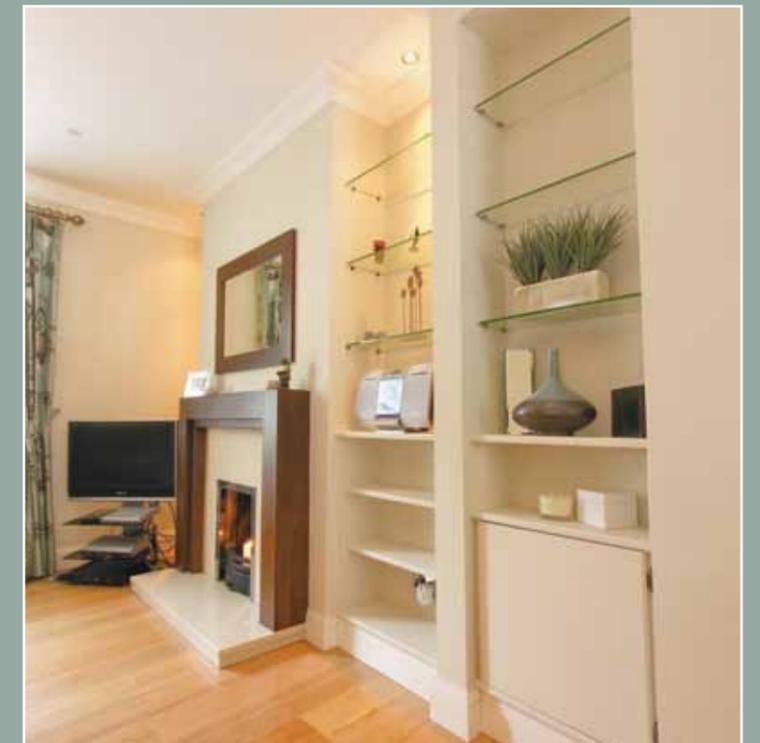




# Stay where you are - Renovation's all you need!

GRÁINNE HULL-O'NEILL ESTABLISHED HER COMPANY, ARCHITECTURAL SPACES, SEVEN YEARS AGO. WITH HER TEAM OF DESIGNERS, SHE WORKS ON A WIDE RANGE OF PRIVATE AND COMMERCIAL PROJECTS, INCLUDING THE EXCITING DESIGN OF THE NEW CLOTHING RETAIL STORE, 'BORN', AT NEWTOWNSMITH, GALWAY CITY.

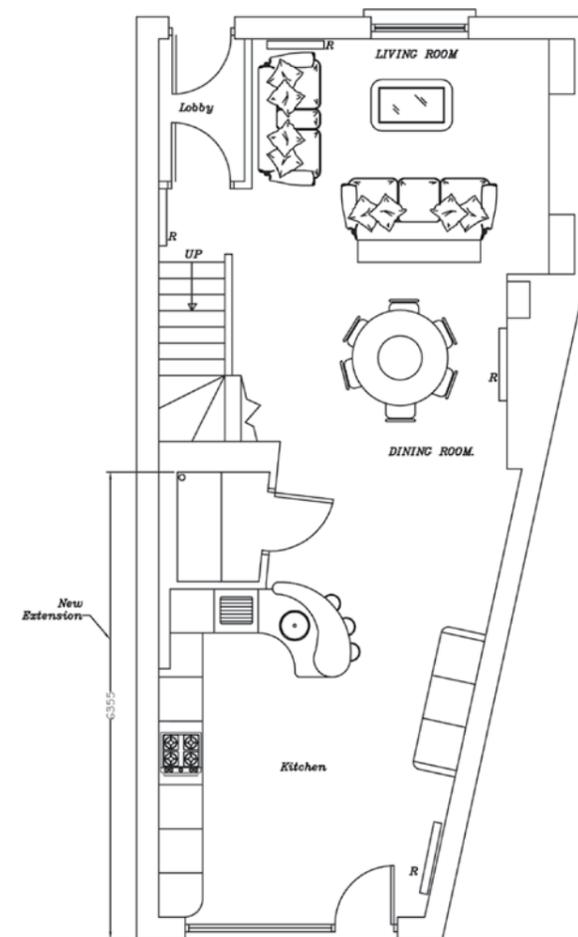
The brief for this renovation and re-design of a traditional town house in Castlebar was to create a bright and inviting open-plan living space on the ground floor, while re-designing the spatial layout on the first floor.



