

Home from old home

Tommy Barker visits a suburban 1950s bungalow,extended by a trading-down owner.↓



After buying a mid 1900s bungalow in a settled suburb, its new owner set about enlarging it and adding lots of modern comforts. Now, it has grown to 1,500 sq ft with top quality finishes and touches like the 'orangerie' style front addition, with deep windows and glazing bar divisions. Pictures: Denis Scannell

It was a downsizing move, from a large period home in a county town to a Cork suburb, but this 1950's bungalow bought in 2011 for its location, has since practically doubled in size, going up the quality scale in multiples too. Simply put, it's a different house.

This was an 800sq ft old-fashioned, unlined in bungalow, facing west on a supreme 0.12 acre site, with an attractive old garden.

The builders were told that must not be disturbed any more than necessary: cue the mini-

diggers, and TLC.

The owner, who had adult family and grand-children living nearby as an additional locational lure, contacted architects Tom Coughlan Daniel Luxton of Coughlan De Keyser for the upgrade, to bring the house up to 1,500sq ft

They worked up an exacting specification with builder Kieran McCarthy of KMC Elevation, for a total upgrade, set off immediately by an orangerie-style front addition lifting it well out of the norm, to a traditional or even conservative template.

Pushing that sunny extension,

with deep windows, to the front (west) also meant picking up southerly sun, and in fact it now has been wrapped with extensions to all four sides, giving an optional new entrance, a new kitchen to the eastern side, and an ensuite and dressing room for the main, oversize and double aspected bedrooms.

Bedroom numbers were reduced from three to two with en suites, plus a guest bathroom, and there's now dining room, large, light-flooded main living room, appropriate to host furniture and a much-loved fireplace which came with the new,

downsizing occupant.

The work was done in externally insulated (Sempretherm) blockwork, says KMC builder Mr McCarthy.

"We managed to form the external cornicing in the insulation and then coat it in the render colour. The parapet capping colour was chosen to connect with the mouldings at the top and even the old chimney was coated in the render to complete the look," he said.

Spanish natural slate was used on the roof original portion and membranes on the flat add-ons, with timber triple-glazed

windows and glazing bar divisions "providing a very energy-efficient external envelope."

Heating (via gas, and part underfloor, beneath wide-plank limed-oak floor boards) and plumbing and electrical systems were replaced and renewed, with lighting from LEDs.

Matching the windowsills, Kilkenny limestone patios are now in, east and west and all planting was protected during construction, and supplemented straight after the build process which started in spring 2013 (six months, and with details finished by 12 months).



SOURCEBOOK

Architects: Daniel Luxton, Tom Coughlan, Coughlan DeKeyser, www.cda-architects.ie, (021) 4309299.
Builder, internal joinery: Kieran McCarthy, KMC Elevation, Design and Build, www.kmcelevation.com, (021) 4319395.
Plasterwork: MS Plastering Cork, Cornicing: Capital Moulding, Douglas, www.capitalmoulding.ie.
Limestone paving and cills: Killenaule Quarries, Thurles, Tipperary, www.killenaulestone.com, (052) 9156666.
Kitchen: David Kiely Kitchens, www.davidkiely.ie.

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