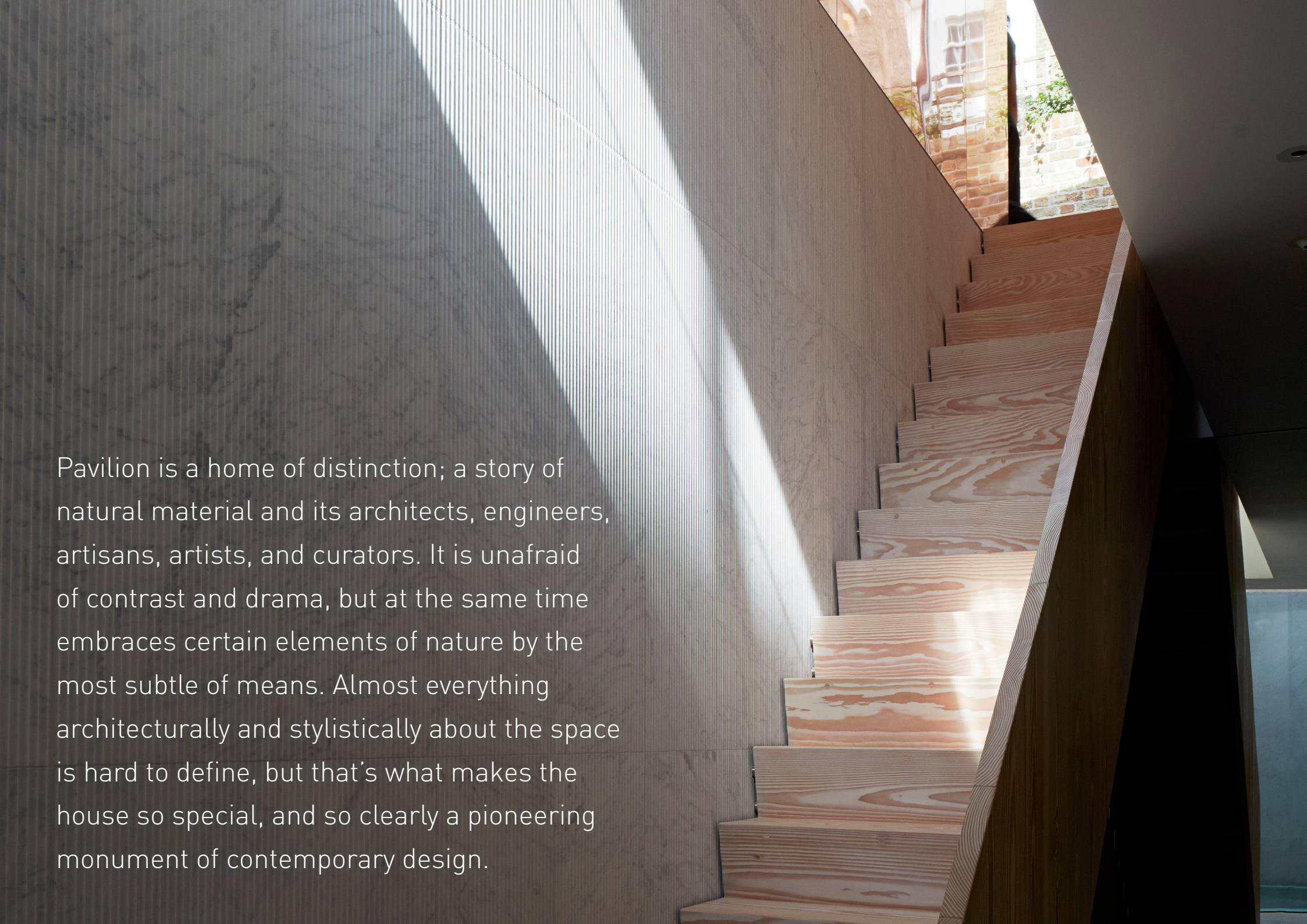


PAVILION



BY GIANNI BOTSFORD ARCHITECTS



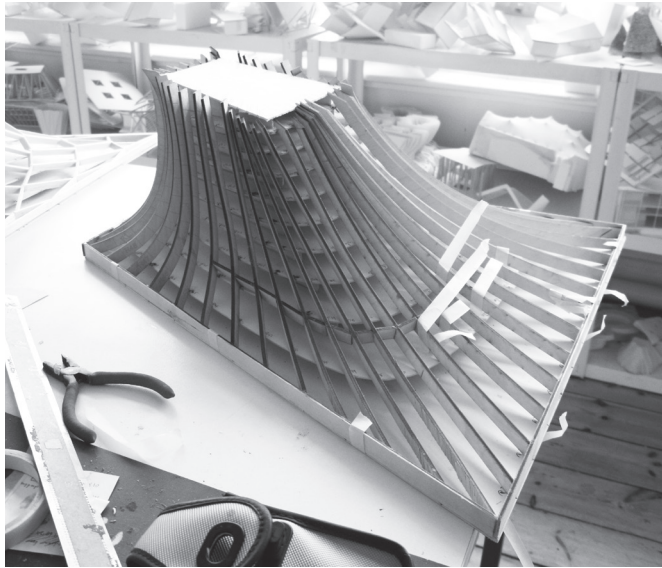
Pavilion is a home of distinction; a story of natural material and its architects, engineers, artisans, artists, and curators. It is unafraid of contrast and drama, but at the same time embraces certain elements of nature by the most subtle of means. Almost everything architecturally and stylistically about the space is hard to define, but that's what makes the house so special, and so clearly a pioneering monument of contemporary design.

