

Chic & Sophisticated

A South County Dublin coastal property has been beautifully restored and renovated to meet the needs of a modern family home.





This Edwardian red brick terrace in Dublin was in a state of disrepair when architect John Flood of conservation accredited practice DMVF Architects went to meet with the owners. ‘While the house was in really bad repair, a lot of the original features were intact and there was beautiful light flooding in through the windows, plus the proportion and space of the rooms was excellent. The homeowners wanted to introduce a contemporary feel without taking away any of its character,’ explains John.

Working alongside John was interior designer Maria Fenlon of Maria Fenlon Architecture and Design. ‘Meeting with the homeowners in the early days of the project meant that I could get involved at the build stage ensuring that any design elements were factored in right from the beginning.

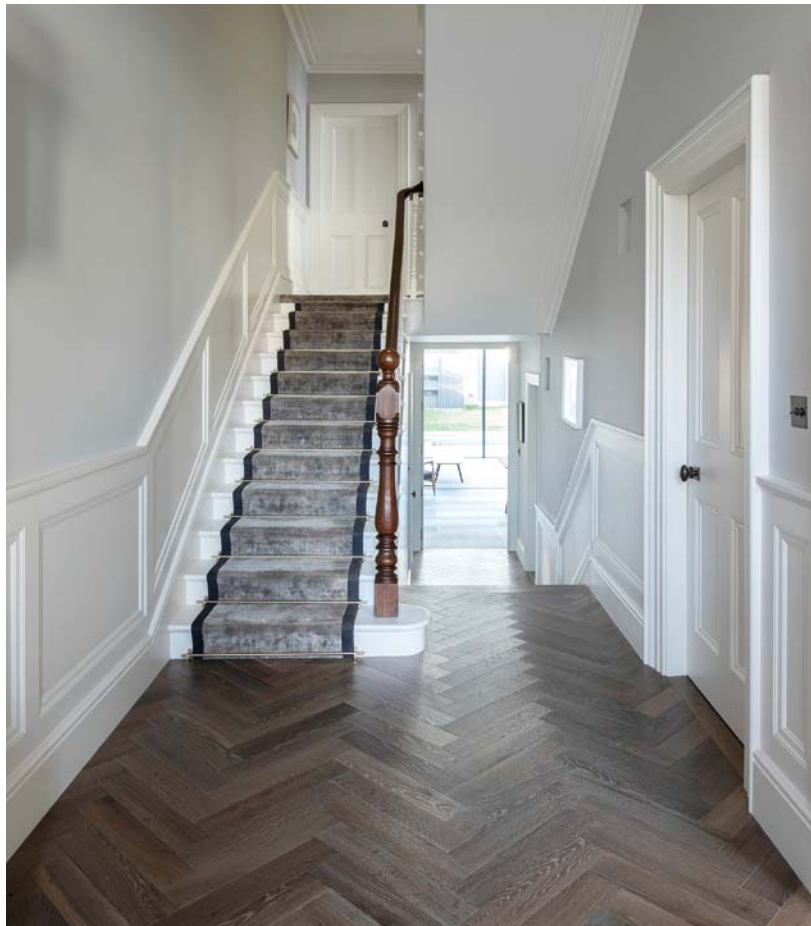
‘The family wanted a mix of old and new décor and uncluttered, elegant spaces throughout their home. I personally like mixing classic and contemporary pieces and we also designed clever storage solutions throughout, all while retaining the spirit and style of building itself,’ explains Maria.

As John goes on to say, ‘Working with Glanroy Construction anything that could be restored was, from the glass at the front door, to the fireplaces and windows – and if they couldn’t be restored, replicas were made.’

In line with comfortable, modern day living, underfloor heating was used throughout the ground floor. The hallways and living rooms are finished with a smoked oak herringbone floor.

