

*Maureen Gomez*

I N T E R I O R S

Design Proposal: Rutland Gardens, N4

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Submitted: 05/07/2023

Thank you so much for asking me to design your living and dining room.

You have been renting out this beautiful Victorian terraced house for ten years and are now going to move in here and make it your home.

Although it still retains many lovely original features, it is lacking in colour and character.

The double reception room downstairs was divided in two years ago and you would like to open it up again to create a living room in the front room and a dining room in the back room. You do not want to completely remove the wall, rather create an opening so that each room still feels separate.

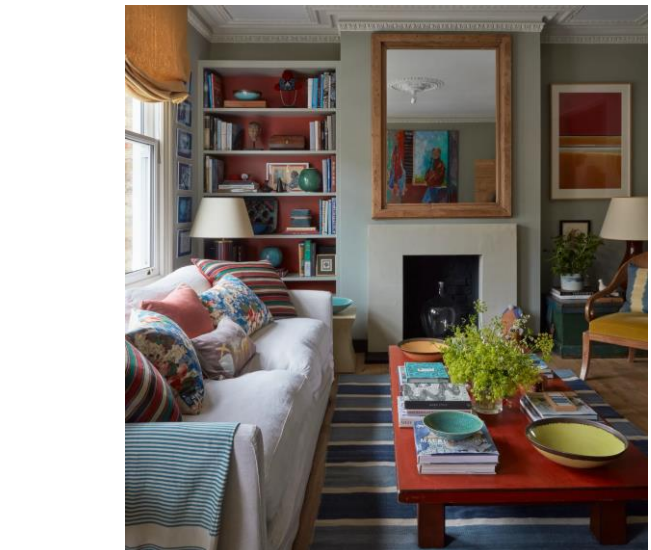
You will be leaving most of your furniture behind in your current home and are therefore starting with a blank slate. You would like new herringbone engineered wood flooring, window treatments, skirting boards and door handles. You would like some built-in storage in the alcoves in the living room and have asked for visualisation of what this might look like. You have also said that you like to make cocktails and would like a drinks cabinet in the dining room.

You are very open to colour and expressed that you particularly like blue. We have discussed using the beautiful Victorian fireplace tiles as a basis for our colour scheme.

You like a traditional English décor with a Soho House feel and want to spaces to feel inviting, comfortable and cosy.







Your Style

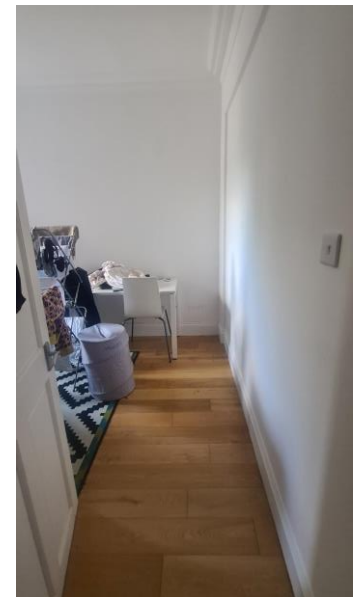
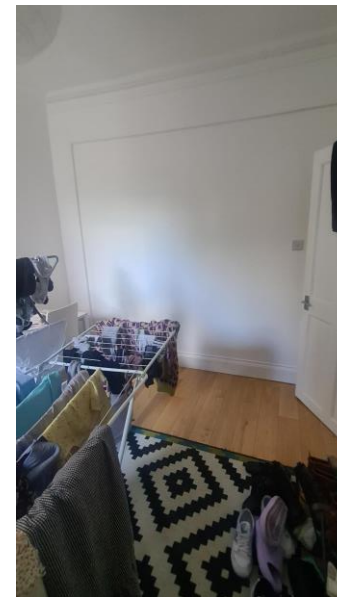
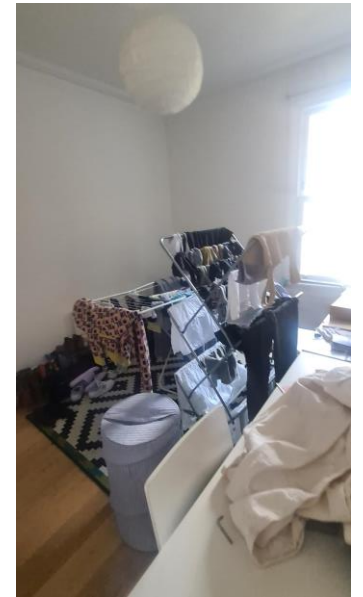
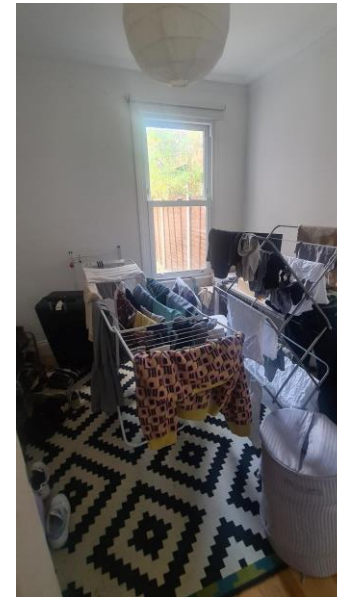
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Living Room



