



“The HOUSE is *NICELY* done.”

before



after

From **OLD** to **NEW** in **Dublin**



to **NEW** in **Dublin**

Renovation project in Blackrock

Words: Emer Kelly Pics: Victor Naine de Almeida



Architectural Technologists and Designers is an award winning, chartered architectural technologist and design practice that was founded by Brian Davies and his son Mark Davies in 2007. The practice maintains a medium sized, passionate design team that operates from its offices in the beautiful surroundings of Willow Grove, Delgany, County Wicklow.

Here, Mark Davies talks to us about a recent extension project in Blackrock in County Dublin that he worked on.

“We added a two storey side extension and porch addition whilst reconfiguring the inside layout,” said Mark Davies.

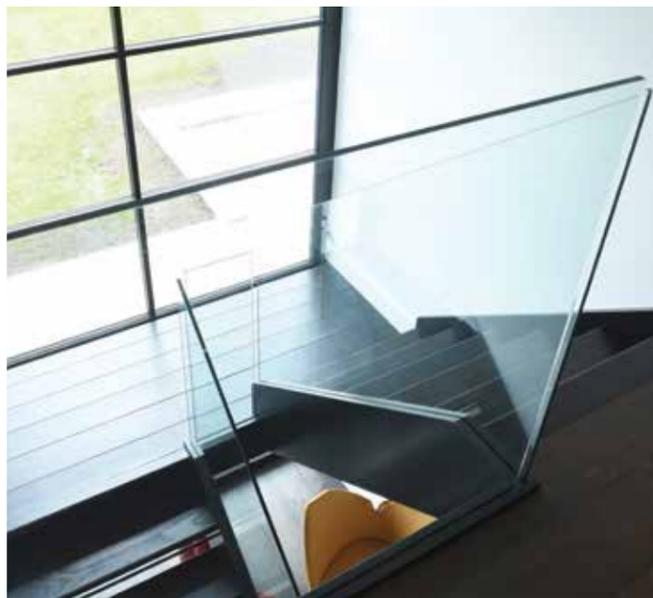
“This house dates back to the 1950’s and it was the family home of Brian who was the son of the parents. His parents decided to part with the house as it had become too large for them as they were retired and decided to downsize to an apartment. Brian agreed with his parents and family he would take it (the house) over and renovate and extend the house to modern living standards whilst vastly improving the property’s energy standards,” explained Mr Davies.

“As mentioned before we extended to the side and front of the house. The arched front door and side units are made in steel and glass; the steel allows for the very slim frames.

“We wanted the front entrance to be impressive and distinctive. It was a bespoke piece we designed and it was produced and shipped over from England,” he enthused.



“We completely *STRIPPED* the building *BACK.*”



Once you enter the main entrance hall you are presented with dark oak and glass stairs with a back drop of two level glass windows picturing the landscapes rear garden. We used a different window manufacturer company to supply and install the triple glazed windows and external doors throughout the house. It was important for us to achieve high thermal efficiency with the windows whilst keeping the ‘Crittall,’ style of window design.”

“The front door is also very bespoke so we had to wait about two months for that to arrive in Ireland,” revealed Mr Davies. The most gargantuan room in the house is the kitchen living area which is lit by triple sliding doors at the rear which fold into one another as well as allowing undeviating access to the warm sandstone patio.

Upstairs there is a master bedroom with a walk in wardrobe and then there is another three bedrooms which are all en-suite and the attic area is converted to a play area for their children.

In total, the work took ten months from beginning to end. This work included a new two storey side extension, a new roof with the addition of an attic room, reorganising of room layouts throughout the house, new windows and doors, a new



renewable heating system that provided underfloor heating, plumbing, electrics, a ventilation system for the roof and landscaped gardens.

