

33 Portland Place

Fit-Out Look and Feel
Stage 3 Work In Progress

Key Historical Periods



Georgian | Adam

Original Residence
Built 1776-1779
James Adam and Robert Adam Design



Victorian 1892-1925

Victorian Extension and Interventions
Between 1892-1925
Film and Celebrity Significance



Contemporary

Contemporary interpretation of existing features
Later interventions and extensions
Our influence

Key Historical Periods and Zoning



GEORGIAN | ADAM - ORIGINAL RESIDENCE

VICTORIAN INTERVENTION AND EXTENSION

CONTEMPORARY

33 Portland Place



Look and Feel Concept

Key Zones within the Residence



Public | Formal

Elegant Design
Light Pastel Colour Palette
Intricate Details
Classical and Formal Furniture



Private | Family

More Intimate and Private Spaces
Layering of Rich Materiality, Texture, Colour
More Relaxed and Abstract Furnishing
Simplified Detailing



Leisure | Entertain

Clean Lines and Fresh Spaces
Vibrant Colour Palette
Glamour and Decadence
Relaxation

33 Portland Place



CONCEPT DESIGN

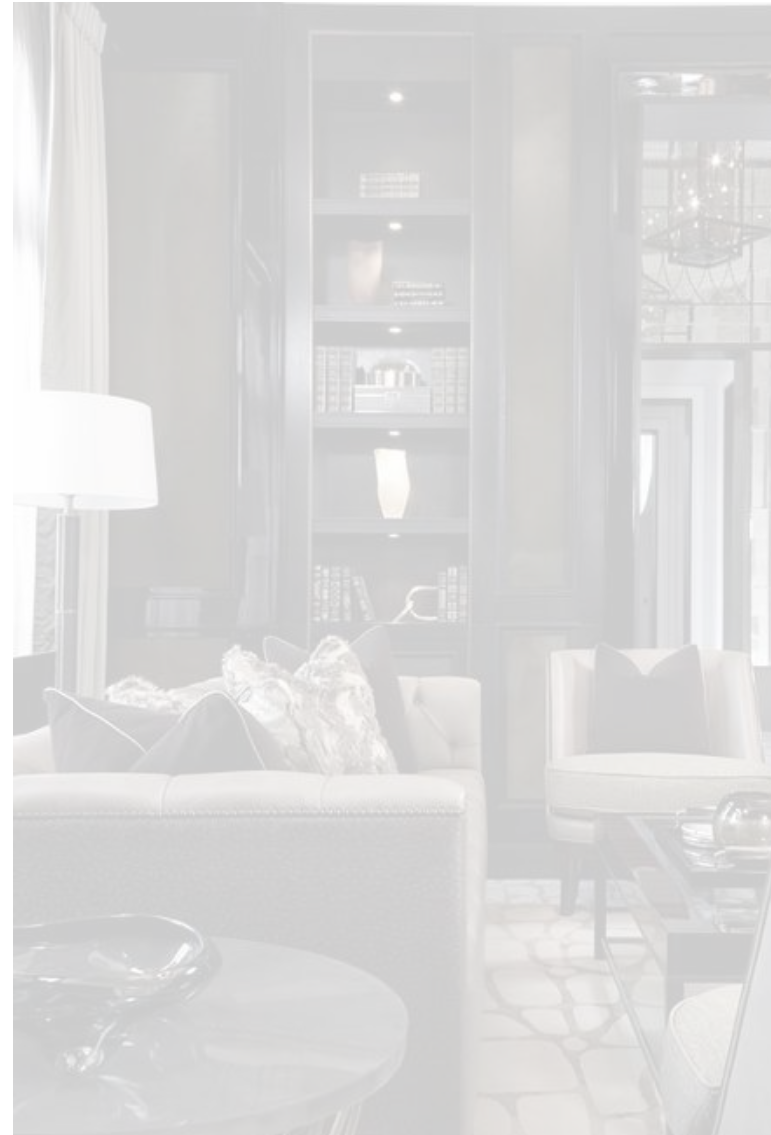
Rooms of Significance

Key Zones within the Residence



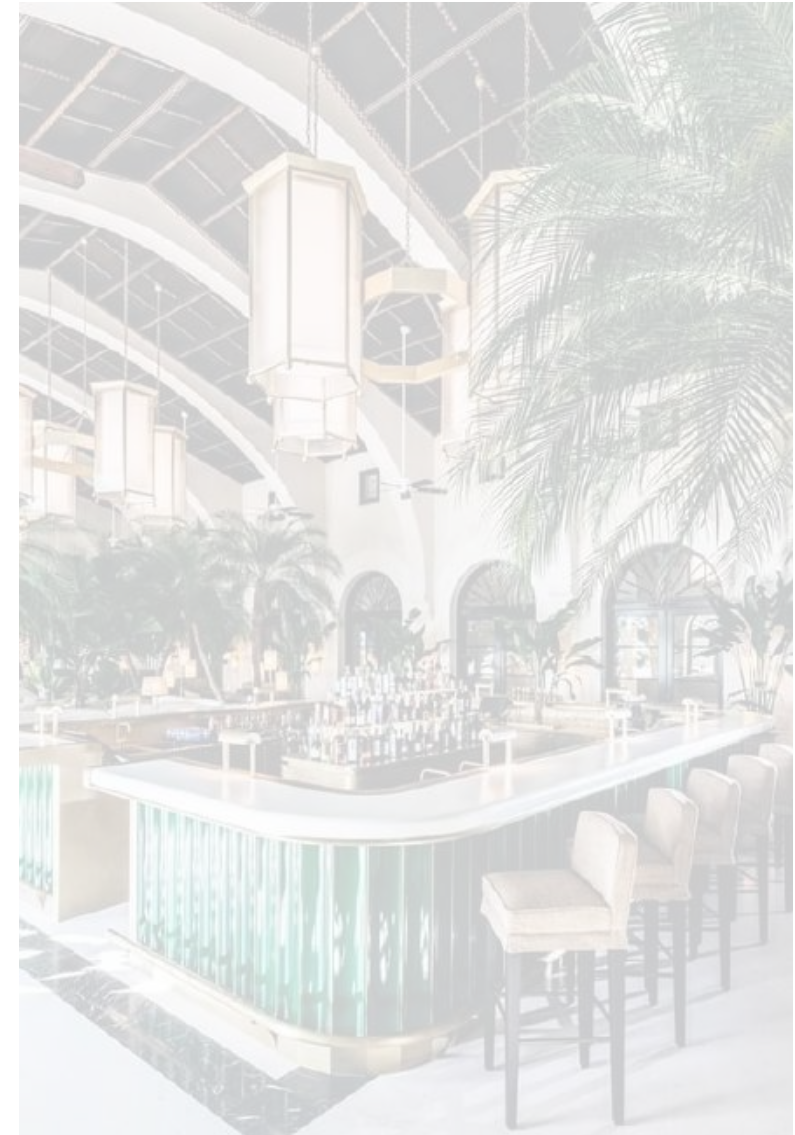
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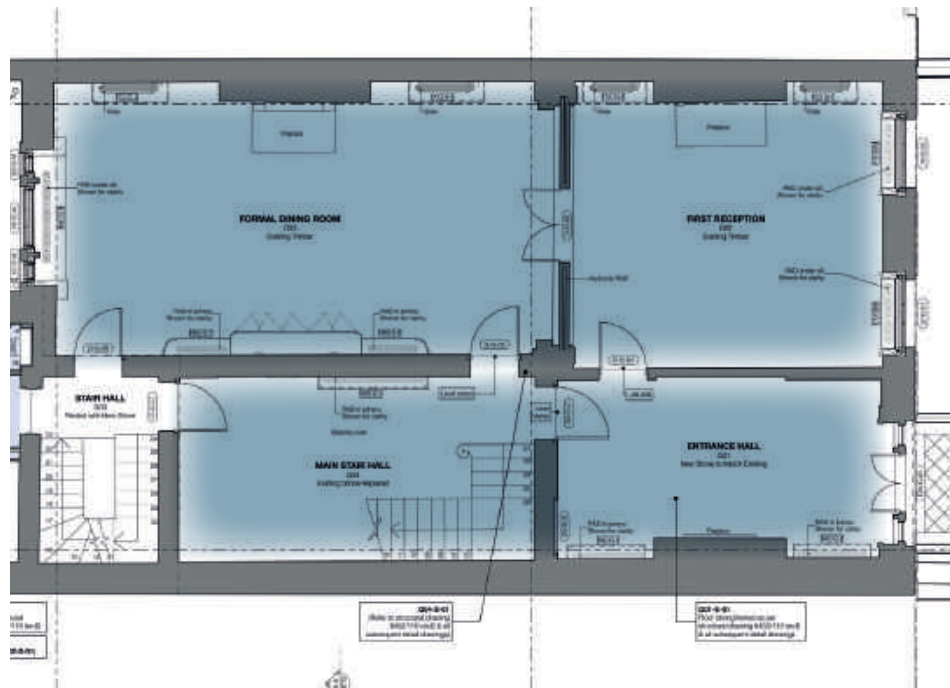
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33 Portland Place



