

# FEATHERBONE PLACE- STUDIO LOFT

Designed by: Adam Mifsud

0890109

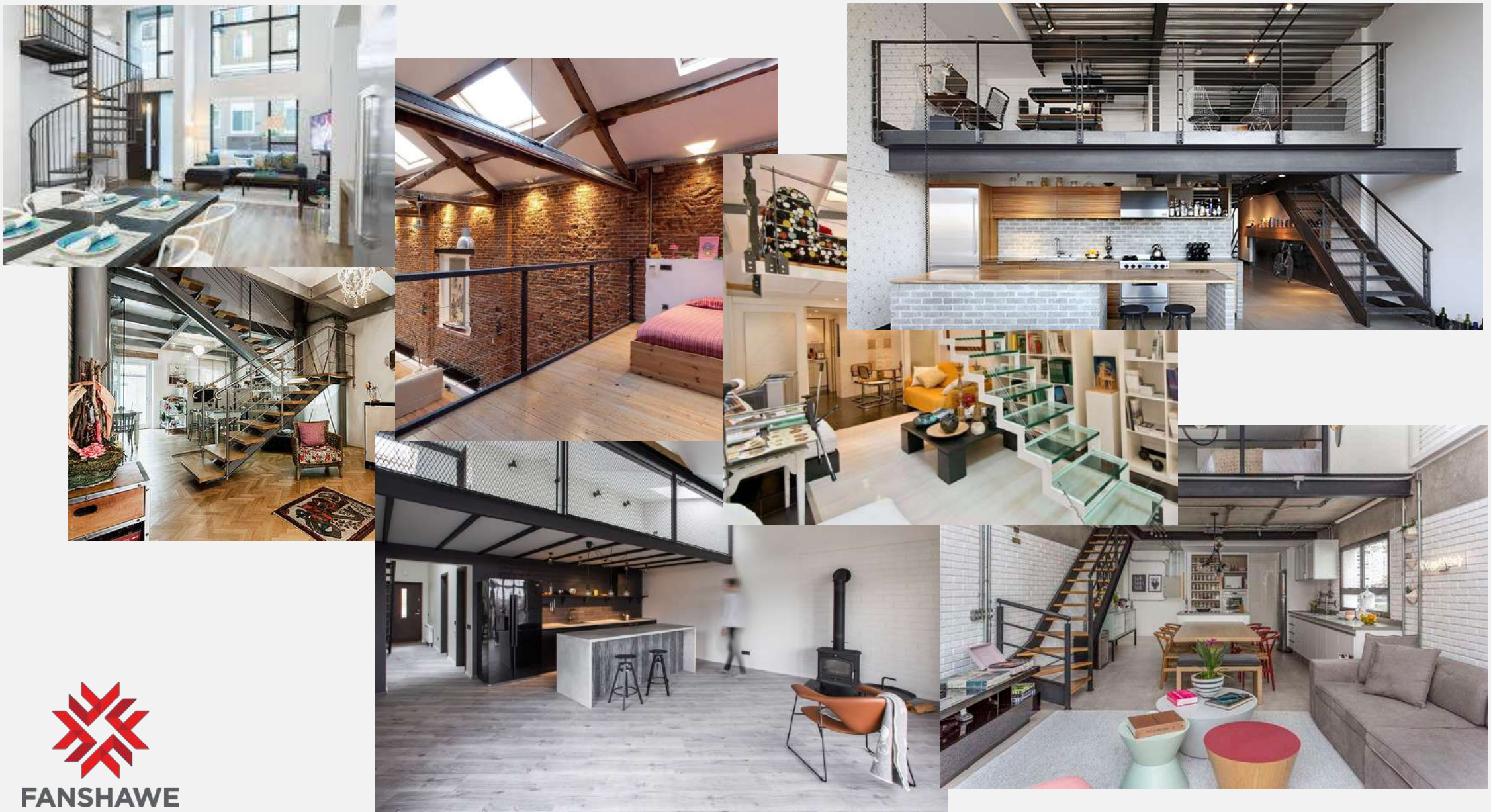
DESG-7012-19W

Prof. Natalie Rowe, MID

COMMIT

# PURPOSE

Take Featherbone Place (Bud Gowan Building) in London, Ontario and flip a section of the top two floors into a work + living loft condominium.



# CONCEPT STATEMENT

For my design it was important to stick to the main objectives that the client wanted/needed. It was important to keep an open concept over the living room to make space for studio work and wall space for the gallery. Leaving as much space open for natural light to come in was also important. I wanted to keep the character of the building intact with the yellow brick on exterior walls and the maple flooring throughout the main floor. Incorporating glass banisters gave it that modern feel, but also kept the open concept feel. I felt it was important to completely close off the mezzanine seeing as it would create privacy, but also used glass for the open concept feel. Modern features such as the light fixtures, cabinets, island with waterfall countertop, and furniture help enhance the new feeling this loft presents.

STATE



# REQUIREMENTS

- 1000 total sq. ft. – 700 for main floor and 300 for open concept mezzanine
- 11' Ceiling heights with 1' floor thickness
- Private sleeping area
- Washrooms must have doors
- Open concept kitchen and dining area
- Living area, modern seating, flexible layout
- Studio space
- Mezzanine with proper stair design
- Wall space to display artists work
- Storage throughout
- Minimal full height partitions
- Maximize natural light and window views

# HISTORY OF THE BUILDING

“The building named ‘Featherbone Place’ was constructed in 1893 and once served as a corset-making factory for the Featherbone Corset Company, which closed in the 1920’s. This property houses London’s oldest working elevator. The late Bud Gowan (1970’s) owned the building, a prominent London retailer who operated Bud Gowan Men’s Wear and Bud Gowan Antiques.”

387 Clarence Street London, Ontario

COLLECT



# SITE STUDY

Braam's Custom Cabinets



Featherbone Place Building



# WHAT IS A LOFT?

What is a loft condominium living? –

- A condominium, more commonly known as a condo, is a piece of real estate that can usually be bought. Since the space is owned, the owner has freedom to make any changes within the property. It can be tough to make some changes because although it is owned, some walls are shared with other units. Usually in condos there are shared spaces, and since these are not owned, each tenant must pay some sort of fee to their property manager to maintain the shared areas. Lofts are similar, they are a type of condo or apartment. The difference is that lofts are more open concept. They are typically at least 2 floors, the second being a mezzanine, and have a double height ceiling where the second floor does not cover. They tend to have large amounts of natural lighting, minimal walls, and exposed features. Lofts are most commonly industrial buildings transformed into residential spaces (Edina Reality, 2018). Lofts are very rare to come across and can be some of the most expensive residential spaces.



# DESIGNERS CREATING A SPACE FOR WORKING AND LIVING

How do designers create a space for living + working?

