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WELCOME



SARAH SHINNERS MEL HASIC

INTRODUCTION

We're Sarah Shinners & Mel Hasic, the designers behind Without Studio. We met many years ago during our design studies, going on to start separate careers in the interior design space, as well as furniture procurement and art curation.

During that time, we collaborated on a number of high-end residential & retail projects, which revealed our complementary skills and expertise.

It was only natural that we united as Without Studio to offer a full-service interior design experience.

Our comprehensive approach covers everything from the technical, like joinery & spatial planning, to the aesthetic, like lighting, art procurement & bespoke furniture.

Custom furniture design is our shared passion and specialty, and we have developed many long-standing relationships with local Australian makers and creatives.

Below, we've laid out our services and the steps involved in each, with a glossary at the end of the document.

OUR SERVICES

We are a full-service interior design practice offering the following services across two disciplines, which can be run independently of each other or concurrently:

INTERIOR DESIGN

- Concept development
- Spatial planning
- Joinery design
- FFE Schedule and corresponding selections
- Documentation set
- Contractor liaison
- Collaboration with nominated architect/ draftsperson
- Project admin throughout the duration of construction

FURNITURE, OBJECT + ART PROCUREMENT

- Concept development
- Spatial planning
- Interior curation (furniture, lighting, object and art) including finishes, fabrics + materials selections
- Procurement
- Window furnishings specification
- Custom furniture design
- Contractor liaison
- Placement + styling

CONSULTATION

Whether you want to engage us for interior design, furniture procurement, or both at once, each project begins the same way.

We start with a consultation where we sit down with you to assess the scope of your project, hear your vision and goals for the project, and determine a brief.

This gives us a sense of the way you live, how you use your space and how we can enhance it with design solutions that respond to your indicidual needs and preferences. We'll also discuss site constraints, timing and other limitations in order to provide you with the most considered response to your brief.

Following this meeting, we will provide you with a Fee Proposal detailing the Scope Of Works we are to be engaged for.

There is a consultation fee of $450 + GST.

INTERIOR DESIGN PROCESS

We are able to assist with all or specific stages of the interior design process depending on project scope.

STAGE	STAGE OBJECTIVE
Stage One - Pre Concept	To gauge the aesthetic direction of the project. This is a non-committal open discussion to assess what you're naturally drawn to. Our discussions will inform the direction of the concept to come in the next stage.
Stage Two - Concept	To take our findings from Pre-Concept and apply them to the project to identity a design intent. We will explore spatial planning and develop palettes whilst reviewing site and project limitations.
Stage Three - Design Development	To refine the Concept to a workable package with more specific regard to budget, lead times and exact specifications.
Stage Four - Documentation	To create a full documentation set for construction purposes. This includes finalised finishes, fittings, equipment and lighting schedules which are issues alongside the drawing package.
Stage Five - Tender	During the tender stage we digitally handover the documentation package to your nominated builder and schedule a face to face briefing meeting with them to ensure they have all the information required to price your project accurately. Through a process of value management, we may revisit the Documentation Stage ahead of Construction.
Stage Six - Construction	Once contractors are appointed, Without Studio can be engaged to provide assistance throughout the construction process to ensure the outcome is as designed. We liaise with trades and consultants, review shop drawings and respond to queries as required across regular site appointments.

FURNITURE, OBJECT + ART PROCUREMENT PROCESS

We are able to assist with all or specific stages of the interior design process depending on project scope.

STAGE	STAGE OBJECTIVE
Stage One - Pre Concept	To gauge the aesthetic direction of the project. This is a non-committal open discussion to assess what you're naturally drawn to. Our discussions will inform the direction of the concept to come in the next stage.
Stage Two - Concept	To take our findings from Pre-Concept and apply them to the project. We will develop palettes, review spatial planning, offer feasible options and provide design direction where custom furniture is to be designed.
Stage Three - Design Development	To refine the Concept to a workable package with more specific regard to budget, lead times and exact specifications.
Stage Four - Procurement	To place orders which accurately represent what has been discussed and meet the design intent.
Stage Five - Project Management	To ensure the production of all pieces meets the design intent and prepare for the most seamless Installation + Styling stage.
Stage Six - Placement + Styling	To oversee contractors and coordinate deliveries including receiving, quality control and placing. The full vision is brought to life including art hanging and object placement if you have included this in your scope.

