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HOMES

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**CHOOSE
THE RIGHT
LAYOUT FOR
YOUR KITCHEN**



OUT OF STEP
Below Thought to have been built to replace an older property bombed during the war, the 1950s house was undistinguished

SEAMLESS STYLE
Right Reclaimed London stock bricks were used so the new house blended in with the mid-19th-century properties on either side



BEFORE



AFTER

THE OWNER

Anthony Payne, who runs an IT company, lives here

THE PROPERTY

A four-bedroom, four-storey terraced home, built on the site of a post-war property in west London

ANTHONY LOVES

Collecting contemporary art
Relaxing in the garden on a summer's evening
Foreign travel
Fine architecture of any period
His wine cellar
Order and space

TOTAL PROJECT COST

£1,309,543

Real Homes
CASE STUDY

CONTEMPORARY NEW-BUILD HOME

Anthony Payne called on a team of experts to build and decorate his dream house

WORDS AMANDA HARLING PHOTOGRAPHS ANDREAS VON EINSIEDEL

Anthony has spent many years developing properties in London, so when he first viewed an unexceptional post-war house in a quiet cul de sac off the Fulham Road in early 2012, he instantly recognised its potential. Having lived in Chelsea before, he was familiar with the area, and with a passion for building interesting things, he decided to put in an offer. Once the purchase went through, Anthony, who had worked with architect Adrian Lees, of Powell Tuck Associates, on previous projects, lost little time >

TALKING POINT
Right Intertwined tree roots form the base of the glass-topped dining table by Hugh McLaughlin. Chairs and bar stools, Ikea. Vintage ceiling light. Lots Road Auctions. High-gloss kitchen units. Poggenpoh





IMPRESSIVE COLLECTION

In the basement, a vaulted area under the street has been converted into a temperature-controlled wine cellar. Painting, Richard Robbins

in arranging a site meeting. 'The house was wider than most of the neighboring mid-19th-century properties, so we thought it had probably replaced a building that was bombed during the Second World War,' he explains. 'It was built over three floors with a cellar and vault in the basement, and had the added advantage of a pleasant west-facing garden.'

Anthony and Adrian initially discussed the idea of adding an extra floor to the house by excavating the cellar in order to create a large eat-in kitchen-dining room. 'However, given that it dated from around 1950 and had no architectural significance, we decided to ask permission to demolish it and build a contemporary four-storey home that was still in context with the neighbourhood,' says Anthony.

Architect Adrian also acted as project director. He and his team involved interior designer Christa Luntzel and Rainbow Master Builders in the early discussions. 'It was great to work with an architectural practice which recognised that, as an interior designer, I have an important part to play in the design process,' says Christa. 'For instance, I thought it was a good idea to position the stairwell at the front of the house so that it didn't encroach into the living area, and that dictated the layout of the entire property.' The collaborative approach was clearly successful. 'Anthony pretty much left us to get on with the project,' says Adrian. 'We've worked with the builders before and they're very resourceful when it comes to solving the inevitable problems that arise in a job of this size. During the excavations for the basement, for example, we unexpectedly discovered a huge area of concrete that had to be disposed of - which they did with as little disruption as possible. As a result, the completion date was delayed by several weeks, but the entire project took just over a year, which, for a high-spec house of this size, is impressive.' >

PERFECT SHOWCASE

In the living room, a sculptural fireplace in strongly figured Arabascato marble, made to Christa Luntzel's design by Realfame, is a focal point. Painting, Mary Grant. Chinese panels, Lots Road Auctions. Tree root coffee table with lacquered top, Hugh McLaughlin. Clarence sofa, The Conran Shop. Armchairs, George Sherlock. Vintage side chairs upholstered in Emerald and Grass Varese velvet, Designers Guild



'When you commission people who have vision, creativity and care about the result, delegation works beautifully'



LIVING SPACE
Well art, accessories and a statement armchair add colour to the basement TV room. Dillon sofa, Sofa Workshop. Rug, Natural Flooring. Orange chair, Lots Road Auctions. Photographs, Luma



STATEMENT STAIRCASE
As well as linking the floors, the staircase is the pivotal spine of the house. Visible through glass from both sides, it is illuminated from above by a rooflight. Print, Daniel Kelly

While the design of the new façade could be described as a simplified version of the traditional 19th-century terraced properties on either side, modern living has also been taken into account: planning requirements in the Royal Borough of Kensington and Chelsea (RBKC) meant bicycle storage must be provided, so an extra exterior doorway was included. Similar consideration was also given to the rear aspect, where the black-framed windows, while undoubtedly contemporary, also echo the proportions of the windows in the neighbouring houses.