- It is important to maximize the space that is given to the designer. When creating a space for someone to live and work, it is necessary to use all the space efficiently. Chances are, most of the space will be used for living. All of the rooms/areas seen in any form of living space are crucial to incorporate, alongside the working space. First, it is important to make the space feel larger than it is. Using lighter paints will give that sensation. Having shared spaces in the design also helps. Including a large island in the kitchen gives a large space for cooking, dining, socializing, and a space to do work. Using unique and moveable furniture also benefits the design. Having a murphy bed that folds out into a desk, fold up desks in the living room so work can be done there, and furniture that can be moved easily to manipulate the working and living space however desired.

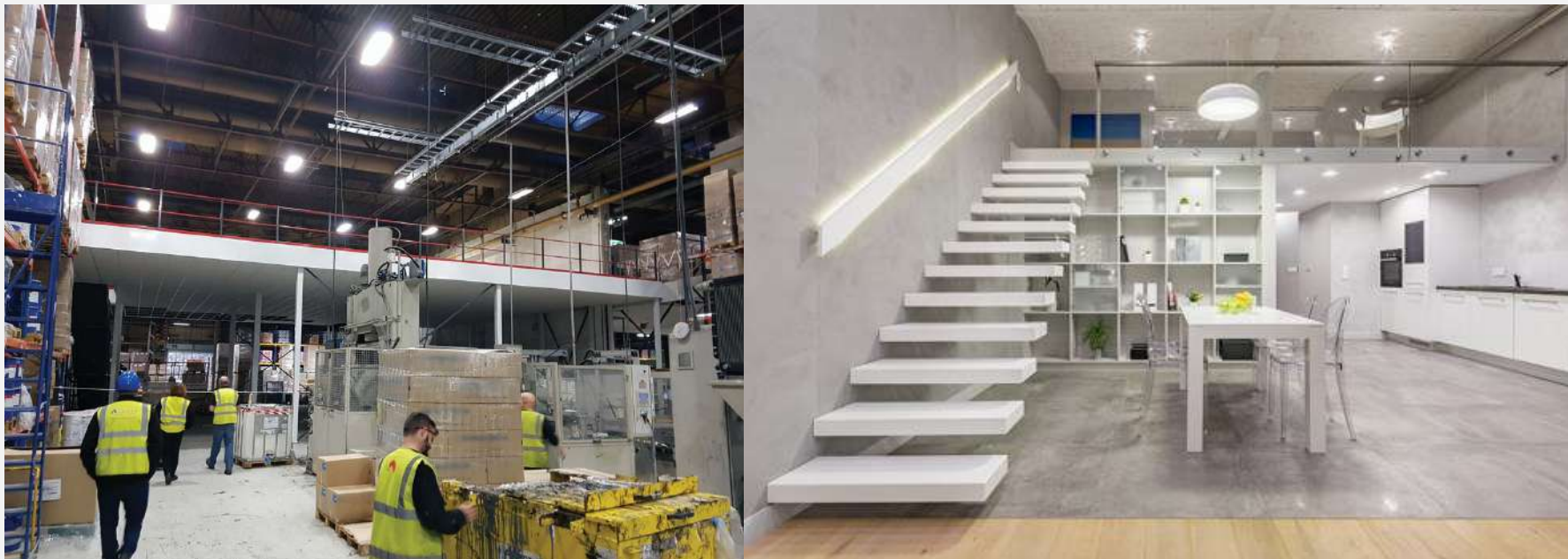




# WHAT IS A MEZZANINE?

What is a mezzanine, and how does that connect spaces in a loft condominium?

- A mezzanine floor is usually a median floor between two structural floors. It usually has a lower ceiling height because of its location between two floors. Mezzanines are usually free-standing and do not contribute physically to the structure itself. Thus, meaning it can be taken out or moved if necessary, without hurting the building. Mezzanines look like indoor balconies and are usually bordered with railings or glass. They can be found in industrial buildings for storage or maintenance purposes, residential settings for living, or commercial spaces for storage as well (Emmott, 2019).



# PRECEDENT STUDY

## Global Perspective –

- Residential spaces are different all over the world. People live different lives and have much different priorities in other countries. While researching lofts around the world, an interesting design came up from the Philippines. It looked similar to a loft here in North America, except there was one large difference. The difference was the bedroom layout. Instead of having two separate bedrooms, two beds were placed into one. This helps maximize the floor space of other areas and limits the walls within the loft but is not very private or ideal. This could be a cultural difference, or someone trying to save space. This bedroom was located on the main floor as well. On the mezzanine was another bedroom without a door or full walls. Again, not very private. The kitchen is tiny and the living space, also tiny. It seems as though a family would potentially live in this loft, where in North America, it is usually a single person or a couple living in a loft space.

