



# SPECIFICATION

## DOORS & WINDOWS

Squire & Partners  
Zaha Hadid Architects  
Studio Gil



## CASE STUDY

# 9-11 MACAULAY ROAD, LONDON, SW4 SQUIRE & PARTNERS

**T**hese three townhouses occupy an area characterised by richly detailed traditional Victorian villas. Squire and Partners' design approach draws on elements of the historical local vernacular, expressed in a contemporary manner to create modern family homes that sit comfortably in their context.

Externally, the houses are constructed from high-quality materials, including hand-set brick and natural stone, and employ contemporary crafted ornamentation, including bespoke patterned metalwork on the second-floor balconies, carved timber joinery on entrance doors and openable window shutters.

Internally the houses provide six bedrooms and a variety of living spaces, as well as generous landscaped gardens and outside terraces. The interiors, also designed by the practice, feature abstracted Victorian and contemporary references. Layouts employ the generous proportions and use of formal/informal spaces typical of Victorian architecture and combine them with adaptable rooms, suited to modern life.  
*Henry Squire, partner, Squire & Partners*







#### Location plan



Photography by  
James Balston

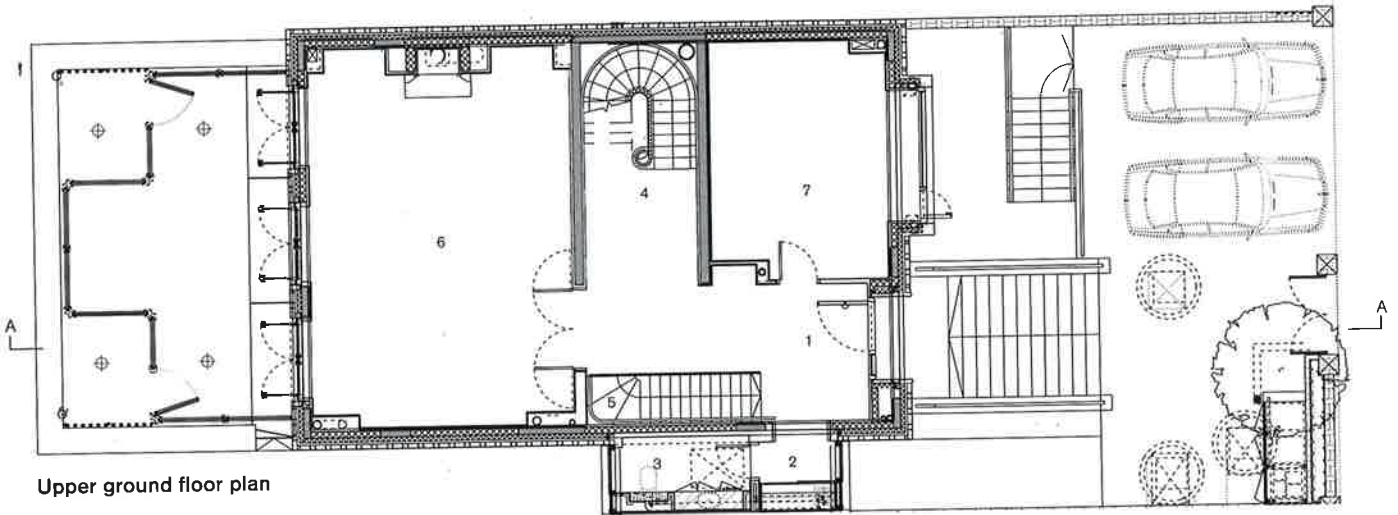
#### Project data

<b>Start on site</b> 03/2013
<b>Completion</b> 06/2015
<b>Gross internal floor area</b> 2,200 sqm <sup>2</sup>
<b>Form of contract or procurement route</b> JCT 2011 without quantities
<b>Total construction cost</b> £6.6M
<b>Total construction cost per m<sup>2</sup></b> £3,275/m <sup>2</sup>
<b>Architect</b> Squire and Partners
<b>Client</b> Squire and Partners
<b>Structural engineer</b> David Maguire + Witby
<b>M&amp;E consultant</b> Atelier 10
<b>QS</b> Rider Hunt
<b>CDM coordinator</b> Quantem
<b>Approved building inspector</b> Approved Inspector Services (AIS)
<b>Main contractor</b> Phase one: Knightbuild, phase two: Hyden construction
<b>CAD software used</b> Microstation
<b>Annual CO<sub>2</sub> emissions</b> 84kg/m <sup>2</sup>

