

ARCHITECTURAL PRESENTATION

Lere Adigun *Duplex*

A contemporary five-bedroom residence in
BCOS, Bashorun, Ibadan

DESIGNED AND SUPERVISED BY VICON
DESIGN INTERNATIONAL LIMITED /
WWW.VICONDESIGN.COM

THE RESIDENCE

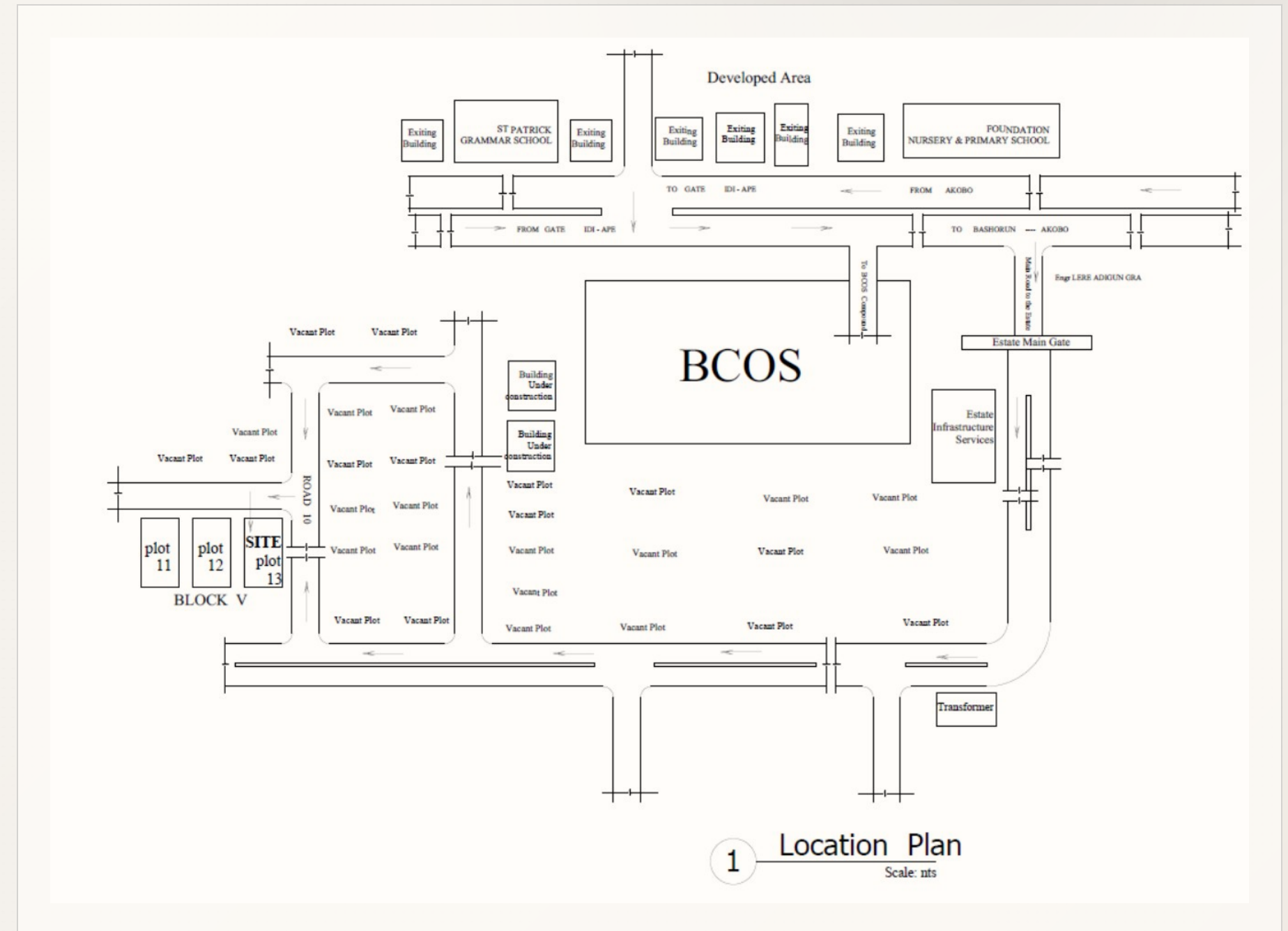
Project *Identity*

- Existing luxury 5-bedroom duplex
- Lere Adigun GRA, BCOS, Bashorun, Ibadan, Oyo State, Nigeria
- A composed residence for formal arrival, family life, privacy, and outdoor living
- Design and supervision: Vicon Design International Limited

