

# Buyer's Guide to Renovations

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BUYER'S / GUIDE

*Buyer's guide to*  
**RENOVATIONS**

Be it the flooring, walls, kitchens, bathrooms or extensions, renovations tend to become an intimidating task. Read on to find out how to make the transition a more pleasurable experience.

Words / Shreya Ahuja



Kajaria's Duratech heavy-duty vitrified tiles are perfect for outdoor spaces, such as the driveway, terrace, verandah, swimming pool and patio. The tiles are stain-resistant, scratch-resistant and non-slippery.

PHOTOGRAPHS COURTESY BRANDS

**F**or most people, constructing a home from scratch may happen once in a life time, but the need for renovations can come up from time to time due to a number of reasons-- combating the wear-and-tear that comes with the passage of time, upgrading your living spaces due to changes in individual and family requirements, or simply just for keeping abreast with the current design trends!

Better to arm yourself with the latest market information in materials, trends and options available, so that your contractor doesn't take you for a ride. We have shortlisted on the most likely areas that could be the target of your renovations. Zero down on yours, and find out what works best for you.



# Flooring

Put your best foot forward, because your floor is one of those vitals that leave an impact on the overall look of the house.



Xylos's eco-friendly flooring, Green Elements, is an environmentally smart bamboo range of flooring and panelling.



Nitco's Argilla collection — range of ceramic tiles inspired from natural clay and is hand painted.



Mikasa's striking Oak Moonlight + Oak Fume surface.



Wooden flooring from Quick-Step.

## OPTIONS & MATERIALS

Floor choices depend on aesthetics, personal preferences and budget specifics. Certain choices are deemed more practical for particular spaces—like tiles for the kitchen and bathrooms.

Engineered wood flooring, though a wee bit more expensive, is the preferred pick for many.

Hardwood and laminated floorings are effective options for living rooms and bedrooms.

Alternatively, opt for patterned terrazzo tiles or even a bohemian rustic red oxide floor.

## TILES

The versatile tile emerges as the most widely chosen material when it comes down to colour, style and budget options. From tiny mosaics to large format floor tiles, to the latest “wood look” tile; in ceramic, marble or granite; tiles certainly do offer a large assortment of shapes, sizes and varieties.

## HARDWOOD

Hardwood lends an air of regality to any space, making it a preferred floor choice for most contemporary designers and home owners. It makes sense to use it for almost any living room area and, in some cases, even kitchens and dining rooms. Hardwood goes down pretty quickly





The western red cedar wood from Canadian Wood is pitch and resin-free. It's ideal for accepting and holding a wide range of finishes including elegant dark stains, shabby chic bleaches, traditional solid colours and naturally beautiful semi-transparent.



Cera's elegant Tobacco Beige glazed vitrified tiles.

Metallic tiles at Intersekt.

and can be easily installed by most builders, although the glue-down installation is trickier than nail-down.

#### LAMINATE

Laminate flooring is essentially a low-cost alternative. It can mimic almost any hardwood style, from traditional favourites, like maple and cherry, to specialty types like wide-plank pine and reclaimed barn wood. Almost all types are designed for the quick and easy click-together floating-floor installation. Laminate can also be glued down, but this is rarely necessary or recommended.

#### VINYL

With a wider price range, more style and quality options, Vinyl is a desirable choice for hard-working and high-traffic areas like the kitchens, dining areas, laundry rooms, garages and bathrooms. Its durable and moisture-resistant qualities deem it a highly recommendable pick for many floors.

#### DESIGN TRENDS

Distressed concrete floorings are currently trending and can be integrated into most types of decor, but works best with the industrial-look or the contemporary design styles.

Hexagon tiles which were once relegated to backsplashes in the kitchen, or as accent pieces in the bathroom, can now be expected to find their rightful place in the living room, dining hall, and kitchen areas too. Clever placing of these tiles can create beautiful pattern effects in any room!