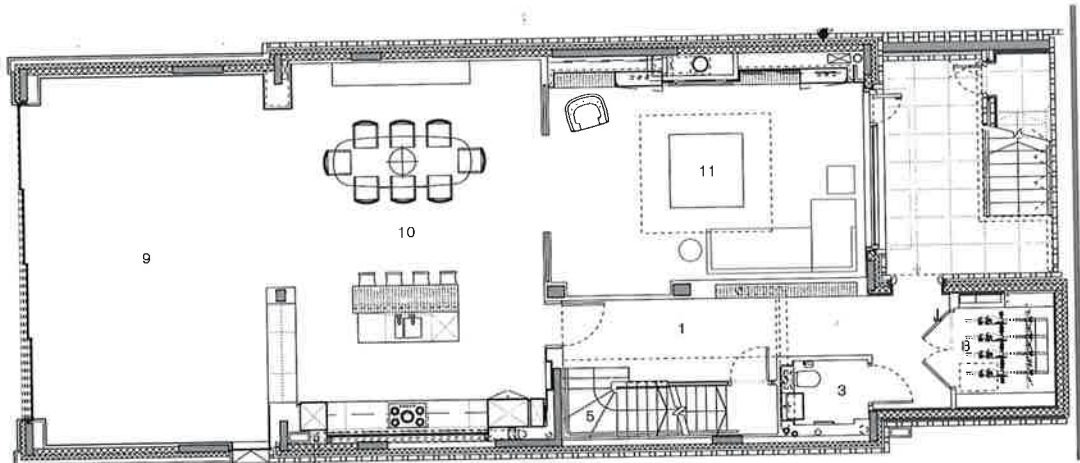
Left West elevation:  
view from rear garden