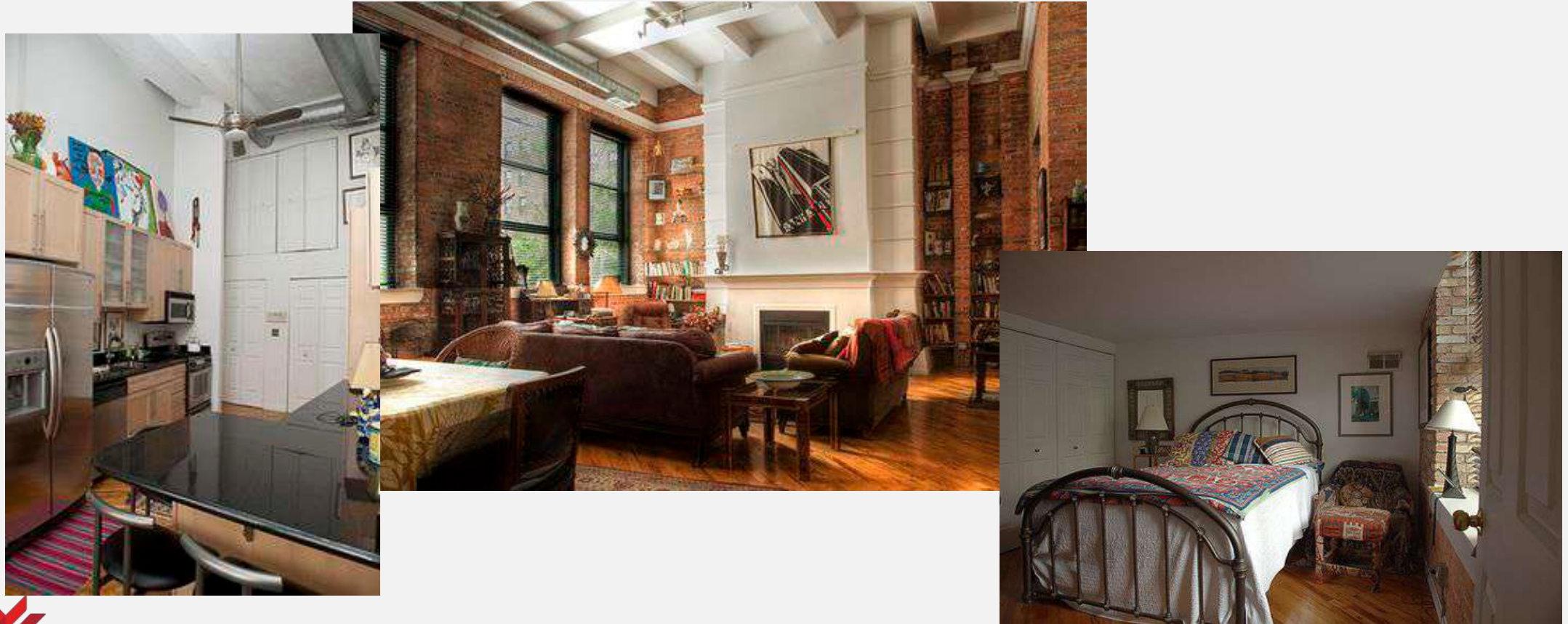




# PRECEDENT STUDY

## Historical Building –

- Historical buildings always have limitations on them as to what can and cannot be changed. Designing a loft inside of an historical building can be challenging, yet fun. A historical building in Chicago was transitioned into residential spaces and the interior brick work looks amazing. Chicago being so close to home, loft style living there is similar to here. The main floor tends to be for common living spaces such as the kitchen, living room, powder room, and storage areas while the mezzanine contains the master bedroom and ensuite. In this loft, there is a living space and bathroom on the upper floor; as well as a bedroom on the main floor. The mezzanine is completely surrounded by full walls, which makes it feel like a smaller home rather than a loft. The rooms are very tiny, other than the living room. There is a lot of natural light in the living room which has the full two storey ceiling. The ceiling in the living room is detailed and unique and has exposed ventilation. This loft also seems to be a bit older based on its finishes and design features.



# PRECEDENT STUDY

## Materials, Finishes, and Design Features –

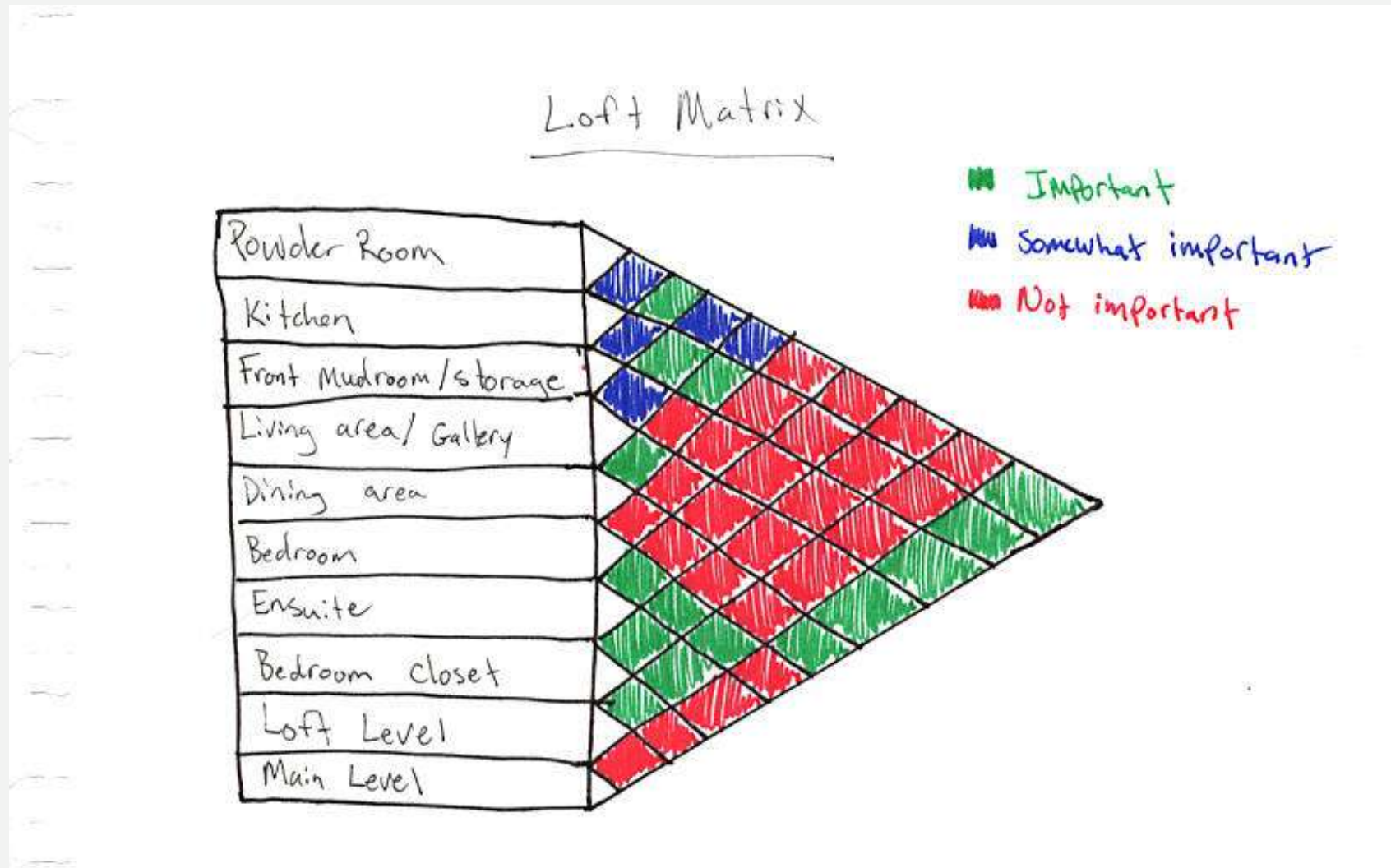
- Depending on where one lives, homes are designed in many different ways for many different reasons. Structurally, the majority of homes are built similar, but the interiors always look different. There are many design styles that are used commonly when building large amounts of homes in North America and they tend to be based on trends and cost. If one is willing to spend the money, their home design can be innovative and completely different than anyone else's in the world. Although lofts serve the same purpose and have common features, some materials and finishes can make a design go from mediocre to outstanding. A loft in Budapest was once owned by a famous painter, but since has been updated into a modern loft. This loft is similar to ones seen in North America. It has exposed brick, large windows and exposed metal features. The loft has a very natural feel to it. It has light wood finishes on cabinets and tables, and it has plants incorporated into fixed features as well. The lofts main colours are shades of grey which are also apart the most recent trends. A difference with this loft is that it does not have a mezzanine, so it is more of an apartment with loft features. The design features that make this loft so modern are very subtle, but effective. There are tremendous amounts of access lighting throughout the common areas. The kitchen is seamless with minimal details and hardware. Concrete flooring is easy to refurbish in an industrial building and helps give that modern loft feeling. The step-up living area also adds a nice feature to the space that is different from many other lofts. The bathroom includes large flooring tiles that are commonly seen being used in new places today as well.



