

Construction

Your checklist for redesigning a house

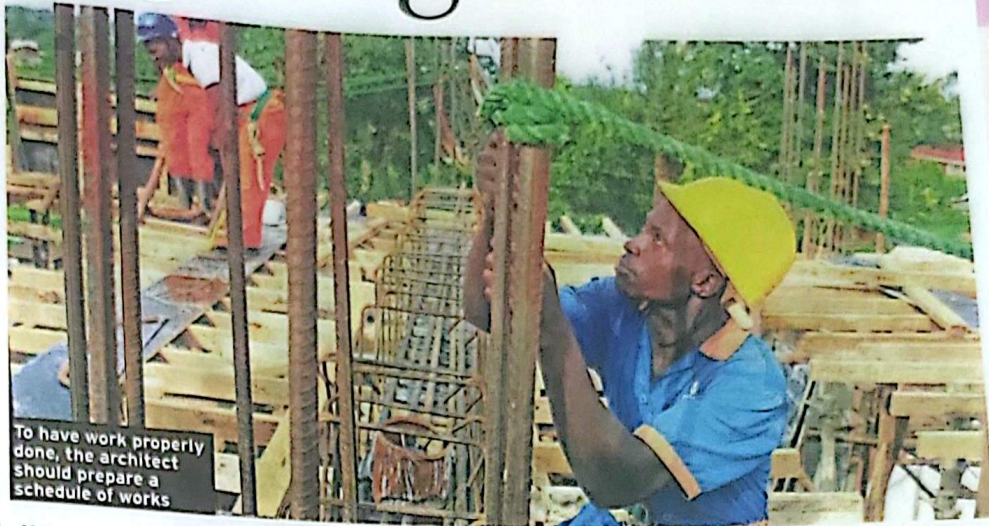
BY UMAR NSUBUGA

When redesigning a house, one of the options could be breaking down walls and creating more space, but there is also the option of reducing or bigger rooms and making smaller rooms bigger, says architect Abdu Wahab Nyanzi. For example, the living room could be made bigger. You could also turn bedrooms that were not self-contained into self-contained.

Nyanzi says splitting the house into two, one side for rent and the other for personal use is a good idea. Such an adjustment would enable the owner to get some income from the other space.

Nyanzi says if you want to reduce your house, make careful decisions because it might make your house look good or bad.

Planning
Before expanding or reducing your house, you must have a budget. There are many people who do not want to get into building another home altogether.



To have work properly done, the architect should prepare a schedule of works

Nyanzi says in this case, adjust your structural, mechanical, architectural and electrical, as well as landscape design to accommodate your new ideas.

He says if you want to

reduce your house, you must be clear about what you want to do with the space you are freeing. You might want to turn the free space into shops, rooms for rent, a home office or create room for a bigger

compound.

If you are trying to fit a new roof, it would be wise to budget for a new ceiling, new electrical works, new light fittings and a paint job.

Sometimes demolition of one wall could cause adjacent walls to crack or collapse. All this will require money to rebuild. Arrange for alternative accommodation for the duration of renovation.

To have work properly done, the architect should prepare a schedule of works.

The project owner must have an idea of how long the renovation should take. Watch

out for the rainy season, if your house is going to be open for a while. It is better to redesign it during the dry season.

Good structural engineer

Use a good structural engineer. It is important that a structural change to your house is carried out by a good structural engineer.

Your architect will be able to get you a good structural engineer.

Also make sure you choose a reputable builder.

Ask about the experience of the builder and physically visit the sites where he claims



EXPERT ADVICE

David Kirell

David Kirell, a civil engineer, says if you are to reduce your house, ensure that your need is clear and precise. Write your need down on a piece of paper, detailing how the adjustment will benefit you. This will help the architect to guide you on how to go about the problem.

"If you just get any builder, he might start demolishing the supporting pole or wall and the entire project will crumble," he says.

Kirell says if one is to reduce a house for the purposes of gaining more space outside the plot, the architect might discover that re-organising the existing space alone can solve the problem.

"You have to prepare enough money for the works. Dealing with already built works as present financial and structural challenges both the architect and owner," he warns.

to have worked before get him or her to make any adjustments to your house.

Some houses look firm and solid, but crumble demolitions start. If you to make an adjustment house, be open-minded not just demolish wall.

Watch out! 3 things to remember

- 1 Before expanding or reducing your house, you must have a budget.
- 2 You must also be clear about what you want to do with the space you are freeing.
- 3 It is important that a structural change to your house is carried out by a good structural engineer.

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