



## SQUIRE & PARTNERS CLAPHAM TOWNHOUSES



Occupying a part of south London characterised by richly detailed Victorian villas, Squire & Partners' development of three townhouses replaces a redundant 1980s office building on Macaulay Road in Clapham. Drawing on elements of the historical vernacular, the contemporary six-storey dwellings are intended to complement the surrounding urban context.

Constructed from brick and stone, the houses feature a number of highly crafted features, including bespoke patterned metalwork on the second-floor balconies, carved timber entrance doors and operable window shutters. A prominent portico extends the language of formal entrances along Macaulay Road, but is expressed with a cantilevered folded metal canopy. An in-

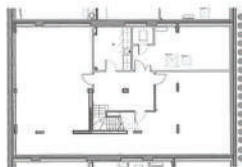
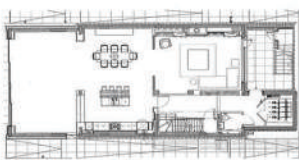
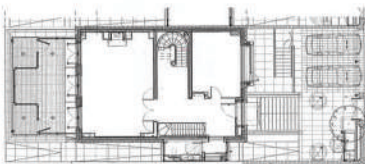
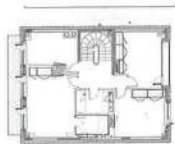
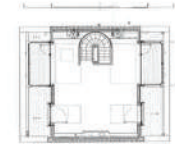
formal entrance is located at lower-ground level, with access through the front garden where parking is provided for two cars. A set-back third floor is expressed as a series of simple, metal-framed zinc-clad dormer windows.

◊ Stepped rear elevations with terraces and landscaped gardens.  
 ◊ Front elevation. A prominent portico extends the formal language of Victorian domestic entrances along Macaulay Road.



The interiors, which were also designed by the practice, are generously proportioned and include both formal and informal rooms typical of Victorian domestic architecture. The spaces are also conceived with adaptability in mind to suit modern family life. On the lower-ground floor, a flexible open-plan living space with a walnut timber floor accommodates the family

• First-floor bedroom, open-plan kitchen and living area on the lower-ground floor.  
 • Basement, lower-ground, upper-ground, first, second- and third-floor plans.  
 • Lower-ground-floor lounge with walnut flooring and feature wall.



room, kitchen, dining and living areas, with access to the garden via full-height glazed doors.

On the upper ground floor, a series of formal spaces, including an entrance hall, library and living room, which opens onto a terrace overlooking the garden, are united by chevron-patterned walnut parquet.

The bedrooms are on the first and second floors, with three of them accessing balconies overlooking the garden, and one facing Macaulay Road. Crafted interior features include American black walnut joinery, marble plinth fireplaces, and handset stone and marble bathrooms. □

- A continuous frameless glass rooflight illuminates and visually separates the kitchen and living space on the lower-ground floor; first-floor bathroom with American black walnut joinery.
- Upper-ground-floor living room with French windows, stone fireplace, and chevron-patterned parquet flooring.
- Architects Spine and Partners structure David Maguire + Whitley of Peter Hunt services Atelier 10 main contractor Knightbuild (phase one) Hyden Construction (phase two) Lighting Orlight, LightWor Ironmongery Joseph Giles Bels Dornac carpets Chelsea flooring rooflights L23 Kitchen appliances Hafele Capresso kitchen workshop units, breakfast bar, splashback Servpro sliding doors Glas Capsson gas fire CVO Ferns fireplace Chesney joinery Diamond Specialist joinery phone James Balfour.
- House area 2,200 sqm form of contract JCT 2011 without quantities construction cost £6.6m contract duration 27 months.

