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DM editor Lisa Allen

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Wimbledon Houses



New-build in London

Architects: Lacey & Selykov Architects (Andrei Selykov is the owner)

Budget: £500,000

Price of Build: £520,000

Living Space: 350m²

Time to build: 16 months

The overall brief was for the creation of two large family houses, each with sunlit gardens and off-street parking spaces, on a small and awkwardly shaped site. First house The clients of the larger house required four bedrooms, a study, three bathrooms (including one en suite), a guest toilet and a garage. Second house The clients of the smaller house required three bedrooms, one family bathroom and one en suite. Both clients required modern houses with open-plan living and kitchen areas. The Code for Sustainable Housing (Level 3) was part of the design brief for both houses. The architects approached the project as a kind of sophisticated three dimensional puzzle that deals with a host of obstacles posed by an extremely constrained site, ambitious client brief and unfavourable planning history, among other challenges. Innovative design has been used in terms of how the houses sit on the site and how the views from them are directed. Sustainably, the project utilizes a timber frame with shredded paper insulation, clad in sustainable panels made of Trepa Nelson (a blend of wood based fibres and thermosetting resins).

Why the project is highly commended: Really, really very clever. The architects took a plot in London that was more or less unusable and squeezed two houses on to it. A plot that had failed on planning twice previously. A real challenging space to make good use of for even one home...but two homes?... And not just any old houses – ones with functional, beautiful and striking schemes.

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