



# THE DESIGN-LED REVOLUTION

BY JOE WARREN | WARREN HOMES, LLC

Whether it's to move up or to settle down, there's a lot to consider when buying a new home. As a third generation builder I've been blessed with a legacy of insight into home architecture, but it all boils down to one very straightforward axiom of my grandfathers: "Simplicity of design, economy of construction."

This starts by breaking a plan down to its most basic elements and exposing the design limits. But design limits aren't barriers, they give our creativity its form by defining the problems so that we can solve them with Design-Led Innovations.

The novelty of Design-Led Innovation reaches well beyond simple floor plan revisions by responding honestly to how we're actually living in our homes today while providing solutions to the possibilities of tomorrow. The most common design limits that require Design-Led Innovation are: accessibility, sustainability and desirability.

## Accessibility

From exterior entry to interior passage, the conviction to create an inclusive society begins with inclusive design. By introducing zero-barrier technology like our patented RevEntry System, creating easier passage with the Smart Step Stair System, and integrating Universal Design concepts, Design-Led Innovation is liberating homeowners through total accessibility and independent functionality.

## Sustainability

Although much of a design's sustainability is hidden behind the walls, it has more direct impact on energy efficiency and total cost of ownership than any other element. From the floor plan to building materials, HVAC design and control, interactive responsive technology, thermal envelope augmen-

tation, total moisture management, breathable roofs and walls, and low maintenance exteriors like James Hardie Concrete Siding, the list of Design-Led Innovation in new home systems and structural components is virtually endless.

## Desirability

While the first two categories of Design-Led Innovation maximize the return on investment, Desirability accounts for the personal gratification of the homeowner. Here we ask ourselves: How do we really live? How do we play? What do we really want? Where do we see ourselves in 5, 10, 30 years? What really matters? Equipped with this information we're able to break the design down to its most basic components, remove anything that doesn't answer these questions and enhance everything that does. Desirability allows us to eliminate waste by determining which Design-Led Innovations will most improve the quality of life for the homeowner.

## Joining In

The ultimate goal of any home buyer should be to live in a home that completely accommodates their personality and lifestyle. Design-Led Innovation is the only way to achieve this end without compromise.

Now is the perfect time for you to join us in the Design-Led Revolution by touring the dozens of model homes featured in the Wichita Area Builders Association Parade of Homes April 9-10, 16-17, 23-24. Viva La Design-Led Revolution!

**Joe Warren is the Vice President and Lead Enviro-sioneer at Warren Homes, LLC. For more information on Design-Led Innovations, floor plans or homes available for tour visit us online at [www.WarrenHomesLLC.com](http://www.WarrenHomesLLC.com) or call (316) 308-4402.**

