Nevern Square Apartment

DPAW

DANIELE**PETTENO ARCHITECTURE**WORKSHOP

(www.danielepetteno.com)

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1

Overview & Project Brief

Nevern Square Apartment

London, Earls Court (UK)

1

Nevern Square Apartment

Daniele Petteno - DPAW
(www.danielepetteno.com)

Location: **Earls Court, London UK**
Project: **Full interior remodelling and re-design of an apartment located at the raised ground floor of an Edwardian terraced building, including structural strengthening, technological upgrade and retrofitting.**
Net Internal Area: **69 sqm – 743 sqft**
Completion Date: **November 2014**
Project Budget: **£146.000**

The Project Brief

'We love this area and this place, and we appreciate these historical buildings, but we would like to live in our time'. This is what Eleonora and David (the clients), a young couple with a baby, told me when they asked me to re-design one of these apartments they recently purchased, to make it their own home. 'We are contemporary design lovers' they said 'and we would like to combine the feelings of the historic fabric with all the comforts, the practicality and the beauty of a contemporary living'. A quite challenging request I thought, especially when I realized that the property was a single floor apartment of only 69 net sqm, with only 5 windows, in poor maintenance and technological conditions, very fragmented and further compromised in the past years by improper refurbishment works.

The overall project become even more challenging when at our second meeting the clients arrived with thoughtful and well-organized list of functions, ambitious requests and expectations. Their new home should have been an elegant and relaxing place with panoramic views both toward the green gardens of Nevern Square and toward the garden at the rear of the house and natural sun/daylight should have generously come in all the spaces in most of the daytime hours. 'We like open plans and the maximum transparency in the domestic spaces' they told me 'but we would also like to have an appropriate level of privacy'. They were aware of the relatively small size of the apartment and this is why they asked me to find a way to make it looking 'visually' bigger, deeper. As young family with growing changing needs they asked me to incorporate storage spaces everywhere, but they should have been discreet, almost invisible.. 'Our daughter Alice is our joy' they said 'and we would like spaces would be designed also in a such way that could allow to keep an eye on her while we are at home and she plays'. As quite common for the people working like them in the financial services they asked me to have an office space as well, integrated somewhere, and also a separate room for laundry.

'How can I combine all of these functions and expectations into a such small space and plenty of constrains?' I asked to myself. I was thrilled. Although the substantial project brief, clients descriptions together with the beauty of the green context of the square were very inspiring.

2

The Property 'before'

Nevern Square Apartment

London, Earls Court (UK)

2

Nevern Square and the Property

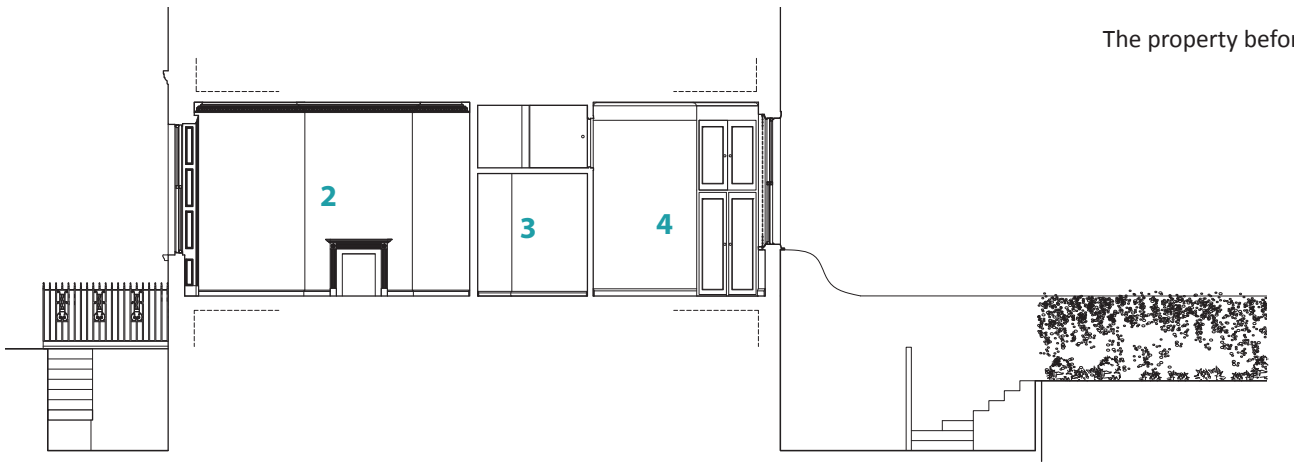
Located within the Royal Borough of

Kensington & Chelsea, Nevern Square is a wide squared shaped urban space characterized by a continuous perimeter of relatively high residential buildings, with a leafy communal garden in the centre. Buildings around the square were designed in the 1880's by Walter Graves in a style that had been pioneered in the 1870s by architects such as J.J. Stevenson and Richard Norman Shaw.

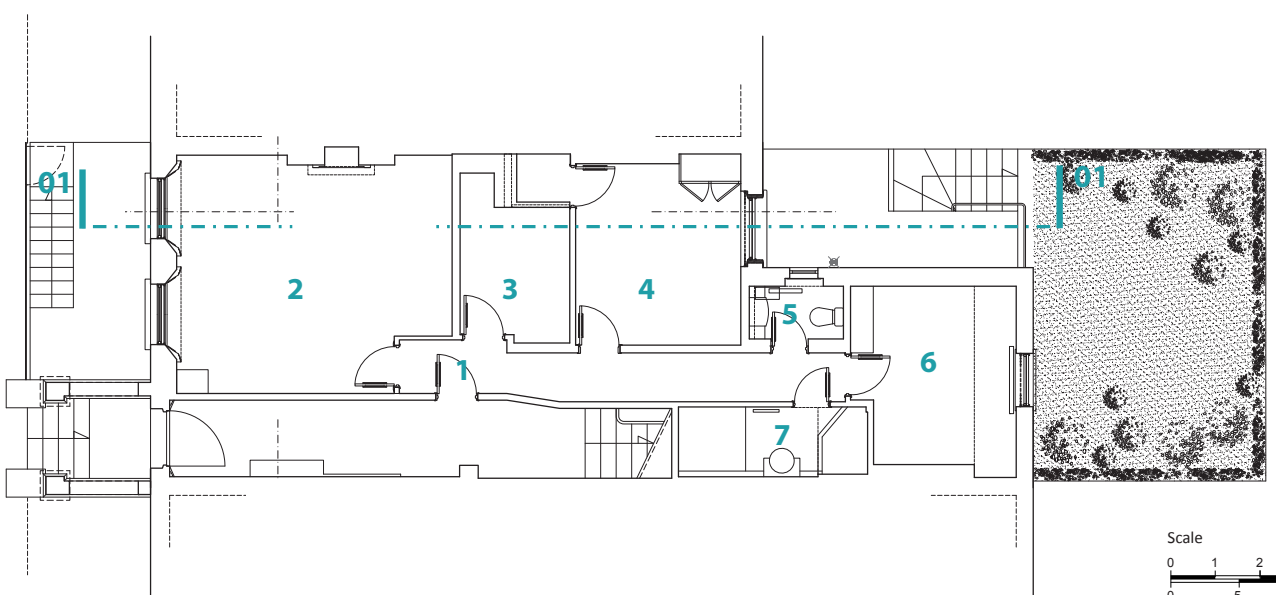
Originally lived as multi-storey dwellings, each of which including: Basement, Raised Ground floor, First, Second and Third Floors plus Attic, these houses were converted, running from the 1960's, into self-contained apartments, in order to respond to the growing accommodation demand. Original layouts were then fragmented to incorporate kitchens, bathrooms and services in order to make each unit independent, and the newly shaped apartments were then rented or sold. Just in the more recent years, due to the physical and economic growth of the central areas of London, and the raised properties values, a requalification process started, in most of the cases by private owners.

Object of our work is one of these flats at the Raised Ground Floors, which have been completely internally remodelled to become, with its 69 sqm, a practical and beautiful home for a young family, with the highest living standards and plenty of innovative design solutions.

The property before the project



Section 01-01



Floor plan

1 Entrance lobby
2 Living-Dining
3 Kitchen
4 Bedroom 01
5 W.C.
6 Bedroom 02
7 Bathroom

Scale

0 1 2 3 4 5m
0 5 10 15 20ft

The large monumental windows facing Nevern Square from the Living room.

The entrance of the old kitchen from the main corridor.

The second bedroom at the rear of the property

The old kitchen was a completely separate room, furnished with extremely basic fittings and finishes.

A non very practical and accessible wardrobe-storages in the master bedroom.

the master bedroom entrace with the hardly accessible storage, and the excessively high ceiling, considering its size and proportions.

This room which has been fully re-designed was a very standard bathroom fitted with quite ordinary sanitary ware

The bath in the previous layout was also located underneath the communal staircase but with a quite unpractical design/layout, as well as with a quite basic design, level of detail and finishes.

3

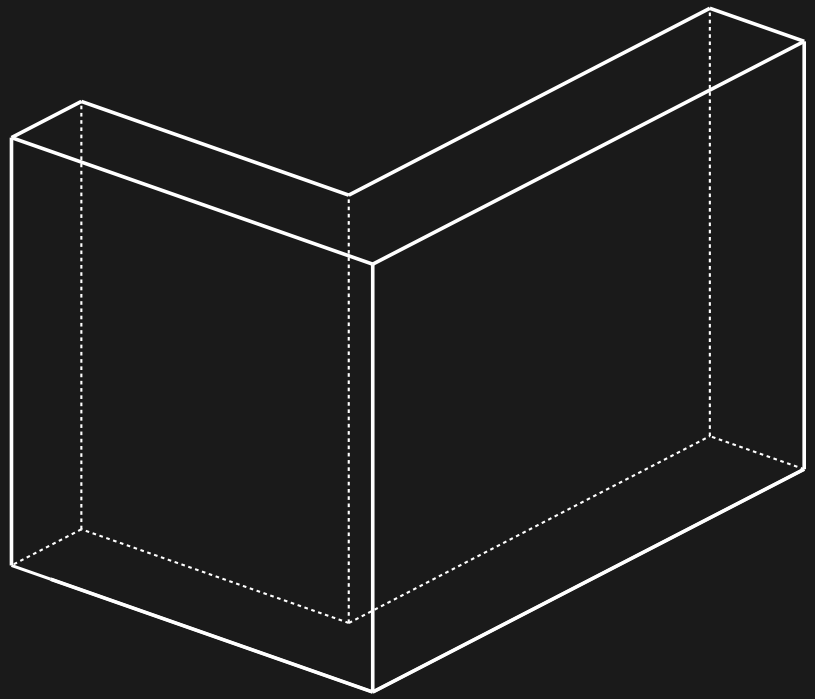
The Concept

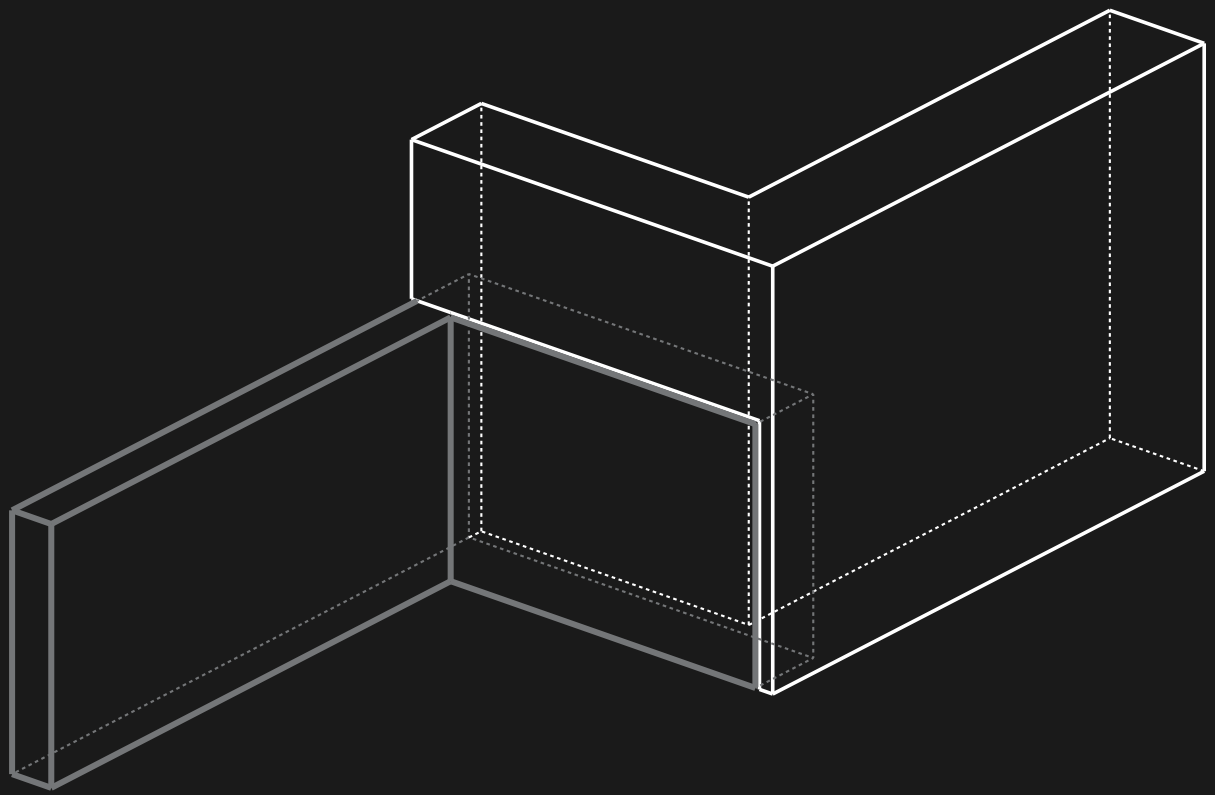
Nevern Square Apartment

London, Earls Court (UK)

