

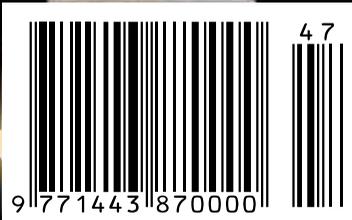
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**ISSUE 47. 2011**

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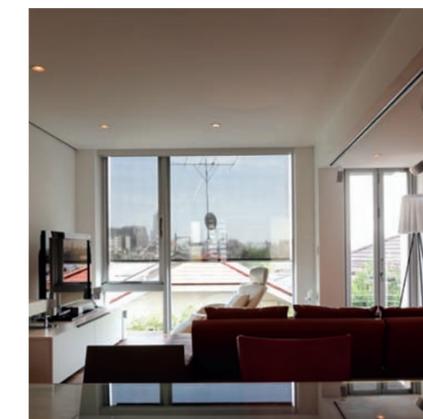
# SIMPLE PLEASURES

NATURAL LIGHT AND FRAMED VIEWS ARE  
INTEGRAL TO THIS TOKYO RESIDENCE



**WORDS STEPHEN CRAFTI  
PHOTOGRAPHY NACASA &  
PARTNERS**

**ARCHITECT RICCARDO TOSSANI,  
ARCHITECTURE  
LOCATION TOKYO | JAPAN  
PROJECT DAIZAWA RESIDENCE**



One hundred square metres is not an unusual size for an apartment. But, in the high-end residential suburb of Setagaya in Tokyo, land of this size is valued as a generous plot. “Some of these parcels have been held by the same family for hundreds of years,” says architect Riccardo Tossani, who lives here with his partner, interior architect, Atsuko Itoda, and their three cats.

In Tokyo, building is permitted 500 millimetres from neighbouring homes. However, there is a height restriction of 12 metres and, in this area, a maximum of 60 per cent site coverage. Given these constraints, excavation was required to create the four-level home. “From the outset we wanted a roof terrace,” says Tossani. “If you look around us, very few people take advantage of roof space. In Tokyo, people have a very different take on privacy.”

The Setagaya house, like many architect-designed homes in Tokyo, is restrained in its selection of construction materials. Concrete walls and a zinc roof provide a robust exterior for the timber interior. “When you’re designing on this footprint, every centimetre counts,” says Tossani. As a result, says Itoda, each element in the house was treated with equal importance, and sliding doors delineate the interior space, which can be opened up to one large area. “The kitchen can be completely closed or this door can be left open to create a continuous space with the living areas,” she says.



**PREVIOUS PAGE** The rooftop is accessible

**PREVIOUS PAGE DETAIL**

View from the living room  
**TOP** The view of Tokyo from the master bedroom

**ABOVE** A mirror gives the impression of space

Like most of the projects that come through the couple's practice, there were, of course, discussions about what was pivotal to the design. "Natural light and ventilation were crucial," says Tossani. "And, we also wanted to frame views." With restricted views at the ground level, outlooks have been maximised by planting bamboo around the home. And, a *yuki mado* – 'snow-watching window' – allows the opportunity to sit on the floor and simply watch the snow.

The open plan dining and living area features a large picture window, offering panoramic views of Tokyo. And, views from the main bedroom on the top floor are magical, says Itoda. "You tend to appreciate the shadows as well as the light. And, as you can imagine, the views change every season."

The rooftop – with built-in stainless steel bar and shower – is regularly used for entertaining. While there isn't a built-in pool, the couple use an inflatable pool during the warmer months.

The beauty of this Tokyo house is found in its simplicity and attention to detail. "It's pleasurable simply looking at each join," says Itoda, running her hand along a Walnut wall.

*Stephen Crafti is Indesign's Melbourne correspondent.*

## DAIZAWA RESIDENCE

**ARCHITECT** Riccardo Tossani, Architecture

**PROJECT DIRECTOR** Riccardo Tossani

**PROJECT LEADER** Atsuko Itoda

**PROJECT MANAGER** Nathan Armstrong

**PROJECT DESIGNERS** Atsuko Itoda, Felipe Londono, Hiroataka Hirooka, Saeko Yamaguchi

**STRUCTURE** Arup Japan

**CONSTRUCTION AND FINISHING** Eiger

**ELECTRICAL** Toda Denki

**MECHANICAL** Matsuki

**TIME TO COMPLETE** 12 months

**TOTAL FLOOR AREA** 234.7m<sup>2</sup>

**RICCARDO TOSSANI ARCHITECTURE**

(81 3) 5457 1032 tossani.com

**FURNITURE** In Dining Room, Castiglioni 'Leonardo Working Table' table by Zanotta, available in Japan from Estic, and 'Piroascafo'

cabinet by Molteni&C, available in Japan from Arflex. In Living Room, 'Athos' cabinet and ottoman, 'Andy' sofa and coffee tables, and Maxalto 'Semplice' side table from B&B Italia. Kita Design 'Dada' armchair from Cassina. Tall pedestal is by Dan Janotta.

**LIGHTING** In Living Room, Philippe Starck 'Rosy Angelis' floor lamp from Flos. All other lighting throughout is from Modular Lighting, Yamagiwa, and Daiko.

**FINISHES** In Kitchen, Corian counters. Plaster to exterior from StoJapan. Generally throughout, aluminium sashes from YKK.

**FIXED & FITTED** In Kitchen, appliances from Panasonic, Gaggenau, and Asko. Plumbing fixtures from Hansgrohe, Toto, and Grohe.

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