

home renovations

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Floor plans and
costs included

STEP BY STEP

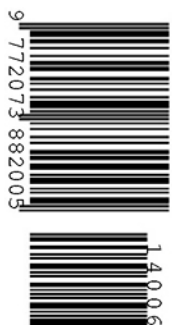
10 projects

- Paint tiles
- Repair cracks
- Lay vinyl

Here's how

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See how our readers have renovated their homes - with flair!



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Cleverly transformed into warm, welcoming homes

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Hello!



Talk to anyone who has done home renovations and this is always the refrain: 1) It will take longer than you expected. 2) It will cost more than you budgeted for – so be prepared.

And most of the homeowners in this year's *Home Renovations* are singing the same tune.

I also chuckle (sympathetically, of course) when I hear about renovators who stay in their dusty homes while the construction work is underway. They all agree afterwards: "We really should have moved out..."

My first renovation was modest: a new kitchen and a wall that had to be removed. How bad could it be? One cupboard in the

kitchen resembled the leaning tower of Pisa, but the builder was able to fix it afterwards. However, when they started knocking down that wall...

My instruction was to hang a plastic barrier so that dust didn't permeate the entire house. The builder nodded approvingly, as if butter wouldn't melt in his mouth.

Fact: all the plastic in the world wouldn't have been able to prevent the tsunami of dust that descended upon me, the computer I was working on, the TV and the kitchen with its open (!) shelves displaying all my crockery. Even my dog turned a dull shade of grey.

My second renovation was a huge project and I was adamant there was no way I was going to move back in until the very last stain had been washed off the floor. And so it was. Painless.

But how quickly one forgets.

Last year, when I moved into my 'new' 100-year-old house in Cape Town, the woes of Project 1 had been long forgotten.

"I had planned well!" I reassured the sceptics.

"The job was small!"

"And, really, how much dust can actually be created when they sand floors? No problem! We'll clean it up quickly!"

I have no further comment other than this: to everyone who continues to occupy their homes in the midst of a renovation, you have my respect, my sympathy and my admiration. Oh, and why didn't anyone think to stop me?

This guide is full of great renovations offering something for everyone – from bold to weathered, French to contemporary. And the do-it-yourself guide on the final pages is full of helpful tips for those who don't mind getting their hands dirty.

Enjoy.

Need more inspiration?

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After

The new dining room has a view of the garden and swimming pool.

Until last year, this Cape family home with its two guest suites was the site of the Bellville Academy of Music; now the new residents are hitting all the right notes!



Before





The homeowners

Yolanda Cilliers, a medical rep, and Oostewald Bekker, who works in the construction industry, were the 2012 winners of *Home's Fix it with Flair* competition. Yolanda's daughters, Ana-Jo (11) and Martine (7), live with them. They received the keys to their Boston, Bellville home on 4 December, 2013; on the 5th, the first walls were demolished and on the 16th, the family moved in. Upon enquiring when the renovation was completed, Yolanda replied: "Is one ever finished?"

The project

"Oostewald and I really wanted to open a guest house and when the former home of the Bellville Academy of Music and all its outbuildings came on the market, we immediately spotted its potential," recalls Yolanda. "The house also met our other requirement: it had a cosy living area with a good flow to the outdoors. And, of course, the wonderful view of the Stellenbosch mountains was a bonus."

The house was built in 1947 and many of its finishes were typical of the era – some were timeless, such as the wooden floors and terrazzo kitchen counters (a composite building material that includes, among others, marble and glass chips); others, such as the orange brick detail on the exterior, simply had to go. The best part was the multitude of freestanding and built-in wooden cupboards and shelves that just needed a coat of paint for a more contemporary look.

There wasn't much of a garden. "There was no lawn and just a few succulents and sand in front; here we planted grass and built a pond," says Yolanda. "The swimming pool water simply flowed through a white plastic pipe that was held down with stones. We built a large bench with a brick base and a wooden backrest next to the pool and installed pipes that create two water spouts. Now it looks and sounds inviting."

Because Oostewald is in the construction industry, the couple tackled the project themselves, doing most of the work single-handedly. They changed the layout of the main house considerably and repurposed some of the rooms, such as the study which



ABOVE A built-in bench and soothing water feature make the swimming pool the ideal place to kick back and relax.

is now a small lounge. They installed an old French door, which was removed from elsewhere in the house, as a 'folding window' in this room with the aim of one day converting it into a coffee shop and tea garden. "The idea is that visitors can sit and drink coffee on either side of the 'window', as if they're in a European street café," says Yolanda.

The original dining room was converted into an eat-in kitchen with a concrete counter and the cupboards and walls were painted black. With the addition of an indoor gas braai, this space became Oostewald's dream come true. "This is where he'd like to have his restaurant kitchen one day," says Yolanda. They also broke out onto the back stoep – which is now a sunroom. >>

Costs

Plumbing (labour)	R9 600
Sewage	2 000
Sanitaryware (2 toilets, 8 taps, washbasin)	6 200
Kitchen sinks (prep bowl and butler sink)	3 500
Electric fence (material and labour)	22 000
Tiling (material and labour)	4 800
Bricks and plaster (material and labour)	98 000
Doors, hardware, moulding	30 000
Painting (material and labour)	16 500
Permaabond finish for bricks (material and labour)	5 000
Stairs to Beethoven Room	15 000
Gas braai, stove and extractor	15 000
Grass for garden	7 000
TOTAL	R234 600



After

The original dining room has been converted into an open-plan kitchen between the new dining room and sunroom.



The original kitchen with its terrazzo countertops was retained as the cooking area and scullery; the couple also kept the cupboard carcasses but removed the outdated doors. From this room they broke through into the garage, which was then divided into two: one half is a laundry and the other is the lower part of one of the guest suites (the Mozart Room). Upstairs there are three bedrooms, while a long passageway to the main bedroom has been enclosed to create an en-suite bathroom.

The original outbuilding was converted into another guest suite (the Beethoven Room) with a new en-suite bathroom and lounge. "We were able to accommodate our first guests in May this year," says Yolanda. >>

RIGHT AND BELOW The once overgrown front garden now forms a welcoming entrance.



The back stoep has been turned into a cosy sunroom.



Yellow scatters, @home (0860 66 66 74, home.co.za)



Lessons learned

A lot can go wrong with a seemingly simple process like painting; make sure to use the right kind of paint and prepare the surface properly. It's always a good idea to hire a painter who knows what he's doing.

What would they have done differently?

"We should have given more thought to which décor style we wanted. In hindsight, I would have liked to create a French theme throughout the house," says Yolanda.

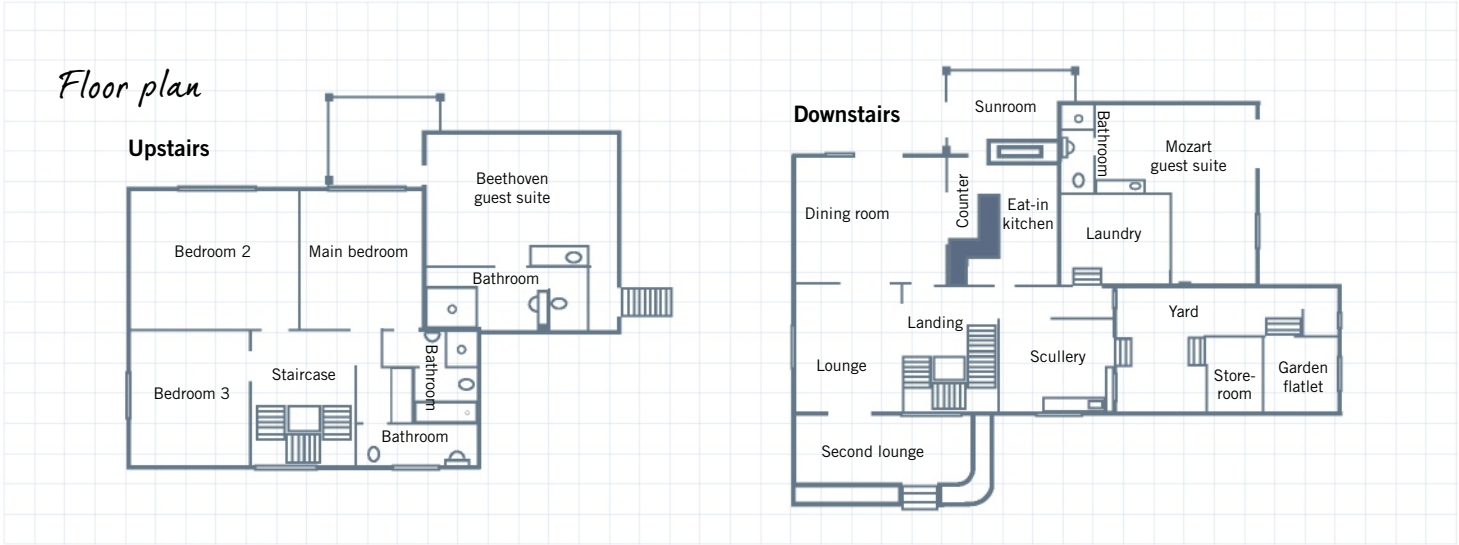
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Ana-Jo's bedroom has a Parisian theme; Yolanda upholstered the chair and made the curtains.

We are here to stay. I don't think we'll ever move house again! - Yolanda



Martine's bedroom (*left*) looks out over the garden with its pretty pond and fountain.



Sun streams into the Beethoven guestroom which features its own kitchen.





Fine finishes

Walls Painted with Dulux PVA in the colour Matt Black
Cupboards Painted with Duram NuGlo
Sanitaryware CTM (0800 010 810, ctm.co.za)
Glass exterior doors Build Antique (021 903 6318, buildantique.co.za)



A farmhouse *in the city*



Thanks to reclaimed parquet flooring and plenty of white paint, this old Johannesburg home has been turned into a contemporary 'Afro-shabby-chic' homestead.



The homeowners

Nicky and Darryl Betz live in Johannesburg with their son Cole (5); two dogs, Kana and Chevy; and their cat, Custard. Nicky is an account director at an advertising agency and Darryl is a graphic designer and artist. After searching for a new home for more than two years, they finally found a 30-year-old 'Karoo farmhouse' in the suburb of Paulshof. Although the house offered lovely big living areas and sizeable bedrooms and bathrooms, it was in need of some serious TLC.



Darryl built the headboard from reclaimed barn wood, and a dated light fitting was replaced with a moulded ceiling rose and contemporary pendant light.



The project

"Outside, the house was painted avocado-green with blue window trimmings," Nicky says. "Inside, there were dusty, dirty carpets throughout and the lounge ceiling consisted of sagging gum-pole beams with outdated rope detail. It felt dark and closed in. Cole's room was brown and the bathrooms had outdated tiles. I guess what really appealed to us was the space."

First, Nicky and Darryl removed all the carpets and were disappointed to find concrete underneath instead of the parquet floors they were hoping for. As a temporary solution, they painted the cement with a white polyurethane paint, biding their time before they could make their dream of solid wooden flooring a reality.

"We knew that wooden floors would make the house feel warm and inviting – and they're easy to clean which is great if you have pets or allergies," Nicky adds.

The couple decided to call in the help of Marco Buffa from Décor Parquet. "He reclaims parquet flooring from all over the country and since Darryl and I have always decorated our homes with the philosophy of re-use, recycle and reinvent in mind, this was the perfect solution for us."

It took two weeks to lay each block by hand and another two weeks to sand and seal them. "We moved from room to room while the job was in progress," says Nicky, who's quick to add that it was well worth it. "The floors have transformed our home."

Fitting parquet is an expensive exercise, but it will last for years to come – and I love the fact that the wood has a history."

In addition, the ceiling boards were replaced, the gum-pole beams were painted white and two walls dividing the lounge and TV room were knocked down, creating enough space for their dinner table which was made from a reclaimed church door and given to them as a gift by Darryl's mother. "We also knocked down the old serving hatch between the kitchen and dining room," Nicky adds.

The renovation, including painting the tiles in the main and guest bathroom, took about five months. Their next step? Revamping the kitchen and bathrooms! >>>





Before

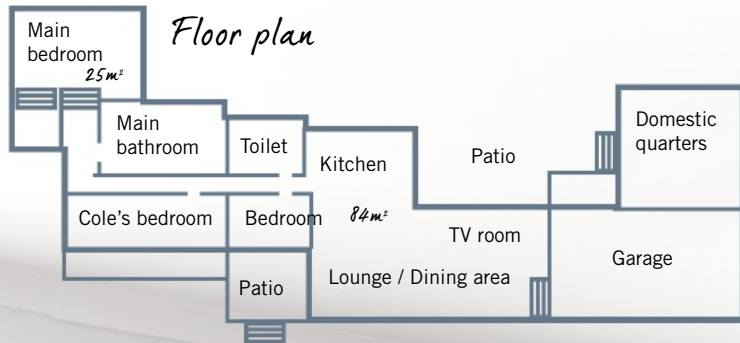
I love that it's our home and anything we do adds value to this asset; I often walk around my house, admiring its transformation. - Nicky

After

The living area has been completely transformed, thanks to the white-painted walls and ceiling, and new wooden floor. Here they opted for brown teak parquet in a herringbone pattern.



The chandelier above the reclaimed dining table and the dresser in the background are from the décor shop Rust in White in Cullinan; Nicky added fairy lights to the chandelier to jazz it up! The two occasional chairs were inherited from her grandma – she simply painted them black and covered them in black faux ostrich leather. The grass rug is from Amatuli in Johannesburg and the trunk is from a junk shop in Cape Town.



What would they have done differently?

"I'd make sure we hired competent contractors who know their trade upfront; our first builder over-promised and under-delivered which cost us a lot of money!" says Nicky.



Before

After

Cole's room was given a new lease on life with a lighter wall colour (Grey Steel 4 from Dulux) and a new wooden floor; the family opted for a combination of Zimbabwean brown and white teak in their bedrooms.



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After

ABOVE AND RIGHT The tiles in the main bathroom were painted white with Plascon's Tile Paint, creating a light and airy look and feel. The contemporary light fitting is from Mr Price Home.



After
The guest bathroom tiles were also painted white and the dated fittings were replaced.



Costs

Flooring	R87 000
Paint	20 000
Ceiling boards	5 000
Light and pressed ceiling rose	1 500
Labour	20 000
TOTAL	R133 500

Lessons learned

- 1 Don't be afraid to experiment!
- 2 Fads come and go, so use classic colours and purchase furniture that's timeless.
- 3 Don't rush! Rather take the time to do things properly – doing things on the cheap can cost a fortune in the long run. 🏠

Fine finishes

Ceiling boards Rhinolite from Builders Warehouse (0860 284 533, builders.co.za) Flooring Décor Parquet (082 415 3577, parquet.co.za)
Light fittings Mr Price Home (0800 212 535, mrphome.com) Venetian blinds Ambia Blinds (082 684 1220, ambiablinds.co.za)



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Before



Good as new

With the clever use of existing resources and their own décor savvy, a KZN couple turned this grande dame into a contemporary showstopper.

house
Under R400 000



***The homeowners**

Werner Pelser, logistics director at the Mr Price Group, and Zelna, a home executive, live in Amanzimtoti with their children, Matthew and Jorja, and two pooches, Cola and Jack Frost. When the family bought their house, the property had already been partially renovated as the previous owners intended to turn it into a bed and breakfast.



The project

The Pelsers moved into their new home after six weeks of renovations in July 2013 and from the word go, the spacious back stoep with its laid-back atmosphere and lovely view of the pool has been the family's favourite place to hang out together or entertain family and friends.

The chic black and white tiles on the stoep floor were an existing feature when they moved in and Zelna created the focal wall dedicated to hearts of all kinds – a décor theme continued throughout the house. “The firepit, which we started building this year, is a work in progress. When our budget allows, we’d like to finish it off with wooden cladding on the seating and mosaic work around the pit. The mosaic angel and mermaid sculptures were made by Cape Town artist X Williams.

The Pelsers came up against their first major challenge when they discovered that the original Oregon floors in the house couldn't be saved – a major expense they did not anticipate! Instead, Rustic Oak



ABOVE The family love to share meals and entertain on their stoep. The two mosaic hearts on the focal wall were made by Zelna's sister who has breast cancer and made them especially for Zelna and Jorja as part of her therapy.

LEFT Zelna and Jorja enjoy eating lunch together in the kitchen. The funky milk can stools were made by Josie, a crafter who has since stopped producing them.



laminate flooring from Floor Smart was used throughout the interior to complement the farm-style look of the home and to create a seamless feel.

“For a touch of contemporary appeal, we painted the living and dining room walls in SP Quicksilver with feature walls in Mercury Special – both from Dekade Paints,” says Zelna, adding that they fell in love with the chandelier and designed the décor in the lounge around this element. “We stand by the philosophy that more is more and chose the wall colours to have a calming effect and to create balance.”

The palette is continued in the Pelsers' kitchen, which is still a work in progress.

“We’ve already done a few small things such as painting the walls and changing the lighting, but nothing drastic. Now we’d like a kitchen with white country-style cupboards; we also want to move the sink to the scullery, replace the blinds with shutters, and install a black marble countertop as well as a black screed floor,” says Zelna.