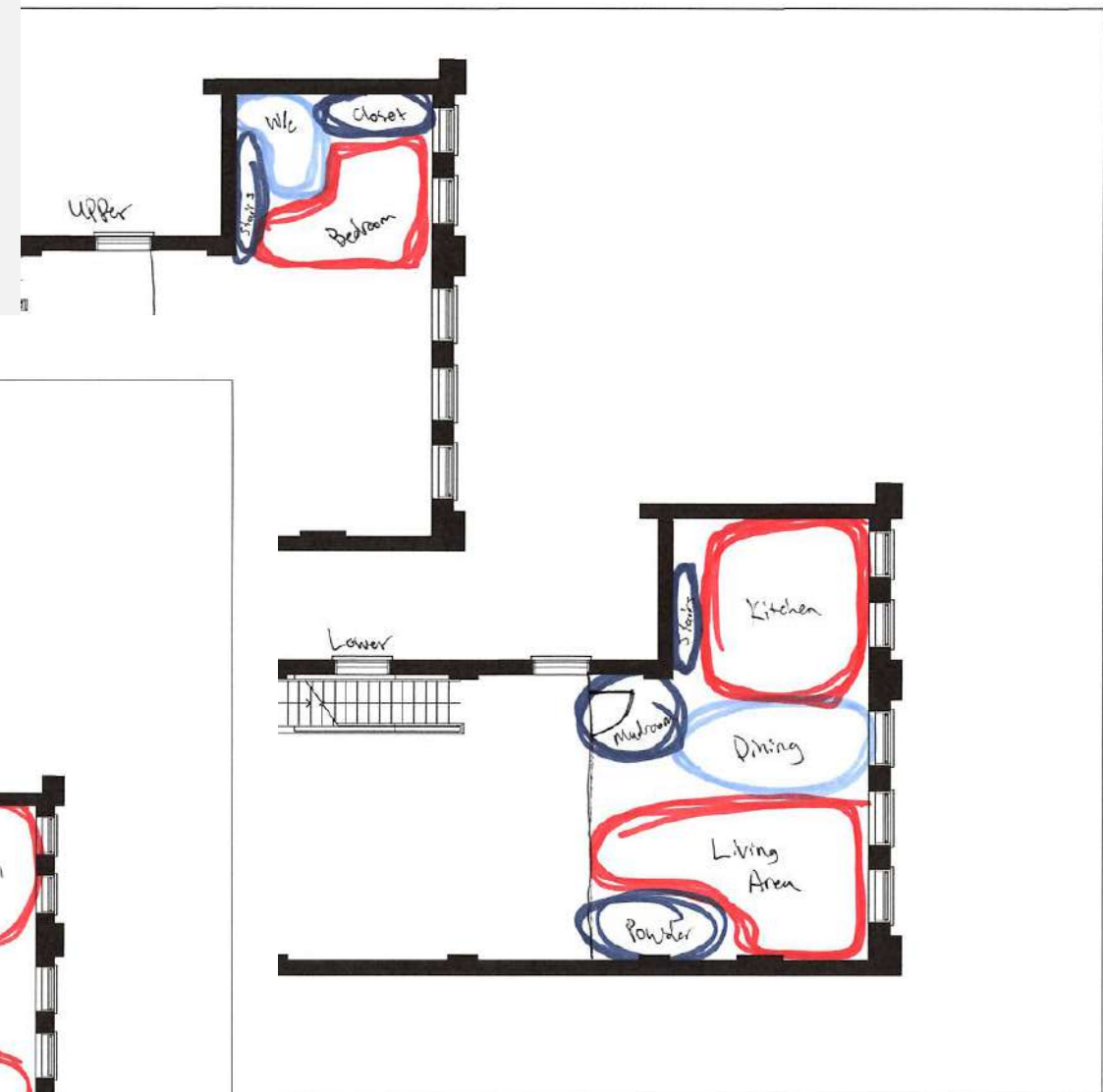
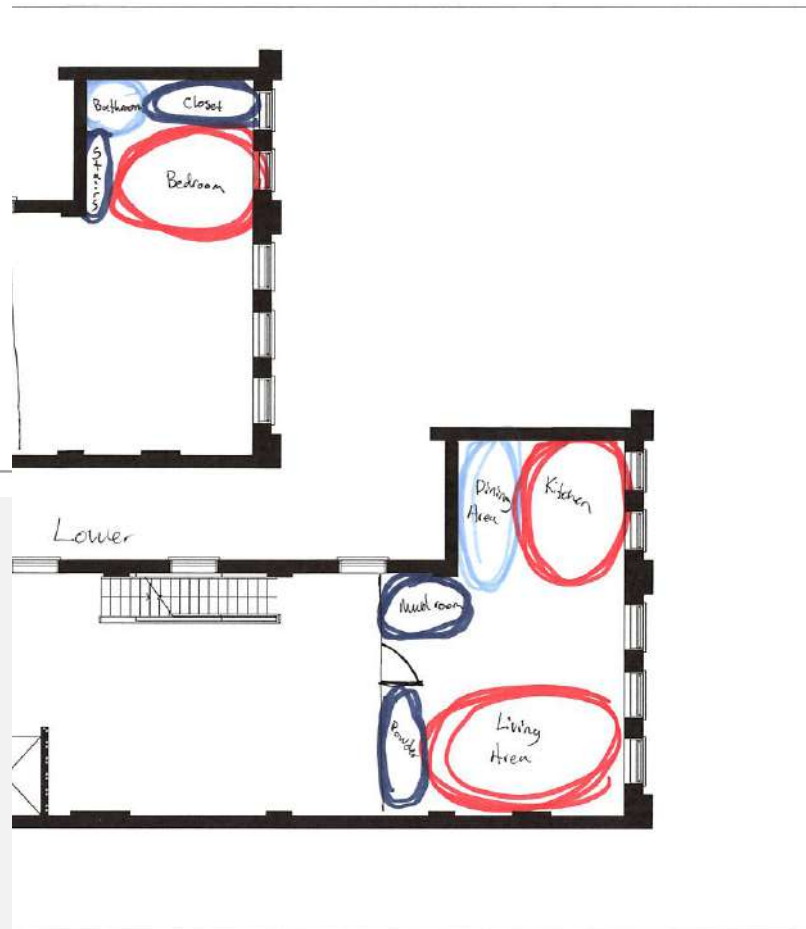
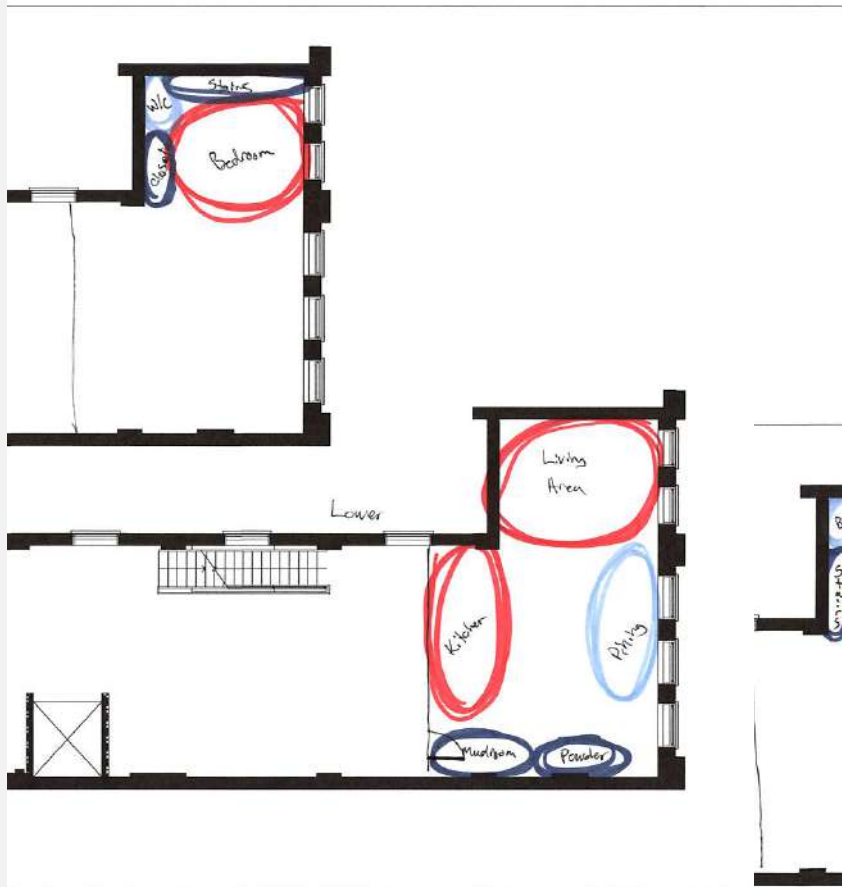