Staggering subterranean proportions have been achieved beneath this former garden plot. The volume of living space at ground level divulges only a fraction of the entire house. And yet the profound gravitas of both the ground floor and its below-ground counterparts seems wholly equal; just in very different ways.

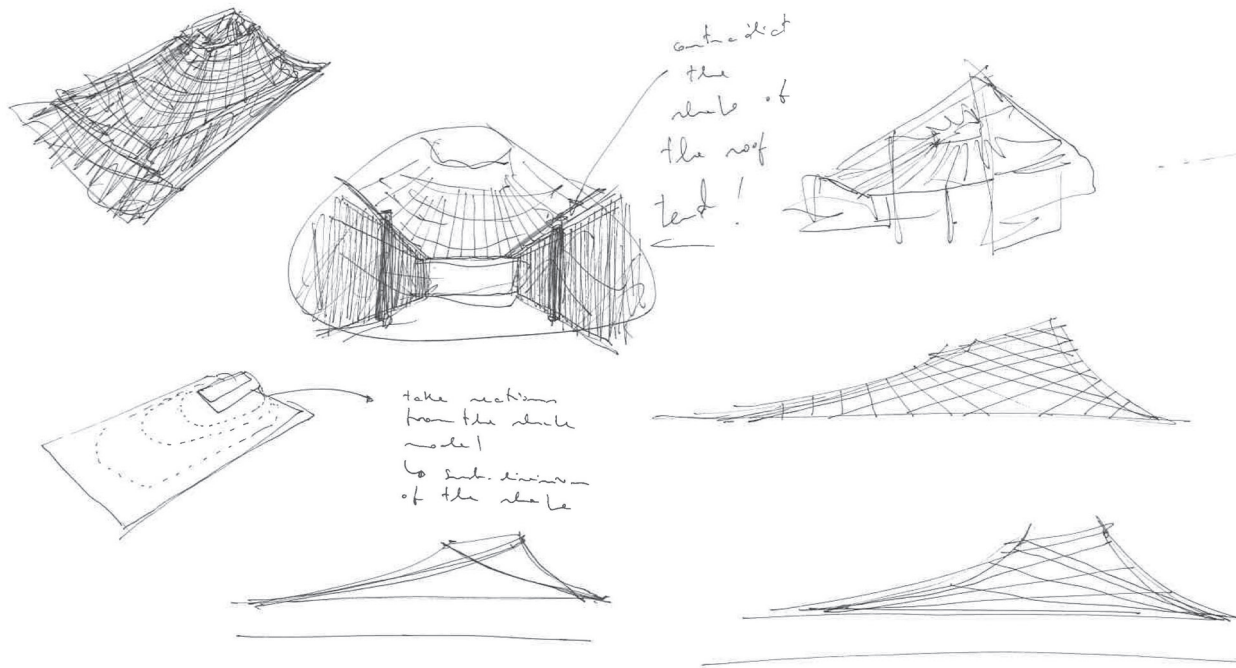
Emphatically open-plan, the living room / kitchen / dining space is completely glass-walled to the east and west, epitomising an almost 'Malibu beach house' sense of an openness that in a surprising turn, ascends almost two stories up through the glass apex of its roof.