RIGHT The décor in the lounge was inspired by the chandelier from Weylandts: "We used what furniture we already had such as the leather couches and chair as well as the coffee table, which is actually an old trunk that belonged to an aunt who used it in the early '60s. We then updated the look with accessories such as Tretchikoff scatters from Shoppe in Durban and the ceramic head we bought in Paternoster and filled with grass from Mr Price Home."



BELOW The firepit is a family favourite and a work in progress, with wooden cladding on the seating area and mosaic around the pit still to come.



Floor plan



Costs

Construction	R75 000
Roof, ceiling and gutters	64 000
Swimming pool	70 000
Firepit	25 000
Fence	24 000
Paint	14 000
Flooring	20 000
Curtains and blinds	19 000
Shutters and shutter doors	32 000
Lighting	10 500
Labour	30 000
TOTAL	R383 500



The wall colour in the open-plan living area is SP Quicksilver from Dekade Paints.



We stand by the philosophy that more is more and chose the wall colours to have a calming effect and to create balance. - Zelna

What would they have done differently?

"The kitchen still has the original wooden floor underneath the new laminate flooring, but it's hollow," says Werner. "This should have been filled before the new floor was installed but we will get round to it when we redo the kitchen."





LEFT The main bedroom now features Liquid Wallpaper and decorative trimmings, creating a tasteful and cosy space.

BELOW LEFT Tiles left behind by the previous owner have been used to good effect in the main en-suite bathroom and perfectly complement the vanity from Gemini Kitchens & Cupboards.

BELOW RIGHT When the Pelsers moved in, the bath in the main bedroom had a crack; CTM gladly replaced it free of charge as it was still under guarantee. This allowed the couple to choose a replacement bath with a more practical design to suit their taste.

See more pictures in the Home category on dailyfix.co.za.



Before



Before





The Block & Chisel wall unit in the passageway serves as the library.

ABOVE Matthew's room reflects the style of a young boy on the verge of becoming a teen. Colours were kept simple with a feature wall in Gargoyle by Dekade Paints, and the drawer unit from Natural Interiors in Marina Beach is perfect for storing games and DVDs.

ABOVE CENTRE Jorja wanted blue walls in her bedroom, so they went with Waterfront Blue by Dekade Paints. The bedding is from Nauhaus Linens and Antiques and the scatters are from Woolworths and Typo; the crochet cushion is from Everlasting.

In the bedrooms, however, very few structural changes were necessary; except in the main bedroom where an open-plan design was reconfigured to suit the couple's needs. "While we loved the idea of an open-plan design, in reality we both wanted privacy in the bathroom. I also wanted to create a cosier atmosphere in the bedroom to warm things up," says Zelna.

To keep costs down, the Pelsers made use of existing cupboards, which they moved to the centre of the room to create a partition between the bedroom and bathroom areas. "Our budget for the entire bedroom renovation was R30 000 and although we spent a little more than that, we definitely

saved money by keeping the cupboards as well as tiles left behind in boxes by the previous homeowners," says Zelna.

The couple loved the idea of wallpaper but as it doesn't come cheap, they opted to paint the wall with Liquid Wallpaper instead. This paint technique involves the use of a special decorative roller to create a specific design. The end result looks remarkably like wallpaper and creates impressive focal walls in the main bedroom and en-suite bathroom.

"We also updated the décor to make it more warm and inviting." Now the Pelsers can enjoy the best of both worlds: an open-plan en-suite bedroom that still affords them privacy when they want it!

Lessons learned

- 1 Wait until you can afford what you really want before making purchases; this way you won't end up using an inferior product that you don't like.
- 2 For peace of mind, use the best quality suppliers you can afford and avoid having to fix up mistakes in the future.
- 3 Be prepared to compromise with your partner – ideally, you should both feel at home in your surroundings!
- 4 Only pay contractors once you're totally satisfied with the job they've done.

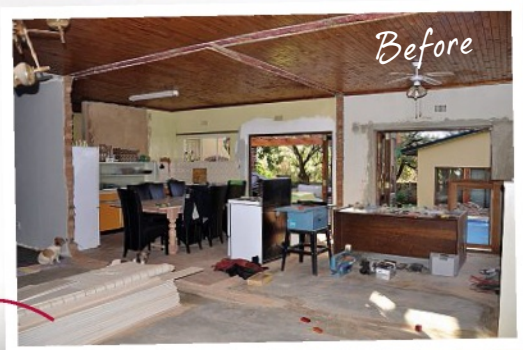
Fine finishes Flooring Rustic Oak laminate from Floor Smart (031 566 2202, floorsmart.co.za) **Interior wall paint** Dekade Paints (033 386 7703, dekadepaints.co.za) **Exterior wall paint** Plascon Ageless (lighter colour) and Plascon Smokey Glass Matchmaker 2 (darker colour) **Main bedroom wall paint** Liquid Wallpaper (083 387 8600, liquidwallpaper.co.za) **Main en-suite bathroom: bath** (CTM (0800 010 810, ctm.co.za); **vanity** Gemini Kitchens & Cupboards (031 914 4299) **Main bedroom headboard, side tables and library wall unit** Block & Chisel (021 762 3131, blockandchisel.co.za)

house
Under R400 000

Open plan in action!

A dingy '80s-style house in Limpopo is now the ultimate family home, thanks to clever design tricks.





After

The new open-plan kitchen, dining and living room is a dream come true for Hugo and Natasha Coetzee, with folding doors leading out onto the new patio and braai area. "We love our big open-plan area!" says Hugo. "When the folding doors are open, you really have a sense of bringing the outdoors in."



The homeowners

Natasha and Hugo Coetzee live in Thabazimbi, Limpopo with their children, Danél (1) and Ethan (6). Natasha is a dentist and Hugo runs a printing company. When the Coetzees bought their house with its spacious rooms back in 2011, they immediately recognised the potential to convert it into a comfortable open-plan family home.

The project

Initially, the house had four bedrooms but only one bathroom with a separate toilet. There was a laundry room with an outside entrance, and a separate double garage at the back of the property which was accessed by means of a very narrow driveway. “Besides the open-plan living area, it was important to us to have an en-suite bathroom, without losing one of the four bedrooms,” says Hugo.

The first plan of action was to remove the interior walls dividing the kitchen, living room and dining room. Luckily, none of them were load-bearing so it could be done without jeopardising the integrity of the structure of the house. The couple also opened up the kitchen onto the newly built patio and braai area by replacing a window with a second stackable folding door.

Lessons learned

- 1** The cost of renovations never works out to what you planned initially; calculate everything as accurately as possible – and add 20 to 30% on top of your final amount!
- 2** Having said that, stick to your original budget as far as possible. Don't buy more expensive finishes or equipment than you planned on, as every extra cent adds up.
- 3** If you're handy, try tackling as much of the work as possible – especially those tasks that involve little skill. This can save you thousands of rands!
- 4** When it comes to time, double what you've accounted for; renovations always take longer than you think they will.



To keep costs down, the Coetzees used white alpine melamine for the cupboards, but then splashed out on the Caesarstone tops.



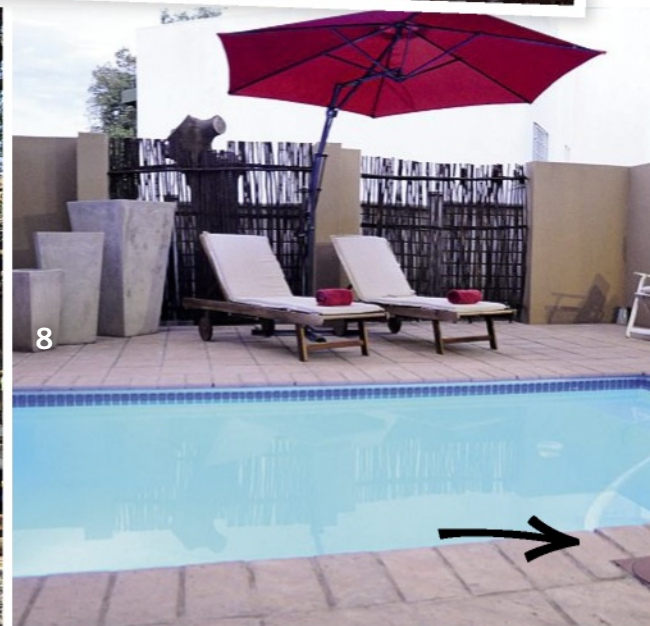
Costs

Belgotex floors	R39 380
Skirtings	3 500
Cornices	3 500
Ceilings	9 260
New double garage	80 000
Wooden window frames	1 200
Additional windows	6 000
Stacking doors	5 500
Swimming pool, plus walls	40 000
Swimming pool pavers	3 500
Patio/braai area	7 500
Scullery and kitchen	41 000
Bathroom 1	21 000
Bathroom 2	12 000
Paint for existing bedrooms	4 500
Main bedroom, including cupboards	15 000
Garage door and motor	11 000
Stove (demo model)	4 000
Plumbing materials	3 000
Additional doors and frames	12 000
Fittings and lights	7 000
Labour	50 000
TOTAL	R379 840



Snapshots of the outdoor renovations

1 Jordan the Jack Russell enjoys exploring the new entrance.
2 & 3 The stoep and new braai were built on top of the concrete slab of the old driveway; the stoep was raised so that it's level with the sliding door. 4 & 5 The window overlooking the new fibreglass swimming pool was replaced with stacking doors so that the family can make the most of the outdoor entertainment area. 6 The finishing touch for the new stoep was a beautiful wooden pergola. 7 & 8 The perfect place to relax and unwind!





After
The stylish new
en-suite bathroom.

Before

During

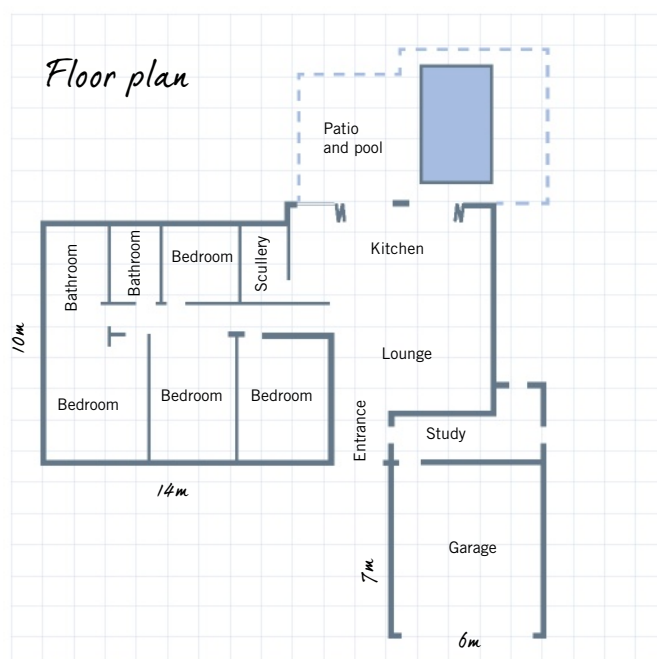
In the sleeping quarters, the couple converted the existing fourth bedroom into an en-suite bathroom, and created a new fourth bedroom by removing the wall between the laundry room and toilet. Outside, the double garage was moved to the front of the property with a new study built between it and the house. They also added a swimming pool.

The renovations took about two years in total and included replacing all the knotty pine ceilings throughout the house with regular RhinoBoard and replacing all the steel window frames with second-hand wooden ones. The old bathroom and kitchen were also renovated. Old carpets were replaced with new vinyl flooring and the front entrance was moved to the newly designed and renovated courtyard.

Next, Hugo wants to convert the old garage in the backyard into a "man cave" with gym equipment, a treadmill and a pool table.

Fine finishes

Flooring Providence vinyl flooring in Ironwood from Belgotex Floorcoverings (033 897 7500, belgotex.co.za) **Tiles and sanitaryware** CTM (0800 010 810, ctm.co.za) and Bathroom Bizarre (0861 555 000, bathroom.co.za) **Kitchen splashback** Vesta Charcoal Glass Mosaic from CTM **Kitchen tops** Caesarstone (083 608 5810, caesarstone.co.za) **Kitchen cupboard** Alpine melamine from Cupboard Warehouse (012 804 8208, cupboardwarehouse.co.za) **Cornices and light fixtures** Builders (0860 284 533, builders.co.za) 🏠





Before

After

The new kitchen boasts an authentic French aesthetic – it's hard to believe that it was all done just with paint!



house
Under R100 000



Sister act

These siblings have transformed their entire home without removing a single wall or fitting.





The homeowners

Renette Faber (*left*), an attorney, and Hettie Lourens, a tax manager at an auditing firm, have been living in their Klerksdorp townhouse for 14 years – and decided it was high time for a complete makeover!

The project

“The space felt small and cramped because of the dark wooden cabinets in the open-plan kitchen,” says Renette. “So we decided to brighten them up with a lighter colour. We love a classic French look and wanted to paint the kitchen cupboards in this style.”

Fortunately, these sisters are very handy and painting is a task they readily undertake. They also have the same taste in furniture, and with the help of their mother, also Hettie, and Renette’s son, Christo, a film student, they were able to tackle the various projects.

Between them, they sanded the varnish off the kitchen cupboards, applied a primer and then painted a soft cream colour, followed by a darker brown. The cabinets were then sealed and a French-style vinyl sticker was applied to one of the cupboards. And, once the bright yellow walls had been given a fresh coat of green paint, the kitchen was complete!

What would they have done differently?

“Don’t tackle a project in winter if you have time constraints; paint takes much longer to dry and will delay everything,” says Renette.





Before



After

Because the kitchen is part of the open-plan living area, the lounge also had to be revamped: it got new paint, curtains and paintings.

Fine finishes (kitchen cupboards)

Undercoat Salisbury Stones 4 from Dulux
Cupboards Rum Caramel 2 from Dulux and finished with Rum Caramel 3
Final coat Harlequin Scumble Glaze
Sealant Any water-based sealant

Costs

Paint for kitchen cupboards	R2 225
Paint for interior walls	4 000
Curtains/blinds	20 000
Furniture (lounge and bedrooms)	33 000
Furniture and cushion upholstery	5 000
Sanitaryware	15 030
Mirrors and ornaments	11 800
Lighting and chandeliers	7 800
TOTAL	R98 855

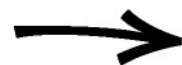


But Renette and Hettie soon realised that the rest of their home paled in comparison to their new kitchen. So they painted the walls of the rest of the townhouse – including the bathrooms – and replaced the curtains, blinds, cushions and linen with French-style accessories. A few pieces of furniture were also revamped.

The sisters are delighted with the end result. “Our home seems larger, lighter and very welcoming. Although it cost us a lot of blood, sweat and tears, you can’t put a price on the joy it has given us.”

Next on their list are the grey wooden floors, but first they have to save money.

Hettie and Renette joke that if they get “divorced” one day, it’ll be quite a problem to divide the furniture, especially when you consider how much effort they both put into sanding and painting each piece! “We’ve decided that the sibling who moves out will only be allowed to take her clothes – the rest has to stay behind,” laughs Renette.





Lessons learned

- 1 Rather remove cupboard doors and sand them outdoors to reduce dust inside the house. "Because of the cold weather, we did the sanding in the kitchen, but had to clean the whole house afterwards to get rid of the dust."
- 2 In an open-plan house or flat you must make sure that the paint colours in the different rooms complement each other.

Fine finishes Curtains and fabric Biggie Best (011 463 8496, biggiebestwebshop.co.za), Hertex (021 914 3390, hertex.co.za) and Ridwaan's Interiors (018 462 8908, ridwaansinteriors.wozaonline.co.za)
Wardrobe mirrors Hugo Barnard Framing (018 464 4296, hugobarnard.co.za) **Wooden beds** Cotton Wood Trading (011 312 5913, cottonwoodfurniture.co.za) **Wooden corona, mirrors and ornaments** Inges Interiors (018 468 7133) **Toilet and taps** Tile & Décor Mart (018 4691424) and CTM (0800 010 810, ctm.co.za)



Snapshots of their rooms

LEFT Hettie's bedroom is the epitome of elegance with mirrors mounted on all the built-in cupboard doors, creating the illusion of greater space. Dark grey curtains from Biggie Best and a beautiful white vanity carry the French look through to the en-suite bathroom.

RIGHT In Renette's bathroom, the vanity received a new coat of black paint; a beautiful blind, made from Hertex's Scripto range in the colour Liquorice adds the finishing touch to the French aesthetic. The striped 'canopy' above the bed creates a dramatic, yet contemporary look; the fabric is from Hertex's Pure Fabrications range in the colour Black.



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ABOVE The soap dispensers are upcycled 1 litre whisky bottles fitted with plastic spouts from old soap bottles – the sisters' own idea.



A labour of love

This couple transformed a neglected, centuries-old house into their dream home with an open-plan living area that has become the hub of all their activities.

living area
Under R120 000



The new open-plan living area creates a unified flow between the kitchen, dining room and lounge.



