

HOME IMPROVEMENT

ANTHEA SAVAGE



SAVE TIME AND MONEY

WITHOUT LOSING STYLE

A tight budget did not deter architect Sharon Greene from restoring the boarded-up rundown 1830s cottage that she is now proud to call home

With her conservation expertise, incredible foresight and tight budget, Sharon Greene revived a rundown 1830s terraced house she bought in Dublin 8.

The property was boarded up and in a very bad state when Sharon first set eyes on it and it was a protected structure, which meant that any conservation and repair work had to be agreed in advance with Dublin City Council.

Following submission of her proposed programme of works, Sharon was awarded exemption under Section 57 of the 2000 Planning Act (ROI). This enabled her to start work immediately which saved time and cost.

When dealing with an historic property, it's essential to set out a program of works to prioritise tasks.

Priority should always be given to arresting water ingress, so Sharon's first objective was to seal the exterior of the building, then repair or restore as many features as she could.

She found a carpenter who was able to replicate the original six-over-six sash windows and craft a new front door to retain the period look of the property.

The internal doors and shutters were sanded down and repainted with a satin finish, while the modern door handles were replaced with enamel knobs, which were more in keeping with the property's character.

Damaged bedroom cornices were repaired rather than replaced in situ by The Old Mould Company in Dun Laoghaire.

The property had no central heating so it had to be replumbed and rewired throughout. The leaking roof had created waterlogged walls in the basement - easily rectified by repairing the roof with new slate and rainwater elements on a 'like for like' basis.

The house was significantly modernised in the 1950s which saw many of its original features replaced. Sharon continued this mix of 19th and 20th century styles when she was decorating.

The 20th century linoleum basement floor covering was replaced with timber parquet tiles in the sitting area, and 1950s styled two-tone ceramic tiles in the kitchen area.



Architect Sharon Greene (right) renovated her 1830s listed terraced home (pictured)



The 1950s fireplaces were retained in the bedrooms, while an Art Deco timber fireplace with cast-iron inset was recovered from a salvage yard, and fitted in the sitting room.

When old carpets were lifted back in the bedrooms, original timber floorboards were discovered. Unsound boards were replaced and the whole floor sanded down, varnished and left bare.

Sharon's budget did not extend to solar panels or hi-tech sustainable utilities but she still wanted to achieve an efficient home.

She laid Irish black sheep's wool insulation in the attic which has excellent thermal properties and is, of course, a natural material.

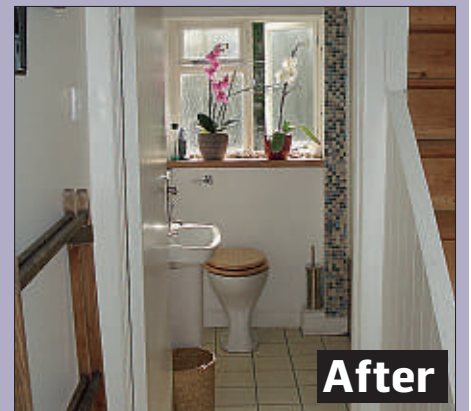
This, along with the installation of gas central heating, makes the property feel very cosy!

● Anthea Savage is editor of Ireland's *Decorate, Extend & Renovate Magazine*, www.decorateireland.ie

● Sharon Greene is a building conservation consultant based in Dublin, 087 6530456, sharongreene07@gmail.com



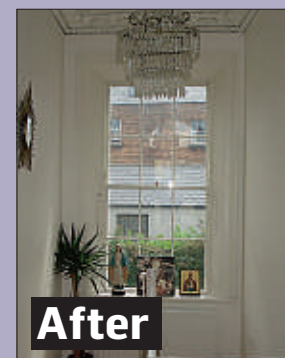
Before



After



Before



After

The bathroom (above) is now a much brighter space with a neutral palette of colours. The hallway (left) is now a warm and inviting entrance with restored cornicing and a chandelier providing a wow factor. Sharon (above) repaired the exterior of the house (top left) in keeping with the original period style