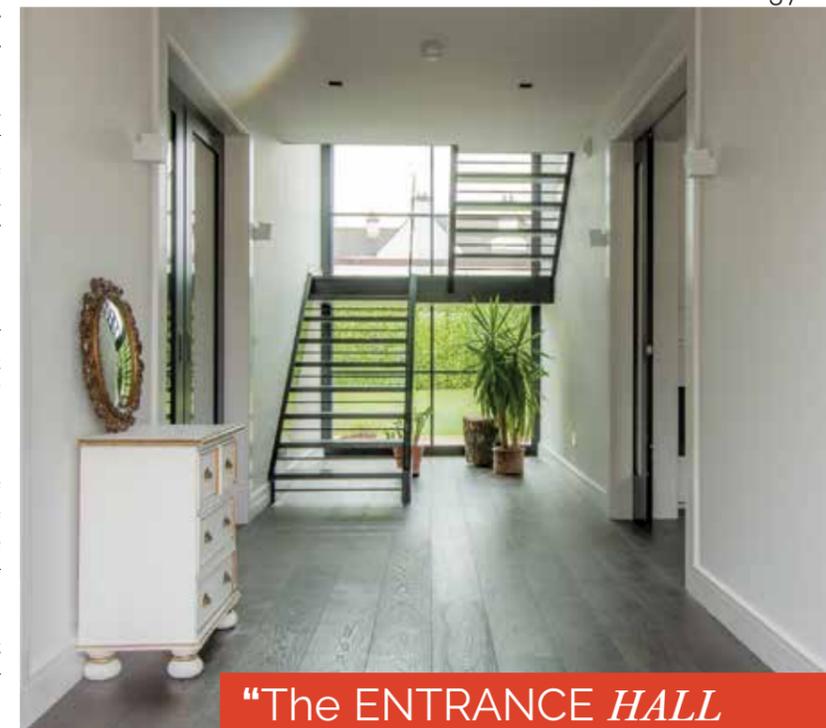
In terms of insulation due to the house being a solid concrete house, the insulation was done internally with the insulation placed right inside the concrete wall as well as batons of insulation in the voids and plasterboard. 90MM of insulation was used giving the house an A rating.

“The home owners are trying to settle into the house and we have to do a snag list but they are very happy with the end result. Everything was thought through so well before work began on the house,” explained Mr Davies.

“When I walked into the house for the first consultation with the clients, the house was in a liveable state but it was very small and the living spaces were all singular whereas now they are all open plan, the bedrooms were also very small and there was only one bathroom.

“It was a nice house and it was liveable, it just wasn’t up to modern standards or anywhere near what they wanted as a family. The house was also quite dark. “The entrance hall is spectacular; when you arrive into the hall you have this hand crafted glass and wood stairs with a back drop of glass in front of you, said Mark.

“Work began on the property in May 2017 and finished in March 2018. It was meant to be a six month project but it turned out to be a longer project due to the brief changing. The house is completely transformed,” concluded Mark Davies.



“The *ENTRANCE HALL* is *SPECTACULAR.*”



CONTACT LIST

ARCHITECTURAL TECHNOLOGISTS:
Mark Davies,
Arc Design, Delgany, County Wicklow
01-2010377
www.arcdesign.ie - info@arcdesign.ie

INTERIOR DESIGNER:
Garry Cohn
Cohn Design, 50 Mount Street Upper,
Grand Canal Dock, Dublin 2, D02 DP03
087-1254120
www.cohndesign.com
hi@cohndesign.com

AIR TO WATER EXCHANGER:
Nibe
www.nibe.eu

BUILDER:
Anthony Fox,
PA Fox Construction,
Kilmacoo, Redcross, County Wicklow
086-8516466
www.pafoxconstruction.ie
info@pafoxconstruction.ie

WINDOWS:
DK Windows & Doors
Unit C Westland Business Park,
Willow Road, Dublin 12, D12 X9P4
01-4242067
www.dkwindows.ie
sales@dkwindows.ie

LANDSCAPER:
Exhibition Landscapes
Jonathon Wallis
Rossmore, Newtownmountkennedy,
Co Wicklow - 0868180175
www.exhibitionlandscapes.ie

PHOTOGRAPHS:
Victor Naine de Almeida
Ph: 0834126526
E: victor.naine@gmail.com
Portfolio: victornaine.com/portfolio