Dining Room



Images provided by Client

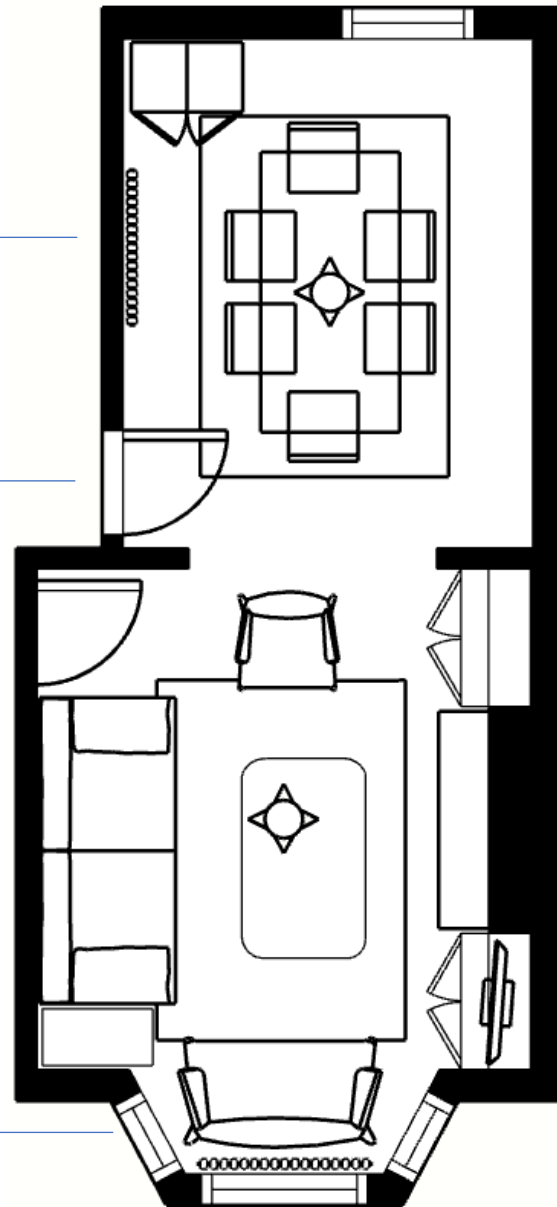
## Floorplan 1

While the floor is being lifted, you could consider asking your plumber to move the pipes so that the radiator won't interfere with the opening of the drinks cabinet in the corner.

We discussed changing the door swing. In Floorplan 1, The door swings very close to the table. In Floorplan 2, it protrudes over the opening between the Rooms when left open.

170 X 240cm is a standard size rug and is the perfect size as it Contains the furniture in the dining room and connect the Furniture in the living room, grounding and centring both spaces.

A compact two-seater sofa fits nicely into the bay window.



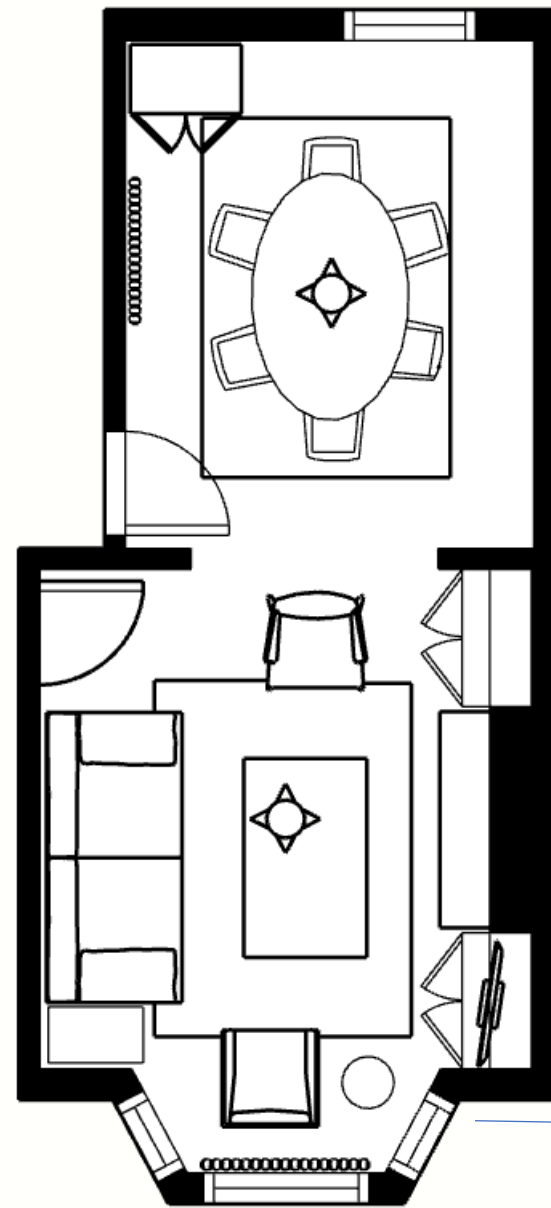
## Floorplan 2

As the room is quite compact, an oval table helps with the flow around the room.

