom trips. LED strips can also be placed in the ceiling within bulkheads or reveals as a ceiling light source that softly washes the walls.

Lastly don't forget natural light. Bathrooms often have no external window so using a skylight is a great option for injecting daylight into an otherwise dark space.



## CHAPTER EIGHT

# Heating & Ventilation

We all hate walking into a cold bathroom in winter. Heating is often one of the first things bumped in favour of budget but the added comfort it brings shouldn't be overlooked.

The most simple addition could be a combined ceiling heater/fan/light which can take the chill off a space while in use. Gentler forms of heat are heated towel rails or under-tile heating which can be placed on a timer for energy efficiency.

Ventilation is a sometimes overlooked but crucial element in a bathroom. We have all experienced a steamy room with fogged mirror. Selecting an appropriate fan to clear as much steam as possible will make the space a lot more enjoyable to use.

If you are lucky enough to have a window this can assist or consider an openable skylight if this is an option. Good ventilation will prevent moisture build-up on surfaces meaning easier maintenance and a more hygienic space.



## CHAPTER NINE

# Tiles

The fun really starts here as this is where your design choices have the biggest impact.

Budget is the biggest driver when choosing tiles. Tiling to the ceiling on all walls is a premium choice, as are small format tiles as these come with a higher labour cost.

Step two is understanding the overall look you want to achieve. Collate some inspirational images to start building a story of the looks you love. Your designer can use these images as a jumping point for the design. Working with this, and your budget will determine the best option for your space.

Porcelain or ceramic tiles are the most versatile option in cost, design & upkeep. Think about concrete, terrazzo, marble & natural stone but remember they will need sealing & more regular maintenance to keep them looking their best.

A more budget friendly tile can be elevated with an interesting lay pattern such as brick, diagonal, herringbone or stacked lay.

Grout selection is also critical in the overall concept - either to blend or creating a feature.

See how a designer can be invaluable!





## CHAPTER TEN

# Tapware

Another critical design choice, again based around budget and aesthetic.

The main decision is finish and will usually be worked into the design concept as a complimentary pairing to your tile.

Are we going with a traditional finish such as chrome, generally the best budget option, or a softer version of brushed nickel or gunmetal.

Stepping outside the box with brass, gold, copper or bronze can really elevate the look of your space with the right tile colour.

Black tapware is still a popular choice for a minimal look. We are also seeing other colours becoming popular such as white or even a bright colour for an interesting pop.

Function is also a key point. Do you prefer individual taps or a mixer? For your vanity, wall or basin mounted - note a wall tap is a more expensive option.

Showers, again, wall taps or mixer and with your shower head, a fixed or multifunction shower head?

Accessories also shouldn't be overlooked. Make sure there is an appropriate option in a matching finish.

## CHAPTER ELEVEN

# Fixtures

Aside from tiles & tapware, there are a few key fixtures still to select.

The vanity unit is often a centrepiece of the design so needs to align closely with the overall aesthetic. Adding texture (for example timber) or colour, can bring the whole design together.

Mirrors, either a mirror cabinet or wall hung mirror are important for storage, function and design.

The shower screen - no longer is clear glass the only option. Frosted, reeded and even curved shapes are all used extensively. You may even elect to use a different shower partition such as a tiled wall.

And the bath - freestanding or built-in? Freestanding look luxurious but ensure you have enough space around for cleaning and scale. A built-in bath is required for a shower over bath but also looks great when used a design feature with tiling.

Finally the toilet - an inwall cistern is excellent for space saving and clean design but keep in mind, are more expensive to buy & install.





# Conclusion

As you can see there is far more to a new bathroom than just selecting tiles and picking up a sledgehammer.

You are making a large investment in your home and this warrants thought & careful consideration to ensure you get the most out of your budget.

Selecting the right team that understands your expectations and is registered & licensed is paramount to a successful project.

We recommend starting a Pinterest board with your favourite bathrooms to give your designer a guide on the style you wish to follow.