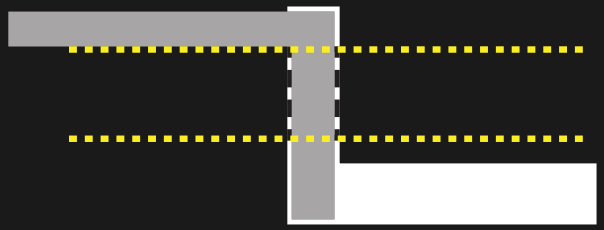
white 'L'

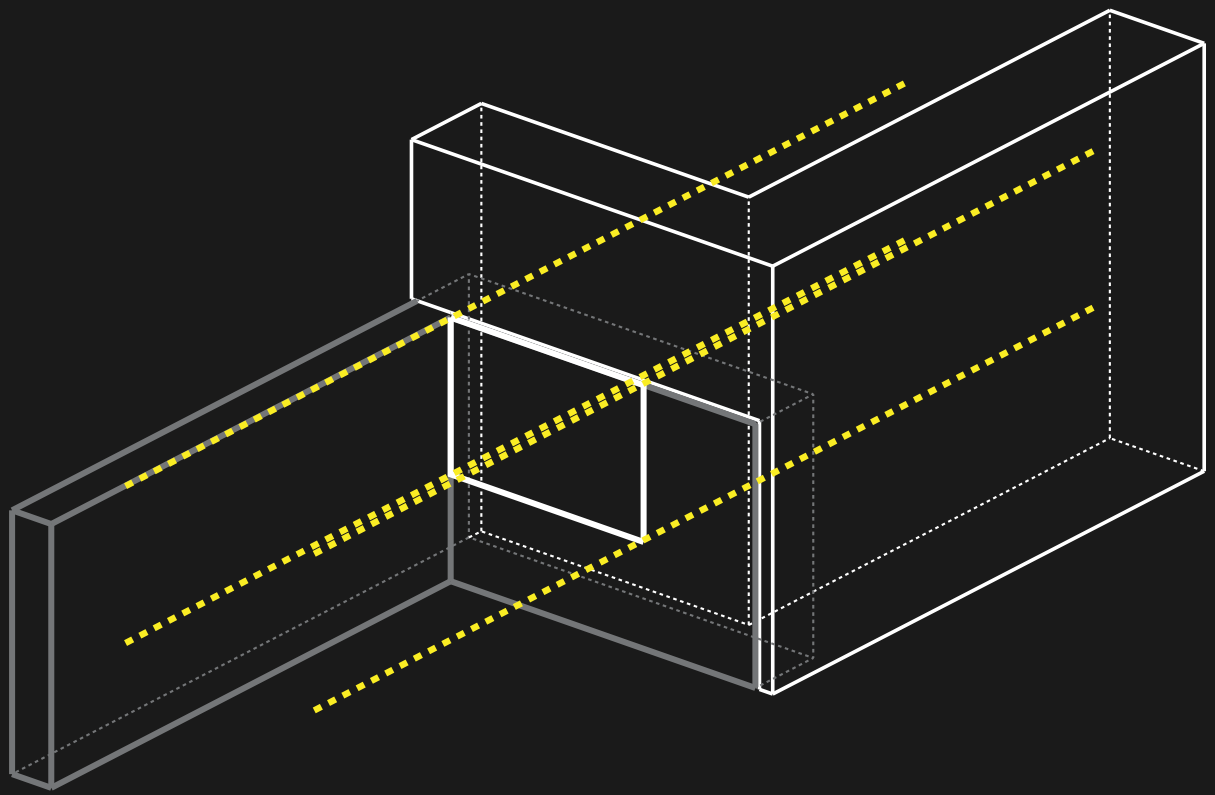
white 'L'
Black' L'





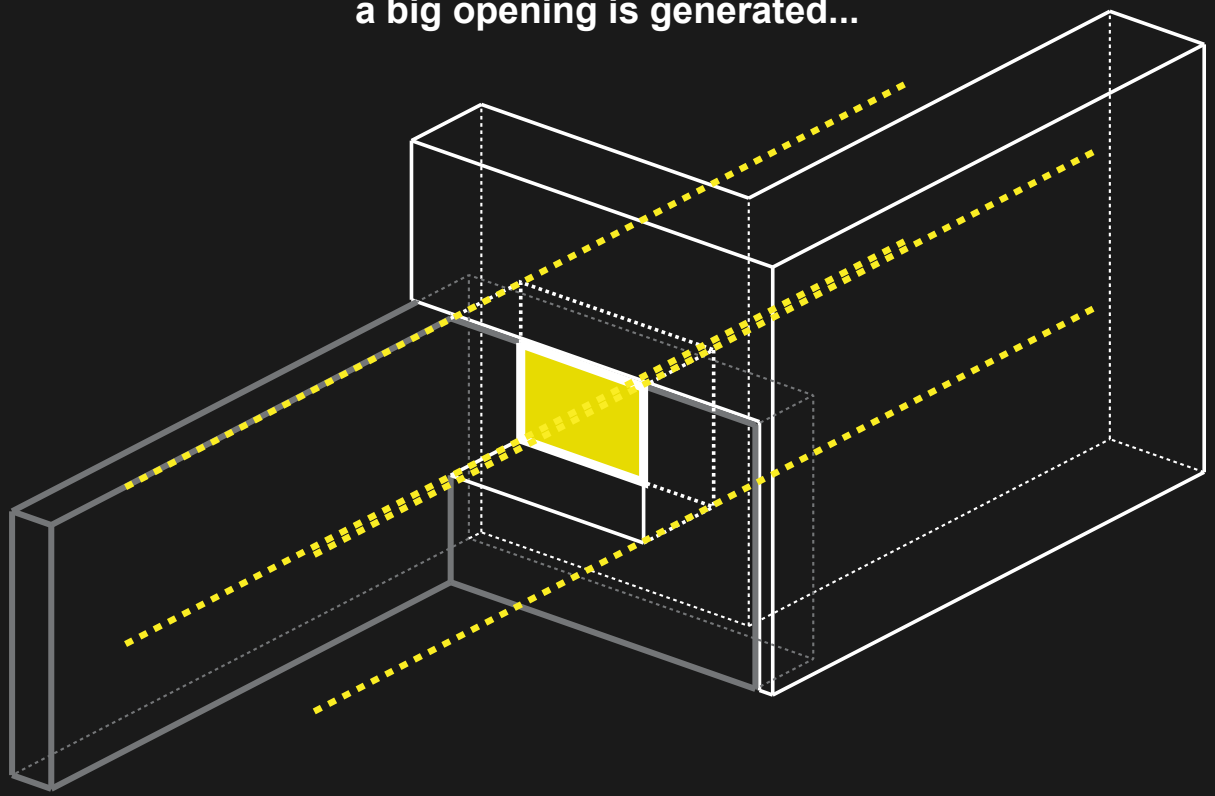
The Concept starts from the intersection...
....of two opposite 'L' shapes...





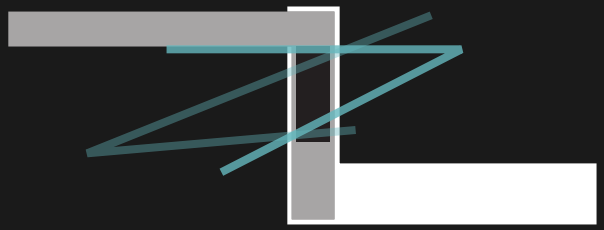
The Concept starts from the intersection...
....of two opposite 'L' shapes...

... and where they meet
a big opening is generated...

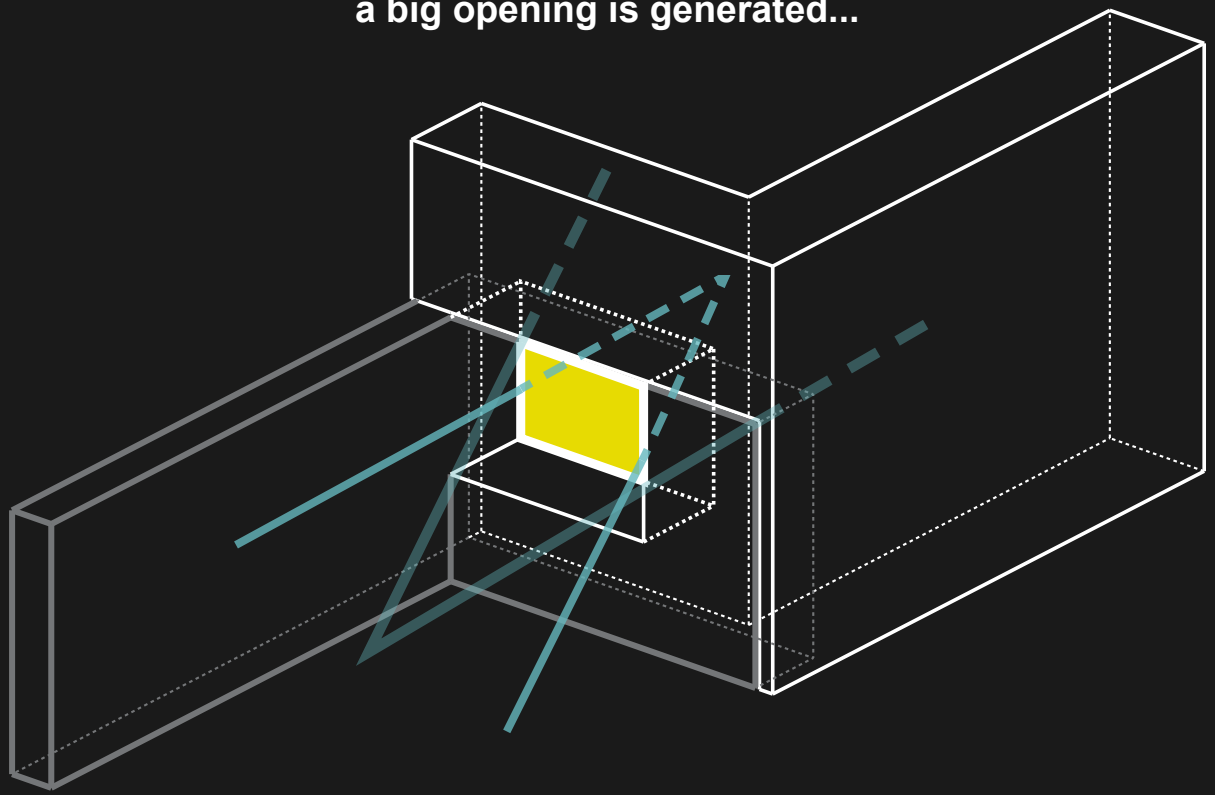


The Concept starts from the intersection...
....of two opposite 'L' shapes...

...to allow light to come through...



... and where they meet
a big opening is generated...

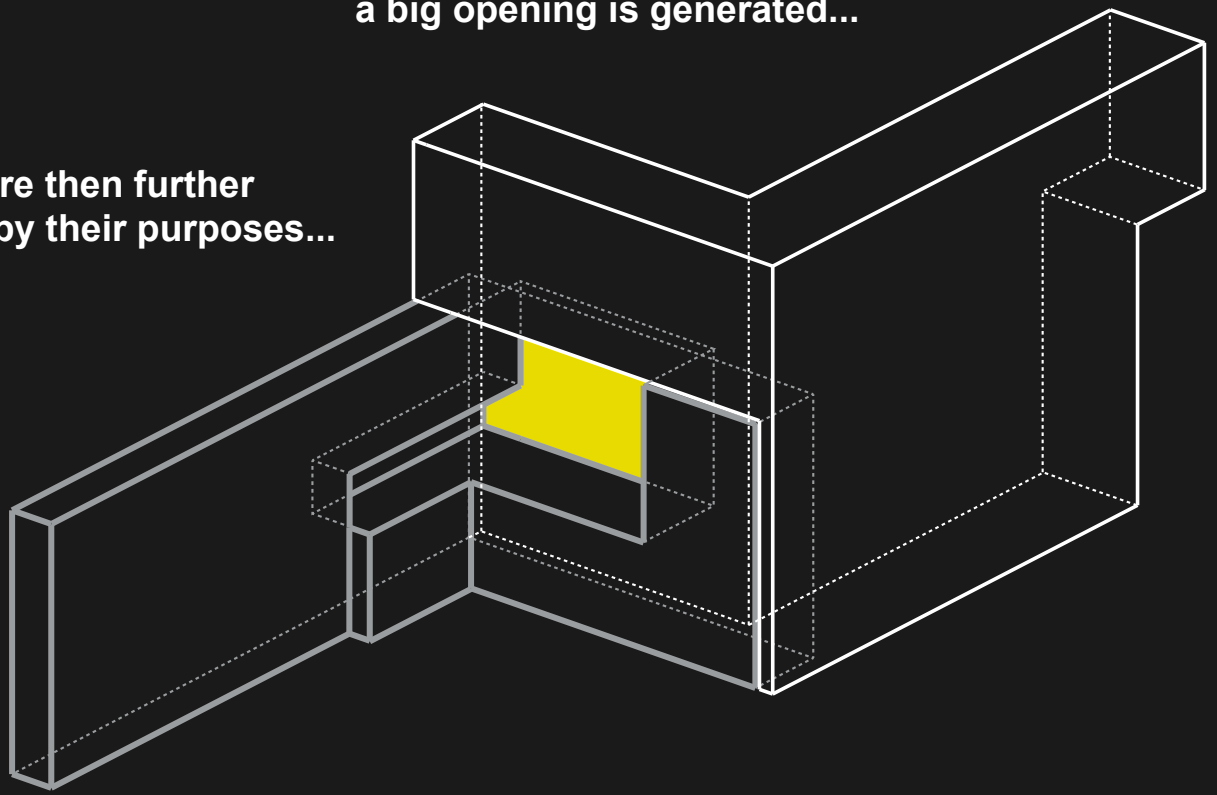


The Concept starts from the intersection...
....of two opposite 'L' shapes...

...to allow light to come through... ...and view through the spaces...