The homeowners

Matthew and Kirsty Coates are self-employed and live on a farm in Underberg, KwaZulu-Natal with their two boys, Digby (4) and Todd (2), as well as dogs Zeuss and Lulu, Beetle the cat and a tiny pig aptly named Pig. They renovated their kitchen, dining room and lounge for just under R120 000. >>



The Coates opted for a no-fuss Cemcrete floor in the kitchen area.



ABOVE The dividing wall between the kitchen and lounge featuring a service hatch was broken down to create an open-plan living area.

RIGHT The new seamless living area; Matthew made the table and benches himself.

LEFT The sandstone-cladded fireplace creates a focal point in the lounge.

The project

The Coates' house was built in the late 1800s and had been standing vacant for almost 60 years when they bought it in 2013. "This was our dream house; one with a rich history and character. It was love at first sight," says Kirsty.

The Cop Shop, as they have fondly dubbed the farm, was previously used as a police station and border post for travellers to Lesotho – the border is a mere 10km away. Because it had been standing empty for so long, it was run-down and in desperate need of some tender loving care.

Most of the couple's money was spent on renovating the kitchen, dining room and lounge. "We did a lot of the work ourselves with the help of dedicated staff from our businesses, a John Deere dealership and Coatstock Creations," says Kirsty.

Coatstock Creations specialises in handmade goods, including children's toys and décor accessories such as bar stools.

The couple were very keen on a sociable open-plan living area, so they broke through a wall between the kitchen and lounge which necessitated the ceiling being replaced.

Costs

Kitchen units	R59 297
Kitchen floor	8 000
Sanding and sealing of Oregon pine floor	4 000
Paint	8 000
Light fittings	8 000
Electrical work	12 000
Plumbing fittings	9 000
Curtains and blinds	10 920
TOTAL	R119 217



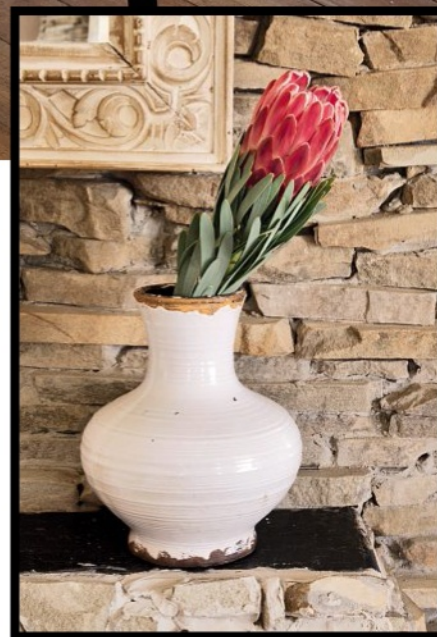
Matthew and Kirsty then installed a completely new kitchen with units purchased from Milestone Kitchens.

The Coates wanted a low-maintenance kitchen floor so they went with Cemcrete. By a stroke of good luck, Matthew's father Eric discovered an old Esse stove covered in dust and scrap metal while visiting a friend. When he enquired about the stove, he was told that it was an old family heirloom headed for the scrapyard! Eric was more than happy to pass this treasure on to Matthew and Kirsty.

"We had it refurbished – it's the finishing touch in our farm kitchen," says Kirsty.

The dining and lounge areas mirror one another, boasting two fireplaces which they've clad with sandstone found in abundance at a quarry on the farm. "Matthew cut the stone with an angle grinder to get the right sizes; cladding was very time-consuming, but we love the end result," says Kirsty.

The couple sanded all the original Oregon pine floors and doors in their open-plan living area and the walls are all painted in the same colour to create a seamless look. >>



*Matt and I work
incredibly well together;
we're an excellent
renovating team!
- Kirsty*

Lessons learned

- 1 Doing it yourself takes double the time at half the price – and can sometimes be very frustrating!
- 2 Doing things on the cheap can land you in trouble; you often end up having to redo a job because the quality isn't up to scratch, which adds to your costs and time.
- 3 Take your time; rushing can result in expensive mistakes!

What would they have done differently?

"The renovations took about 10 months and we're delighted with what we achieved – we love our home! We wouldn't change it or do anything differently," says Kirsty.

Floor plan



ABOVE The front stoep was enclosed with new brickwork and windows on the side so the Coates can enjoy the space all year round.



LEFT Matthew made the pizza oven from recycled material collected on the farm; similar ones are available from Coatstock Creations. The corrugated iron and timber used for the server were recycled from the roof and roofing beams of a derelict shed on the farm.

Fine finishes Kitchen cupboards Milestone Kitchens (076 949 5745, milestonekitchens.co.za)
Kitchen floor Cemcrete Cobble Milk (021 555 1034, cemcrete.co.za) Wall paint Dulux Espresso Delight 3
Curtains Holistic Linen in the colour Vapour Blinds Country Toile in the colour Ash, both from Hertex
(0860 437 839, hertex.co.za) Lighting Builders (0860 284 533, builders.co.za) Plumbing Plumblink
(0860 758 625, plumblink.co.za)

CONTACTS Coatstock Creations 072 596 2837, coatstock.co.za
John Deere dealership 082 419 0094, mascor.johndeeredeaider.co.za 🏠

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house
Under R400 000

Two birds with one stone

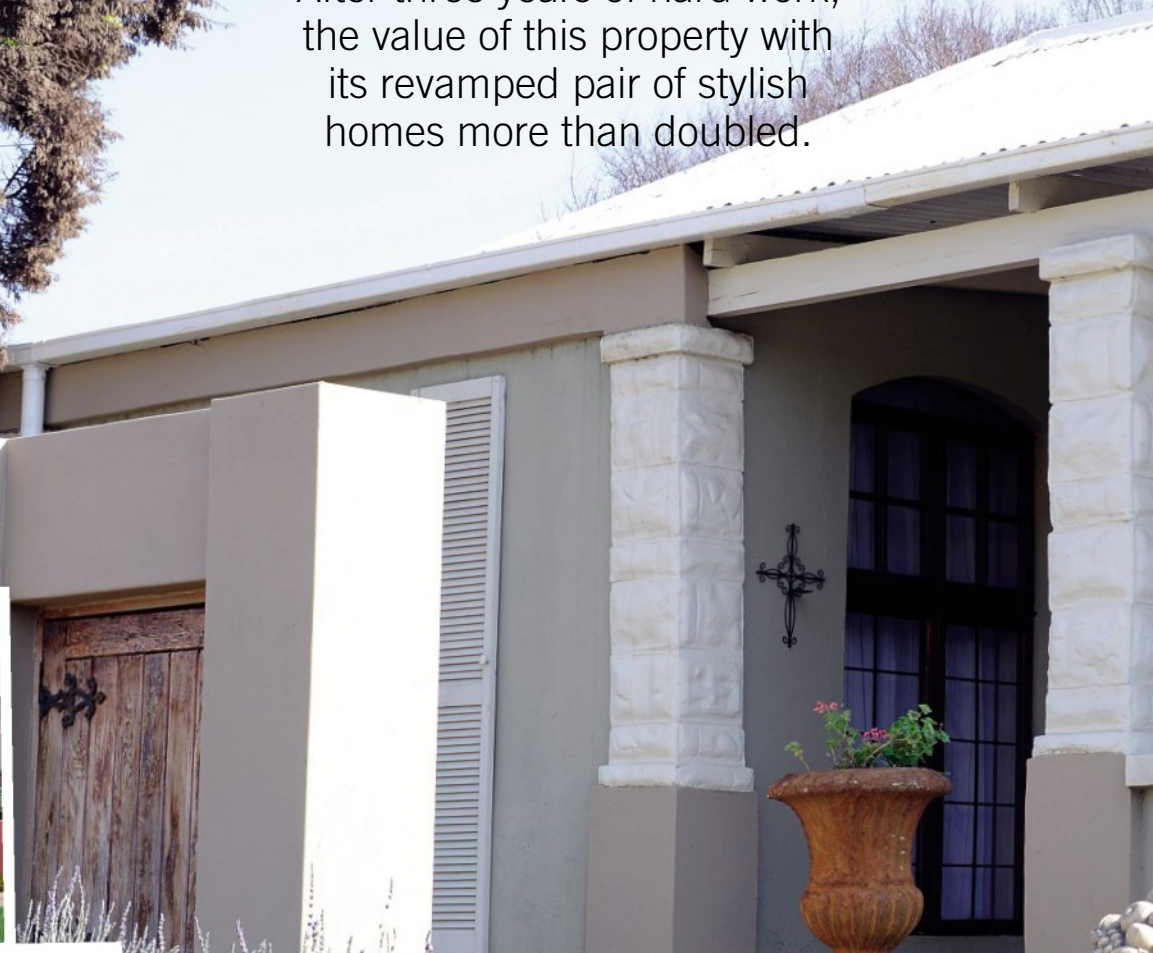
After three years of hard work,
the value of this property with
its revamped pair of stylish
homes more than doubled.



Before



During





After

Due to damage from damp, the original plasterwork had to be removed and redone; now the façade boasts a fresh new look.





The homeowner

Morné van Staden, a project manager, lives in Krugersdorp with his two doggy kids, Koos and Babs.

The project

Morné bought his 100-year-old house in August 2011 – but it had been so badly renovated over the years that it really was an eyesore. “It was literally the ugliest house I could have found,” he laughs.

Over a period of three years, he transformed the three-bedroom house and separate bachelor flat on the property into a duplex with two comfortable two-bedroom units. In the process, several walls were demolished and others built. The house also needed a new roof and all the electrical wiring had to be redone. Each unit also got its own entrance and private garden.

And this was the end result: one of the dwellings has two en-suite bedrooms, a living room, dining room, family room, kitchen, formal lounge, studio, double carport, storeroom and no less than three stoeps! The second dwelling consists of two en-suite bedrooms, a study, lounge-cum-dining room, kitchen, large front stoep and a single carport.

Morné says it was important to retain the home's original aesthetic. “I made sure the additions and renovations complemented the style of the house.”

The units also had to be practical without becoming ordinary or boring. “I regard the look as a combination of farmhouse mixed with a little French country villa,” he says.

When he bought the house, Morné paid R530 000 and then about the same again on the construction work. But the good news is that the bank recently evaluated his property at R2million. “The toil and effort has ultimately paid dividends,” he says.

Next up, the garden...

RIGHT The wall between the living room and kitchen was demolished and the original pressed ceiling was painted white. The corner cupboard and support structure for the gas stove were built with red facebrick which was then whitewashed with tile cement. The wooden floor had termite damage on the sides so these sections were sawn off, filled in and tiled; only the centre wooden section was retained.



Costs

Construction and labour	R93 000
Plumbing	10 000
Electrical work	10 000
Building material	80 000
Windows, doors, roof trusses, etc.	65 000
Sanitaryware	18 000
Paint and floor treatment	15 000
Tiles	12 000
Lighting	12 000
Finishes	17 000
Rubble removal	11 000
Ceilings and hardware	
accessories	9 000
Garden	6 000
TOTAL	R358 000

Lessons learned

- 1 Most importantly: create a space that's beautiful and practical. You have to live with it, so it's important that you love it.
- 2 Work according to a schedule with builders; agree from the start on a price and pay according to a percentage.
- 3 “Look around for good quality second-hand items,” says Morné. “This project would have cost at least double if I'd bought everything new.”
- 4 Bite the bullet and regard your renovation as an adventure. You're making your dream come true, so you might as well enjoy it. >>

The main bedroom and en suite previously formed the living room with an enclosed stoep. The steel-framed window was removed and a fireplace was built in with double French doors on either side. The inside of the fireplace didn't fit the gap, so it now serves as a pot plant stand on the stoep (*inset*). Morné says the fireplace in the bedroom is yet to be renovated.



We love this ceiling rose!



ABOVE Sections of an old pressed steel ceiling from the main house were recycled into several ceiling roses, such as the one in the living room which was spray-painted gold with Plascon Aerolak. The old bureau, now a linen cupboard, was a fortuitous purchase; Morné was on his way to buy a new fridge but when he saw this desk, the fridge was soon forgotten.

ABOVE The mirror above the basin in the guest bathroom was a bargain discovered in a house sold by Morné's estate agent mom. >>

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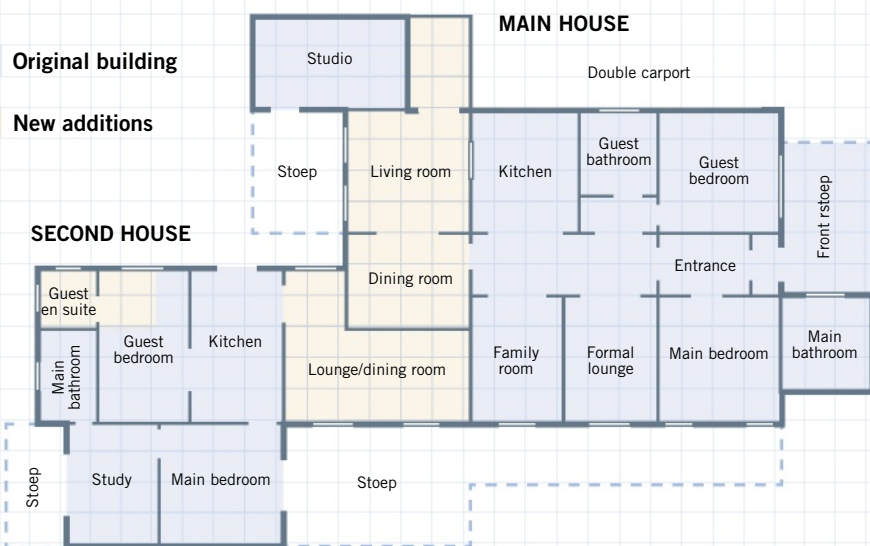
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The entrance to the second dwelling; this kitchen cupboard was another bargain Morné discovered thanks to his mother. The kitchen leads out onto the back stoep (*right*).



Floor plan



What would he have done differently?

"I should have lived in the house before I started working on it. It would have saved me a lot of money, because it would have stopped me from breaking out doors simply to replace them later."

Fine finishes Handles and feet

Gelmar (011 675 7990, gelmar.co.za)

Outside lights, shelves and mirrors

Auction and Salvage Net (011 953 5623, auctionandsalvagenet.co.za)

Sanitaryware CTM (0800 010 810,

ctm.co.za) Arrow Plumbing Wholesalers

(016 455 5514, arrowplumbing.co.za)

and at auctions **Chandeliers** The Lighting

Warehouse (011 201 2600,

lightingwarehouse.co.za) and Mr Price

Home (0800 212 535, mrphome.com)

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Before

After

Thanks to the addition of a large stoep and stacking doors, this old cottage was turned into a stunning home that makes the most of its indoor-outdoor flow.



house
R160 000

A house without rooms

With Grandpa's help, a young
family converted an old home into a
contemporary studio apartment.





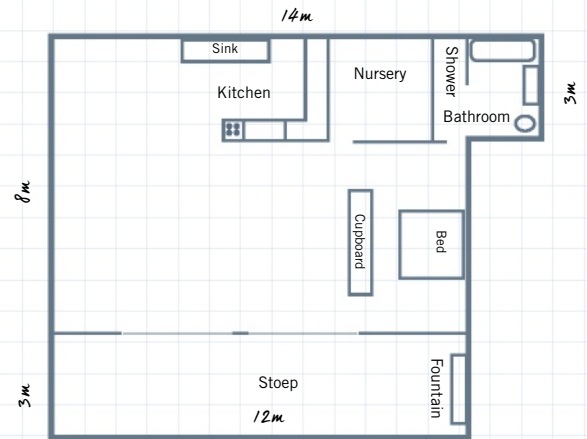
The homeowners

Liesl and Rudolph du Toit and their one-year-old daughter, Amelie, live in Clubview, Centurion. Liesl is a singer and full-time mother, while Rudolph runs a science academy for youngsters.

RIGHT Liesl and Rudolph with Amelie. The vinyl stickers on the wall are from fantastick.co.za.



Floor plan



The project

If a garden with its huge old trees is more attractive than the two dilapidated houses on the property, there's only one solution: renovate the homes!

That's exactly what the Du Toits decided to do when they discovered this property featuring a big old corrugated iron house with romantic timber floors in front and a drab three-bedroom cottage hidden behind. Because Rudolph teaches, the plan was to set up classrooms in the front house and transform the house at the rear of the property into their home.

The initial work began in the December 2012 holidays.

"We took great pleasure in removing almost all the interior walls to create a single open-plan space, with the exception of the bathroom and nursery. We also built a large stoep and pergola with large sliding doors that offer a wonderful view of the garden," says Liesl.

"My dad Salie is actually the hero of this story; whatever we dreamt up, he did with the help of two workers."

The bathroom and kitchen were also completely revamped and all the floors were cement-screeded; the ceiling was replaced and the facebrick on the exterior walls was plastered.

Finally, they painted both inside and outside. Most of the major work was completed within two weeks, while the cement floors took another week to dry properly.

"In spring and summer, we open the sliding doors and roll out the sofas (they're on castors) – we love relaxing on the stoep on a warm summer evening," says Liesl.