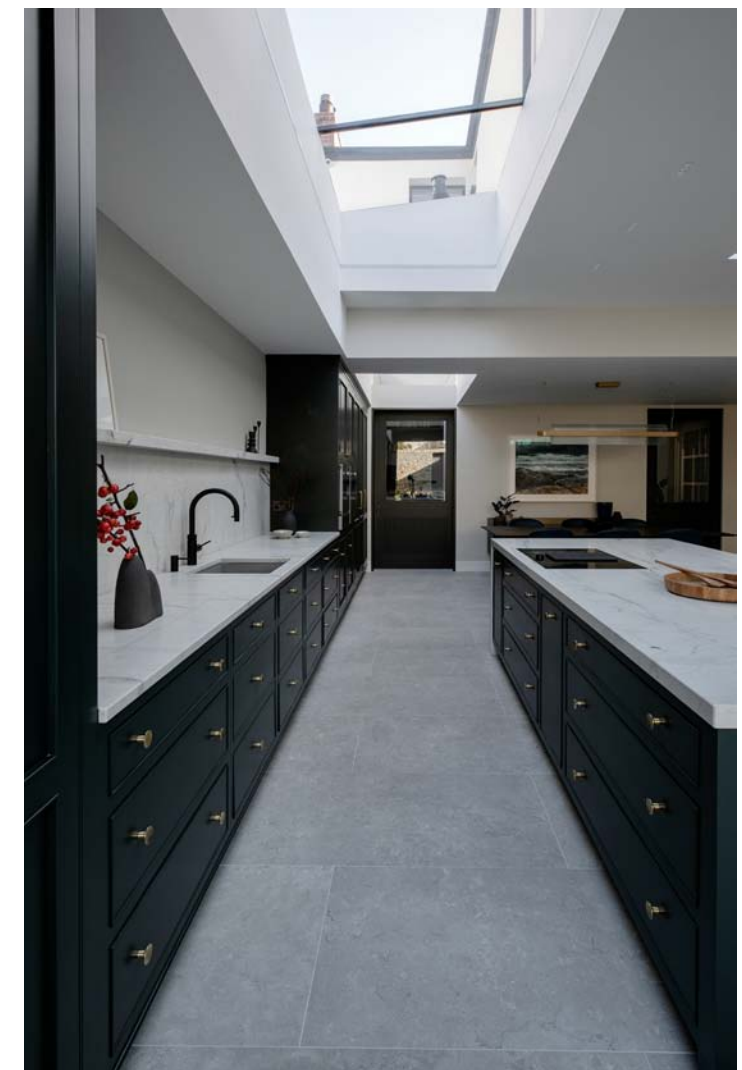
In the hallway the panelling was a new addition and exact replicas of the original architraves and skirting boards were made. The staircase is the original and it was all stripped back, repainted and varnished. Maria added a stair carpet from For Floors in Dun Laoghaire and has finished this space with a contemporary console table from Roche Bobois, which picks up the gold detailing in the antique grandfather clock that stands proudly next to it, harmoniously establishing the mix of old and new furnishings used throughout the wider home.

‘The width of the hallway is quite unique,’ comments Maria. Both John and Maria worked with Wink Lighting for the lighting throughout the house and here walls lights were used to great effect to make the most of the width of the space and also to guide you down the length of the hallway to the glass door which leads the eye from the period part of the home to the glass door into the contemporary extension at the rear.’





Maria Fenlon of Maria Fenlon Architecture and Design with John Flood of DMVF Architects.



The glass door at the end of the hallway also serves to allow natural light from the extension into this mid-section of the home, which can tend to be darker.

‘The back of the house had a rear return extension,’ explains John. ‘However, we demolished the existing structure at ground floor level to make more of the available space, while at the same time being careful not to extend too far in to the garden in order to leave sufficient space for a sociable outdoor area.’

To ensure the extension was neither too big nor too small for the family’s needs, John and Maria worked on a layout for the kitchen, while also factoring in the dining and living spaces and the adequate size required.

‘The outdoor area that remains offers a really nice sociable space and the floor tiles, which were sourced from Regan Tiles, have been continued outside too with a thin aluminum sliding door separating outside from inside and allowing all of the available natural light to flood into the space,’ adds John.

The final kitchen design within this family-friendly, open-plan space was designed and installed by Woodale Design Studio. A solid poplar wood in-frame kitchen, it is hand painted in Farrow & Ball Studio Green and boasts a stunning island with quartzite worktops and stools by Kobenhavns Mobelsnedkeri, distributed exclusively in Ireland by Porter & Jones Studio.

The dining table was also designed and handmade by Woodale who were able to match it to the internal oak carcass of the larder press. Maria selected the Gubi chairs and added artwork by Donald Teskey, which provides a focal point on the wall with beautiful pots and plants from Clayplants.com bringing the outdoors in to this area of the house.

A living space with a comfortable sofa and rug sourced from Lost Weekend, overlooks the garden and includes a painting by Richard Gorman echoing the homeowners love for shades of blue and green which Maria has introduced throughout the house.

‘The homeowners love woodlands and nature and are drawn to shades of blue and green,’ explains Maria. ‘I have used



these accent colours throughout and played more with the woodland theme when decorating the children's bedrooms.'

Leading off from the kitchen at the dining end of the space, is a pocket wall with a sliding door that opens to reveal a corridor with lots of cleverly designed storage space behind glass doors on one side and panelling on the other, leading up into an informal living room. This room has no windows, but is afforded light from the roof light in the connecting hallway and offers a stylish and snug space for everyday living.

This informal living room can also be accessed from the hallway at the front of the house and offers another way into

the main kitchen/living/dining area from here.

The large living room at the front of the house is a beautifully designed space for entertaining. With features such as the window boxes being beyond repair, John and his team had exact replicas made and replastered walls using insulating lime plaster. Once structurally sound, Maria added elegant finishing touches such as the Chesney's fireplace and antique mirror from John Farrington Antiques, which takes pride of place above the mantelpiece. Maria has created a stunning space, mixing and matching antique, classic and contemporary pieces including the sofas from Roche Bobois



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and the carefully considered circular light fitting from Wink Lighting and handmade rug from Jennifer Manners.