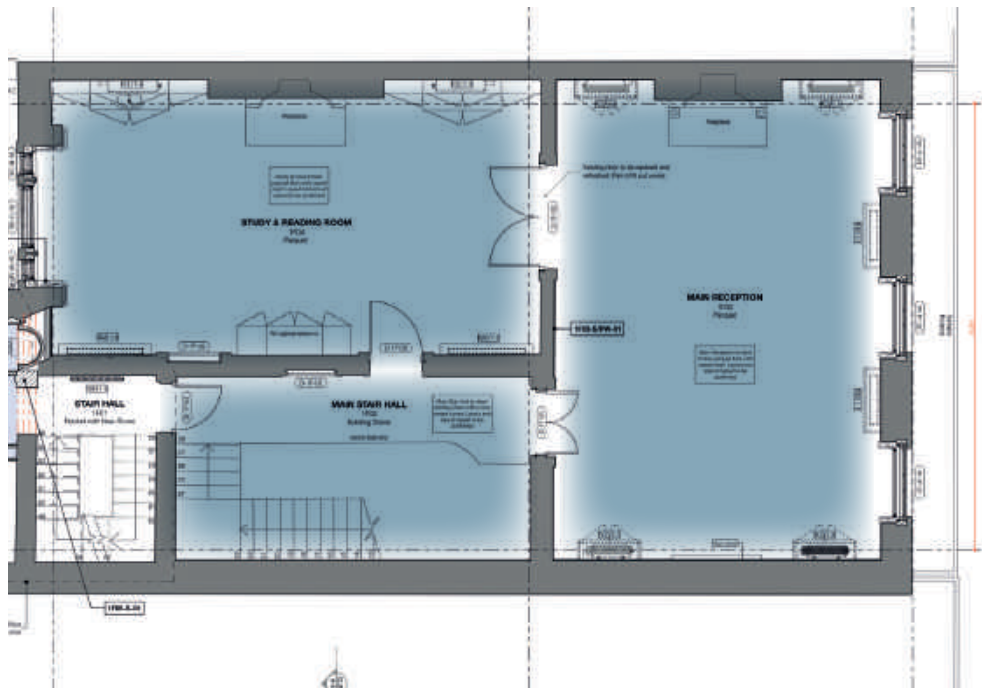
CONCEPT DESIGN

Georgian | Adam's | Formal Rooms of Significance



Key Plan | Ground Floor

- Entrance Hall
- Main Stairhall
- First Reception
- Formal Dining Room



Key Plan | First Floor

- Main Stairhall
- Main Reception
- Study and Reading Room

Original Adam Features & Colour Palette



Fireplace & Flagstone Flooring



Wall Panelling & Ceiling Plaster



Skylight



Handrail & Balustrade

Ceiling Colour Palette

Walls Colour Palette

Balustrade Colour

Ground Floor Hall & Stairs

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Original Historical Features



Victorian panelling & Hydralic Wall



Original Adam Fireplace



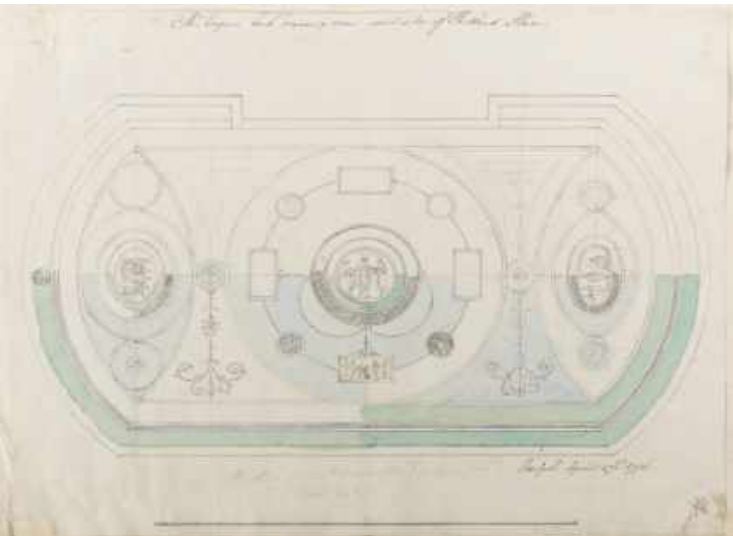
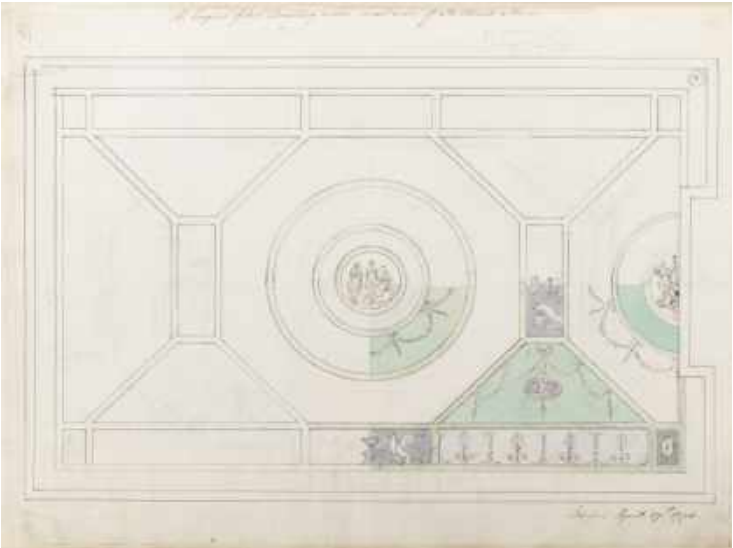
Original Entablature & Column

