



Sourcing

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.



Notes & assumptions

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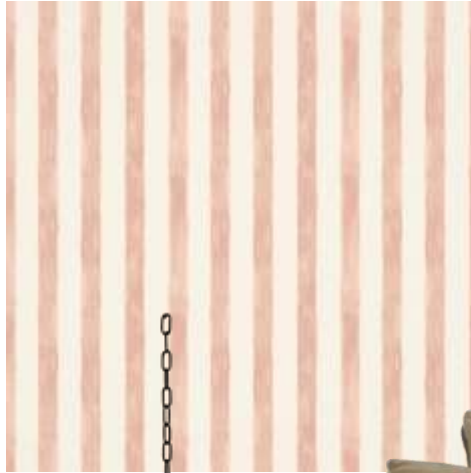
All drawings and visuals are presented to illustrate design intent, and are not for construction purposes.

Colours may appear different on screen to real life. A site visit will be made to confirm the samples in situ.

As part of developing a final list of fixtures, fittings and equipment, we will 'shop the property' to identify existing pieces that can be integrated into these designs.

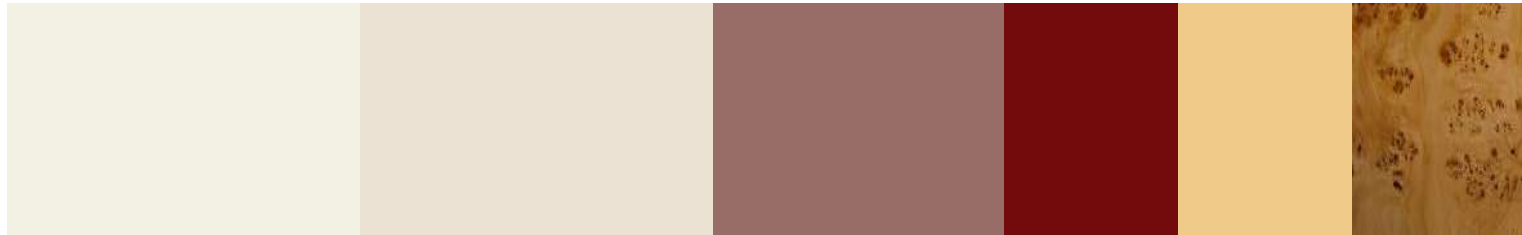
However, we have assumed that new beds, headboards and bedding will be sourced.

2nd floor bedroom



Direction

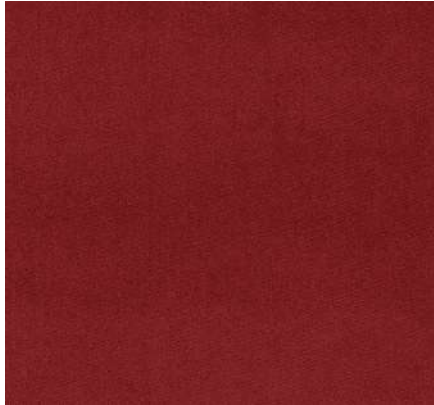
- Red, pink and yellow colour way
- Stripes and plains
- Statement chandeliers
- Bed canopy or four poster to disguise box behind bed and create cosiness
- Red and yellow accents
- Paint wardrobe doors in yellow, walls in Dimity
- Pink striped wallpaper behind bed on box frame, with a frame created by a moulding
- Plain curtains and drapes on bedframe



2nd floor bedroom



Headboard



Soft furnishings & upholstery

- Final selections will be made on site, and once furniture choices from within the property have been finalised
- But a mixture of these fabrics and trims will be used for upholstery and cushions



Linen bedding



2nd floor bedroom



2nd floor bedroom

We hope to source bedside tables from inside the property, but if suitable items cannot be identified we will source elsewhere

Pendant lights from Neptune will be hung over the bed and seating area – they will hang from new plaster ceiling roses

A custom TV cabinet will be painted in Little Greene intelligent eggshell Ashes of Roses



