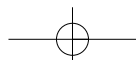
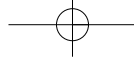


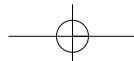
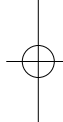
# Sleek Surprise

EXTENDING THE LIVING AREA OF THIS MODERN HOUSE IN NORTH COUNTY DUBLIN, THE ARCHITECT





HAS SEAMLESSLY MELDED THE OLD AND NEW BUILDINGS, CREATING A SPARKLING COMMUNAL SPACE FOR THE FAMILY TO ENJOY. WORDS AND PHOTOGRAPHY BY **SASFI HOPE-ROSS**



Taking a stroll through the lovely village of Malahide you instantly know why its residents love living here and wouldn't want to live anywhere else. The beautiful beaches, cafes, shops and marina combine to give you everything you would ever need in a place. Rose and Padraic fell in love with Malahide over 20 years ago. After a long search they found a 1950s house, which although it was dark inside had great potential and was on an amazing site.

After living in the house for a while they enlisted the services of Gareth Maguire of MUA Architects. They had known him personally for a long time and worked with him to draw up plans that would maximise the potential of the house and its surroundings. Gareth's brief was to remodel the house to better suit their lifestyle. "We wanted a bright open living space to accommodate

large family gatherings with a new kitchen-dining area that would overlook the garden so that the garden would become more a part of the house," explains Rose. Being a 1950s house, it was very dark with small narrow rooms and the kitchen at the back of the house. Rose is a real kitchen person, who loves cooking and baking, so the kitchen was a major priority.

"It was a very personal job," says Gareth. "I wasn't given a blank canvas and told to go in and do what I wanted. This was an existing home they had lived in and I wanted it to reflect their lifestyle." He managed the entire project working with the builder John Grogan and Sons. As Gareth dealt with every aspect of the project, Rose and Padraic did not have any headaches and only had to assist with decision making. "They were great



IN ARCHITECTURAL TERMS IT WAS A DIFFICULT HOUSE TO APPROACH BECAUSE OF THE EAST/WEST AXIS. IT HAS A NORTH FACING ASPECT, WHICH MAKES IT QUITE DARK AND IS THE REASON THE BACK AREA HAS BEEN COMPLETELY REMODELLED.





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clients to work with and they knew what they wanted, which helped the whole process and made everything go smoothly." The renovation period was five months, and happily they moved back into the house last December just in time for Christmas!

In architectural terms it was a difficult house to approach because of the east/west axis. It has a north facing aspect, which makes it quite dark and is the reason the back area has been completely remodelled. Gareth had to work with the existing building to develop new rooms with new proportions. He managed to marry the old house seamlessly to the new extension. Situated on a large site within a mature landscape, the house was remodelled and adapted to blend more with its surroundings, creating spacious living areas that connect with the outside areas.

The back of the house has been terraced into the garden. The roof has been super-reinforced with steel flitch beams to allow for the large new living area. Three

itches provide a striking top-lit space. The resulting three roof structures allow for distinct room layouts and individually set internal and external spaces. The skylights were bespoke designed and hand built. They are fitted with Ruhm windows with rain and temperature sensors that allow them to open and close automatically. The extensive glazing to the rear of the house opens it up to the environment. The patio is on the same level as the house, extending the kitchen and living room space further.

Attention to detail is a key element throughout the house. The architraves were specially built for the house to complement the proportions of the rooms. Gareth selected the Spanish stone marble from a quarry in Spain. This wonderful flooring runs through most of the downstairs and reflects light from its highly polished surface. In the kitchen from Italian Design Studio, the quartz worktop is really practical. "You can chop on it, leave pots on it, dance on it!" laughs Rose. The Aga, a



real focal point of the room was sourced from the Aga Shop in Dun Laoghaire. "It is only turned off during the summer when it is warm," she says. In winter, it heats that whole room and more. There is also under floor heating and sunlight through the glazing, so it is never a problem keeping the large space warm.

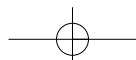
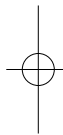
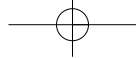
Above the dining table hangs a Waterford crystal chandelier. The oak table and sideboard have been in the family twenty years and were lovingly stained, restored and sealed by Karl and Claire Davenport in Enfield. Now Rose doesn't have to worry about stains and cups on it. These original pieces really work well in the new modern space. Rose sourced the chairs from an interiors shop and then got them reupholstered in a cream chenille fabric. Master craftsman Gildas O'Laoire

collaborated with Rose and Padraic to make the bespoke solid wood TV unit and the bathroom units. In the bathroom is a large cast iron bath, while the dropped ceiling, mood lighting and speakers provide everything you would require for an atmospheric bath time.

The muted tones of Farrow and Ball paint throughout are complemented by the splashes of pink, green and purple in the soft furnishings and curtains that add colour and warmth. From the original house there is a den, kept cosy with a Gazco Riva fire, and a living room at the front. Padraic designed the whalebone stairs. This clever design allows light to flow into the long hall below from the large glass windows above on the return of the stairs. A large marble slab also reflects more light. Upstairs,



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beach floors run throughout. In the main bedroom, Rose has kept the colours muted but not too feminine. She has added throws and cushions to complement the oatmeal walls. Similarly the guest bedroom combines beige and cream to make a quiet, inviting space.

Outside Gareth created a paved area, with seating areas and soft lighting. Pebble paths wind their way to the back of the garden where a large sycamore tree holds pride of place. As you enter the front door you can see this tree cleverly framed by the glass panel at the back of the house. "What I like most about the house is the big communal space," says Rose. "We have everything we want there now: the TV and music while I cook with the dining area close at hand. It's a well used space." Now the house works around them, providing a well-designed modern space that is also a wonderful home.