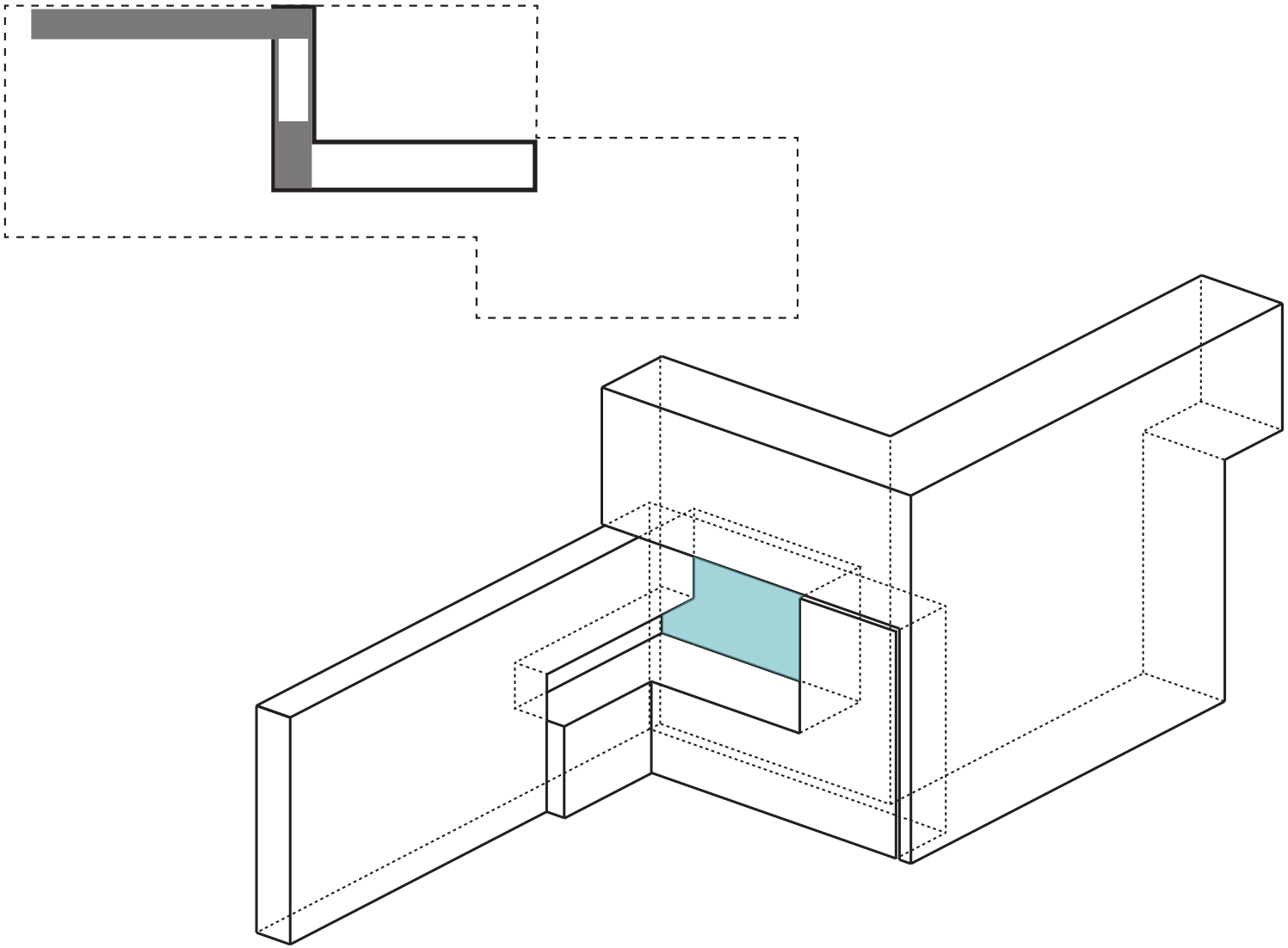
... and where they meet
a big opening is generated...

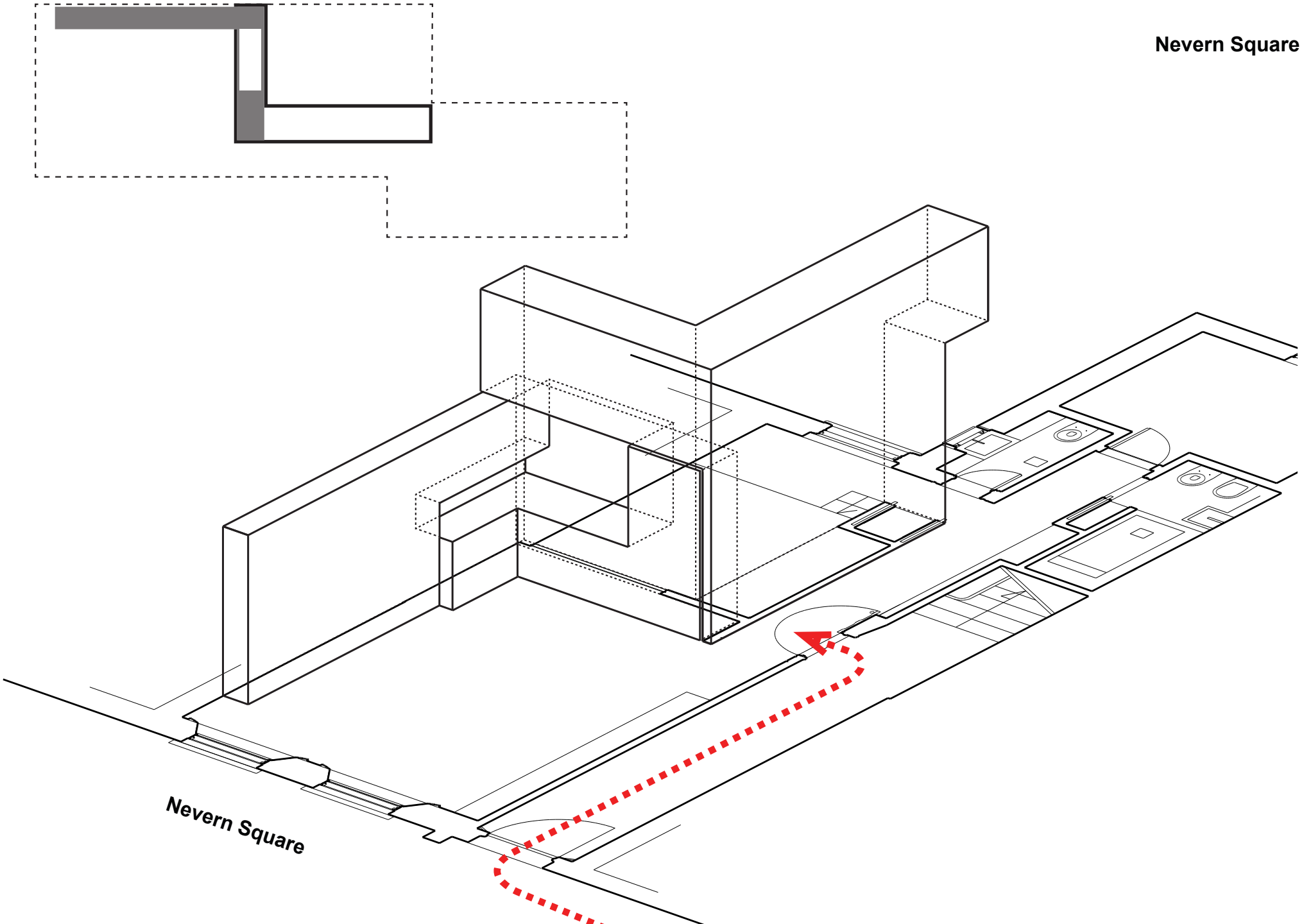
...the two 'L' are then further
deifned by their purposes...

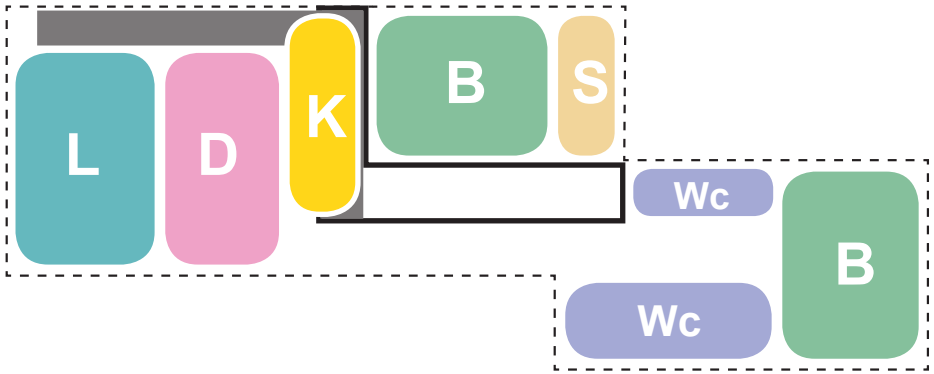


The Concept starts from the intersection...
....of two opposite 'L' shapes...

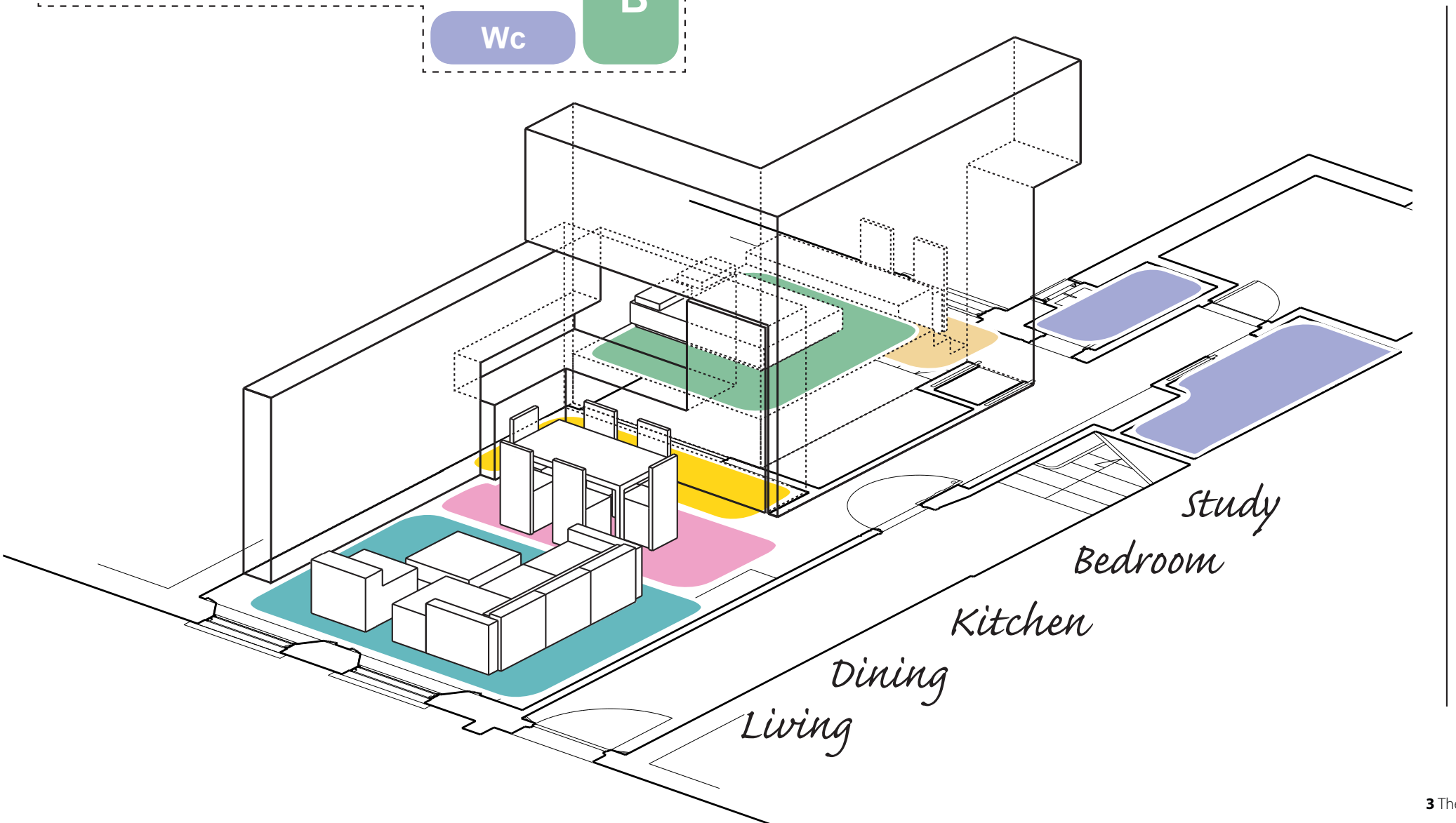
...to allow light to come through... ...and view through the spaces...




Nevern Square



....and spaces and functions are then organized through a tidy linear sequence..