If the arty side of you likes to turn the floor into an art canvas by creating unique patterns under your feet, go for graphic tiles, repeating patterns or tiles that coalesce like a jigsaw puzzle to form one large pattern on your floor. Using advanced technology, manufacturers are now able to replicate an endless variety of images on tiles

#### TIPS

1. Measure the area: It is essential to get accurate measurements since flooring costs are calculated per square foot. Also account for accompanying materials such as cement, sandpaper, as well as the labour charges in your budget. If the lower layer of flooring needs to be removed or levelled, add that into the cost as well.
2. Factor in wastage: Whether you're doing it yourself or hiring contractors for the job, some amount of wastage can almost always be expected. To prevent unnecessary delays at a later stage due to running out of material, meticulously check the quantity, sizes, finishes and colours of your flooring material before starting the project.
3. Work in phases: Dividing your project into phases allows better management of the renovation chaos. In a two storey house, consider doing one level at a time. This method minimizes disruption to your day-to-day living during the renovation time. Working in phases also helps space out renovation budgets over a period.

Bisazza's Astrakhan collection, designed by Edward van Vliet.



Leather tiles at Intersekt.



# Bathroom



Lixil recently unveiled INAX's S600 LINE bathroom collection that is inspired by Japanese living spaces

The Bathroom is no longer the tucked away space in your house. New age bathrooms render much more than mere functionality. A wide range of availability in materials, designs, sanitary fittings and faucets make it exciting to redesign.

## OPTIONS & MATERIALS

If you are redoing the tile work, try a mix and match of tiles on painted walls. If you've got your heart set on those artistic designer tiles but find them expensive, try creating an engaging mélange by highlighting them alongside simpler ones.

Changing the counter top of the sink and the wash basin design can also make a huge difference to the overall look of the washroom.

When remodelling your bathroom, consider replacing just your toilet seat and lid to give your toilet a fresh look without having to invest in a complete new unit, cutting down on plumber and installation costs too.

Swap the smaller details. Upgrade the light fixtures, sink faucets, towel racks and drawer pulls for a relatively small investment. These items may seem insignificant, but updating them can make a big difference in your bathroom's look.



F-Automode smart WC, available at Hindware.

Artize's Tiara faucet is designed by Michael Foley.



Somany's Enzo table top basin and Chanel single lever basin mixer make a perfect combination against the elegant Grande Rioha staturio backdrop and the Espello LED mirror



Insignia faucet range by Roca boasts of water-saving properties with flow limiters



Vitra Hygiene has ION technology that prevents harmful bacteria by 99.9%





Kohler's rosegold faucet and peacock tiles make for a chic pair.



AXOR MyEdition allows you to choose the faucet finish to your liking.

**DESIGN TRENDS**

Refurbishing old dressers as sink pedestals is the new-kid-in-town, one that budget DIY-ers can also pull off with panache. Simply cut out the top of the dresser to accommodate a sink insert, remove interior drawers as necessary, and drill holes in the back for plumbing. These "dresser sinks" may sell for exorbitant amounts in retail stores, but you can easily make your own with a budget dresser, some patience, and the right tools.

Exquisite vessel sink colours such as almond, cashmere, copper and black are in vogue and can transform your bathroom into a stylish space of your dreams. Use with contemporary, traditional as well as transitional designs to bring in that oomph factor to any powder room or bath space.



The Raininfinity range of Hansgrohe comes in a concave shape and innovative wall connection.



Essence floor-mounted single-lever mixer from Grohe.

Toto's Neorest collection.

Don't underestimate the impact that a dash of colourful paint can have in a small space. Coordinated with your tile work, it can bring an entirely new dimension to your bathroom.

Dress up that builder-grade mirror with a good looking frame, and immediately give a new look to your bathroom. This is also a great way to hide any age-related wear and tear.

**TILES**

Place it on the floor or on the wall, in soft subtle hues or bold contrasting colours—the dear old patterned tiles will continue to rise in popularity.

Matte-finish tiles are gaining market momentum. Their subtle but powerful beauty is always pleasing to the eye. Unlike their glossy counterparts, the matte tiles

have the advantage of hiding the smudges and water marks, which makes them low maintenance and ideal for the bathroom flooring.