What would they have done differently?

"I don't think I would lay cement floors throughout the house. Although it's clean and attractive, it's just too cold in winter; a bedroom needs something warmer like wall-to-wall carpeting or wooden flooring," says Liesl.



Lessons learned

1 Provide for unforeseen expenses; even if you plan very carefully and do your homework, things always cost more than you budgeted for.

2 Plant climbers against ugly Vibracrete walls as soon as possible! Ticky creeper is my favourite, says Liesl.

3 Get at least three quotes before deciding on a product or service provider.

4 If you have to choose between beautiful and practical, go for practical and then try to make it as beautiful as possible.

5 Think very carefully before you discard any furniture – a lick of paint can work wonders.



A screen is cleverly used as a headboard; find similar at Mr Price Home or Coricraft.



Costs

Exterior plaster	R6 000
Construction of stoep and fountain	8 000
Pergola	13 000
Breaking out of interior walls	2 000
Rubble removal	2 000
Ceiling and Rhinolite	6 000
Concrete floors	14 000
Folding doors	27 000
Kitchen cupboards and slabs	27 000
Bathroom	15 000
Paint	8 000
Electrical rewiring	30 000
General expenses	2 000

TOTAL R160 000

LEFT All the furniture is on castors and can easily be moved, an idea Liesl 'borrowed' from singer Nataniël after she worked with him on a concert tour. **RIGHT** The walls and floors of the bathroom are finished in cement.

Fine finishes Floors throughout Three-quarters white cement and one-quarter ordinary grey cement, sealed with a polyurethane clear varnish **Wall colours** Interior: Paper Lantern; Exterior: Dusty Olive, both from Jarochem Paints (012 541 0462); Focal walls: State of Grey from Midas **Bathroom walls** Pandomo from Earthcote (021 447 0217, midaspaints.co.za) **Furniture** Painted with Ivory White from Plascon **Kitchen countertops** Maple Street Timbers (011 979 4459, mstimbers.co.za) **Blinds** Sheer Weave roller blinds from Taylor Blinds (011 794 1743, taylorblinds.co.za) 🏠



The open-plan sleeping area is visible from the kitchen.

The kitchen cupboards are made of melamine and the worktops of saligna wood.



Little Amelie's room is the only bedroom with four walls and a door!

Spruce up and sell!

With a new contemporary exterior and improved use of interior space, this old home has been remodelled to become a buyer's dream.

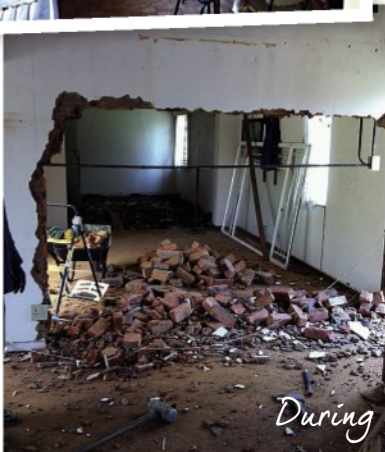


The homeowners

Awie and Charlotte le Roux live in Pretoria with their son Bobby (2). Awie is an IT enterprise architect and Charlotte is an interior designer and property consultant. They purchased this house in June 2012 with the aim of subdividing the property and building their dream home next door.

After

The new kitchen was previously a bedroom.



The project

The layout of this 1970s ugly duckling was impractical because of the poor flow from room to room – and the look and finishes were dated. The Le Rouxs basically rebuilt the entire house: rooms were repurposed, enclosed or broken through in order to improve the flow, and a flat on the property was incorporated into the house to increase the living space – the old front door of the flat is now the new front entrance.

“Because the house had a single-pitch roof, we decided on a contemporary look,” says Charlotte. “We built a garage in front and painted the façade in different shades of grey, with modern cement finishes around the windows and doorways. Awie has a knack for design and the new front stairs

framed by the brightly-coloured columns are his handiwork. For some time, we experimented with colours that would match the grey and finally decided on Green Gold from Plascon – it reminds me of spring's first buds and gave the front of the house a fresh, new feel."

The couple also revamped the kitchen and the house now has four bedrooms, each with its own bathroom and built-in cupboards. The yellowish timber ceilings and exposed rafters also received a few fresh coats of white paint.

"We've finally finished this two-year project! The house is now on the market and we're busy finalising plans for the new home we want to build next door," says Charlotte. >>



After

The 30-year-old home boasts a whole new look. The wall to the right of the front door has been clad with stone from the old fireplace.



Floor plan



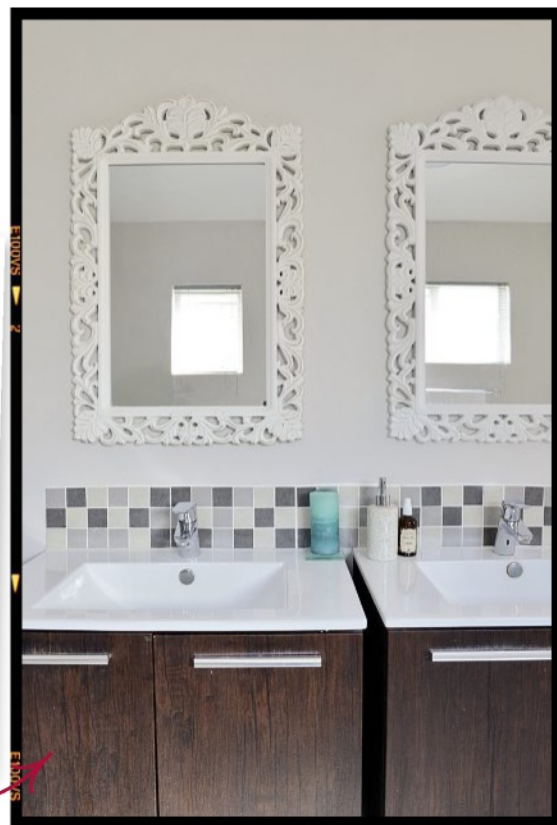
Green Gold from Plascon works well with the various greys.



ABOVE Awie discovered a bomb shelter about 2 x 2 x 2m, complete with a light and power points under the bathroom in the main bedroom. After much discussion, they decided to fill in this space.

Before

The dated toilet and basin just had to go.



Lessons learned

- 1 Get several quotes (even for bricks and cement) – every little bit you save helps.
- 2 Keep the bigger picture in mind – don't go for the cheapest option if a slightly more expensive one will look better.
- 3 Be creative: "I assembled most of the lights myself from beautiful lampshades and wiring that I bought at the lighting store," says Charlotte.
- 4 Plan, plan, plan! Keep a tight schedule and make your arrangements accordingly. For example, make sure the plumber and electrician don't work in the same room on the same day – nothing will get done.
- 5 Make sure all finishes are well-executed; good finishes make a huge difference in the long run.

What would they have done differently?

"We should have installed the blinds in the living room and kitchen sooner; once they were up, they made a huge difference."

Costs

New garage	R92 500
Boundary wall	95 000
Paving	25 000
Roof paint	10 000
Exterior plaster and paint	22 500
Patio	19 000
Breaking down braai area	7 500
Lounge	44 000
Dining room	5 500
Braai area	14 500
Kitchen	89 000
Study	13 500
Main bedroom and bathroom	57 500
Second bedroom and bathroom	32 500
Third bedroom and bathroom	30 000
Fourth bedroom and bathroom	36 000
Guest bathroom	11 500
Other expenses	7 000
TOTAL	R612 500

After

The new bathroom has a large walk-in shower and freestanding bath.



Fine finishes

Floor tiles Dolomite porcelain from Bathroom Bizarre (0861 555 000, bathroom.co.za) **Laminated wooden floors** Exact Flooring (082 444 6660, exactflooring.co.za) **Kitchen and bedroom cupboards** Design Innovations (083 271 9660, designinnovations.co.za) **Bathroom cupboards and finishes** Bathroom Bizarre **Shower glass** Carrim (0861 522 7746, carrim.co.za) **Interior paint** Khaki Mists 5 from Dulux **Exterior paint** Abbey Lane and Venetian from Dulux

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After

What was meant to be just a quick paint job turned into a complete transformation.



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When small changes go large!

These homeowners soon learnt
that what starts as a modest
makeover can end up making
a massive difference – you just
have to have the courage of
your convictions!





The homeowners

Annelie and Frikkie Fourie live in Randburg, Johannesburg with their children, Anri (7) and Ruan (5).

The project

"What began as a simple paint job soon developed into a much bigger project than we'd initially planned," laughs Annelie.

The Fouries had to repair damage caused by damp and there were cracks throughout the house, which meant they had to chop off the entire section of wall under the windowsill to the right of the front door and repair it.

"When we started chipping away at the cracks, we decided that the ugly old slate pathway beneath the window also had to go. Shortly afterwards, we realised the adjacent flowerbed was in need of rejuvenation and a new formal garden was created – because it's so beautifully symmetrical, the haphazard brick pathway also had to be removed." It was replaced with tiles. "Now we have an almost entirely new façade for our home!" says Annelie.

The Fouries also moved a gutter downpipe that spoiled the front of the house, and sanded and treated the garage door.

"The view from the front door had always been an eyesore and I had no idea how to change it," says Annelie.

"When I revamped the garden with stones, large pots and aloes, I decided to also remove the plants under the kitchen window to the left of the front door and to create another formal flowerbed – and everything just worked!"

Once the walls were finished, Frikkie also planted new grass. But they weren't quite done yet: the roof looked awful compared to the rest of the revamped house, so it also got a new coat of paint!

"The transformation is breathtakingly beautiful and I can't stop looking at the before and after photos," laughs Frikkie.

Fine finishes

Building material and tiles Builders (0860 284 533, builders.co.za) **Plumbing** Plumblink (0860 758 625, plumblink.co.za) **Wooden frames and shutters against wall** AJ's Antiques & Cottage Furniture (082 344 5587) **Stones and plants** Ennis Garden Centre (011 794 1174, ennisgardencentre.co.za) and Garden World (011 957 2046, gardenworld.co.za) **Paint** Walls (Evasive), Window sills and gutters (Moon Cloth), Roof (Brown), all from Libra Paints (011 210 4000, librapaints.co.za)



Lessons learned

- 1 Buy a reputable brand of paint for the exterior of your home so that it lasts for a long time.
- 2 As far as possible, try to plant waterwise, indigenous plants in your garden. This saves time, effort and water – and helps to prevent invasive plants from spreading in your area!
- 3 Don't be afraid to make your dreams a reality. Even if it seems like an impossible task and sometimes things get out of control, nothing can compare to that feeling of satisfaction when you achieve your goal.

What would they have done differently?

Frikkie says he would like to have installed an irrigation system under the lawn before the grass was laid, while Annelie feels they should have replaced the security gate; it's got a new coat of paint, but will need attention later.

Costs

Building materials	R11 024
Labour (painting, damp damage repair and new flowerbeds)	31 000
Paint for home and roof	14 000
Paint for stoep	483
Tiles and grouting	950
Grass (60m ²), compost and topsoil	1 850
Pots (from Gumtree)	2 000
Stones for flowerbeds	1 300
Plants	2 780
TOTAL	R65 387



Annelie's other project...

"We never really planned to re-do the dining room; we just wanted to buy a new dining room suite," says Annelie.

But one evening they saw something at a restaurant that they just loved: a wall cladded with wooden planks. "Little did we realise that the timber alone would cost us a fortune if we bought it new!"

But as fate would have it, the restaurant decided to expand and break out the timber-cladded wall. Annelie and Frikkie were quick to make the owner an offer. For just R1 000 they were able to pick up the wood one fine Saturday morning – and then the hard work began.

Firstly, a wooden frame had to be mounted on the wall to which the planks would be attached. Because the pieces of wood had to be carefully measured and cut, it took them the entire day to mount the timber, but the following day they were able to sit back and admire their handiwork. 🏠



A breath of fresh air

An almost non-existent kitchen gets a bright and breezy new look.



The homeowners

Amy Ahrens is a physiotherapist and her husband, Gareth, is co-owner of a small film studio, Trilogy Creative Studios. He also owns a coffee-roasting business called Citizen Microroastery. They bought their townhouse in Wynberg, Cape Town in December 2011 and renovated their kitchen between April and May in the following year.



After
Although compact, the new kitchen boasts plenty of storage space.



The project

When Amy and Gareth fell in love with their century-old townhouse, it certainly wasn't the kitchen that clinched the deal! "We loved the character of our home – the wooden floors, sash windows and original fireplace," says Amy.

"But the kitchen had no cupboards and only a sink unit and loose table, plus the outdated linoleum flooring was damaged.

"We lived out of boxes for the first four months in order to get a proper sense of the space and to play around with different designs. Because the kitchen and lounge are open plan, style and function were equally important to us."

The couple had the floors and splashback tiled before getting a carpenter to fit teak counters onto the new white cabinets and creating space for appliances. They then installed downlighters in the glass-fronted cupboards to enhance their pretty displays. Finally, they added the custom-made breakfast table.

The old kitchen featured an unused chimney in the corner above where the wood-burning stove used to be, and this was transformed into a walk-in pantry – now one of Amy's favourite features. She also loves the butler sink.

The end result is a highly functional, light and airy kitchen with plenty of storage space.

"Although we hired a carpenter for the cabinets and counters, it's very rewarding to know that we did a lot of the work ourselves. Our team effort and hard work have made our kitchen really special to us because we poured so much love and energy into it," says Amy.

What would they have done differently?

"We'd choose darker flooring that doesn't show dirt so quickly. I wanted light tiles to contrast with our wooden floors, but now I feel like we're forever mopping and vacuuming!"

Costs

Electrical work	R3 360
Floor tiles	
and labour	4 600
Wall tiles	235
Cabinets and countertops	
(material and labour)	35 163
Stove and hob	6 500
Tile-cutter hire	150
Sink	1 574
Tap	1 200
Paint	254
TOTAL	R53 036

Lessons learned

- 1 A gas hob is a good choice; it provides instant heat and you can still cook during load-shedding.
- 2 Pinterest is an amazing source of inspiration.
- 3 Get a tester pot of paint before you buy the bigger tins, as the colour on the swatch is always different when painted on a wall. And don't start painting at 8pm on a Sunday night!
- 4 "Find a husband who loves DIY," laughs Amy.



Fine finishes

Cabinets Carpenter's Son (084 722 2988) **Paint** Dulux Luxurious Silk in the colour Steel Symphony 4 **Floor tiles** CTM (0800 010 810, ctm.co.za) **Wall tiles** White Flat Metro from Quadrata (021 712 1357, quadrata.co.za) **Sink and mixer** Plumblink (0860 758 625, plumblink.co.za) 🏠

Hessian coffee bags and vintage kitchenware create a nostalgic atmosphere. Lanné crocheted the rug and painted the portrait.



A city kitchen with a country feel

After massive damage was caused by plumbing repairs, Lanné Cordier gutted her 'typical complex kitchen' and, for less than R12 000, installed a new one with the earthy farm-look she loves.



After

Open shelves create a sense of space in this small kitchen. Lanné and Robert also made an unusual display for her pots and pans with a suspended wooden lintel, six 45° metal brackets, brass pipes and S-hooks.



The homeowner

Civil engineer Lanné Cordier bought her flat in West Beach near Bloubergstrand, Cape Town in December 2011 – and not long after, the plumbing in the kitchen started leaking. Her farmer boyfriend, Robert le Roux, helped her build a new kitchen but because they were limited to Saturdays due to noisy work, the project was only completed in May 2013.

The project

A go-getter raised on a Bushveld farm, Lanné wouldn't allow broken tiles, chipped plaster and a ruined kitchen to get the better of her. This is what she had to deal with when a water leak had to be repaired shortly after she moved in.

"The kitchen was a cramped 6.5m² with barely enough room for one-and-a-quarter people! It had impractical cupboards and shelves that couldn't be reached by short people – all built from man-made materials such as chipboard and melamine," says Lanné. "I realised that if I paid a contractor to repair the damage, I wouldn't be able to achieve the earthy feel that I wanted from real wood." So she decided to do it herself.

After sweet-talking her neighbours, Lanné and Robert, with the help of Joseph Ryneveld who works with Robert on the farm, set to work over weekends, stripping the kitchen of its finishes: tiles, cupboards, shelves and even the sink – which was in an awkward spot – were removed.

Once the kitchen had been gutted, they laid a plain cement floor. Instead of traditional cupboards, a wooden work table and second-hand glass cabinet provide storage space. Discarded timber was also used for various kitchen features which they made themselves.



These include a drying rack for dishes against the window (it doubles as storage space for crockery); the wooden lintel on which the pots and pans hang; jarra wood sleepers for the work table surface; and big fruit crates which were disassembled to make a cupboard for the stove and gas cylinder. On the living room side, Lanné enclosed the wooden work table with large hessian coffee bags.

“Even though my kitchen is so small, it feels spacious and can now accommodate more than one person! It helps that the cupboard housing the stove is on castors (with brakes!) and that nothing is hidden in cabinets. When I cook, all my utensils are close at hand in a tin bucket hanging from two cup hooks next to the stove,” says Lanné.