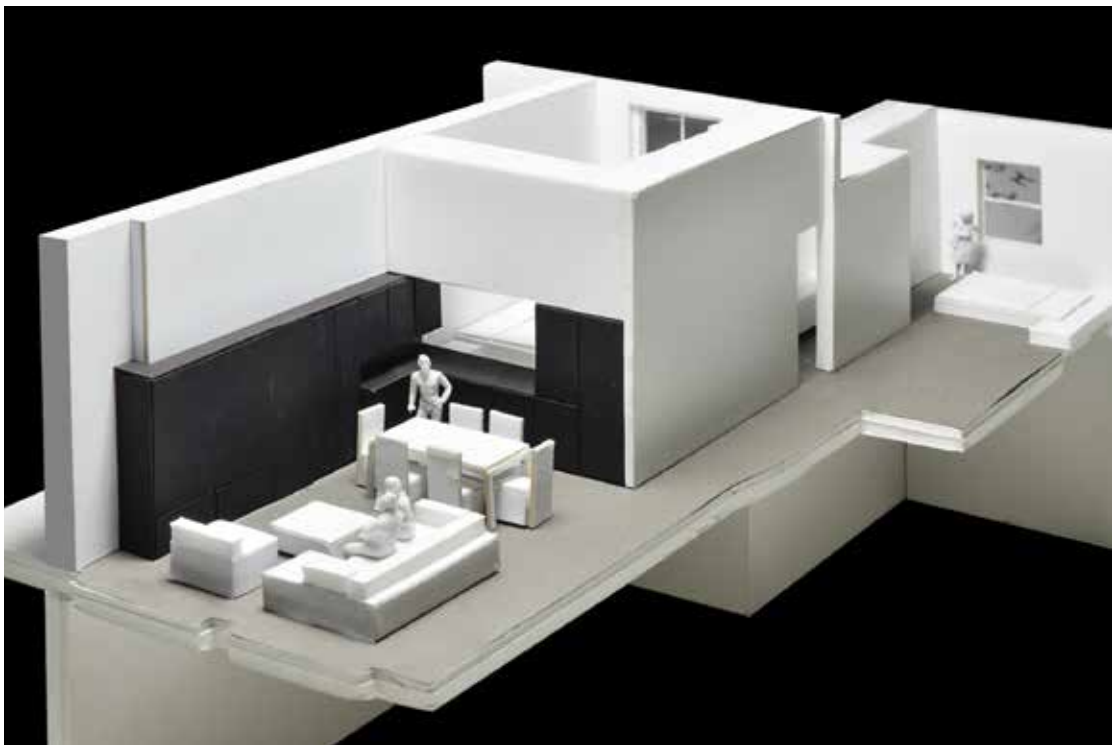
3

The Concept

I thought then to reinterpret in a very contemporary way the British Edwardian 2-rooms layout, with one big room at the front and one at the rear, typical in these houses, revealing somehow the original rooms proportions and enhancing the two beautiful and monumental windows at the front. The geometry of the spaces is in this layout generated by the balanced intersection of 2 opposite 'L'. The White 'L' which is full height (3,80m), is made of partitions, and incorporates a number of useful wardrobes and cupboards and defines the overall layout of the apartment with the main corridor, a Kitchen-dining-living open space at the front and the master bedroom en-suite at the rear. The Black 'L', which is 2,25m high, is made of a bespoke furniture and has multiple functions: Kitchen, Spirits bar, CD/DVD storage, TV furniture, etc...
It is the intersection between these two 'L' that generates the element that mostly characterized the project: a wide glazed internal opening, enclosed by fixed glass, which gives to the front and rear rooms an extraordinary visual depth and continuity, and that can be screened anyway when needed. This opening really works like an additional big widow inside the house, allowing to enjoy the natural daylight during the whole day, and giving the impression that both the Living area at the front and the Master bedroom at the rear would double face (front and rear) the external spaces, with the very pleasant result required by the clients.

'It is such a pleasure to wake up in the morning and see from our bedroom both the Nevern Square gardens at the front and the small but leafy courtyard at the rear' the owners tell me, and it is so pleasant they say also to work from home, on the desk integrated within the raised podium in the master bedroom, which because of its orientation, allows to see the green gardens at the front through the internal spaces of the house. They also tell me how pleasant is to cook facing the small but very green garden at the rear through the master bedroom spaces, and how useful is the natural light which comes directly from that side in the afternoon hours and which generously lit through this big glazed opening also the kitchen worktop and the small plants set into it, helping also in a substantial reduction of the artificial lighting needed.

It is thanks to the high optimization of the spaces that has been possible to organize in a depth of only 10.85m and through a tidy and fluent linear sequence: Living-Dining-Kitchen-Master Bedroom-Studio, connecting them to the other rooms at the rear through the main corridor. It is through this extremely optimized design that has been possible to locate the required 11 dedicated areas/rooms (living, dining, kitchen, corridor/lobby, studio, utility, laundry, 2 bedrooms and 2 bathrooms) into an apartment of only 69 sqm and with only 5 external windows.. And It is through the simple and neat geometries made of balanced proportions of solids and voids, bespoke design elements, furniture and materials that a small XIX century apartment have become an elegant and practical home for a young and growing family.



3D Visuals of the spaces have then been made in order to check the materials approach, check balances between the elements and views through the spaces. In the image above the Living-Dining-Kitchen area and its intersection with the white 'L'.

Clients are good readers so we thought at a full height bespoke bookcase, which could have worked as a smooth transition between the historical appearance of the monumental windows and the more contemporary design of the interiors.

The vision of the living spaces from the master bedroom is what Clients really feld in love with since the first time they saw it.

The living spaces as reppresented in the concept design stage. Clients were happy pretty much with alle the proposals, just the fireplace was some point turned into a disc player niche, a safer choice for their little daughter Alice.

The visual and light benefits of the glazed internal opening for the master bedroom and the small studio area were key factors for the concept. The materials continuity between the floor and the studio-desk was also chosen at this stage

The 'Yacht' bathroom was thought since the very early stages as a waterproof multifunctional wetroom with a 'monolithic' look.

The Travertine bathroom optimizes each single sqcm of a space which originally appeared very much limited by the geometrical constrains.

4

The Design

Nevern Square Apartment

London, Earls Court (UK)

4.1

The Design solutions

The project for the Nevern Square apartment has been conceived to allow a comfortable and contemporary living within a late XIX century monumental Edwardian terrace building, and it has been specifically designed to suit the needs of a young family with a baby.

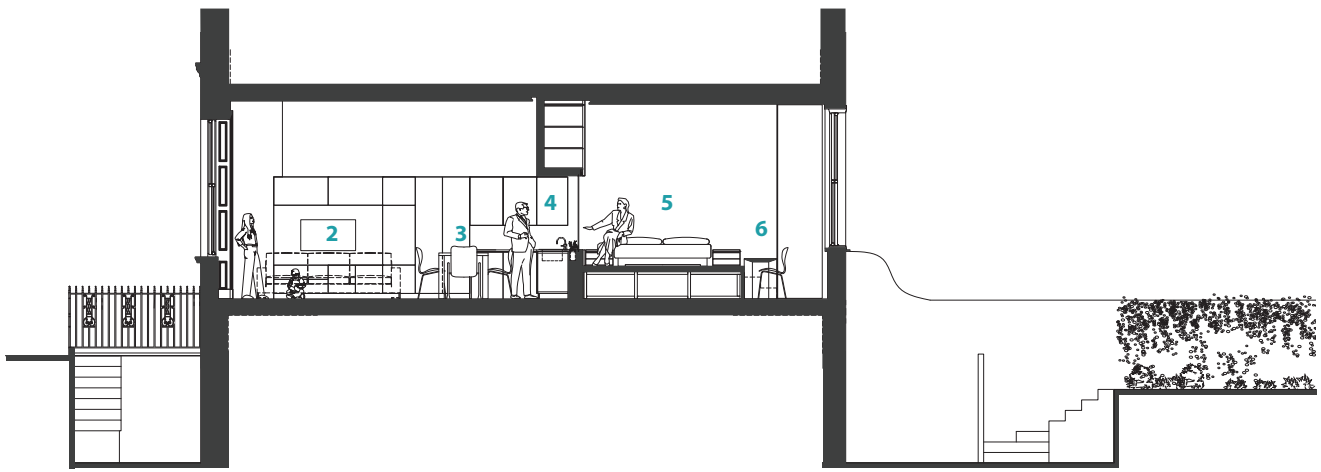
The key factor of the overall design is the reinterpretation of the 2 rooms layout (front and rear) typical of these historical terraced buildings, in a completely contemporary way: through the balanced architectural intersection between two well defined 'L' shapes (black and white) which, together with the adjacent rooms and bathrooms, provide the highest standards of a XXI century comfortable dwelling within an only 69 sqm apartment.

Everything has been developed through a continuous dialogue with the clients to be sure to not miss any of their target and expectations. They loved the overall concept and they found absolutely unique the visual dept and the natural light we gave to the apartment thanks to the internal glazed opening, together with all the other related benefits. We generally investigated and discussed well more than a single alternative for the different elements and aspects, they were mostly very happy about all the final solutions we proposed, with just sometimes very minor variations.

Clients found absolutely practical and necessary to include kitchen-dining-Living into an open plan as a good space savings solution, at the same time they found useful to have the little studio, they required, incorporated more privately into their master bedroom, to not generate again additional smaller rooms or to not relegate it into a little corner of the living area. They considered very clever and discreet the ways we found to incorporate all the hidden storages: wall cabinets rectifying the old corridor, building a platform to raise the master bedroom, within the lowered ceilings, inside the new bespoke furniture, etc.., and the additional little laundry/utility that came out was a pleasant and well appreciated surprise. They asked for an absolutely optimized bathrooms design due to the sizes restrictions, and the multifunctional wetroom/bathrooms we proposed were very much appreciated, materials and details choices matched also with their elegant and minimalist taste.

As they are good readers they required a large bookcase and they liked the linear design we proposed together with its location. They liked the idea of the linear lighting on the ceilings as smoother and softer than the more typical spotlights or pendants they also said.

The whole apartments should have been friendly for their daughter Alice, and they are happy with the visual permeability we gave it also for this, and overall, as contemporary design lovers they really enjoyed to develop the project with us from the layout solutions to any materials choice and detail.



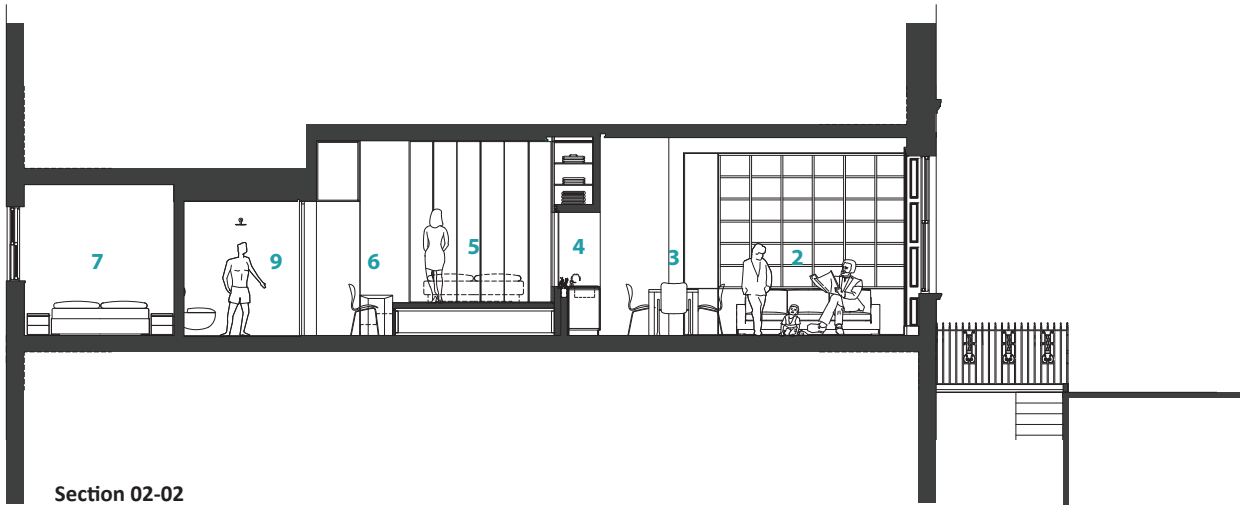
Section 01-01

1 Entrance
2 Living
3 Dining
4 Kitchen
5 Master bedroom
6 Studio
7 Bedroom
8 Shared Bathroom
9 Ensuite/Shared Wetroom
10 Utility

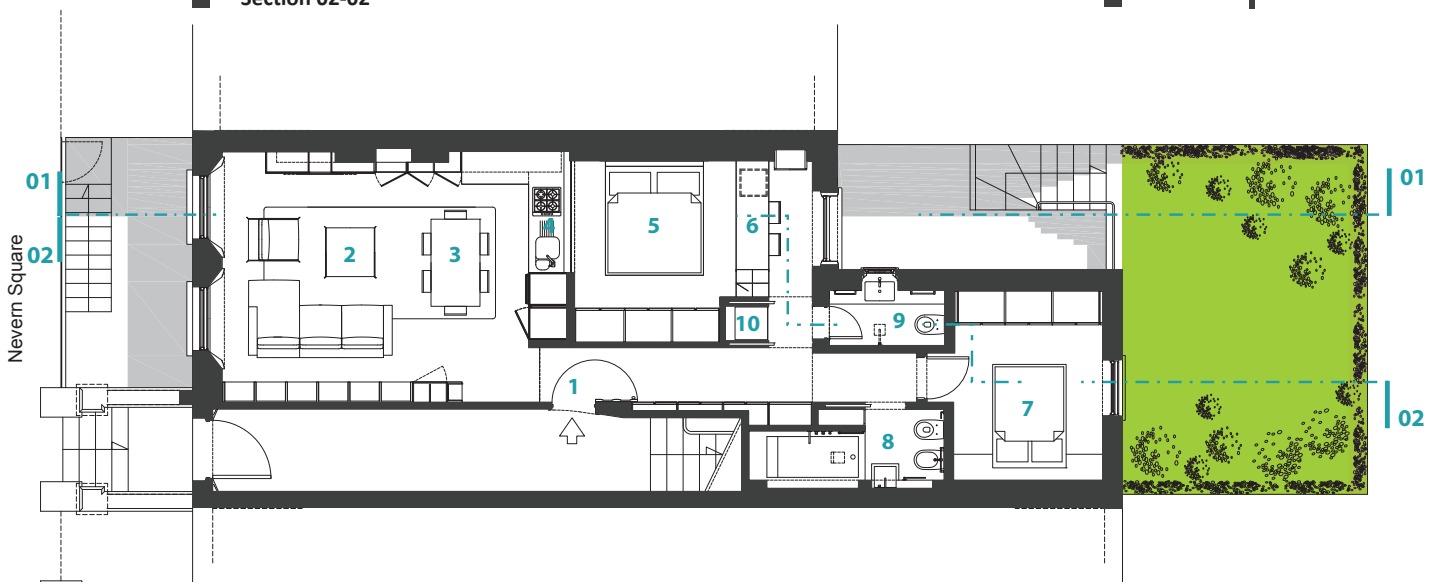
Nevern Square Apartment - London, Earls Court

Daniele Petteno Architecture Workshop - London

Scale
0 1 2 3 4 5m
0 5 10 15 20ft



Section 02-02



Ground Floor Plan

1 Entrance
2 Living
3 Dining
4 Kitchen
5 Master bedroom
6 Studio
7 Bedroom
8 Shared Bathroom
9 Ensuite/Shared Wetroom
10 Utility

Nevern Square Apartment - London, Earls Court

Daniele Petteno Architecture Workshop - London

Scale

0 1 2 3 4 5m
0 5 10 15 20ft

4.2

The Travertine Bathroom

‘We are aware that the space is tight, nevertheless we would like to have the feeling to be in a SPA complex getting into it’. This is what clients told me describing how this bathroom should have been, a quite challenging request I Immediately thought for a bathroom of only 4.20 sqm..! But that is also when I thought which better reference than the elegance and the feelings of the famous romans thermal complexes then.. ‘It has to be comfortable and cosy for us, delivering a pleasant and fully equipped room for our daily uses’ they said ‘at the same time practical, welcoming and of easy access for our nanny and our occasional guests’ they carried on. Additionally they required the bathroom would be positioned in a way that could have also allowed to maximize the size, and the proportions of the main rooms of the house.

