





Space planning

BELGRAVIA

Prepared for xxx

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The brief

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This property is a Grade II Listed residence in the Belgravia area of south west London. It is part of a terrace of houses that was built in the early- to mid-19th century, with a stucco exterior. It is not permanently occupied, although has people staying in it regularly. It has seven floors including the basement. It has been refurbished on an ad hoc basis but now requires some more extensive work to the interior and exterior, as it is looking rather tired and requires some modernisation.

The aim and scope of the refurbishment work is to:

- Focus on two large bedrooms and two hallways, in order to demonstrate the impact of potential improvements, and to make a case for further work in a similar style.
- Establish a style and approach which can be taken through other areas of the house.
- Update the furniture and furnishings, many of which are old and damaged.
- Redecorate, to give the rooms a more contemporary feel, but which is still in keeping with the period of the property.
- Provide a more satisfactory solution to blacking out the windows, which are covered with aluminium foil in one of the bedrooms.
- Find solutions for the look and placement of the televisions and fridges which are in the bedrooms.
- Create a hotel like feel for family guests.
- Retain existing artworks, although they may be able to be moved.
- Use some furniture from other areas of the house.
- Include a desk/dressing table in the bedrooms.



Layouts

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The following 2D and 3D layouts have been developed to give an indication of the placement of furniture, fixtures and fittings. Please note that all drawings are intended to show design intent, and should not be relied upon for construction purposes.

At this stage for purposes of speed the ceiling coving has not been included, but this can be added later if required.

Consideration has been given to general, task and accent lighting. This will create a layered effect which will be flexible, and will create a calming and sophisticated atmosphere.

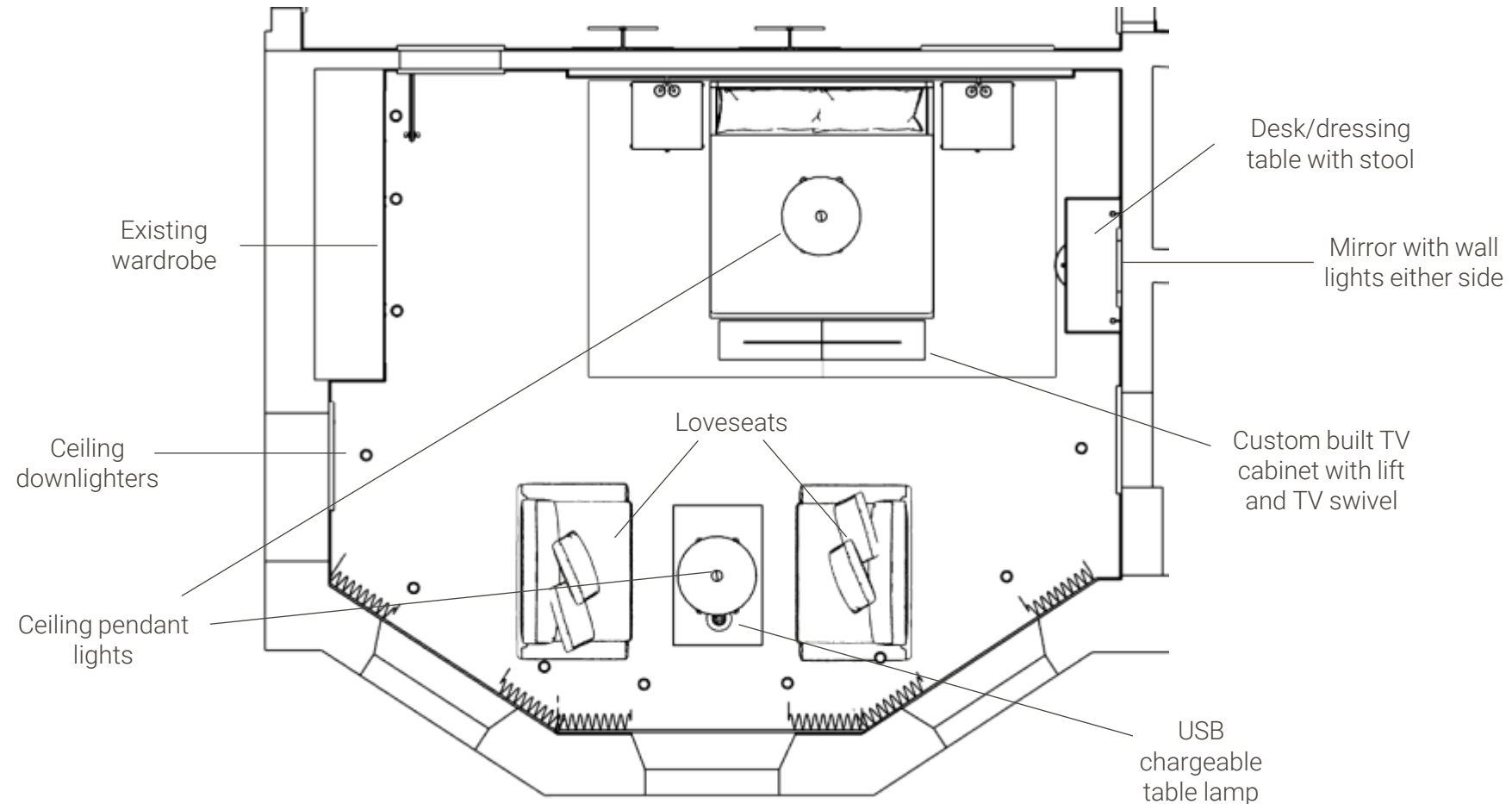
The existing wardrobes have been retained, as this was given as part of the brief.