Lessons learned

- 1 Wear gloves when you break out tiles!
- 2 Use good quality paint.
- 3 Install durable taps. “I initially installed cheap new taps but within just one week, I had replaced them with second-hand Cobra brass taps that I bought at the Milnerton Market.”
- 4 Use washed sand when you lay a cement floor that will not be tiled.
- 5 Make sure you measure accurately!

What would she have done differently?

“I would have planned better and called in more help, because sometimes two pairs of hands are just not enough – bags of cement can get heavy after a while,” laughs Lanné.

Fine finishes

Floor White cement from Builders (0860 284 533, builders.co.za) **Kitchen units** Second-hand glass cabinet, work table and homemade items from recycled wood **Taps** Second-hand from Milnerton Market **Storage display for pots** Recycled wood and brass piping **Curtains** Hessian sacks from Starke Ayres (021 685 4120, starkayresgc.co.za)



Costs

Labour – stripping of cupboards, tiles and counter wall	R800
Brass piping for pots and pans display and for plumbing	690
Second-hand brass taps	100
Brackets for wooden lintel	500
Material for wooden drying rack	200
Wooden slab for sink	360
Sink, pipe and stopcock	350
Workbench	1500
Plaster	360
Cement for floor	600
Stove hob and oven	5000
Second-hand glass cabinet	1500
TOTAL	R11960



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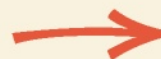
Kitchen connection

The Gerickes took their dark 1970s-style kitchen from 'a shocking state of disrepair' to a quirky, sociable space where friends and family gather.



The homeowners

Patrick and Shelley share their home in Welgemoed, Cape Town with their kids, Josh (7) and Payton (5). Patrick is a pilot with South African Airways and Shelley is the founder of Retrovation – they style vintage caravans into pop-up boutiques and glam spaces. They bought their house in January 2013 and started renovating immediately; the kitchen was completed in April that year.





The project

When Patrick and Shelley came across an old and neglected home quite by chance, they soon began to visualise its unfriendly, separate kitchen as part of a bigger, open-plan living space with views of the garden and pool area. “The kitchen had outdated dark brown cabinets, peeling Novilon, an impractical layout and no designated spaces for modern appliances, while we needed a sociable space to accommodate busy children while we’re cooking,” Shelley laughs.

As soon as the two walls between the kitchen and dining area had been demolished, this dark area was transformed into a sunny and inviting space – and that’s when the fun started for this outgoing, colour-loving couple. “We had a very specific vision, and eventually we incorporated all our style preferences here. It was challenging at times because while we envisioned an industrial loft look, we also like rustic, contemporary and eclectic elements,” says Shelley.

The sleek blue cabinetry satisfied the industrial side of their décor tastes, while the black and white checkerboard floor – the couple’s favourite design detail – is a nod to their love of the quirky and eclectic.

RIGHT A quirky Perspex picture frame creates a ‘mini gallery’, while brick tile cladding adds texture. **BELOW** A herb garden in a cute glass box.

“We installed floating shelves to soften the industrial look,” Shelley explains, adding that to bring in the loft look they originally visualised, they cladded the wall leading to the dining area in brick tiles.

Now life in this warm and welcoming space revolves around a contemporary island unit with seating for four. “Plenty of blood – literally, on occasion! – sweat and tears later, we have the perfect gathering space for family and friends. We also love how we’re always interacting or crossing paths with our children here – whether they’re swimming, playing outside or hanging around indoors,” Patrick adds.

What would they have done differently?

“From a practical point of view, it would have been better to start with the tedious work such as the window frames, ceilings and electrical work because by the time the fun stuff such as the cabinets and flooring has been done, one doesn’t really have motivation for those boring elements.”



ABOVE Life in the Gerickes’ new kitchen revolves around the island unit, whether they are cooking for friends or getting together as a family. The floor in the kitchen is a combination of wood-look vinyl and checkerboard tiles.





Lessons learned

- 1 Never, ever assume that contractors have the same vision as you do.
- 2 Pencil in a secondary, more realistic deadline – and then your project will be completed a few weeks after that!
- 3 Painting is not as easy as it looks; don't underestimate it and call in professional help for bigger projects.
- 4 Don't assume your walls and ceilings are straight. Measure each end of a wall (floor-to-ceiling height) when installing built-in cupboards.

Costs

Kitchen cabinets and counters (labour and materials)	R55 000
Flooring (labour)	2 500
Tiling (labour)	2 000
Facebrick tiles	3 000
Checkerboard tiles	2 000
Vinyl flooring	3 000
Paint	1 000
Floating shelves	1 000
Light fittings and electrical work	2 500
Plumbing, taps, sink, prep bowl, mixers	6 000
Window frame and sill	1 500
Blind	1300
Smeg stove	17 500
TOTAL	R98 300

Fine finishes

Kitchen cabinets made by Brammi Holz (079 710 2749) and spray-painted with BMW Metallic Vehicle Paint in the colour Liquid Blue
Counter tops High-gloss Formica **Vinyl flooring** KC Flooring (021 591 7256/7, kcflooring.co.za)
Floor tiles Malls Tiles (021 510 5500, mallstiles.com)
Walls Plascon Wall & All in the colour Dove Grey
Stove Smeg (021 418 9934, smeg.co.za)
Perspex picture frame Helderberg Plastics (021 856 3756) **White ceramic planter** Mr Price Home (0800 21 25 35, mrphome.com) **Herb planters** Stodels (021 919 4040, stodels.com) **Hanging planters** @home (0860 66 66 74, home.co.za) **Facebrick tiles** Builders (0860 284 533, builders.co.za) 🏠

A beach house in Jo'burg!



A red wall-to-wall carpet, dark beams and a dated brick fireplace had to go to make way for the bright and breezy coastal look of this family home.

kitchen and living room *Under R60 000*



The homeowners

Jenny Barnett lives with her son David (15) and daughter Thabi (22) in Johannesburg. They purchased their 66m² cottage in January 2013.



ABOVE Jenny with her kids, David and Thabi, and her friend Keith Steeman.



After



Before

ABOVE The new open-plan kitchen is light and airy with its white cupboards, reclaimed wooden tops and new laminated flooring. Jenny and her family first tried to remove the old tiles with hand tools but after struggling for two weeks, they hired a hammer drill and had the job done in a day.



During

The project

The Barnetts were faced with a bit of a conundrum: although the house Jenny had bought wasn't falling apart and renovations had been done over the years, the dark Tudor-style so popular in the 1960s just wasn't Jenny's cup of tea – she was after a light and airy look.

With the help of her son and daughter, her brother and a close friend, Jenny's

dream came true. "They helped me bring my vision to life! We did everything ourselves – except when the scope was beyond our 'expertise'," says Jenny.

The biggest challenge was removing a large section of the wall between the kitchen and lounge to create an open-plan living room. Luckily, a steel beam to reinforce the roof after the wall had been removed was donated and Jenny only had to pay for the labour and the extra building material.

In the kitchen, she was set on having a scullery but space was limited. She recalls having a hard time convincing the kitchen manufacturer that it would all fit in but she stuck to her guns – especially since the scullery would provide much needed storage space which was lost when the dividing wall was removed.

For the countertops, Jenny used 50-year-old recycled pine and Oregon planks that used to be old shelves in a factory – and they cost her nothing! Since this was a family project, David and his girlfriend Melissa spent the entire school holiday sanding them down. "These wooden tops really upgraded the kitchen's economy cupboards to bespoke," says Jenny.

The old kitchen windows were replaced by French doors leading to the garden. >>

kitchen and living room

In the living room, the dreaded red carpet was removed and replaced with laminated flooring, while Jenny and Thabi painted the ceiling beams white.

"At the same time, we decided to modernise the fireplace. David and Melissa attached a very large chipboard box to a frame and after much debating and research on how to finish it, we decided sandstone tiles were the way to go."

While the house is only 66m², it now appears much larger than it is. Sticking to neutral colours, natural textures and adding coastal accents has made it unmistakably 'beachy'. "It's functional and facilitates the casual kind of lifestyle that defines the way I live. It's a great place to relax and entertain," says Jenny.

"Next, I'll probably turn my attention to the garden, or perhaps I'll spend some time on the daybed with a book!"

Lessons learned

- 1 Paint, while relatively inexpensive, has the greatest impact in a space. Use it!
- 2 Surf the internet for ideas and create moodboards which you can share with everyone involved so you have a common vision.
- 3 Buying products online from a reputable website is definitely cheaper.
- 4 Women don't need to be afraid of power tools or DIY – Google and YouTube are invaluable resources!

Costs

Contractor (to demolish wall, remove window and install French doors)	R6 200
Building materials	1 350
French door	2 200
Paint	1 260
Kitchen cabinets (including handles and sink)	26 000
Wooden tops – sanding discs and varnish	800
Appliances	6 000
Backsplashes (tiles and labour)	2 200
Laminated flooring	7 925
Lighting	2 135
Fireplace	3 800
TOTAL	R59 870



Before



After

With the red carpet gone and the ceiling beams painted white, Jenny describes her newly renovated home as her "beach house in Johannesburg".

What would they have done differently?

"If I could afford to rent another dwelling, I'd definitely move out during the renovations. I'd also hire the power tools I don't have, rather than trying to do tasks by hand."

Fine finishes

Ceiling beams Plascon Polvin White **Kitchen cabinets** R&S Kitchens (011 683 9646) **Wall colours** Fired Earth from Builders (0860 284 533, builders.co.za) in the colour Infinite **Sandstone tiles** Lesotho Gold from Mazista (011 998 2600, mazista.co.za) **Laminated flooring** Pastel Maple from Matfloors (011 830 1265, matfloors.co.za) 🏠

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Second time around

If you work carefully and have time on your side, you can save a lot of money, because not everything has to be brand new; if it's intact it can be re-used!



Previously, the kitchen was a separate room with counters along the walls. Now it boasts an island built on bricks; the worktop is chipboard with a meranti veneer.



The homeowners

Anneliza Vogel and her husband, Johan, live in George in the Southern Cape where they brought up their children, Liza, Melissa and Tommie. Melissa and her husband Dawie live right across the street, which means Anneliza's grandchild Jaydee can visit regularly! Dawie was the project manager for the renovation, and he and Anneliza did most of the work.

The project

When the Vogels moved into their home in Denneoord 19 years ago, the kitchen was an eyesore. "So we sold our caravan to pay for a new kitchen," laughs Anneliza. But after nearly two decades, this kitchen also lost its appeal so it was time for a revamp.

Fortunately, Anneliza is very creative. Daughter Melissa puts it this way: "My mom can visualise something long before other people see its potential."

Anneliza had a few requirements: the kitchen was dark so she wanted this space to be broken through into the living- and

dining room. She wanted an island where they could all gather and the finishes had to have a French aesthetic. She called in Dawie's help and the project began.

First they knocked out the wall between the kitchen and lounge and then they removed all the cupboards very carefully; Anneliza wanted to re-use the old carcasses which were still in good condition – a great way to save a lot of money. And, looking at the new kitchen, you'd never guess that some of it was recycled. Everything fits perfectly, just as a new kitchen should.

The grooves between the bricks in the island and one of the cupboards were finished with crack filler and a cement sealant, creating a contrast to the red brick.

In addition to the few built-in cupboards, Anneliza has a beautiful glass cabinet for displaying her finest crockery. The cabinet was given a lick of white paint (Plascon Double Velvet) and then sealed with Antique Liquid for a vintage look. The mouldings applied to the doors afterwards have added texture and character.





On the wall above the sink, open shelves made from old scaffolding provide extra storage space. "I saw this idea in a magazine, but it was above a stove. You don't have to copy things exactly as others do them – take an idea and make it your own!"

How does Anneliza feel about the project which took nearly two months to complete, at times without water in the kitchen?

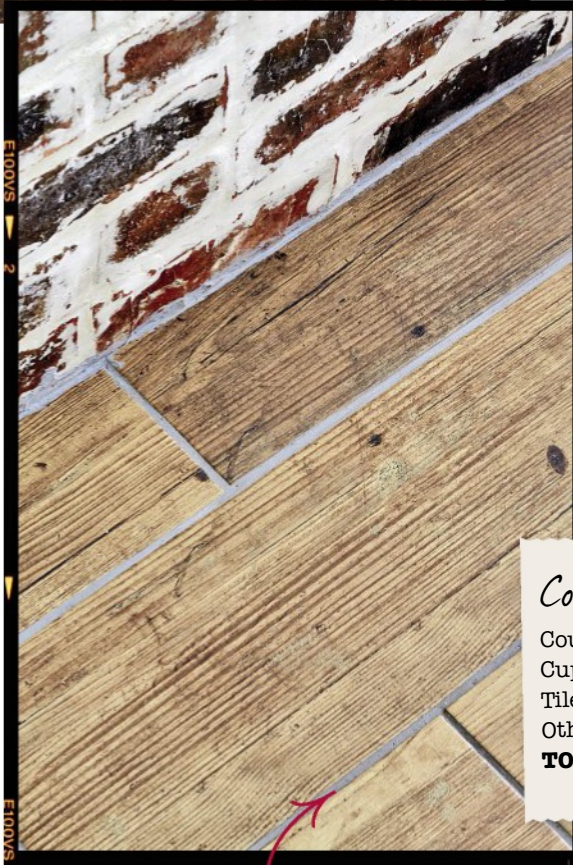
"A dream come true," she chuckles.

Lessons learned

- 1 Choose a neutral palette; then you can easily add colour when it suits you.
- 2 You have to be 100% sure of your layout, especially if you use a contractor. "I changed my mind a lot as the construction progressed, but luckily Dawie was amenable!" says Anneliza.
- 3 Browse through décor magazines and make a scrapbook; this way, you can combine different décor elements and put your own stamp on your project.

Fine finishes

Countertops Samsung, colour Everest White (044 884 1056, progranite.co.za)
Cabinets White Supawood in the Shaker style (Philleacea Construction, 073 261 2560) **Floor tiles** Tarima Roble (CTM, 0800 010 810, ctm.co.za)
Wall colour Wicked from Plascon **Island worktop** Veneer Concepts (044 878 2087, veneerconceptsgeorge.globalads24.com)



What would she have done differently?

"I should have installed a bigger sink, and lights under the shelves above the sink would help as the ceiling light casts a shadow when I'm at the basin. Also, the microwave that was built in under the counter is too low. Little fingers fidget with the buttons and make it messy – it never stays clean," says Anneliza.

Costs

Countertops	R10 236
Cupboard doors	9 000
Tiles	3 464
Other	5 000
TOTAL	R27 700

The floor tiles are ceramic with the warm appearance of wood.

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Perfecting motion



insider tip

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The homeowner

Meyer de Beer single-handedly built his home in Pretoria; but that was 45 years ago. It was time for a kitchen revamp.



Older and wiser

This seasoned DIYer didn't let his age get in the way of tackling a renovation project...

The project

At the age of 85, bending down to get items out of the bottom cupboards in the kitchen was becoming a problem, says Meyer. "It's a real battle when your knees won't co-operate," he laughs. So he made a plan.

For the lower section, cupboards made way for drawers, and while he was at it, Meyer decided to change the outdated layout to improve the flow of the space. He also wanted the sink under the window.

Just as he's always done, Meyer tackled the job himself. He removed the kitchen cupboards and bought wood for the drawer frames and cupboard carcasses at Sting Wood in Pretoria. He then set about making 28 drawers, six doors with glass inlays for the upper cabinets and a large pull-out pantry cupboard with his own two hands. In addition, he installed a new oven and double induction cooker, as well as a new sink.

The only assistance Meyer had was from his two sons, Koos and André, who helped attach the cupboards to the wall, and from an assistant who helped to paint the walls. Meyer then laid the new laminated floor on his own.

The whole project took about two months. "I always wanted a table in the kitchen," he says. "I made this table about 40 years ago, but it was stored in the garage. Now I have space for it."

"The new layout and all the light wood make the kitchen seem much bigger and it's easier to work in."

Next up is the laundry: the layout needs to be improved, the old geyser and washbasin need to be replaced and the floor will be revamped – all of which Meyer will do himself, of course!



What would he have done differently?

"I wouldn't have waited so long to make these changes!" he chuckles.

Lessons learned

- 1 Don't be afraid to try something yourself; you'll learn from your mistakes and next time you'll do it much better!
- 2 Always try to recycle items or repurpose them – it'll save you a lot of money.
- 3 Browse through magazines for ideas before you start your renovations.
- 4 Decide what works best for you, even if it isn't necessarily fashionable.
- 5 A fresh coat of paint on walls makes all the difference and is relatively cost-effective.