The design Solution

With all client’s requirements in mind and considering the relevant constrains and the restricted space given by the historic fabric, we then developed a solution which optimizes each single sqcm, turning the irregular geometries into a pleasant and elegant space with a very practical layout, a neat look and an easy-to-use design.

Highlights:

The use of the porcelain coverings.

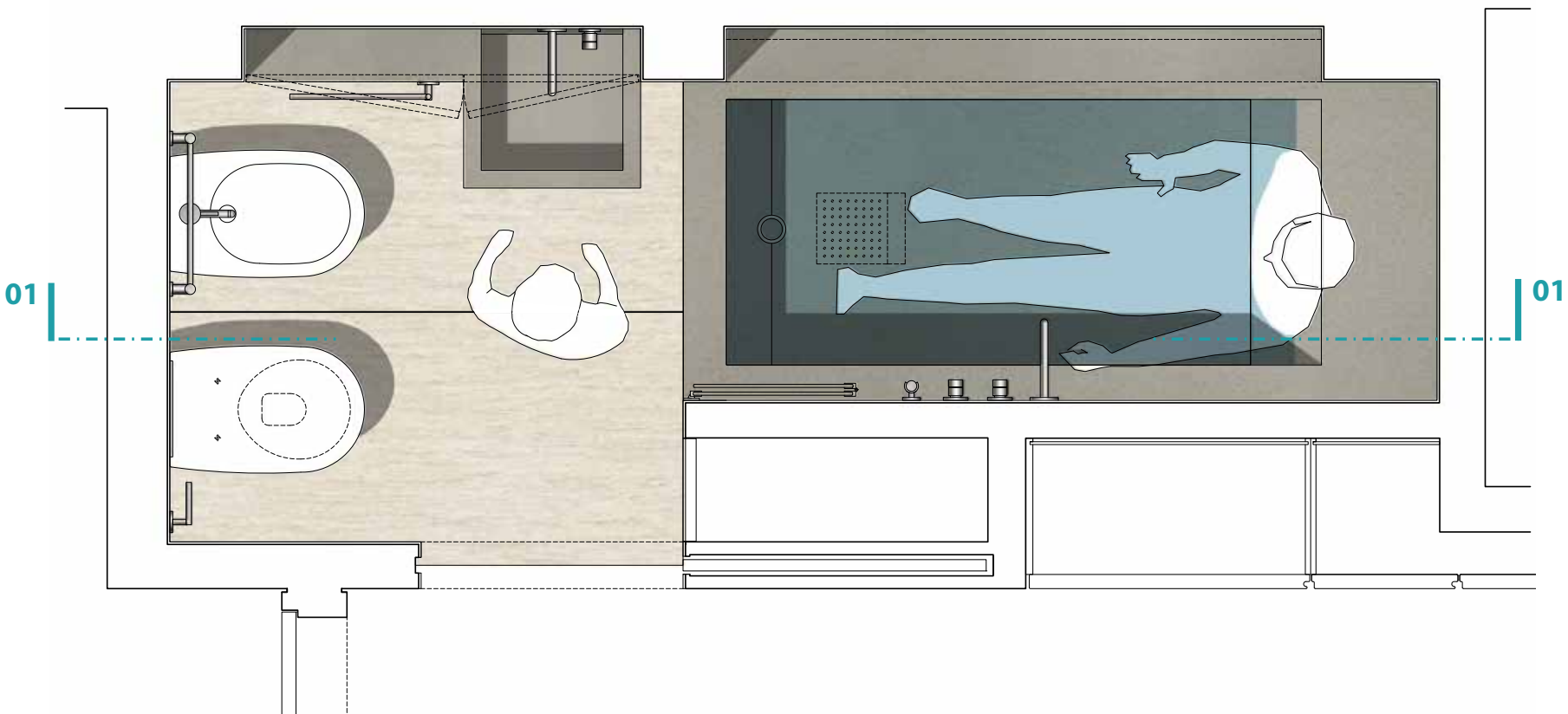
Tiling is the key-feature of this bathroom. Although its quite modest size all the surfaces: floor walls, ceilings, niches and furnitures have been covered with extraordinary sized porcelain slabs, which are only 3.5mm thick (7mm for the floor) and have a fiberglass nets bonded on their backsides, in order to make them resistant and flexible (they can be turned with a ray of 5m!). Two textures with two different colours have been combined to give a balanced contrast into the room and to characterize two families of elements: the room surfaces, with a creamy elegant and relaxing travertine-looking covering, and the bespoke washing elements (sink and bath) for which an anthracite texture has been chosen. Slabs were cut according to a thoughtful cutting scheme in order to minimize wastage. All the corner junctions between elements have been implemented with mitered edges and grouting chosen to perfectly match the slabs dominant colours, in order to deliver to this room elegance and a pure stones-monoblock look

The use of the space and the concealed furniture

Everything in the layout of this bathroom has been carefully located and thanks to its pretty square proportions, the room ensures the maximum accessibility also by people with reduce mobility or crutches users.
Two main bespoke and concealed furniture have been specifically designed for this bathroom. The full height cupboard next to the entrance, externally cladded with a single ‘travertine’ porcelain slab, to make it almost `‘disappearing’ in the room, and the mirror cupboard mounted flush with the wall, which thanks to its internal adjustable shelves system provide space for all the toiletry and personal care products.

The high level of customization

This Bathroom achieved a high level of customization. With the only exception of the metal elements (taps, wastes, mixers, shower head, etc..) , for which high quality brushed stainless steel items have been used, and the WC and Bidet, all the architectural elements: sink, bath, joineries, entrance door, niches architectural lighting etc.. have been purpose bespoke in order to achieve an ideal comfort, practicality, and an elegant and coordinated appearance.



Floor Plan

The Travertine Bathroom

Scale

0 0.2 0.4 0.6 0.8 1m

0 1 2 3 4ft

Ceilings into this room have been also covered with large size porcelain slabs, in coordination with walls and floor, in order to enhance the ‘monolithic’ design of this room.

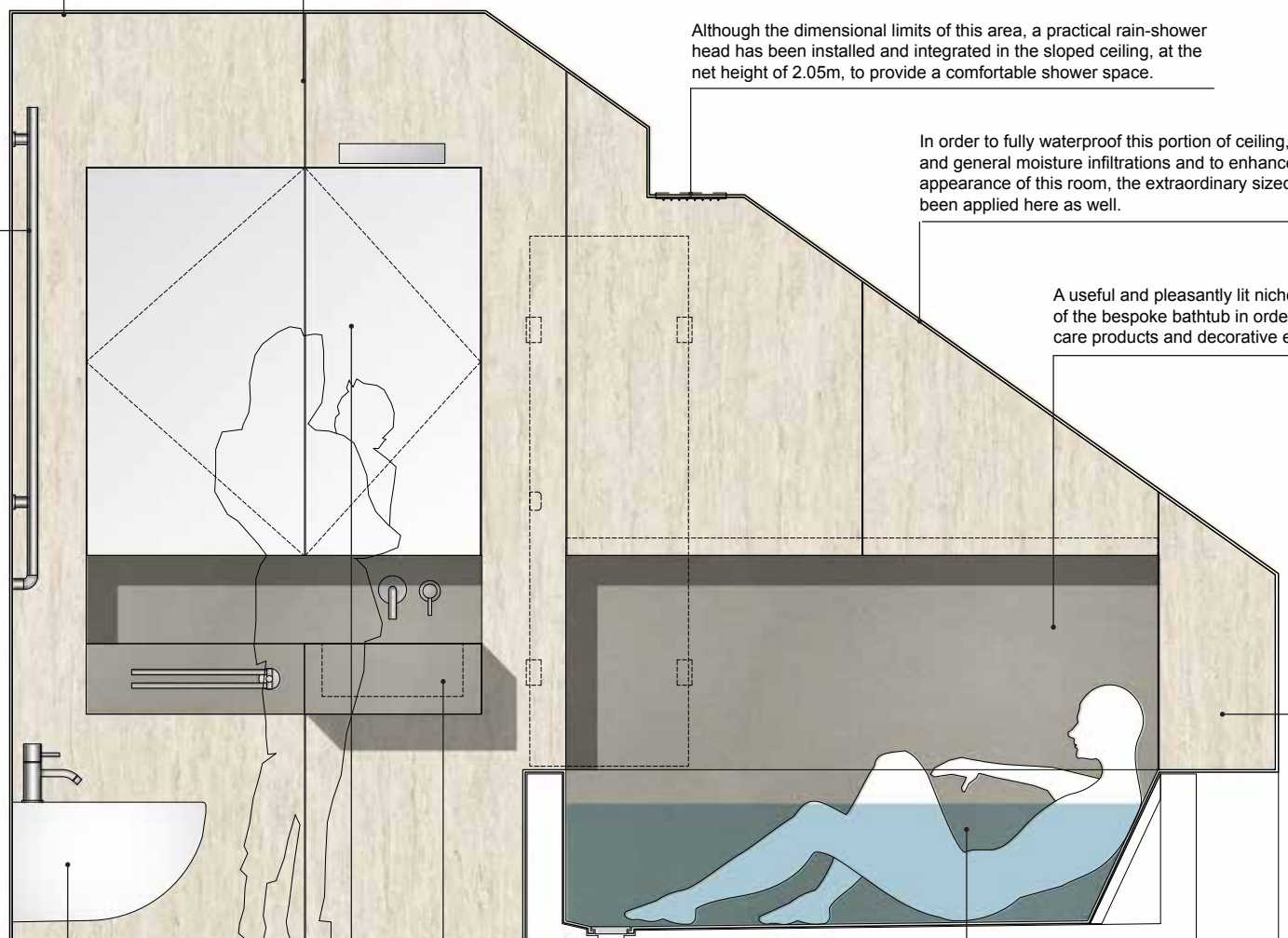
The extraordinary sized porcelain slabs used to cover all the internal surfaces of this wetroom have been cut and installed according to a specific cutting scheme in order to coordinate all the joints with the proposed design elements.

Although the dimensional limits of this area, a practical rain-shower head has been installed and integrated in the sloped ceiling, at the net height of 2.05m, to provide a comfortable shower space.

A tall combi water-electric towel warmer has been installed here both to heat the room and to provide sufficient supports to dry-up the wet towels.

In order to fully waterproof this portion of ceiling, to prevent shower drops and general moisture infiltrations and to enhance the overall monolithic appearance of this room, the extraordinary sized porcelain claddings have been applied here as well.

A useful and pleasantly lit niche has been formed at the side of the bespoke bathtub in order to provide space for personal care products and decorative elements.



A quite comfortable space has been left also on this end of the bathroom, in order to potentially locate a silicon pillow and/or additional personal care products.

Section 01-01

The Travertine Bathroom

Sanitary ware has been conceived entirely wall-hung in order to ease the room cleaning and to give the floor covering a neater look.

A bespoke mirror cabinet has been set into the wall to be flush with the room coverings.

In coordination with the Bathtub, a fully bespoke sink unit has been built on site here, waterproofed and then covered with porcelain slabs, to give it a monolithic appearance.

A large and comfortable bathtub has been built on site here with mdf, and then waterproofed and covered with large porcelain slabs (3.5mm thick only!) in coordination with the sink unit and with a balanced contrast with walls and floor.

4.3

The 'Yacht' Bathroom

For this bathroom the clients asked me something special. ‘It has to be our beautiful and practical En-suite’ they told me, ‘but it should be shared when needed without passing through our bedroom’ they said. ‘We need it to work like a small laundry for the growing needs of our family, but it does have to not look like a utility’ they carried on. To make the whole thing even more challenging they said they would have loved to have a full wet-room with an open shower but without seeing any drainage or waste on the floor, the bathroom should have looked like a proper room and not like a ‘walk-on shower’ as they call it. And additionally the listed also a number of products they would have liked to store into it.

The design Solution
I thought then at the size and the space optimization of the bathrooms designed for the yachts, and that inspired me to develop for this space a simple and elegant design, that generates a fully equipped and waterproof room, which measures only 1.00m x 2.12m!.

The layout is linear, it gives to each side of the room specific functions and includes: a washing basin unit along its whole length on one side, which becomes deeper in the proximity of the central window to host the sink and its tap, the shower area on the opposite side, and the wall hung WC at the very end. Materials choices were also absolutely essentials, in order to make this space tidy and relaxing just three groups of colours/textures have been carefully coordinated: Grey for the extraordinary sized stone-concrete looking porcelain tiles on walls and floor, White for the joineries, the corian sink-top and the painted ceiling, and Brushed Stainless Steel for all the metal elements and fittings.