01 / LOCATION

The Site *Context*

- Located within Engr. Lere Adigun GRA, adjacent to the BCOS estate context
- Access is organized from the estate road network
- Surrounding context includes BCOS, schools, existing buildings, vacant plots, and estate infrastructure services
- The residence is positioned as a distinct contemporary home within a developing neighbourhood



UPLOADED LOCATION PLAN SHOWING
BCOS, ESTATE ACCESS, SCHOOLS, AND
PLOT 13

01

02 / LAND

Land Use *Analysis*

962.941

SITE AREA /
M²

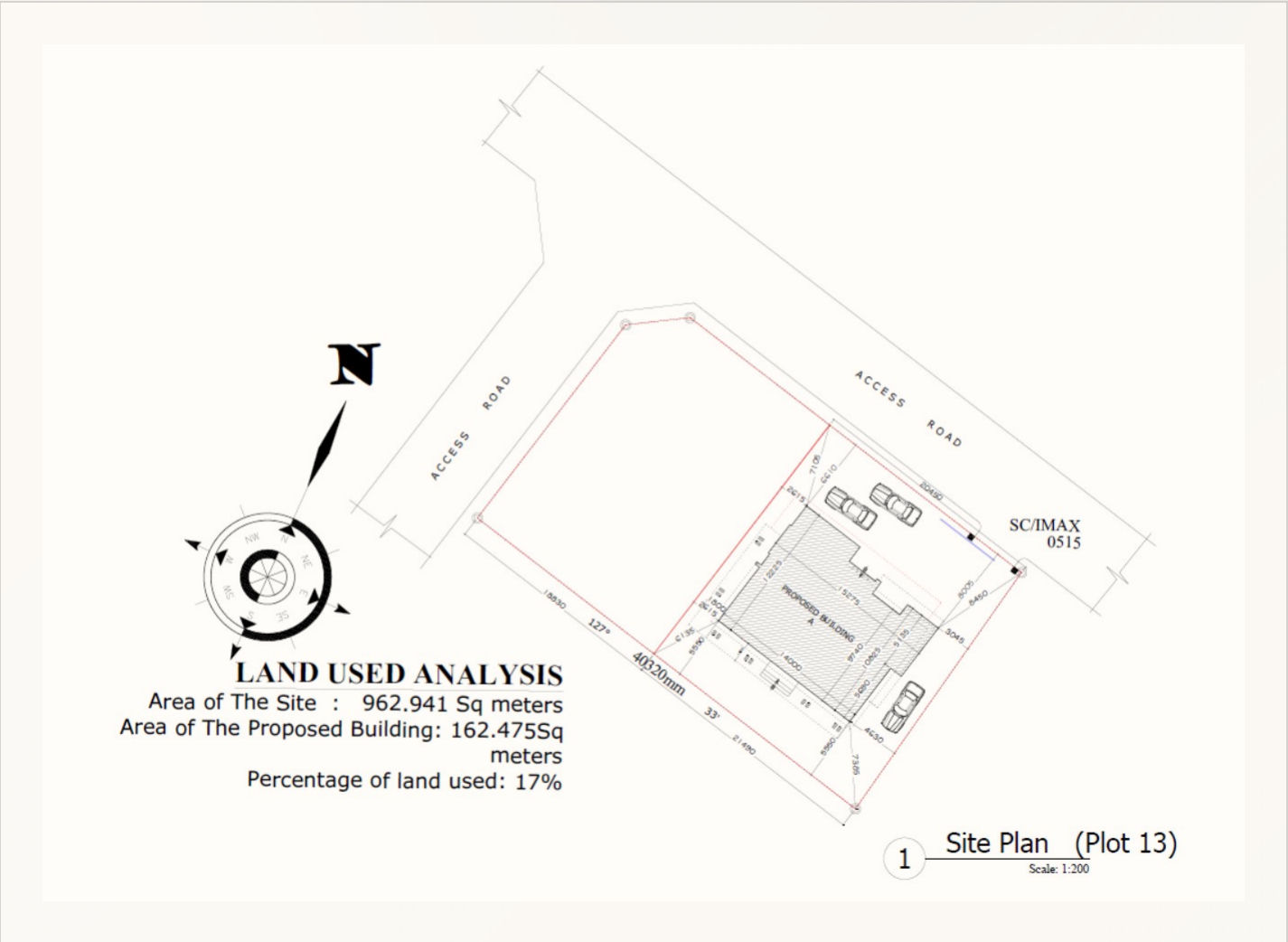
162.475

PROPOSED
BUILDING /
M²

17%

DOCUMENTED
LAND USE

- The remaining site supports access, parking, terraces, landscape, and generous external breathing room