Not just colours and patterns of tiles, manufacturers are now also playing around with the shapes. 2019 bathroom tile trends will vary from the traditional rectangle to a variety of other geometric shapes. One particular shape that has emerged in recent times is the hexagon. Hexagonal tiles are making their way into the bathroom in all sizes, colours, and textures—especially on shower floors, creating a uniquely different appearance.

Metallic? Yes, metallic is the soon-to-be shining star of chic bathroom remodels. Metallic is glossy and reflective, giving your bathroom a gorgeous trendy makeover. We love it already!



# Kitchen

The kitchen has undergone a huge transformation from what it was, stepping out of its hallowed corner in the traditional homes, into the limelight as a hi-tech living area.



Panasonic's L-Class Kitchen concept

## OPTIONS & MATERIALS

Technology has invaded the kitchen in full force and goes beyond the fancy gadgets and appliances. Styles have swung all the way from the whites and the blacks and onto dollops of vibrant colours.

Today, technology is integrated into every function and appliance—from faucets right up to the fridge and the lighting. Smart gadgets like bluetooth-enabled appliances and sensors for cabinets can be added as per the convenience to the homeowner. Smart kitchens are definitely here to stay!

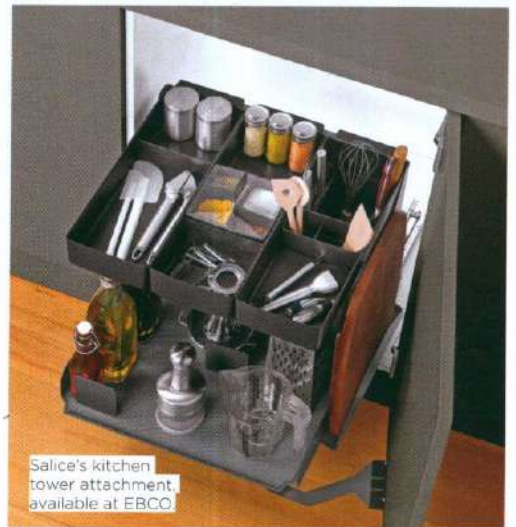
Maximise the living area by combining family and kitchen space. A mix of lighting helps differentiate the areas, while a uniform wall colour keeps everything cohesive.

The island kitchen model is frequently used for modern kitchen redesigning. The island counter comes equipped with storage solution cabinets and various under-counter appliances that help in reducing clutter. It acts as a focal point by making it multifunctional and provides for a casual dining experience.

## COUNTERTOP AND FLOORING.

Engineered quartz has already replaced granite as the top choice for kitchen counter-tops.

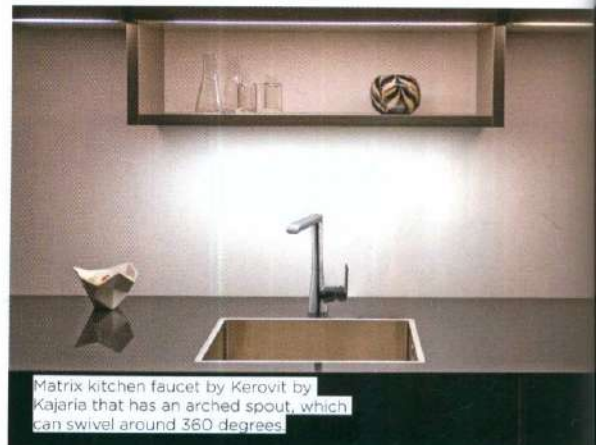
Hardwood is no longer the preferred choice for kitchen flooring due its maintenance issues and has been replaced by engineered wood. In fact, all three types—engineered wood, laminate, and vinyl have increased in popularity specially during the last couple of years.



Salice's kitchen tower attachment, available at EBCCO



Stone and glass meet in Valcucine's Artematica. The distinctive feature is the large sink made from a single block of hollowed out Cardoso stone. Since the tap is installed on the bridging framework above the sink, the water looks as if it is flowing out of a suspended fountain.



