

SEPTEMBER/OCTOBER 2022

KBB

Official Publication of NKBA | KBIS

2022 Product Awards WINNERS

- The Smart Tech Issue
- Countdown to KBIS 2023

KBB

SEPTEMBER/OCTOBER 2022

WHAT'S NEW IN KITCHEN FAUCETS, FUNCTIONAL HARDWARE, BATH SURFACES & SMART APPLIANCES

VOL. 69, ISSUE 5

THE OFFICIAL PUBLICATION OF NKBA + KBIS



LEFT In this cramped, under-stair kitchen, designer Karen Harautuneian of Hub of the House used open shelving to make the most of multiple awkward spaces. Photo: Meghan Bob

BELOW While it looks like a countertop, this sintered stone surface from ABKStone functions as an induction cooktop, saving workspace in the kitchen that otherwise would be occupied by an appliance. abkstone.com/en/

A BIG FUTURE FOR SMALL SPACES?

Driven by new forces in the housing market, compact kitchen and bath designs are seeing a resurgence

BY LESLIE CLAGETT

Designing compact kitchens and baths can be a rewarding – and vexing – endeavor. It calls on creativity, expertise and an intimate knowledge of a project's existing conditions.

The opportunity to engage in more small-size jobs may be increasing, owing to some developing trends in housing. An emerging typology and a growing trend in construction technology are the results of two forces shaping the housing market: affordability and availability.

SOLVING THE SUBURBAN SQUEEZE

According to a Zillow survey of 26 U.S. metro areas – many of which are struggling with skyrocketing housing prices – there is broad support to allow accessory dwelling units (ADUs), duplexes and triplexes in residential neighborhoods. A clear majority of homeowners surveyed (73%) voiced support for at least one of these “modest densification” options, and support was higher among renters (84%).

The study reports that residents were more likely to support allowing ADUs (69% supported versus 23% opposed) and duplexes and triplexes (61% supported versus 31% opposed) in every single metro area. ADUs enjoyed broader support than duplexes/triplexes in each of the cities included in the survey. In Atlanta, for example, only 47% of those polled supported allowing duplexes/triplexes, while 68% supported ADUs.

By the building department's definition, ADUs come in a variety of formats, including a living area over a garage, a living area in a basement and a small addition to the primary dwelling on the lot. But it's definitely the free-standing structure variant – either site-built or prefab/modular construction – that's generat-



create a sleek, seamless look that will make the kitchen feel larger.”

Smallbone also offers some sage guidelines about cabinet configuration. “If possible, I prefer to avoid putting wall cupboards above the base cabinets in a small kitchen because this can make it feel as though the walls are closing in. For additional decoration – and some functional impact, too – you could install a shelf or hanging rail instead.”

ORGANIZED – TO A POINT

Courtney Zanelli, CMKBD, whose eponymous design firm is located in Summit, N.J., took home the NKBA’s first place award in the Small Traditional Kitchen category, relies on maximizing the efficiency of each cabinet interior. Her first step is taking a thorough inventory of the contents of the client’s existing kitchen.

“The goal is essentially to have a place for everything but without over-engineering the space,” said the designer. “It’s a delicate balance. It’s important that you build in some flexibility in the event that the homeowners change their mind later on about where items are stored.”

SMALL BATHROOM STRATEGIES

When faced with the standard-issue 5-ft. by 8-ft. bathroom, there is an efficient sequence of elements that optimizes the available space and is also cost effective – a quality clients always appreciate. Working from the door inward, a 3-ft. vanity is followed by the toilet (which typically occupies two feet). Finally, a 3-ft. tub and/or shower space occupies the furthest area of the room.

This layout creates a clear path to walk through the bath. It also offers a little bit of privacy for the commode, as it’s shielded by the vanity. Finally, this floor plan formula benefits the budget by keeping all the plumbing on one wall of the room.

FINESSING THE FIXTURES

Winner of the NKBA’s 2022 Design Awards for Best Overall Bath Design as well as the Small Contemporary Bath category, designer Gina D’Amore Bauerle of Denver-based D’Amore Interiors points out that using suspended fixtures is a great way to maximize the floor space of a small bathroom.

“Wall-hung vanities, cabinets, toilets and any other fixture that isn’t technically taking up floor space help contribute to the feeling of spaciousness, even if the square footage isn’t actually improving,” she said.



ABOVE Open storage at the back of MandiCasa’s Craft bath vanity keeps the counter clear, items within reach and maintains the crisp lines of the cabinet. mandicasa.com

BELOW Space-conscious modular units, like Fantin’s Frame Kitchen, are flexible and portable, enabling them to be positioned for optimal use. fantin.com/en/

