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# UTRECHT MANSION

# Utrecht Mansion

This townhouse, dating from 1898, is part of a listed building block near Wilhelminapark in Utrecht. The impressive residence, designed by the Dutch architect Houtzagers, spans five floors and offers over 450 m<sup>2</sup> of living space. During the extensive renovation, which took three years to complete, the entire building was stripped back and carefully restored. New architectural elements were subtly integrated, while the house was comprehensively upgraded for sustainability. The result is a layered interior that is atmospheric, elegant and future-proof.

The residential complex by Houtzagers was developed at the end of the nineteenth century near Wilhelminapark, offering affluent residents an alternative to the increasingly crowded city centre. Originally, the basement levels housed the kitchen and servants' quarters, while the generous reception and living rooms were located on the raised bel étage. Although the houses within the block share a common architectural language, each residence and floor plan is unique.

Houtzagers was a contemporary of Berlage, and the design of this townhouse was strongly influenced by the New Rationalism of that period. Traditional materials such as brick, natural stone, stained glass and ceramic ornamentation define the architectural character. The relatively restrained interior is distinguished by lofty rooms, imposing fireplaces and an abundance of painted timberwork, particularly around the monumental staircase hall, where neo-Gothic influences are also visible.

Our design vision focused on restoring and strengthening the spatial qualities and distinctive features of the house. New additions refer to the building's history while remaining unmistakably contemporary. The twentieth-century conservatory, for example, was replaced by a fully glazed extension that intensifies the relationship between interior and garden. Above the staircase hall, the original rooflight was restored, allowing daylight once again to penetrate deep into the house.

The generous ceiling heights inspired the introduction of a new datum line: a horizontal reference line determining the height of new wall finishes and inserted interior elements. This visual line connects the different historical layers and continues consistently through both the original rooms and the new kitchens and bathrooms. A carefully composed palette of wallpaper, paintwork and tiled finishes further unifies old and new, while giving each floor its own subtle atmosphere.

Where most of the original cupboards are flush-fitted into the walls, the newly designed cabinets stand as independent furniture elements within the rooms. The kitchen, originally located in the basement, was therefore relocated to the bel étage and designed as two bespoke freestanding objects. The various cabinets are characterised by a clear vertical articulation, creating a natural dialogue with Houtzagers' neo-Gothic inspired architecture.

LOCATION	Utrecht, Netherlands
YEAR	2023-2026
STATUS	Completed
CLIENT	Private
PROJECT TEAM	Serge Schoemaker, Ottavia Profumo   Vivian Chen, Jurgi Cinta, Lara Fehimovic, Bianca Grilli, Ruben Voogt
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