UPLOADED PLOT 13 SITE PLAN
WITH NORTH ARROW AND
ACCESS ROADS

03 / THRESHOLD

A House Shaped by *Arrival*

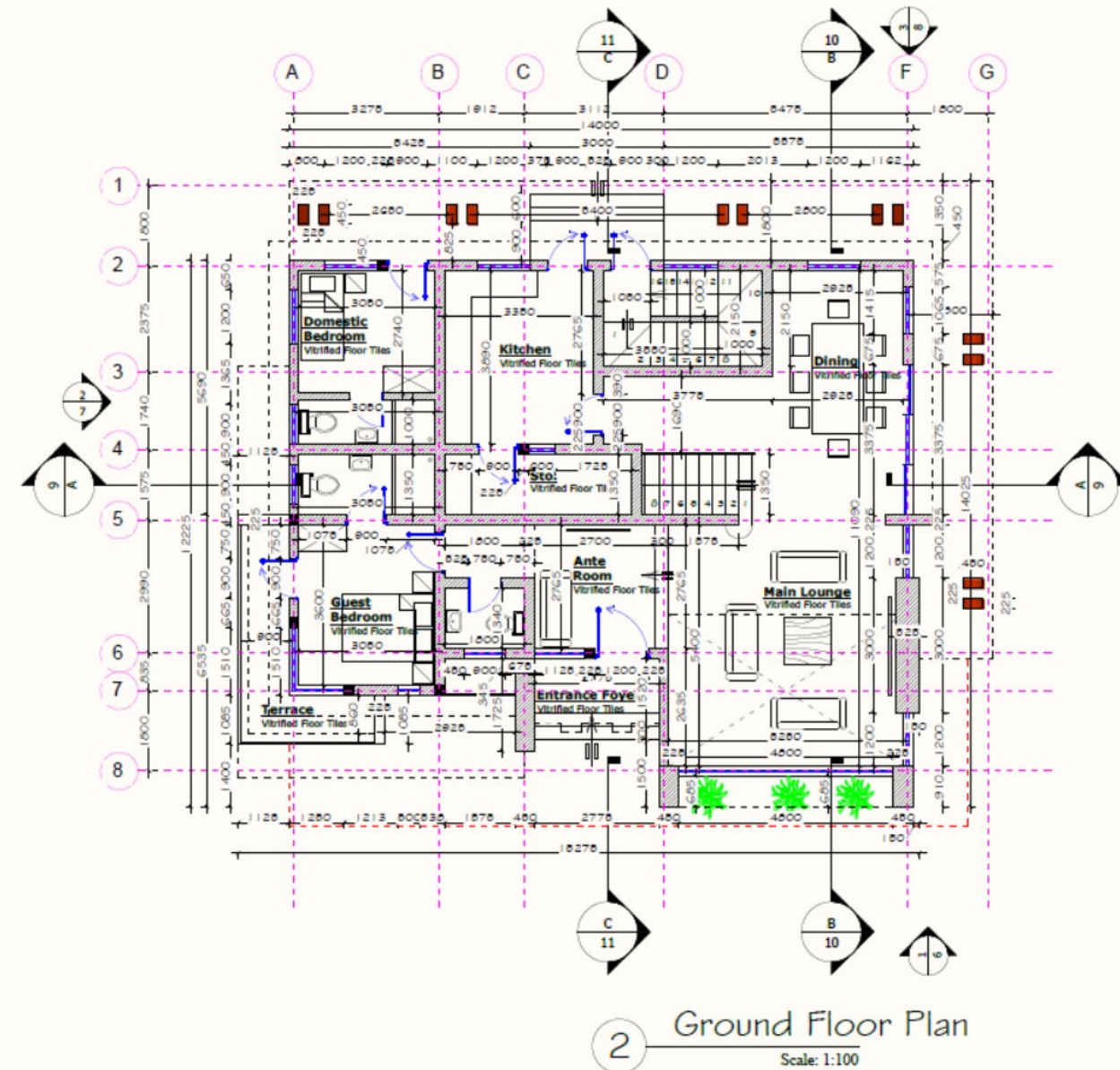
- Vehicular approach is received by a clearly articulated front elevation
- A central entry composition gives the home a strong address
- Layered canopies and projecting slabs create depth at the threshold
- Landscape, pedestrian movement, and parking are integrated into the arrival sequence