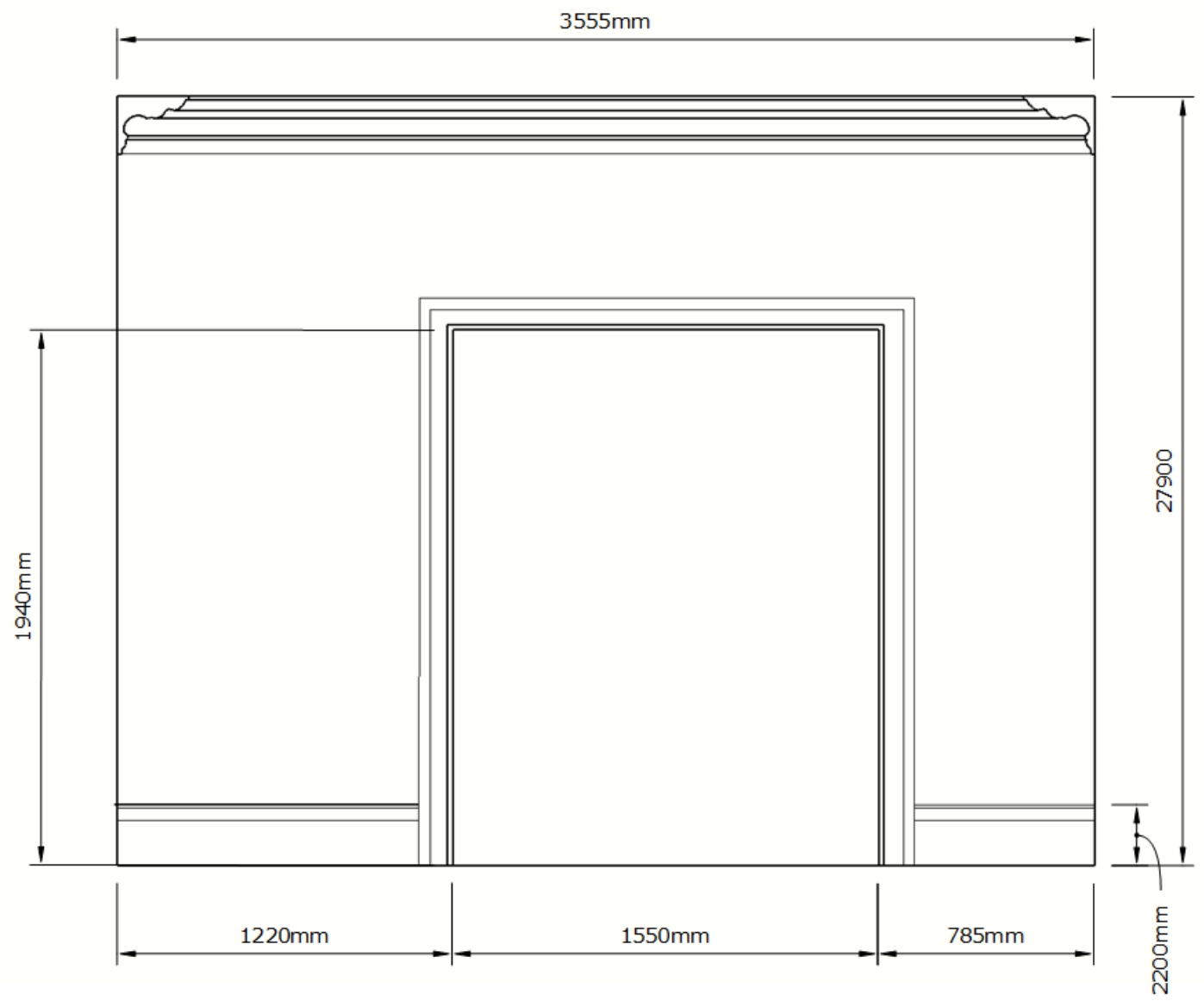
Place the table centred underneath the ceiling pendant.

This size opening between the rooms works well with the built-in storage in the alcoves. It opens up the space while preserving the feeling of being two separate rooms.

If you do not decide to go for a two-seater, an armchair with a side table is an excellent option.

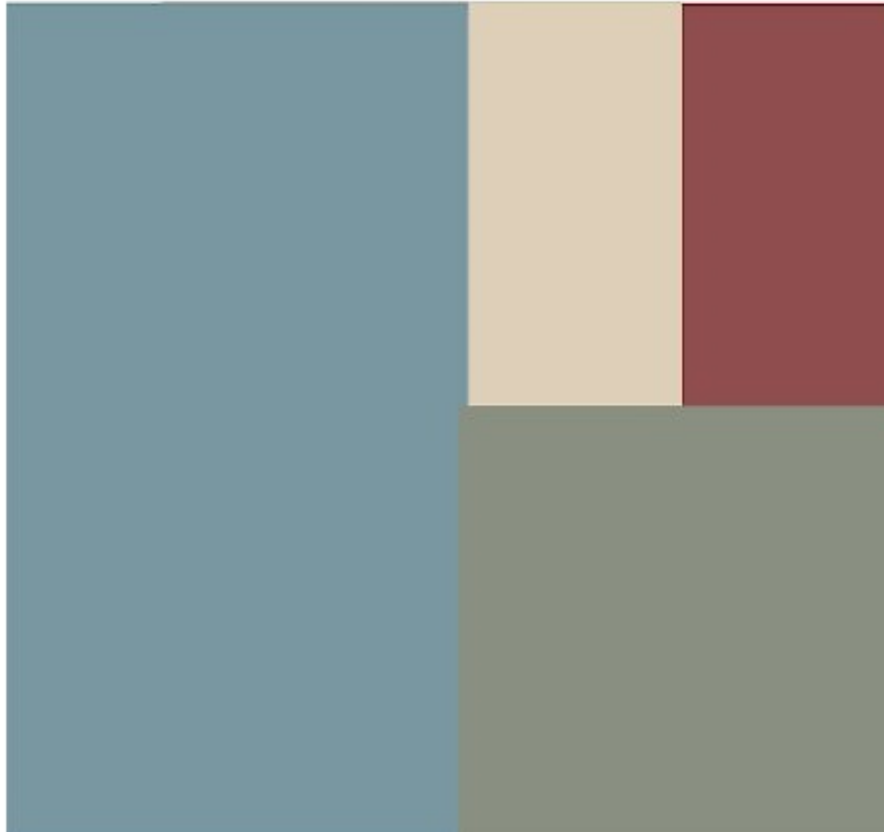


A suggested design for your opening between the two rooms. This elevation is of the living room side of the wall. I suggest you keep the height the same as your existing doors and choose casing that matches your architraves.