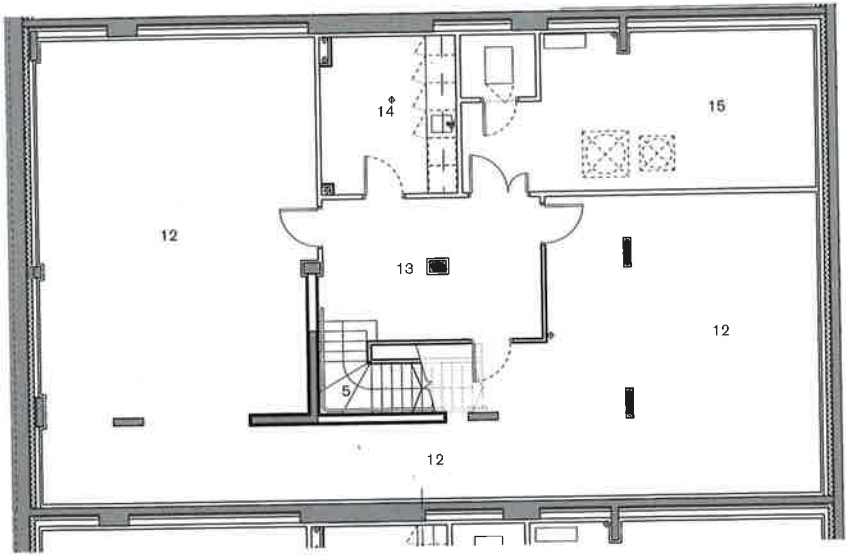




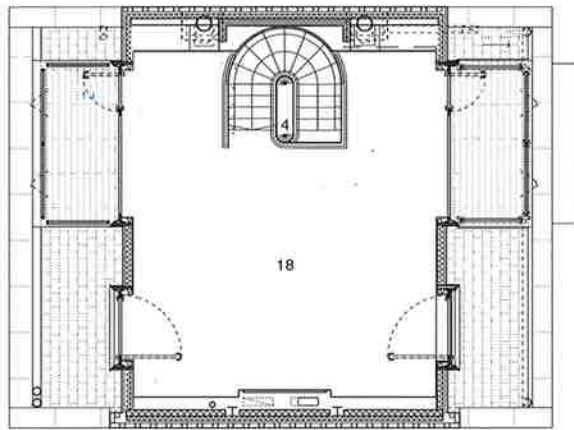
Upper ground floor plan



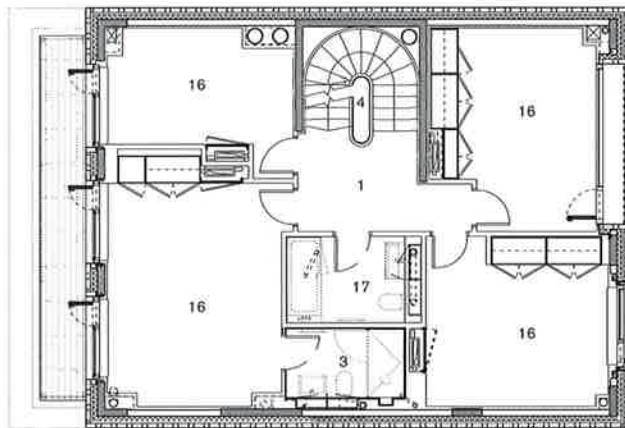
Lower ground floor plan



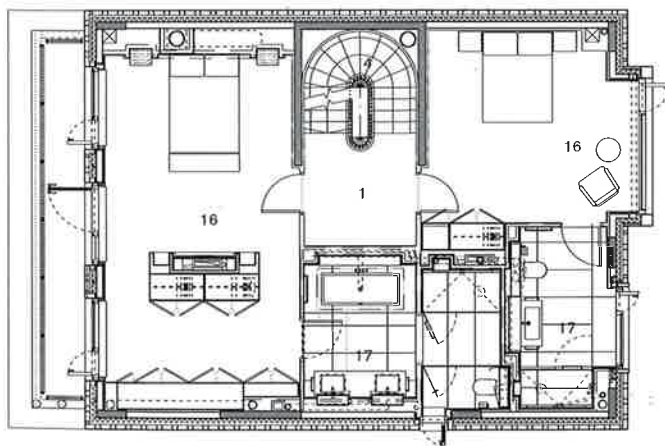
Basement plan



Third floor plan

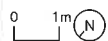


Second floor plan

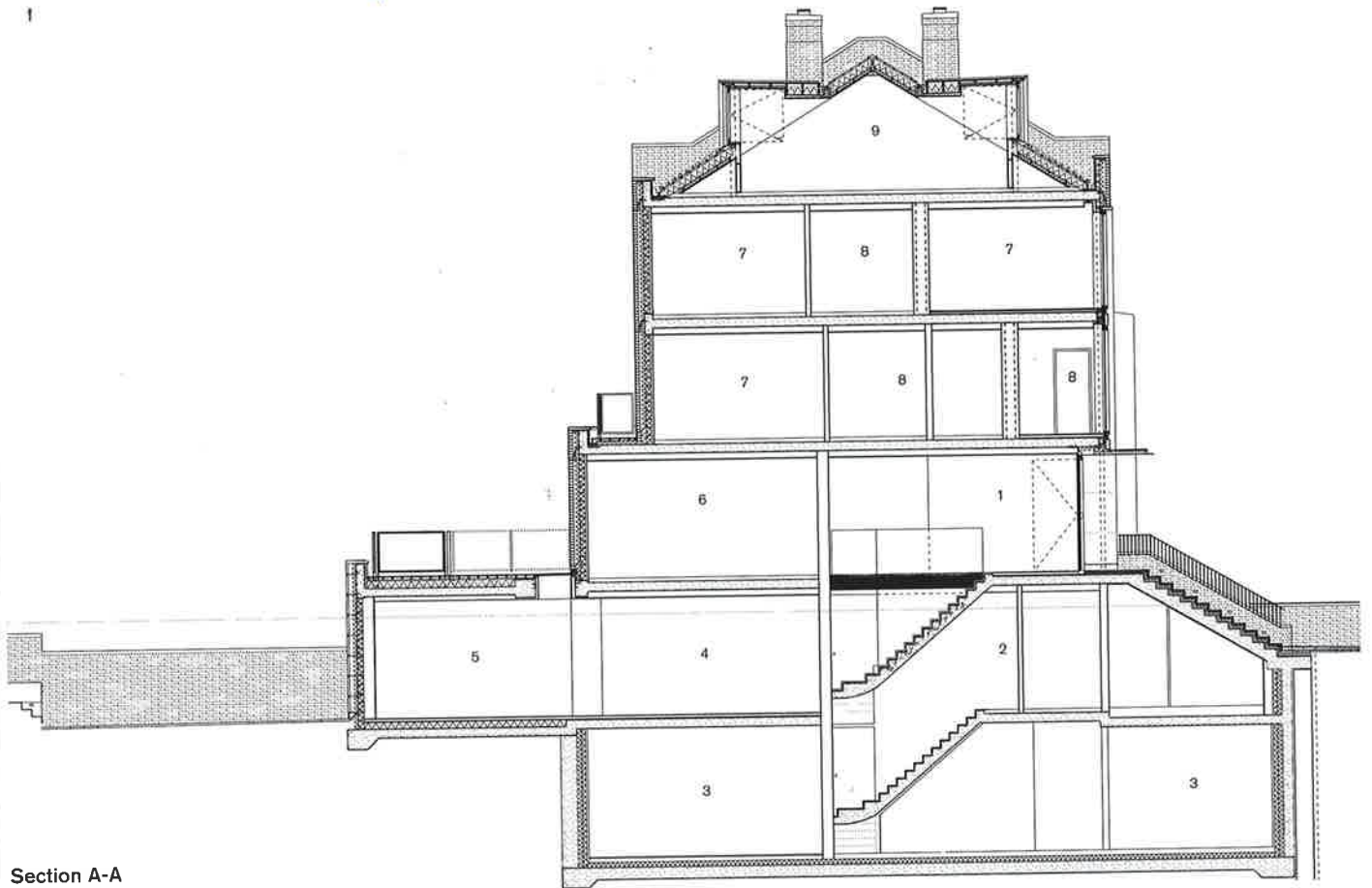


First floor plan

- 1. Hall
- 2. Cloaks
- 3. WC
- 4. Stair 1
- 5. Stair 2
- 6. Living room
- 7. Study
- 8. Bicycle store
- 9. Garden room
- 10. Kitchen/dining room
- 11. Family room
- 12. Storage
- 13. Circulation
- 14. Utility room
- 15. Plant
- 16. Bedroom
- 17. Bathroom
- 18. Games room







Section A-A



- 1, Hall
- 2, Circulation
- 3, Storage
- 4, Kitchen/dining room
- 5, Family room
- 6, Living room
- 7, Bedroom
- 8, Bathroom/en suite
- 9, Games room

0 1m

Far left A tall window separates the kitchen and living space  
Left Walnut timber floors are used throughout the buildings