Think mid-century California-meets-Japanese luxury chalet.

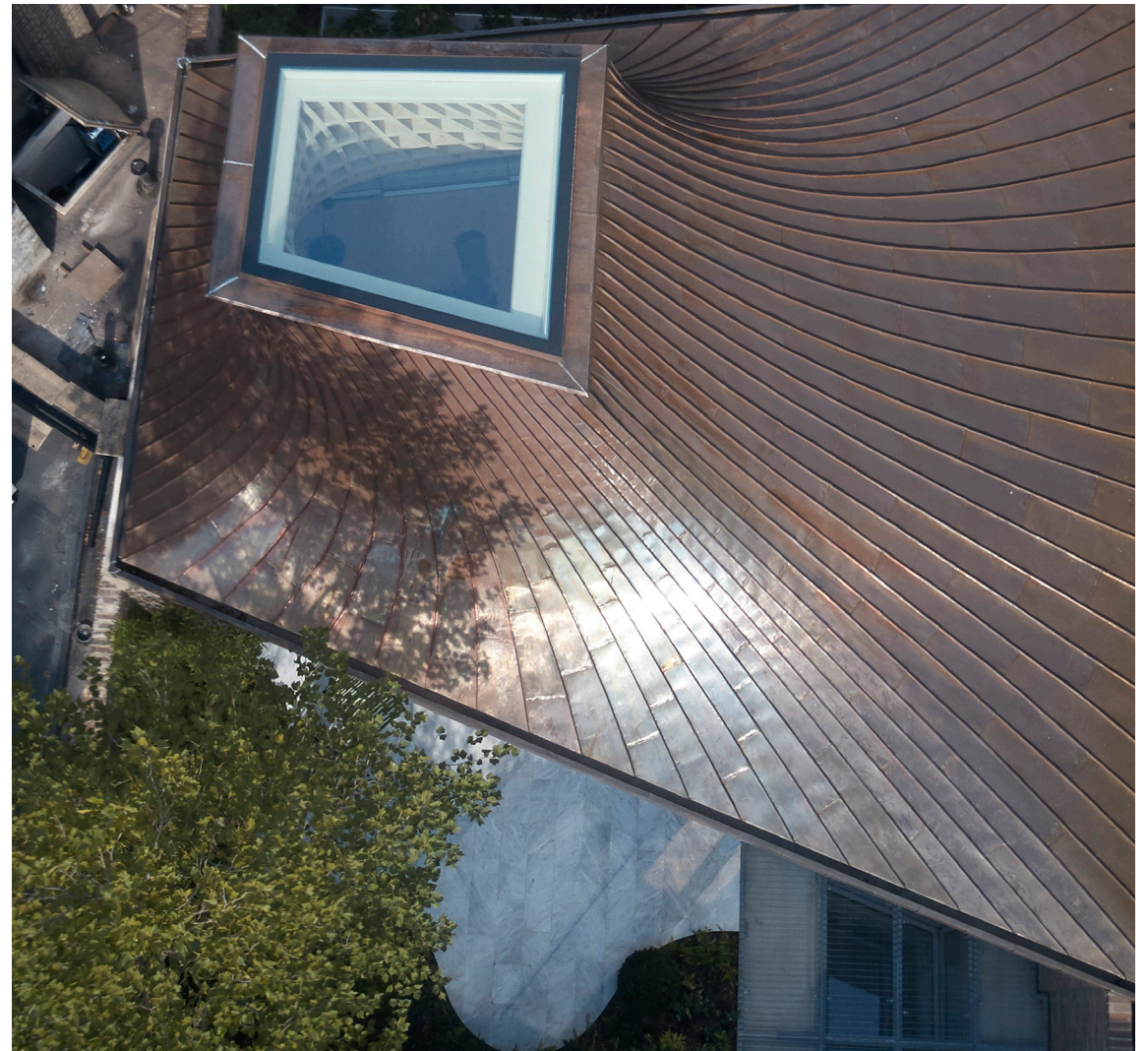
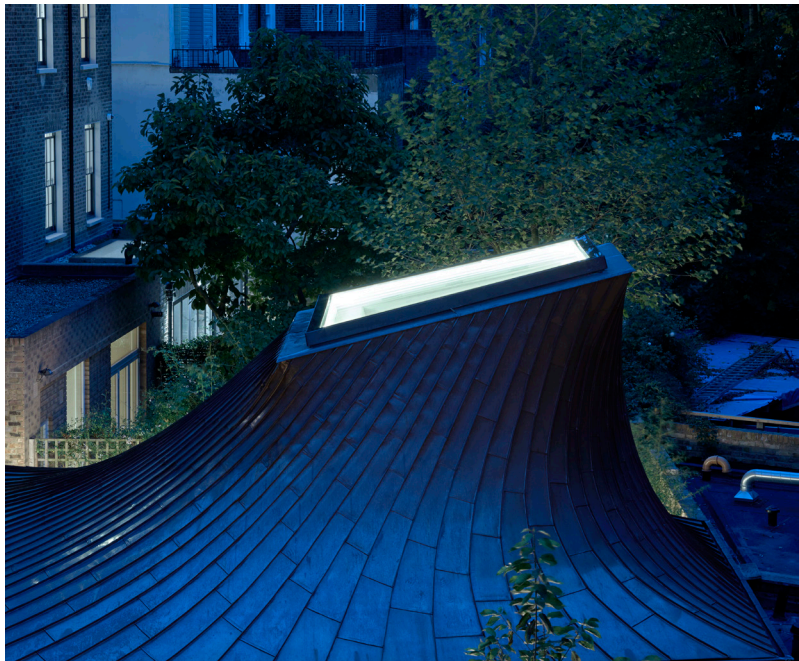


