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# A custom-built multi-generational residence inspires connection in 'Second Shaughnessy'

*Nanton II by JHA Architecture + Interior provides a serene, stimulating space for three generations to gather, recharge—and create their future*

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A classic striped Up by BandB Italia sofa chair is a fun conversation piece in the living room. PHOTO BY ANDREW LATREILLE /PNG

From the exterior, Nanton II residence stands majestically with its Tudor-style facade, blending seamlessly with the adjacent traditional estates in prestigious Shaughnessy. But step inside, and the home is a sleek, high-tech and exciting expression of the new.

STORY CONTINUES BELOW



This juxtaposition of Old World and modern represents the homeowner’s family history on this very lot. The client had grown up in the pre-existing home at this address, a pre-1940’s era structure her parents had originally purchased after they immigrated to Canada.



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By the time she approached JHA Architecture + Interior for this project in 2016, the client was married with three children of her own and ready to create a multi-generational residence where her ageing parents could also live.



Natural European white oak floors create a neutral palette that lets the rose gold pendant lighting take centre stage. PHOTO BY ANDREW LATREILLE /PNG

After the client shared her very specific vision of what she wanted for the home, JHA Architecture + Interior founder John Henshaw and Lead Interior Designer Joy Chao went to work on the layout, taking into account the family’s anticipated traffic patterns and adjusting the orientation of the home to South-facing to maximize the amount of natural light.

Different from many other architectural firms, which bring interior designers on to a project after the plans are drawn up, Henshaw and Chao take a more holistic approach to their work. “My team and his team will work together (from the outset) so both the interior space plan and exterior architecture work seamlessly,” Chao explains.

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3/9

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1 of 7

It was important for the client that the new build incorporates some aspects of her childhood home while maximizing space. “Because the home is in the ‘Second Shaughnessy’ area (between King Edward and 33rd Avenue), even though she preferred a contemporary home, she didn’t want the house to be jarring in her neighbourhood,” says Chao.

The client also wanted a grandparents’ suite and a study area on the ground floor, which was unusual considering the standard main-floor layout is a den, living room, dining room, kitchen and eating area.

Although Nanton II was designed to be expansive, at 5,400 square feet, Henshaw aimed to make use of every inch of space. “A house like this doesn’t need hallways. Room to room to room to room is the most efficient. It’s something I learned from looking at old architecture, (including) old palaces,” Henshaw says.

STORY CONTINUES BELOW



JHA Architecture + Interior took care of Nanton II's exterior layout including the walkway and the patio, as well as the landscape design and plant selection. PHOTO BY ANDREW LATREILLE /PNG

The result is a five-bed, five-and-a-half-bath residence that allows seven people of three generations, with three differing lifestyles, to enjoy their busy lives both independently—and together.

The home is designed with one large L-shaped kitchen, nook and dining room expansive enough to accommodate all seven residents. Ample ceiling-height cabinetry, expansive porcelain countertops, a kitchen island, two sinks, large Sub-Zero and Wolf appliances and a pantry ensure there's enough space for everyone, whether they're preparing meals for one big feast together or the kids are fixing a post-activity snack while the grandparents make themselves a late breakfast. For al fresco entertaining, this main kitchen opens out onto a covered outdoor kitchen with a BBQ, a gas grill, a sink and a countertop.

STORY CONTINUES BELOW



The bed in the master bedroom was custom made locally using local materials. Lights were added to the back of the headboards, and wallpaper was applied behind the bed for texture and interest. PHOTO BY ANDREW LATREILLE /PNG

In the basement is an office where the homeowners run their audio-visual business and a second kitchen for hosting clients. On the main floor is a den where the parents have been known to watch the news while the kids hang out and play Minecraft.

The client's sophisticated taste is expressed throughout the home by using contrasting colours, hard and soft textures, angular and circular lines, and different materials including metal and glass, as well as beautiful built-in millwork and natural materials including marble, walnut and oak. Artwork and avant-garde lighting and furniture, like a red and white striped sofa chosen by the client, add effortless flair.

The design for the powder room on the main floor, which won an NKBA Design Excellence Award for Best Contemporary Powder Room in 2020, was inspired by the Bocci pendants and Hansgrohe waterfall faucet, selected by the client. "We took (those) as the starting point and played with the geometric shapes of both the lighting and faucet," Chao explains.

STORY CONTINUES BELOW





Circular lighting juxtaposed by the hard angles of built-in millwork in the staircase fixture, create an edgy effect. PHOTO BY ANDREW LATREILLE / PNG

Sustainability was top of mind in this build, as is the case for most of Henshaw's projects. "We wanted to get to net zero," Henshaw says. A full three inches of exterior insulation in the building envelope, as well as spray foam in the attic, boost energy efficiency and comfort, keeping the home warmer in the winter and cooler in the summer. The high-tech home also features remote-controlled blinds and roller shades in most principal spaces, and there are closed-circuit television and remote climate control functions.

Nanton II was completed in August 2019 before the pandemic, but it wasn't until the summer of 2020, when COVID-19 restrictions began to lift, and the family had been living there together for many months, that the design team was able to go in to take photos and see how the residents were using the space. "We were able to see all three generations enjoying each other and interacting in the house. It was really satisfying to see how well it worked out for them," Chao says.

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