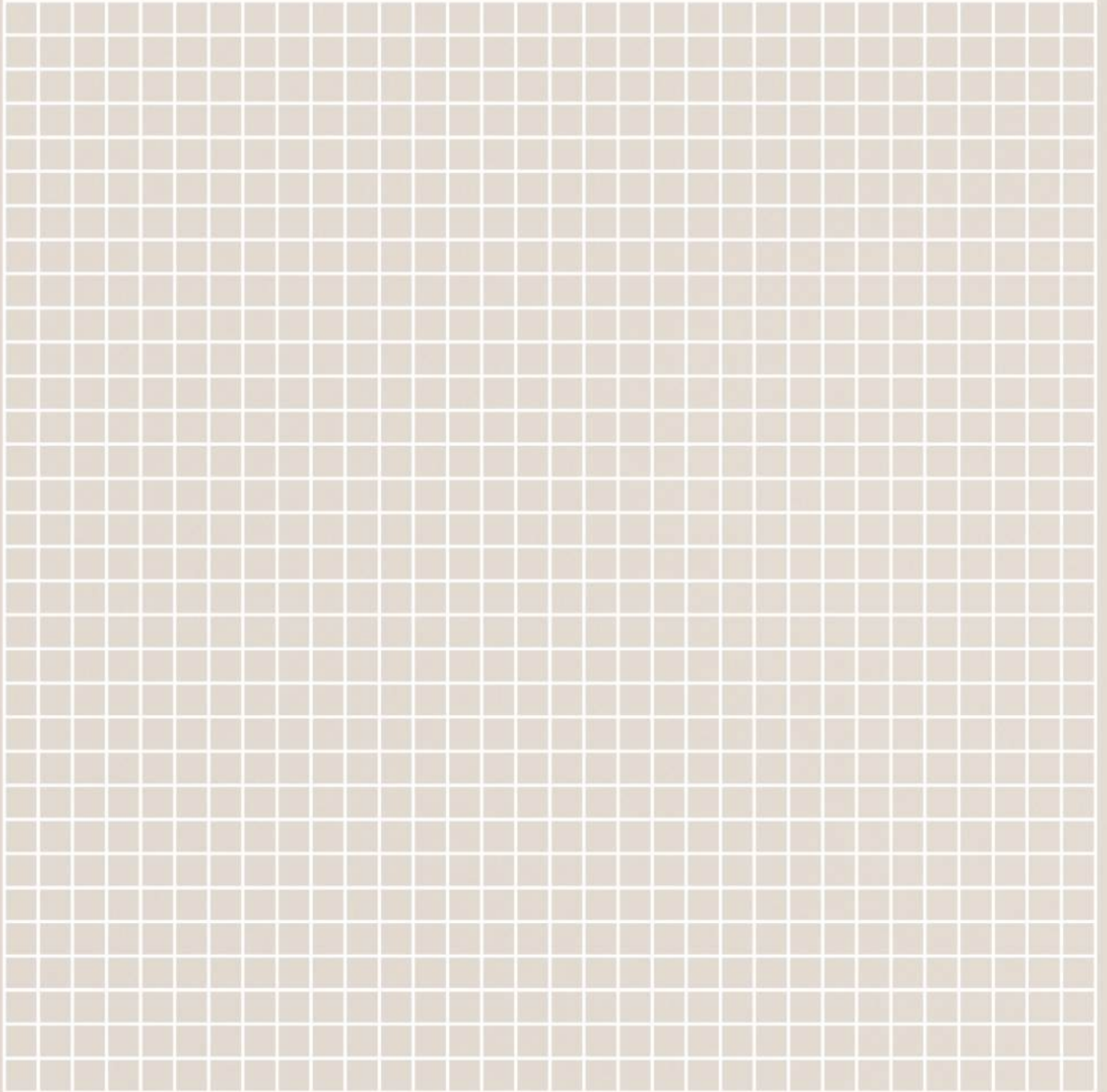
We have also included a simple planning tool below if you are keen to explore some layout ideas.

Once you are ready to meet with a designer you will be well on your way to creating a comprehensive brief.



# Planning Tool

LAYOUT OPTIONS



Play around with some layout options.

Use the grid to suit your preferred scale of measurement based on your room dimensions.





NEED MORE ADVICE?

## Get in touch

The Inside Project is a full service design & build company that can manage your project from start to finish.

We specialise in interior renovations so have the knowledge & experience to deliver a beautiful new space.

Get in touch to chat about how we can transform your bathroom.

[CONTACT US](#)

1300 843 467

[theinsideproject.com.au](http://theinsideproject.com.au)

[f](#) [@](#) the\_inside\_project

VBA Domestic Builder CDB-L 51301