Ground Floor Reception

33 Portland Place



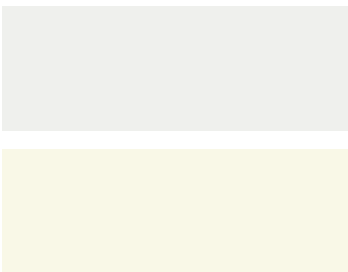
Original Adam Features & Colour Palette



Ceiling Colour Palette



Walls Colour Palette



Main Reception with Original Decorative Plaster Work & Fireplace

Reading Room with Original Decorative Plaster Work & Fireplace

Original Ceiling Drawing by Adam

First Floor Reception

33 Portland Place



CONCEPT DESIGN



Intricate Details



Light Base Colour Palette



Classical and Formal



Elegant Design

Key Zones within the Residence



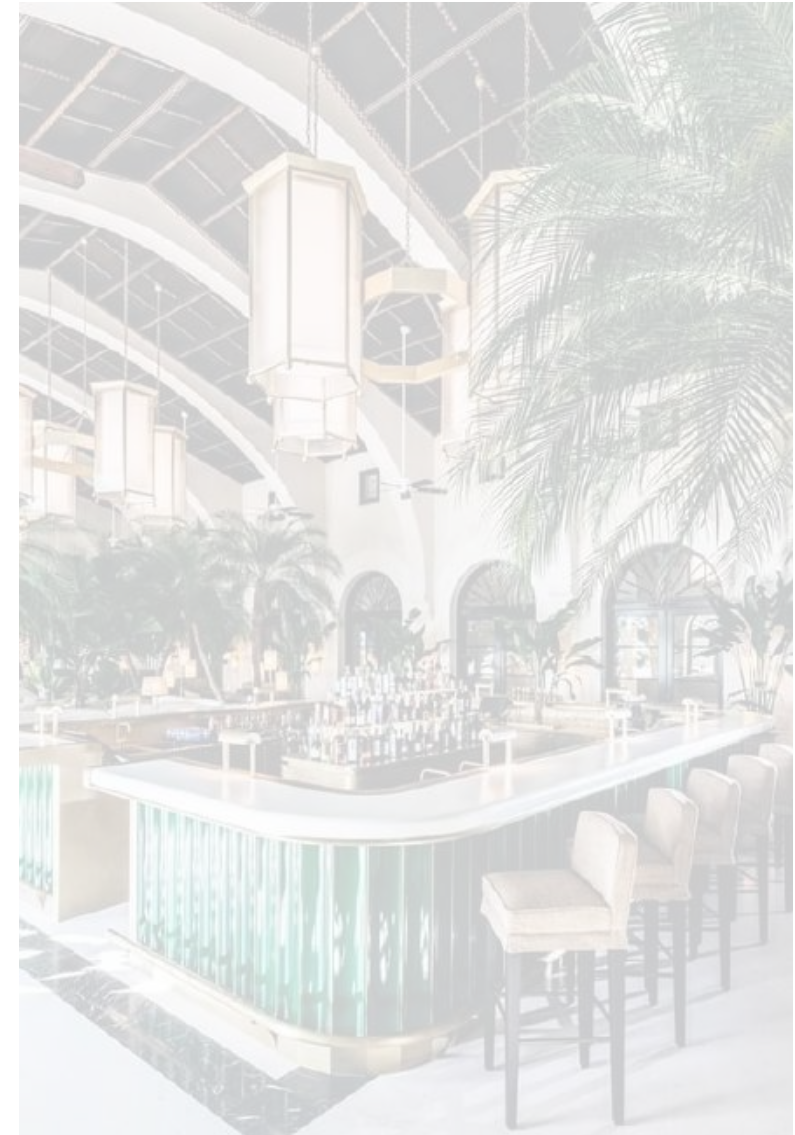
Public | Formal

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Layering of Rich Materiality, Texture, Colour
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Simplified Detailing



Leisure | Entertain

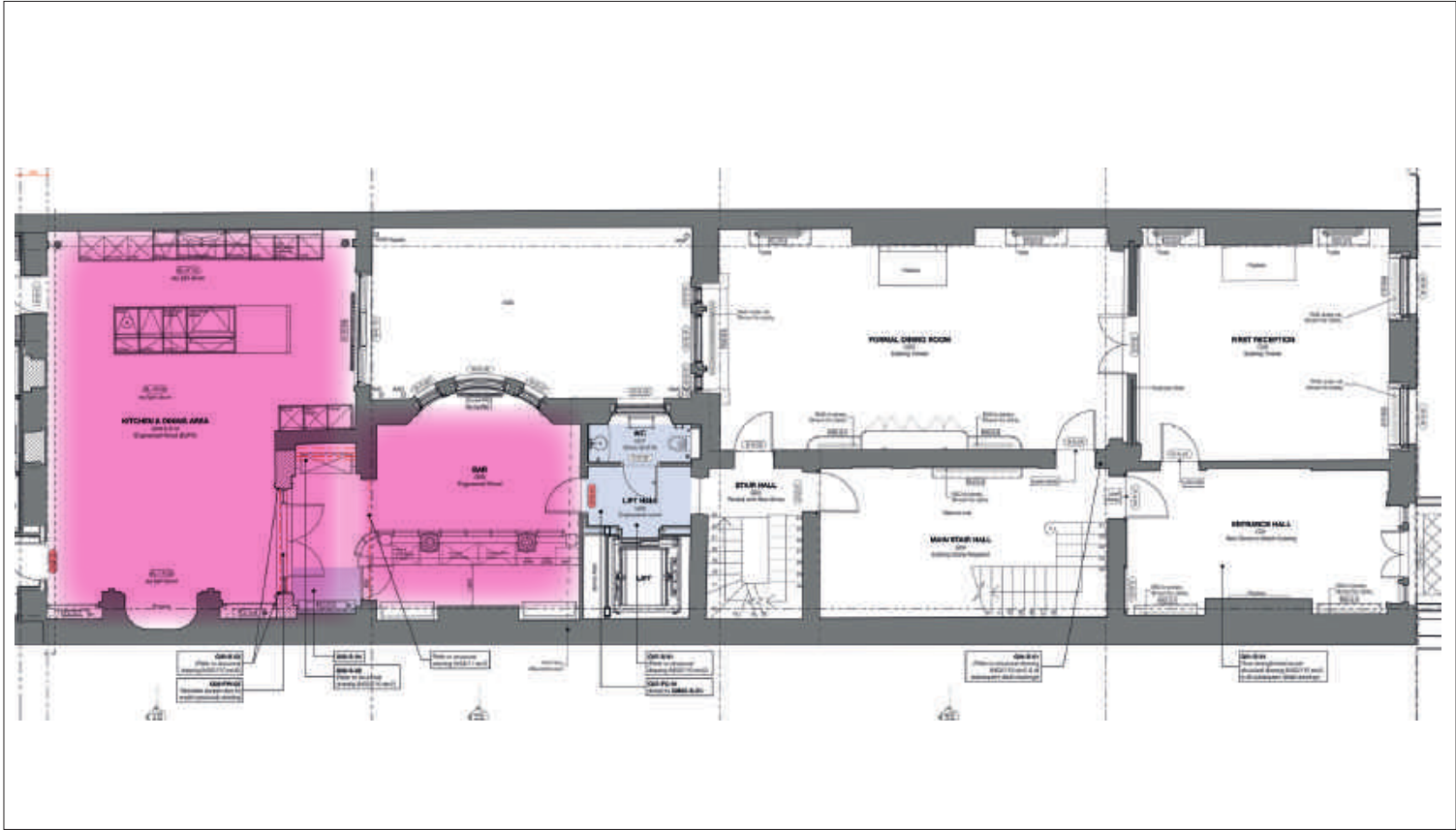
Clean Lines and Fresh Spaces
Vibrant Colour Palette
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Relaxation