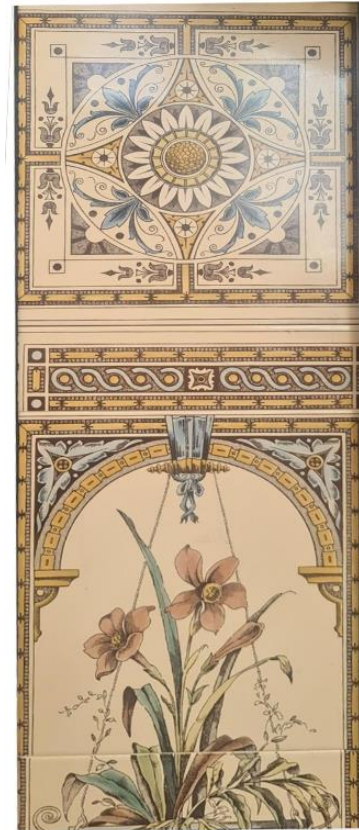
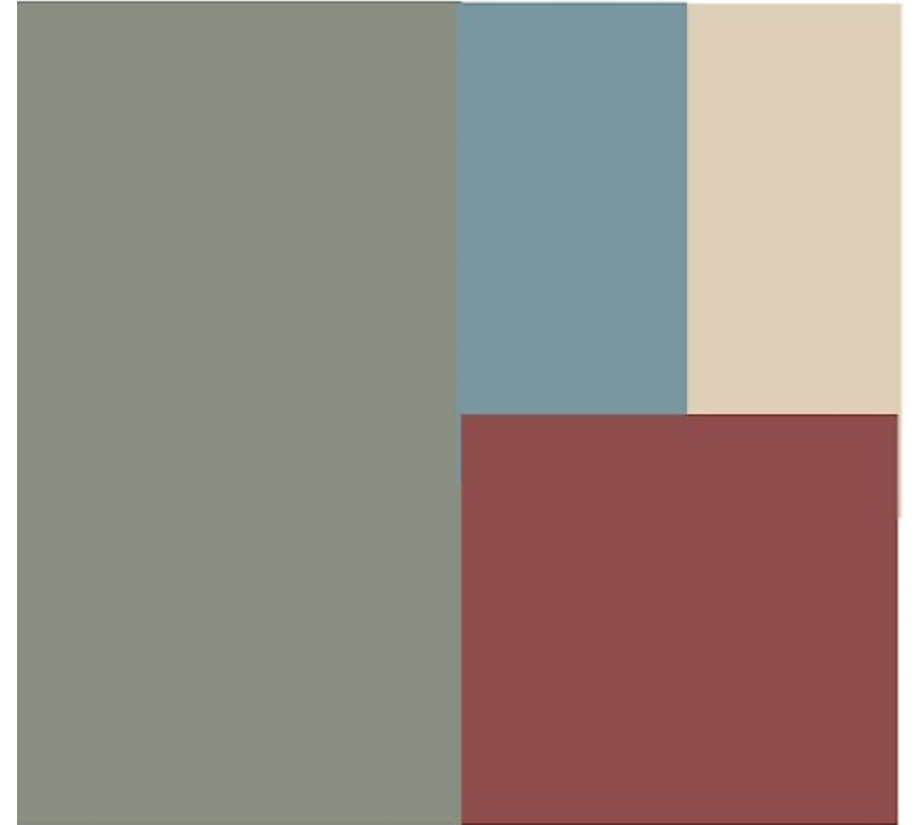


Elevation

## Living Room



## Dining Room



As discussed, I have taken the colour scheme from your beautiful Victorian fireplace tiles and have changed the ratio of the colours for both rooms. Using the same colours in different ratios in both rooms, will create a harmony and flow between the two spaces.





These visuals are drawn to the dimensions of your space and proposed furniture, but with stand in items. They are to help you to understand how the layout will function.

Visuals – Living Room

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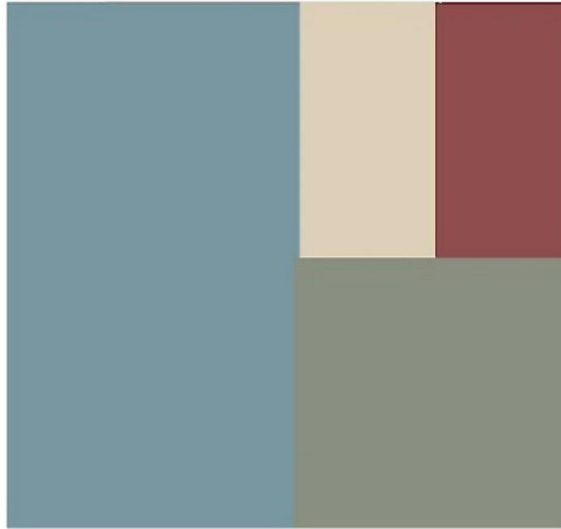
Visuals – Opening between Rooms











Concept Board - Living Room



These visuals will help you to see how my suggested finishes and products work together. I have included an armchair and side table in the window area.



Visuals - Living Room



In this visual, I have included a two-seater sofa in the bay window area.



