

INTERNAL REFURBISHMENT

MITRE HOUSE

124 KINGS ROAD
LONDON SW3 4TP

INTERIOR DESIGN STYLE PROPOSAL
CONTEMPORARY - CLASSIC - ELEGANT

PRESENT STATE



AFTER REFURBISHMENT



SCOPE OF WORK

- GENERAL CLASSIC STYLE – SIMPLE AND ELEGANT
- ENHANCE PERIOD FEATURES (WINDOWS, WOOD DOORS, BRASS...)
- KEEP IN LINE WITH THE RESIDENTIAL BUILDINGS IN THE EXCLUSIVE SLOANE SQUARE AREA (CHELSEA – KNIGHTSBRIDGE – SOUTH KENSINGTON)
- PRACTICAL AND DURABLE
- CONSISTENT DESIGN THROUGH THE BUILDING
- ADD VALUE - UPGRADE THE GENERAL APPEARANCE
- INJECTION OF STYLE (OPPOSITE TO CURRENT LACK OF STYLE)

KEY POINTS

ACOUSTIC

Explore possible solutions and suggestions to IMPROVE THE POOR ACOUSTIC:

- use of specific materials (painting, flooring...)
- slamming front flats doors
- lift's heavy sliding door

FLOOR:

Explore different solutions:

- RENOVATE THE EXISTING FLOORING (thorough cleaning, filling cracks and holes, sealing...). Arrange a test (at least one square meter) as a demonstration of the final result
- REPLACE THE EXISTING FLOORING with ceramic tiles (subject to costs)

BRASS WORKS:

- NEW BRASS ENTRYPHONE
- FRONT DOOR FURNITURE (number, knob, letterbox, internal door hook, doormat...) to be redone all in the same way
- FLATS FRONT DOOR FURNITURE (number, knob, letterbox, doormat, 3 top panels ...)
- STAIR HANDRAIL to be stripped back to its original brass (or re-brass), plus install new brass handrail ends.
- FLOOR AND DOOR PLATES
- DOUBLE DOOR HANDLES
- LIFT HANDLES

WOOD WORKS:

- FRONT DOOR AREA: stripping and revarnishing the front door and the two inside doors (making sure the wood stripping is not too deep (because it will make appear all the stains given by time and use), plus make sure the wood does not become too light.
- ALL DOORS AND PANELS (subject to price): considering treatment of all 9 flats doors, 3 landings double doors and panels

COLOURS:

WARM NEUTRAL COLOURS (3 colours as shown in the attached photo):

- white for ceiling and handrail horizontal line
- Dulax Natural Taupe 3 (or similar darker colour) for low edge of the walls and panels
- Dulax Natural Taupe 4 (or similar lighter colour) for top edge of the walls

WINDOWS:

Stripping and replacing parts of the communal Crittall windows

LIGHTS and ELECTRICS:

- GENERAL INSPECTION of the electrical system and wiring
- EXTERNAL ELECTRICAL BOX to be removed (top right side of the door) after finding out if it is possible
- ENTRY PHONE to be replaced with a brass one. Also consider installation of a VIDEO ENTRY PHONE system and replacing internal phones (subject to costs)
- AUTOMATIC LIGHTS (no switches)
- CENTER EXISTING LIGHTS (entrance hall) + install 1 additional light
- INSTALL NEW LIGHTS in the entrance hall and in the landings (type of lights, still to be sourced and agreed)
- EMERGENCY LIGHTS to be installed in the entrance and in the landings
- REMOVE SPARE ELECTRICAL CABLES and box only the ones that are in use (landings)
- BOX ELECTRICITY METERS

LIFT:

- Repaint external cage grills, frame, sliding doors and internal gate in the same colour. Very resistant paint in a very dark colour (black) to avoid new visible scratches due to frequent use. The colour needs to match the dark colour line on the floor.
- New instructions and sights in and out
- Add a mirror inside the lift, horizontal, for the entire width of the front wall, starting from 1m from the floor (in order to avoid it can be easily damaged in the bottom part)
- Add a brass handrail (only on the front wall and not too projecting), consistent with all brass works in the building
- Replace the floor in wood or stone like, to match the final colour of the wood doors or stone flooring (please provide different samples)
- Replacement of the ceiling (please provide different samples)
- Replacement of the ceiling light
- Emergency light to be fixed behind the existing panel
- Replacement of numbers panel with a brass one (consistent with the brass works in the building)

GENERAL FURNITURE:

- DOORMATS (front door and 9 flats doors) to be replaced
- FLATS FRONT DOORS 3 TOP PANELS to be refurbished all in the same way for example mirror or wood (still to be sourced and agreed)
- CONSOLE AND MIRROR (still to be sourced and agreed)
- MAIL PIGEON painted in white (with 9 holes plus 1 for junk mail) to be installed in the far corner and not between the console table and the mirror for obvious aesthetic reasons)