Samples of furniture, fixtures and fittings have not been selected (this will be part of the design concept stage) – examples have been included here for the purposes of establishing the location of these items.

The details of window coverings will be established at the design concept stage.

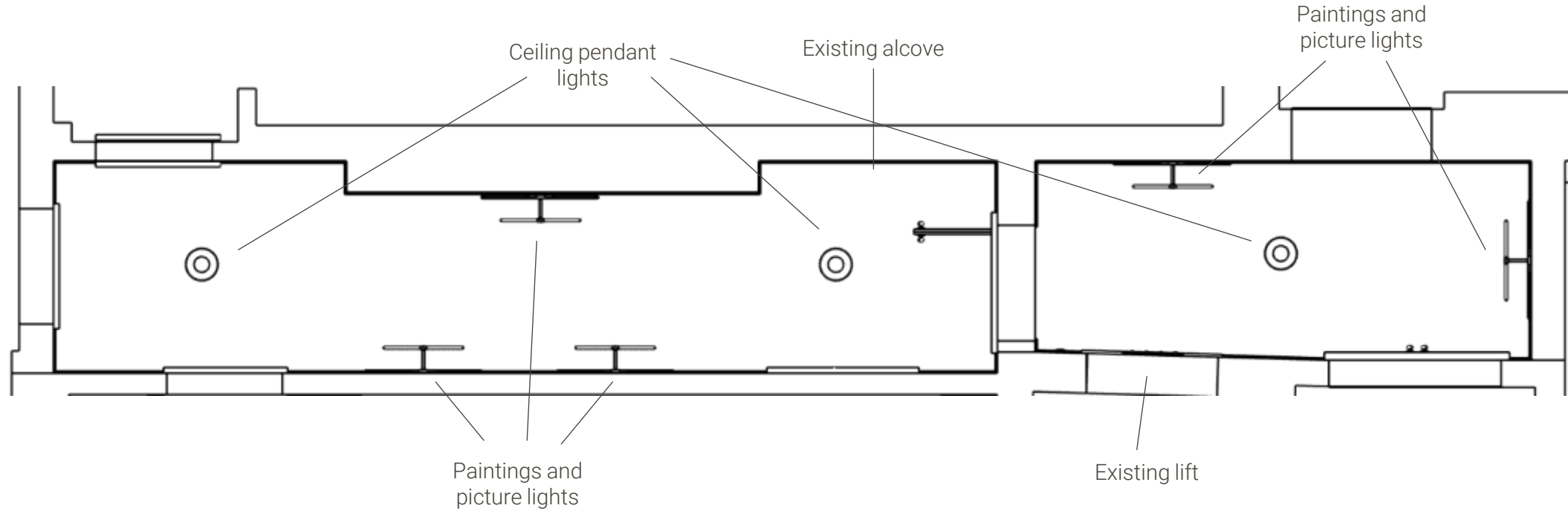
Basic layout

2nd floor bedroom



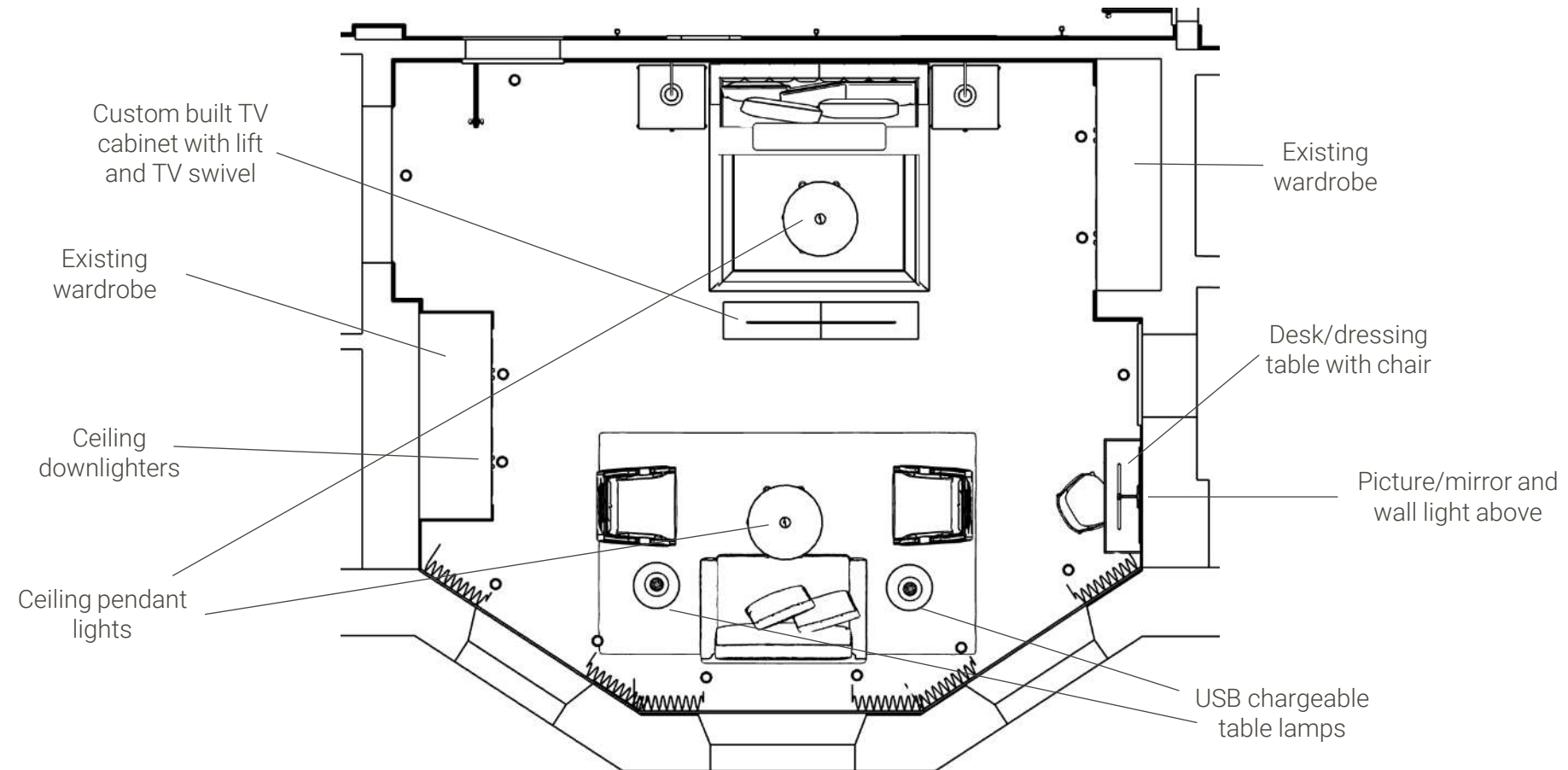
Basic layout

2nd floor hallway



