



ARCHITECT'S ACCOUNT

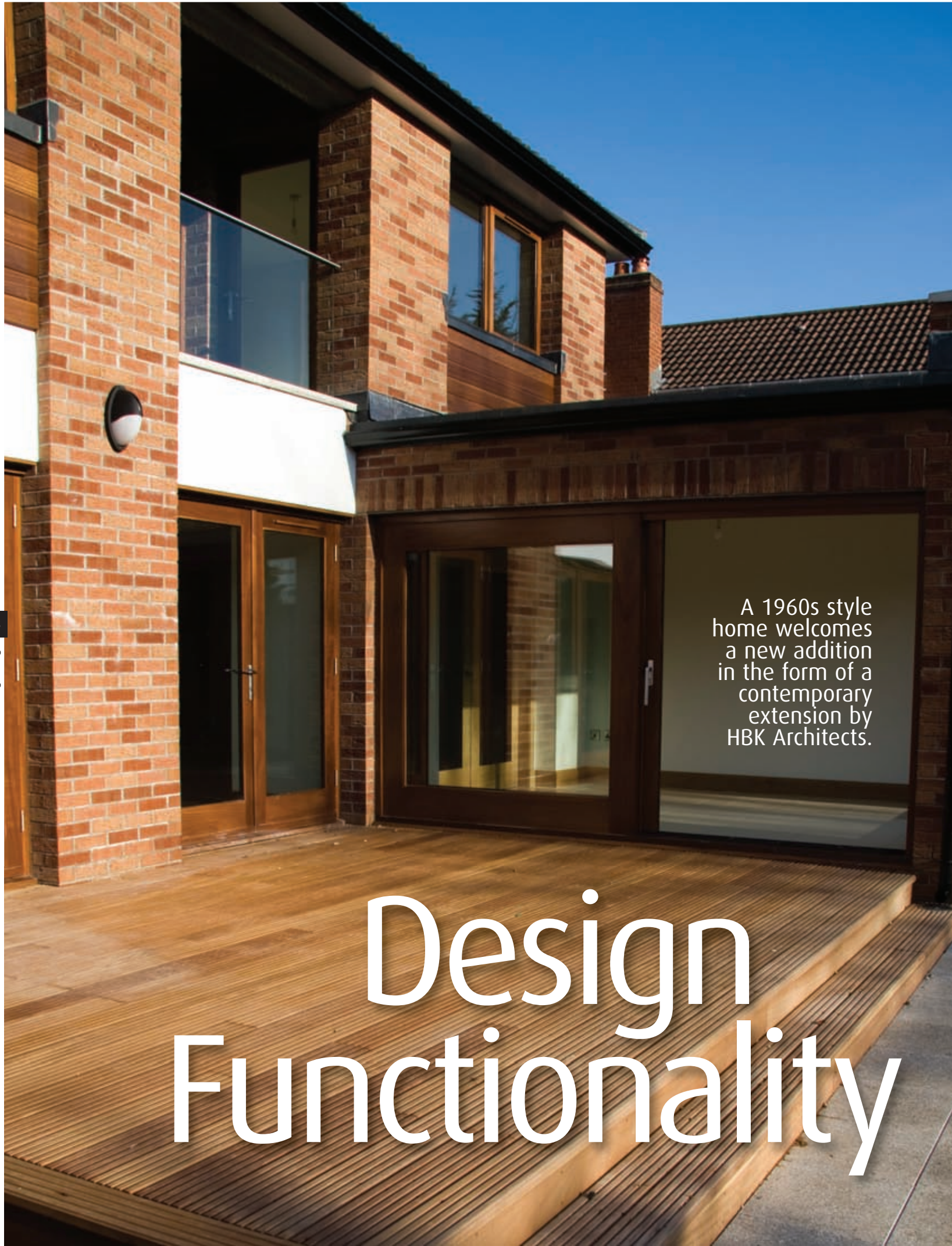
The large properties of Belfast's Malone Road are usually associated with mature gardens, many of which benefit from a south facing aspect. This property, situated in Deramore Park, has both these qualities and it was these that helped generate the design of this large extension and major refurbishment.