Fine finishes

Floor Luna Vinyl in Aspin and Tiles from Builders (0860 284 533, builders.co.za) Paint Dry Gold by Plascon Worktops and drawers Chamberlain (012 356 9500, chamberlain.co.za) Handles Gelmar Handles & Fittings (011 675 7990, gelmar.co.za) Recycled wood Sting Wood (012 541 5004) 🏠



Costs

Recycled wood	R780
Worktops and front ends of drawers and cupboards	2 257
Runners, handles and hinges	1 519
Wire baskets for pantry	810
Sink, pipes and taps	939
Oven and induction cooker	3 790
Tiles and glue	540
Vinyl flooring	1 393
Paint and labour	1 150
Screws, sandpaper and glue	345
Glass for six cupboard doors	300
Electrical material and labour	1 500
TOTAL	R15 323

A child's bedroom with a mezzanine level. The room has blue walls and a wooden door. A bed with a blue and white striped duvet is on the left. A window with blue curtains is in the center. A wooden staircase leads up to the mezzanine level. A map is on the wall above the bed, and a framed picture is on the wall above the window. A lamp is on a small table next to the bed. A rug is on the floor.

A bonding experience

Inspired to make better use of limited space, a father and son team installed a mezzanine level with stunning results.

The new mezzanine level added another 6m² to the room – more than enough extra space to work and play. The blue and maroon wall paint (*opposite*) was specially mixed for the owner.



The homeowners

Richard Hawkey has lived in his 1970s Johannesburg home for the past nine years with his wife Rachel and two boys, Daniel (11) and Thomas (6). He is a writer and speaker in the field of stress management and decided to add the mezzanine level in 2013.



ABOVE Richard built an L-shaped wooden desk that 'hangs' from the wall by means of plastic-coated stainless steel wire. Funky colours liven up the space.

The project

Although every room in this house boasts a high ceiling of 4.5m, the boys' rooms are quite small at approximately 3.5 x 2.4m.

"When my eldest son Daniel started to bring homework back from school, we realised he needed a quiet place to work – and to retreat to when he wanted some space," says Richard. "We saw the opportunity to utilise the space created by the high ceilings and install a mezzanine study after being inspired by home improvement shows. We were also able to copy the design of a mezzanine level built for us about five years ago in another part of our home."

No structural changes were necessary, so Richard and Daniel decided to tackle the project themselves – and it proved to be a wonderful bonding experience!

To create a framework, they bolted planed timber pieces into the three brick walls using metal Rawl bolts. To this they attached smaller pieces of wood, or crossbeams, running the width of the frame. This provided a secure platform on which they could lay 20mm tongue and groove flooring.

Richard suggests buying foam door-draught insulation strips and sticking these on top of the crossbeams before laying the floorboards, as wood on wood often squeaks when it expands and contracts. This trick will prevent that from happening.

"Once the platform and floor were in place, I spent time calculating (and re-calculating)

the stairway – and I discovered that stairs are one of the seven mathematical wonders of the modern world! I ended up sticking big paper sheets on the wall where I would be fixing one side of the stairway so that I could draw and mark the position of the steps before drilling any holes," he explains. Once the staircase was in place, Richard finished it off with balustrades, insulated the ceiling, and installed 10mm whitewashed tongue and groove ceiling boards over the original knotty pine to lighten up the space.

Richard says it worked out even better than expected. "Most importantly, my son now has a practical study and reading area, but it's also quite cool and funky – definitely a talking point among his friends! And it was also a good exercise in self-efficacy for Daniel; starting and finishing something he is proud of is a great life lesson!"

Lessons learned

- 1 Plan, plan, plan and then plan some more!
- 2 Carefully think through all the steps before you start to prevent expensive mistakes such as cutting wood to the incorrect size or wasting materials.
- 3 If there are elements of the job you don't feel confident doing yourself, hire a professional. Otherwise, do some research on the internet; you'll be amazed at how many people have attempted similar projects – and made a step-by-step video on YouTube!
- 4 Lastly, shop around for resources and find the best price.

Costs

Main supports	R770
Crossbeams	640
Balustrade and uprights	968
Treads	580
Tongue and groove ceiling boards	1 501
Rawl bolts, screws and fixings	450
Large set square	450
Aerolite insulation	375
Water-based varnish and whitewash stain	380
TOTAL	R6 114

Fine finishes

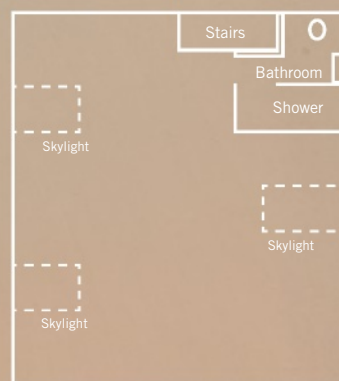
Timber construction SA pine from Timber City (021 927 5000, timbercity.co.za)
Stain Antique White Gripseal (011 462 2874, gripseal.co.za) 🏠



After

The Van Staden family and Kitter the cat all enjoy their extra 40m² of living space.

Floor plan



We love our attic!



When home maintenance forced Gert van Staden up into his roof, he realised it had potential and began plotting a makeover.



The homeowners

Gert and Anna-Maré van Staden, a dentist and a music teacher respectively, have been living in their home in Panorama, Malmesbury since 1995 with their children, Anien (18) and Regert (16) – but Kitter the cat (13) rules the roost! Gert started building the attic in May 2013 and completed it in January this year.



The project

Four years ago, the Van Staders heard water dripping in the ceiling, which prompted Gert to venture into the roof to locate the problem. Unfortunately, he couldn't detect a leak, but the huge unused space immediately got him thinking.

"I not only started daydreaming about an attic, but also about the hours of pleasure I would get from sawing, building and painting. The only obstacle was convincing Anna-Maré because she hates a mess. So I left the daydream just where it began – in the roof," Gert recalls.

But the dripping sound that occurred every time it rained kept his dream alive and one day he seized a golden opportunity.

"One weekend when Anna-Maré once again started complaining about our teenagers and their pals taking over the house, I took the opportunity to plant the seed for an attic. It worked and in May 2013 I got stuck in."

Gert tackled the building and plumbing himself. "To cause the least disruption and to avoid Anna-Maré's ire, I removed the ceiling of our outdoor toilet and accessed my building site this way with a ladder!"

The extra room makes a huge difference – Kitter has all but permanently moved in and thanks to a sleeper couch it also serves as a guest room. "The kids have their own hangout with a kitchen nook, Anna-Maré can do her sewing there – and now I can look for another DIY project, because this one was so successful!" Gert laughs.

What would he have done differently?

- "I would've invited more friends to come and help. It's not just cheap labour – they do get a hotdog and coffee every now and then – but it's also very sociable."
- "I'd be much more careful about how I position my ladder. At one stage I was standing on the ladder in the outside toilet to open the stopcocks in the roof when I toppled over and landed bum first in the toilet bowl; luckily the lid was open! In my fall from grace, I knocked the toilet bowl out of the door; luckily, only a small corner of the base was damaged and I simply cemented it back together."

Lessons learned

- 1 Make sure the floor of the attic is stable, even if you have to install an extra beam or two.
- 2 Don't try to cut corners with the roof insulation; it gets hot up there!
- 3 Nothing ever works out 100% the way you planned it – so plan for 120%.
- 4 Use good quality skylights, even if they cost a little more.
- 5 Be warned: you *will* put your foot through the ceiling at some point – so tread carefully. 🏠

Costs

Structure

(dry walling, ceiling, beams, 21mm plywood for sub-floor) R21 226

Pink Aerolite insulation (135mm) 5 090

Floors (laminated flooring and bathroom tiles) 11 261

Sanitaryware, plumbing and electrical goods 7 181

Skylights (self-installed) 16 574

Paint 3 215

TOTAL R64 547

Fine finishes

Walls Painted with Dulux Luxurious Silk in the colours Salisbury Stones 2 (dark) and Salisbury Stones 6 (light)

Floors Laminated Kronotex (design Route Des Vins Foncé) from Flooring Warehouse (021 982 5710, flooringwarehouse.co.za)

Kitchen cupboard Repurposed wooden school workbench **Skylights** HP Plum (021 981 1156, hpplum.co.za)



After

A long soak in
the new tub is
a real treat!

From dreary to dreamy

A tiny, drab
bathroom with
an impractical
corner bath gets
a new lease on life
as a spacious
en-suite haven.



The homeowners

Homemaker Raché Nicholls lives in Ceres with her husband Nolan, director of the fruit packing and storage company HJ Nicholls & Sons, and their daughter Misha, a beauty therapist who is at home for only four months of the year. They bought their house in 2004 and immediately began renovating it, but only revamped the bathroom in March this year.

The project

Raché is never short of ideas when it comes to decorating. If she's not single-handedly digging over the garden, then she's having walls removed – and that's exactly what she did to convert a cramped bathroom into an open-plan space adjoining her and Nolan's bedroom. "Our previous bathroom was a small, separate room with outdated accessories such as a built-in corner bath with a 1.5m-high wall on one side. It also had ugly steps which were very impractical," says Raché.

She had the wall between the main bedroom and bathroom removed, which immediately allowed more light into the space. All the outdated fixtures such as taps, wash basins and floor tiles were also removed. The floor was finished with Cemcrete, which subtly reflects the natural light. Once the room was an empty shell, Raché couldn't wait to install a new, modern freestanding bath. "But oh boy, what a performance to get that bath into the house... It was too wide for the passage and for the sliding window in the bathroom. Nolan would have a fit if he knew what tricks the builders and I got up to while trying to get that bath into the house!"

Fortunately, the main bedroom has bigger windows, which meant they could get the bath into the house. "When Nolan got home, we were just busy re-attaching the burglar bars!" Raché laughs. "I'm crazy about my new spacious bathroom; the main bedroom also feels bigger and brighter."



What would they have done differently?

"I would have moved out of my bedroom before we started renovating and breaking out the fittings. It was extremely dusty, and Nolan insisted on sleeping in our bedroom every night. We had to spring-clean the room each night before bedtime!" says Raché.

Costs

Cemcrete	R4 200
Chandelier	3 000
Bath	10 000
Labour	3 000
Taps	7 000
TOTAL	R27 200

Lessons learned

- 1 For certain tasks, such as finishing the floors with Cemcrete, it's better to call in the experts. "Luckily, the first guy who was supposed to do this job admitted that he wasn't sure how to apply Cemcrete, so we called in an expert."
- 2 Don't make hasty decisions. Think everything through carefully and have a clear idea of what you want to achieve beforehand.
- 3 Add a few extra rands to your budget for unforeseen expenses or for something you would love to have. "For example, I bought a painting that cost me R3 500."
- 4 Buy the best accessories you can afford.
- 5 "We're very pleased with our bathroom, but it's important to remember not to pay the contractor unless you're 100% satisfied."



Fine finishes

Walls and floors Finished in Cemcrete Grey (021 555 1034, cemcrete.co.za) **Sanitaryware** Gia bath and Rosetta Square mixer tap from CTM (0800 010 810, ctm.co.za) **Blind** Sun Blinds (082 447 6770, sunblinds.co.za) **Chandelier** Bright Star Lighting (021 551 7035, brightstarlighting.co.za) **Painting** Karen du Toit Vase Country Road (021 405 4300, woolworths.co.za/store/country-road) 🏠



A house, gallery & farm stall

When Fouriesburg was named Afrikaans TV show *Kwêla's* Town of the Year in 2013, the Swarts sprang into action to get their farm stall ready for the town's celebrations.





The homeowners

Adri and Leon Swart have been living on the farm *Die Lande* near Fouriesburg in the Free State for just over a year. Before becoming farmers, Leon was an optical mechanical technician and Adri an art teacher.

The project

"Leon and I had always dreamed of owning a farm in the eastern Free State. When the chance arose, we didn't think twice!" says Adri. "The idea was that Leon would farm cattle on a small scale and I would open a farm stall and art gallery. Leon christened the farm stall 'Affi Lande' (from the lands)."

The 100-year-old sandstone farmhouse was very sturdy, but the layout was typical of the previous century: the only bathroom was right next to the kitchen with unsightly sewage pipes visible from the stoep.

The rooms were all pokey, with the bedrooms leading off from the front room.

Apart from en-suite bathrooms built for when the children, Leon (31) and Lanna (27), family or friends come to visit, the Swarts also wanted to improve the flow of the house. All the outbuildings, including a slaughter room, small barn and laundry had to be incorporated into the main house to compensate for the space the farm stall and gallery would take up in the house.

An 80m² stoep was built in front, creating an impressive façade with its 13 sandstone pillars built with stones from the surrounds. "The sandstone was carved by hand with a chisel and hammer," says Adri.

The small barn with its gabled roof was converted into the farm stall and the old slaughter room became the new entrance for the house – also with a gabled roof. >>

RIGHT A large stoep connects the house, farm stall and gallery, creating an impressive façade.



RIGHT Adri says that for as long as she lives, she'll continue to decorate. This rustic dome – one of her ideas – welcomes guests to the farm.



Costs

Labour	R80 000
Building material	100 000
Plumbing, including four septic tanks	50 000
Roofs	30 000
Wooden windows	25 000
Flooring	55 000
Paint	20 000
Sanitaryware	20 000
Lighting	55 000
Electrician	30 000
Garden	20 000
TOTAL	R485 000

Before



The slaughter room was converted into a private entrance for the house. Most of the rooms have original wooden floors, but in the entrance, main bedroom and en-suite bathroom, wood-look vinyl was laid (Bingo Santiago from Builders). The pedestal of the glass-topped coffee table was made from tree roots.

The gallery was set up in the original living room. "For privacy, we erected a corrugated iron wall which creates a passageway between the rooms," says Adri.

Several walls were also demolished, windows bricked up and new windows installed to modernise the house.

There was also a derelict milking parlour on the property which was transformed into a beautiful guest suite (see page 105).

"We wanted to finish the work by November last year, but when we heard about the huge *Kwêla* celebrations on 22 September, we couldn't ignore the opportunity for great exposure. Our team literally worked through the night to get everything ready on time," says Adri. Definitely a case of '*n boer maak 'n plan*' (a farmer always makes a plan)!

"As long as I live and breathe, I'll tackle projects... Don't tell Leon, but the kitchen is next!" says Adri with a sly chuckle.

BELOW AND RIGHT BELOW

Unique pieces of furniture such as the freestanding workbench and coffee table were made by a local carpenter with wood from the farm.



The wall between the kitchen and lounge was removed to create an open-plan living area. Where possible, sandstone was used on focal walls.





ABOVE AND RIGHT Adri wanted an open-plan bedroom and bathroom but decided instead to erect a dividing wall; this now forms the headboard for the bed with the bathroom behind it. The mirrors were inherited from her mother.

What would they have done differently?

Hold a meeting every morning, albeit with only one worker or your spouse, so that everyone knows exactly what's expected of them.

Lessons learned

- 1** If you're not using a contractor or architect, plan carefully: draw everything to scale and measure twice.
- 2** Make sure windows, baths and basins complement each other.
- 3** Be open to suggestions – builders and workers often come up with very good ideas that you would never have thought of. Consider turning a window around even if it's supposed to be vertical (just make sure that the latches open).
- 4** Spend enough money on lighting – it makes a huge difference to the end result.
- 5** Take as many photos as possible, print them out and use a thick black pen to mark on the photo what still needs to be done. This works especially well if you're dealing with someone who's not visually creative. >>



Bluegum poles were used as lintels in both the guestroom bathrooms in the main house; the centre panel of the corrugated iron roof was replaced with perspex to allow in maximum light. The wall by the window boasts gorgeous sandstone, while the rest of the walls were coated with a mixture of salt and cement to which a black pigment was added.

See more pictures in the Home category on dailyfix.co.za.

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From milking parlour to guest suite

All it took to revamp this dilapidated 100-year-old outbuilding was a new thatched roof, some clay, beeswax and very special manure... well, almost!



Although the sandstone walls of the outside milking room were still sturdy, the old dung-and-clay plaster looked awful. "We got an elderly lady from Lesotho with experience in this technique to re-do it," says Adri. "She had very strict requirements, including that the right 'grade' of cow dung with a specific colour had to be fetched from the highest reaches of the mountain! Interestingly, this plaster is resistant to insects and flies and is also odourless."

Adri added an oxide pigment to the mixture and after it had dried, painted it. The floor was cement screeded and a mixture of oxide, beeswax and stoep polish was used to achieve the unique finish and colour.

A piece of rusted corrugated iron was sanded and used as a headboard, while the chandelier was made from scrap metal and barbed wire.

"Because the original milking parlour was a 'hartbeeshuisie' (a traditional thatched structure built by trek farmers), I incorporated the heart theme throughout, using wire, wood, ceramics and even heart-shaped soaps," says Adri.

Fine finishes

Building material Cashbuild (011 248 1500, cashbuild.co.za), Builders (0860 284 533, builders.co.za) and DIY Bethlehem (058 303 1086, diysuperstore.co.za) **Sanitaryware** CTM (0800 010 810, ctm.co.za) **Lighting** The Lighting Warehouse (011 201 2600 lightingwarehouse.co.za), Mr Price Home (0800 212 535, mrphome.com), Amatuli (011 440 5065, amatuli.co.za) and Mud (mudstudio.net) **Window frames** Builders and Amatuli 🏠



A new floor and roof – as well as plenty of attractive finishing touches – ensure that weddings held here are a great success.

Where memories are made...

After an impressive facelift, these old stables have become a sought-after wedding venue.



