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Calle Mayor12

restoration project in Basque land

Mayor12 is a 130 m2 single-family house project located in the historic quarter of Donostia, Euskadi in Basque Country. The original house was built in 1900. A substantial movement in the structure however led to an accentuated unevenness between the different areas both on the floor and on the ceiling. This asked for a thorough approach for a much needed renovation.

The main challenge for the designers of Iñigo Iriarte Interiorismo was to level the shifted parts, resulting in a reduction of the total of the interiors. The decoration of the project was done by Veluto.

From the entrance of the house, the different spaces are visually gathered forming a large area, illuminated by daylight. A large raised living room, a bright dining room, with two original sliding doors, and the kitchen form spaces are connected and free of physical barriers due to the coherence of materials and finishes.

In the private part of the house, the designers planned two double bedrooms, one with en suite bathroom. The latter is one of the most characteristic spaces in the home with the resting area and the bathroom area fully integrated into a single, homogeneous room. A large, open floor plan and the use of well-placed mirrors, helped to generate the sense of spaciousness and depth. With the same objective in mind, a ceiling light was designed to illuminate the interior with a subtle elegance. The composite plinth, made with a set of moldings, was set lower than usual to create the illusion of height.

The house has plenty of natural light, accentuated by the studio through a lighting design to create atmospheres and scenes in each room. This allowed textures to be enhanced, corners to be highlighted and sensations to be modified.

To respect the elements of the original house, those were kept as much as possible. The floor that formerly marked the corridor, has been restored and the wooden beams have also been left bare.

Continuous cladding was applied in the larger spaces to give the decoration more prominence. Micro-cement was used in the bedrooms and the living/dining room. The walls were finished in a combination of molded skirting board with plastic paint and clay mortar was used on the upper part and on the ceilings, thus guaranteeing, thanks to the textured finish and the possibilities of application, better acoustics in open spaces.

In the wet areas and the kitchen, ceramic finishes have been chosen to contrast with the rest of the house, in addition to seeking maximum functionality in these spaces.

In Mayor12 the decoration has been highlighted to make it the main element of the home. Thus, low height pieces have been selected and designed so as not to drown any of the spaces.



Above: designer: Iñigo Iriarte who restored Villa Calle Mayor12 on the northern Spain Basque region. Right: the decoration of the project was done by Veluto. Photos: Biderbost.





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