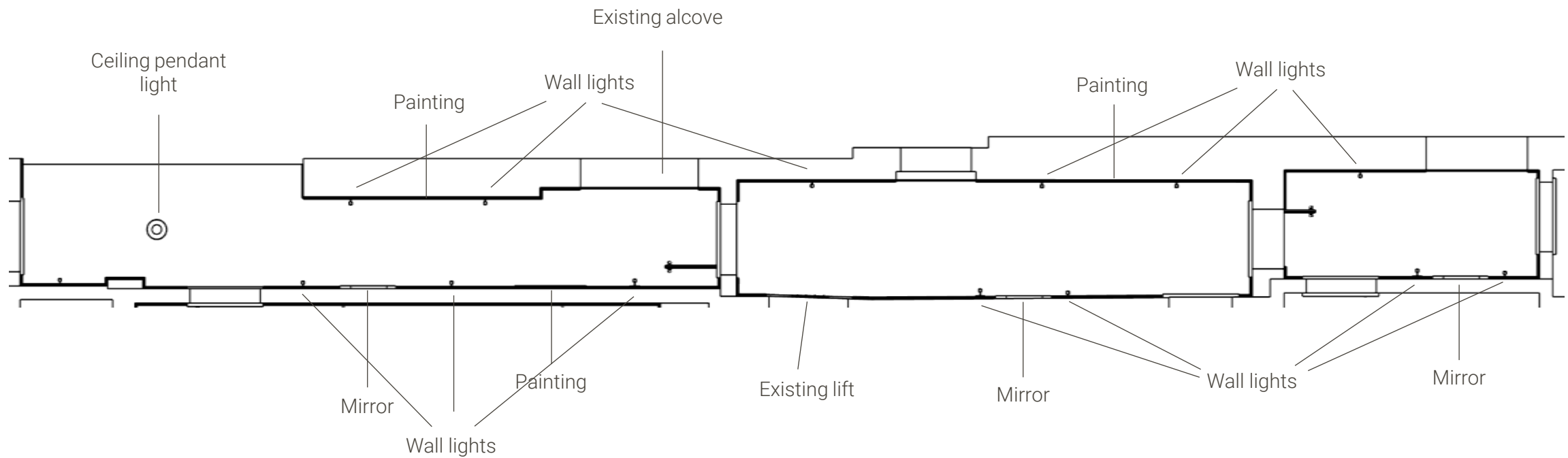
Basic layout

3rd floor bedroom



Basic layout

3rd floor hallway



3D layout

2nd floor bedroom



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3D layout

2nd floor bedroom

This could be either a dressing table or a desk, and could have a mirror or a picture mounted above it. As the space in this corner is limited, a stool will be used rather than a chair, as it can be pushed underneath.



