

HOME IMPROVEMENT

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HOW TO CREATE MORE ROOMS WITH A VIEW

You too can have the home of your dreams by experimenting with the basic structure of your property ... and you don't have to use a wrecking ball

If you've bought a property in a good location but are unhappy with its layout, then consider home improvements to obtain what you need and want.

Think of your location as a canvas, and your house as a pencilled drawing. If there are parts you are unhappy with, then rub them out and start again.

The basic structure doesn't need to change: you can remodel the internal layout by moving bedrooms from the rear of the house to the front; you can swap accommodation between floors, or you can change the use of rooms to suit your current needs.

By thinking outside the box, couple Clive and Alice Deasy have managed to create the home of their dreams.

With exceptional use of natural light and reflective surfaces, their two-up, two-down terrace has become an artist's impression.

They moved the living accommodation to the first floor where an open plan living/dining area now looks out across a fabulous vista of Cork city.

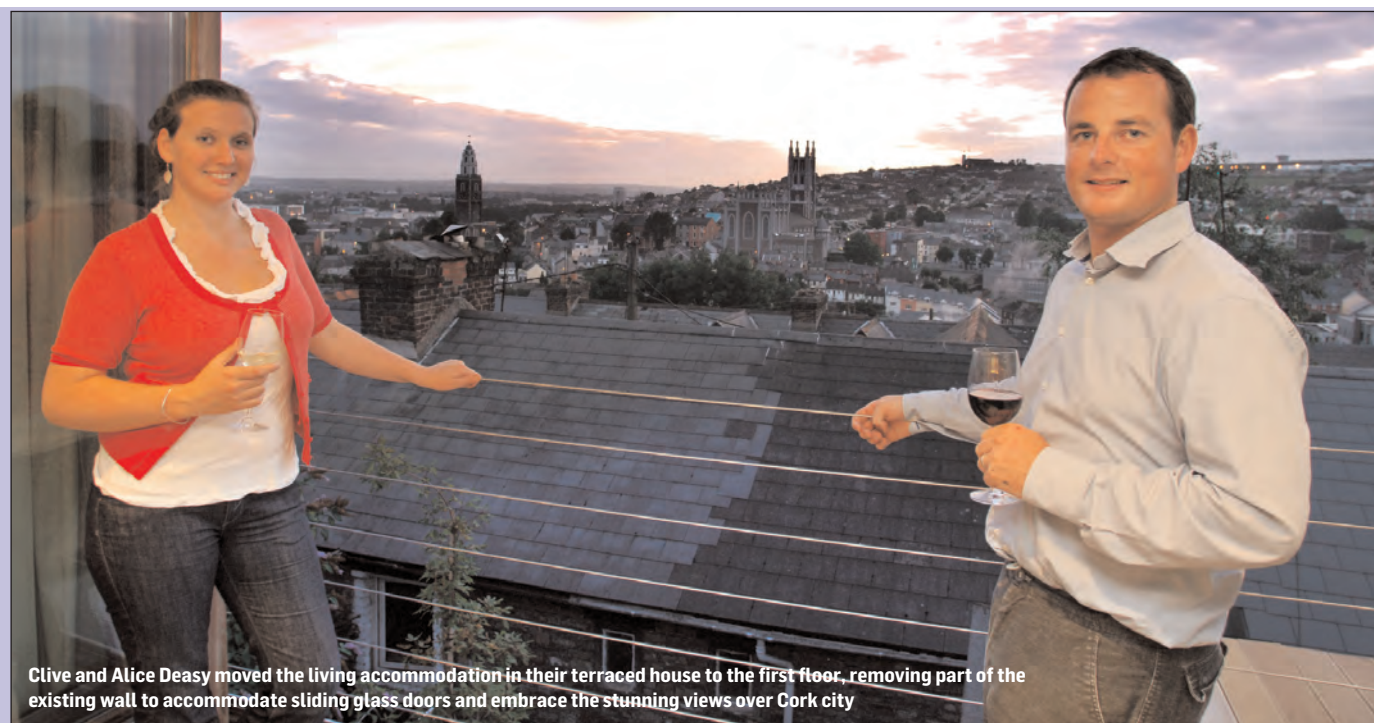
By removing part of the existing wall on this floor to fit sliding glass doors, they not only achieved a room with a view, but naturally occurring solar heat and light too – which helps to reduce energy bills.

Their small extension to the rear brought bedrooms up to modern sizes on the ground floor and created space above for a small garden terrace.

Their considerate design and ingenious use of space has meant the property exudes modern appeal from the inside without compromising the period facade on the outside.

You can find out more about this project in the launch issue of the new *Decorate, extend and renovate* magazine, which is currently on sale from newsagents across Ireland.

● Anthea Savage is editor of *Decorate Extend & Renovate* magazine.



Clive and Alice Deasy moved the living accommodation in their terraced house to the first floor, removing part of the existing wall to accommodate sliding glass doors and embrace the stunning views over Cork city



Above, left to right:

1 Think outside the box

The redundant flat roof of the extension has become a practical and stylish garden terrace which is accessible from the bedroom.

2 This view would have been wasted on a bedroom where no one could enjoy it during the day.

3 A small extension in proportion to the size of the property has brought bedroom sizes up to those accepted by more modern living standards



Does the property meet your needs?

■ Do you currently utilise all rooms in your property? Maybe creating a larger open-planned area would be more practical.

■ If your family grows, can your property accommodate it? You may need to consider an attic or garage conversion, room remodelling or adding an extension for more space.

■ How important is a garden? There are many clever design techniques

that will allow you to enjoy a 'garden' area and also provide space to extend your living accommodation. Ask an architect for more advice.

■ If your property is too big for your needs, maybe you could consider merging rooms to enhance your living accommodation, and reflect your existing needs or interests, such as a ground floor master suite, a swimming pool, games room or playroom for grandchildren.