GLOSSARY OF TERMS

CLIENT BRIEF	The information provided during the consultation by the client outlining their requirements. This is then confirmed through the Scope of Works to ensure that a mutual understanding has been met.
DOCUMENTATION	The technical drawings of the interior. A documentation set is what trades will quote and base their works on during construction. Documentation includes floor plans, elevations, sections and details that are dimensioned and correspond with codes from the FFE Schedule.
FEE PROPOSAL	A detailed quote that breaks down pricing for your project, tailored to the client brief. Once agreed to, you sign off on this to confirm our engagement.
FFE SCHEDULE	A document comprising all technical information relating to finishes, fixtures and equipment specifications. This document has codes that correlate with the Documentation Set.
FURNITURE SCHEDULE	A document comprising all technical information relating to Furniture selections including pricing.
FINISHES	Materials such paint, stone, veneer & fabric, relating to interior design and furniture procurement.
FIXTURES + EQUIPMENT	Relating to interior design specifications. Including tapware, joinery hardware, door hardware, appliances, lighting etc.
SCOPE OF WORKS	A return brief in the form of a Fee Proposal with an itemised breakdown of deliverables per section.
SHOP DRAWINGS	Technical drawings provided by fabricators such as joiners or furniture makers to ensure a mutual understanding has been met. These shop drawings are the final confirmation prior to construction.

FAQS

WHAT TYPE OF PROJECTS DO YOU WORK ON?

We specialise in residential projects, but also work across multi-residential, hospitality and retail projects.

WHAT IS THE TYPICAL PROCESS OF WORKING WITH WITHOUT STUDIO?

Both interior design and furniture procurement follows a staged process. We've outlined these stages in more detail in our Capabilities Document which can be found here.

I'M LOOKING TO ENGAGE WITHOUT STUDIO FOR FURNITURE PROCUREMENT BUT AM ALSO LOOKING FOR SOME SMALL-SCOPE CONSULTING FOR INTERIOR DESIGN, IS THIS SOMETHING THAT CAN BE ADDED ON TO THE FURNITURE PROCUREMENT OFFERING?

We often have clients who don't require a full and comprehensive interior design service to go hand-in-hand with their furniture procurement but are seeking advice for selections such as paint colours or materiality. We can add this to our service offering at an additional hourly rate to your furniture procurement package.

DO YOU WORK WITH OTHER DESIGN PROFESSIONALS?

Yes, we love to collaborate with other creative professional and consultants such as architects, other interior designers, landscape designers, and builders.

WHEN IS THE BEST TIME TO ENGAGE YOU TO BEGIN MY PROJECT?

As with most things, the more notice the better. This allows for appropriate project programming for us as well as the various other consultants you may engage to collaborate, make adjustments and provide the most comprehensive result.

Pending our capacity to commence your project, a typical furniture procurement project could take 8-14 weeks from concept through to ordering. Lead times with local furniture suppliers typically sit at 14-18 weeks, with international lead times at 20+ weeks. In saying that, we are able to work to timing parameters by seeking vintage, in-stock or short lead time items.

An interior design project timeline from concept through to a tender package varies greatly depending on the scope and other consultants involved. Timelines can be clarified following an initial consultation.

I'M INTERESTED IN ENGAGING WITHOUT STUDIO FOR MY PROJECT, WHAT ARE THE NEXT STEPS?

Reach out to us via email or phone so we can learn more about your project and you can learn a bit more about us!

From there, we start with an initial consultation where we sit down with you to assess the scope of your project, hear your vision and goals for the project, and determine a brief. These meetings typically run for 1.5-2 hours and cost $450 + GST for Melbourne metro.

This gives us a sense of the way you live, how you use your space, and how we can enhance it with design solutions that really respond to your individual needs and preferences. We'll also discuss site constraints, timing and other limitations in order to provide you with the most considered response to your brief.

Following this meeting, we will provide you with a fee proposal (contract/letter of engagement) detailing the scope of works we are to be engaged for and further information on timing allowances and make adjustments pending your feedback.

CONTACT

To arrange a consultation, drop us a line or give us a call.

EMAIL
welcome@withoutstudio.com.au

PHONE

03 9088 2055

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We look forward to working with you!

WITHOUT STUDIO