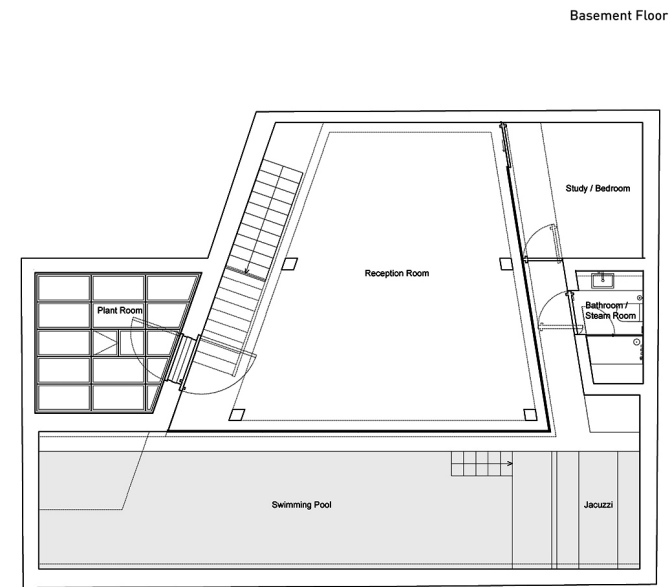
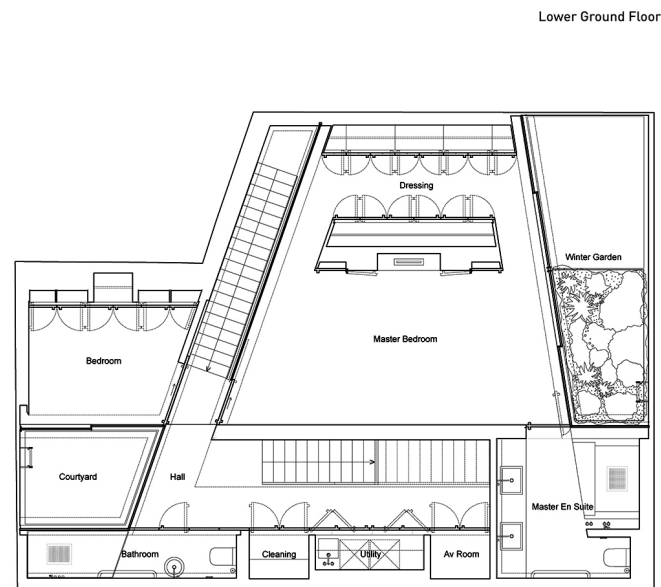
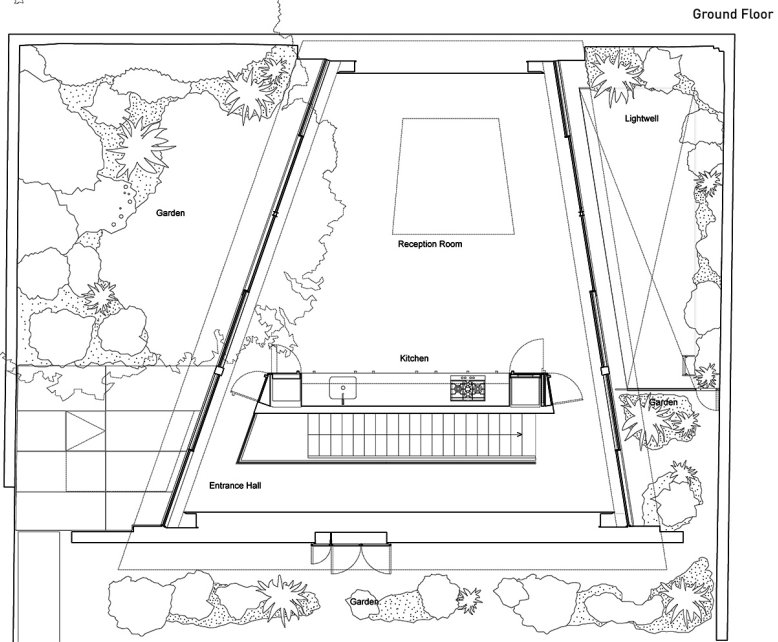
The home is the compelling result of a passion project that Gianni's eponymous studio has been devoted to for almost ten years.