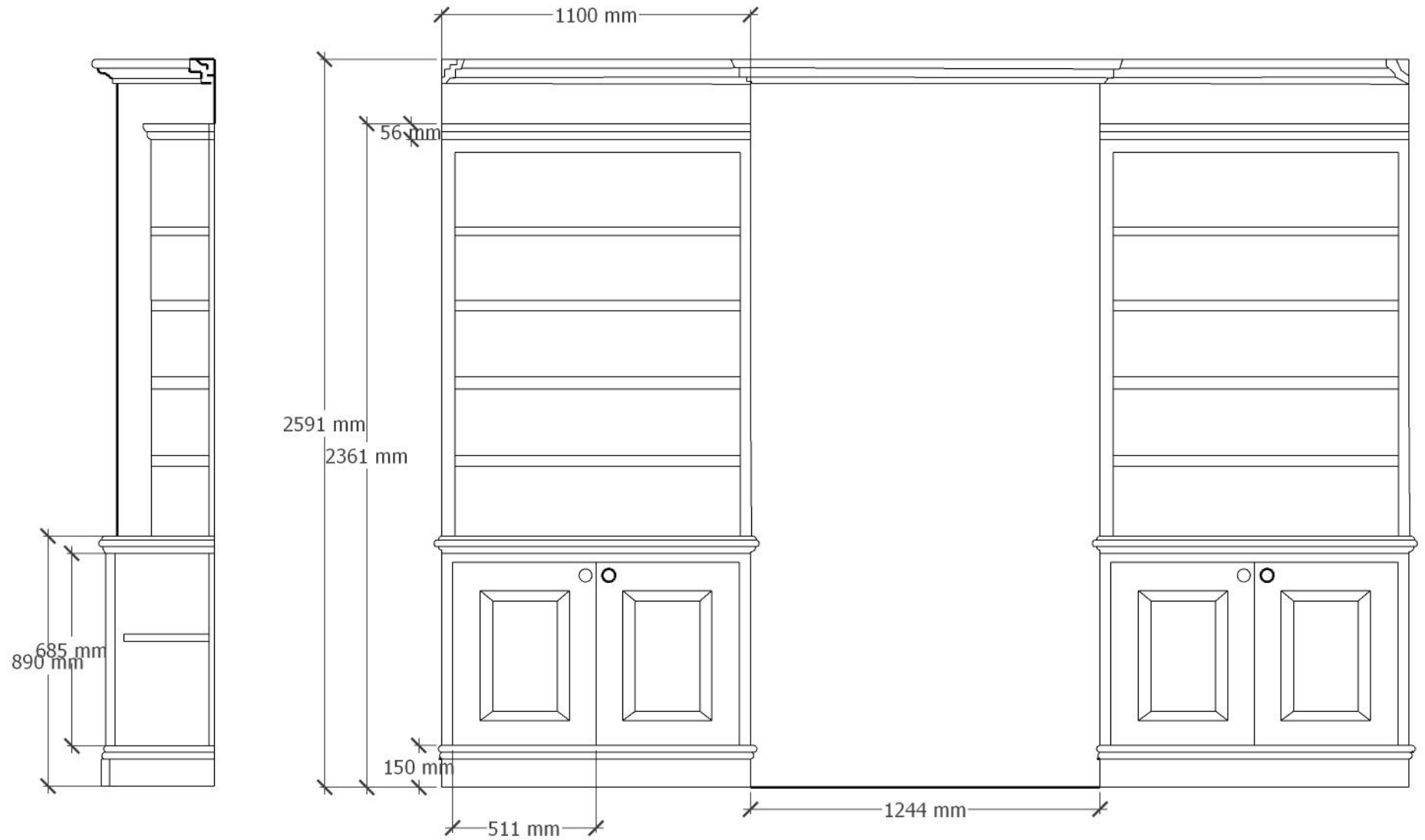


In this visual, I have included your fireplace and a suggestion for built-in cabinetry and shelves in the alcoves.

If you would like me to produce detail design drawings for the joinery, I would be very happy to do this for you.



Elevation drawings of alcove joinery. These are suggestion design drawings only. Your joiner may want to make some adjustments.







Product Board Furniture— Living Room



















Product Board Soft Furnishings and decoration– Living Room





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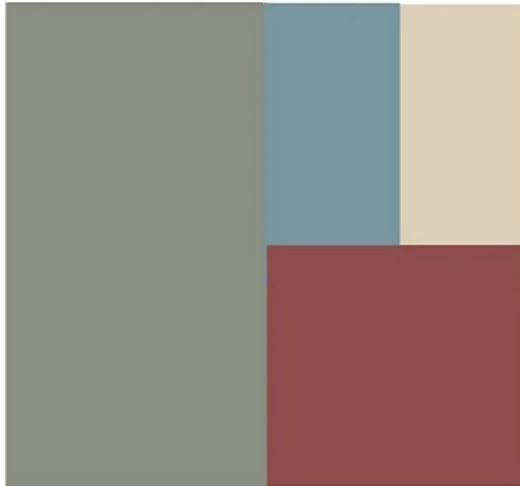
PRODUCT IMAGE	PRODUCT NAME	PRODUCT LINK	UNIT COST	QTY
	Galloway Super Grand Sofa	<a href="https://www.darlingsofchelsea.co.uk/galloway-super-grand-sofa-pview?cc=teal&amp;srsltid=AR57-fAOjX-D0e3ZV-IVv1BREpi9JR9gXTO5s-3-9gg5WRPIMihHaRqUDuk">https://www.darlingsofchelsea.co.uk/galloway-super-grand-sofa-pview?cc=teal&amp;srsltid=AR57-fAOjX-D0e3ZV-IVv1BREpi9JR9gXTO5s-3-9gg5WRPIMihHaRqUDuk</a>	£2,363.00	1
	Tarma 2-Seater Sofa - Sheki Olive	<a href="https://www.oka.com/uk/product/tarma-2-seater-sofa-a16018-2-15-1279-16">https://www.oka.com/uk/product/tarma-2-seater-sofa-a16018-2-15-1279-16</a>	£2,395.00	1
	Apadana Velvet Armless Chair - Blood Orange	<a href="https://www.oka.com/uk/product/apadana-velvet-armless-chair-uam093ogr-0">https://www.oka.com/uk/product/apadana-velvet-armless-chair-uam093ogr-0</a>	£995.00	1
	Melvillous Chandelier in mercurised glass	<a href="https://www.pooky.com/collections/living-room-lights/products/melvillous-chandelier-in-mercurised-glass?tab=dimensions-tab">https://www.pooky.com/collections/living-room-lights/products/melvillous-chandelier-in-mercurised-glass?tab=dimensions-tab</a>	£490.00	1
	John Lewis Kabir Goby Rug, Cream, L235 x W170cm	<a href="https://www.johnlewis.com/john-lewis-kabir-goby-rug-cream-l235-x-w170cm/p3899038">https://www.johnlewis.com/john-lewis-kabir-goby-rug-cream-l235-x-w170cm/p3899038</a>	£350.00	1