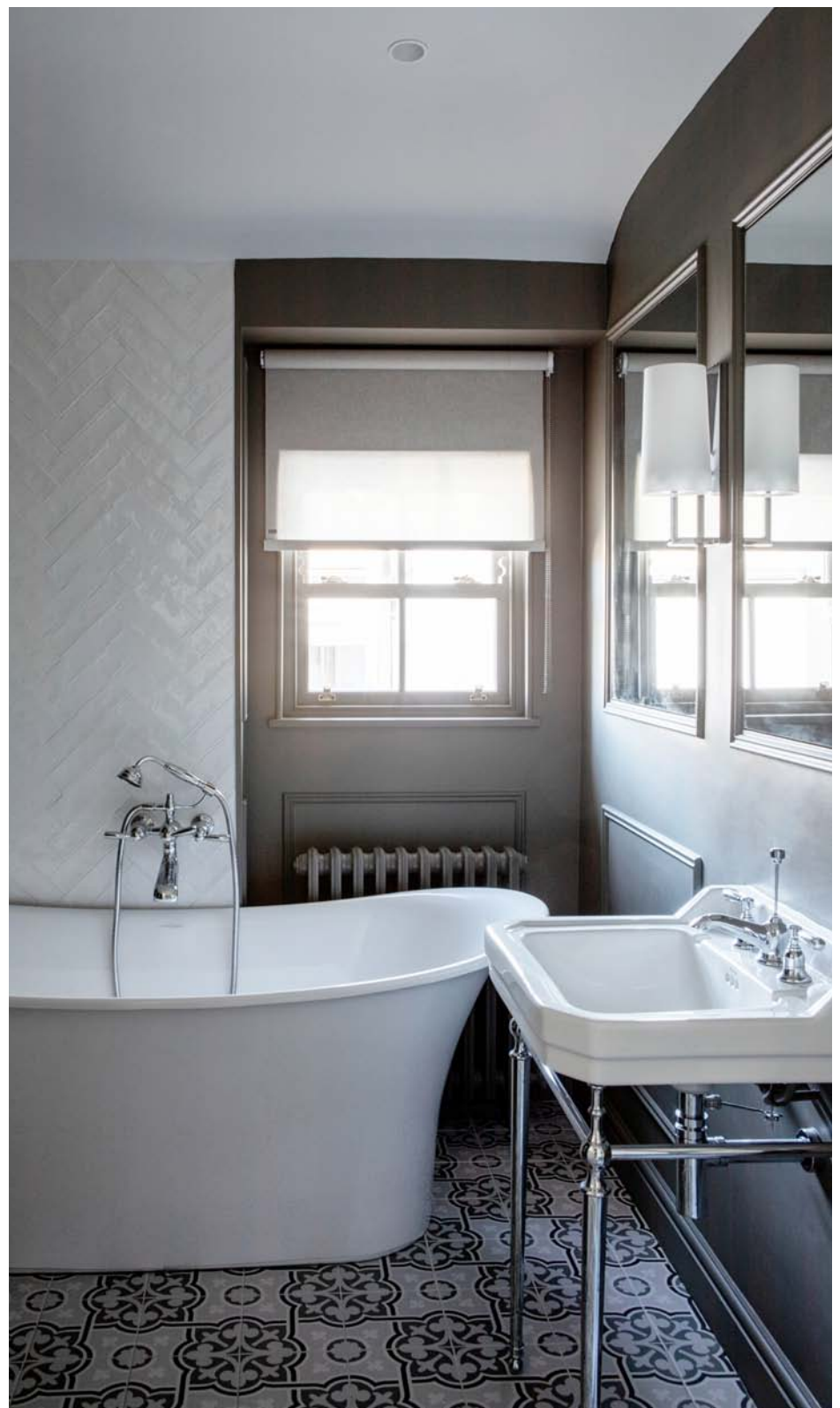
‘This is a large room and we positioned the sofas to give it a welcoming ambience. The homeowners also wanted a TV in here and Woodale made this bespoke TV unit to allow it to be kept out-of-sight when not in use. We’ve finished the space off with work from Irish artists and all the while kept in mind the uncluttered aesthetic that the homeowners were after.’

Moving up through the rest of the house there are four

bedrooms across two floors all of which have been beautifully decorated including the master bedroom which is one large room and smaller one knocked together to incorporate a large walk-in wardrobe behind the bed.

Maria has elegantly accessorised with two light fittings either side of the bed, which offers the perfect place to set a glass of water, but again there’s no option for clutter! Complementing the tranquil pink palette used in here are the cushions on the bed from Stable of Ireland.





The main family bathroom is up a flight of stairs on the second floor and Maria sourced the tiles for this space from Fossil Stone and used Farrow & Ball Railings to really make the tiles stand out. Another example of the carefully considered storage throughout this home is the hidden shelving behind the wall mirrors above the vanity unit in here. Also, the importance of retaining the property's original

character continues right to the very top with the beautifully restored stained glass skylight that allows a warm glow of natural light into this part of the house.

Both John, Maria and the wider team involved in every aspect of this renovation have managed to create an elegant home perfectly suited to modern day family living, while still retaining all of the property's original character. 🏠

*If you have any questions or queries relating to this reader's home please contact Heather Withers.
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