

A photograph of a man with white hair and glasses, wearing a light blue shirt and dark trousers, sitting on a light-colored fabric sofa and reading a bright blue book. The room is modern and brightly lit, with a white wall adorned with several framed abstract artworks in various colors (blue, yellow, orange, red). A large black floor lamp with a adjustable arm is positioned next to the sofa. A grey metal staircase is visible on the left side of the frame. The overall atmosphere is one of a sophisticated, contemporary living space.

A work *of* ART

Through meticulous planning, Declan Moylan has turned this once dark and dated, tiny terraced cottage into a bright, modern home

PHOTOGRAPHY PHILIP LAUTERBACH

SITTING ROOM The large expanse of glass ensures this simply furnished space is lovely and bright. The Lugo coffee table from BoConcept (Boconcept.ie) and a Hamilton Mosaic rug by Miko Designs from Modern Rugs (Modern-rugs.co.uk) complete the living space



FACT FILE

The property A terraced cottage on Dublin's docklands, dating back to the 1890s

Who lives here? Art collector and businessman, Declan Moylan

What was done? LHA Architecture created an open plan sitting room, kitchen and dining area along with a mezzanine, bathroom and a bedroom



his small, terraced house on Dublin's docklands was Declan's first choice when he was looking for a new home. "It was the location of this property that I was drawn to," he says. "Over the years, the docklands have seen a huge amount of development. I was very keen to buy a house as an investment; one that can be rented out to colleagues and visiting executives who are working in the busy area," explains Declan. However, the house was in a bad condition. The roof had suffered damage in a recent fire and the layout was badly planned. Two very small bedrooms and a dark living room sat to the front of the house, while a single-storey extension, that housed a kitchen and bathroom, sat to the rear.

Architect, David Leyden of LHA Architecture was commissioned to come up with a design that would reconfigure the layout of the property and make the most of the available space. "I had been involved in the



DESIGN TIP

Double height ceilings will make a living, kitchen and dining area, like this, feel larger than it is. Fitted roof lights and large glass doors ensure that there's plenty of natural light, which also adds to the illusion of more space.

DINING AREA The dining area is furnished with a modern table (find similar in Ikea's Adils/Linnmon) and four Muuto Visu chairs (Muuto.com)





fit out of The Cross Gallery on Francis Street, in Dublin,” David says. “As an art collector, Declan has regular dealings with this gallery and really liked my design of the gallery space. He selected me as a result of this. Creating a comfortable and sophisticated modern home, that facilitated the display of his art, was a primary aim at the inception of the design and refurbishment of the property,” explains David.

Despite its size and shabby interiors, David could see the potential that this tiny place had to offer, instantly. Working closely with Declan, David came up with an innovative design that would maximise space and light. The internal layout was reconfigured, which involved demolishing the old extension. Originally, the old extension blocked any available light to the rear, so he designed an open plan, double height living space, around an external courtyard, and added a more spacious double bedroom and bathroom to the front of the house. The whole house needed to be gutted, replumbed, rewired, insulated and replastered. “David

HALL The white walls and simple Skagerak Georg console table from Amara (Amara.com) creates an elegant entrance hall **KITCHEN** The light and airy kitchen, from Healy Mangan Kitchens (Healymangan.ie) has large glass doors that open out to the external courtyard. A deep grey splash back keeps the kitchen distinctive and stylish. The Lou Reed piece is from The Cross Gallery. The cabinets and splash back have been painted in Slate Grey RAL 7015, by Martin Brown Paints Ltd. (Martinbrownpaints.com) **SITTING ROOM (opposite)** This double height design increases the sense of space and the large expanse of wall is perfect for displaying Declan's striking collection of colourful artwork from The Cross Gallery (Crossgallery.ie). The sofa is the Indivi 2 from BoConcept (Boconcept.ie). The cushions are covered in Paikka patterned fabric from Scion's Pepino range (Scion.uk.com)



also wanted to make use of the small loft space, so we opened this up to create a mezzanine that's fitted with Velux windows. Now, it overlooks the open plan living kitchen and dining area, allowing extra light to flow through the space. The double height ceiling also created a large expanse of wall space, which was perfect for displaying my collection of artwork," says Declan.

David recommended white washed walls and laying dark micro-cement floors internally and externally, along with the addition of modern furnishings. The design of the kitchen was kept very simple and streamlined, through dark handleless cabinets and appliances mounted flush with the wall. "It was important that the furnishings, throughout, played second fiddle to the artwork. The stripped back, monochrome palette really makes the artwork pop," says Declan.

Ten months on and all of the work is complete. Declan is really pleased that the project came in on budget and that he managed to transform this once dark and neglected property into a stylish city pad. "It took a lot of careful planning, taking into account the size of the place. The end result really shows what you can achieve; you can make a small space roomy and light – all it takes is well-thought-out planning." **H**

BATHROOM The micro-cement finish is a practical choice for this bathroom. The slimline vanity unit and mirror are both from Sonas Bathrooms (Sonasbathrooms.com) **BEDROOM** Cheerful pops of colour lift the neutral scheme in the bedroom. The Jacobsen style desk lamp, and Universo Positivo Monolit side table, are both from CA Design (Cadesign.ie)



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