



BUILD THE DREAM

Sarah and David have realised their dream of building, creating a sociable home for family living, combining their love of contemporary styling with treasured antique pieces

Photography INFINITY MEDIA



The first living space encountered is the library, complete with Ligne Roset Ploum sofa. Entrance hall tiles, Ceco. Distressed engineered wood flooring, Ceco. Opposite - Specially commissioned double doors lead through to the hallway.



The library and entrance hall capture David and Sarah's style, with contemporary and antique pieces combining harmoniously to achieve a unique, timeless and hugely inviting scheme. Ligne Roset Ploum sofa; vintage style rug, J'Adore Décor; bespoke bookcase painted in Farrow & Ball Down Pipe, Function Design; Kährs Supreme Grande handscraped, distressed engineered wood flooring, Ceco; internal doors painted in Fired Earth Pumblehook; walls painted in Farrow & Ball Purbeck Stone; portrait of Jonah, painted by a family friend.



It's always been David's dream to build – we love Grand Designs, it's our favourite TV show,' says Sarah. Previously living in a 1930s house in nearby Hollywood, that they'd extended to achieve an open plan layout, the couple's ultimate goal was to build. 'It was six or seven years ago when we first spotted this site in Cultra that had been land banked. It's such a hidden gem, tucked away at the end of a long private driveway.' As fate would have it, timings worked out and the couple took a leap of faith, selling their house, buying the site and renting for two years while planning and building progressed.

'I was 8 months pregnant with our son, Jonah when we sold our house. It took a year for planning and another year of building before we moved in. Jonah was very young when the house was being built but he was very much part of it, making site visits with us in his little hard hat and hi vis jacket! We loved the entire experience; for seven years, building here has been in the back of our minds, now it just feels this site was meant to be ours.'

Commissioning architect Simon Robinson of RPP Architects was instrumental to the process. 'Simon led the project; he's so invested in what he does. He was all over everything, planning the layout and coming up with ideas for the interior finishes, even designing the architectural landscaping of the garden. We'd seen one of his projects (featured in a previous issue of Beautiful

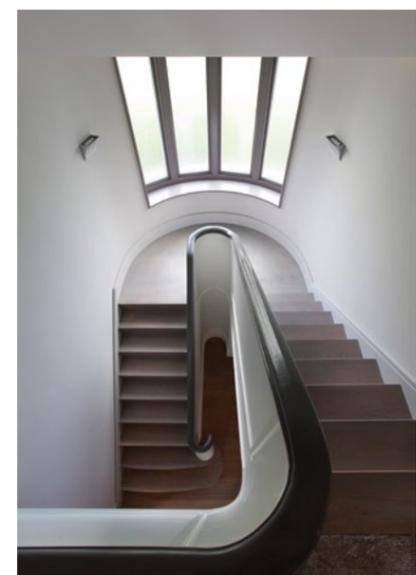
Irish Interiors), Claire and Patrick's house in Cultra so we knew the quality of Simon's work and even took inspiration from some of their interior finishes, such as the bookcases and dark grey colours used.'

The positioning of the house on the site and the materials used were carefully considered to ensure the best decision was made on all fronts. The site is at the rear of an existing property and was purchased with an existing planning permission for a dwelling located in the middle of the site. Simon advised that this arrangement would not be ideal, in that the orientation of some of the rooms and the garden would be imposed on the layout by default, being built on remnant space surrounding the building. The obvious solution was the alternative strategy of moving the house to the northern boundary, leaving the remaining site as garden to the south. All the primary living spaces have been designed to face south, creating a natural link between the interior and the garden, with sliding doors providing seamless connection.

'We loved Simon's suggestion to position the house in the corner of the site, ensuring that no one was overlooked. Simon also recommended the builder, Paul Collins of Marfield Joinery & Construction, who was exceptional. We wanted a modern finish but nothing too stark so, after debating back and forth about the brick, we went with a rustic, aged brick which offsets the zinc to combine the aged, textured finish with a

contemporary contrast.'

Continuing with the old and new theme, the interior showcases contemporary furniture, punctuated with timeless design detail and antique pieces, gifted by David's parents. The library room with its statement Ligne Roset Ploum sofa is teamed with a vintage-inspired rug, with the timeless backdrop of a bespoke bookcase painted in dark and dramatic Farrow & Ball Down Pipe. The open plan kitchen – a bespoke design by Parkes Interiors, handpainted in Farrow & Ball Hardwick White with Down Pipe on the island – this is where the family spends much of their time, with an L-shape sofa and pivoting stove bringing warmth and cosy appeal to the central focus of family life. Three sets of contemporary sliding doors open from these rooms onto the garden, a contrast in design to the classic style of the internal doors throughout. 'I love the doors leading into the library; Simon designed these to open back to fix onto the wall like panelling. Simon had such fantastic ideas for the interior as well as the architectural design of the house. Liz in the RPP office was also involved with the interior design and J'Adore Décor advised on all the essential finishing touches, including the paint colours, rugs, curtains, voiles and blinds. We're delighted to have had such a wonderful team behind us. The entire project has been so enjoyable and now we're really getting to enjoy every aspect of living here.'



Part of a sociable and casual open plan layout, the dining area has been finished in warm tones, timeless in colour and contemporary in design. Texture has been added to the cloakroom with plank effect wall tiles and a sweeping staircase showcases the stunning architectural design. All tiling throughout, Ceco; dining table and chairs, Living Space; Flos Skygarden pendant light and all lighting throughout, Lightsource; bathroom sanitaryware throughout, Ceco; architecture, RPP Architects.