Matrix kitchen faucet by Kerovit by Kajaria that has an arched spout, which can swivel around 360 degrees

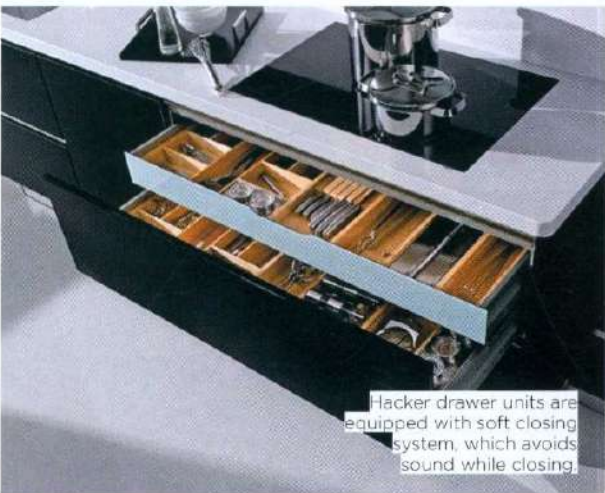




Nolte India's Tavola kitchen concept in a soft lack oak pinot and Tavola arctic white matte finish.



Wolf's convection steam oven



Hacker drawer units are equipped with soft closing system, which avoids sound while closing.

  
**[Colour trends]**  
 Trending right now are the grey and black kitchens but one can spot the bold colour schemes on the horizon.



Sink mixer from Somany's French faucet collection.

**DESIGN TRENDS**

Trending right now are the grey and black kitchens but one can envisage bold colour schemes on the horizon.

Bold colours schemes in the kitchens have replaced the former whites. Apart from the jewel tones of red, blue and green, matte black is the recent favourite and infuses drama into the colour system.

For those with less taste for colour, go for the two-tone themes which look great, provided the colours are picked correctly. Brass and copper are the new accent colours for fittings.

Overhead storage has been replaced with new options like open shelves, which allow you to showcase your beautiful kitchen wares among other heirlooms and antiques. Doing away

with the upper wall cabinets opens up the visual space making the kitchen appear much larger and brighter. It also allows you to utilise the countertop space more productively.

Statement wall papers are the new additions in modern kitchens. Bright, tropical theme wallpapers make the space look lively.

Long gone are the days of those matching silver-toned and stainless steel appliances. In 2019, we expect a splash of colours and finishes s.

Kitchens are increasingly including induction cook-tops with separate single wall ovens, completely equipped with bluetooth so that you can control oven functions remotely from your smartphone.

Stuck in traffic, worry no more !



# Paints and wall finishes

Redoing the walls is no more an ordeal; whether you use paints, wall paper or cladding--it's easy and more systematic.



Momenti wallpaper, inspired by a peacock, pays homage to the colours of nature. Available at Ottimo.

## OPTIONS & MATERIALS

### PAINTS

Choose from water-based or oil-based in gloss satin finishes or matte and flat finishes.

Interior paint, primer and stain repellent in one is a super-premium latex that was developed to resist household stains through a combination of resin and a proprietary formulation. The 100 percent acrylic latex has outstanding adhesion and coverage and offers a burnish and mildew resistant coating, providing durability in high traffic and humidity areas.

Decorative Paints: Berger, Nippon and BASF have low VOC formula interior paints. The buttery, low-VOC formula is easy to apply, offers excellent coverage and dries to a smooth Ultra Matte finish. This product is recommended for use on any properly prepared, uncoated or painted interior surfaces, and is available online in a wide range of liveable, modern hues.

### WALLPAPERS

Choose from :

- \* Vinyl wallpaper
- \* Non woven wallpaper
- \* Grass cloth wallpaper
- \* Easy wallpaper
- \* Bold wallpapers, making fashion statements, are available in high and diverse supply

Kajaria's wood collage wall cladding.

