

# Holland Park Mews Aubrey Road



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## Project

Modern refurbishment of multi-level Victorian Era Grade II listed property

## Scope

Design and coordination with English Heritage to maintain rooms to Victorian partitions, and all external fittings to match period features. Client liason to produce decorations and internal fittings to modern style.

## Value

GBP 600 000

This Grade 2-listed mews house located in Holland Park required extensive modernisation that retained and enhanced the charm and character of its original features, many dating from its construction in the 19th century.

The client required an expansive interior refurbishment that would improve the amount of natural light that permeated the rear ground and first floor space. A comprehensive design was delivered which included working in partnership with English Heritage, structural engineering, concept and detail design, bespoke furniture selection, project management and construction.

A floating staircase along the back of the home was built, beneath a skylight, bringing in cascades of natural light to the lower floors while

creating a dramatic feature that linked all three floors. The details are what distinguished this household, by incorporated clean lines and sleek finishes to create an environment that was modern and sophisticated, using neutral tones and natural materials to enhance the warm and calming atmosphere.

A customized audio-visual system and sophisticated lighting scheme illuminated specific areas and enabled the client to create various moods for working, entertaining or relaxing. Under floor heating was installed to remove the need for radiators, maximizing the available space and creating a streamlined appearance throughout the house. The end result was a combination of traditional architecture and contemporary design features, which particularly pleased the Clients.

- 01 Timber staircase from reclaimed railway sleepers
- 02 Study area to ground floor level
- 03 Top floor bedroom on attic level with glass balustrade
- 04 En suite bathroom to main bedroom
- 05 Ground floor lounge area with glass doors leading to outdoor garden area
- 06 Kitchen area with customized cupboards, counter-tops and installed cooking units

# Victorian House Conversion Kensington



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- 01 Ground floor corridor with period features and modern finishes and furnishing
- 02 Front room with calming colours
- 03 Glass balustrade leading to basement level
- 04 Folding doors between kitchen/ dining area and rear garden
- 05 garden
- 06 Finishes to bathroom

## Project

Modern refurbishment of multi-level Victorian Era Grade II listed property

## Scope

Design, development and project management to maintain rooms, fittings and features to Victorian period standards. Client liason to produce decorations and internal fittings to modern style.

## Value

GBP 1.3 Million

The clients owned a beautiful Victorian property in West London, which they were keen to expand to create a home with contemporary features that would sit in harmony with the traditional character of the house.

The desire for additional space in London properties presents a real design challenge. One way to create valuable square footage is to expand below the property by excavating a basement area.

In addition to refurbish the entire house, the appointment included creating additional space by means of a rear extension and 1,000 square foot lower ground floor.

Striking contemporary architectural features such as balconies, a structural glass roof and feature staircase with cantilevered stone steps and glass

landing were incorporated into the original features that define a Victorian era home.

The lower ground floor was flooded with natural light by installing a 10 metre glass flank window. This stunning new space not only provides more room for the family to enjoy, but can also be used as a self-contained flat for guests.

The upper floors of the house were also designed to provide a luxurious and elegant living and sleeping space. The master bedroom suite incorporates a dressing room that doubles as an extra bedroom. The living area has been fitted with the latest audio-visual equipment and lighting solutions, creating a space that is ideal for relaxing family time as well as entertaining friends.

It was a project outcome our clients were elated with.