

HOME & DESIGN

Volume 3 No 5
₹250

A Times of India publication

TRENDS

A collector's edition of interviews
with Rahul Mehrotra & the other
design stalwarts

Rare sketches by Rem Koolhaas,
Zaha Hadid, Frank Gehry,
Renzo Piano & more

MEET THE RADICALS

26 icons present & past

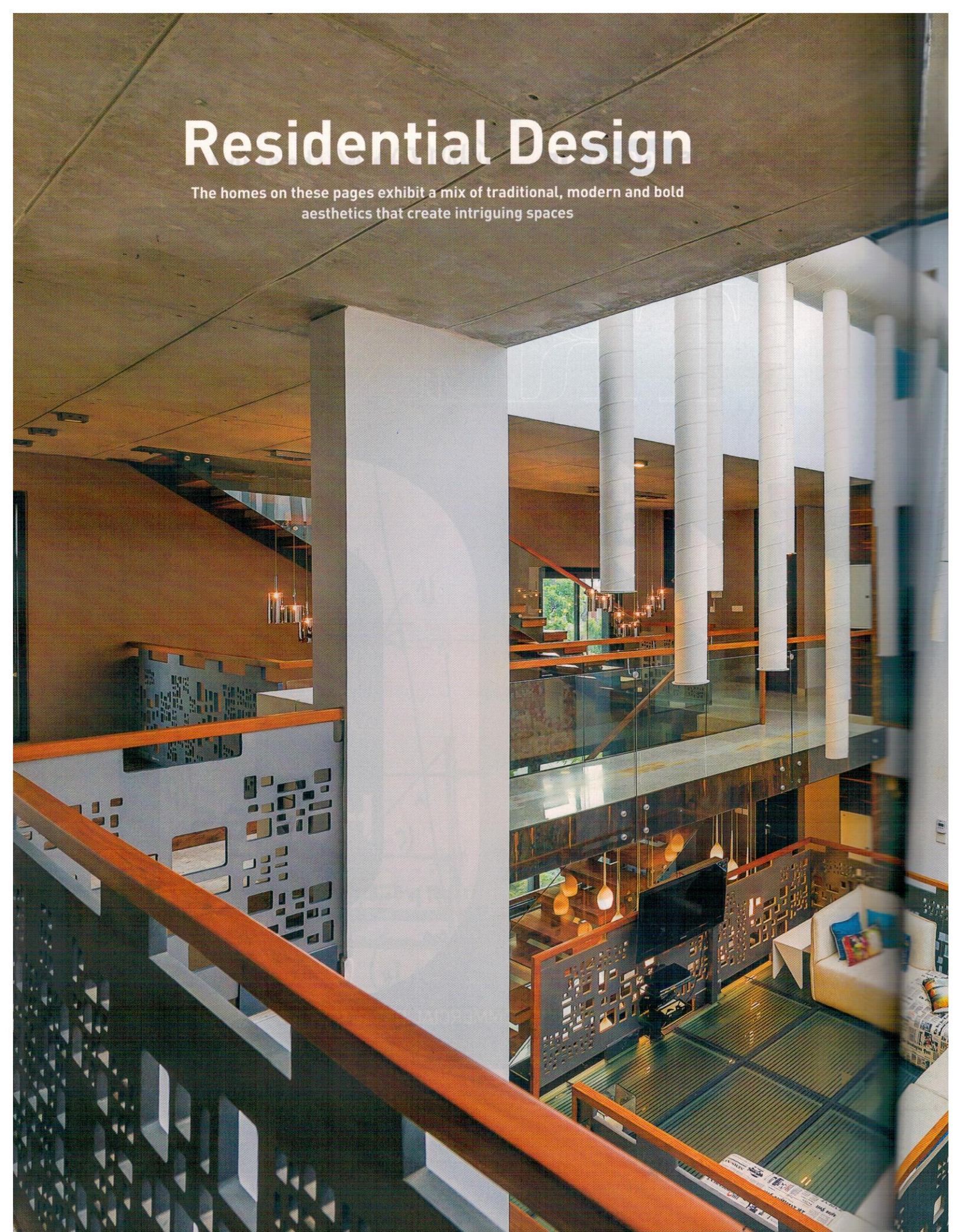
R.N.I. MAHENG/2013/50949



MW88151001

Residential Design

The homes on these pages exhibit a mix of traditional, modern and bold aesthetics that create intriguing spaces







Connected on every level

M:OFA Studios design a joint family home in New Delhi with an unconventional floor plan that creates unexpected interconnected spaces

Preceding pages Designed by M:OFA Studios, House B123 in New Delhi is spread over 11,500 sq ft and has five levels. In the heart of the home, an atrium has been created that encourages visual connectivity.

Above The facade is made using a combination of concrete panels and reclaimed wood. The windows extend horizontally and vertically across floors.

Facing page A custom yellow staircase connects the basement and the ground floor. The bright hue breaks the muted tones used in the basement.

House B123 in New Delhi reinterprets Indian traditional architecture in a contemporary tone to suit the lifestyle of its residents. Delhi-based M:OFA Studios, headed by principal architects Manish and Tanushree Gulati, gave this 11,500 sq ft residence an interconnected design that echoes the open relationship between the three families that reside in the house.

“We had to design a home for a tightly knit joint family, which needed open avenues for interaction. The plot was only 300 sq yards, so we demolished the original building and came up with a complex arrangement with a mix of public and private spaces,” explains Manish Gulati.