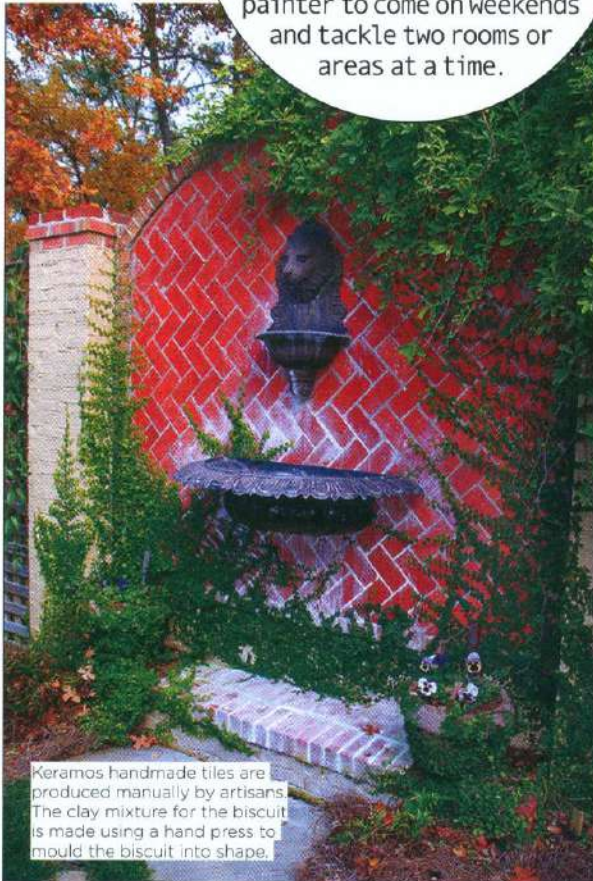






**[TIP]**

A paint job is a long and tedious process. To make it easy, paint your house in phases. Arrange for your painter to come on weekends and tackle two rooms or areas at a time.



Keramos handmade tiles are produced manually by artisans. The clay mixture for the biscuit is made using a hand press to mould the biscuit into shape.

**CLADDING**

Another popular option these days is veneer panels. Huge varieties of veneers are available from companies like Decowood which make for interesting cladding options. Once well-installed these are easy on maintenance; but the key is the application of the veneer on to the board.

**DESIGN TRENDS**

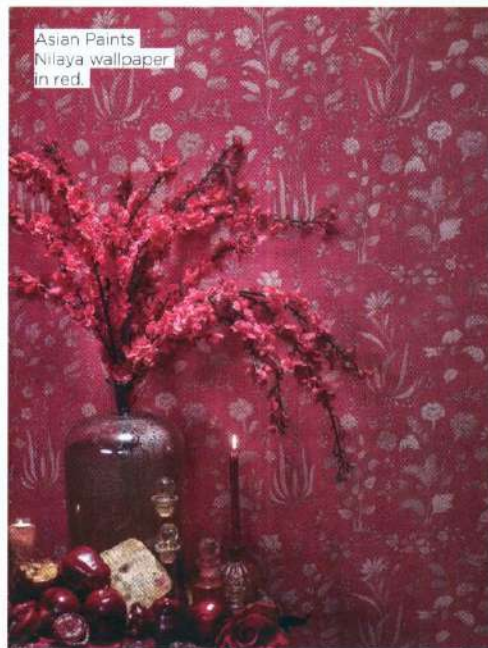
Paint styles are shape-shifting in 2019, with painted triangles, hexagons, and semi-circles shaking up those mundane solid-colour walls.

White paint is slated to maintain its top slot relegating the bling into a downward spiralling, while colours of cold neutrals and pastels, along with pink and mauve are steadily edging up on the charts.

Fresh, moisture-drenched hues of greens, from soft and greyed to dark and vibrant pair well with brown, pastels, juicy red and chalky neutrals. Extra-large or multi-coloured elegant geometric patterns will emerge, along with houndstooth, checkerboard, jacquards and polka dots. This trend speaks to the soft and subtle side of life that incorporates nature in a chic, minimalist atmosphere.



Dulux Paints' Colour of the Year 2019, Spiced Honey, is a warm amber tone that is versatile and contemporary, and complements a variety of interior styles.



Asian Paints Nilaya wallpaper in red.



Qila Aqua wallpaper, from the Silk Route collection by Nilaya in collaboration with Good Earth.



Mystic Oak wall cladding by Decowood.



# Extensions

Thanks to the boom in options, materials and techniques, you can extend your space either vertically or horizontally. In case of space restraints, utilise garages and lofts. Alternatively, the garden may be large enough to offer scope for a rear extension while leaving a sizeable outdoor space to enjoy.