04 / GROUND FLOOR

Ground Floor *Plan*

- Entrance foyer establishes the transition into the home
- Main lounge forms the principal reception space
- Dining is placed in direct relationship with the kitchen
- Guest bedroom supports ground-level accommodation
- Kitchen, store, terraces, and service areas complete the everyday living layer



UPLOADED GROUND FLOOR PLAN / SCALE
1:100

05 / SHARED LIFE

The Social *Ground Plane*

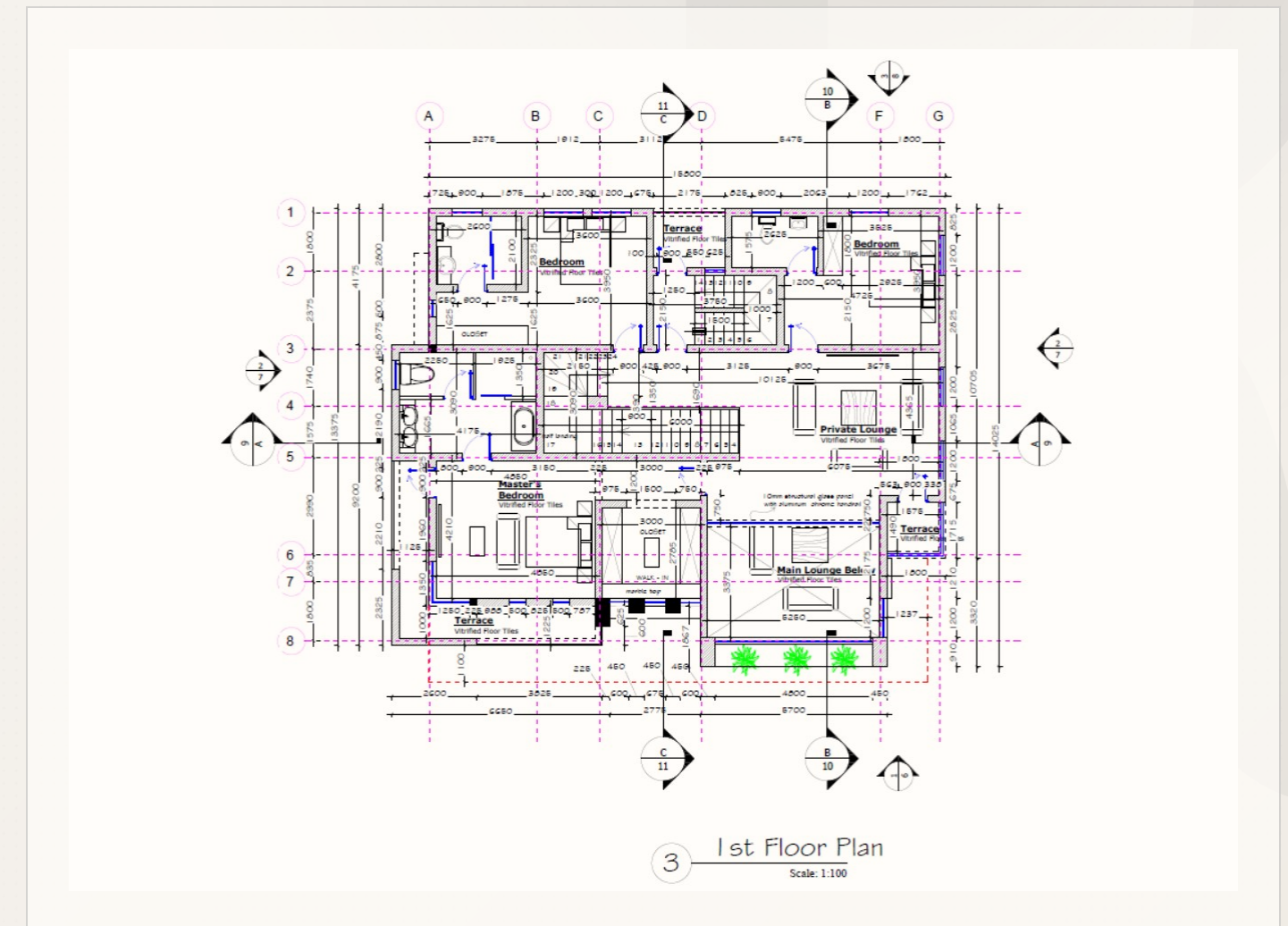
- Main lounge and dining are organized as a connected entertaining sequence
- The kitchen remains close to the dining room for practical hosting
- Terraces extend domestic activity toward the landscape
- The foyer and circulation spaces create a measured reveal rather than an immediate full-house view
- Openings and glazing reinforce visual connection between interior