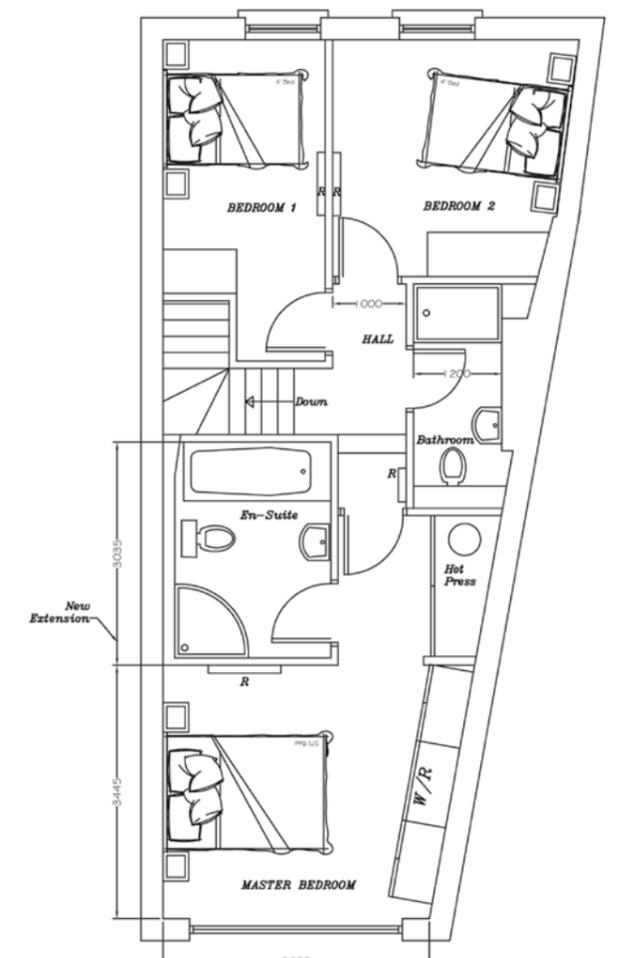


Front Elevation photo during construction

When our clients contacted us on this project, the end result that they hoped for was 'once off' space and comfort. The house is a traditional cut stone town-house in Castlebar, home to our clients for many years. Rather than leaving their home and all their memories with it, they sought our advice on the possibilities of renovation having found that they were able to extend their property. We were very happy to oblige and, with agreement, got to work on re-designing the spatial layouts, taking into account the proposed new extension to the boundary. On the final approved and 'as built' plans, we opened up the entire spatial plan – creating a family friendly living area on the first floor. We located the kitchen toward the back of the house, incorporating a functional utility room. The living area was positioned at the front of the house. We opened up the space by removing all the internal walls, leaving an original arch detail, which was originally at the rear of the old house. We also designed an open planned staircase leading to the first floor.



Ground Floor Plans



First Floor Plans



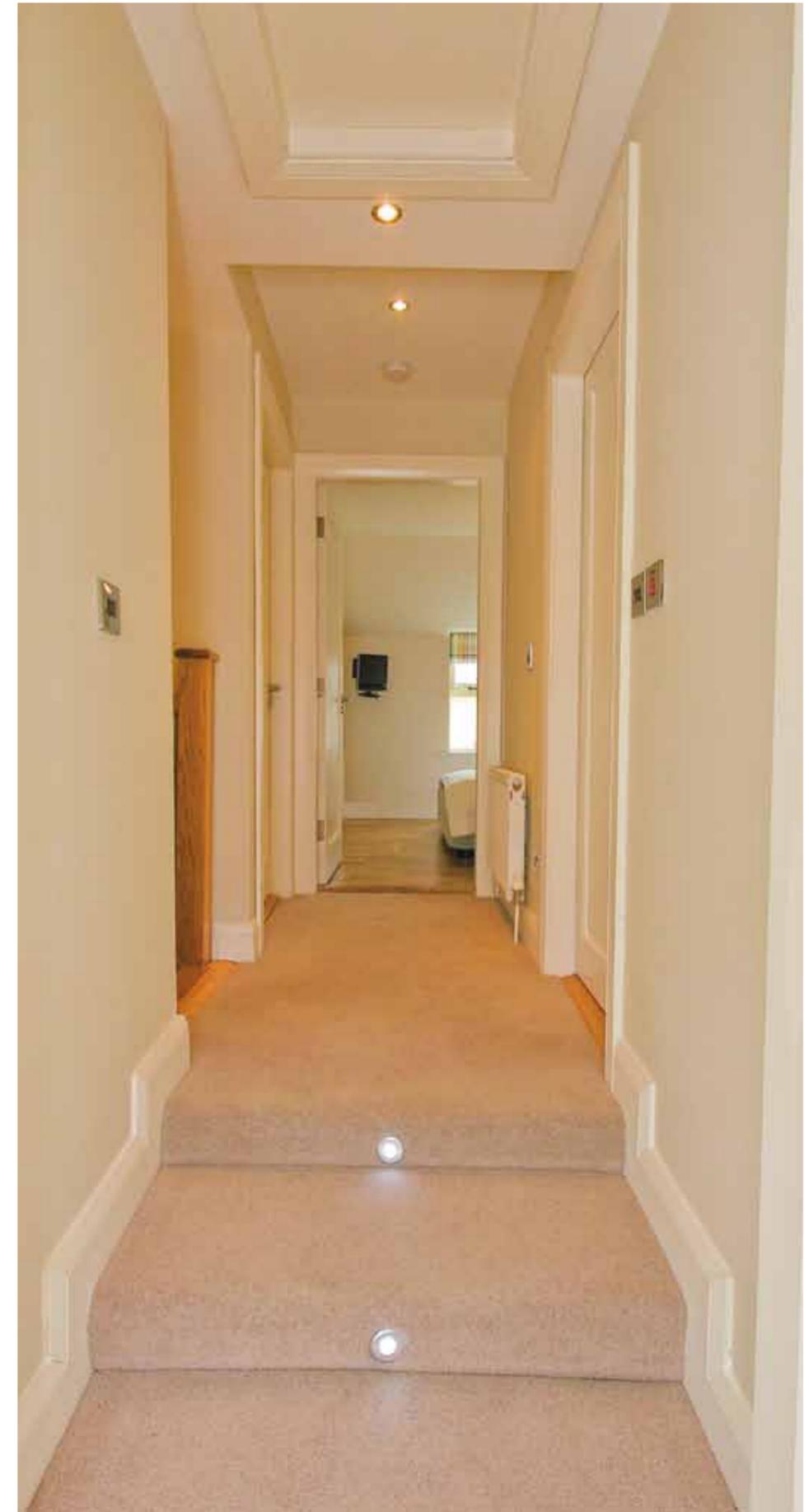
On the first floor – and incorporating the new extension – we located the master bedroom and en-suite at the rear of the house. This room has a fully glazed wall with an additional balcony, which maximises light in the space and extends along the width of the property. By locating the master suite at the rear of the house, we were able to locate two further bedrooms at the front of the house, with a shower room at the top of the stairs. Although there were different floor levels and ceiling heights given the age of the property, we used

