

# Renovation Deliberations



**HOMEWORK**  
DESIGN STUDIO

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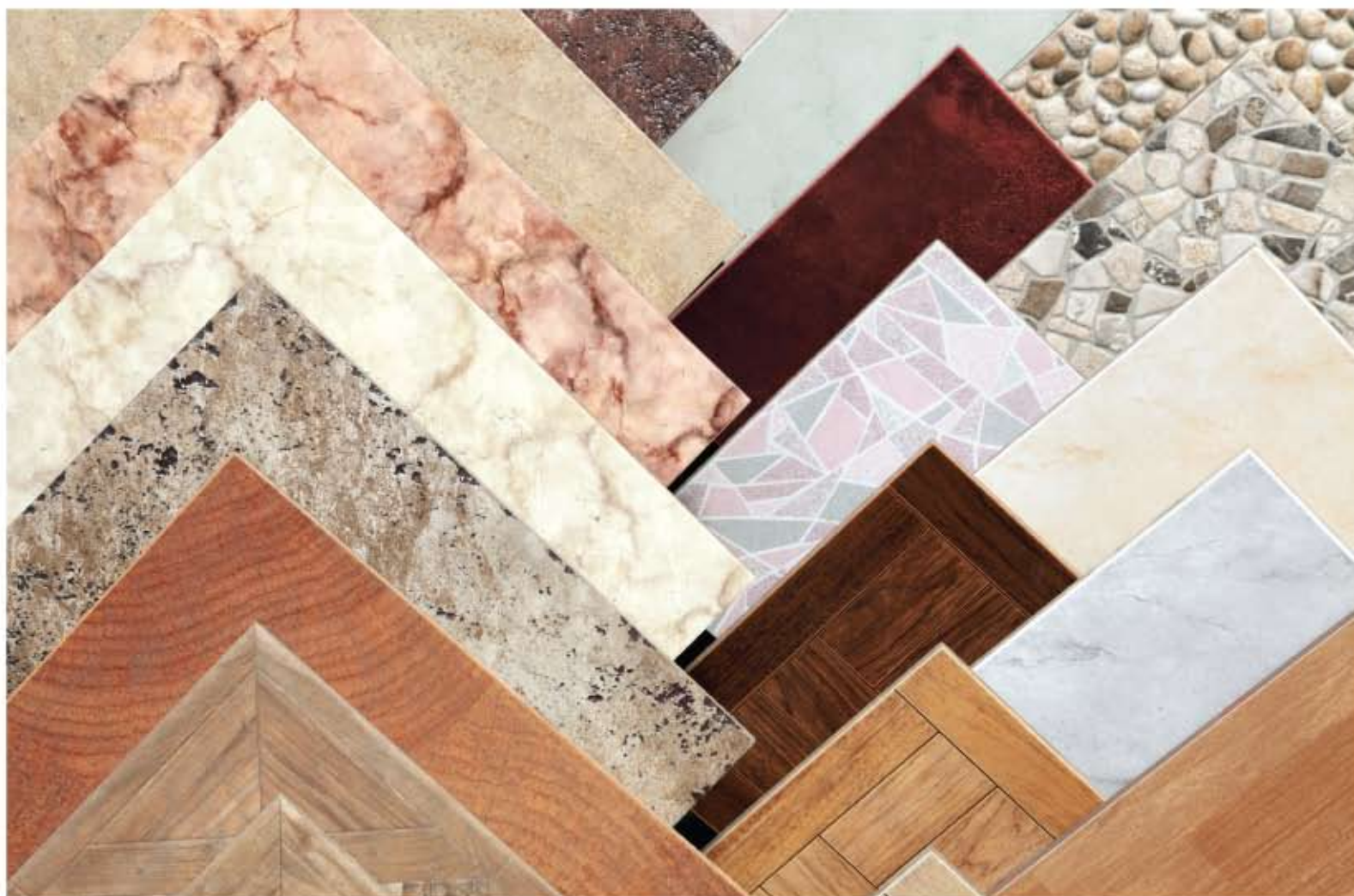
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**Every home needs repainting, updating or repair work to keep it looking fresh, stylish and in good condition. Whether you have a new house in need of additional features and fittings, an old property requiring a major overhaul, or simply want to refresh an outmoded decorating scheme, you can always turn to an Interior Designer for the guidance, expertise and inspiration needed for complete success and perfect results every time.**

Using a professional is a good way to outline how best to assess the existing décor and condition of the home, and how to plan the work and choose new design or decorating materials.

The planning stages include invaluable advice on using colour, texture and pattern to best effect, reorganising available space effectively and choosing lighting to enhance every room in the house. It is critical to spend time in planning as everything you do and spend on will follow from that plan. Painting, tiling, architectural features and fittings, soft furnishings and storage are a few of the details that you will need to think through.

Painting walls, woodwork and other surfaces in the home is by far the most popular, easiest and cost effective way of making big visual changes to the home than any other method. Paint technology has moved paint from solvent based to water based products which do not give off harmful vapours as they dry, and though they may not be as durable as the solvent based ones, the advantages of faster drying times, no smell and easier clean up make it an easy go-to for a DIY project. But painting can also be daunting – when faced with a huge palette of colours it's easy to become confused - so a professional can guide you in understanding the complimentary and contrasting shades and even how the natural and artificial light in a room can affect the colour hue when applied.



Tiling remains one of the staples of interior and exterior décor. There are prolific designs, sizes, styles and materials in tiles. Ceramic and porcelain are common, but vinyl, lino and cork are also great choices. The best and worst feature of tile is its longevity; best because you can count on it to stand up to wear better than almost any other material and worst because it lasts so long that it can easily become dated and

it's not the easiest finishing to change – it entails a whole lot of mess and is usually only considered when a renovation includes all the other finishes as well. So this remains one of the most important of your decisions in planning, making the right decision on tile almost requires a little bit of fortune telling so that you can envision your choice lasting longer than the current trends.



A bare room, with its areas of flat and featureless plasterwork, is a blank canvas which can be outfitted in many different ways. Paint and wall coverings are usually where you start, but there is also a wide range of other architectural features and fittings which can be added to the room to give it its own personality. Adding decorative details like cornices (crown moldings) which run around the angle between wall and ceiling or skirtings (baseboards) fitted around the walls at floor level; architraves (trims) around flush doors and window openings can make a dramatic impact on the space and can set the tone for the colour scheme as well as give the room its individual look.

Fabric choice plays a major part in setting the style of a room, creating accents of colour to enliven a neutral décor or providing a means of coordinating different elements effectively in a room. Colour is an important consideration when furnishing a room – light shades tend to open it out, while dark and vivid shades close it in. Many people tend to play it safe by choosing neutral shades, which is easy to live with but can be boring and impersonal. To jazz it up, allow yourself to be daring, even if it's just with one piece of furniture in the room as soft furnishings in a stunning fabric design can transform an entire room.

Finding suitable storage space around the house for all the personal and household items we all accumulate can be quite a challenge. In a typical home, possessions are stored in one of three main ways: on shelves, in cupboards/closets or in drawers. Usually the best pieces are bespoke (custom) – this allows the space to be used in full and the unit can be designed and built specifically to either display items or contain them to their own specifications.

Many people do not consider the enormous quantity of decisions and detail that go into a renovation of a residential or commercial space. These can lead to a tremendous amount of stress and worry when the planning is not done correctly; but then again – thank God for Interior Designers!