33 Portland Place



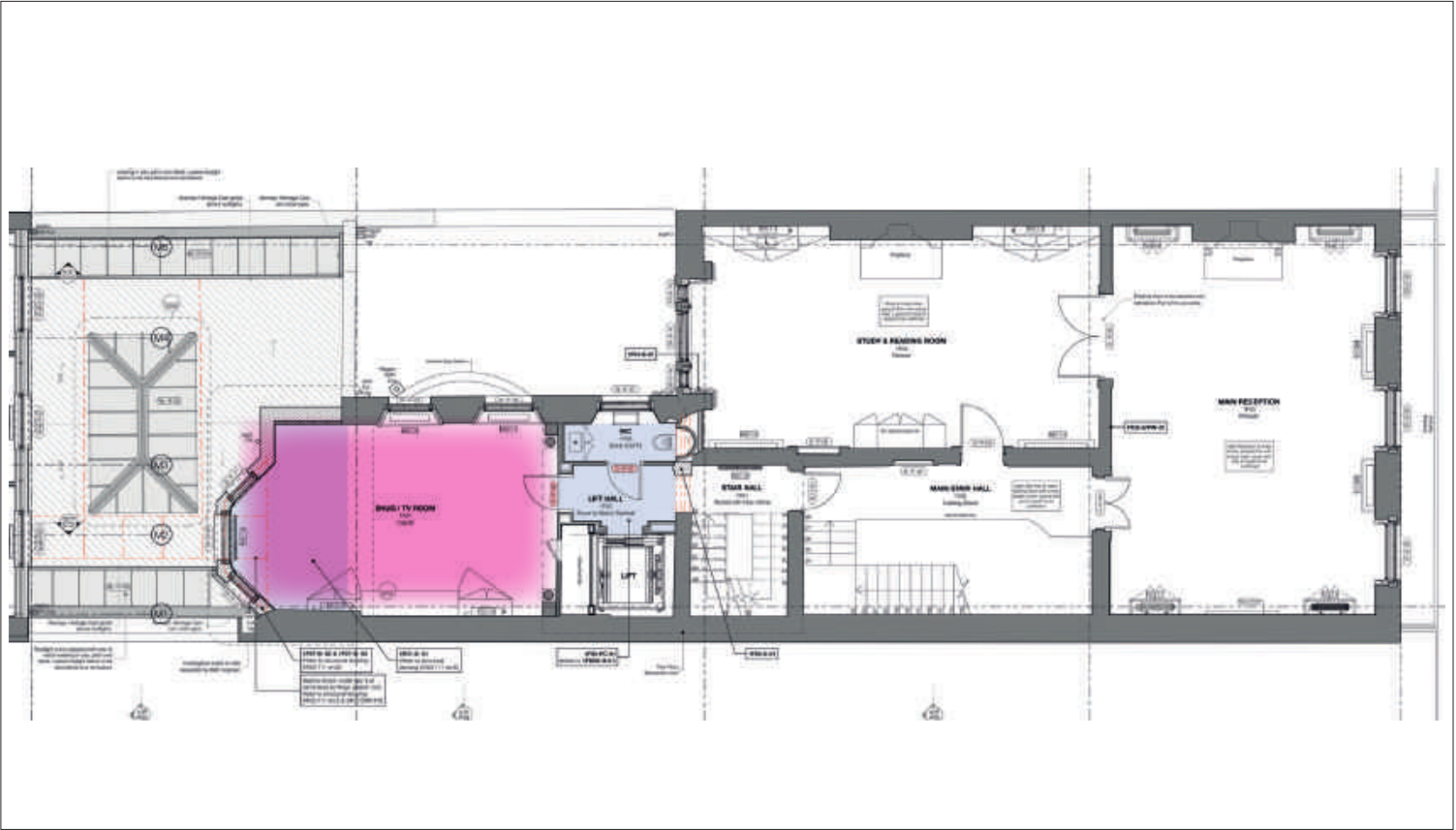
CONCEPT DESIGN

Victorian Extension and Intervention | Family Rooms of Significance



Key Plan | Ground Floor

Hydraulic Wall
Ground Floor Bar - Closet Wings
Kings Speech Room



Key Plan | First Floor

First Floor TV Room / Snug

Ground Floor Bar and Kings Speech Room



Window and Skylights



Kings Speech Wall, Original doors & Fireplace



Original panelling in Bar

Ground Floor

33 Portland Place



Private | Family



More Relaxed and Abstract Furnishing



Layering of Rich Materiality, Texture, Colour



Intimate Spaces with Simplified Detailing



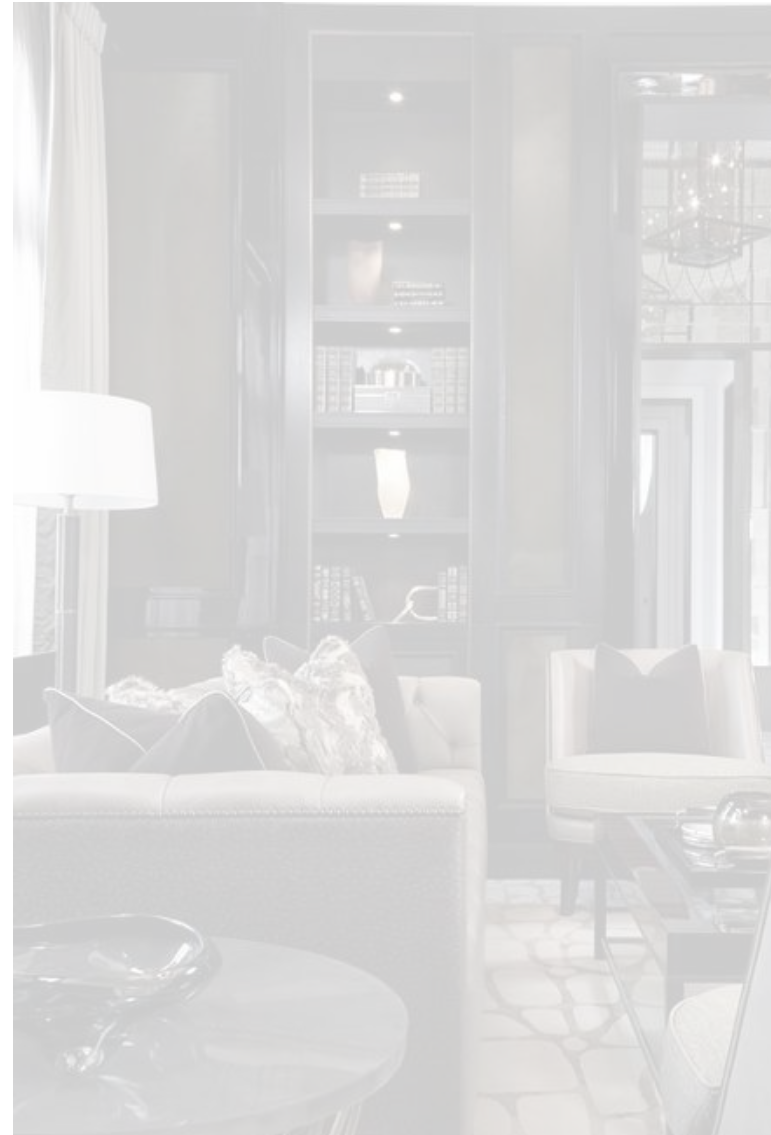
Contemporary and Luxurious Lighting Sculptures

Key Zones within the Residence



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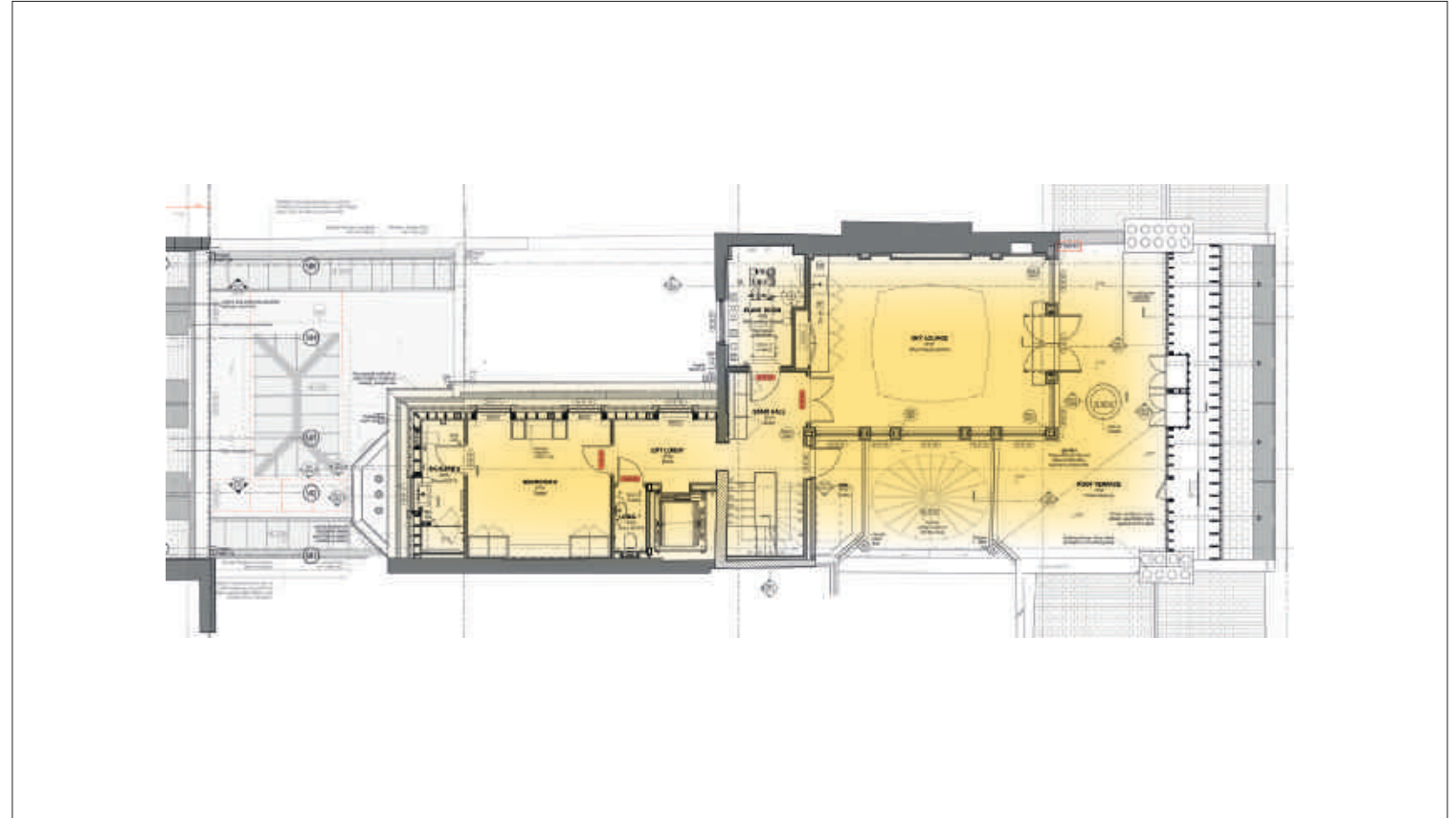
Clean Lines and Fresh Spaces
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Relaxation

