



# IS AN OPEN FLOOR PLAN RIGHT FOR ME?

## PROS AND CONS of Open-Concept Design

When Bexley's homes were built in the early 1900s, homes were much more compartmentalized. Each room was totally separate and distinct. The kitchen was not a focus – it was something tucked away and not for guests to see. Now our lives are much different. We want to live a more casual, connected lifestyle, and it is common to gather in and around the kitchen. We want to have one large flexible dining space instead of a tiny table nook and an unused formal dining room. Open floor plans can be wonderful for entertaining and family living. Before you embark on opening up your home, keep these tips in mind.

### Acoustics

An open floor plan does not block any sound transmission. Do you need a separate area for quiet reading or homework, while others are watching TV or playing video games? Or perhaps you have young children and want to be able to hear what they're up to at all times.

### Interior Decorating

When living areas are combined into one large space, it can be a challenge to decorate. Do you want to have all one wall color, or do you like to mix it up? Do you want to accent one room with crown molding, but don't need it in every space? Room definition can also be helpful for floor transitions if you do not want a single flooring type throughout the house.

### Visual Privacy

Traditionally, the formal rooms such as the living and dining spaces were at the front of the house, and the casual spaces like the kitchen were at the back. When someone comes to your front door, what do you want them to see? Can your adjacent neighbors look all the way through your house? It is important to consider sight lines when thinking about an open concept.

..... living spaces .....

Content provided by **Amy Lauerhass**, owner of Lauerhass Architecture, Bexley Resident

### Long-Term Planning

Be sure to think about not only how you live now, but how your family dynamics may be different in the future. Maybe you currently have toddlers that you want to keep an eye on, but what happens when they are teenagers? In the future, will you need a "flex room" that could be closed off for a temporary first-floor bedroom for aging parents?

There are many ways to open up a floor plan, from just widening doorways, to a completely open-concept plan. There is no wrong answer. It is a personal decision on what works for your lifestyle. Make sure to plan ahead to find the fit that is right for your family.

## Isn't Your Home Worth It?



Lauerhass Architecture

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