06 / FIRST FLOOR

The Upper-Level *Retreat*

- First-floor accommodation is organized around the private life of the household
- Master bedroom anchors the principal suite experience
- Additional bedrooms are supported by closets and bathroom spaces
- Private lounge provides a quieter family gathering space
- Terraces give the upper level outdoor relief and address the surrounding estate

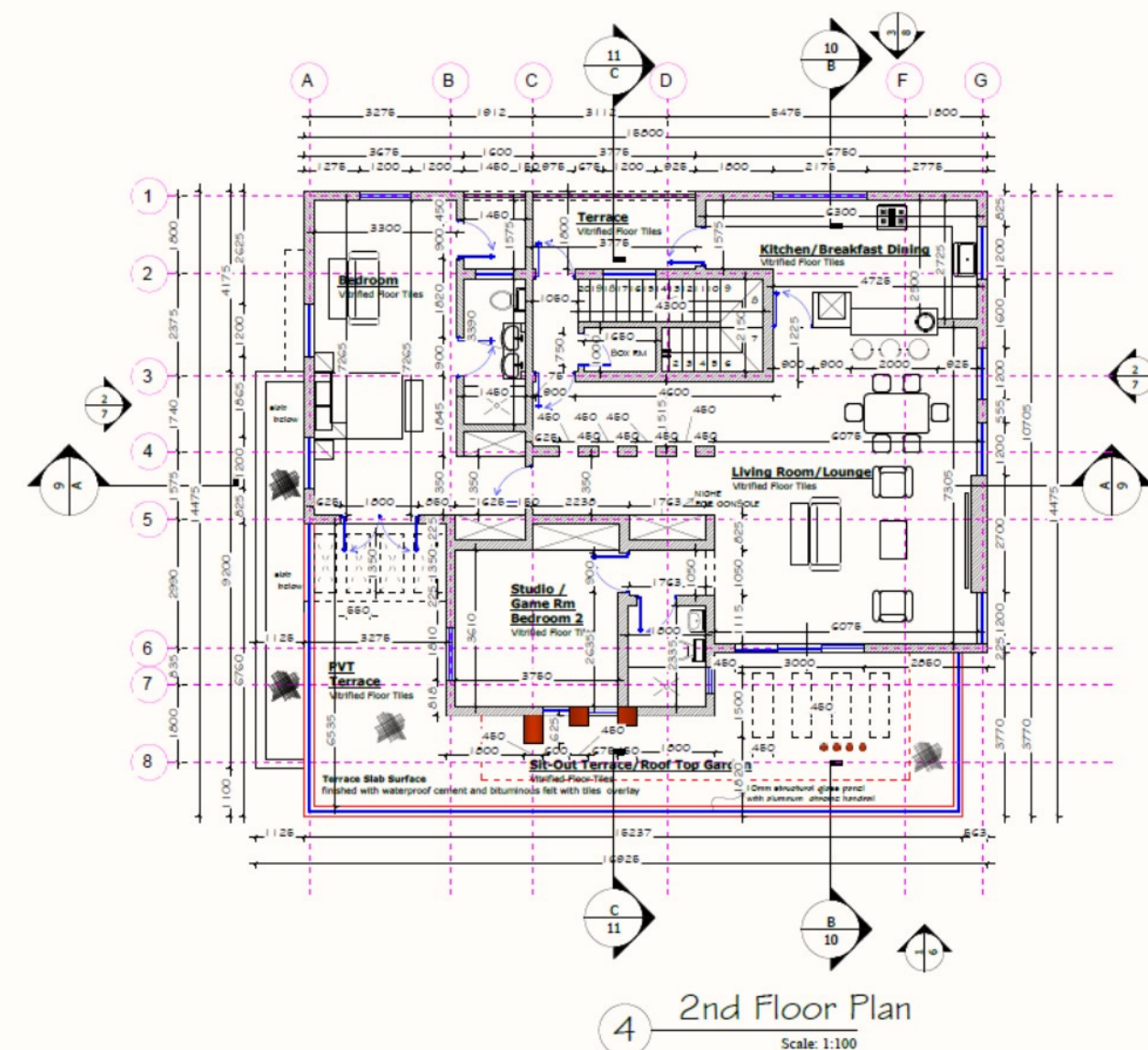


UPLOADED FIRST-FLOOR PLAN /
SCALE 1:100

07 / SECOND FLOOR

A Second Floor for *Flexible Living*

- The second floor adds another layer of retreat and flexibility
- Bedroom accommodation is paired with a private lounge and terrace spaces
- A studio / game room bedroom introduces a more informal family or guest use
- Kitchen / breakfast / dining and living spaces support extended stays and independent activity
- The plan balances social rooms with



