

# **Kbbreview Industry Awards 2007**

## **CATEGORY: Contract Designer Award for Kitchens**

### **FINALIST: Richard Fagan**

#### **Describe the development and your role in it?**

Consisting of 17 houses in the mature Dublin suburb of Foxrock, Brighton Square is a prestigious development of 4 and 5 bedroom homes. These homes had a projected price on the market of circa €3 million.

The developer, Burkeway construction specified a traditional style home to fit with the surrounding area, but wanted a far from traditional kitchen. As the luxury housing market becomes squeezed, it is vital that new developments offer added value in design features and finishings: an important part of McNally's role was to ensure that the kitchen provided this added value. It was essential that the design offered high-end functionality and also the wow factor necessary to make an impression on discerning, affluent Dubliners, while remaining within the strict budget stipulated by the client.

#### **What was the full brief from the client?**

- Achieve the wow factor - the tightening market in luxury homes has resulted in an increasing focus on kitchen design as a selling point.
- Maintain the minimalist look.
- Provide functionality - the kitchen had to meet the needs of a modern busy family.
- Maximise storage space without clutter.
- Incorporate a full range of appliances including combi-microwave, coffee machine and wine cooler.
- Meet the budget.
- Install the kitchen within 24 hours of delivery to McNally. This stipulation was needed due to product lead times and the sign off date, which was only a few weeks from the show house opening date.

#### **Describe the final design and, in detail, the design process.**

We worked closely with interior designer Jacqueline Connolly from an early stage in order to ensure that the layouts and finishes would blend with the overall aesthetic of the homes. For each kitchen, several ideas were developed and refined during the process that led up to the perfection of the finished design. Both the strict budget and the challenge of the tight installation time-scale had design implications, especially in terms of selection of materials and suppliers. McNally's operational strength however, ensured that compromises on quality did not have to be made. Glass and granite backsplash templating were completed

on site within the specified time frame, for example and lead times were reduced due to cooperation with our suppliers.

To ensure the minimalist look stipulated by the client, clean lines were essential throughout. This was achieved by using glass-finished work tops, upstands and drawers. To further enhance the effect, glass doors from ALNO Art were selected along with a glass extractor fan. The glass finishing, especially for the work top,