The facade has been created using a combination of exposed concrete and reclaimed wood,

and the same materials have been used within the house as well. Due to the compactness of the plot, horizontal expansion was limited. To combat this, Gulati had to elongate the house vertically and design it as a boxed structure on the outside, with multiple levels inside.

Spread across five levels, this residence accommodates a formal living space, a family





lounge, a TV lounge, a party hall and eight bedrooms, besides the kitchen and multiple bathrooms. The backbone of the house is a central atrium, complete with a floating lounge, plunge pool, feature wall and an AC and lighting duct.

"To facilitate interconnectivity, we broke away from the conventional norm of dividing the house into floors and connected

them vertically. There are lots of cross views inside, which is great for family interactions. We also restructured the circulation so that the staircases pass through the public spaces," says Gulati.

In the heart of the home stands a vibrant feature wall, measuring 17 ft x 45 ft. This wall provides a backdrop to the floating lounge, which is positioned between the second and third levels.

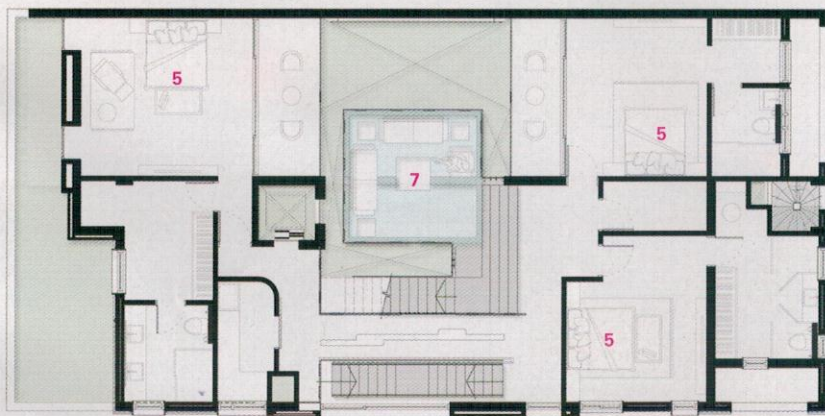
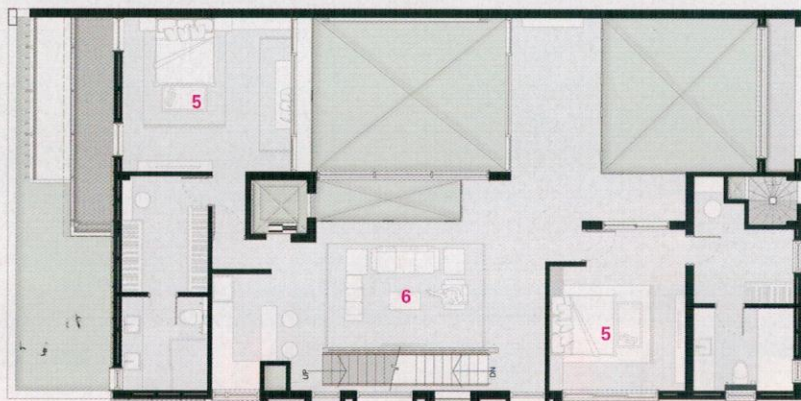


Facing page The formal living room is positioned alongside a plunge pool with a glass floor. The pool is part of the central atrium, which includes a floating lounge and a feature wall.

Above Situated on the first floor, the family lounge is a relaxed space for the family to get together.

Left The dining room is the only double-height space in the home. Skylights and a modern motif on the wall give it a contemporary appeal.





Architect and designer Manish Gulati, M:OFA Studios
Façade, structural, mechanical, electrical, civil, plumbing and PMC contractor M/s Globe Civil Projects Pvt. Ltd.
HVAC contractor Kelvin
Mechanical & Electrical consultant Mayank Gupta; ECMS
Civil, landscape, facade, HVAC consultant MOFA Studios Pvt. Ltd.
Plumbing consultant Somnath Behera; Behera and Associates
PMC consultant M/s Globe Civil Projects Pvt. Ltd.
Glass Saint Gobain
Concrete ACC Limited
Flooring Grey Flurry
Airconditioning Trane
Paints Asian Paints, Oikos India
Elevator UB Elevators
Glazing Schüco

Story by Tina Thakrar
Photography by Dev Singh

"The atrium is largely visual, but the TV lounge allows members to be a part of it. The owners wanted something resembling an alfresco lounge," describes Gulati.

Suspended above this lounge is a custom AC and lighting duct with alternate tubes of light and air vents, which provides spot cooling and light to the lounge.

Amidst the house's neutral colour palate runs a staircase that

leads from the basement to the first level. Designed like folded paper and tinted with a bright yellow colour, this staircase adds a sense of playfulness to the area. Considering the amount of natural light that flows in, it became imperative for Gulati to plan for effective temperature control. Insulated glass, roof and double walls, coupled with energy efficient cooling

systems maintain a comfortable temperature in the house.

While M:OFA handled the architectural elements, the owners designed some areas, which also adds to the house's individuality. For the architect, designing a house that matched the psyche of the three families was challenging, but the end result is a seamless blend of ideas and relationships. ■

Facing page A floating TV lounge has been suspended in the atrium, surrounded by a steel laser cut railing. A combined AC and light duct is placed above the lounge and has been custom designed for the house. The tubes alternately throw light and cool air over the lounge.

Legend to plans 1 Living room 2 plunge pool 3 kitchen 4 dining room 5 bedroom 6 family lounge 7 floating lounge.