Built in the place of a 1960s bungalow set in the back garden of a Notting Hill villa, the new dwelling has been designed with exacting precision in order to relate to, but also transcend the capacity of its surrounds. Given that the architect himself lives in the neighbouring building, quite literally overlooking the plot, it's hardly shocking that Pavilion is so defined by its sculpturally resplendent roof; the home in itself is rather like a tangible ode to the architect's work.





Approximate Gross Internal Area
(excluding void)
2,769 Sq.Ft. / 257.3 Sq.M.
Floor plans are for illustrative purposes only and not to scale

With a shape so wonderfully organic, this roof is the stuff of utopic architecture, showing off an expert, simultaneous understanding of artistry and function. Externally, the roof has been clad in large, rectangular panels of copper shingling. The reflective surface gives it iridescence; a lightness to complement the elegant glass structure below.



From the inside, the inverted funnel-shape is perpetuated by a concentric, curvilinear 'bone structure' which directs attention up towards a glazed oculus. This sense of being drawn upwards is, unsurprisingly, an uplifting one – but there is something about the undulating nature of the shape that really makes the roof so extraordinary. It's as though you're standing beneath a giant wave that will never break.



What you experience at Pavilion is the ultimate refinement of nature.

In striking contrast, the interiors are defined by angular precision, linear contrasts, and infinitesimally perfect joinery. All of which comes together to curate a symphony of four key materials that are used to exquisite effect throughout the home. Copper, steel, wood, marble. Though each of these elements is inherently 'raw', each one has been adapted to best suit the needs of the home, demonstrating modern engineering at its peak.

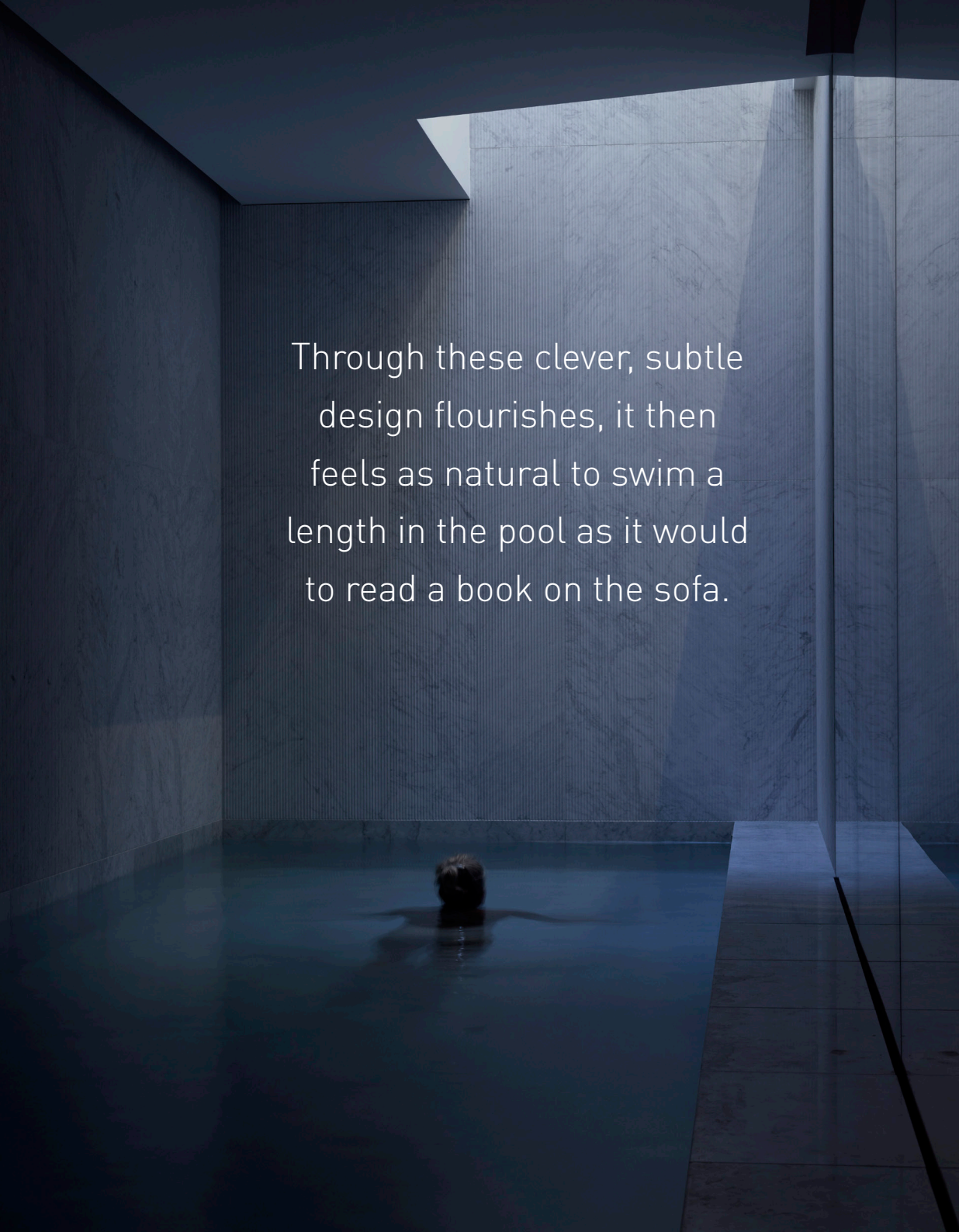


Brushed stainless steel brings a welcome dichotomy of utilitarian robustness to the otherwise Zen canvas. After all, what is architecture without a little drama?