ANALYZE

# MATRIX



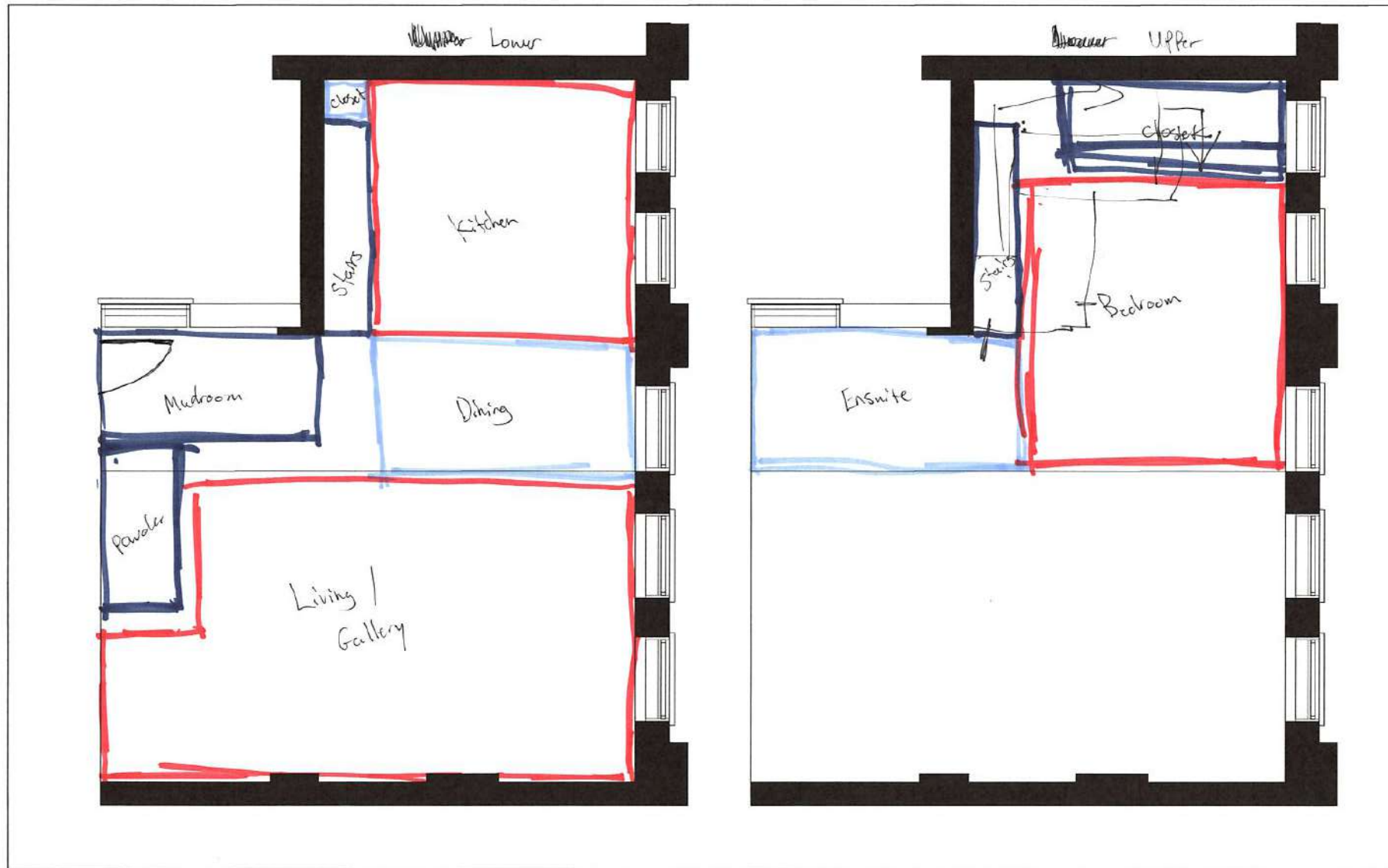
# BUBBLE DIAGRAMS



# BLOCK PLANS