**Above** The uppermost balcony has views towards central London

**Far left** The principal staircase spirals through the house

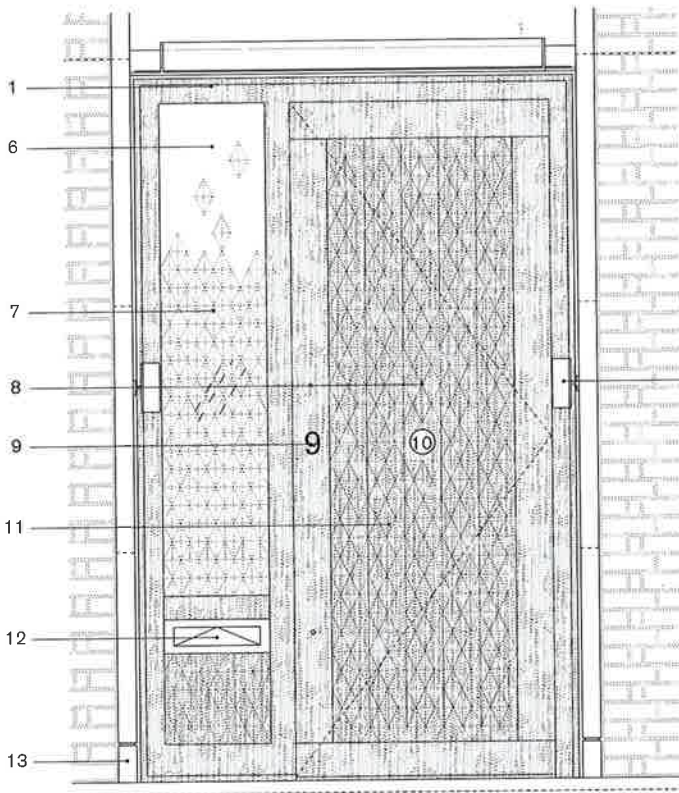
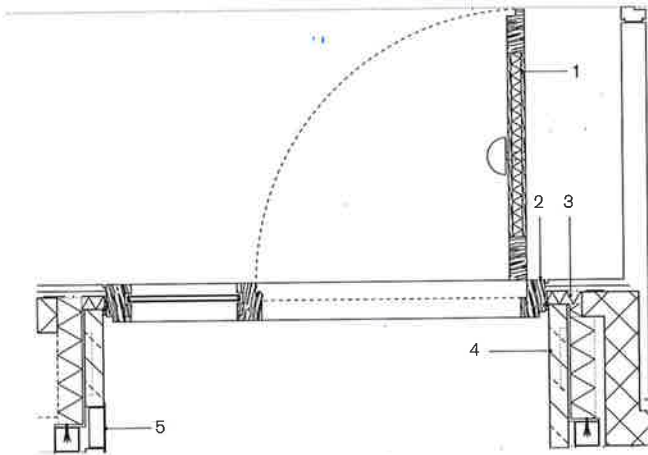
**Left** Carved timber joinery surrounds doors on the ground floor

**Right** The family room opens out into the kitchen/dining area

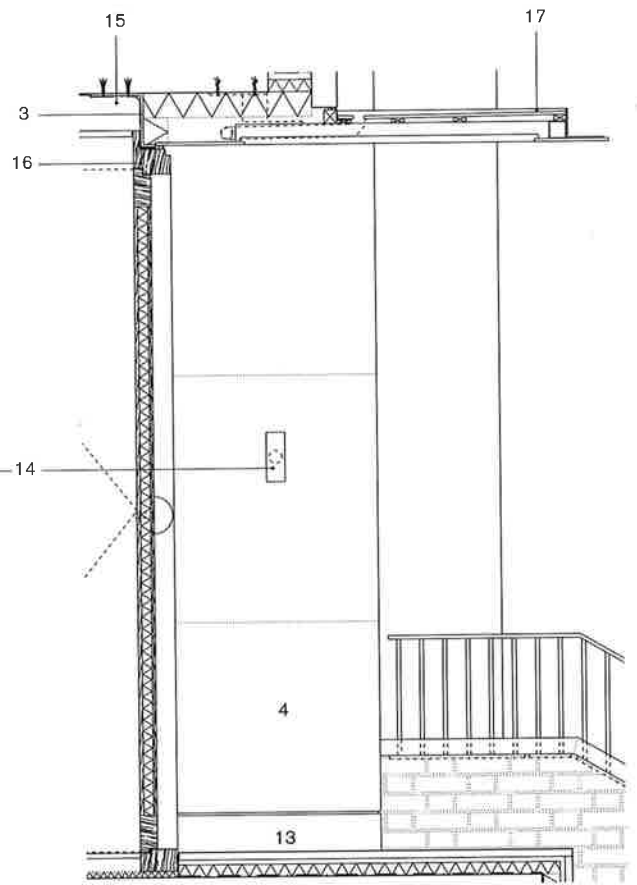




Door detail plan



Elevation



Section

- 1. Timber door
- 2. Timber door frame
- 3. EPDM lapped and bonded to door frame and blockwork to create watertight seal
- 4. Stone surround with 150mm high granite