UPLOADED SECOND-FLOOR PLAN /
SCALE 1:100

08 / ZONING

Five Bedrooms, *One Residential Logic* 05

GROUND FLOOR

- Ground floor: guest accommodation and shared living

FIRST FLOOR

- First floor: primary private accommodation and family retreat

SECOND FLOOR

- Second floor: additional bedrooms, flexible studio / game room use, and independent living support

- The arrangement separates public, semi-private, and private experiences without losing connection

- Vertical circulation acts as the organizing spine of the duplex

09 / VERTICAL LIFE

The Section of *Everyday Life*

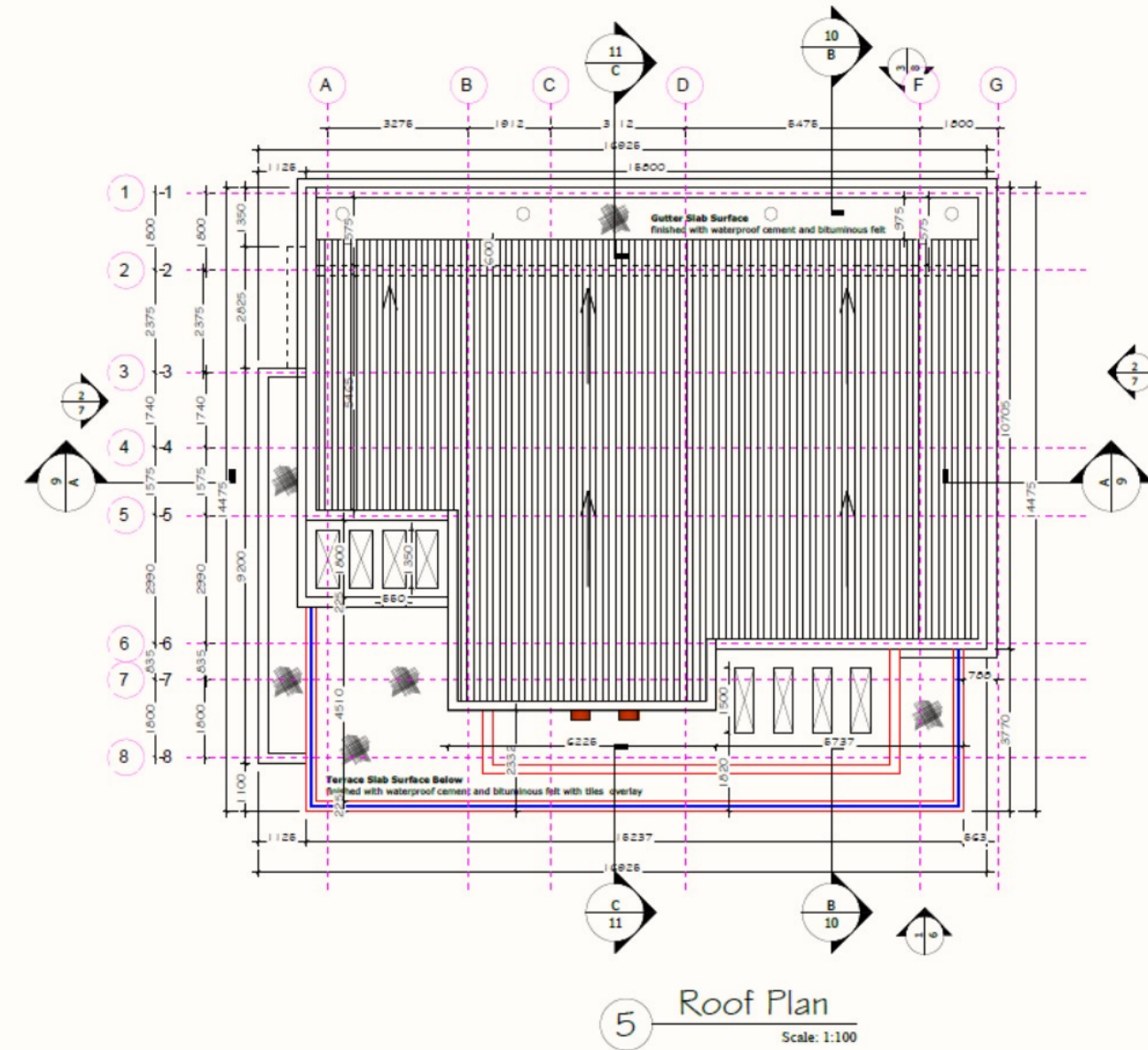
- The duplex stacks shared life below and retreat above
- Terraces and overhangs mediate light, shade, and outlook
- Double-height or visually extended glazing strengthens the principal living spaces
- Layered floor plates create a legible vertical identity
- The composition is scaled for a family home rather than a singular object