Move into the master bedroom, it would be easy to forget that you were in Notting Hill, in the heart of west London... or in a city at all. It's almost entirely douglas fir-clad, from the walk-in wardrobe to the custom-fit panelling (complete with bespoke cut-outs for surround-sound speakers). The effect is magical. An astounding calm proliferates, the kind you might experience in a Japanese Zen garden or a Norwegian fjord-side cabin.



A person is swimming in a pool. The pool is surrounded by walls made of light-colored marble. A glass ceiling is visible above the pool, and a person is standing on a platform next to the pool, looking down. The lighting is soft and natural, highlighting the textures of the marble and the clarity of the water.

Through these clever, subtle design flourishes, it then feels as natural to swim a length in the pool as it would to read a book on the sofa.



The wood-scented den is a large, peaceful room, easily adaptable to suit a multitude of needs and moods. The floor as a whole however is defined neither by its spa / swimming facilities nor the den space. It is resolutely both.

The swimming pool falls into line as part of the wider recreational space at the lowest level of the house. Separated from the den / living area by a glass wall, the brilliant stretch of water and marble has been fastidiously designed for recreational and aesthetic purposes. It is long enough to swim full-length laps in and punctuated at one end by a glass ceiling (an amazing spot to watch the rainfall).

Pavilion's interiors are unexpected from the outset and its proportions are so perfectly formed and exact; they rival those of a naturally formed crystal. Throughout, there's an exemplary play between the natural world and the capabilities of cutting-edge, contemporary architecture, the rarity of which is amazing to see to such stunning capacity here in this unassuming Notting Hill garden.



Specifications

CONTROL SYSTEM

- Control4 interface to control audio, visual, lighting, blinds, heating, cooling, fireplace, security, pool and intercom systems

AUDIO VISUAL

- Multi-zoned audio with discreet in-ceiling speakers and underwater in pool accessed and controlled through Control4
- High definition video distribution system and smart TVs
- Media room with high quality, in-ceiling surround sound, high definition projector, and recessed electronic projector screen

NETWORKING & DATA SYSTEM

- Cat6 outlets in all principal rooms to provide simple installation of standard PBX, IP phone systems or wired high-speed Ethernet connections
- Shared patch panel with AV system – designed for optimum convergence of AV / IT as future technology allows

CURTAINS, BLINDS & WINDOWS

- Principal window treatments are fully wired and integratable with the Control4 system
- Skyframe sliding glazing window system

LIGHTING

- Bespoke lighting design by world-renowned designers, Isometrix
- Lutron lighting control including provision for table and floor lamps and an 'all off' button beside master beds and exit
- Internal sensor activated wardrobe lighting

COOLING, HEATING & VENTILATION

- Comfort heating and cooling system in all principal rooms operated by touch screens, smart devices, either within the house or remotely
- Under-floor heating throughout with localised thermostats

POOL, SPA & WELLNESS

- 12m Carrara marble swimming pool with hot tub
- Underwater speakers and LED lighting throughout
- State of the art Jandy pool equipment controlled via Control4
- Carrara marble steam room with in-ceiling speakers

KITCHEN

- Bespoke copper and Carrara marble kitchen
- Gaggenau gas hob and Miele appliances
- Insinkerator disposal system

FIREPLACE

- Eco fireplace controlled by Control4

FLOORING, WALLS & JOINERY

- Dinesen single long Douglas fir planks, custom waxed
- White Carrara marble from Italy
- Single panel copper and stainless steel bespoke joinery from Italy