- 5. Recessed door entry system
- 6. Clear fixed laminate glazing
- 7. Fixed laminate glazing with frosted diamond pattern
- 8. Spy hole
- 9. Signage
- 10. Door knob
- 11. Profiled timber diamond pattern to door
- 12. Letterbox
- 13. 150mm high granite

- 14. External light fitting
- 15. Concealed fixing bracket
- 16. Door frame fixed to RC soffit
- 17. Entrance canopy

- skirting at base
- skirting with 10mm shadow gap above

0 200mm

## SAMPLES BOARD

**H**andmade bricks in a Flemish bond and limestone were chosen to complement the Victorian streetscape of Macaulay Road in a modern interpretation of the traditional bays and brickwork patterns of the neighbouring buildings.

The limestone-framed timber elements of the windows and diamond-profiled cladding add warmth and detail to the crisp palette of materials. The external bronze metalwork and walnut are carried through to the interiors where a simplified form of the external pattern is adopted within floor and wall finishes to add subtle richness to the domestic interior. *Henry Squire, Partner*

### 01. Timber-framed double-glazed windows and doors

Manufacturer: Diamond joinery

Product ref: Bespoke window and doors

Material: European Oak, Saint-Gobain DGU

These are made from European Oak with Morrells 'Omnia' finish. They are typically full-height fixed units with a timber stable door to one side.

[www.diamond-joinery-london.co.uk](http://www.diamond-joinery-london.co.uk)

### 02. PPC Aluminium sliding glazed doors

Door subcontractor: Glas Ceysens

Door system: Keller minimal windows

PPC finish: Syntha Pulvin XDKB018 Gypsum)

Frame size: 20mm-thick profile

Keller sliding glazed doors at the rear are made up of four full-height panels that slide to one side.

[www.kellerag.com](http://www.kellerag.com)

### 03. Brickwork

Manufacturer: Coleford Brick & Tile

Product: Cotswold buff. Standard size: 65x215mm.

[www.colefordbrick.co.uk](http://www.colefordbrick.co.uk)

### 04. Limestone

Supplier: Porton de Mos, Leiria, Portugal

Product ref: Cabeça Veada; honed finish

[www.cabecavesada.com](http://www.cabecavesada.com)

### 05. Zinc dormers

Manufacturer: VM Zinc. Product ref: Quartz.

[www.vnzinc.co.uk](http://www.vnzinc.co.uk)

### 06. Slate roof tiles

Manufacturer: Welsh Slate

500x300mm Dark Blue Grey, Raven finish

[www.welshslate.com](http://www.welshslate.com)

### 07. Internal stone vanity and splashbacks

Manufacturer: Artisans of Devides

Product ref: Waldorf collection, Mocca Limestone

[www.artisansofdevizes.com](http://www.artisansofdevizes.com)

### 08. Tiling

Manufacturer: Domus and Ann Sacks

Product ref: Burlington, Landscape and Azulej tiles, with mother of pearl brick mosaics.

[www.domustiles.co.uk](http://www.domustiles.co.uk)

### 09. Ironmongery

Manufacturer: Joseph Giles

Lever with walnut inserts in satin stainless steel.

[www.josephgiles.com](http://www.josephgiles.com)

### 10. Carpet

Manufacturer: Chelsea Flooring

Range: Bamboo, colour: Greige

[www.chelseaflooring.co.uk](http://www.chelseaflooring.co.uk)

### 11. Slate fireplace plinths

Manufacturer: Kirkstone quarries

Product ref: Light Sea green, honed finish

[www.kirkstone.com](http://www.kirkstone.com)

### 12. External paving

Marshalls Moseldon Yorkstone

[www.marshalls.co.uk](http://www.marshalls.co.uk)