Leisure and Entertainment | Contemporary Areas of Significance



Key Plan | Basement Floor

Wellness Suite
Cinema Room
Juice Bar



Key Plan | Fourth Floor

Sky Lounge and Roof Terrace

Leisure and Entertainment | Contemporary



Glamour and Decadence



Vibrant Colour Palette and Patternation



Fresh Spaces, Play with Water



Clean Forms and Relaxation

Look and Feel Space by Space

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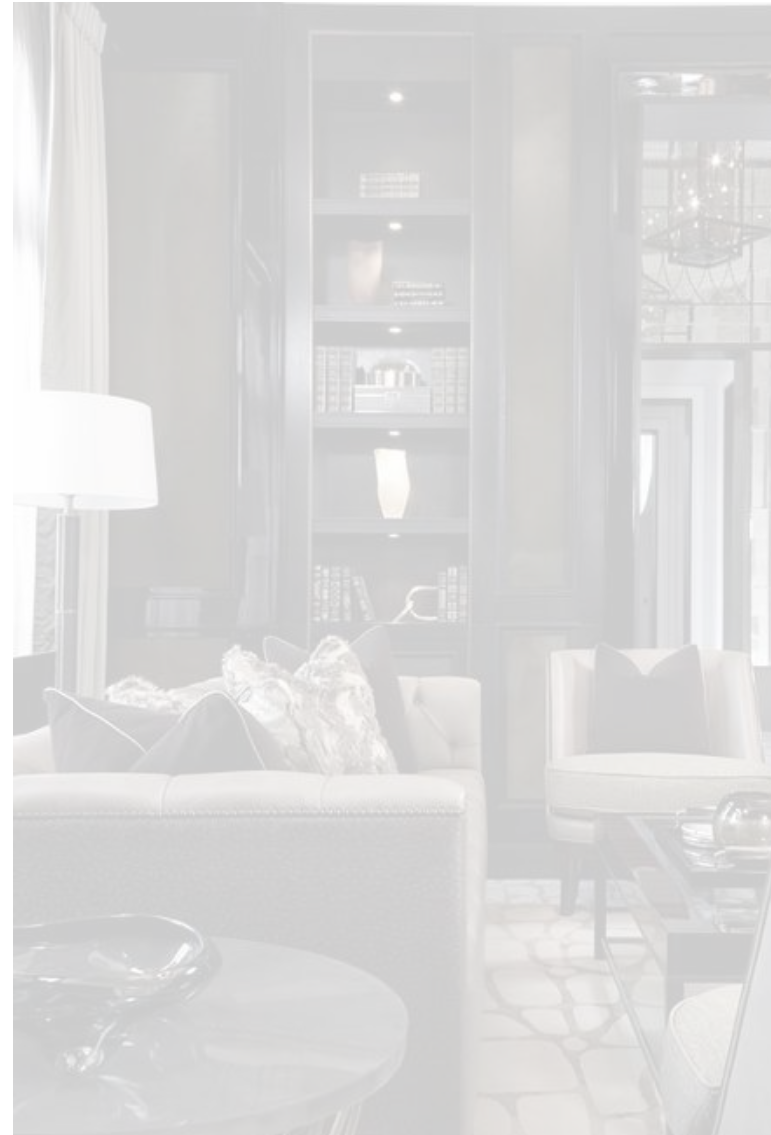
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Key Zones within the Residence



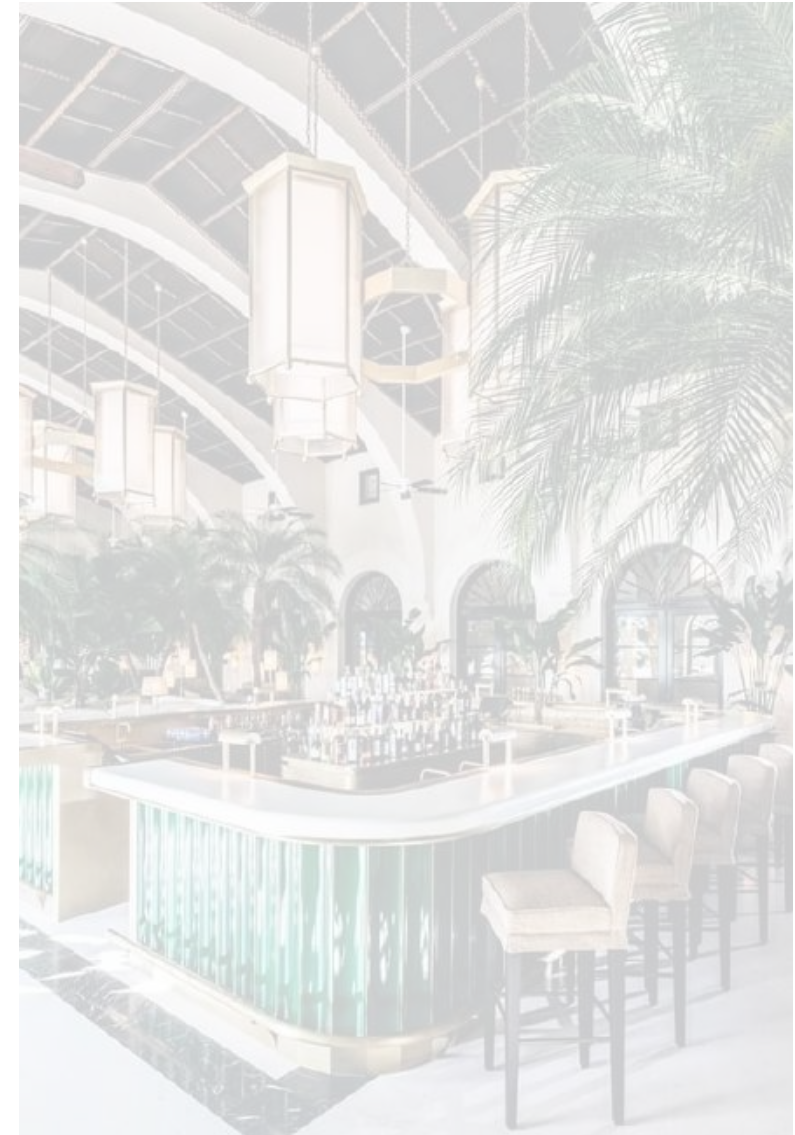
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Entrance Hall and Main Staircase | Look and Feel



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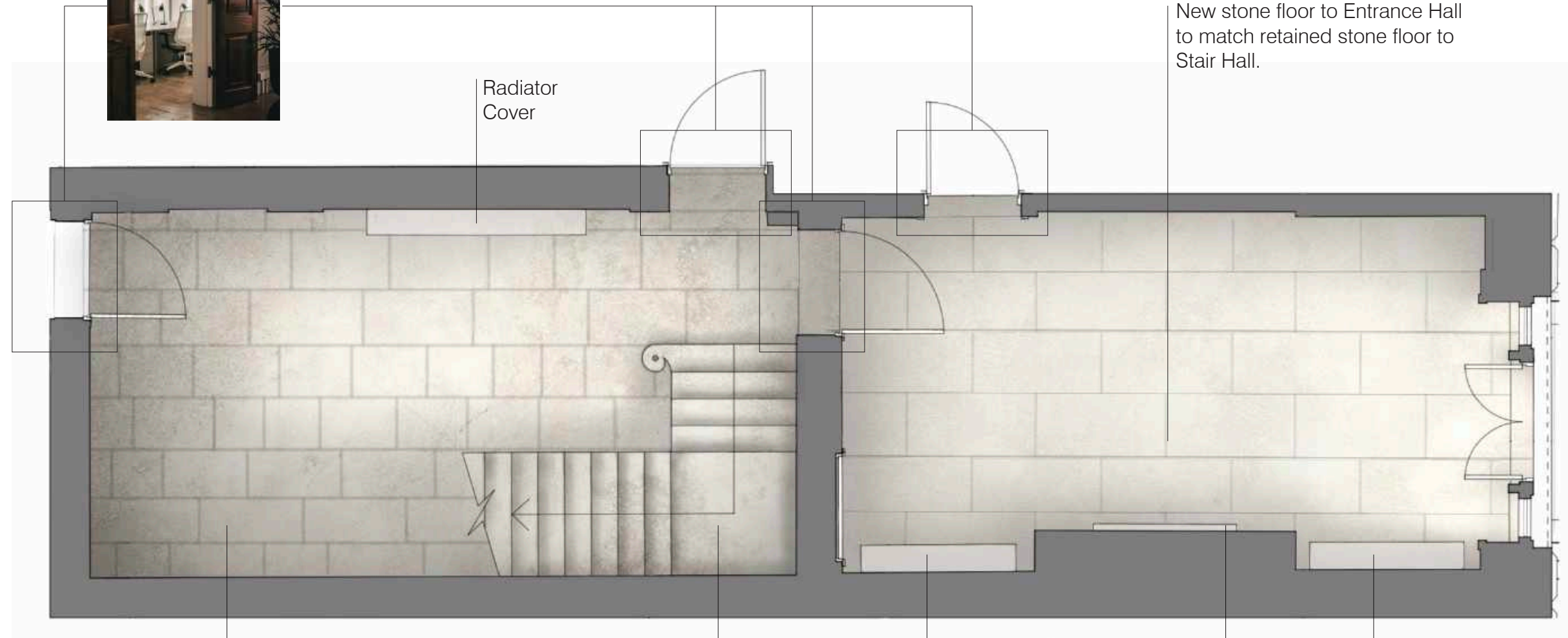


CONCEPT DESIGN

Entrance Hall and Main Staircase | Floorplan



Dark mahogany colour stained timber doors with white painted architraves. Existing doors retained, refurbished, and reinstated.



