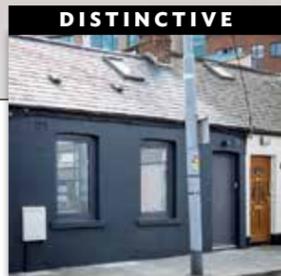


WORK OF ART

With meticulous planning, Declan Moylan turned a dark and dated terrace into a bright home with plenty of space to display his colourful paintings

FEATURE PENNY CRAWFORD-COLLINS | PHOTOGRAPHY PHILIP LAUTERBACH



DISTINCTIVE

HOME TRUTHS

THE PROPERTY Terraced cottage, built in the 1890s
LOCATION Dublin
ROOMS Sitting room/kitchen-diner, mezzanine, bedroom, bathroom
PURCHASED 2016
PREVIOUS PROPERTY 'My main residence is in a mews lane in the Ballsbridge area of Dublin,' says Declan.



SITTING AREA

The double-height ceiling and a large expanse of glass ensure this simply furnished space is lovely and bright. Grasshopper-style floor lamps, £227, CA Design. Lugo coffee table, £363, BoConcept. Miko Designs Hamilton Mosaic silver rug, £139, Modern Rugs



KITCHEN

The airy space has large glass doors that open onto a sunny courtyard. Units, supplied by Healy Mangan Kitchens, price on application

Being near the Grand Canal Dock in Dublin was one of Declan Moylan's primary considerations when it came to purchasing this small terraced house. 'It was the location of the cottage that drew me to it,' he says. 'Over recent years, the dock has undergone a huge amount of development, and is now headquarters to a number of hi-tech businesses, such as Google and Facebook. I was very keen to buy somewhere that was a home – but could sometimes be rented out to friends and colleagues.'

The property was, however, in quite bad condition. Its roof had suffered damage in a recent fire and the layout was unimaginatively planned with two

small bedrooms and a dark pokey living room to the front of the house, and a single storey extension that housed a kitchen and bathroom to the rear.

Architect David Leyden of LHA Architecture was commissioned to come up with a design to make the most of the available space. 'I had been involved in the fit out of The Cross Gallery in Dublin,' he explains. 'As an art collector, Declan had regular dealings with the gallery and really liked my design of the space, so he asked me to work with him.'

Declan knew that David would have already have a good understanding of his needs. 'Creating a comfortable and sophisticated modern home facilitating the display of art was paramount,' he



HALL
The white walls and simple table create an elegant feel. Skagerak Georg console table, £499, Amara



BATHROOM
The microcement finish is a practical choice here. Slimline vanity unit, from £160; mirror, from £73, both Sonas Bathrooms



MEZZANINE
Some clever replanning makes good use of the compact loft space. Homescapes' knitted cotton pouffe, £59.99 is a match. Ofelia cream throw, £20, Ikea, would work well here



BEDROOM
Brightly coloured bedlinen lifts the simple, neutral scheme in this room. Jacobsen-style desk lamp, £227; Universo Positivo Monolit side table, from £214, both CA Design. Rectangular cushion in Paikka 132428, £29.76 per m, Pepino collection from Scion

says, 'and I trusted that David would design something quite special.'

Working closely with Declan, David came up with an innovative plan that would maximise space and light. The old extension was demolished and an open-plan double-height living space was built around an external courtyard. The new scheme also incorporated a more spacious double bedroom and bathroom to the front of the house.

'Declan also wanted to make use of the small loft space, so we opened this up, creating a mezzanine fitted with Velux windows allowing extra light to flow through,' says David. 'The double-height ceiling also created a large

expanse of wall space perfect for displaying his collection of artwork.'

For the decor, David suggested neutral whitewashed walls, with dark microcement floors and modern furnishings. The design of the kitchen was also kept simple and streamlined. 'It was important that the interior and furnishings played second fiddle to the artwork,' explains Declan. 'The stripped back monochrome palette really helps to make the artwork pop.'

Ten months on, Declan is delighted that this once-neglected property has become a stylish city pad. 'It just shows that with a bit of clever planning you can completely transform a space.' 25