‘Wow’ was really their first word clients said when they saw it completed.’It is everything so perfectly working’ they said, and after a few months of use they keep on telling me that ‘it is so pleasant to shower into this room, finding it surprisingly dry a few minutes later, ready for all the other functions’.

Design innovations

The Four doors access lobby

The bathroom is accessible through a small square lobby (0.8mx0.8), which thanks to its 4 doors, one on each side (two sliding and two hinged), allows to use this room with three different and versatile configurations: as en-suite bathroom/ wet room for the Master bedroom, as shared Bathroom directly accessible from the main corridor from the other guests of the house, practical and useful, as small laundry space to hand-prewash and to dry clothes with free standing stands

A fully waterproof wetroom

To allow the maximum flexibility, all the elements and the room itself have been designed to be 100% waterproof:
- The room has been first of all treated with waterproof products on all of its sides and anti-moisture products on its ceiling.
- The porcelain slabs have been bonded with waterproof adhesive and waterproof grouting, matching the tiles dominant colour, have been used to seal all the minimal gaps (1.5-2mm) in between the slabs, which have been also maximized in size in order to reduce the probability of potential water leakages.
- The washing basin unit has been also conceived as a fully waterproof suspended furniture in Corian and Parapan.
- Toilet paper and WC brush have been located into a small cupboard at the end of the washing basin unit in the proximity of the WC, so the paper never gets wet.
- The towel warmer is considerably high, safely far from the shower.
- All the metal parts are in high quality anti-corrosion brushed stainless steel.
- All the white joineries (window frames, entrance door) and the ceiling have been painted with waterproof paints and sealed where necessary.

The linear mirror lights

When the natural light should not be sufficient, or in the evening, two dimmable linear lights mounted vertically on both sides of the window allow to have around the sink area the same ideal lighting conditions. During the day these lights are very discreet appearing as part of the frame of the window and they can be gradually used at dusk, thanks to the dimmable function. These lights are made with a 14W/m warm white (3000K) led strips mounted into an aluminium extrusion with a waterproof translucent gel diffuser, a pleasant, long lasting and energy efficient solution.

A single slab for the floor

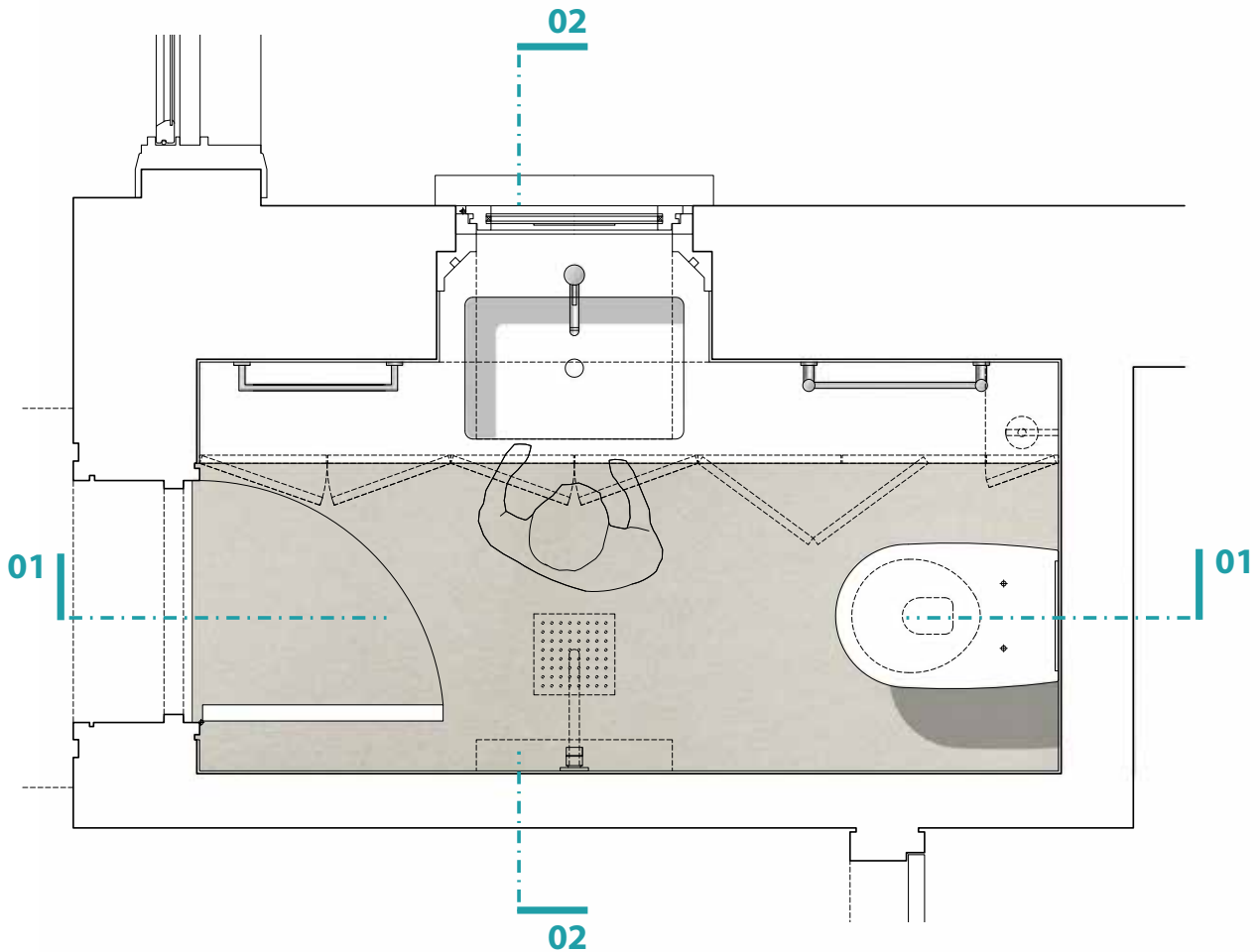
A unique feature of this bathroom is to have the floor covered by a single porcelain slab of 7mm with no gaps or joints! This gives an incredible sense of continuity to the floor. The installation required the work of two specialized installers which took almost 1h to laid it down slowly on the bed of adhesive, and essentially with no margins for mistakes.. The result is impressive.

The hidden shower drain

Another unique feature is the hidden shower drain. A long (2.12m) channel hidden underneath of the suspended furniture. This allowed to achieve the single floor slab design at the same time hiding the water drainage as required by the clients. The whole bathroom floor is sloped 1.5% toward the Sink suspended furniture and it has a very minor step at the entrance (10 to 25mm). This allows the water to surprisingly ‘disappear’ underneath of the cabinets. Clients loved it, it is so pleasant to not see or have any drainage under our feet while we shower in the room’ they told me.

The mirror window

As practical, sustainable and efficient solution a small mirror has been bonded to the glass of the window: Users approaching the sink and facing the mirror are lit by the natural light coming from all around it, with essentially no shadows casted on the face, which is the ideal condition for make-up, shaving, and any face-teeth cleaning/treatments. The use of natural light is maximized and the amount of artificial lighting therefore reduced to its minimum, for a more sustainable living. It is overall also a financially convenient solution.



Floor Plan

The 'Yacht' Bathroom

Scale

0 0.2 0.4 0.6 0.8 1m

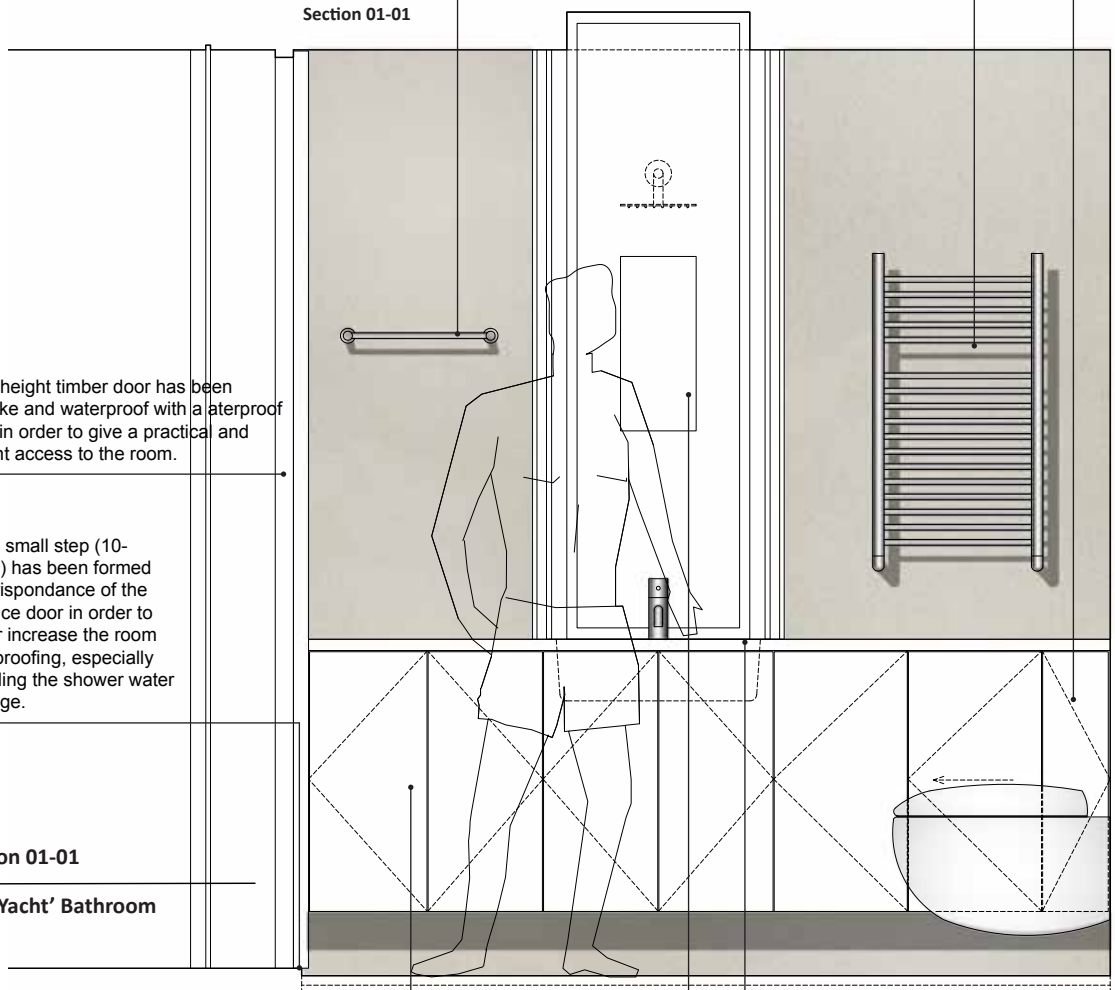
0 1 2 3 4ft

All the elements have been designed and located in order to be 100% waterproof. The toilet brush and paper have been concealed into a waterproof wall hung cabinet, which can easily be accessed when needed.

A towel bar has been mounted here quite higher than standard, in order to keep the dry towels safely far from the shower water.

The towel warmer has been installed a little higher than standard and located quite far from the shower head, in order to keep towels far from the shower water.

Section 01-01



A Full height timber door has been bespoke and waterproof with a aterproof paint, in order to give a practical and elegant access to the room.

A very small step (10-20mm) has been formed in corrispondance of the entrance door in order to further increase the room waterproofing, especially regarding the shower water drainage.

Section 01-01

The 'Yacht' Bathroom

!00% Waterproof vanity unit
Developed together with a specialized yachts furniture manufacturer, this unit made in 'parapan' provides 100% protection from the shower water to the internal personal care products.

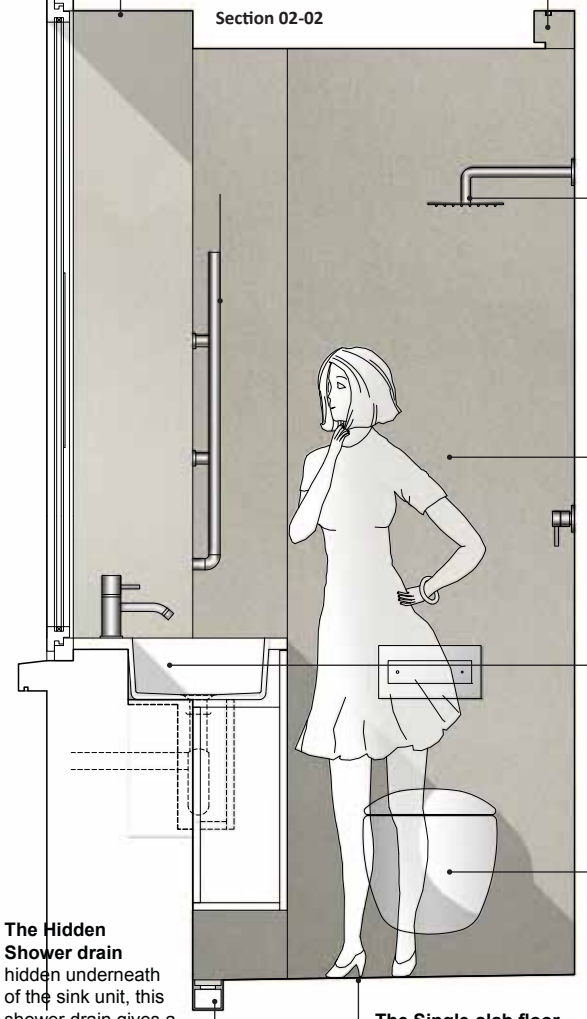
The Mirror window
Bonded to the window glass this small mirror is efficient, practical and elegant.

!00% Corian made, this top with undermounted and bonded sink provides a fully waterproof practical and elegant solution to locate various bathroom items.

The ceiling has been shaped here in order to give more harmonic proportions to the room and to allow the installation of concealed lighing, preserving at the same time the existing window height.

Linear led lighting has been installed in corrispondance of the shower area, in order to provide an 'ambient' light during showers.

Section 02-02



A wall mounted shower head installed in the middle of the room together with the fully sloped floor allow to use this space as a pleasant and comfortable wetroom.

