

HOUSE IN TWEEDY

A SENSITIVE RESPONSE
TO SITE AND SETTING



The architecture of traditional farm buildings in the area has subtly informed the new design, with natural stone being used for the entrance and the chimney.

The main inspiration for this new four-bedroom family home in County Waterford came from its breathtaking setting. The sloping coastal site offers panoramic views down the valley to Dunmore East and across the bay to Hook Head on the opposite peninsula. John Duffy Architects also took guidance from the architectural tradition of the area: chimneys flank either end of the local white rendered stone cottages and roofs feature natural slate tiling. The brief given to the architects by the owners of the site, a young family, stressed "extensive open-plan indoor and outdoor living spaces". A big item on the clients' wish-list was an indoor pool house for endless hours of family fun.

The new house has been designed as a split level arrangement, with the pool house and the cantilevered lower family terrace nestling into the lower levels of the sloping plot. When approached from the road, the house appears to be a two-storey pitched roof dwelling. It is not until one moves through the house – from the private family roof terrace to the pool house and the landscaped gardens at the front – that the extent of the multi-levelled building is realised. The different levels create an interesting flow throughout the house and the overall height is in fact lower than the two-storey structure that previously occupied the site.

Because the elevated site has unobstructed sea views, maximising natural light and exploiting the views were crucial to the design. The architects deliberately employed sloped ceilings to the top floor and large glazed elements, ensuring maximum benefit from the southern aspect of the site. The house is large, yet intimate both internally and externally. Every bedroom and living space has direct access to an external space in the form of a balcony, roof terrace, patio or lawn.

A Future-Proof House

To create an energy efficient 'future-proof' home, John Duffy Architects designed a number of energy saving features into the house. All hot water requirements as well as hot water for the pool are provided from 10m² of solar panels that are linked to the hot water system. With a four-year payback, this equates to substantial savings on running costs to the client. The use of a heat recovery system to the pool house ventilation also increases overall efficiency. The underfloor heating system offers two-fold energy efficiency: A natural artesian spring on the site has been used to establish a heat pump system, which, in turn, provides a base heat load requirement to the underfloor heating system and the system features individual room control. The use of long-life LED light fittings with dimmer controls throughout the house also improves the overall energy performance.

The sympathetic and sensitive design – a unique response to the site, setting and client's needs - together with the innovative energy saving features has created a truly 21st century family home.



The different levels create an interesting flow.

The natural sloping contours of the site were used to introduce extensive sculptured landscaping, indigenous planting and terracing to ground the house to the site and to aesthetically soften the surrounding exterior space.

