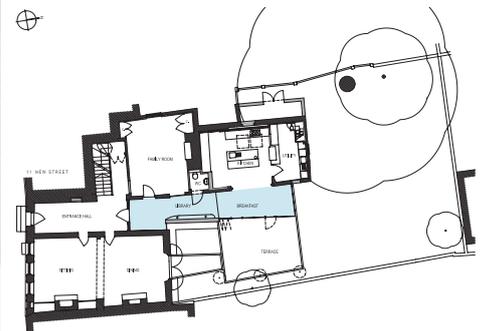


# Private Residence

## Henley-on-Thames

This property, in the heart of Henley offers a marriage of early 1700's Georgian grandeur with contemporary infill to create a single family dwelling fit for 21<sup>st</sup> century living. The project converted and revitalised former 3 storey office buildings through comprehensive repair, sensitive refurbishment and renewal. New build elements reinforce existing routes and mend original parts of the building complex to create a cohesive dwelling that embraces its gardens and upper level views. Imposing formal spaces link with light-filled informal spaces; new suspended planes of rendered wall, glass and zinc panels contrast with older heavy brickwork and overhanging slate roofs.





## Project Description

**Background:** The property is situated in one of Henley's main thoroughfares in the heart of the town. The property comprises principally of an early 18<sup>th</sup> century Georgian townhouse with an imposing street elevation of three tall storeys. To the rear there is an older timber-framed wing dating from the 16<sup>th</sup> and 17<sup>th</sup> centuries. Whilst the property was constructed originally as a dwelling, it had in recent years served as offices with an area of just under 5,000ft<sup>2</sup>. The building had suffered from a number of inappropriate interventions over the years including a rear 1960's rear infill and more recent structurally damaging roof-works.

**Brief:** The brief was to convert the existing office buildings into a cohesive single family dwelling suitable for 21<sup>st</sup> century ways of living. The proposal needed to respect and enhance the original Georgian building and its older partner, particularly at the rear which had suffered most architectural damage. The building required comprehensive repair and refurbishment throughout,

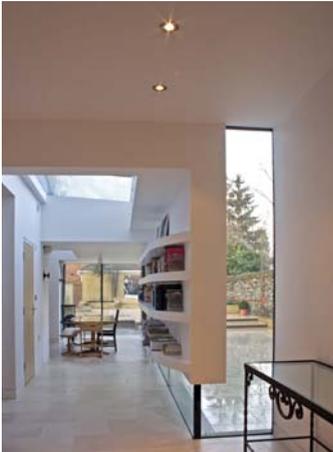
**Planning Constraints:** Grade II Listed

**Proposal:** A new ground floor rear extension reinforces the strong linear route which runs from the entrance door to the rear of the building. The lengthened passage forms a spine off which all rooms at ground floor can now be accessed. The character of this passage changes dramatically from darker formal spaces which enjoy the original Georgian splendour to light-filled minimalism as one moves towards the rear and enters the new extension. To the rear the passage becomes an informal series of spaces with close connectivity to the gardens beyond. The passage culminates in the kitchen which enjoys the full volume of the original barn.

At upper levels the original 2 storey rear infill between the Georgian façade and 17<sup>th</sup> century element has been removed. A new 3 storey infill has been designed to give greater visual clarity between the new and historic elements. The infill provides guest ensuite accommodation at first floor and is crowned at second floor by a fully glazed study which enjoys good north light and views of the countryside beyond.

**Materials:** The new elements are conceived as floating planes which barely touch the historic fabric. Panels of glass, white render and pre-weathered zinc offer a stark contrast to the solid masonry and more formal language of the Georgian building.

**Timetable/ Programme:** Our appointment/ initial briefing - March 2006; Planning/ Listed Building Consent Applications - May 2006; Planning/ LBC Approval – July 2006; Start on Site – October 2006 with Partial Possession October 2007, and Practical Completion December 2007.



**WOODFIELD BRADY**  
a r c h i t e c t s

woodfield brady ltd

arlington house . curridge . west berkshire . rg18 9ef  
t 01635 247 100 e mail@woodfieldbrady.co.uk

registered offices: 08 King Edward Street, Oxford, OX12 3 AB

directors: **Allan Woodfield** Ba(hons)DipArch RIBA  
**Kevin Brady** Ba(hons)DipArch RIBA

company reg. no. 6514556

www.woodfieldbrady.co.uk