them to our advantage by creating, for example, stepped features with lighting details. The colour schemes and finishes that we accomplished in liaison with our clients are beautifully fresh and bright. They were simply designed to augment the feeling of space. In the master bedroom, we selected sliding wardrobes in opaque glass, giving a reflective finish that adds both to the experience of light and the sense of space. Bed linen and curtains are also in crisp shades – and the furniture, fixtures and fittings are a tribute to clean lines.

On the ground floor, we extended timber floors to the feature arch detail, which was originally the end wall of the existing house. From there, we ran polished porcelain tiles right through to the back door with feature step detail. In the living room we continued the theme of neutral light-augmenting colours along with textured fabrics and upholstery. We also introduced a duck-egg blue accent colour in the window treatments and cushions, to liven the space while not dominating it.



Master Bedroom extension during construction





With the alcoves created both by construction and design beside the contemporary stone and timber fireplace, we designed shelving with discreet lighting that would optimise the display of the family's most precious treasures. We also designed a contemporary staircase, incorporating LED step lighting embedded in a mixture of white oak and painted timber. We softened the look with a generous contemporary striped carpet runner.

We listened intently to our clients about their requirements for their kitchen. As a result, we curved a detailed split level island out toward the centre of the room. This gives both a feeling of distinction between different tasked areas, with privacy of view if required, and – at the same time – an ease of sociability facilitated by the high level seating. This has proved to be very popular with the family and guests visiting the newly renovated home. The kitchen design

itself is all about openness, space and easy accessibility – an ergonomic dream with crisp and clean finishes. Natural light washes through the large rear window, teaming up with the light at the front of the house to give the whole space an uplifting and refreshing energy. It was a joy to work with this family – to give them the home that they desired without great upheaval or great expense.

*Words By Gráinne Hull-O'Neill  
Photography by Alan Smyth 087 6073951*

### Get the look...

**Designers:**

Architectural Spaces – Interior and spatial design consultants. Tel: 091 533800

**Kitchen:**

Brooks.

**Porcelain Tiles & Kitchen Tiles:** Crean Ceramic City.

**Fireplaces:**

Blazing Fireplaces

**Living Room Rug:**

Fragile

**Pendant Lighting:**

TomDempsey Interiors

**Lamps:**

'See' at Architectural Spaces

**Furniture:**

McDermotts

**Carpet & Stairs Runner:**

McDermotts

**Kitchen Blinds:**

Celtic Blinds

**Silk Scatter Cushions:**

'See' at Architectural Spaces 091 533801

**Accessories:**

'See' at Architectural Spaces 091 533801

**Curtains:**

Tie Backs & Curtain Poles:

'See' at Architectural Spaces 091 533801

**Bed Linen:**

Top Drawer

**Plants & Pots:**

Greentouch Plants

**Main Contractor**

John O'Malley 094 9025986

**Electrician**

Gilligan's, Castlebar

*See directory for addresses and phone*