PRODUCT IMAGE	PRODUCT NAME	PRODUCT LINK	UNIT COST	QTY
	John Lewis + Swoon Franklin Coffee Table,	<a href="https://www.johnlewis.com/john-lewis-swoon-franklin-coffee-table-brown/p5065216">https://www.johnlewis.com/john-lewis-swoon-franklin-coffee-table-brown/p5065216</a>	£279.00	1
	George IV Occasional Lamp Table	<a href="https://www.vinterior.co/furniture/tables/side-tables/george-iv-occasional-lamp-table-sku53110276?srsltid=AR57-fADhVRmoZhk5Eg7bl5q6--KNJl7CPo-1VHxDPe7tgLXk0zmN7i6Gqo">https://www.vinterior.co/furniture/tables/side-tables/george-iv-occasional-lamp-table-sku53110276?srsltid=AR57-fADhVRmoZhk5Eg7bl5q6--KNJl7CPo-1VHxDPe7tgLXk0zmN7i6Gqo</a>	£595.00	1
	Smoky Mahogany Side Table, 1970s	<a href="https://www.vinterior.co/furniture/tables/side-tables/smoky-mahogany-side-table-1970s-sku34473798?srsltid=AR57-fDKTl4urxb20F6Rbg-K9RbgFdp7iPjqRI_dMbS5xTUrJGk-DqbS7qw">https://www.vinterior.co/furniture/tables/side-tables/smoky-mahogany-side-table-1970s-sku34473798?srsltid=AR57-fDKTl4urxb20F6Rbg-K9RbgFdp7iPjqRI_dMbS5xTUrJGk-DqbS7qw</a>	£129.00	1
	Old Map of London Poverty 1898-9 Inner Southern by Booth	<a href="https://www.etsy.com/uk/listing/786703863/old-map-of-london-poverty-1898-9-inner?ga_order=most_relevant&amp;ga_search_type=all&amp;ga_view_type=gallery&amp;ga_search_query=vintage+london+map&amp;ref=sr_gallery-5-19&amp;pro=1&amp;frs=1&amp;sts=1&amp;organic_search_click=1&amp;variation0=1962659622">https://www.etsy.com/uk/listing/786703863/old-map-of-london-poverty-1898-9-inner?ga_order=most_relevant&amp;ga_search_type=all&amp;ga_view_type=gallery&amp;ga_search_query=vintage+london+map&amp;ref=sr_gallery-5-19&amp;pro=1&amp;frs=1&amp;sts=1&amp;organic_search_click=1&amp;variation0=1962659622</a>	£187.00	1

PRODUCT IMAGE	PRODUCT NAME	PRODUCT LINK	UNIT COST	QTY
	Pahlavi 51cmSq Paisley Print Cushion Cover	<a href="https://www.oka.com/uk/product/pahlavi-cushion-cover-qch433mlt-0">https://www.oka.com/uk/product/pahlavi-cushion-cover-qch433mlt-0</a>	£48.00	1
	Areca Cushion Cover -Pale Blue	<a href="https://www.oka.com/uk/product/areca-cushion-cover-a13557-1-11-1546-40">https://www.oka.com/uk/product/areca-cushion-cover-a13557-1-11-1546-40</a>	£65.00	2
	Nostell Diamonds Cushion Cover - Red	<a href="https://www.oka.com/uk/product/nostell-diamonds-cushion-cover-a13415-1-11-1409-37">https://www.oka.com/uk/product/nostell-diamonds-cushion-cover-a13415-1-11-1409-37</a>	£41.00	1
	Dahan Cushion Cover - Blue	<a href="https://www.oka.com/uk/product/dahan-cushion-cover-a10163-1-10-1012-37">https://www.oka.com/uk/product/dahan-cushion-cover-a10163-1-10-1012-37</a>	£50.00	2
	Zostera Linen Cushion Cover - Blood Orange	<a href="https://www.oka.com/uk/product/zostera-cushion-cover-a13398-1-11-1041-37">https://www.oka.com/uk/product/zostera-cushion-cover-a13398-1-11-1041-37</a>	£40.00	1

PRODUCT IMAGE	PRODUCT NAME	PRODUCT LINK	UNIT COST	QTY
	Kalinda Table Lamp - Red Garnet	<a href="https://www.oka.com/uk/product/kalinda-table-lamp-a17818-2-10-1425-10">https://www.oka.com/uk/product/kalinda-table-lamp-a17818-2-10-1425-10</a>	£195.00	1
	Montjoi Pleated Cotton Lampshade & Carrier 45cm - Red	<a href="https://www.oka.com/uk/product/montjoi-pleated-cotton-lampshade-carrier-45cm-a16375-1-15-1202-81">https://www.oka.com/uk/product/montjoi-pleated-cotton-lampshade-carrier-45cm-a16375-1-15-1202-81</a>	£110.00	1
	Late 19th Century Louis XVI Bronze Fan Foldable Peacock Fire Place Screen	<a href="https://www.1stdibs.com/en-gb/furniture/building-garden/fireplace-tools-chimney-pots/late-19th-century-louis-xvi-bronze-fan-foldable-peacock-fire-place-screen/id-f-32730602/">https://www.1stdibs.com/en-gb/furniture/building-garden/fireplace-tools-chimney-pots/late-19th-century-louis-xvi-bronze-fan-foldable-peacock-fire-place-screen/id-f-32730602/</a>	£200.00	1
	Aged Dark Gold Large Estee Overmantle Mirror	<a href="https://www.la-maison-chic.co.uk/item/large-estee-overmantle-mirror/">https://www.la-maison-chic.co.uk/item/large-estee-overmantle-mirror/</a>	£325.00	1





