



Client - Private
 Architects - Lawrence and Long Architects
 Structural Engineers - Casey O'Rourke Associates
 Services Engineers - Ethos Engineering
 Quantity Surveyor - Aecom
 Main Contractor - Oikos Furniture Ltd
 Fire Safety Consultants - Fire Element Engineers

Project size - 332m²
 Project duration - 9 months
 Location - Dublin 4

Photography - Marie Louise Halpenny

WAINSCOTED APARTMENTS IN A PROTECTED STRUCTURE

REPORT BY
LAWRENCE AND LONG ARCHITECTS

This project involved the refurbishment of an existing early 19th century listed Georgian building in Dublin. The building had been subdivided into nine bedsits in the 1960s which had significantly altered the character of the original house. The client's brief was to provide four apartments within the Protected Structure. The overall design strategy was to accommodate an apartment per floor and not to subdivide the rooms to

accommodate services, in order to preserve the architectural details proportions and quality of the original spaces. Rooms were cleared of late 20th century interventions.

Developing the idea of traditional wainscoting, walls were lined with 2.2 metre high European white Oak panelling. By varying the thickness of the Oak panelling, bathrooms, kitchens and storage are

accommodated while maintaining the character and details of the original rooms. Hinged panels lift, slide or fold to reveal utilities. As in yacht interiors, dimensions of utilitarian areas are contracted in order to maximise social areas.



SECTION

52 | 55 <



A RADICAL INTERVENTION FOR SUSTAINABLE CITY LIVING

BY RUTH O'HERLIHY

One of the current challenges of development in Dublin is the creation of sustainable communities with the city centre and particularly within the main cores where the protected nature of the buildings can discourage meaningful development. In Northumberland Rd, at the city centre end rather than the more salubrious tree lined stretch, Lawrence and Long have worked on the redesign and refurbishment of a protected structure to convert it into 4 living units. They have made a single move that works hard to solve all of the inherent problems with work of this nature, by devising a device - an oak lining of varying dimension - that manages the extraneous spaces in a brush stroke of carefully judged minimalism. This is a radical reinterpretation of the concept of a timber paneled Georgian room, a key component of Dublin architecture.

Each unit takes a floor of the Georgian building and works on the basis of two rooms: front / back : bed / live with the service elements such as kitchen and bathroom built in to the new lining. This is an innovative project in many ways and serves to highlight the issues to be grappled with in work of this

nature: retaining a sense of space & providing spaces that are unique while balancing the legislative requirements of fire, planning and conservation. The house had previously been divided into 9 bedsit units, negotiation with Dublin City Council led to a decision to provide one unit per floor. The floor area of each apartment is not expansive but the oak lining containing bathrooms, kitchens and storage deftly manages to retain spatial integrity and a sense of calm and seamless space that is felt on entering. Cornices and plasterwork have been retained and restored throughout and the overarching volume of the rooms is still legible within each floor. The inserted piece of oak sits just below the level of the architraves, and has a thickness of varying degrees. The dimension changes to accommodate narrow bathrooms, wardrobes, kitchen units and storage. All detailing is considered, finishes are flush, junctions precise. Living requirements are handled by doubling up various functions such as the bed head which has a desk area nestled behind it. The kitchen has a shutter operated using a weighted mechanism that allows for closing it off of, it disappears behind the flush oak with the push of a hand. The craftsmanship and attention to detail is exceptional - Oikos carried out the work and Lawrence and Long have carefully judged each junction.

The conservation aspects have been managed in a way that allow the new intervention to sing against the existing

Supportive planning and fire engineering could use our existing building stock to release a number of units to feed the current housing shortage. Radical interventions are the route to regeneration of Dublin City, the upper storeys of buildings city-wide are sitting empty. Works of the imagination are all too rare and this city needs developers and architects with breadth and vision who can manage both conservation and innovation to transform them in to real places for living. We should all just get on with it.

Ruth O'Herlihy is an architect and a Director of McCullough Mulvin Architects. She also teaches at UCD School of Architecture.

54 | 55 <

2. Developing the idea of traditional wainscoting, walls were lined in European Oak panelling
3. The junctions between Old and New have been carefully detailed
4. Bathrooms, kitchens, desks and storage have been accommodated within the oak panelling



FIRST FLOOR PLAN

GROUND FLOOR PLAN