The original property is a typical 1960s, suburban, 3 bedroom house. The majority of the living accommodation faced northwards. The kitchen and bathroom were small functional spaces. The clients brief was to add three additional bedrooms, create a new kitchen, living space and

sunroom and to modernise the existing house. They wanted the new kitchen and living space to become the heart of the house, opening out onto the existing rear garden.

The design incorporated a large open-plan kitchen and living space, spanning the full width of the existing property. At three different points this living hub opens onto a large, Iroko deck allowing the client to maximise the south Belfast summer sun.

The client expressed their desire to have a contemporary aesthetic but was keen that the new extension was in



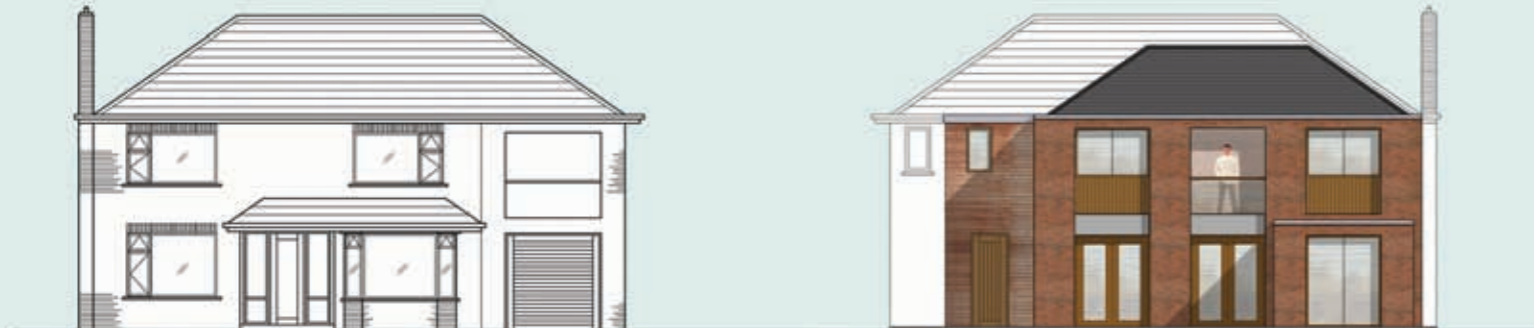
A 1960s style home welcomes a new addition in the form of a contemporary extension by HBK Architects.

Design Functionality



Ground Floor Plan

First Floor Plan



North Elevation

South Elevation



West Elevation

East Elevation



Above: Before renovation and extension.

➤ keeping with the existing house. The decision was made early on to use a similar palette of materials to the existing house but use simple and well proportioned openings to give the building a clean, modern feel.

The extension and the existing house is separated by a full height window system constructed from chunky Iroko framing and sandblasted glass. This meant that at no point did new brickwork need to be tied into the existing brickwork, it also allowed us to bring natural light deep into the plan of the building.

The central core of the house which once contained a dark, closed tread staircase was opened up to facilitate a new open tread oak and glass staircase. This allowed natural light to penetrate into the centre of the house and created an architectural feature upon entering.

Clients Comments

The extension has redefined how we live in the house on a daily basis, allowing us to take full advantage of the views and southerly aspect of the large rear garden from both upstairs and down. In addition, no matter where we stand in the house now,

we can see something of architectural interest. The large, opaque glazed panels to each side of the main living space have worked superbly well, bringing light to the centre of the house whilst maintaining privacy.

As Clients we came to the project with some ideas of our own, but working with the architect alerted us to a range of possibilities that we had never considered regarding both design and functionality. He was able to give direction to our ideas, and was adept at suggesting solutions to the inevitable problems that arose.

By understanding our needs, priorities and budget, he was able to ensure that we ended up with exactly the house that we wanted. ■

THE PROJECT

Client
Colin Cooper
& Wesley Moore

Architects
HBK Architects

Structural Engineer
BCB Partnership

Main Contractor
SG Molloy & Sons

Photography
HBK Architects