The extraordinary sized porcelain slabs used to cover all the internal surfaces of this wetroom have been cut and installed according to a specific cutting scheme in order to coordinate all the joints with the proposed design elements.

The existing wall has been shaped here in order to install a normal size washing basin unit, overall gaining more space into the room.

Sanitary ware has been conceived entirely wall-hung, in order to ease the room cleaning, the shower water drainage and to give to the floor covering a neater look.

The Hidden Shower drain
hidden underneath of the sink unit, this shower drain gives a pleasantly neat and clean look to this room.

The Single-slab floor
covered by a 7mm thick single slab, sloped 1.5%, this very unique completely joinless floor has no visible drain and wastes.

5

The Building works

Nevern Square Apartment

London, Earls Court (UK)

5

The Building Works

The implementation of the project needed 21 weeks of substantial works. The flat has been stripped out first and opened up entirely, removing all the non original partitions and joineries added with the years. It has been then structurally strengthened with steel beems and columns to support the 17 tons of loads coming from the four storey above, retrofitted with services of the latest generation (including underfloor heating), internally thermally insulated, finished and decorated with high quality materials and bespoke furniture. This approach has allowed to live a XIX century building with the comfort and the practicality of a contemporary house, in the respect of the shapes and proportions of its original spaces.

Curiosities

It is perhaps just a curiosity, but in order to fully comply with the National Building Regulations, what allowed the implementation of a such open layout, especially toward the flat entrance door, is a rolling fire curtain installed in the soffit in the proximity of the entrance, and which works just in case of emergency, being normally just barely noticeable, only because of its side tracks going all the way up on the side walls.

Front and rear room have been opened entirely and substantial works were needed to support all the loads of the 4 storey above.

On the left, the structural steel column that and the beam needed to preserve the stability of the floors above and to structurally strenghten this part of the apartment.

On the facing page, images of the main front and rear living/ sleeping spaces at a different levels of completion.

At the side, (left) the fully bespoke Travertine batroom, the tiler is checking the

6

Building Costs Analysis

Nevern Square Apartment

London, Earls Court (UK)

6

Project Budget and Building costs

From the very first conversations with the clients the project sounded to us substantial since the beginning, especially if referred to the limited size of the apartment. The clients were aware that to satisfy their brief the property should have been remodelled entirely and re-design with very high standards and bespoke solutions, and they originally assumed for this a budget of £130,000+VAT.

Considering their requirements and quality standards, our experience with similar projects and even before any concept design developed we indicated a budget of £150,000+VAT to be more realistic for the building costs, including in this pretty much everything, and excluding only the free standing furniture.

The refurbishment and remodelling from start to completion took 21 weeks between substantial works and bespoke elements manufacturing stages, and the levels of the works required were quite often well above the average of the refurbishments of apartments of similar size, this considering: the relevant structural works needed, the precision and quality required for the main architectural works, the quality of the new services installed, the very high level of customization and the very high quality of the materials and finishes.

At the end, the real building cost was £146,000+Vat, not far from our initial assumptions, and also from the very first clients

expectations, which were very happy indeed, considering the very high expectations and the solutions and materials chosen.

Project costs Summary

Demolitions and Removals **£6,400**
Including garbage transportation, skips, props, etc..

Structural works **£6,800**

Including steelworks, structural strenghtenings and temporary works.

Main architectural works **£26,000**
Including the main remodelling with walls and floors structures (high level of precision was required in the bathroom with a maximum deflection allowed of 3mm through out due to the big slabs installation, insulations, doors, windows (replacement/refurbishment) , bedroom podium etc..

the big porcelain slabs installation, insulations, doors, windows (replacement/refurbishment) , bedroom podium etc..

Plumbing and Heating **£8,500**
Including gas connections, new boiler, bathrooms and kitchen plumbing works, etc..

Electric and Lighting **£11,200**
Including new electric system, underfloor heating, alarms and detectors, extractors and fans, light fittings, etc..

Finishes **£18,000**
Including new timber floors, plasterboards, skims, paint and full decoration throughout.

Travertine Bathroom **£12,300**
Complete, including waterproofing, bespoke elements construction, porcelain coverings, sanitary ware, lighting, glazing works, etc..

'Yacht' Bathroom **£9,800**
Complete, including waterproofing, bespoke elements construction, porcelain coverings, sanitary ware, lighting, glazing works, etc..

Black 'L' Furniture and Kitchen **£28,000**
Including complete kitchen, and the living dining furniture

Other Joineries **£14,000**
Including the big bookcase in the living area, the bedroom wardrobes, the studio desk, other storages and minor joineries

Others **£5,000**

Including the internal glazing between the living area and

Total cost of the project **£146,000**

The kitchen specialists are installing the 'See-Through' Kitchen. Geometries of this niche have been checked several time during the construction in order to perfectly fit with the measurements of the bespoke cabinets.

7.1

Project Final Images

Nevern Square Apartment

London, Earls Court (UK)

7.1

Nevern Square Apartment

From the master bedroom a big internal window allows to see through the living spaces the morning sun rays and the leafy Nevern Square gardens.

Through this kitchen the living spaces become an internal landscape for the Master bedroom, from which is then possible to see both the Nevern Square gardens at the front and the small but leafy garden at the rear of the house.

‘We can keep an eye on our little daughter while she plays around the house, from both the living spaces and our bedroom. It is so practical and beautiful’ the owners say.

It seems an illusion but it is true. You can see 'through' this kitchen having light, view and a pleasant visual depth.

Elegant and integrated within the living spaces, this kitchen is screened from the entrance door for a higher privacy.

Visually connected but separated when wanted, sleeping and living spaces seem to join around this kitchen giving the perception to live in a bigger home.

The transition between the living furniture and kitchen is so smooth that you would not say when one ends and the other starts.. a number of well organized cabinets make this ‘L’ shaped element very useful and neat and elegant at the same time.

Into this open space, Living, Dining and Kitchen have been optimized and coordinated with a smooth sequence. This big room is plenty of natural daylight both in the morning and in the afternoon thanks to the two monumental windows on one side and the internal glazed opening on the other.

The full height bookcase and the sofa in the living area.

The kitchen seems to embrace the dining area. An optimized space saving solution which result practical, tidy and elegant.

The glass of this opening seems almost to disappear. A special clear type has been used to ensure the maximum passage of natural light.

When needed, the Master bedroom can be screened through a venetian blind and the kitchen worktop can still be generously lit through it.

The kitchen with its big glazed opening works really like a smooth transition element between the two main rooms of the apartment, providing surprising light, depth and views.

The suspended wardrobe of the Master bedroom seems to ‘fly’ over the kitchen and the big glazed opening, and it seems to get into the ceiling through a gap, which also accomodate an Led linear light.

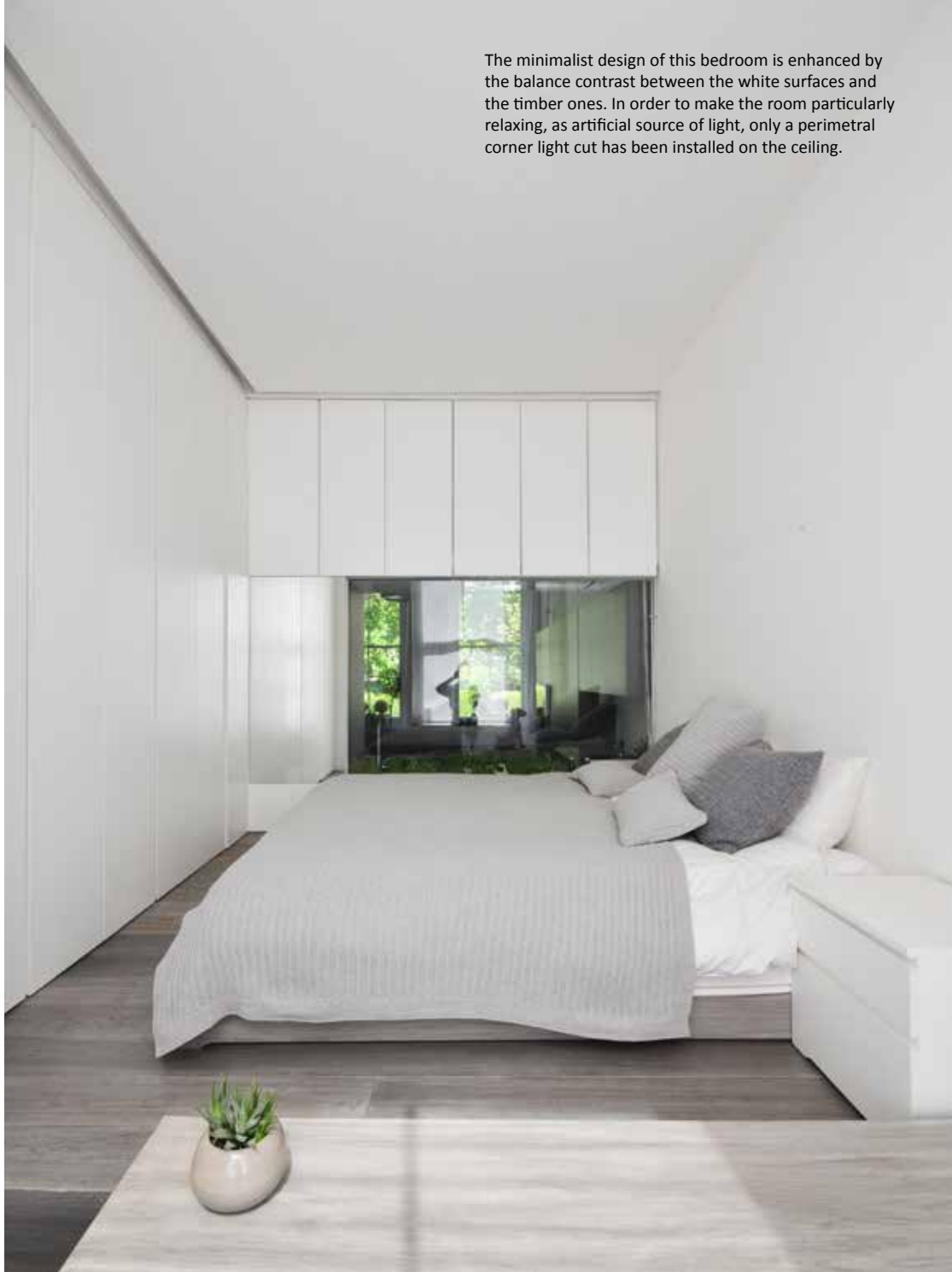
Maximum transparency but also privacy: Just barely visible, a slim venetian blind has been incorporated in the design of the suspended wardrobe to visually close to the Master Bedroom when needed.

Internal steps and some joineries have been finished with the same treatment given to the floor, In order to give a smooth visual continuity and define the relations between the parts.

Full height on the front and suspended on the side a series of bespoke wardrobes, together with the big internal window and a light cut on the ceiling, define this corner of the master bedroom.

The lobby that gives access to the master bedroom incorporates a small but useful utility room, which accommodates the washing machine and some services.

The minimalist design of this bedroom is enhanced by the balance contrast between the white surfaces and the timber ones. In order to make the room particularly relaxing, as artificial source of light, only a perimetral corner light cut has been installed on the ceiling.



Inspired by the famous romans stone in which it seems to be sculptured, this bathroom maximizes its vertical trapeze shape, given by the constrain of the communal staircase that serve all the upper floors of the building, to provide a pleasant shower-bathtub niche.

7.2

It is the dialogue between the 'travertine' surfaces and the anthracite niches and items that gives depth to this room. The bespoke sink and bath seem to come out from the niches to become almost independent elements, whereas the shower on the cladded sloped ceiling appear as part of this 'stone-shell'.

Although the dimensional limits of the space, the bathtub is in a really nice and cosy alcove from which the whole room appears even deeper, with elegant coordinated slab joints.

The square shape of this space together with the wall hung sanitary ware give this room maximum accessibility and practicality, easing at the same time its cleaning.

Architectural lighting and balanced materials contrasts were essentials to give clients that sort of Spa feeling they were looking for.

Inspired by the compact and highly optimized yachts bathrooms, this fully waterproof room combines a normal bathroom with an open-shower wetroom, where the floor consists of a unique jointless porcelain slab and the shower drain has been hidden under the sink furniture.

7.3

The minimal step at the entrance, the reduced number of joints between the big porcelain coverings, the use of high quality brushed stainless steel elements and the towel bar set at a higher position make this room elegant, practical, flexible and 100% waterproof.

The long and just relatively narrow washing basin unit is a fully waterproof furniture purpose made in Corian (top and sink) and Parapan by a specialized yacht furniture maker. it allows to safely store inside a good amount of toiletry and personal care products.

8

Project Highlights

Nevern Square Apartment

London, Earls Court (UK)

8

The See Through Kitchen

this is the element that mostly characterize the project. The result is of a real doubling of the visual depth in both of the front and rear rooms, and this opening can also be screened by a concealed venetian blind when needed to give the desired privacy. Clients were so happy about this solution which allows them to visually communicate between the living and the sleeping spaces, and see their little daughter playing in their room while they spend time in the living areas.

The Black 'L' furniture and the hidden appliances

the Black 'L' is the purpose made furniture that defines with its elegant and clean design the living spaces at the front. It is a TV-furniture in the living area, with a small spirits bar, a deeper niche for the disc-player, long-play discs and CDs archives, small bookcase etc.. It is a multipurpose storage in the middle and it becomes a proper kitchen in the corner including tall and short units, suspended cupboards, and a proportionally wide worktop.
A peculiarity of this kitchen is to have all the small appliances (toaster, kettle, boiler, coffee machine,..) located vertically inside the tall cupboard adjacent to the worktop. This allows to maximize the worktop workable area for food preparation, at the same time leaving a more tidy and clean appearance to the kitchen itself.

