



HAMMOND INTERNATIONAL PROPERTIES
LIMITED, BROKERAGE

Q&A with Architect David Small on 42 Lorraine Gardens

Q: What was the vision or inspiration of the home?

The design vision for the home was rooted in a deep respect for the character of The Kingsway, allowing the neighbourhood's architectural heritage and history to guide the overall approach. The goal was to create a home that felt at once established and contextual, aligning with the strong architectural presence already found throughout this well-known community.

Q: How did the client's lifestyle impact the design of the home

The clients' lifestyle played a significant role in shaping the layout and functionality of the home. Secondary bedrooms were designed with intentionality, ensuring each family member had their own defined space. The overall plan supports family living—balancing areas suited for formal entertaining with more casual, intimate gathering spaces for loved ones. Large communal zones and strong connections to the outdoors were prioritized, encouraging the family to fully use and enjoy the property. With the clients' children being teenagers at the time, the design also offered them independence and privacy while carefully considering how the home would continue to function for the parents as empty nesters in the future.

Q: David Small has some signature features - what showcases your signature?

The home strongly reflect David Small's signature emphasis on horizontality, expressed through pronounced eave lines that wrap all sides of the ground floor. This is further reinforced by horizontal banding, achieved through a contrasting trim detail that forms a bold two-foot black band circling the home approximately ten feet above grade. The design also emphasizes a grounded connection to the site by subtly lowering the house at the front to align more naturally with the rear grade. Lantern elements and the use of exterior materials in piers and fencing help anchor the architecture to the property, ensuring each home feels deeply rooted in both the land and the surrounding neighbourhood.

Q: Speak to the approach to the flow of the home - common areas, private areas, etc.

The flow of the home was designed to support both privacy and practicality. An "apartment-style" suite above the garage acts almost like a self-contained residence—ideal for older children or guests—and allows the primary suite to function as the true core of the home for the homeowners. Other bedrooms are positioned so discreetly that their presence doesn't intrude on the main living experience.

On the ground floor, the entry sequence is intentionally private: upon entering through the front door, there are no immediate views to the rear of the property. A slight step up leads into the primary family, breakfast, and dining areas, which seamlessly connect to the pool and outdoor living spaces. The office is purposefully tucked into the back right corner to ensure separation and quiet. Every decision was made in response to the unique nature of the street and the property.



HAMMOND INTERNATIONAL PROPERTIES
LIMITED, BROKERAGE

Q: Are there any specific elements of the home that architecturally pushed boundaries, or are unique?

The most distinctive architectural move was designing the house to follow the curve of the lot. A conventional rectangular footprint would have created visual tension and felt forced, whereas the curved form allows the home to sit naturally within its setting. This approach highlights how highly customized the design process is—each home is tailored not only to the client but also to the nuances of the property itself.

Aesthetic decisions also reinforced this bespoke approach. The architecture draws from the English cottage influences found throughout The Kingsway, incorporating rough natural stone and rugged wood that feel timeless and familiar. These traditional elements are blended with modern details to create a home that is both respectful of its surroundings and reflective of contemporary living.

Q: What do you hope the home represents for a new family coming in?

Each home is intended to embody a sense of stability and permanence—an anchoring place that becomes the centre of a family's world. It is envisioned as a foundation for their story, a place from which they launch new experiences, build memories, and create a lasting sense of home.