



# Talking RENOVATIONS

With **Janis and Dave King's** bungalow conversion well on its way, it's time to think about bathroom planning

I've never had a spacious bathroom, so planning our ensuite has been very exciting. It all started in the early stages, when the architectural drawings were still being completed – at this point, my husband Dave and I made the decision to create a large ensuite in a space that had originally been pencilled in to be a third double bedroom. Thankfully, because this was done at the outset, we were assured by our architect Gráinne O'Keeffe that all the pipework and drainage would be accommodated.

Before we did anything else, I drew up a wishlist. I knew I wanted both a contemporary freestanding bath – no feet for me, thank you – and a separate walk-in shower. I also love the look of a steel-framed glass shower screen. Other than that, Dave and I were fairly open to ideas, so started visiting bathroom shops – at one point we went into every single one we walked past while strolling down the high street. We had some designs done by a big chain, but when our builder started work he suggested we visit Bathrooms By Design in Richmond and they created a different layout that seemed to work much better for us. But what actually made a massive difference was being able to view the new space they designed for us with 3D goggles – not to mention it was also really fun.

When coming up with the layout, it was clear it would be fairly dictated by the Jack-and-Jill design of the doors, meaning there would be two separate entry points. The one to our bedroom is a pocket door to maximise space, and then the other leads out to the hallway for guests.

The exterior glazing would also have an impact on the layout. We decided that the bath is best placed under the window, which thankfully isn't overlooked. We chose a small, stonecast design in a teardrop shape because it is big enough that we can lie down comfortably and it looks really smart. However, our builders had to reinforce the floor under it – it weighs 150kg when empty, so imagine adding water. We then put the basin and WC on an exterior wall where the plumbing can easily be connected.

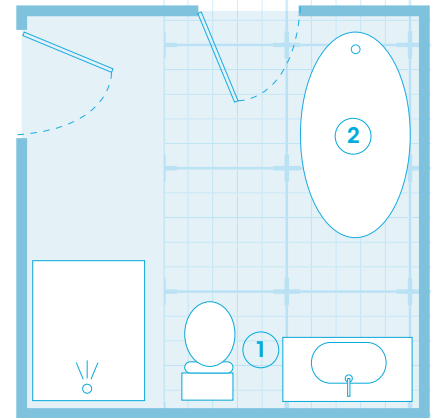
For the décor, Dave and I chose large, white marble-effect tiles for the floor and walls, and black taps and accessories to go with the shower screen. This was a revelation to me as I had thought I'd pick a vibrant, coloured design, but I liked the slick and contemporary look this creates.

The same designers also helped us with our downstairs bathroom. We

## The PLAN

We turned a third bedroom into an ensuite with two entrances.

- 1 Basin and WC** Placing these on an exterior wall made it easy to connect them to the plumbing.
- 2 Bath** The floor had to be reinforced so it can hold the tub's weight.



"We were fairly open to ideas, so started visiting bathroom shops – at one point, we went into every one."



↑ ← Our bathroom has plenty of natural light – and since it is not overlooked by the neighbours, we placed our bath underneath the windows so we can enjoy the view.

wanted a shower in here, for guests and future proofing. However, its position was fairly set from the get-go as we wanted to make use of a partition wall. A basin and WC take advantage of the exterior wall again, but I like that you are greeted by a vanity unit and big mirror when you walk in, giving the illusion of more space. We picked grey tiles for the walls and floors and a mint green design for the shower area, which I think will go nicely with the brassware, which is finished in a brushed stainless steel.

We very much enjoyed this planning stage – it's the first time we've really felt like we're creating a space we're going to living in one day and it's made it feel real. I can't wait to see how it all comes together. **KBB**

*Next time I talk about...*

THE PROGRESS OF THE BUILD