New stone floor to Entrance Hall to match retained stone floor to Stair Hall.

Radiator Cover

Radiator Cover

Radiator Cover



Existing stone floor and stone to staircase retained, repaired and restored. Complete slabs from Entrance Hall to replace broken slabs in Stair Hall.



New stair rods and runner to existing staircase



Existing fireplace to be retained, repaired and restored.

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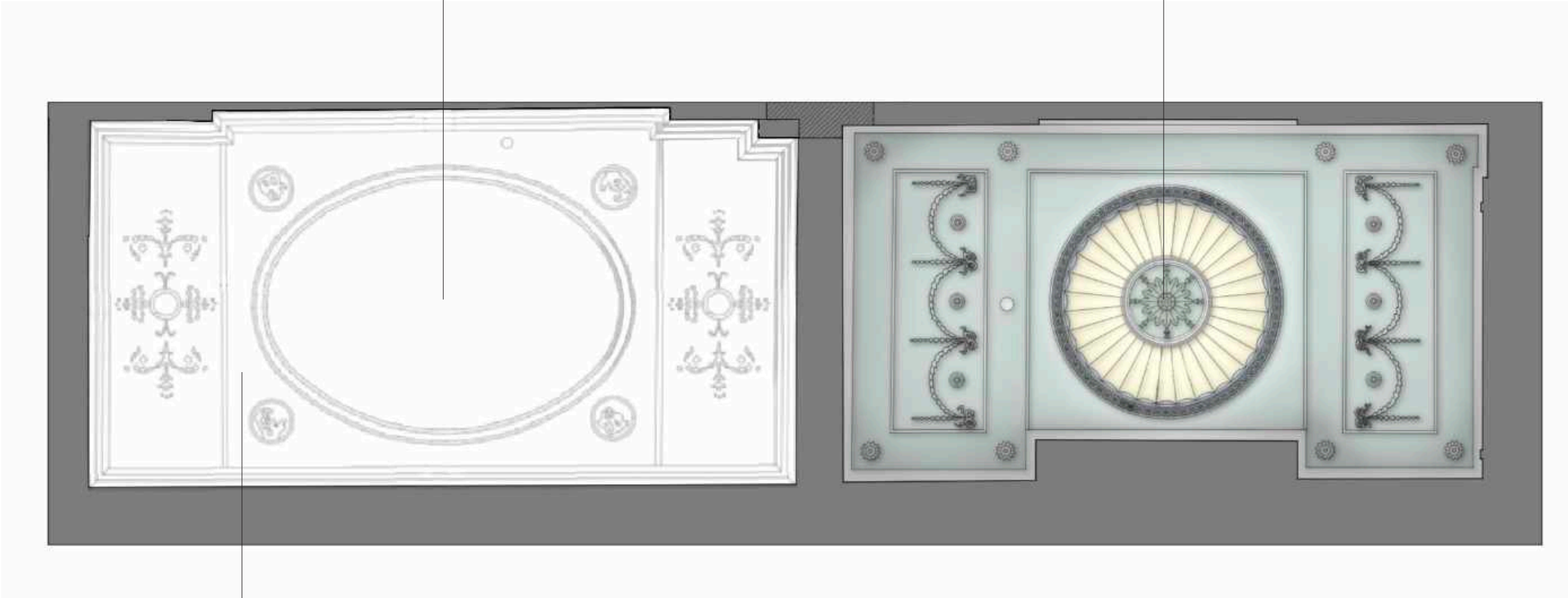


CONCEPT DESIGN

Entrance Hall and Main Staircase | Ceiling Design

Large lighting sculpture or two large chandeliers suspended within space, position to be determined. Structural Engineer to confirm maximum loading. Design to be developed with Lighting Designer and Client.

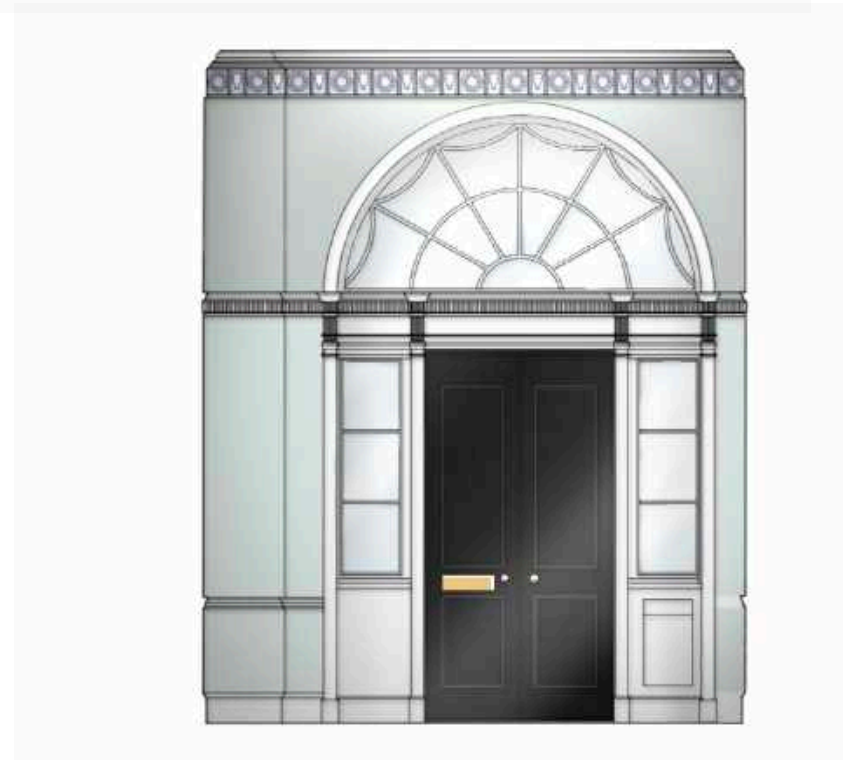
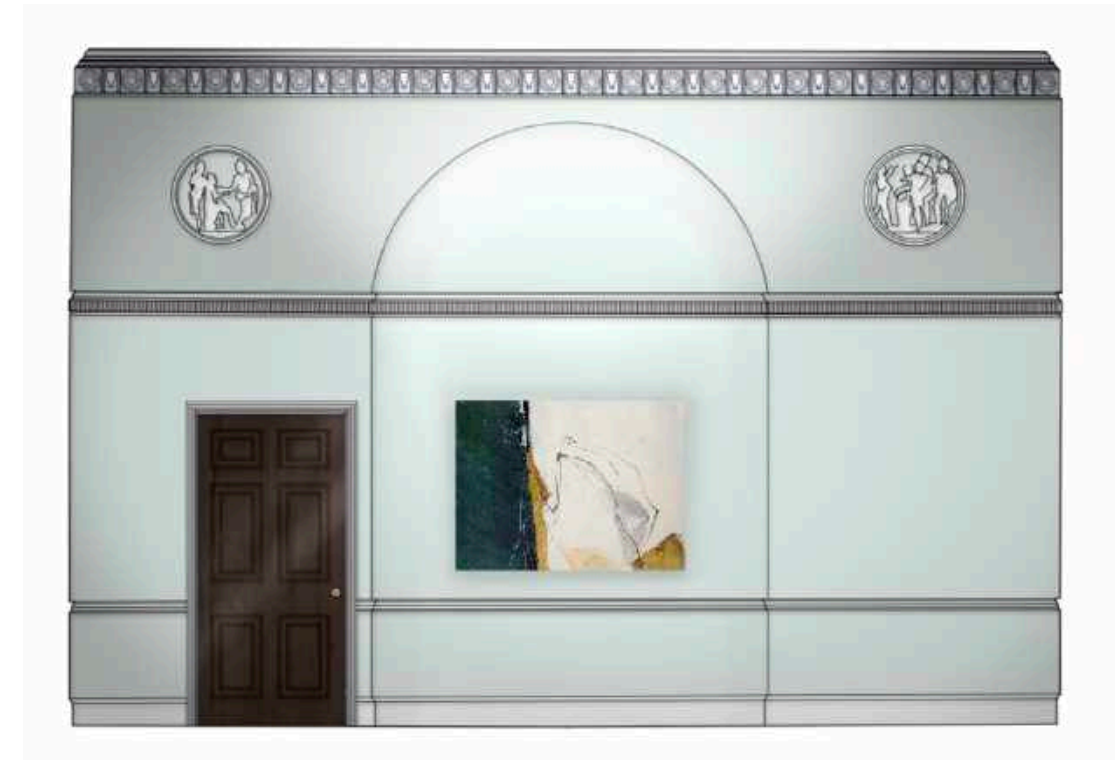
Pendant to space to be coordinated with lighting designer, located centrally. Structural Engineer to confirm maximum loading. Design to be developed with Lighting Designer and Client.