LANDSCAPING

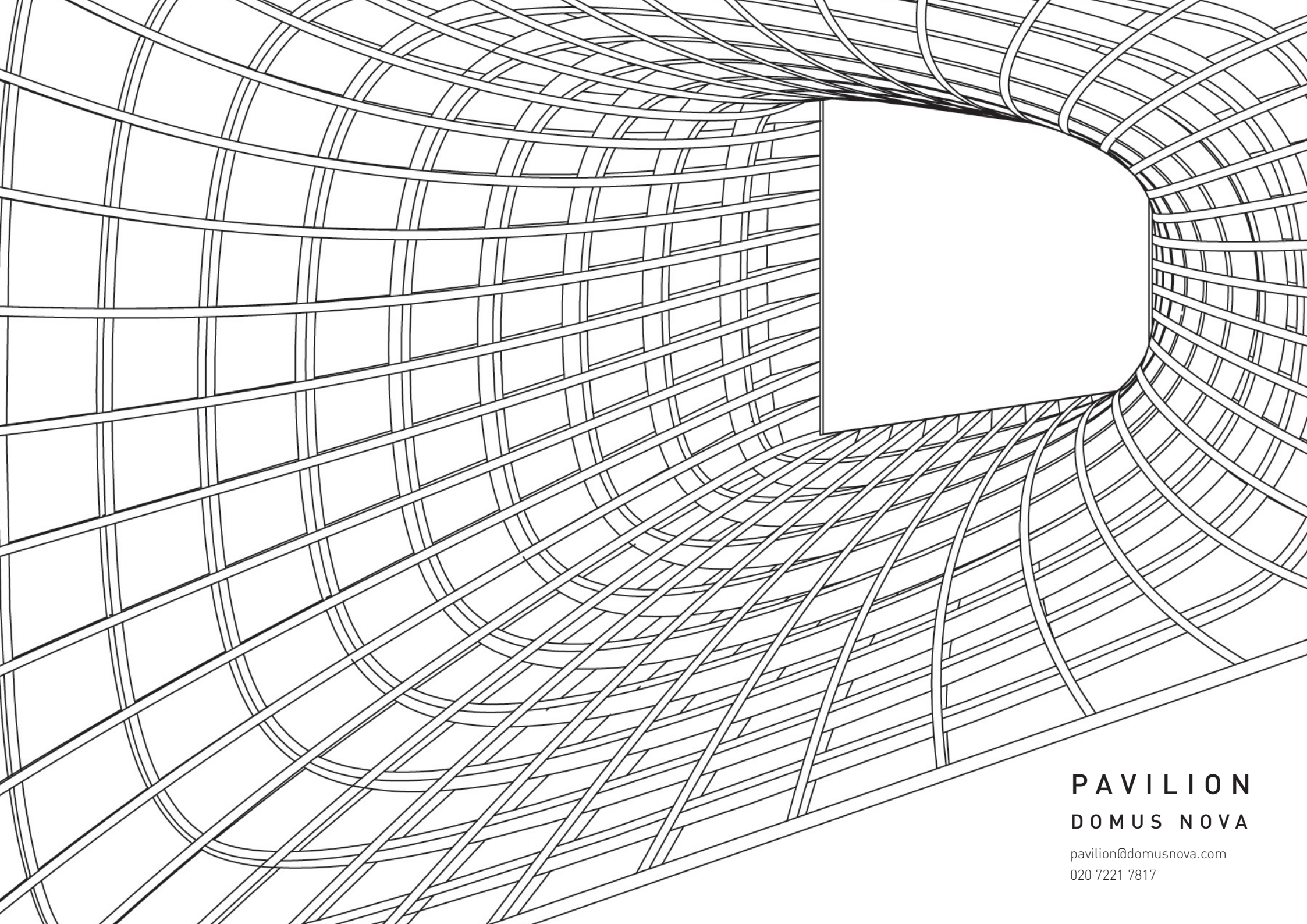
- Designed by award-winning landscape architect, Todd Longstaff
- Fully irrigated (ie self-watering) and in-ground lighting controlled via Control4
- Carrara marble patio

SECURITY

- Video intercom system linked to multiple touch screens for door entry
- Biometric, keypad, and fob entry systems
- Grade 3 intruder alarm installed with option to link to an external monitoring station

CAR PARKING

- Resident parking permit is available



**PAVILION
DOMUS NOVA**

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