Natural and artificial Lighting

Both natural and artificial, the light has been studied to give a pleasant feeling of 'lighting continuity'. Considering the orientation of the building, the natural Sun/daylight light gets in the living spaces in the morning and in the Master bedroom in the afternoon but, thanks to the glazed opening in between, both of them can enjoy the light reverbs through the whole day! In support of the natural light and to better balance its decrease at dusk, 15m of high power (14W/m) linear led lights have been installed in cuts formed on the ceilings at their junctions with the rooms walls, following the two 'L' shapes. These lights, which have a temperature close to the natural daylight and are controlled by wireless dimmers, really help to produce a smooth and harmonic light transition between the daytime and night-time hours.

The Big Bookcase

The other element which characterizes the living open space at the front is the big bookcase. Developed with a simple and linear design that matches the front historical windows alignments, this element is divided into three main parts: it has a small wardrobe and shoes-case on its side, a long documents storage at the bottom and it becomes a fully opened bookcase in its top-top/ right front. In order to improve the visual continuity between this furniture and the adjacent spaces, its front has been finished with a white matte paint to match the colours of walls and windows, whereas the side, visible from the entrance and the corridor, has been treated with the same wax used for the floors, in order to increase the perspective perception, and to reduce its side 'visual thickness' which virtually becomes then only its 35mm edge.

The Master Bedroom-Study

The Master bedroom is a room with a double function and it is, just virtually, subdivided into two areas: a full height Studio area in the proximity of the entrance which has a desk and a tall documents storage, and the Bedroom area raised on a podium with stepped access. In order to enhance the perception of continuity also here, both the timber desk and the podium have been treated with the same wax used for the floors. The podium has been conceived to provide three specific and useful functions: (1) an additional storage space inside it, accessible from the desk side, (2) ease the access to the 'bridge' wardrobe suspended on top of the glazed opening , (3) allow to locate the bed on a level with an increased the visual depth toward both the front and the rear of the house.

The 'Hidden' Storages

As required by the clients, storage spaces are everywhere in the apartment and so discrete to be sometimes barely noticeable: the main corridor has been geometrically rectified and a variable depth full heights (3.80m) storage (15cm to 60 cm) useful for bottles and house products has been located alongside it. The Master bedroom podium is a storage itself, accessible from underneath the studio desk through sliding doors, useful for suitcases, luggage and other bulky items, and another hidden storage is located also above the entrance lobby of the master bedroom.

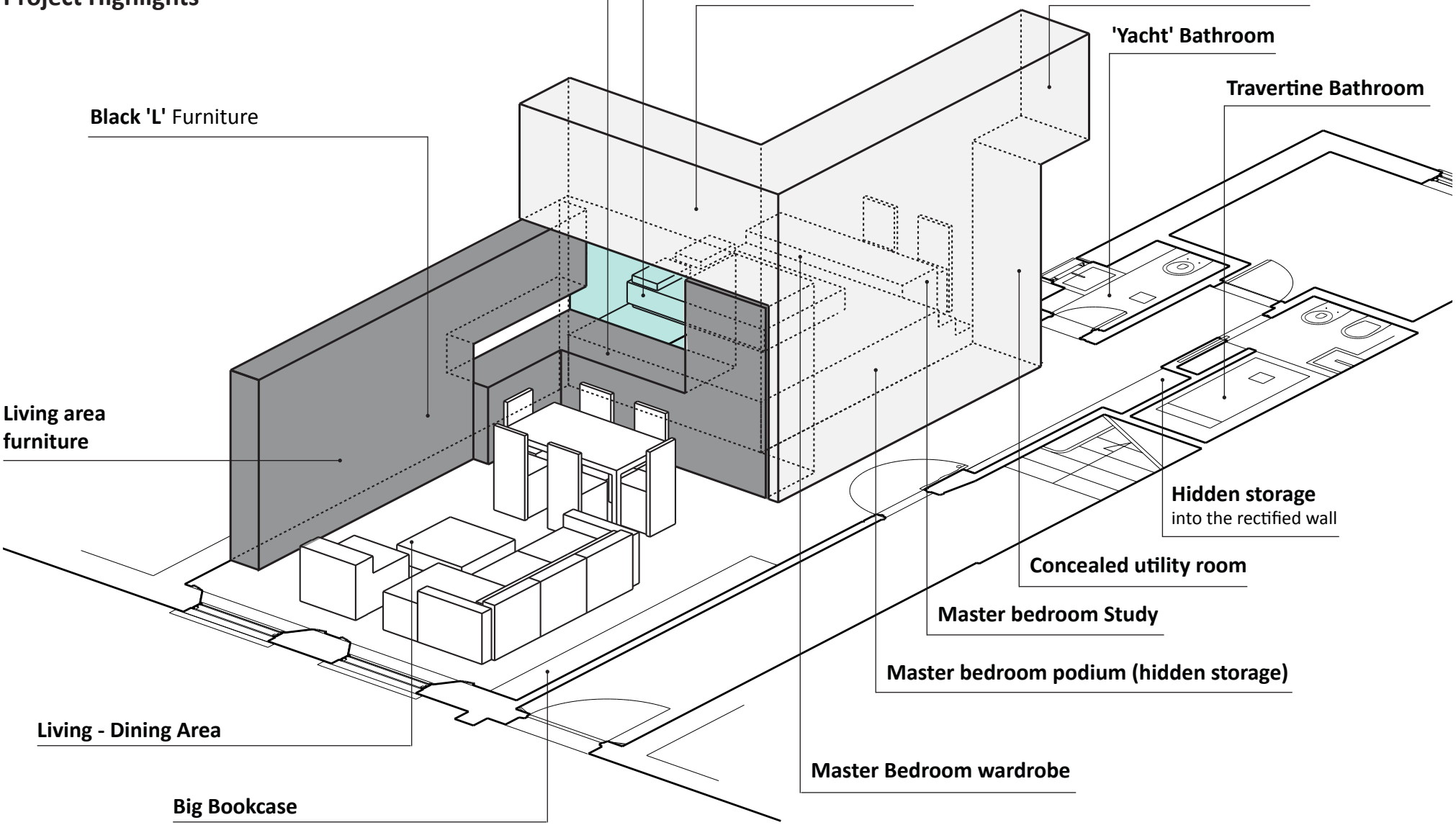
The 'Yacht' Bathroom

Inspired by the so compact and highly optimized yachts bathrooms, this space has been studied in each single detail. Thanks to the four-doors lobby access, it can be en-suite or shared, used as small laundry for hand pre-washes or as a cosy wetroom. It is 100% waterproof fromt the bespoke sink top in white corian to the furniture unit underneath, in parapan, which incorporates the toilet brush and paper on one end, from the wall hung WC to the led strips lighting system. Very unique features here are the floor, which is made of a single big porcelain slab 7mm thick (!) slightly sloped toward the window, and the shower drain (2,12m long) hidden underneath of the sink unit to give this bathroom the look of a proper room instead a 'walk-on' shower as required by the clients.

The Travertine Bathroom

Inspired by the famous romans thermal complexes and the typical stone in which it seems to be sculptured, this bathroom is small but fully equipped with anything needed. In order to maximize the space it has been designed to incorporate the triangular volume generated by the communal staircase that leads to the upper floors. Most of the elements in this bathroom have been purpose made to combine practicality with spaces optimization, in a high aesthetics result. Here as well the bathroom has been cladded with big size porcelain slabs (3x1x3.5mm) with mitered edges junctions, combining a travertine texture for most of the surfaces with an anthracite stone texture, that essentially covers the sink and the bath which have been bespoke on site.

Project Highlights



Credits & info

Nevern Square Apartment

London, Earls Court (UK)

9.1

Materials Samples/swatches

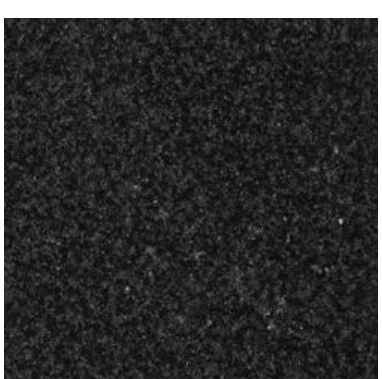
Living Spaces

SOFA: 'Clouds' in Whool graphite
by Camerich
http://camerich.co.uk/

FLOOR: Oak 111 Platinum Grey
by Turgon
http://www.turgonflooring.co.uk/

Black 'L' Kitchen

TAP and SINK: Brushed stainless steel'



WORKTOP: Compac Quartz, Colour pergamo ebano
by Compac
http://www.compac.us/

CABINETS: MDF Colour 9011
Graphite Black

Travertine Bathroom

WALLS, FLOOR: I 'Naturali' Travertino Avorio
by Laminam
http://www.laminam.it/en/

SINK, BATH : I 'Naturali' Basalto vena scura
by Laminam
http://www.laminam.it/en/

'Yacht' Bathroom

WALLS, FLOOR : I 'Naturali' Basalto vena chiara
by Laminam
http://www.laminam.it/en/

9.2

Nevern Square Apartment

Nevern Square, London SW5, United Kingdom

PROJECT DATA

Location: Londra, Earls Court, Nevern Square.
Local Authority: Royal Borough of Kensington and Chelsea

Description of the residential unit:
Apartment located at the raised ground floor of a monumental Edwardian terraced building, built around the end of the XIX century.

Project: Full interior re-design of the apartment including: full remodelling of the spaces, structural strengthening and installation of new structures and services.

Design: Daniele Petteno Architecture Workshop – DPAW
329-339 Putney Bridge Road, London SW152PG
T +44 20 8617 9318 (UK)
www.danielepetteno.com
info@danielepetteno.com

Designer: Daniele Petteno
Photography: Daniele Petteno Architecture Workshop – Archive

Net internal area of the Apartment (NIA): 69 sqm – 743 sqft
Duration of the works: 21 weeks
Completion of the works: November 2014

PRODUCTS

Metal studs and Plasterboards
British Gypsum http://www.british-gypsum.com/

Timber Floor a joineries
European Oak waxed
Turgon Flooring, http://www.turgonflooring.co.uk/

Porcelain cladding
Laminam http://www.laminam.it/it/home/
Walls 3000x1000x3.5mm-7mm Porcelain slab
Collection: 'I Naturali' 'Travertino Avorio '
'Basalto Vena Chiara' Collection: 'Blend' 'Nero '

White joineries
Mdf White sprayed, matte finished

Bathrooms Sanitary ware
Pozzi-Ginori http://www.pozzi-ginori.com/

Bathroom waterproof vanity unit:
Corian http://www.dupont.co.uk/
Parapan http://parapan.co.uk/

Bathrooms brushed stainless steel elements
Quadro Design http://quadrodesign.it/

Lighting
Viabizzuno http://www.viabizzuno.com/
Mr Resistor http://www.mr-resistor.co.uk/

Chandelier
Elea 03 pendant dimmable white lacquered
Bover http://www.bover.es/

Sofa 'Clouds'
Camerich http://camerich.co.uk/

PEOPLE

Architect:
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www.danielepetteno.com
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Structural Engineer:
James Birdwood
BTA Structural Design
http://www.bta.co.uk/

Building Inspector:
Jason Andrijasevic
Thames Building Control
http://www.thamesbuildingcontrol.co.uk/

General Contractor:
Neil Collom
Longmarsh Ltd

Fire Consultant
Phill Panayi
http://www.firecurtains.net

Porcelain installations specialist
Simon Tolley

Waterproof bathroom furnitures manufacturer
Chris Schmitz

Kitchen+Living manufacturer
http://www.spacecucina.com/

On this page the side-lit cantilevered staircase of the Victorian terrace in Maida Vale refurbishment by DPAW.

Relevant projects developed or followed during collabourations with other practices:

Foster+Partners (London)
Imperial College of London, London
Santa Giulia Masterplan, Milan

Sartogo Architetti Associati (Rome)
Santo Volto di Gesu' Church, Rome
L'Ammiraglia winery, Tuscany
IFAD Headquarters, Rome
New University Settlement, Bologna,
University Buildings, Bologna
IFAD Headquarters competition, Rome
Aichi Expo 2005 competition, Japan
Capodimonte museum, Naples,
Bologna City Museum, Bologna

Ldp Associati (Siena)
Siena Province Headquarters, Siena

9.3

Daniele Petteno

DPAW
DANIELE**PETTENO ARCHITECTURE**WORKSHOP

RIBA – Royal Institute of British Architects – Chartered Member
CIAT – Chartered Institute of Architectural Technologists – Profile Candidate
ARB – Architects Registration Board
APPC – Ordine Degli Architetti di Venezia

Graduated 'summa cum laude' at IUAV Architecture University of Venice in 2002, during the studies he was awarded with several publications and exhibitions.

After the the graduation he moved to Tuscany to join LdP Associati in Siena to work on several Italian projects including the new Siena Administration Building, winning project of an international competition.

In 2003 he moved to Rome to join Piero Sartogo, Sartogo Architetti Associati, to follow actively the main Italian and international projects. With SAA he worked on the design of the new Church in Rome 'Santo Volto di Gesu', the Winemaking complex in Siena "L'Ammiraglia", the Masterplan of the new Urban-University integrated Settlement in Bologna, with Richard Reid & Associates, and the projects for the New University Buildings in Bologna, in collaboration with Richard Meier.

In 2005 With SAA, as competition manager, he won the competition for the new IFAD Conference centre in Rome, which will be built in the two following years. In the same years Daniele Petteno was also appointed as Visiting Professor at the Art Academy of Rome to teach "Architectural Design".

In 2006 he moved to London to join Foster+Partners and work, as project architect, on a worldwide range of projects including the new Imperial College London Buildings in South Kensington led by Spencer de Grey, and the 'Santa Giulia' Masterplan in Milan.

In 2007 Daniele Petteno was elected Chartered Member of the Royal Institute of British Architects (RIBA). In 2008 Daniele Petteno was elected Profile Candidate of the Chartered Insitute of Architectural Technologists.

Since 2008 he is RIBA consultant for the 'Ask to an Expert' sessions of the London 'Grand Designs live'.

In 2009 with a relevant background and a broad experience he opens DPAW - Daniele Petteno Architecture Workshop to follow and develop a wide range of architecture and interior design projects.

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