Ceiling survey and original paint colour study to main staircase ceiling to be completed.

Colours based on original Adam's colour scheme as found in paint report prepared by Hare & Humphreys Ltd, 2016. Exact shades to be agreed with Heritage consultant and approved by MSMR and the Client.

Entrance Hall | Elevations



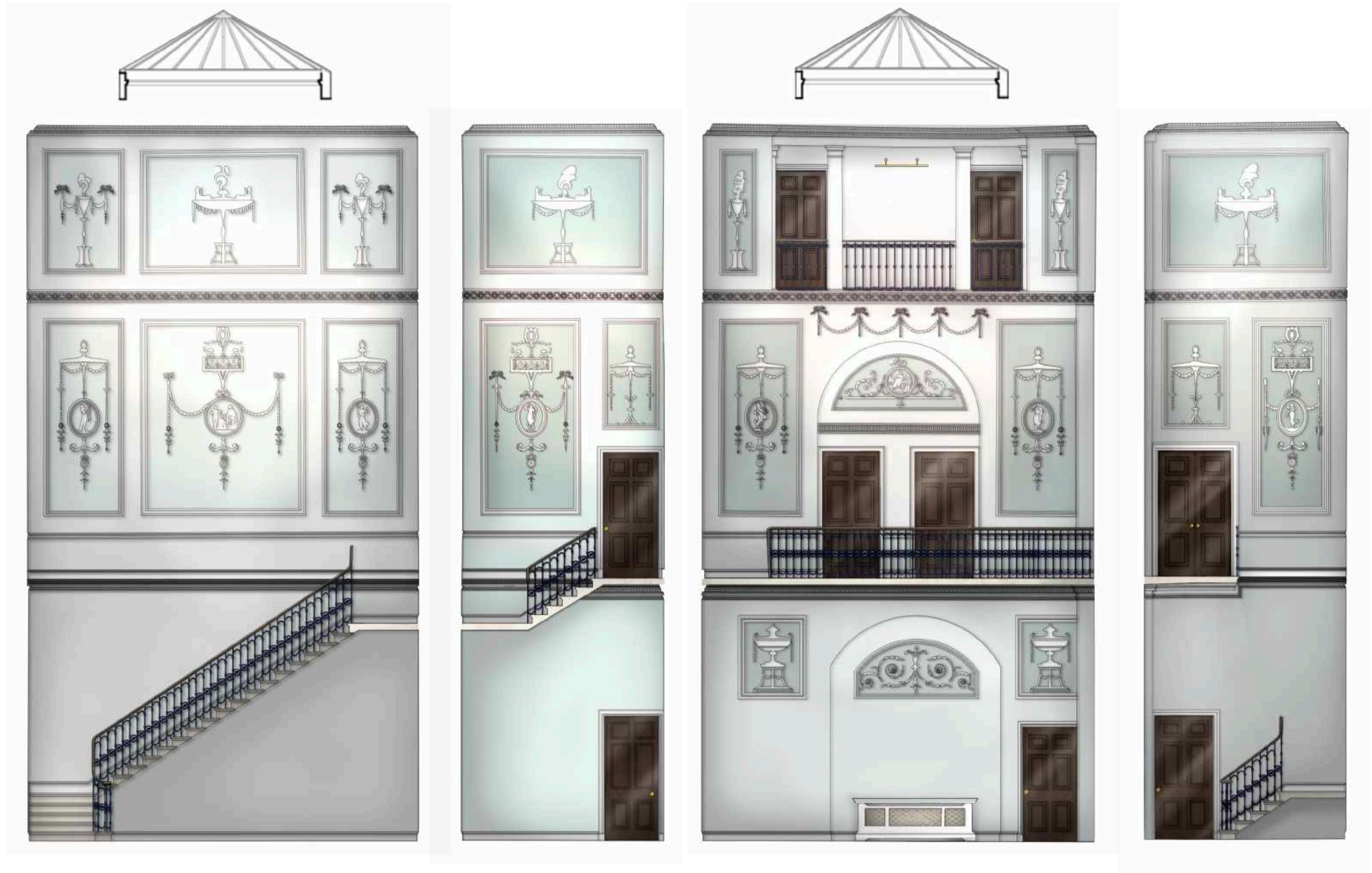
Colours based on original Adam's colour scheme as found in paint report prepared by Hare & Humphreys Ltd, 2016. Exact shades to be agreed with Heritage consultant and approved by MSMR and the Client.

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CONCEPT DESIGN

Main Staircase | Elevations



Colours based on original Adam's colour scheme as found in paint report prepared by Hare & Humphreys Ltd, 2016. Exact shades to be agreed with Heritage consultant and approved by MSMR and the Client.

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CONCEPT DESIGN

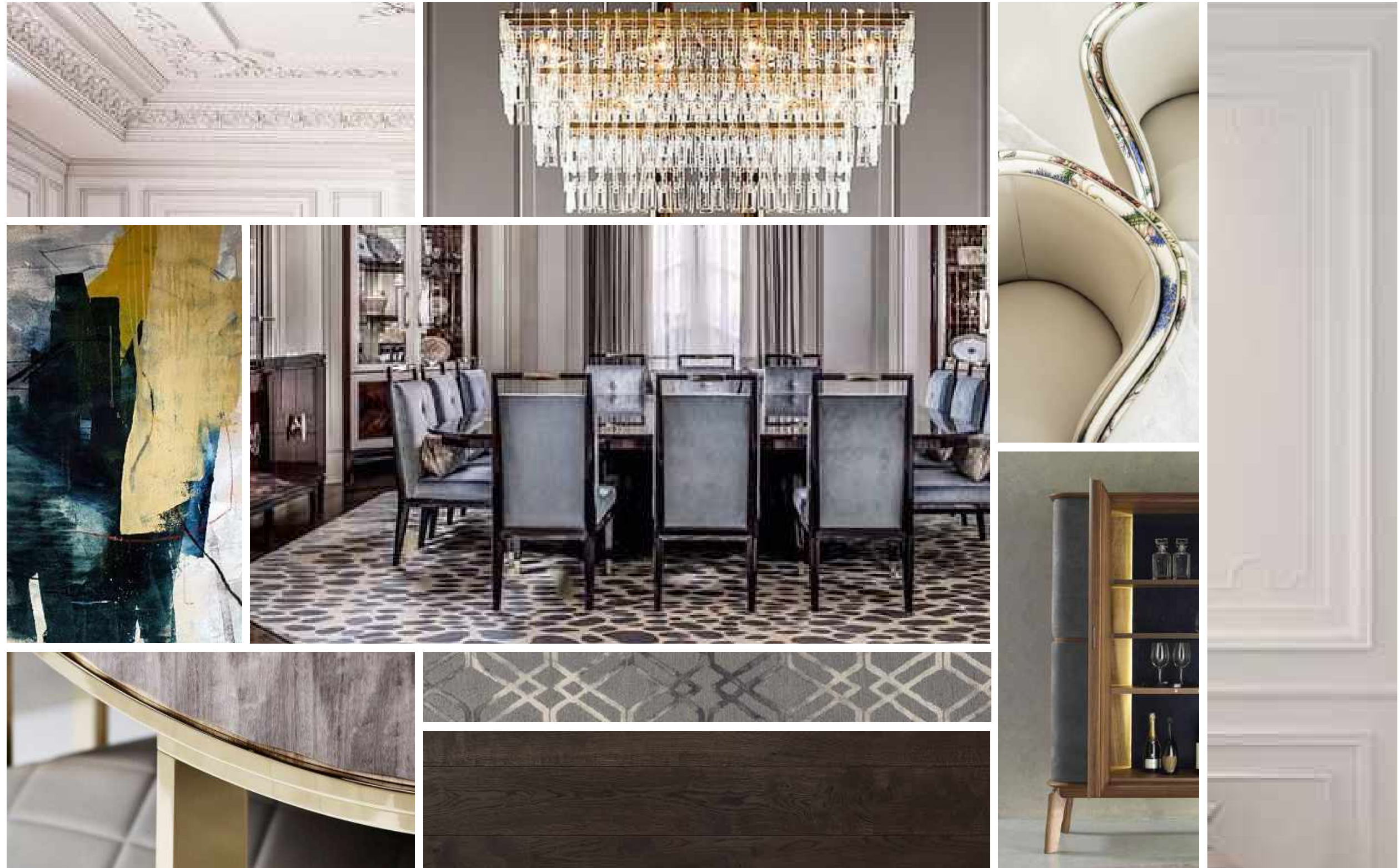
First Reception - Cocktail Lounge | Look and Feel