Somany Temp Shield reduces the surface temperature by 10-20 degrees, thereby making the inside rooms cooler.

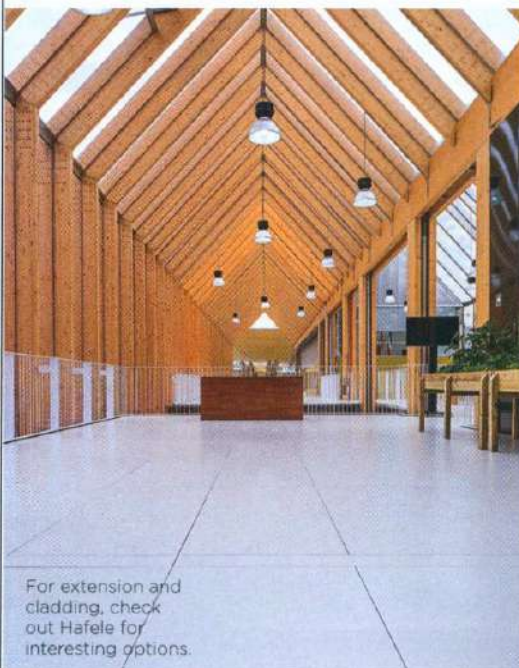
## MATERIALS AND TRENDS

If the house has no overriding character or style, then a contrast can improve both parts. For example, a brick and mortar house with a glass extension can be visually interesting. The skill and challenge of the architect is to decide with you as their client, what will work best.

- \* Execution plays an important role in contrasting an existing house with diverse materials. Proportions, details and materials must be appropriately matched for it to appear authentic.
- \* The same rules of proportions apply if you want a modern extension on an older property, but the new extension must add a design value.
- \* The size and shape of windows also define the overall look of an extension. Choices

## ELECTRICAL WIRING AND SWITCH GEARS

It is imperative to use wires in the proper channels. Use conduits or concealed wiring, and case capping for surface wiring. This not only protects the wiring from damage but also adds to the aesthetic value. Joints in between the switch and load is not permitted as per the national safety code of conduct. According to the spokesperson of the KEI Industries, these joints become a major concern for wire failure, fire and current leakage.



For extension and cladding, check out Hafele for interesting options.





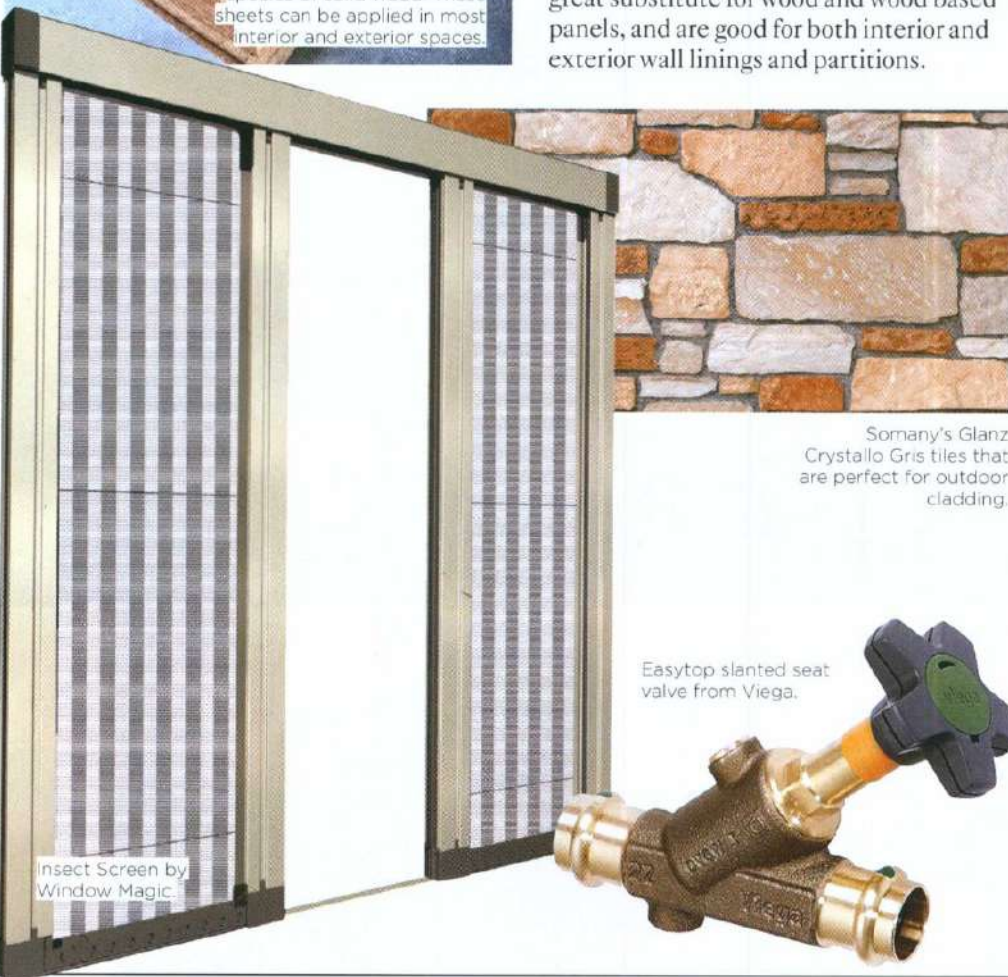
H&R Johnson's Cinder Rock Brick of Endura Stonex range is a digitally printed cladding tile that brings alive the magic of natural stones.



