



TONE

interiors

COMMISSIONS BOOK · 2026



FOREWORD

A short note before you read on.

You have lived with this for a long time. The property is significant. The brief is taking shape in your mind. You have started conversations and stopped them. You have grown tired of being sold to.

What stands between you and the work isn't budget. It is finding a designer worth handing the project over to.

This book is about how that handover works at Tone. One methodology, applied unchanged across three sectors — homes, hospitality, and independent practices. The way we deliver does not change with the brief.

I have spent thirty-five years specifying interiors. The way Tone works today is the way I would have wanted to be helped, had it been my project.

If that is the conversation you are ready to have, the next step is a Discovery.

Manong Lewis

DIRECTOR, TONE INTERIORS



THE TONE MISSION

Tone Interiors
transforms
exceptional
properties into
enduring
interiors.

Nothing more. Nothing less.

MEET MANONG

Director, Tone Interiors.

Manong Lewis is the sole director of Tone Interiors and has thirty-five years' experience as a professional interior designer. She has lived in Australia, South Africa, and the United Kingdom — a breadth of background that informs every commission.

Her UK chapter opened in senior design at Scott Brownrigg, before she joined SHOR Associates as Associate Director of Interiors — leading work across retail, hospitality, residential, corporate, and education sectors. In 2010 she founded MANONG Bespoke Interiors. In 2018 she launched Tone Interiors in its current form.

She is an SBID Accredited Designer. Her work has been recognised by the SBID International Design Awards, Design Et Al's Hotel & Property Awards, and the Global Architecture & Design Awards.

Recent commissions include the Funky Monk Boutique Hotel, The Axe & Compasses, Beaulieu Dental Practice, and a residential portfolio across Prime London and premium Essex.

She takes a small number of clients each year by deliberate design. Director-led delivery at this standard is not compatible with volume.



MANONG PORTRAIT — TO BE
SUPPLIED

THE PROCESS

The Tone Commission.

One process. Four stages. Applied unchanged to residential, hospitality, and commercial work. What changes from sector to sector is the operating context. The way we deliver does not.

STAGE 01

Discovery

A single hour with the director. The brief, the property, the life it serves. No design yet. The starting point for everything that follows.

STAGE 02

Design & Specification

Lidar precision. Complete itemised proposal. Every product sourced, every trade quoted, every line costed before any commitment to build.

STAGE 03

The Commission

Director-led delivery, on site, end to end. Full procurement authority. Milestone payments aligned to delivery. The studio's responsibility.

STAGE 04

Reveal

The moment the property becomes what it was meant to be. Private to the client first; documented to portfolio standard.

STAGE 01

Discovery.

A structured first conversation with the director.

Discovery is a single hour. It is the only hour where Tone listens without producing — without bringing samples, without sketching, without proposing solutions. The agenda is yours.

For a homeowner, the conversation is about the property, the family, and the life the home will hold. For a hospitality operator, it is about the brand, the offer, the customer journey, and the operational realities — kitchen flow, sound, durability, trading hours. For an independent practice owner, it is about the practice, the staff, the client or patient experience, and the regulatory frame the premises must meet.

What comes out of Discovery is not a design. It is a sufficient brief — written, agreed, shared — for the studio to commit to a Design & Specification stage, and for you to commit to commissioning one.





STAGE 02

Design & Specification.

The complete brief, fully costed, before any commitment to build.

This is where the design happens. It is also where the costing happens — comprehensively, line by line, before the client is ever asked to commit.

The stage opens with a Lidar survey of the property. Lidar gives us as-built plans accurate to the millimetre — every wall, every cornice, every existing service. From those plans we develop the full design: layout, spatial planning, material selection, lighting design, joinery, soft furnishings, and window treatments. Every element is specified.

Specification means more than aesthetic. It means the supplier, the trade, the lead time, the cost, and the alternative if the first choice falls through. Every product comes with a sourced supplier and a quoted price. Every trade comes with a tendered quote. Every line is itemised.

The deliverable is a complete, costed scheme the client could take to any contractor in the country. The client knows the total before saying yes.

WHAT YOU RECEIVE

The Design & Specification pack.

A bound design pack of architectural drawings, room schemes, material boards, and lighting plans.

A complete itemised cost schedule covering every product and every trade.

A specification document the client could hand to any contractor in the country and expect to be quoted accurately against.

A signed proposal — Tone's commitment to deliver on the agreed terms.

A timeline keyed to the milestone payment schedule for the build.

WHAT IT PROTECTS

The clarity that prevents surprises.