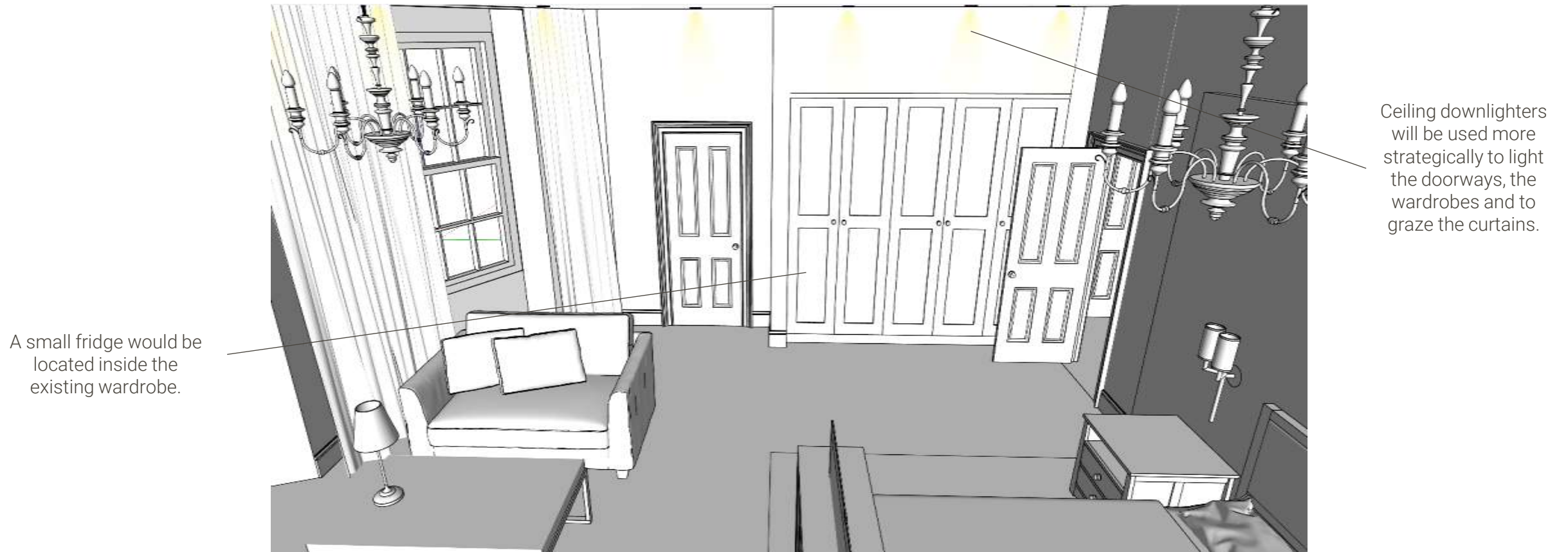
Two overhead pendants will light the bed and the seating area, zoning the space.

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3D layout

2nd floor bedroom



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3D layout

2nd floor bedroom

Ceiling downlighters graze the curtains to make a warm and soothing space.

A USB chargeable lamp will create low level lighting and a soft glow.

Adding ceiling roses will reinstate some period detail and provide several focal points in the room.

Two loveseats facing each other will create a sociable space, or a comfortable area for watching the TV, which will swivel around.



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3D layout

2nd floor hallway

The existing mirrored alcove will be repurposed as a shelving area; the radiator will be covered and mirrors removed. Strip lighting will be placed under shelves to light the area below.

Roman blinds on the windows will create softness and an opportunity to introduce texture and colour.



An overhead pendant will light this area and provide interest.

A picture and light will be placed at the end of the corridor to draw attention through the space.

3D layout

2nd floor hallway

Pictures will create interest and the lights above will create a soft glow that will add cosiness and sophistication.



An overhead pendant will light this area and provide a focal point.

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3D layout

3rd floor bedroom

As with the 2nd floor bedroom, ceiling lights will be used more strategically and two pendants will be added.

Adding a ceiling rose and dado rail will break up the large walls and ceiling.



Bedside lights will provide task lighting; these could be wall mounted or free standing.

As with the 2nd floor bedroom a bespoke cabinet can hide the TV when it's not in use. The TV will be on a swivel base so that it can be viewed from either the bed or the seating area.

3D layout

3rd floor bedroom

Pendant lights above the bed and seating area will help to zone the space.



A desk or dressing table can be placed here with either a mirror or a painting above.

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3D layout

3rd floor bedroom



A seating area will create a comfortable space for talking or watching the television, which can be swivelled to face the window.

A rug will help to zone the space and create a sense of cosiness and enclosure in what is a large room.

Two USB chargeable lamps will create some soft, low-level lighting.

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3D layout

3rd floor bedroom

A small fridge can be hidden in one of the existing wardrobes.