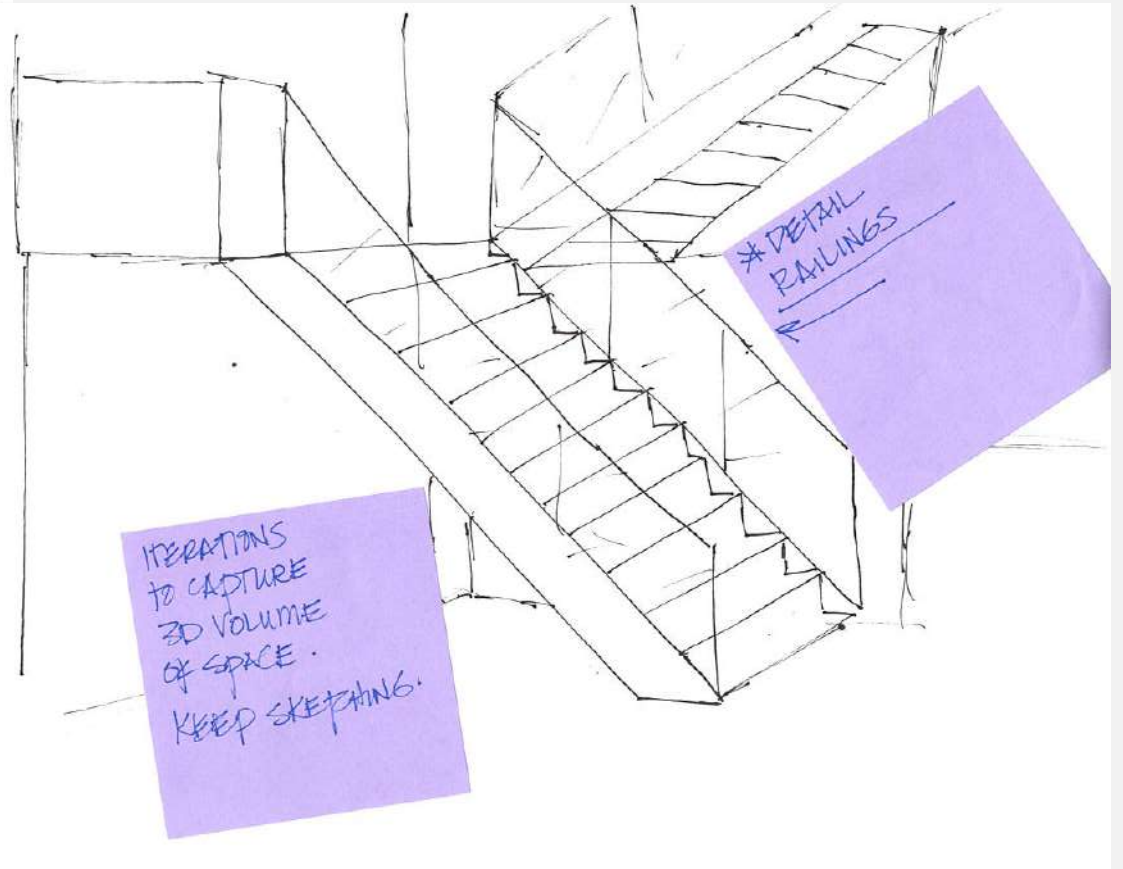
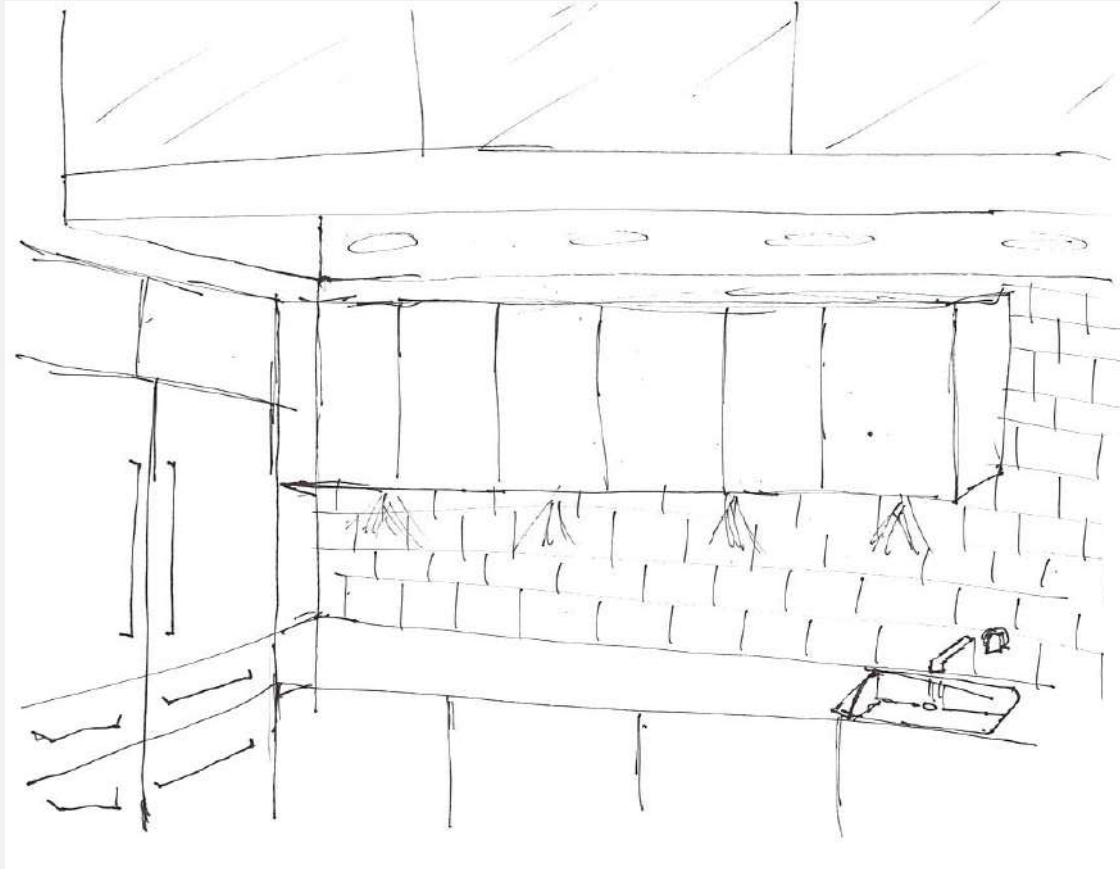
# BLOCK PLANS