Farrow & Ball Dimity dead flat paint will cover the walls

Farrow & Ball Pointing paint will be on the ceiling and woodwork; eggshell on woodwork, dead flat on ceiling

Striped wallpaper will cover the box frame behind the bed

A bed canopy from Gotain will provide elegance and privacy

An emperor divan bed with red velvet headboard and linen sheets will feel luxurious

2nd floor bedroom

A USB chargeable lamp has been sourced for the coffee table

If there is a suitable coffee table already within the property we will look to use it; if not we have sourced an alternative



A warm rug such as this one from OKA will create a focal point around the seating area

The curtains will be kept neutral and classic so that they won't need to be changed for many years

Two new love seats from Love Your Home will provide comfortable and intimate seating

2nd floor bedroom

The door and frame to the doorway from the corridor will be painted in Farrow & Ball's Stone Blue eggshell emulsion; this blue has been chosen to complement not just the hallway décor but also to fit with the bedroom schemes



The television unit will enable the TV to be rotated to face either the bed or the seating area

The wardrobe will be painted in Farrow & Ball Yellow Ground in estate eggshell; a small fridge will be positioned inside

Bedside lamps have been sourced to be mounted on the wallpapered box frame

2nd floor bedroom



Wall lights have been sourced to frame the mirror

If there is a suitable dressing table and stool elsewhere within the property we will reuse them here; the stool can be recovered in a red ticking fabric. If there is no other suitable furniture within the house new items will be sourced

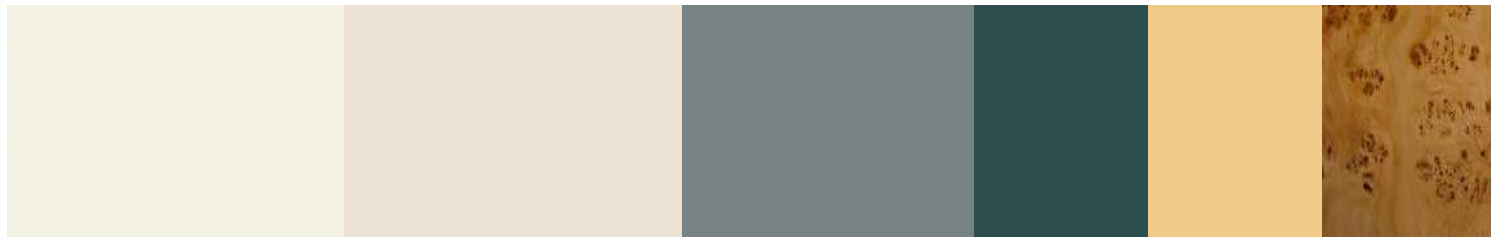
Additional cushions can be sourced

3rd floor bedroom



Direction

- Green, blue and yellow colour way
- Geometric pattern and plains
- Green and yellow accents
- Paint wardrobe doors in deep blue
- For a dramatic effect, have blue on all the walls; for a less powerful look, Dimity above a dado rail and a blue below
- Pattern can be used on upholstery or curtains



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3rd floor bedroom



Headboard



Soft furnishings & upholstery

- Final selections will be made on site, and once furniture choices from within the property have been finalised
- But a mixture of these fabrics and trims will be used for upholstery and cushions



Linen bedlinen



3rd floor bedroom



3rd floor bedroom

The walls will be painted in Farrow & Ball's Dimity in dead flat, while the woodwork will be painted in Pointing in eggshell and the ceiling in Pointing in dead flat

New wall-mounted bedside lights have been sourced

Bedside tables will be sourced from inside the property if possible



A new divan bed, green velvet headboard and linen bedlinen have been sourced; a throw can be added to pull together the colour themes in the room

The two wardrobes will be painted in Indigo by Edward Bulmer in an eggshell finish

The television stand, which will enable the TV to face either the bed or seating area, will be painted in Farrow & Ball's Yellow Ground eggshell

3rd floor bedroom

If there is a suitable dressing table and chair elsewhere in the property we will repurpose it, if necessary recovering the chair