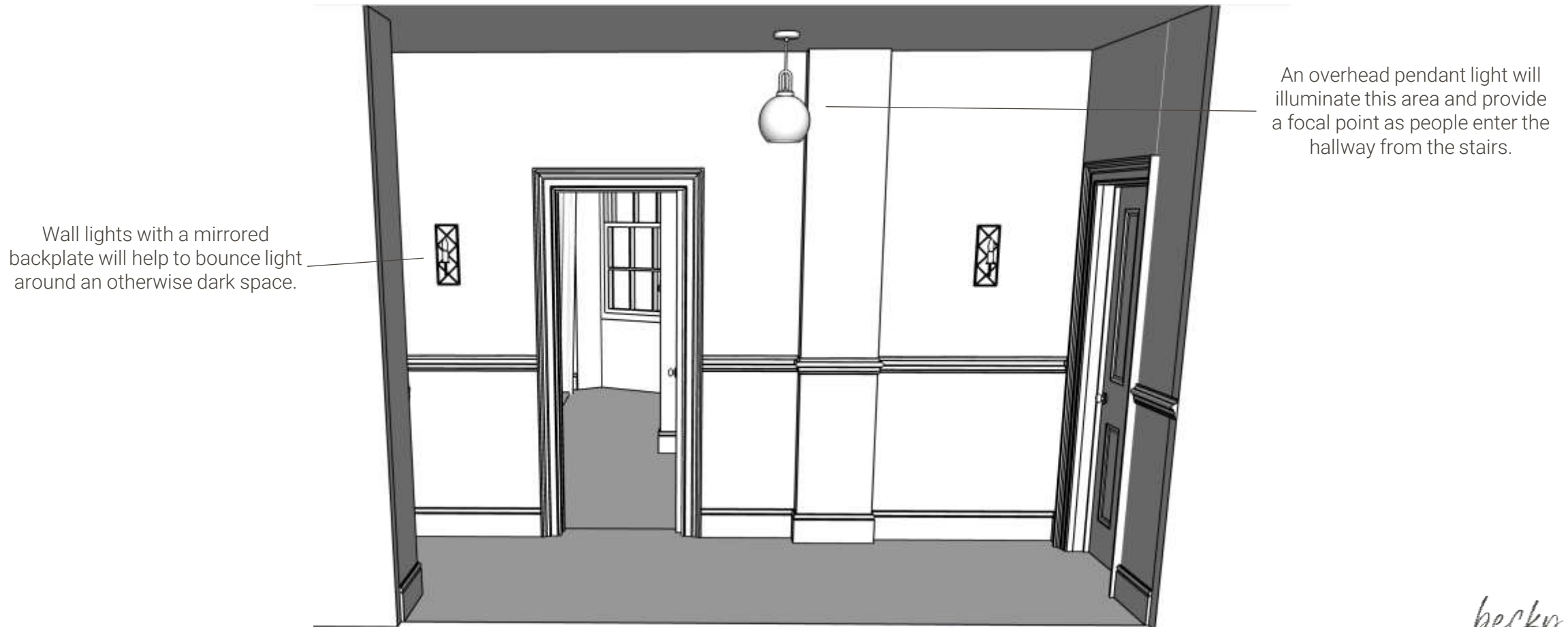


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3D layout

3rd floor hallway



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3D layout

3rd floor hallway

Wall lights with a mirrored backplate will be used along the hallway to bounce light around and to draw the eye through the space.

A dado rail will also help to draw people through the space, and creates an opportunity to split the colour on the walls. Panels could also be created to frame the lights, pictures and mirrors.



Mirrors will be placed opposite all the windows/openings to maximise the amount of light in the hallway.

3D layout

3rd floor hallway

Roman blinds on the windows will create softness and an opportunity to introduce texture and colour.



Mirrors will be placed opposite all the windows to maximise the amount of light in the hallway, both from windows and from lights.

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Next steps

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If these overall ideas and layouts are approved, the next step will be to develop a design concept, which will be focused on the detailed look and feel of each space.

Further details such as wall panelling and cornicing can be drawn in if required, or amendments made.