IDEATE

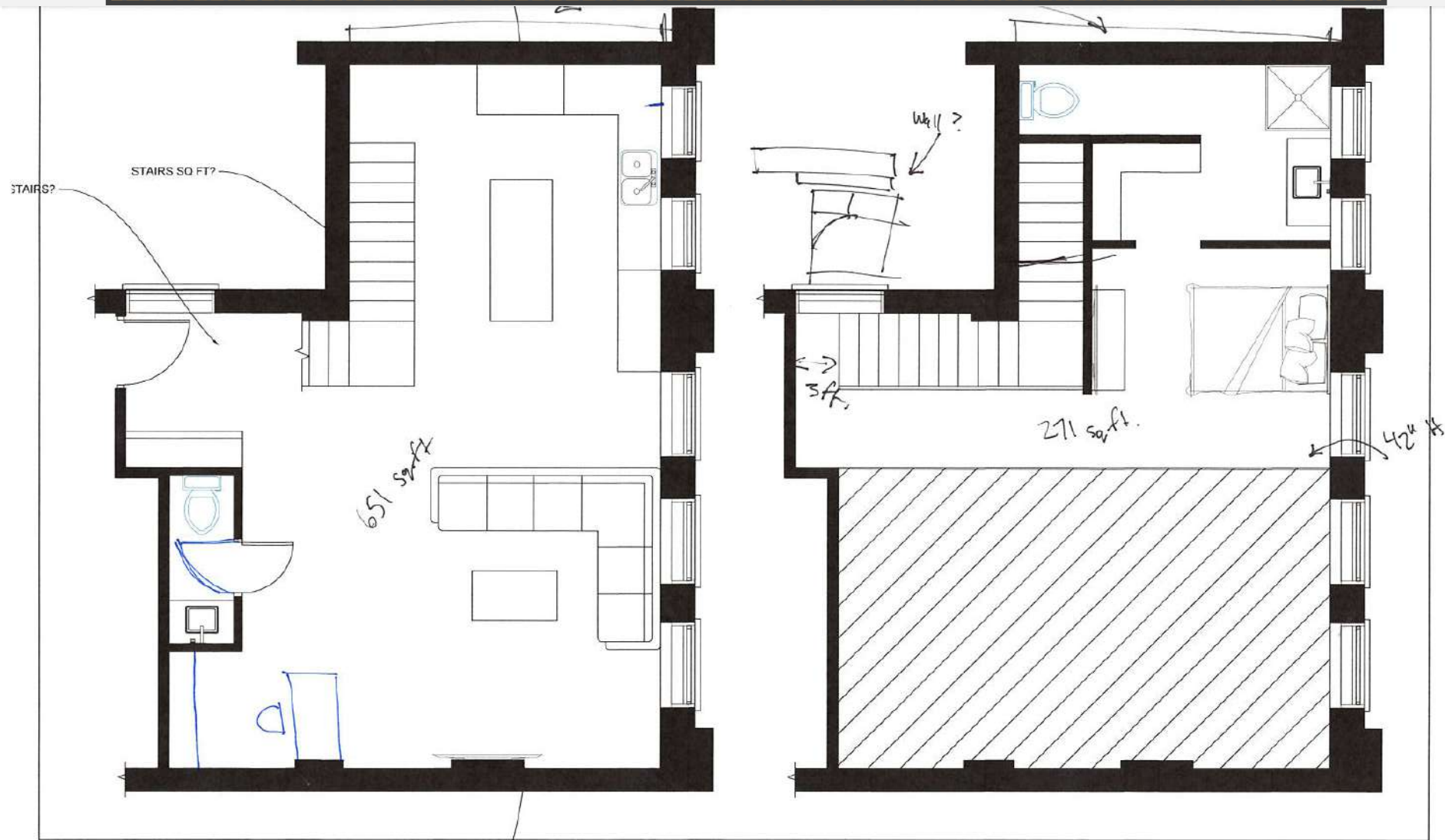


# PROCESS WORK





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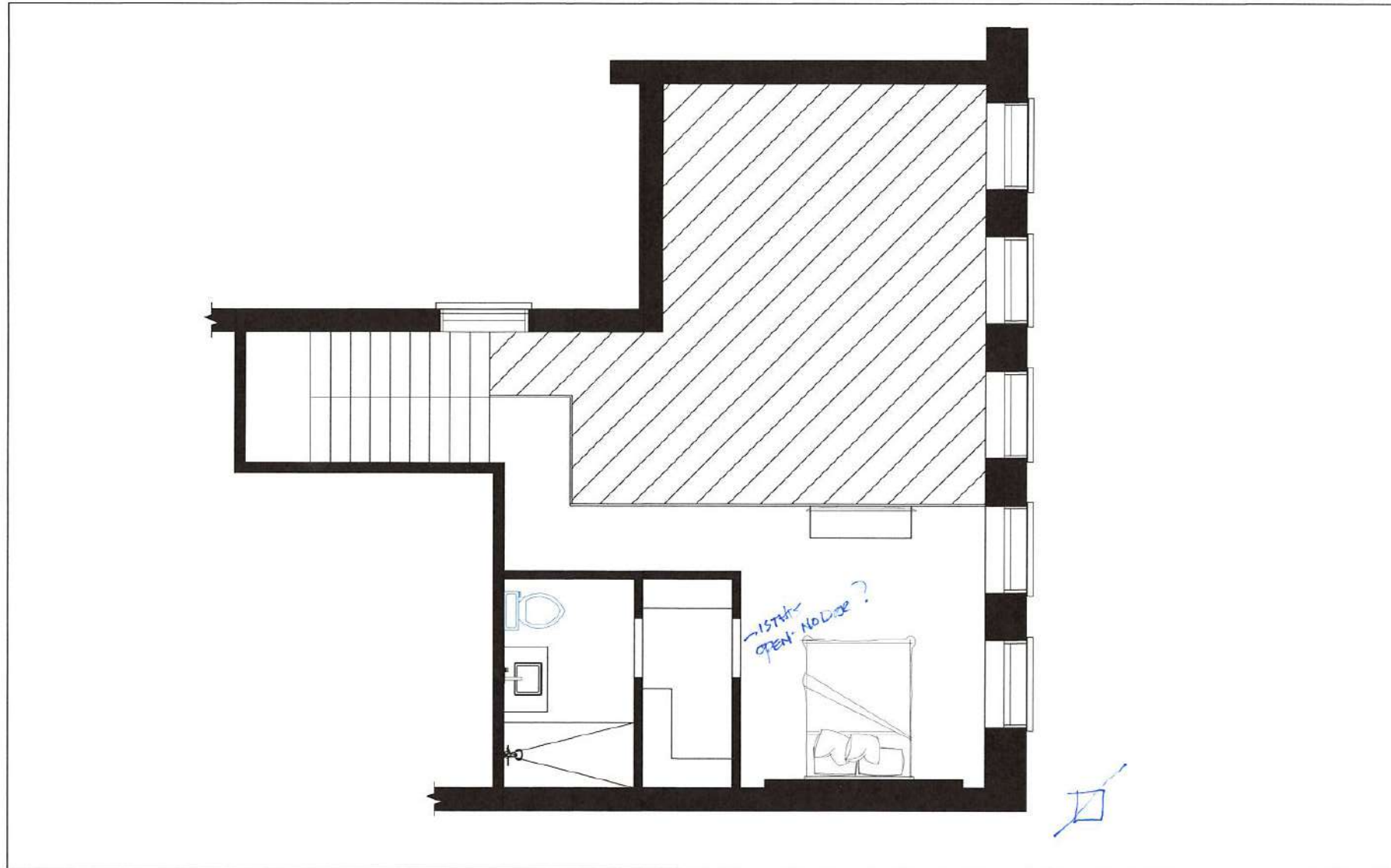
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# PROCESS WORK