The homeowners

Annali and Ettiene Bossert live in Clarens in the Free State with their kids – Gerhard (7), Melandrie (6) and Morné (3). They believe that in a small town there's value in offering something for everyone – from growing and selling vegetables to youth camps and weddings!



ABOVE A pleasing indoor-outdoor flow is created when the two large barn doors are opened. **BELOW LEFT** Gerhard, Melandrie and Morné Bossert.



The project

They call it The Gourmet Shed, and these days Annali and Ettiene have their hands full with all the weddings they host on the farm Columbia about 5km outside Clarens. But it hasn't always been so. The Bosserts first had to overcome a few hurdles to convert the space – formerly a horse stable – into the perfect wedding venue.

“We launched The Gourmet Shed as a business with friends and initially ran it on another farm,” says Annali. “But then we got the chance to rent more permanent premises on a different farm, so we grabbed the opportunity with both hands.”

The project had its challenges: the stables had no floor, the roof was rotten and there were lots of narrow interior passageways. But the Bosserts were not deterred. They broke out all the interior walls, added a large section in front where the tables are situated and built a kitchen at the back.

“It was important to us that the structure didn't look like it was simply patched together, and new sandstone just would not do. So we reclaimed old stones from a demolished house on the farm in order to retain an authentic look.” >>

In the front of the building, the Bosserts installed two large windows that afford unobstructed views of the Maluti Mountains. Ettiene made the roof trusses from poplar trees chopped down on the farm.

"The building we used on the other farm was more than a hundred years old and had similar rafters; we wanted to re-create the same look in the new venue. Similarly, the front door was also made from old barn doors."

The entire project took about four months, after which Annali turned her attention to the finishing touches. "I describe my style as 'farm chic' and adore old, rusty items. But balance is important, otherwise the space will soon look like a scrapyard. So I like to combine rusted elements with new, painted items, glass and lace," she explains. And we're not done: "The kitchen is next; at the moment we're using temporary shelves!"

Costs

Large windows	R14 500
Labour	14 000
Materials	55 890
Plumbing	5 000
Electrical work	7 000
Paint	4 200
TOTAL	R100 590

Lessons learned

- 1 If you build with sandstone, you have to wet the stones; otherwise the cement will crack because the sandstone draws out all the moisture from the mortar.
- 2 Temporary solutions are a waste of time and money – do things properly from the start!

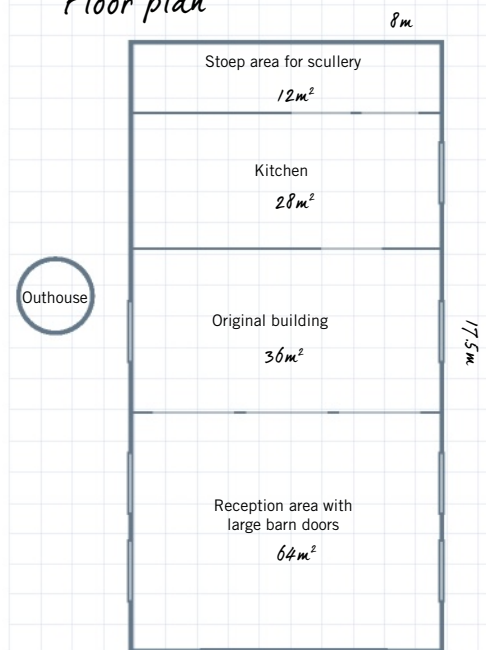
Fine finishes

Walls Raw sandstone without a sealant **Floors** Cement floors sealed with a stone sealant **Lighting** Homemade **Roof paint** Promac Roof Coat in the colour Charcoal (012 804 7305, promacpaints.co.za) **Windows** Made by Feature Wood in Pretoria (082 439 9929, featurewood.co.za)

CONTACT clarensfarmexperience.co.za



Floor plan



ABOVE Guests will have a story or two to tell after they've visited these ablutions at the wedding venue.

An old and rusted rainwater tank has been creatively repurposed – with a door and a roof!

OPPOSITE Guests can take a breather and rest their dance-weary feet in this inviting outdoor area.

What would they have done differently?

- “The water pipes were chased into the walls, but because of the cold weather, they burst,” Annali says. Pipes should preferably be mounted on top of walls and protected with an insulation material.
- When renovating, think about the future. “In this instance, we made the reception area in front too small.” 🏠



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Easy does it

Always wanted to know how to lay tiles around a circular object, how to get the right ratios for mixing cement and what drill bit to use for which task? Here's the lowdown.

By Karin Cronjé Photographs Francois Oberholster

PROJECT 1

Replace old silicone

Most of us have been faced with a stained, unsightly rim around a bath or basin at one time or another – but it's an easy problem to sort out.

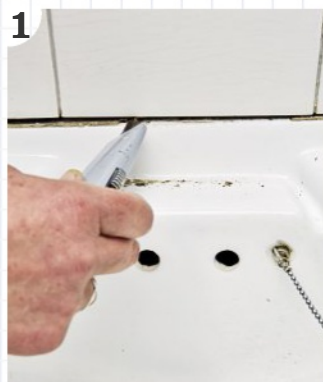
Before

Grime quickly accumulates in these areas, creating an unsanitary environment. Prevent this situation from getting worse by sealing gaps with new silicone.



You will need

- masking tape
- old paintbrush
- Stanley knife
- caulking gun
- waterproof silicone (available in various colours)



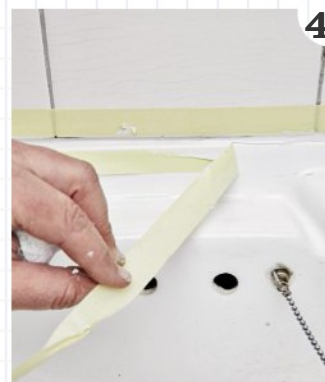
1 Remove the old silicone with a Stanley knife. Cut on both sides – against the tiles and against the basin. Be careful not to cut too deeply or you'll scratch the basin. Peel off as much of the old silicone as you can. Clean the groove between the basin and tiles thoroughly so that the new silicone has enough contact points. Brush off all the loose pieces with a paintbrush or blow out the groove with a hair dryer. A silicone remover such as Bostik Silicone Stripper will simplify the job.



2 Stick masking tape along the edge of the tiles and basin. Cut off the tip of the silicone tube at a 45° angle so that the hole is about the size of a pencil. Using the caulking gun, apply the silicone evenly between the masking tape – try to apply consistent pressure all along the groove so that the silicone is uniform.



3 Rub your index finger along the silicone to make it smooth. The secret is not to delay doing this, as the filler creates a hard outer layer within moments. **Tip** Dip your finger in ordinary dishwashing liquid before you wipe the silicone – this will ensure that your finger doesn't stick to the silicone.



4 Remove the masking tape as soon as possible. Pull it off at a 45° angle from the new silicone strip to ensure a neat seal.

Tip If you need to reseal the edge of a bath, fill the tub with water – the weight of the water will open the gap between the tiles and the edge of the bath as much as possible.



The gap is now neatly sealed.

PROJECT 2

Paint a concrete floor

It's not necessary to tile an old concrete floor at great cost. All that's needed to give it a fabulous facelift is a pot of paint... and a little elbow grease.



You will need

- dustpan and brush
- primer (Plascon Concrete Floor Prep)
- concrete paint (Plascon Floor Paint in the colour Charcoal)
- 100-grit sandpaper
- paintbrush
- roller for water-based paint

1 Sand the floor surface to get rid of bumps and marks.

2 Sweep the floor thoroughly. If there are grease or oil spots on the floor, wash with Plascon Aquasolv Degreaser. Clean the floor with water. Wait at least 48 hours for the floor to dry thoroughly.

3 Apply the Plascon Concrete Floor Prep primer to very smooth surfaces with a paintbrush or roller and wait about eight hours before applying the final colour.

4 Use a roller to ensure that the Plascon Floor Paint is evenly applied. This water-based paint dries really quickly so you can apply a second coat within two hours, if necessary.



Tip Be creative and paint your concrete floor in coloured blocks or stripes. Plascon Floor Paint is available in a wide range of colours.

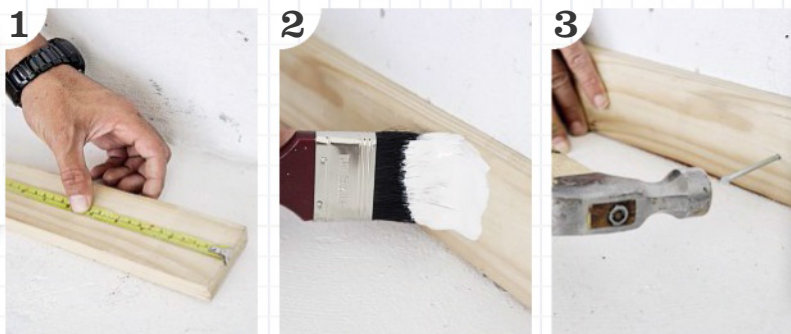
PROJECT 3 Lay skirtings

It's amazing what a difference new skirting boards can make.



You will need

- skirtings
- mitre saw
- tape measure
- 50mm wall nails
- wood primer or sealant
- PVA paint in the colour of your choice



1 Measure the length of the wall and mark the skirting accordingly. Cut the skirting into the correct lengths. If the skirting is too short for your walls, join pieces

together and finish off the joints afterwards with contractor's acrylic before you paint. To make it look neat in the corners, cut the edges at a 45° angle with a mitre saw; or mark

a 45° line with a mitre square and use a normal saw.

2 Paint the skirtings before you nail them into place; you can fix any marks afterwards. Make

sure the skirting is flush with the floor surface.

3 Nail the skirting into place. Make sure there are no water pipes or electrical wires where you're hammering!





It's easier than you think to replace an eyesore like this broken tile.

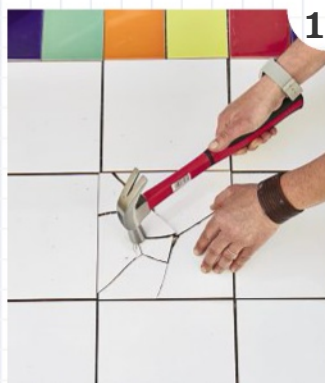
PROJECT 4

Replace a cracked tile

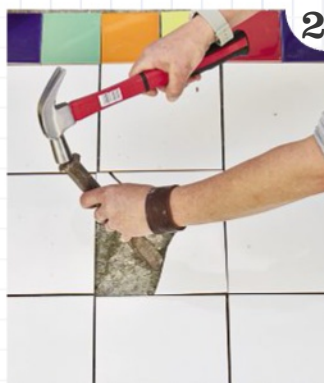
A broken or cracked tile can spoil the look of an entire wall or floor; replace it in a jiffy!

You will need

- dustpan and brush
- tile adhesive
- grout
- claw hammer
- chisel
- tiler's trowel
- sponge
- new tile



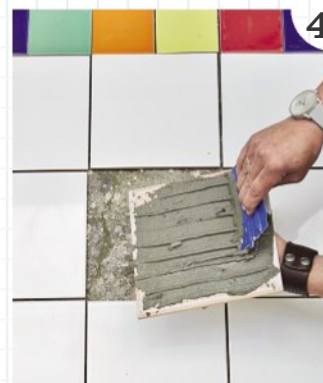
1 Tap lightly on a cracked floor tile with a hammer to break it into smaller pieces. For a broken wall tile stick masking tape over it to prevent the loose bits from falling off.



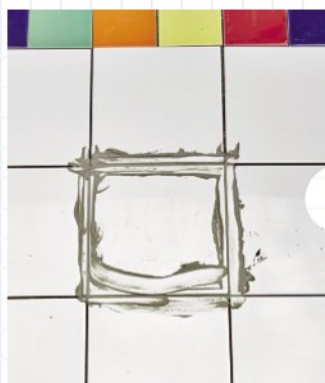
2 First remove as much of the grout around the cracked tile as possible with an old screwdriver. Then use the hammer and chisel to remove the cracked pieces, starting as close as possible to the corner or edge of the tile. Tap carefully from the outside in so you don't damage the surrounding tiles.



3 Chop out all the tile adhesive – right down to the wall or floor surface. Make sure you remove all the pieces of tile, otherwise the new tile will not be even. Clean the surface well with the dustpan and brush. Place the new tile into the gap to see if you have cleaned a deep enough area. Allow a depth of about 10mm for the tile adhesive.



4 Mix enough adhesive for the replacement tile (follow the package instructions; it should look like porridge). Using the trowel, spread it onto the back of the tile. With the serrated edge of the trowel, scrape even stripes along the adhesive. Place the tile into the gap, making sure the edges are flush with the other tiles. It should feel as if the tile is sucking onto the surface.



5 Allow the tile adhesive to dry overnight before you grout the gaps around the new tile. Spread the grout (also a soft porridge consistency) on all the gaps and wait for it to dry before cleaning it with a damp sponge. The tiles will initially appear dull, but can be buffed with a dry cloth.

***Tips** Always wear safety goggles to protect your eyes from tiny shards of tile. You can also use Tylon Quick Set Tile Adhesive – it dries within a few hours so you don't have to wait overnight to do the finishing touches.*



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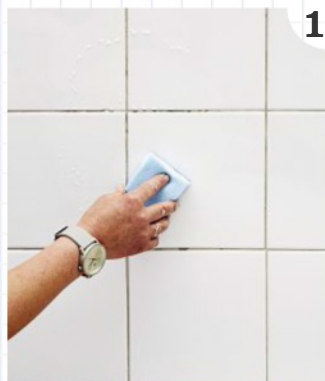
PROJECT 5

Revamp ugly wall tiles

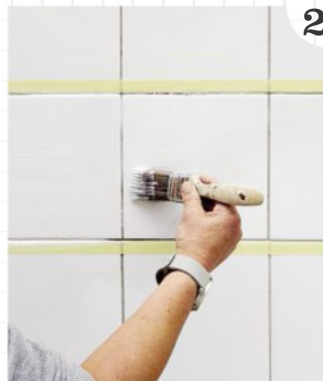
Can't afford new tiles? Simply paint over the old ones.

You will need

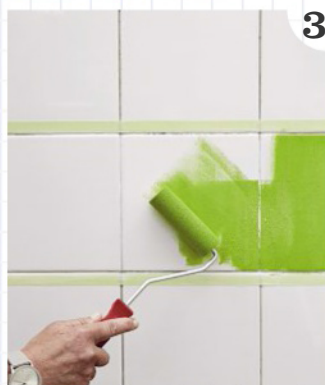
- sugar soap and hot water
- sponge
- primer for smooth surfaces (Plascon Ceramic Tile Primer)
- paint such as Plascon Velvagio or Wall & All
- sponge roller and paint tray
- paintbrush
- grout pen or a felt-tip pen in the colour of your choice



- 1** Paint will not adhere to a dirty, greasy surface, so first scrub the section you want to paint with a mixture of sugar soap and hot water. Dissolve about half a cup of sugar soap in a 5-litre bucket of hot water. Rinse the tiles with clean water and allow to dry completely; the grout, especially, must be bone dry before you paint.



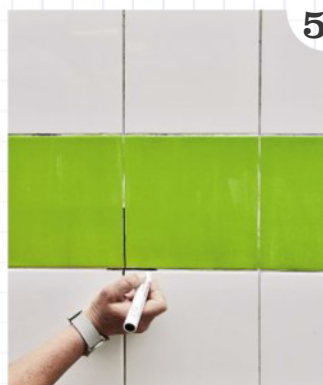
- 2** If you want to paint a horizontal stripe, stick masking tape onto the edge of the adjacent tiles. Stir the primer well and then apply with a paintbrush – two coats will be sufficient. Wait at least 24 hours for the paint to dry. Don't be concerned if you paint over the grout, because you can touch it up later.



- 3** Use a sponge roller and apply at least two coats of paint (Velvagio or Wall & All). Allow each coat to dry before you apply the final coat.



- 4** Once the last coat of paint has been applied, remove the masking tape as soon as possible to prevent paint from coming away with the tape.



- 5** Now draw in the lines with a grout pen (or felt-tip pen). At the same time, re-draw all the other grout lines between the tiles to give them a fresh new look.

Tip If some of the paint comes off with the masking tape, apply new masking tape about a millimetre away and try again. Pull it off immediately.



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You will need

For the cladding

- 3000 x 12 x 94mm PAR (planed all round) pine and
- 3000 x 22 x 94mm PAR pine cut to: 600mm lengths

For the floating shelf

- 2400 x 21 x 300mm shelving pine cut to: two 800mm pieces two 150mm pieces one 475mm piece

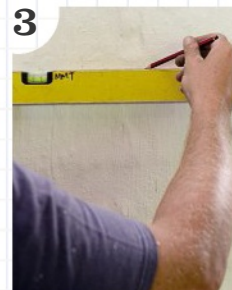
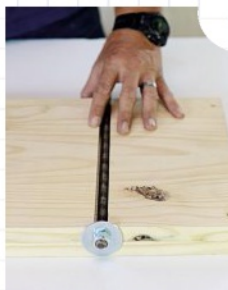
Plus

- wood glue
- Alcolin Fix-All
- 120- and 240-grit sandpaper (to sand pine filler)
- wood filler
- 2 x 12mm Rawlbolts
- 12mm threaded bar
- nuts and washers
- 30mm screws

PROJECT 6

Clad a wall with timber and floating shelves

Timber cladding adds rich texture to a focal wall.