Likewise, side tables have been sourced but if there is something suitable already inside the property we will repurpose it

Picture lights have been sourced

Pendant lights from Neptune will be suspended from new ceiling roses over the bed and seating area



A new love seat or small sofa from Love Your Home will be sourced to sit comfortably alongside two occasional chairs

If there are two suitable armchairs elsewhere in the house these can be recovered and repurposed; otherwise we have sourced new ones

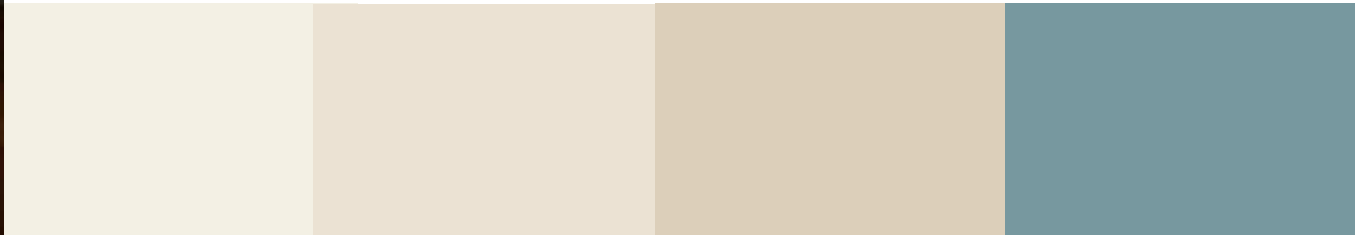
A large rug such as this one from OKA can be used to pull the colour scheme together and create visual interest

2nd and 3rd floor hallways



Direction

- Adopt same approach for both hallways to create consistent look and feel
- Add interest using dado rail and reeded panelling below (need to test this with the existing skirting)
- Paint door surrounds in contrasting colour to signpost entryways and to draw interest towards the rooms
- Paint lighter colour above rail than below: Dimity on top of wall and ceiling, Pointing on cornice, Joa's White on skirting, dado rail and on wall below rail
- Door frames painted in Stone Blue
- Mixture of brass and bronze fittings

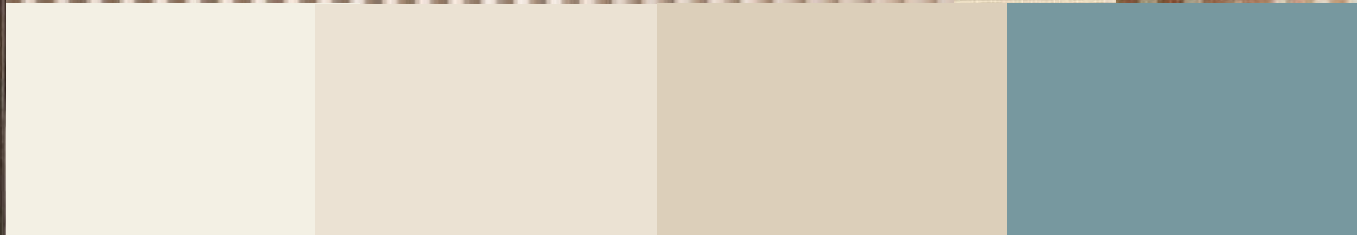
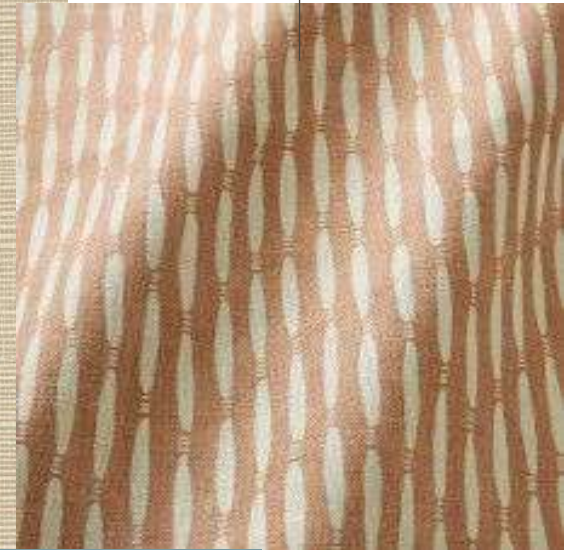


