



THE IRISH TIMES

No restoration drama

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decorative feature.

The property has been subdivided into two units, two two-bedroom apartments, one on the ground floor, the second upstairs.

They share a state-of-the-art gym that you can see from the galleried walkway at the top of the stairs where, when you stand out the second apartment's front door the structure creates an optical illusion – the stairs look like they've melted into the background and all you see is the concrete balustrade continuing to wind its way up. The stairs are there but just not visible.

The upstairs apartment opens into a large L-shaped open-plan room with the kitchen, a simple white laminate design by Ryan Roche. Almost all the contractors were local. Murphy Larkin supplied the oak parquet and the hall's encaustic tiles came from Best Tile.

The dining table, stands centre stage, surrounded by Bo Concept chairs. Above, the original oak beams, distempored by Duffy, create a striking feature.

Talking points include the marks left by the squatting pigeons and the initials J.O.B. left, possibly, by a former labourer which could either be a person's name or indeed Waterford slang, Duffy speculates. J.O.B. is used to punctuate the end of sentences in this part of the southeast.

Custom built

By installing a radiator between the dining and sitting room, the one heater can warm the two spaces.

Duffy had a bookcase cus-

tom-built to surround the radiator, housing books on the dining room side and framing a painting on the sitting room side.

It's a simple but really well-thought out way to divide the room and yet keep the open-plan ethos and accommodate decorative elements.

Simple walnut-stained farm-style timber sliding doors lead off the long main room to its two bedrooms. These are set on agricultural-like ironmongery.

Two of the three visible doors bookend the bed in the master bedroom creating his and hers entrances, a neat trick to keep a sense of symmetry in the room and do without having to create a space-eating corridor.

"A conservation can end up costing more than a new build as it is more complicated and there are more unknowns, but with the builder it is manageable," Duffy explains.

Michele agrees. "It was an unusual job for builders Clodagh Construction and at times counterintuitive but they were very patient and very friendly."

The Coach House is one of several exciting architect-designed houses in the new edition of the *RIAI's House + Design* magazine. Dhbarchitects.ie

“ Inside this building you can sense and see its past. You don't forget that you're living in an old coach house



■ Top, hallway landing with striking timber trusses, its original stone walls visible. Open-plan dining room with exposed timber beams and a glass wall



■ The modern kitchen in one of the two units created in the old coach house