The client never commits to a build cost they do not understand. The studio never commits to delivering work that has not been properly priced.

The relationship is never strained by the discovery of unforeseen cost, because the cost has been seen.

Surprises during construction are the consequence of poor specification. Stage 02 is the studio's defence against them — and the client's.

If the client decides not to proceed, they walk away with the most thorough costed scheme they will ever see for the property. Most do not walk away.

STAGE 03

The Commission.

Director-led delivery, on site, every day, end to end.

With the design and the costing signed off, the build begins. The studio takes full procurement authority. Every product is ordered through Tone. Every trade is contracted through Tone. Every milestone is delivered against the schedule agreed in Stage 02.

Manong is on site. The Commission is not delegated to a junior project manager. The director who scoped the project is the director who delivers it.

Milestone payments align to delivery. For a residential commission, that is typically four to six milestones across the build. For a hospitality fit-out it includes trading-coordination provisions where the venue operates during works. For commercial work it includes regulatory and landlord-compliance milestones. The structure flexes; the principle does not.

The client's role is three meetings — Discovery, Design Presentation, Reveal — plus the milestone moments and the few decisions only the client can make. Everything else is the studio's responsibility.





STAGE 04

Reveal.

The moment the property becomes what it was meant to be.

Reveal is the closing of the Commission. The build is complete, the spaces are styled, the finishes are settled, and the photography is scheduled.

For a homeowner, the Reveal is private — the home is presented, dressed, and handed back. The family walks the property at their own pace, in their own time, without the studio in the room.

For a hospitality operator, the Reveal can be private first and public second — a soft handover to the owner before any launch event. For a commercial brief, the same pattern applies: the owner-operator's moment first, the public opening when they are ready.

A Tone Commission ends with the client in possession of a property that matches the life they are about to lead in it. The studio walks out. The client walks in.

WHAT SEPARATES A TONE COMMISSION

Six things you do not have to argue for.

They are simply how we work.

01 · LIDAR PRECISION

We survey to the millimetre before we design. Every plan is built on what is actually there, not what was on the original drawings.

03 · COMPLETE COSTED PROPOSALS

You see the total cost of every product and every trade before you commit to the build. There are no later-discovered figures.

05 · NO HOUSE STYLE

We do not impose a Tone aesthetic on the project. We discover and deliver yours. Across the studio's residential, hospitality, and commercial work there is no Tone look — only a Tone methodology.

02 · DIRECTOR-LED DELIVERY

Manong scopes the project. Manong delivers the project. There is no junior project manager translating between the studio and the trades.

04 · FULL PROCUREMENT AUTHORITY

Every product is sourced through Tone's vetted supply chain at trade pricing the client cannot access independently. Every trade is contracted by the studio.

06 · WHITE-GLOVE PROJECT MANAGEMENT

Three meetings, milestone payments, and a signed timeline. The client's role ends with the brief; the studio's ends with the Reveal.




FEATURED COMMISSION · RESIDENTIAL

Residential Grays.

An Essex family home brought into a single coherent scheme. Reception spaces re-laid for the way the family lives now — bespoke joinery, considered lighting, and a material palette that holds against everyday life. Delivered on a director-led Commission with the family in residence throughout the build.

FOR THE ACCOMPLISHED HOMEOWNER



FEATURED COMMISSION · HOSPITALITY

The Funky Monk Boutique Hotel.

An eleven-room boutique hotel built around the operator's vision. Rooms specified for trade durability and softness in equal measure. Front-of-house specified for revenue impact alongside aesthetic. Delivered with phased works that kept the venue trading where it could.

FOR THE HOSPITALITY OWNER



FEATURED COMMISSION · COMMERCIAL

Beaulieu Dental Practice.

An independent dental practice refurbished as the brand it had become. Reception, treatment rooms, and clinical zones re-specified for compliance, hygiene, and the patient experience the practice had outgrown. Delivered without losing trading days.

FOR THE INDEPENDENT PRACTICE OWNER

WHY WE WORK THIS WAY

Quiet permanence.

There is a quieter kind of luxury. It is the kind that does not announce itself. It does not lean on labels. It does not need to.

A Tone Commission is built for legacy rather than for the moment. The materials hold. The decisions read. The room you walk into in the third year still feels like the room that was finished on Reveal day.

This is the work the studio chooses, the clients we choose, and the way we deliver to them.

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HOW TO BEGIN

A Tone Commission begins with a Discovery.

A single, structured hour with the director. The conversation is the agreement to commit, on both sides, to the next stage.

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