2nd floor hallway



Grass cloth
wallpaper to line
bookcase

Blind fabric



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2nd floor hallway



New roman blinds will be made in a Linwood fabric

New picture and pendant lights have been sourced

A dado rail and fluted panelling will be fitted throughout the hallway and radiator covers fitted

The mirror in the alcove will be removed and the space fitted with a new architrave, shelving and radiator cover; grasscloth will be behind the shelves and strip lighting will be fitted underneath each shelf to illuminate the items on them

All doors through the hallway, the architraves and the outside faces of doors opening onto it will be painted in Farrow & Ball's Stone Blue in eggshell finish



The panelling, dado rail and skirting will be painted in Farrow & Ball's Joa's White in eggshell, while the top half of the wall and ceiling will be painted in Dimity, and cornicing in Pointing

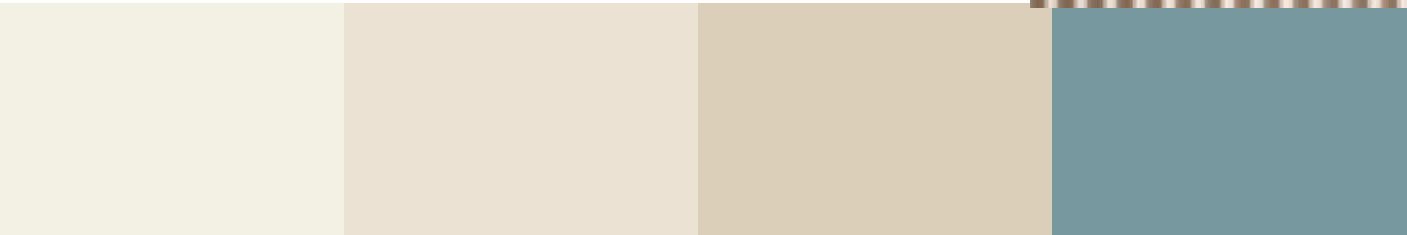
3rd floor hallway



Blind fabric



Fluted panelling
below dado rail



3rd floor hallway



New roman blinds will be made in a fabric from F&P Interiors

New wall and pendant lights have been sourced

A dado rail and fluted panelling will be fitted throughout the hallway and radiator covers fitted

New mirrors have been sourced although if there are suitable mirrors already in the property we can repurpose those

All doors through the hallway, the architraves and the outside faces of doors opening onto it will be painted in Farrow & Ball's Stone Blue eggshell finish

Panelling, dado rail and skirting will be painted in Farrow & Ball's Joa's White in eggshell, while the top half of the wall and ceiling will be painted in Dimity, and cornicing in Pointing



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Window treatment



Curtains

- We need to carry out a proper survey of the rooms with a curtain and blind supplier to finalise the options, but we will try to create a similar look to this image
- Curtains will be fixed to the ceiling and hidden behind a cornice which matches the existing one in the room, if possible; if not a small moulding will be constructed to hide the curtain rail
- Not only will this look elegant, but it will help to screen out daylight
- Coupled with blackout blinds this should provide an effective solution
- We would like to position the blind within a frame that will box in the edges and further reduce the light coming in

Television cabinets



Bespoke furniture

- A television cabinet will be designed for each bedroom
- The TV will drop down into it when not in use
- When being used it will swivel so that it can face either towards the bed or the informal seating area in each bedroom
- Each cabinet will be designed to sit seamlessly within the bedroom design concept
- These photos are just examples to demonstrate what is possible

Next steps

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The overall scheme and direction outlined above needs to be signed off.

All colour and fabric samples need to be checked on site and furniture selections from inside the property made.

A full list of fixtures, fittings and equipment (both new and old) can then be made.

Please do contact me if you have any questions.

