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How To **Improve** The Look And Value Of Your Home...Using 3 **Design Factors**.

Also...3 Common Mistakes Most People Make When Designing A Home

How much would you say street appeal really matters to the look of your home? A survey of homebuyers revealed that buyers would actually reduce offers on homes by as much as 25 per cent if a home had poor street appeal.

So If your property value is estimated at around \$500,000- \$700,000 you could be throwing away as much as \$125,000 - \$175,000 in potential value.

(Ref: Melbourne property market 2016 bradteal.com.au) **Read on...**

3 Design Factors You Should Think About

Today we will dissect the designing of a front entry like the elegant one featured below, and reveal what you need to think about when planning a creative design with impact.

This is an actual design created by our Business Director and his wife for their own home, using one of our affordable [aluminium feature screens](#) from [Custom Metal Solutions](#).



There are 3 common sense factors you should consider when looking to create a stand out design. If you miss these factors, you could be making [3 of the most common mistakes](#) home owners and renovators make when desiring to add value and appeal to a home in general.

Read on....

So Think About These 3 Things When Designing Your Front Entry...

Design Factor 1 ~ Street Or Direct Sight Appeal!

First impressions definitely count. We're not talking about creating a front entry design to really stand out and draw overboard attention.

Street or direct sight appeal can be subtle enough yet impacting enough so that when passers buy or guests enter the area, they connect with your home frontage or main entrance, and it draws there attention in.

A good design will make people pause and focus, then induce a positive perception and reaction to the environment.

Street or direct sight appeal can be the first and most influential thing in terms of visual perception that can either go good or bad if a potential buyer or even guests see your home or entry area for the first time, so it pays to make this feature count.



1st Common Mistake Most People Make When Designing A Home Entry...

“Not taking a walk or drive past your home and looking back at your property to get your own perception”

So you can live in a house for years and not really focus on it's front feature perception from certain aspects, angles and distances. This is very important, and try this in the morning and afternoon when there is different light and there are different objects in the street that effect the view.

You may be surprised about what stands out that you never noticed before.

Design Factor 2 ~ Surrounding Influences!

Consider your surroundings like neighbours homes on either side and look at the colours and condition of their properties.



The perception this also creates, can be a big game changer in influencing your front entry design as well.

There may be visual items in these areas that stand out or have certain colours that directly clash or can perhaps even enhance the visual big picture where your front entry comes into sight.

Asking 2 or 3 friends to pass by and do the same inspection for you, can be a big benefit as well.

Ask them to give you constructive feedback and then write down what they perceive. Ask them what stands out, likes and dislikes.

2nd Common Mistake Most People Make When Designing A Home Entry...

“Not considering the bigger surrounding picture”

So Your future design is a part of a bigger picture going on, so we can often enter into the design stage very mono focused about how important we need a design to turn out.

We often like something specific we've seen in a magazine or a display home and we want to duplicate that design exactly

This can possibly account for the reasons why designs don't have the impact we thought they would, because we forgot to factor in the fixed and influential surroundings in the larger picture.



Design Factor 3 ~ Declutter

One of the timeless principles relating to good design is to consider making a design simple and uncluttered.

What makes this front entry feature so eye catching is the use of 3 simple elements.

These elements are then layered from back to front. You can see the use of the [Custom Metal powder coated aluminium feature screen](#) against a plain recess wall and set as the busy back drop. The use of nice medium size plants surrounding a large plain bold feature tablet, give a subtle but effective depth and colour.

“If you’re looking for relaxed yet stand out design, then it makes sense to not have a design that puts perspective home buyers on sensory overload”



If you look closer you can see the combination. The screen is the busy part of the design layered back from a less busy plant arrangement, which then layers back from a less busy front display tablet.

Colour choices have also worked well in this design, creating a relaxed but distinguished feel and perception.

Mistake 3...Putting too many busy elements into a design and not layering back to a point.



Although not the Bible of design formulas, this formula for design works very well as a general rule. There are some people who enjoy very abstract, busy design with lots going on.

Done right, that concept can look amazing as well in the right context. If you're looking for relaxed yet stand out design however, then it makes sense to not have a design that puts perspective buyers on sensory overload.

So Here's The 3 Key Factors Summarised Again When Designing Your Front Entry...

1. **Street Or Direct Sight Appeal** - Perception.
2. **Surrounding Influences** - The broader design picture.
3. **Declutter** - Relaxes & Effects The Appeal.

In our next edition, we look at at how to turn your boring fence into a thriving floral backdrop with the use of Custom Metal garden screens.

If you would like to view a range of our [Custom Metal Feature Screens](#) for your project, simply [click here](#) on this link . Or if you have size dimensions for an area in your home, and would like a screen quote, [click here](#).



I sincerely hope this guideline article for front entry design has truly helped to stimulate some great ideas if you're currently renovating or even looking to build a new home and you need a good entry feature.

Thanks for reading...regs Scott