

21st Century Architecture

APARTMENT LIVING



images
Publishing

STUTT GART, GERMANY

QUANT 1

Ippolito Fleitz Group – Identity Architects

The concept for this model apartment in a converted 1960s laboratory building was to create a living environment that goes far beyond the average and addresses what living is really about: getting the most out of life. Similar to a loft, the apartment is a generous, continuous space. All functions are accommodated in loosely defined areas that can be closed off with sliding doors and heavy curtains if desired. In this way, a whole range of beautifully framed interior and exterior vistas become apparent.

The spacious kitchen, with its freestanding cooking block and expansive dining table, forms the focal point of the apartment. A mirrored ceiling lends impressive definition to the dining area, which is separated from the soft seating landscape by an open room divider. A freestanding wood-burning fire is a source of warmth in the winter. On the south side, the small adjoining library offers a peaceful area for reading or enjoying a relaxed breakfast for two.

The bedroom and study form a common zone defined by oak walls. The dividing wall has integrated sliding doors to connect or separate the two areas, and simultaneously serves as a headrest for the bed and a back to the desk. Behind the bedroom lies the study or guestroom, where a daybed and heavy curtains ensure comfortable quarters for guests.

The concept of the flowing room is supported by an ingenious composition of materials and colours: the elegant, olive green, epoxy resin-coated floor, oak wood surfaces, white varnished finishes, sensuous fabrics and coloured walls engage in an exciting dialogue with one another and, of course, with the occupants.

PHOTOGRAPHY: Zooey Braun

Floor area: 100 square metres / 1140 square feet

Program: Model apartment for a new luxury apartment building

Ceiling height/s: 2.7 metres / 9 feet

Rooms: Gallery with dining, lounge seating areas and attached kitchen area, guest bathroom, bedroom with attached bathroom, coatroom, workroom and guestroom

Ventilation: Natural ventilation and air ventilation of bathrooms

Sound attenuation: Floor and ceiling insulation, open racks and acoustic curtains

Green features: Good insulation, glass with low solar entrée and motor-operated translucent screens for all windows

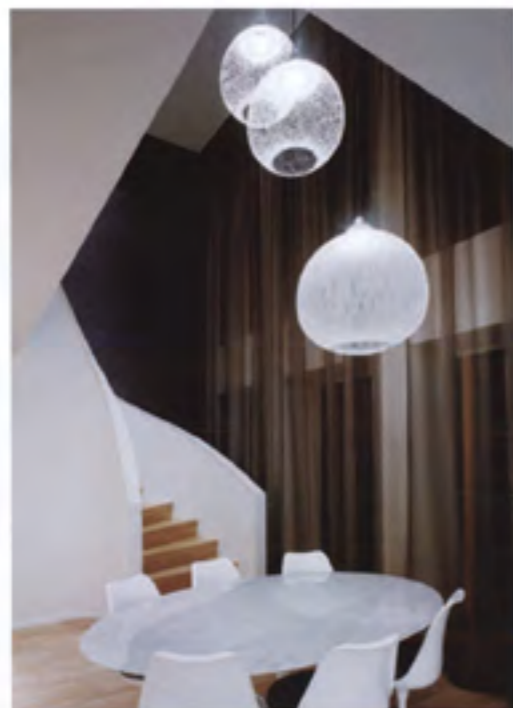




Upper floor plan



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The layout of this apartment and work studio is essentially an elongated rectangle with a long hallway on either side connecting the various elements. Two built-in units, each housing a bathroom, give basic structure to the space. As a result, the apartment is divided into clear zones creating private, semi-public and public areas.

In the middle segment of the apartment, the various functional areas are arranged one after another along its entire length. An 'upbeat' is provided by the bedroom, which has direct access to the main bathroom. Opposite this is a guest bathroom. A short connecting corridor running between the two bathrooms marks the vertical borderline of the private area.

Clear-cut cubic forms and the uniform materiality of the smoked oak floor and furnishings establish a calm and uncluttered spatial impression. Colours and textiles are used in different areas as additional atmospheric accents.

The kitchen is located in the very centre of the apartment, an idea that perfectly suits the character of the client. The concrete work surfaces provide a compelling contrast to the wooden kitchen units. Over time, a light patina and slight wear and tear to these surfaces will contribute to the kitchen's charm and vibrancy.

A clear sheet of glass separates the kitchen from the dining area and workspace. The latter consists of a long upholstered bench attached to the back of the freestanding kitchen unit. The space beneath the bench contains two capacious retractable elements at foot level that house a printer and scanner and provide enough storage space for additional work materials. The large dining and work table can be extended to double its size to create a 2-by-3-metre work area.

