



FUNKY LITTLE SHACK

SMART DESIGN SYSTEM

**7 Design Secrets To
Create The Perfect Granny Flat**



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Top 7 Design Secrets Every Family Should Know Before Building A Granny Flat

By Funky Little Shack founder Mel Miller

Isn't it crazy that most granny flats are so old fashioned looking? They've never kept up with the times of modern home design.

People often shudder when they think of living in one... that **downsizing has to mean downgrading**.

But it's just not the case...



While completing my Masters in Architecture, I knew the granny flat industry needed a total makeover.

I have since poured myself into providing families with gorgeous small homes that they love living in and are proud to invite their friends to.

I'm now going to share with you the **Smart Design System**. These are the top 7 design secrets that will make your granny flat *a luxury home you can't wait to live in!*

So let's get started...



1. How To Maximise Space

Most granny flats today feel like cramped little boxes.

They have small pokey rooms, low flat ceilings, old fashioned kitchens and bathrooms, little to no storage, small windows with not much light, and a tiny deck you can't swing a cat around.

Who wants to live in one of those? Not me!

This is why we created the **Smart Design System** to *revolutionise* small home design.



Firstly, you want to start with a modern, **open plan living design** that maximises room size while minimising wasted corridor space. Unnecessary walls only cut down your available space.

Incorporate **high or raked ceilings** to create voluminous space, where modern downlights, drop pendant lights and ceiling fans can feature.

Glass is your friend. Bring the outside in with plenty of **windows** and wide **glass sliding doors** that connect to expansive decks. But more on decks in a minute...

Look to **create clever storage** within walls and unused spaces. While **wall mounted fixtures** will help create a spacious feeling.

The best way to ensure your granny flat doesn't feel tiny is to incorporate as many of these tips as possible.

Honestly, you'll be amazed by how LARGE your small home will feel.



2. Spread Out With An Expansive Deck

Here's where things get interesting...

Depending on your local Council rules, secondary dwellings (ie. granny flats) are usually restricted to a maximum size. However, these limits don't apply to outdoor areas.

This means you can build a grand, sprawling deck as big as you want.

Outdoor spaces are an essential part of small living. Your deck is an extension to your home, connecting you to your garden and nature.

Wouldn't you love walking through wide stacking doors onto an expansive deck where you can spend your Sunday afternoon?

But I also must say it's not just about how large your deck is, but where it's located...



3. Capture Best Views & Vistas

'Cookie-cutter' granny flat builders often don't consider how to orientate your home to fully capture its best aspects.

Wouldn't you prefer to have your new home designed so your favourite rooms face the best views possible?

Room layout is an essential part of the design phase, and one of the first things you should evaluate. Think about the views you want to capture and plan around that.

Whether you have a large rural property, or are living in the city, there's always an opportunistic view or vista to capture, and a crucial part of the **Smart Design System**.



4. Maintain Your Privacy & Independence

Here's something we hear all the time...

"Wait a second... if I'm going to build a granny flat for my parents (or kids) in the backyard, how are we going to keep our privacy?"

It's a totally valid concern, especially if you're living on a small property.

And we agree, ensuring privacy is a key factor to living in harmony with the ones you love, and also part of our **Smart Design System**.



We create privacy for families through strategic positioning, intelligent floor plan design, landscaping suggestions, and creative locations of windows, shades and materials.

While building a luxury granny flat is a wonderful way to support your loved ones and keep them close, you don't want to be in each other's pockets all day.



5. Complement The Style Of Your Existing Home

Super important!

If you really want to add VALUE to your property, choose a design style and colour scheme that harmonises with the look and feel of your existing home.

The **#1 Worst Mistake** you can make when creating the style for your granny flat is failing to complement your main dwelling.

There are two ways to do this:

- A. Design your granny flat in the same style and colours as your main home. This will create a harmonious feel between the two homes and your property. We call this a 'mini-me' home and is very popular with our clients.*
- B. Design your granny flat in "Clever Contrast" to your main home. This is a great way to modernise a property with an older-style home and elevate it into today's contemporary style.*

Best to check with your local Council first, as some require your granny flat to have the same character, materials, and colour scheme as your main home (especially if it's going to be seen from the street).

If you're unsure, ask us about ordering a **Site Investigation Report** to understand all the requirements for your property.



6. Save On Living Costs With Sustainable Design

We're SHOCKED that so many small home builders ignore this!

...especially when there's such a great opportunity to keep your home naturally warm in winter and cool in summer by using a few key sustainable design principles.



Here are the **4 Pillars Of Sustainable Design...**

Rule 1: Orientate Your Home Towards The North

Why? Because, when living in the Southern Hemisphere, indoor living spaces and decks can be shaded throughout summer when the sun is at its highest point in the sky. And in winter, when the sun is low in the sky, sunlight can filter directly through your windows to keep your home warm.

Rule 2: Incorporate High Ceilings.

Not only do high ceilings make your home feel larger and more luxurious, they also keep your rooms cooler. As hot air rises it can be filtered out through high vents or whirly birds.



Rule 3: Strategically Position Sliding Doors & Windows

Good home design really is a SCIENCE. We strategically place windows and doors to allow for natural cross breezes, and harness natural light.

Rule 4: Insulation

And of course, having insulation in both the external walls and ceiling helps protect the inside of your home from extreme outside temperatures.

Trust me when I say you'll be spending FAR LESS on heating, cooling and lights with these essential principles.



7. Future Proof Your Granny Flat With Accessible Design

I know what you might be thinking... Why would I need my granny flat to be accessible if it's not for an elderly parent or a loved one with disability?

Consider **Long Term Value**.

The best way to future proof your granny flat is to ensure almost anyone can live in it comfortably.



Think about including **accessible design elements**.

These can include wide doorways for wheelchairs and walkers, entrance ramps, large walk-in showers, and reinforced bathroom walls for handrails.

Kitchens with soft closing drawers instead of cupboards are also more practical for most people.

If you're building a home for your ageing loved ones, a disabled family member, or just looking to set yourself up for retirement, **accessible design is key**.



// WHAT'S NEXT //

So where to from here?

Now that you understand the importance of maximising space, how to capture views, maintain privacy, save on household bills and add long term value to your property with a luxury designed granny flat... it's time to put it into action.

If you would like to learn more about our simple design process, and more importantly, have you in your luxury granny flat sooner, then book your **free consultation**.

You can register - for free - [HERE](#)



We only take on clients who we are 100% confident we can help.

And if it turns out we aren't the best fit for you, we'd be happy to point you in the right direction.

You can apply for a free strategy consult to discuss your needs and see how we can help [HERE](#).

Or call our team on [1300 377 744](tel:1300377744).