10 / ROOF

Roof *Plan*

- Roof volumes are arranged as a set of clean, intersecting planes
- Gutter-slab surfaces and waterproofing are identified in the drawing set
- Terrace slab surfaces extend the upper-level outdoor programme
- The roof profile reinforces the home's horizontal layering
- Service elements are contained within the overall roof composition

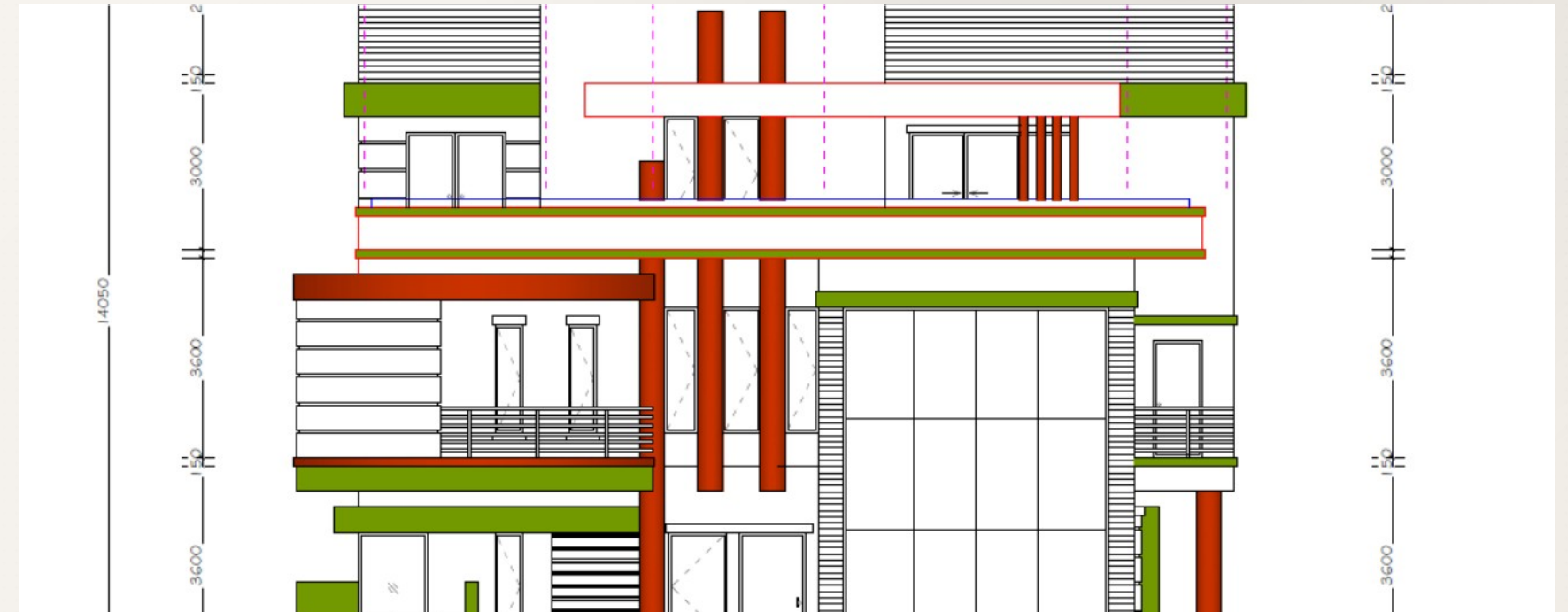


UPLOADED ROOF PLAN / SCALE 1:100

11 / STREET FACE

The Front *Elevation*

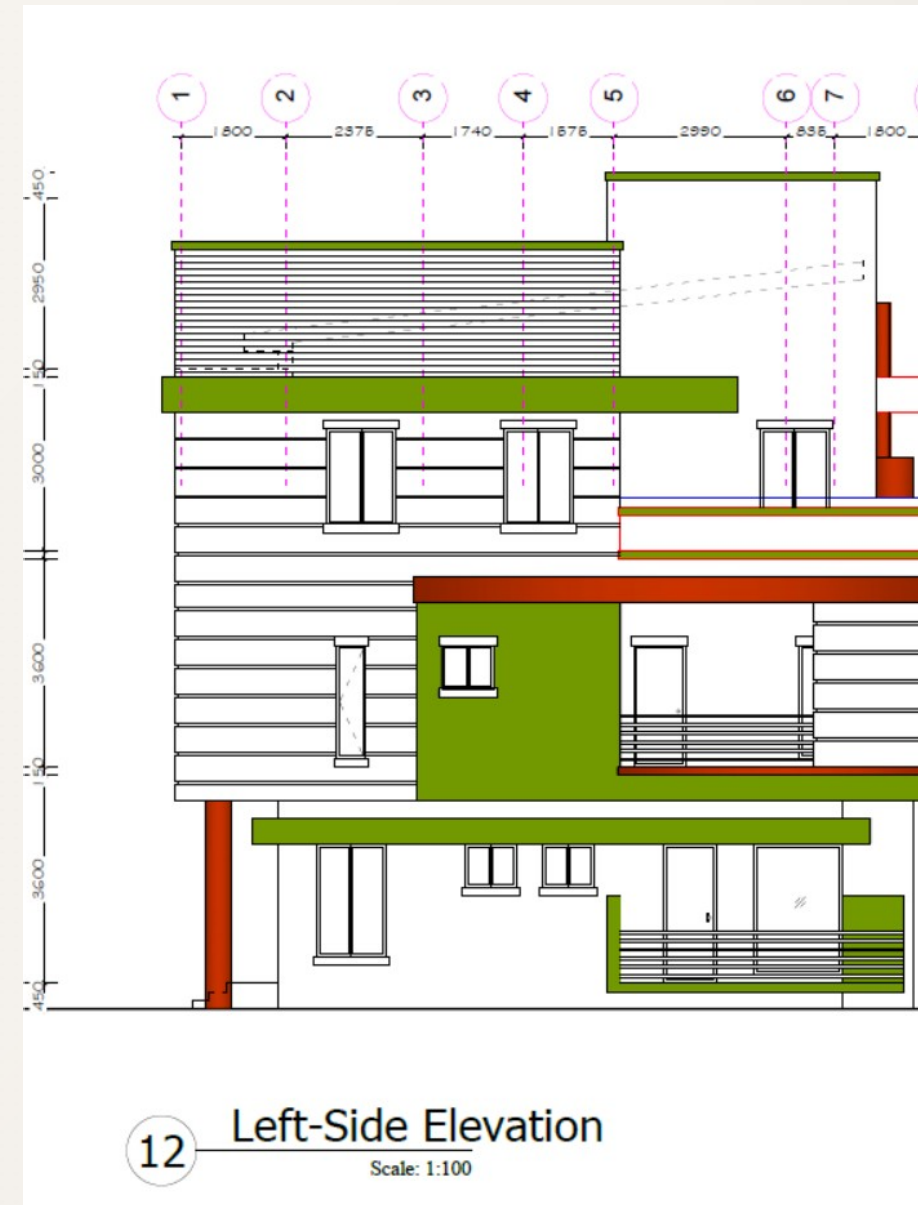
- A strong vertical central element anchors the principal façade
- Broad horizontal slabs frame balconies, terraces, and glazing
- Recessed windows and shadow lines give the façade depth
- A restrained material palette supports a refined contemporary character
- The entrance is legible from the street without overexposure



12 / FOUR-SIDED READING

Side *Elevations*

- Left and right elevations reveal the building's stepped massing
- Window placement responds to room use and privacy
- Terraces are expressed as horizontal extensions of the interior
- Vertical accents punctuate the otherwise calm façade field
- The building reads as a coordinated set of volumes from every approach



13 / SURFACE AND
ATMOSPHERE

Material *and Light*

- Light-toned wall planes establish the primary envelope
- Dark textured cladding gives the central volume visual weight
- Warm timber-toned panels bring tactility to upper volumes and screens
- Full-height glazing captures daylight and frames the landscape
- Recessed lighting under slabs extends the architectural



14 / EXTERNAL ROOM

Landscape as a *Threshold*

- The 17% documented land take leaves room for a generous landscape setting
- Lawn and planting soften the building's rectilinear geometry
- Palm and canopy trees establish a climate-responsive residential edge
- Driveway, parking, pedestrian paths, and planting are composed as one arrival field
- Outdoor space is treated as part of



DESIGN AND
SUPERVISION

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A RESIDENTIAL PROPOSITION FOR BASHORUN

A Contemporary Home *for Bashorun*

A layered five-bedroom duplex that brings together arrival, family life, privacy, terraces, and landscape within the evolving setting of Lere Adigun GRA.

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