

Before & After Dormer transformed

Declan O'Donnell

A fresh take on the standard dormer



Dormer type extensions can be difficult because their shape is difficult to resolve against the original. Here, colour is the secret. Painted black, it regresses this form

The design brief (which is effectively a wish list from a client) and how this gets interpreted, is usually where a project is won or lost. In my experience, it is everything over and above what is asked of the architect that makes the difference in delivering a successful project, for everyone involved.

The brief for this bungalow transformation would be fairly typical of any refurbishment project and called for an open plan kitchen, dining and sitting space, a play room, a study and four bedrooms with one en-suite.

An extensive list of rooms and spaces for a growing family, to future proof the house for the years to come, all to be squeezed into a standard Irish bungalow. Bringing the practicality and function of a building to life, while creating genuinely inspiring spaces was the goal for architect Flavio Lombardo who understood that starting with a standard building is no excuse for not doing something special.

The original bungalow had a series of disconnected rooms at ground floor level, with two bedrooms and a dormer bathroom upstairs, so a significant remodelling and increase in volume was required to accommodate the new layouts and rooms as required.

There were some features that the architect evidently earmarked as design drivers for the new extensions, namely, the elongated chimneys. There is an elegance to these, even on the original building, that I am sure formed the basis of the new forms to be added onto the original house. The result is something of a hybrid between old and new, a re-boot of the original if you will.

The footprint and pitched roof form of the front has been maintained, however, a new two floor extension has been added to the back of the house. This is major surgery for houses in terms of infrastructure so a new staircase has been positioned at the centre that allows optimal access and layouts for the three bedrooms on the first floor.

The kitchen, dining and open plan space is then freed up to be housed in a new brick clad, ground floor extension to the side. Good layouts are the blueprints for good living and this always needs constant refining and focus to get the house working but more importantly to allow the people who live in it to be as comfortable as possible.

The exterior of the building is where things get really interesting.

There is a clear marking by mass and colour between the original appearance of the existing house and the new additions. Originally the house was painted white, with some brick detailing and this is still the case, but the dialogue now includes the new brick extension. The chimney reference is clear to see and the sculptural elegance of the new brick chimney makes what could have been another box on the back of a house, much more interesting and engaging. The rear two-floor extension has been painted black, again to give definition to this new element, but it's a subtle and simple trick to avoid the various forms becoming confused and cluttered. The rear ground floor extension with the black steel beam and the same brick walls link these three elements together to form something new.

Dormer type extensions can be difficult because their shape is difficult to resolve against the original. Here, colour is the secret. Painted black, it regresses this form, allowing the traditional forms to ring true. Subtle, yet very effective, and I am sure nobody asked the architect to paint the side of their house black. Turns out, it's just what was needed.

Declan O'Donnell is an architect and founding partner of ODKM Architects, and occasional television presenter

Photographs: Flavio Lombardo Architects
flaviolombardo.com



The original tall chimney breasts formed part of the new design thinking behind the form of this extension and refurbishment – culminating in a striking new form.



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Continuing the use of brick into the new form serves to both separate the old and the new, as well as compliment the overall material and colours

Dulbin 16 €775,000

Open house session led to an open plan home

8 Woodbrook Park, Templeogue, Dublin 16

Description: A three-bed semi extended by an architect the owners sourced via a Simon Open House consultation

Agent: SherryFitzGerald

ALANNA GALLAGHER

The Simon Community's annual fundraiser, Open House, sees architects providing short consultations for a nominal sum with homeowners considering renovation works.

All proceeds go to the charity, and in a process that is essentially speed dating for homeowners and designers, few professionals expect to then get re-

warded with real projects.

But when the owners of number 8 Woodbrook Park, a mid-century semi, situated on a quiet cul-de-sac between busy Ballyroan and Knocklyon roads, consulted with Brian Cobbe of Cobbe Architecture they were so impressed by his suggestions that they signed him up on the spot.

The house opens into a bright hall floored in a fine American walnut engineered timber that covers the entire ground floor.

The formal living room is to the front and has an open fire. Pocket sliding doors lead through to the family room, now part of a large open-plan space that fills the rest of the ground level with a hammered black granite fireplace with ground-fronted gas fire at its heart.

The design has what Cobbe

describes as a folded zinc roof, that resembles his work on Holy Cross Church in Dundrum in that it has a slightly ecclesiastical feel, especially when viewed from the rear garden.

Not a fan of straight lines, his ceiling design is on several different planes with glazing set at angles to the glass back wall. "It's all about light," he says. "While the back is south facing the raised roof glazing pivots light back in what is described as canted geometry," says the architect.

The property, which is seeking €775,000 through Sherry FitzGerald, now measures 142sq m/1,532sq ft. A grey painted in-frame kitchen runs the width of the rear. It conceals a door into a utility room which has access to the back garden and garage, where there is a further 14.5sq m of space.

The garden, accessed



through bi-fold doors, is laid out in lawn and very private.

Upstairs the layout is pretty much as it would have been when the house was first built.

There are two good-sized doubles, and a single, all with built-in wardrobes as well as the property's only bathroom, where there is a separate show-



er and bath.

There is scope to extend further, subject to planning permission.

Last July number 13 sold for

€557,500, according to the Property Price Register. It was on the market seeking €569,950. Of the nine houses on the road listed on the regis-

ter the highest price achieved so far was for number 20, a house where the garage had been converted, which sold in November 2016 for €650,000.