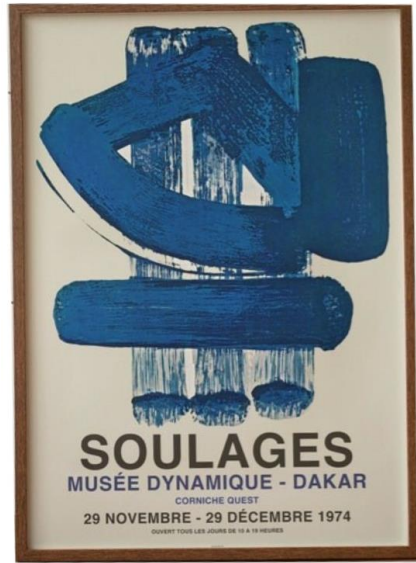
Concept Board – Dining Room












Visuals – Dining Room





Product Board – Dining Room

PRODUCT IMAGE	PRODUCT NAME	PRODUCT LINK	UNIT COST	QTY
	Vintage Yew Wood Twin Pedestal Extending Dining Table Seats 6 8 People	<a href="https://www.vinterior.co/furniture/tables/dining-tables/vintage-yew-wood-twin-pedestal-extending-dining-table-seats-6-8-people-sku76907732?srsIid=AR57-fAHb82gtWhwKCKRGjllVypXiaSYVEIOer_B5zBWgzk2Q2pu3EiV4m4">https://www.vinterior.co/furniture/tables/dining-tables/vintage-yew-wood-twin-pedestal-extending-dining-table-seats-6-8-people-sku76907732?srsIid=AR57-fAHb82gtWhwKCKRGjllVypXiaSYVEIOer_B5zBWgzk2Q2pu3EiV4m4</a>	£266.00	1
	Stafford Velvet Dining Chair - Blood Orange	<a href="https://www.oka.com/uk/product/stafford-velvet-chair-hdc047ogr-0">https://www.oka.com/uk/product/stafford-velvet-chair-hdc047ogr-0</a>	£395.00	6
	Burr Walnut/ Walnut Drinks Cabinet	<a href="https://www.vinterior.co/furniture/storage/cabinets/burr-walnut-walnut-drinks-cabinet-sku13645665">https://www.vinterior.co/furniture/storage/cabinets/burr-walnut-walnut-drinks-cabinet-sku13645665</a>	£450.00	1
	John Lewis Kabir Goby Rug, Cream, L235 x W170cm	<a href="https://www.johnlewis.com/john-lewis-kabir-goby-rug-cream-l235-x-w170cm/p3899038">https://www.johnlewis.com/john-lewis-kabir-goby-rug-cream-l235-x-w170cm/p3899038</a>	£350.00	1

PRODUCT IMAGE	PRODUCT NAME	PRODUCT LINK	UNIT COST	QTY
	Brocante Planter w/Stand	<a href="https://www.whittingtons.biz/metal-vases/brocante-planter-with-stand-s-p1047297.html?of_opi=MFRWG5B5GE2TCJTGMSVSWISLEHUZSM4DSN5SFS7R5G4YTIN">https://www.whittingtons.biz/metal-vases/brocante-planter-with-stand-s-p1047297.html?of_opi=MFRWG5B5GE2TCJTGMSVSWISLEHUZSM4DSN5SFS7R5G4YTIN</a>	£28.20	1
	Set of Four Skeleton Coral Prints - Blue/White	<a href="https://www.oka.com/uk/product/4-skeleton-coral-prints-bpt228pgblm-0">https://www.oka.com/uk/product/4-skeleton-coral-prints-bpt228pgblm-0</a>	£395.00	1
	Pierre Soulages Poster Musee Dynamique / Dakar Blue Wall - Etsy	<a href="https://www.etsy.com/uk/listing/944663016/pierre-soulages-poster-musee-dynamique?gpla=1&amp;gao=1&amp;">https://www.etsy.com/uk/listing/944663016/pierre-soulages-poster-musee-dynamique?gpla=1&amp;gao=1&amp;</a>	£62.00	1





Product Board – Radiators and Ironmongery

PRODUCT IMAGE	PRODUCT NAME	PRODUCT LINK	UNIT COST	QTY
	Altro Sash Pull Handle - 100mm Length - Antique Brass	<a href="https://www.ironmongerydirect.co.uk/product/altro-sash-pull-handle-100mm-length-antique-brass-829092">https://www.ironmongerydirect.co.uk/product/altro-sash-pull-handle-100mm-length-antique-brass-829092</a>	£1.82	4
	Hampstead Brighton Screw Pattern Locking Sash Fastener - 57 x 22mm - Antique Brass	<a href="https://www.ironmongerydirect.co.uk/product/hampstead-brighton-screw-pattern-locking-sash-fastener-57-x-22mm-antique-brass-863530">https://www.ironmongerydirect.co.uk/product/hampstead-brighton-screw-pattern-locking-sash-fastener-57-x-22mm-antique-brass-863530</a>	£8.62	2
	BG 2 Gang Socket Antique Brass - NAB22B-01	<a href="https://www.manomano.co.uk/catalogue/p/bg-2-gang-socket-antique-brass---nab22b-01-42404156">https://www.manomano.co.uk/catalogue/p/bg-2-gang-socket-antique-brass---nab22b-01-42404156</a>	£23.36	7
	G&H FAB281 Flat Plate Antique Bronze 1 Gang 1 or 2 Way Toggle Light Switch	<a href="https://www.ashdownhonestore.co.uk/gh-fab281-flat-plate-antique-bronze-1-gang-1-or-2-way-toggle-light-switch-3225-p.asp">https://www.ashdownhonestore.co.uk/gh-fab281-flat-plate-antique-bronze-1-gang-1-or-2-way-toggle-light-switch-3225-p.asp</a>	£22.89	2
	Bailey Cabinet Knob 38mm Antique Brass	<a href="https://www.hiatthardware.com/bailey-cabinet-knob-38mm-antique-brass">https://www.hiatthardware.com/bailey-cabinet-knob-38mm-antique-brass</a>	£4.99	4

