

Private Residence III

Vancouver BC

project profile



Dining peninsula | Entry | Living

objectives

- Develop master plan to transform (in phases) an East Vancouver character house into a modernist expression.
- For Phase 1, focus on the main floor and related building envelope including exterior windows/doors. Bathroom was renovated previously.
- Create a functional, open, spacious and bright interior.
- Create a beautiful, healthy and environmentally sensitive home.
- Demonstrate reuse/recycling of what most people would consider a teardown.

criteria

- Provide flexible, open space that can accommodate a living area, kitchen, potential dining area and bedroom/study.
- Enhance connection to outside, yet provide ability to create privacy with discreet teleshades on new doors/windows.
- Accommodate for addition of entry foyer with closet onto house front in future phase.
- Upgrade structural and building envelope.
- Maximize daylighting with new glazing and use of light, reflective colours.
- Provide range of flexible artificial lighting.



Living



Dining peninsula | Kitchen



Kitchen

concept

- Create adaptable spaces that accommodate changing needs.
- Create spaces that support a relaxed and informal lifestyle.
- Streamline flow of space with built-in elements.
- Blend minimalist and modern elements, enriched by the natural beauty of materials – quartersawn Ash flooring finished with Greenguard IAQ Certified Bona Traffic water-based finish; kitchen locally-manufactured with no added formaldehyde substrate, engineered Ash veneer upper cabinets, lacquered lower door/drawer fronts and Icestone engineered stone countertop; locally-manufactured, energy-efficient aluminum windows and doors; and, non-PVC teleshades for privacy and solar control.

Penner & Associates was the exterior/interior designer for the project

collaborators

- Martin Tessler (photographer)
- Structural Solutions Engineering Inc (structural)
- Super Industries Ltd (kitchen cabinets)
- Zen Reno (builder)