

the best-selling modern homes magazine

# Livingetc

URBAN HOMES • KITCHEN EXTENSIONS • GLAZED TILES  
CLEVER TECH • WOOD FLOORING • FESTIVE FOLIAGE

## YOUR BEST CHRISTMAS EVER

cool decorating, chic shopping,  
smart ideas... let the festivities begin

HOW HEALTHY  
IS YOUR HOUSE?  
DESIGN HAS THE  
ANSWER

60

perfect  
presents

\* CHOSEN BY  
TOP INTERIOR  
DESIGNERS

# rooms at the top

Right in the middle of the King's Cross redeveloped creative zone, this new-build penthouse is a bolthole with bells on

PHOTOGRAPHY Phillip Durrant

× STYLING Betsy Smith

WORDS Kara O'Reilly

## DINING AREA

The dining table is a bespoke shape of an existing design, while the vintage chairs have been reconditioned and re-upholstered.

Eight-seater oak table by Van Rossum. Get similar vintage chairs and pendant light on Poshon. Table settings, find similar at The Conran Shop



## LIVING ROOM

The staircase's limestone treads and metal spindles allow the changes in light over the course of the day to become a feature.

**Staircase**, Spiral UK. **Dandy sofa**, Massproductions. **Cushion**, Ferm Living. **Coffee table** by Benoit Viaene. **Billy floor lamp**, Kalmar. Find a vintage Cleopatra **daybed** by Dirk Cordemeijer for Auping on 1stDibs. **Rug**, Christopher Farr Cloth.

Sometimes you just need to escape the buzz of being in a 24/7 city – particularly during the full-on festive season – and where better to do so than in this gloriously zen penthouse pad designed by the team at Conran and Partners, the interior and architecture practice founded by the late, great, Sir Terence? While it overlooks the bustling King's Cross regeneration development – in particular Coal Drops Yard, the high-end retail and dining destination designed by Thomas Heatherwick – being situated on the 10th floor means it's far enough above the hustle to be the perfect spot for a bit of R&R. For Simon Kincaid, lead designer on the project, that was the intention. 'We wanted the penthouse to feel like a tranquil sanctuary in the heart of the city,' he says.

Conran and Partners worked hand-in-glove with Squire and Partners, the architects behind the building. The brief? 'It needed to be luxurious but not in the usual sense,' says Simon. 'The focus was more on the quality of the design and the materials used – an understated luxury.' Everything in the penthouse was made bespoke or curated especially for it, with emphasis put on connecting the interiors with the almost-360-degree views over the parks that sandwich the building. The use of muted, earthy, neutrals such as olive, clotted cream and terracotta enhance this.

It takes skill to turn an empty box into a home, Simon and his team did so by marrying the best of the best with a focus on comfort, using sophisticated, yet pleasingly tactile finishes. 'We always said we wanted it to feel like a home, not a show home,' says Simon. 'I think the colours, textures, layers and warmth we introduced throughout helped achieve that.' The sign of a good design is that the designer would happily set up home there and Simon concurs. 'My favourite space is the main bedroom and bathroom... it's all very grand but in a beautifully understated way, and that is the balance we have tried to capture throughout.' These rooms have more than a whiff of boutique hotel suite about them, no surprise given the company's experience in hospitality design. He's also rather partial to the kitchen, a space made for socialising. 'It is so generously sized... you want to prep a cocktail or roll out some pasta.'

The Conran magic did the trick, with the new owners moving in in time to celebrate their first Christmas here. 'The living space lends itself incredibly well for entertaining so it would be the ultimate festive party pad,' says Simon. And if he was one of those owners? 'I'd probably dress the roof terrace and make that a cosy winter spot to enjoy some indulgent snacks and bubbles and watch the festive buzz across the area – and, of course, the fireworks on New Year's Eve.'

x

conranandpartners.com

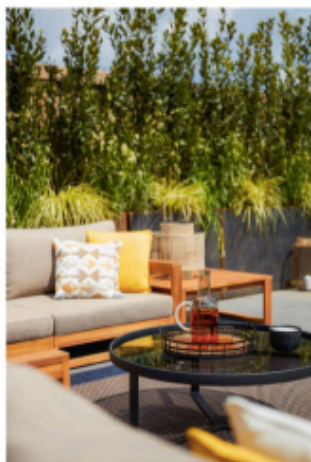
## home profile

### THE DESIGNER

Simon Kincaid, a partner at Conran and Partners, who was the lead on this project for the developers, Argent.

### THE PROPERTY

A 2,200sq ft four-bed, three-bath, u-shaped penthouse flat that sits across the 10th floor of the LUMA building, part of the King's Cross regeneration zone. It is triple aspect and also has an open-plan living/dining/kitchen space, guest cloakroom, study and a private roof terrace.



### ROOF TERRACE

This large private space was planted up by the Botanical Boys and is the perfect spot from which to watch the New Year's Eve fireworks.

Try Skagerak at Skandium for similar contemporary teak outdoor furniture



### KITCHEN

The minimalist design features an oversized natural stone island made from the same quartzite as the work surfaces.

Custom kitchen, Cesar. Appliances, Gaggenau. Find similar kitchenalia from The Conran Shop. Nikari's Linea Perch bar stool at Skandium is similar

### STUDY

Since WFH has become much more prevalent, the team turned the penthouse's fourth bedroom into a study.

Walls in Sage Green, Little Greene. Leather-top desk, Carl Hansen & Son. Chair, Cassina. Equilibrista table lamp by Silvio Piatelli for Artemest



“We introduced a warm yet subtle colour palette – we felt these tones would make it homely but still elegant”



## MAIN BEDROOM

“There are elements throughout the penthouse that are reminiscent of a five-star hotel, for example the main suites,” says Simon.

Bespoke headboard, Conran and Partners. Light, Bert Frank. Rug, Amini Carpets. Painting by Lilia Orlova-Holmes. Find similar bedding at The Conran Shop



## MAIN BATHROOM

Waterproof plaster adds texture, as well as being a more durable alternative to paint.

Similar bath, Lusso Stone. Taps and shower fittings, all Vola. Bespoke natural stone basins, Conran and Partners



## home truths

### HOW DO YOU SOLVE THE ‘WHERE TO PUT THE TV’ PROBLEM?

We always try and conceal the TV – in this case behind the sliding panel in the living area.

### YOUR DESERT ISLAND PIECE OF DESIGN?

Snowball pendant lights by Louis Poulsen.

### WHAT’S THE SECRET TO SUCCESSFUL STORAGE?

Concealing it in an invisible way.

### EVERY INTERIOR SHOULD HAVE...

Some kind of personal connection to the owners.

### THE FINISHES YOU RETURN TO TIME AND AGAIN?

I don’t have any go-to finishes, but prefer to work with materials that have depth and integrity, so natural, organic materials are my favourite.

### ALL-TIME FAVE DESIGN INFLUENCE?

I take inspiration from many different sources, but I really admire the artist Christo.

## DRESSING ROOM

The main suite includes a stylish walk-in dressing area.

The oak veneer joinery and leather-lined drawers were custom-made to a Conran and Partners’ design