EvoWood's 3.5 mm sheets, EvoLlae, come in various species of solid wood. These sheets can be applied in most interior and exterior spaces.

between narrow elongated, low-level or broad open windows may depend upon factors like location of the property and the general layout of the plan.

With porta-cabins still ruling the market as the best option for extensions, other materials and techniques have also surfaced in the last few years. One such example is the gypsum board. Everest Industries offer a 100 percent eco-friendly product, which works well in both modern and vintage styles. These boards act as a great substitute for wood and wood based panels, and are good for both interior and exterior wall linings and partitions.



Insect Screen by Window Magic

Easytop slanted seat valve from Viega.

Somany's Glanz Crystallo Gris tiles that are perfect for outdoor cladding.

Parul Mittal, Director of Greenlam Industries on wooden flooring...



Parul Mittal, Director of Greenlam Industries

*How easy is it to lay a Mikasa wooden flooring on an existing tiled floor? Which wood is recommended: Engineered or hard wood?* Mikasa Floors come with PlankLoc, a technology that locks two planks together without using glue, ensuring that the joints that bind the two planks never open. Since there is an absence of any adhesive, planks can simply be laid out without damaging the floor underneath. PlankLoc allows for ease of installation, giving a seamless look to your floors that withstands the effects of seasonal change and foot traffic.

While hardwood flooring is made from one piece of wood from top to bottom, engineered wood floors are made of real wood and include multiple layers, with the top layer made of high-quality wood. Mikasa Floors come with a stable 3-layer structure to impart stability to the floors. These layers consist of a decorative hardwood veneer atop a core of premium quality HDF or pine wood. On the other hand, hardwood floors have a single real wood layer with a surface coating, making these difficult to maintain.

Engineered hardwood floors can be laid in damp areas, such as basements, where other floors would succumb to the moisture. They can also be laid over heating systems which would cause ordinary solid hardwood boards to dry out, shrink, cup and eventually buckle.

*Is it possible to move the wooden flooring when shifting houses (in a rented house)?*

Yes, it is possible. Since Mikasa comes with PlankLoc technology that locks two planks together without using any form of glue, one can simply take them out and reinstall them to the new house.

*What is the average life of Decowood veneers?*

If Decowood veneers are properly maintained, they can last for a lifetime. Simple tips such as, cleaning regularly with a slightly damp cloth and wiping them dry with a dry cloth would help in increasing the life of veneers. In case you have any spills, immediately wipe them using a damp cloth. Dampen a microfibre cloth with water and squeeze it out. Always wipe wood veneer in tandem with the direction of the wood grain to remove any light dust.