

A & F HOUSE

Wolsey Mews, London, UK 2013 - 2014

Secret courtyard house

Architect	Lacey & Saltykov
Client	Private
Area	200 m ²
Cost	Confidential
Structural Engineer	Ian Drummond Consulting Engineers
Project Stages	Inception to Completion

"It seems counterintuitive, but sometimes you have to sacrifice internal space in order to add to a property," says Andrei.

Originally a tailors' and dressmakers' workshop, this warehouse – converted by its owners into a house for a growing family – had plenty of character, with steel trusses upstairs and wooden floors throughout. However its rooms, downstairs were poorly proportioned and not well lit.

The solution was manifold. To fully utilise and

define the space, a fourth bedroom was added. Internal floor space was judiciously sacrificed so as to create a secret courtyard that opened the downstairs up to an external environment, which acts as a sun trap.

Upstairs, doors were added at the back of the living area, opening the room up and offering direct access on to a deck outside. The scheme, which created a New York loft-style space, gave each room a sense of purpose, and brought additional light and definition to those rooms that needed them.

- 1 - View of the secret garden space from the bathroom
- 2 - View inside the bathroom towards the secret garden
- 3 - View through the New York loft-style space towards the terrace
- 4 - View through the master bedroom towards the secret courtyard
- 5 - View from the terrace towards the New York loft style space and above the secret courtyard

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