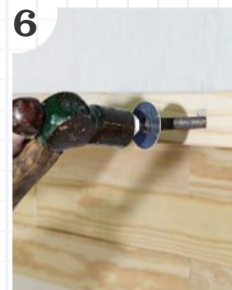
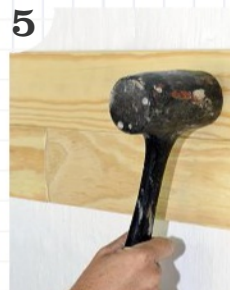


1 Make the floating shelf Glue and screw a 150mm piece on either end of the 800mm piece.

2 Cut two pieces of threaded bar (Rawlbolt length + shelf depth + nut and washer) and position on the shelf as a guide to ensure that your centre piece (475mm) is the correct length before fixing

it between the two 150mm lengths; then fix the 800mm top piece, fill and sand it.

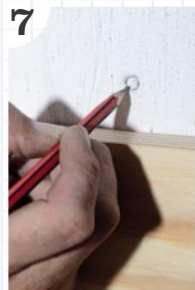
3 Make the cladding Draw a level line on the wall as a starting point, remembering to re-check the level every four lines and adjusting if necessary.



4 Starting with a 600mm piece of 22mm timber, apply three large blobs of Alcolin Fix-All, immediately followed by two large blobs of hot glue and apply to the wall (hot glue fixes quickly and temporarily, Fix-All creates a permanent bond). Complete the line with another 600mm piece. Now start the next line with a 12mm piece cut in half to make a brick-like pattern followed by a 600mm piece and complete the line.

5 Repeat the steps and alternate thick and thin pieces to add texture. Decide beforehand where you want the floating shelves to be placed and build them in when you get to that point.

6 Set the shelves Position the shelf (from step 2), hammer the threaded bar to mark the wall where you'll drill, then drill the hole.



7 Slide the shelf onto the threaded bar and tighten the nuts. Then continue cladding, notching out appropriately using your jigsaw.

To finish Paint, stain or whitewash, and then coat with a suitable sealant.





PROJECT 7

Install a washbasin on a bathroom cabinet

There's no need to call out an expensive plumber for this task; try it yourself.



What you need

- water outlet unit (available all in one)
- 40mm plastic plumbing pipe
- PVC Weld (special adhesive for plastic)
- 100-grit sandpaper
- spirit level
- drill and 42mm hole saw drill bit
- hacksaw
- marker (chalk) and measuring tape

1 First make sure that the surface on which the new cabinet will stand is level.

2 Measure the width of the basin (or diameter if you have a round washbasin) to determine the midpoint of the water outlet. Now mark on the top of the cabinet exactly where the basin's centre will be. This is where you will need to make a hole for the drainage pipes. Before sawing the hole, hold the basin in position so that you can check whether there is enough space between the tap and/or sprayer and the basin.

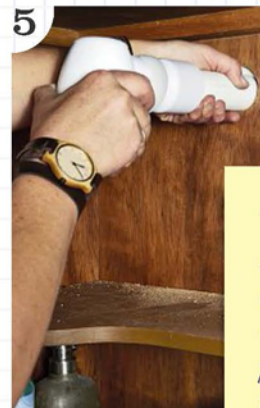
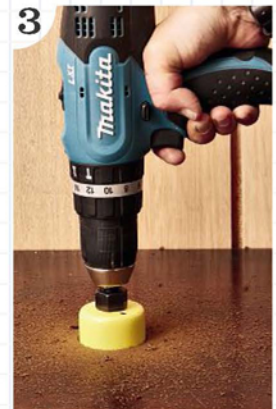
3 The drainage pipe is 40mm, so you need to drill with a 42mm hole saw. Drill slowly with a hole saw drill bit. Apply continuous, even pressure until you feel the drill bit is almost through the top then drill further, carefully, to prevent the wood beneath from splintering.

4 Now apply PVC Weld to the inside of the bottle trap; also apply some on the outside of the old drainage pipe so that the pipes are joined together securely.

5 Press the outlet pipe firmly into the old pipe that comes out of the wall, and hold in position for a minute to set. If the plastic pipe is too long, you can now mark the correct length and cut the pipe with a hacksaw.

6 If you need to shorten the existing pipe, sand rough edges with the 100-grit sandpaper. It's not necessary to cut the pipe to the exact length, because the all-in-one drainage unit joins together with a few centimetres to spare.

7 Place the basin in position, push the pipe from the plug opening through the hole and press it firmly into the bottle trap.



Tip Don't use the basin immediately; wait at least two hours for the adhesive to dry. To protect the top from water, you can seal the edge between the top and basin with silicone. See page 110 for how to do this.



PROJECT 8

Clad a wall with sandstone

Create the effect of a rustic sandstone wall by cladding a plain wall with stone tiles.



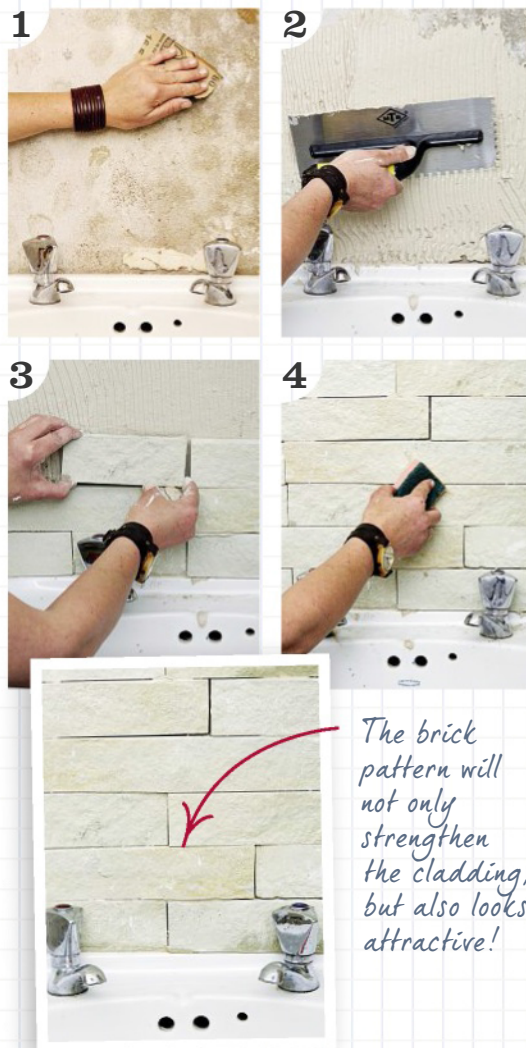
What you need

- tile adhesive
- tiler's trowel
- sandpaper
- bucket
- spirit level
- sandstone tiles
- sponge

1 First clean the walls thoroughly; ensure that you remove all dirt and peeling paint. Make sure that your starting point is 100% level. If you're not starting the tiling at a washbasin or bath edge, you can attach a level plank against the wall as the starting point.

2 Apply the adhesive generously and as evenly as possible to keep the stones in position; fill in-between the cracks and openings as well to ensure that the stones hold together properly. **Tip** Use white tile adhesive if you want to clad the wall with light sandstone; grey is preferable for darker tiles.

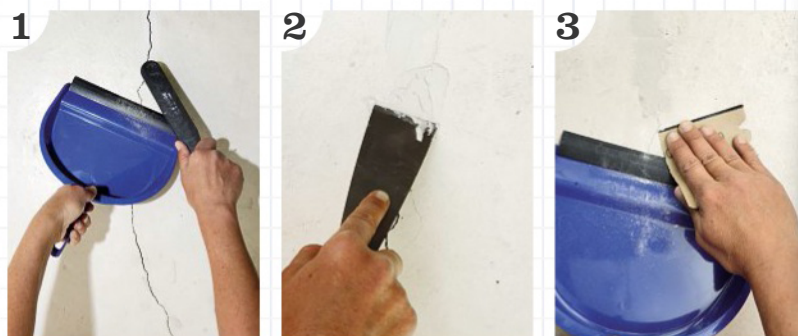
3 Start at the bottom of the wall so the stones can support each other as you work your way up. Make sure the first row of tiles fit together perfectly. **4** Stagger the stones as you lay each consecutive row (like a brick pattern). Clean off all excess tile adhesive with a damp sponge.



PROJECT 9

How to repair a crack in the wall

Don't let an ugly crack in the wall spoil the look of a room.



What you need

- Polycell Crackfiller
- wall paint
- paint scraper
- sandpaper
- dustpan and brush
- wire brush and paintbrush

1 Remove any peeling paint around the crack with the wire brush. Using the dustpan and brush (or a dry paintbrush), clean out the crack and collect any dust.

2 Using a clean palette knife or paint scraper, smear a little Polycell Crackfiller (it's pre-mixed) over the crack. Applying slight pressure, press the filler into the crack.

The filler should be slightly raised above the crack. Scrape off any excess filler with the palette knife or scraper. **3** Once the filler has dried, sand it with fine

sandpaper to make it flush. Dust off the area and apply an undercoat. Allow this to dry and then paint the entire wall so the colour is uniform.



PROJECT 10

Lay wood-look vinyl tiles on your bathroom floor

Transform a rough unfinished bathroom floor with vinyl tiles.

What you need

- wood-look vinyl tiles (measure the floor area you want to tile beforehand)
- spirit level
- dustpan and brush
- plastic gloves
- Stanley knife
- tape measure
- marker
- plastic scraper
- old paintbrush
- contact adhesive



Tip Spread the glue as you go along. If you spread too large an area with adhesive, it will dry out and not adhere properly!

1 Smooth the cement surface with sandpaper – the vinyl is quite thin and will show any unevenness. Clean the surface thoroughly to get rid of all loose particles.

2 First arrange the loose tiles on the floor so you can determine the direction in which you want to tile.

Tip Determining the centre of the room and working out from there towards either side often results in the most pleasing look. Divide the width of the room by the width of the tiles to determine how many tiles will fit – you will have to cut some of the tiles. Use a spirit level to help you cut straight lines.



Cut tiles around a circular object

3 It can be difficult to estimate where you have to cut tiles for tiling around the toilet pedestal. Measure the deepest point of the circle by laying two tiles in position on top of each other – in this case 50mm.

4 Make a template from a piece of cardboard (just use the box in which the tiles came). Mark the deepest point of the curve, as well as the start and finish points, on the cardboard. Connect the points with a dotted line.

5 Use a Stanley knife to make incisions at right angles from the edge of the dotted line and position the cardboard cutout against the toilet pedestal. Cut slightly deeper where necessary until the cardboard fits snugly around the curve.

6 Turn over the vinyl tile and

mark on the back which part should be cut out.

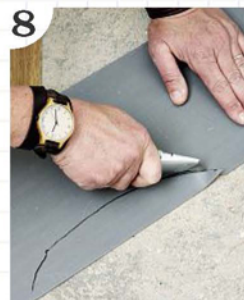
7 Use the Stanley knife to cut carefully along the line. You won't be able to cut right through immediately; repeat the process until you've cut through the vinyl.

8 Using the old paintbrush, apply the contact adhesive quite thickly onto the concrete floor.

9 Also coat the back of each tile with adhesive. Use a plastic scraper to smear the adhesive right up to the edges. Wait a few minutes until the adhesive becomes tacky before you start laying the tiles.

10 Stick the tile down from one side to the other. Press it into position and rub flat with your hand. Leave a gap of 1-2mm between tiles.

11 Fill the gap between the toilet pedestal and tiles with silicone once the glue is dry (see page 110). >>



In your toolbox

Paint roller

With the wide variety of paint rollers on the market, make sure you choose the right one for your job and for the type of paint you want to use.

TEXTURE ROLLER

This foam roller is specially made for the profile of a Victorian corrugated iron roof and makes painting such roofs considerably easier. Adventurous painters can use this roller to apply an accent colour on an already painted wall.

STIPPLE SPONGE ROLLER

Small holes in the roller mean that any water-based paint will create small 'bubbles' on the wall surface which gives it a stippled appearance. This roller is mainly used on exterior walls of old houses to disguise cracks and uneven plaster.

WATER-BASED PAINT ROLLER FOR SMOOTH SURFACES

This roller is mainly used indoors to achieve a smooth finish on ceilings and walls finished with Crestone. The hairs are finer than those of the polypile roller (see above right).

MOHAIR ROLLERS

This short-haired roller is used with enamel or solvent-based paints on large smooth surfaces, such as wardrobes.

POLYPILE ROLLER

This roller is used for water-based paints on smooth to medium smooth surfaces such as raw plastered walls. The polypile roller ensures a good finish and is easily cleaned with water.

SMALL FOAM ROLLER AND WATER-BASED ROLLER

The size of these rollers is their best advantage. They can easily be used in small spaces such as drawers and the inside of cupboards.

- The roller on the left (with the red handle) is used to apply water-based paints in small spaces.
- The sponge roller (with the orange handle) is especially useful for smooth surfaces. Because of the way the sponge absorbs paint, it gives a very smooth paint finish; it is used mostly with enamel paint.



Tip New rollers tend to shed loose hairs. Wrap masking tape around the new roller to pull off any hairs before you start painting. Repeat the process until no more hair comes off.

Sandpaper

Sandpaper is classified according to the number of abrasive particles per square centimetre; the lower the number, the rougher the sandpaper.

COARSE	40-60 grit	Always start with a coarse sandpaper that will remove the worst unevenness or paint and then progress to higher grit until you have a smooth, even surface.
MEDIUM.....	80-120 grit	
FINE.....	150-180 grit	
VERY FINE.....	220-240 grit	
EXTRA FINE	280-320 grit	
SUPER FINE....	360-grit and higher	

Tips

- Always sand in one direction with the grain of the wood.
- Wipe off sanding dust regularly to prevent scratching the surface.

Sandpaper is sold in sheets or rolls (right) – sheets are usually a finer grit. The red sheet is cabinet paper and it's used to smooth wood.

The grit is indicated on the back of the sandpaper. Auto-paper (paper reversed on right) is special sandpaper that can be used with water on metal surfaces for a very smooth finish. It is mostly used in the automotive industry which is why it is known as 'auto-paper'.

The difference between 100-grit and 40-grit sandpaper is clearly visible.





Drill bits

Always make sure you use the right drill bit for your specific task to ensure a perfectly round hole. Using the wrong bit will not only damage the drill bit, but also the drill.

Different drill bits are used for different materials such as wood, steel, concrete, cement walls and tiles. These are the most commonly used:

1 This bit with its sharp point and large grooves in the shaft is mainly used for drilling into wood. The sharp centre point can be placed exactly on your marked piece of wood; the coarse grooves prevent the wood from splintering.

2 A spade bit with its elongated tip literally carves into the wood. For a perfectly round hole you

drill from one side; when the sharp point is through the wood, turn the timber over and drill from the other side by placing the point in the hole. This will stop the wood from splintering.

3 A hole saw drill bit is used to 'saw' holes in various materials; for example, when circular lights are installed in a ceiling or when you need to make a hole for a plastic pipe.

This set is available in various sizes with tips for drilling into different materials such as wood, plastic and soft materials, as well as steel.

4 A titanium drill bit is versatile, but works especially well for holes in aluminium. The tip is slightly sharp, which means you first drill a small hole before the shaft of the drill bit goes through the material and making marks. Titanium also allows less heat to build up, which extends the life of the drill bit.

5 Drill bits for steel have finer grooves on the shaft which prevent sharp shavings from forming. **Note** If you drill into a hard metal, it's essential to start with a small bit and then gradually use thicker bits to get the right sized hole.

6 Drill bits with a small diamond-shaped arrow on the tip are specifically used to drill into cement, bricks or concrete. Drill the first few millimetres without the hammer drill function – this will prevent the plaster or brick from cracking.

Tips

- Always wear safety goggles while drilling.
- When you drill into a hard metal such as stainless steel, you have to be patient and drill at the slowest possible speed. You can also use a lubricant such as oil in the drill hole to aid the process.

Cement ratios

Use the guide below to get the right cement mixtures for smaller building or repair jobs in and around the house:

1 Medium strong concrete (compressive strength 25 MPa)
Suitable for a floor slab, foundations, walkways and driveways.

THE MIXTURE:

- 1 part cement
- 2.5 parts building sand
- 2.5 parts 19mm stone chips

How to work out how much you need:

Measure and multiply the length, breadth and depth of the area to determine the volume of concrete you need in cubic metres: $l \times b \times d = X m^3$.

2 Plaster for exterior and interior walls

- 1 part cement
- 4.5 parts plaster sand (it's finer than building sand)

3 Building mixture (mortar)

- 1 part cement
- 3.5 parts building sand

4 Topping for floors

- 1 part cement
- 3 parts building sand

Note Do not lay the topping more than 30mm deep.



Tips

- Never use ordinary beach sand when you build.
- If you only need a small amount of cement for a project, you can buy already measured dry mixtures for different uses at most hardware stores – you just add water and mix! 🏠

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