



Your Needs and Options Review Report

Client: Alisa Timis & Aidan
Address: 50 Clareville Road, Harold's Cross, Dublin
Date: October 2020

Alisa & Aidan,

It was so lovely to meet you both, you have a fantastic house, location is perfect for you both, you have the perfect amount of space and I can see why you bought it 3 years ago. After our meeting I can definitely see how working within your exist footprint we can design a layout which will turn your house into the home you want and it is my job to get you there.

So What's The Problem?

As you are now aware having many different spaces and rooms is not always the best ingredient for the perfect home. Over the 3 years you have been living in your home different things have now started to irritate you, the main one being the fact that both of you cannot stand in the kitchen together which has forced you to position a couch just outside the kitchen in the immediate walk way, in order for you both to have a conversation and debrief about your day. The other irritation being, your conservatory has become somewhat of a dumping ground and serves no real purpose at all, it has become a complete waste of space.

Do You Want To Know A Secret?

The secret to space design is, it is not actually about the amount of space you have, it is about what you ultimately do with it. Defining zones, determining purpose, giving each space a function and a reason for being there will automatically form a better circulation path, connect each room with one another and give a much easier flow throughout your home. This is what is severely lacking within your home and I am very excited to get a chance to transform the way you live.



What excites me about your project is not only how much your home will change but also how much change it will bring to you both. Your home can and will be a space of entertainment, hosting dinner parties and drinks with friends and family but also a place of relaxation and a time of reflection and tranquility when Alisa needs to take time to study or when you both are cosied up by the stove on winter's evening with a glass of *Cot du Rhone* in your hand.

Opening the space and potentially knocking down certain walls will give the multifunctional space that will allow for both of you to stay connected ...maybe as Alisa cooks up a storm in the kitchen as Aidan serenades by playing the piano, setting the scene for the perfect Sunday brunch!

The kitchen is the heart of any home, *as they say*, but I like to think of it as more of the anchor. It is the centre point of the home which all other paths feed from. Therefore, it is very important to consider carefully where the kitchen is positioned in relation to the rest of the room, especially as we are now looking to an open plan way of living.

Other things to look forward to:

- Storage will be a big influence within the design of your layout, where everything will have a place and the area can be kept clear.
- A large wet room on the ground floor will future proof your home
- An additional utility room accessible from the inside will give a greater storage and return the noise pollution washing machines can cause.

Let Me Look After You:

Taking on any kind of home renovation of different scales can be very overwhelming and stressful, I can completely understand this. The two most common causes of this, is the lack of understanding and control of your renovation and being confident in the final design layout of your home. *What if I get it wrong? How do I know this is the right layout for me? What if I change my mind? If only I had known?* These are all the questions that go through the minds of clients when they try to settle on their final layout.

During my design process, I educate you on your proposed new design and layout, the *what*, the *how* and the *why*. By using my unique approach the '*Memory Making Method*', I will help you to imagine what life would be like living in your home now and in the future, giving you absolute clarity and comfort that *this* design is the *one* for you. Knowing how your home will work and feel for you both before you spend a penny on the build will give you confidence in your project and gain control of your renovation.

Web: www.cobelis.ie

Email: eleanor@cobelis.ie

Tel: 0860839832



So What's Next?

The next step now is to bring all our ideas to life in your design. Once you have agreed to go ahead with our design package, we will meet again to discuss your wish list in further detail so I can start the process of designing your perfect home.

If you have any questions, please do not hesitate to contact me.

Thanks,

Eleanor