Designed in a practical and sociable open plan layout, the kitchen, living and dining spaces are ideal for everyday family living and entertaining, with partition wall and tall slim window screening the dining area from the main living space. Rug, J'Adore Décor; porcelain floor tiles, Ceco; dining table and chairs, Living Space.

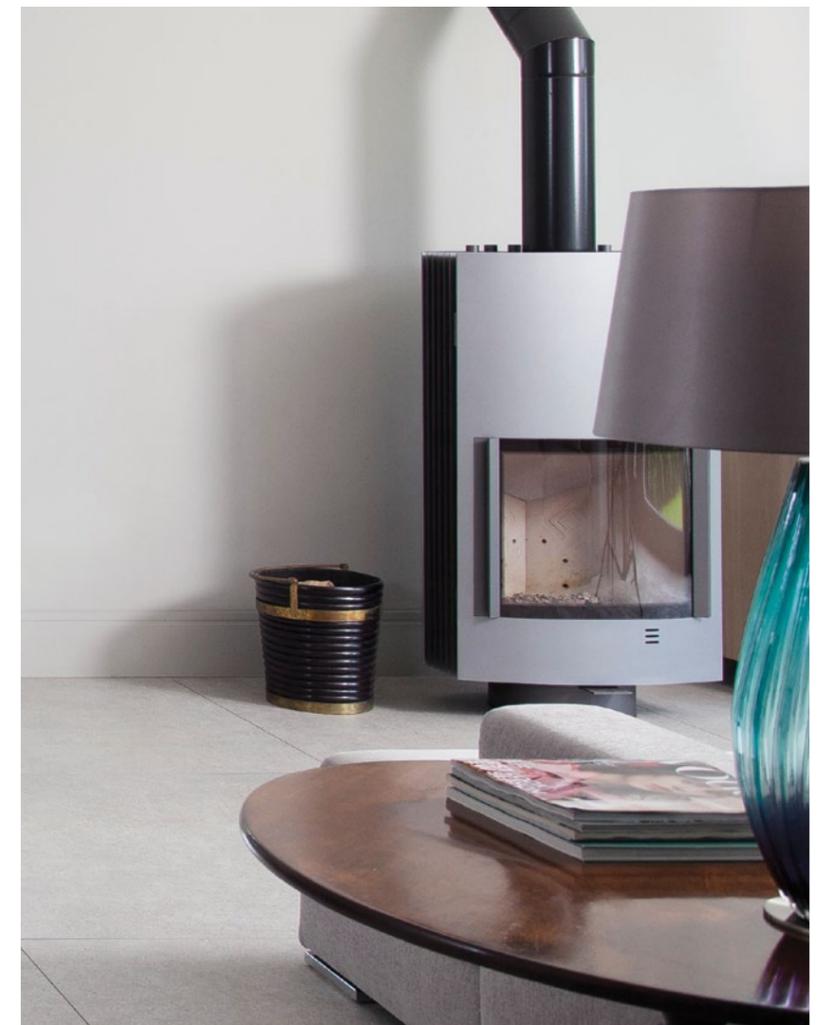
The custom designed handpainted kitchen is from Parkes Interiors; porcelain floor tiles, Ceco; pendant lighting, Lightsource.

THE OPEN PLAN KITCHEN – A BESPOKE DESIGN BY PARKES INTERIORS,
HANDPAINTED IN FARROW & BALL HARDWICK WHITE WITH DOWN PIPE ON THE
ISLAND – THIS IS WHERE THE FAMILY SPENDS MUCH OF THEIR TIME





The island, painted in Farrow & Ball Down Pipe is a fabulous focal point of the open plan layout, with defined spaces for cooking, relaxing and dining. Kitchen, Parkes Interiors; Lacanche range cooker, Showtime Appliances; floor tiles, Ceco; lighting, Lightsource; Harrie Leenders Fuga stove, available exclusively from Mourne Fires.



INSIGHT

The owners

The best thing about living here is the idyllic location. We can walk down the road to the beach, which is wonderful as we have two dogs that live for their walks and swims! This is a lovely area, with tree-lined avenues and, of course, it's fulfilled David's dream of building.

One piece of advice is... listen to your architect. The importance of having the right people involved in your project cannot be underestimated. Simon Robinson of RPP Architects was so invested in our project, giving us advice on every aspect, even the interior finishes and finest details. Our builder, Paul Collins of Marfield Joinery & Construction was also exceptional.

Our style is mixing old with new. We love contemporary design and also love how our antique pieces and timeless design features work so well to give each space its own character.

My favourite room is the library; there's something really special about it. It's so peaceful and, even though there's a TV, I like to use it as my quiet space where I can relax and read a book.





Super luxe with a dramatic freestanding bath and bespoke his 'n' hers vanity, the master en suite would rival the most chic luxury hotel! All tiling and bathroom sanitary ware, Ceco.



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Architecturally designed to maximise its south-facing position, this unique and bespoke family home features the warmth of Belfast brick with standing seam roofing as a contemporary contrast to the classic brick. Continuing the smart, linear design, the garden has been landscaped in a contemporary design to complement the house. Architecture, RPP Architects; builder, Marfield Joinery & Construction

