



SPACE SAVER

A LESSON IN USING SPACE WISELY, THE ADDITION OF A DINING ROOM AND RELOCATING THE MAIN ENTRANCE OPENED UP THIS ONCE CRAMPED '30S COTTAGE IN SOUTH DUBLIN

PHOTOGRAPHY: STE MURRAY, STEMURRAY.IE



Fact file

ARCHITECT Robert Bourke Architects, Rba.ie

THE BRIEF A need to downsize from a large Victorian house in Co. Wicklow. However, the original house was tiny at 75m². The new-build extension provides an additional 50sqm

TIME IT TOOK Six months





USEFUL CONTACTS

Main Contractor: Buildstruct.ie
Kitchen: Nolankitchens.com
Aluminium cladding: Dsp.ie
Ironmongery: Kccarchitectural.com



Having previously lived in Sandycove, when she had a young family, Pat O'Kelly chose to move to nearby Sallynoggin because it's close to family and friends and many amenities in Dun Laoghaire. After a long search, she finally found a small, '30s end of terrace cottage in Honeypark. It needed a lot of work.

Pat required a large room for dining, entertaining and her plate-painting workshops. This new space also needed to accommodate her large collection of books, curios and furniture. The architect, Robert Bourke's solution was to add the new dining room to the back of the original extension where the kitchen was. This created a new

'spine' through the centre of the house, where all of the communal spaces (sitting room, kitchen and dining room) can flow from one to the other. The ancillary spaces (bedrooms, bathrooms and utility room) are located to the sides, within the original building and are all accessed from the kitchen, which has become the new social hub of the house. Their key move was to relocate the entrance from the front to the side of the house, which solved several problems. Firstly, it brings the visitor straight to the heart of the house, at the point where the kitchen and the new dining room meet. This is the most efficient use of space as it eliminated the need for corridors.

"The decision to use brick arose from the fact that the surrounding houses have many brick features, such as garden walls, chimneys and gateposts. It is also a very warm, tactile material and its roughness works very well with the smooth European oak flooring," says Robert Bourke. "Having lived in a sprawling Victorian house, Pat was concerned about using relatively large areas of glazing compared to a traditional house. However, the highly insulated walls, the high specification of the glazing, combined with the use of under-floor heating, all ensure that the house is very warm and the energy bills are extremely low. Her gas bill last winter was only €50."