FANSHAWE

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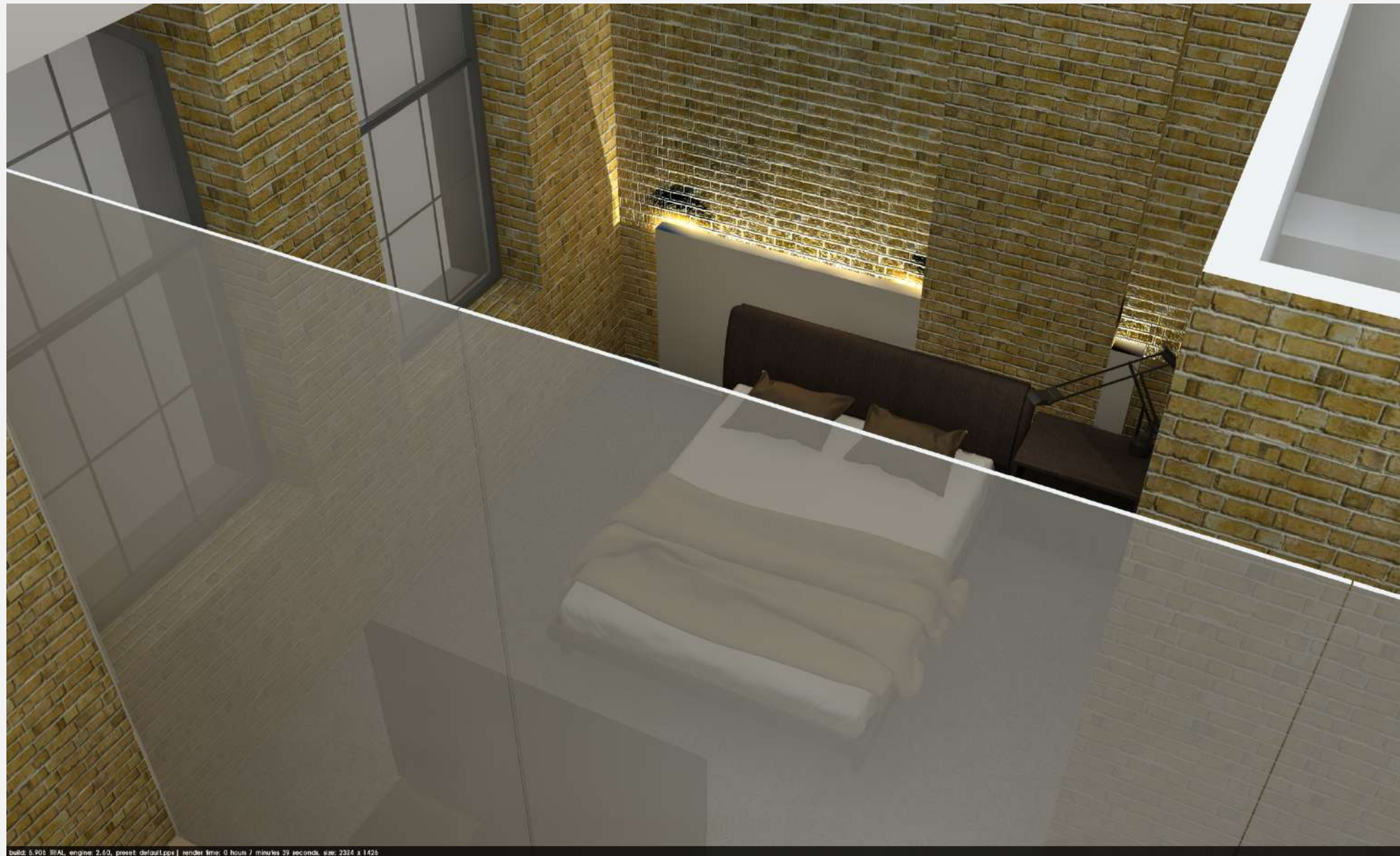


CHOOSE

IMPLEMENT



# PERSPECTIVES



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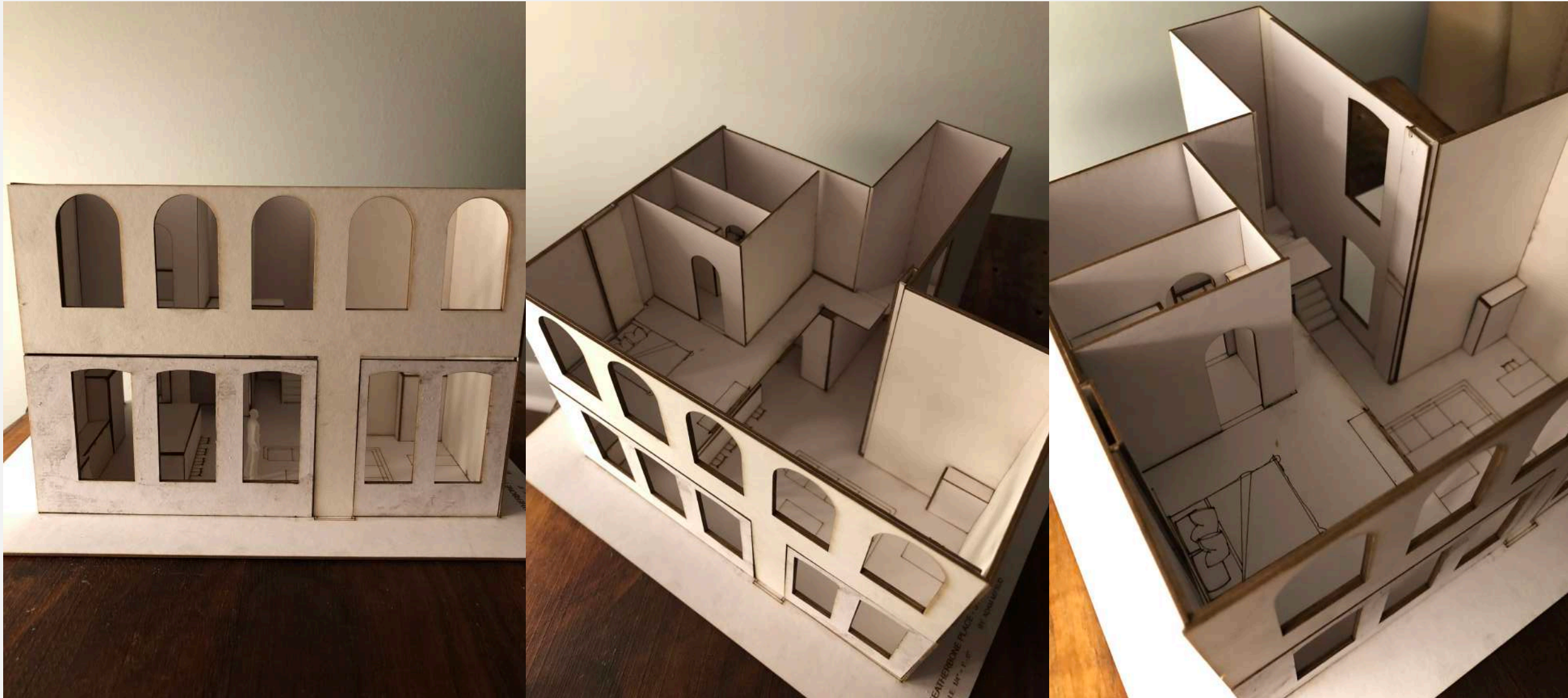




# PARTI MODEL



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# REFERENCES

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