The rear hallway connects a seating niche with the main bedroom and thus marks the horizontal axis of the private area. It runs along the long strip of glazing, which is contained by a broad windowsill with supports at rhythmic intervals. The rear faces of these supports are painted orange and indirectly lit. At night, a warm orange-red light is reflected back into the room from the windowpanes.

PHOTOGRAPHY: Zoëy Braun

Floor area: 95 square metres / 1000 square feet

Program: Apartment and studio for an international graphic designer

Ceiling height/s: 2.7 metres / 9 feet

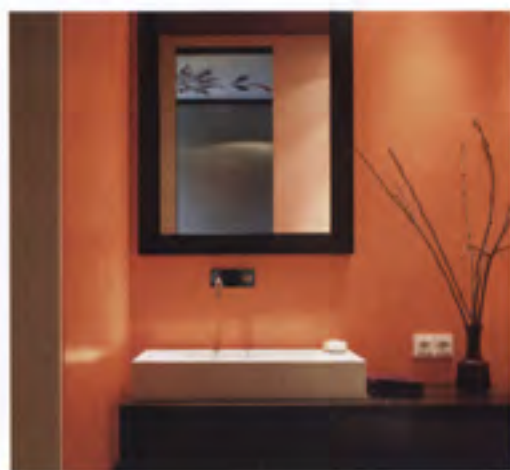
Rooms: One bedroom with attached dressing room and bathroom, coat room, guest bathroom, gallery with dining and lounge seating areas, workroom, child's bedroom and terrace

Ventilation: Natural ventilation and air ventilation of bathrooms

Sound attenuation: Floor and ceiling insulation, textile coverings of walls, library racks and acoustic curtains

Green features: Good insulation, glass with low solar entrée and motor-operated translucent screens for all windows





The SCH

Ippolito Fleitz Group – Identity Architects

Comprising three mezzanine levels in the upper storeys of a building constructed in the 1980s, this apartment is the result of a rigorous reorganisation of space to create a flowing, three-dimensional room. Its fluid effect is further underscored by light stoneware flooring throughout.

A lift leads directly into the lower floor of the apartment. Here a generous room structured into three areas is revealed. A seating island contained by a luminous circular ceiling and a metal curtain marks the centre of the room and is positioned in front of a long, horizontal window band. The adjacent dining area is characterised by a freestanding, white, high-gloss lacquer kitchen unit. The corridor, along which a wardrobe and row of cupboards are concealed behind a textile skin, leads away from the kitchen towards the private quarters including the study, bathroom and bedroom.

The living mezzanine is accessed from the first landing, where a large, striking mirror opens up the sloping roof and acts as a virtual window. Its oval shape is dissected into four equal parts, which are gently inclined towards the centre and thus produce dramatic and surprising mirror images. The most spectacular eye-catcher of the room, however, remains the remarkable view. It can be properly savoured through the gabled window that opens onto the spacious terrace.

Another landing leads to the top mezzanine, which houses the bedroom and generous bathroom landscape. These two areas are separated by means of a 4-metre glass wall; however, when necessary, an opaque curtain ensures privacy and intimacy in both areas.

The spatial architecture of the apartment is designed entirely around pictures and perspectives. The incredible panoramic views are framed within different settings, and the clients' remarkable collection of paintings creates a striking interplay with the materials, geometric forms and colours of the interior.

PHOTOGRAPHY: Zoëy Blum

Floor area: 335 square metres / 3600 square feet

Program: New apartment over three levels designed to accommodate a substantial art collection

Ceiling height/s: 2.5 metres to 4 metres / 8 feet to 13 feet

Rooms: Two bedrooms, two bathrooms, one guest bathroom, workroom, dining and lounge area, storage room, lounge area (upper floor), bathroom with jacuzzi and sauna, dressing room and library

Ventilation: Natural ventilation and air ventilation in bathrooms

Sound attenuation: Floor and ceiling insulation, textile coverings of walls, open racks and acoustic curtains

Green features: Use of existing building stock





Mezzanine and upper level plan

- 1 Living
- 2 Fireplace
- 3 Balcony
- 4 Bedroom
- 5 Dressing room
- 6 Bathroom
- 7 Powder room
- 8 Sauna



Lower level plan

- 1 Entrance
- 2 Snooker room
- 3 Lounge
- 4 Dining
- 5 Kitchen
- 6 Laundry
- 7 Powder room
- 8 Bathroom
- 9 Workroom
- 10 Bedroom
- 11 Balcony