During the planning process, there were differences of opinion with RBKC about the windows to the front façade above ground level, which were generally to be of the traditional type, but these issues were ironed out. 'Once inside the front door, contemporary style prevails,' says Adrian. 'Several factors were central to the design concept. One was increasing the living space. Others included emphasising views of the garden from the ground floor, creating a relationship between the reception area on that level and the kitchen-dining area in the basement, and maximising the sense of light and space on both floors. Glass features prominently throughout; from the hall there's an uninterrupted view of the garden through the full-height sliding glass door, which leads into the living room. In this room itself, a floor-to-ceiling door and a sizeable window link the house and garden.'

When it came to designing the basement, the problem of how to get light into the kitchen-dining area and the adjoining TV room was solved by creating a lightwell from where exterior steps lead up to the garden. Bi-folding glass doors opening onto the patio from both rooms allow maximum daylight to penetrate into the interior, giving the space a light and airy feel that's unusual in rooms below ground level. 'Drawing light into the basement was a >



LANDSCAPED GARDEN
Garden Makers designed a space to the rear so it was lovely to look at but easy to maintain. White-painted walls, pale horizontal wood trellis and traditional Flemish Vande Moortel pavers create a light backdrop for the mostly evergreen planting scheme, which incorporates an existing magnolia tree growing at an angle against the far wall



priority as was developing visual connections between the interior and the exterior through the use of brick and glass,' says Adrian. 'The TV room in the basement was designed so that it could easily be converted into an additional bedroom, but as it sits beneath the garden Anthony also wanted it to have ample natural daylight.'

Once the build was complete, Louise Cummings and Caroline de Lane Lea, of Garden Makers, oversaw the landscaping of the garden. Caroline recalls that Anthony's brief was to create a natural-looking oasis of year-round greenery. 'He didn't want anything too clipped or minimal, and he wanted to retain the leaning magnolia at the end of the garden. We didn't have much soil depth, so taking that and the shady aspect into account, we planted box to give structure, with shade-loving herbaceous geraniums and Japanese anemones for colour. Central to the scheme was an olive tree, which adds a beautiful shade of grey-green, and works well with the pale grey of the Flemish pavers.'

When it came to furnishing the house, interior designer Christa visited the auctions in nearby Lots Road,

BEAUTIFUL BATHROOM

Left A rococo-style mirror from Oriol Harwood adds a decorative touch to the minimal bathroom. Sculptural bath and sanitaryware. Bath Discount Centre

WELCOMING SPACE

Right The guest bedroom should impress visitors. For similar bedside tables, try Beauvais at Oka. For similar lights, try Rozalia industrial wall lamps, Out There Interiors

MASTER SUITE

The main bedroom and adjoining dressing area have an understated colour palette. Malm bedside chest, Ikea. Soft furnishings, Linda Penhallow. Rug, Natural Flooring



looking for interesting pieces. 'I like mixing craftsman-made works, such as Hugh MacLachlan's root tables, with less exotic items, like the Ikea stools and dining chairs,' she says. 'It's a juggling act - balancing the budget but also the styles. The architecture of the house and the neutral palette we chose made a good backdrop for the understated look I had in mind - a mix of classic and contemporary with shots of colour and art adding character.'

'While Anthony takes a close interest in the art, which we often source together, he's a busy man and leaves the choice of furniture largely to me. Naturally, we talk through what I'm planning to do and discuss the more major acquisitions, and we always make a point of viewing the RCA and RA post-graduate student degree shows together, sourcing paintings and sculpture from up-and-coming young artists.'

And Anthony is thrilled with the house this team of experienced professionals has put together for him: 'When you commission people who have vision, creativity and care about the result, delegation works beautifully,' he says. ☺



THE COSTS AND CONTACTS

Building work
£959,543

Windows
£80,000

Bathrooms and sanitaryware
£75,000

Kitchen
£55,000

Flooring
£50,000

Decoration
£50,000

Garden
£40,000

TOTAL
£1,309,543

Purchase cost
£1.9m

Estimated value
£5.5m

Architects Powell Tuck Associates, powelltuckassociates.co.uk
Builders Rainbow Master Builders, rainbowmasterbuilders.co.uk



TOTALLY TRANSFORMED

By building a new house on the old site, Anthony has been able to add another storey, and also to make full use of the basement space beneath the property