PRODUCT IMAGE	PRODUCT NAME	PRODUCT LINK	UNIT COST	QTY
	Antique Brass Tavira Latch Pack - Ultimate Door Pack	<a href="https://ironmongeryexperts.co.uk/antique-brass-tavira-latch-pack-ultimate-door-pack.html">https://ironmongeryexperts.co.uk/antique-brass-tavira-latch-pack-ultimate-door-pack.html</a>	£16.00	2
	Milano Windsor - Traditional Thermostatic Angled Radiator Valve and Pipe Set Aged Bronze	<a href="https://www.bestheating.com/milano-windsor-traditional-thermostatic-angled-radiator-valve-and-pipe-set-aged-bronze-82102">https://www.bestheating.com/milano-windsor-traditional-thermostatic-angled-radiator-valve-and-pipe-set-aged-bronze-82102</a>	£74.95	2
	Milano Windsor - White Traditional Horizontal Double Column Radiator - H 600 x W 1010cm (Dining Room)	<a href="https://www.bestheating.com/milano-windsor-white-traditional-horizontal-double-column-radiator-choice-of-size-and-feet-88662#additional">https://www.bestheating.com/milano-windsor-white-traditional-horizontal-double-column-radiator-choice-of-size-and-feet-88662#additional</a>	£283.00	1
	Milano Windsor - White Traditional Horizontal Double Column Radiator - H 300 x 1010cm (Living Room)	<a href="https://www.bestheating.com/milano-windsor-white-traditional-horizontal-double-column-radiator-choice-of-size-and-feet-88662#additional">https://www.bestheating.com/milano-windsor-white-traditional-horizontal-double-column-radiator-choice-of-size-and-feet-88662#additional</a>	£202.46	1





Living Room Walls

Farrow & Ball  
Stone Blue  
Modern Emulsion



Dining Room Walls

Farrow & Ball  
Card Room Green  
Modern Emulsion



Living and Dining Room  
Ceilings

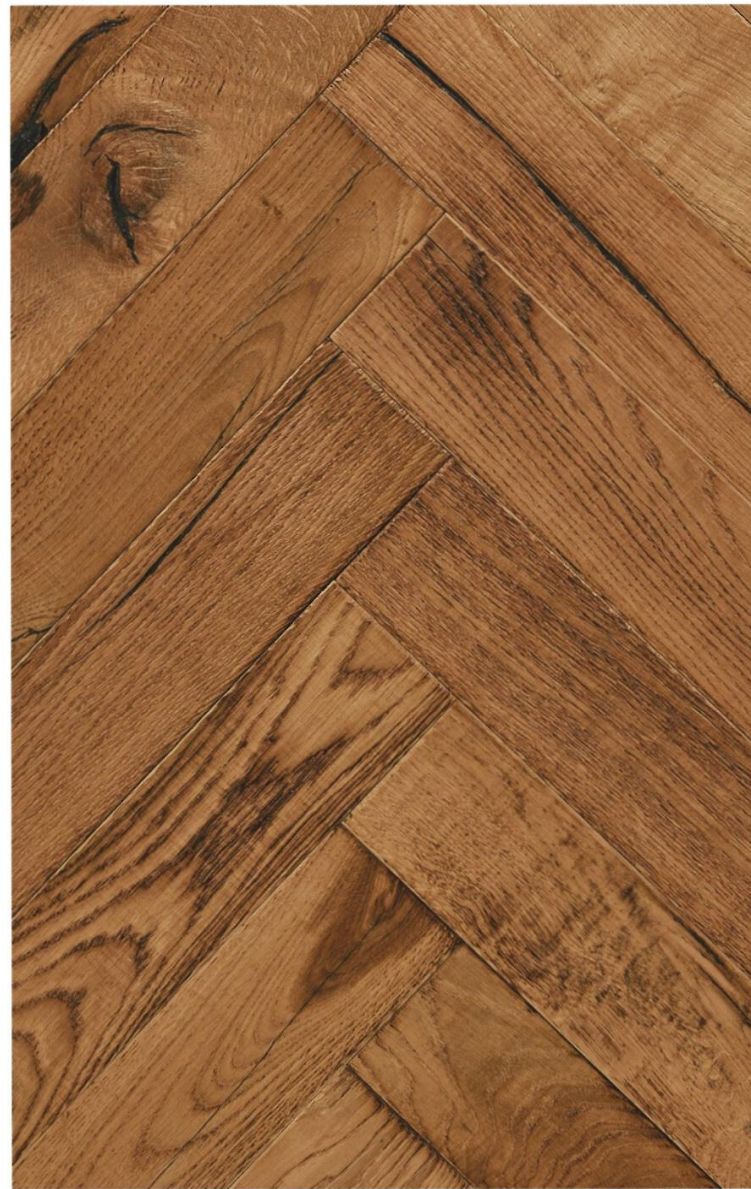
Farrow & Ball  
Wimborne White  
Modern Emulsion



Windows, Doors,  
Architraves, Skirting

Farrow & Ball  
Wimborne White  
Modern Eggshell

I would suggest Ogee skirting board which you can find in any timber merchants. This classic and traditional skirting looks very elegant with a height measurement of 22cm.



Please order samples from different companies for your herringbone floor. Below is a link to this flooring. I ordered a sample and feel it could work very well in your space. It is £119 m<sup>2</sup>

<https://www.tedtodd.co.uk/product/standen/>





You have said that you would like plantation shutters for your windows. Both full height and tier on tier styles would work well. These images are from <https://www.hillarys.co.uk/> Order samples and please try to match the colour to the Wimborne White paint colour of the windows and other woodwork.

Thank you

*Maureen Gomez*  
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