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CONCEPT DESIGN

Formal Dining | Look and Feel

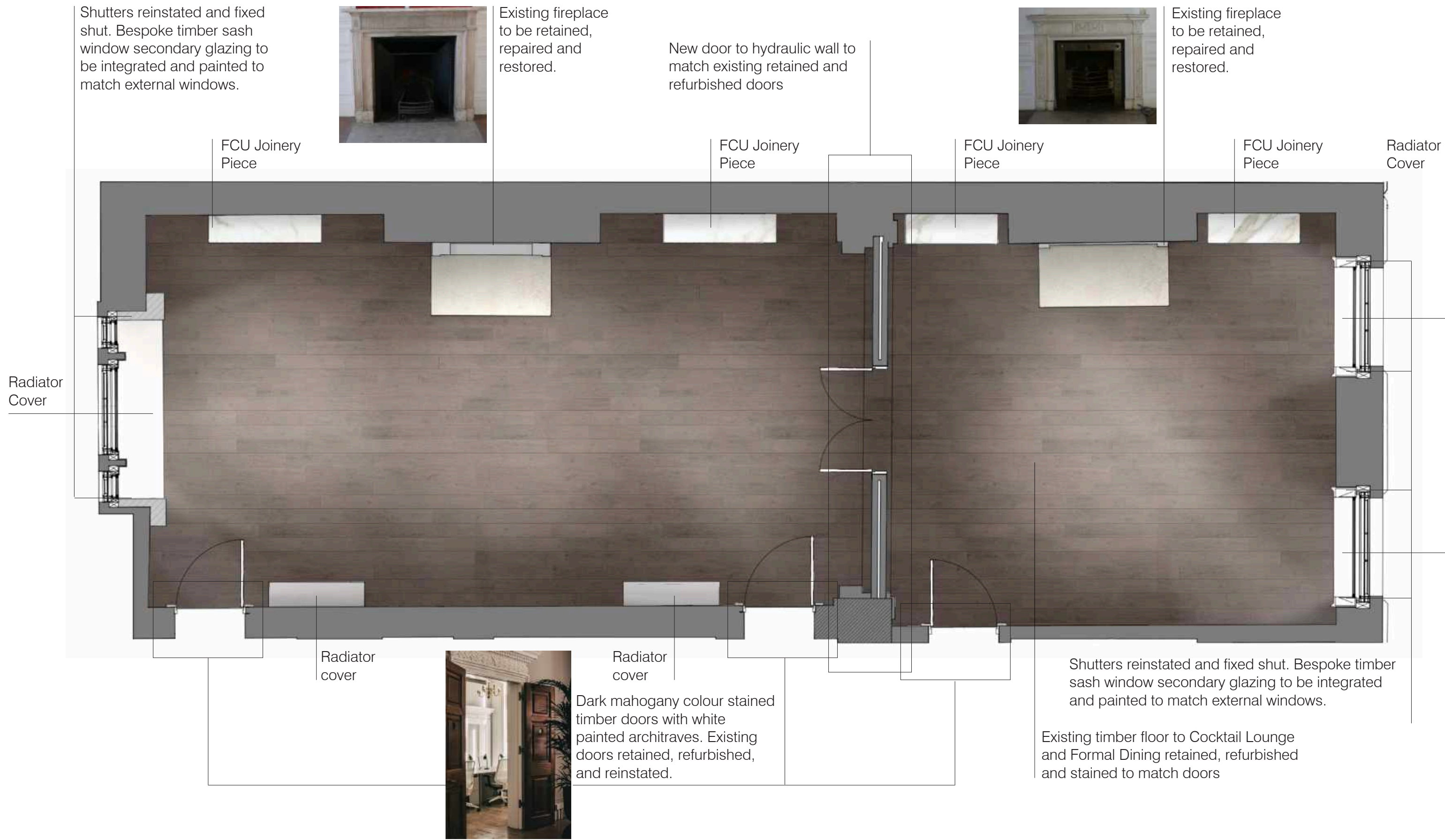


33 Portland Place



CONCEPT DESIGN

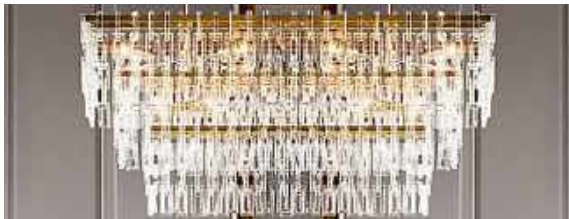
Cocktail Lounge and Formal Dining | Floorplan



33 Portland Place

CONCEPT DESIGN

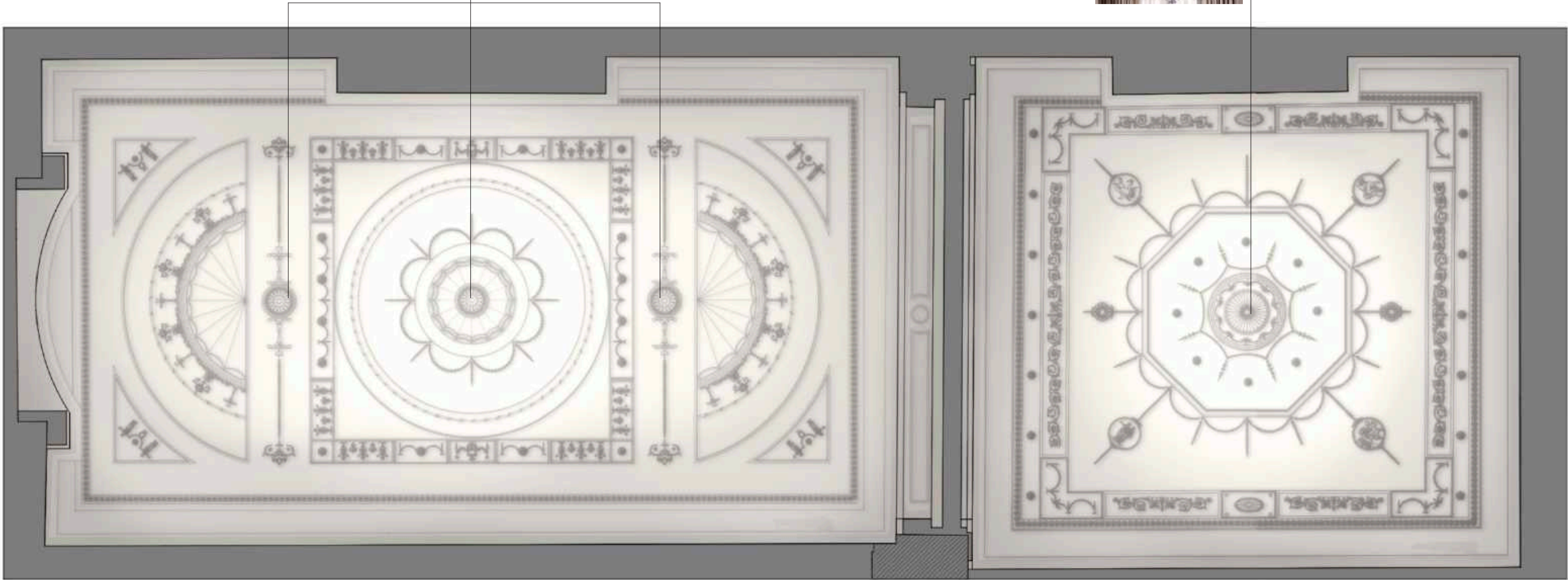
Cocktail Lounge and Formal Dining | Ceiling Design



Three chandeliers to space to be coordinated with lighting designer, located as indicated. Structural Engineer to confirm maximum loading. Design to be developed with Lighting Designer and Client.

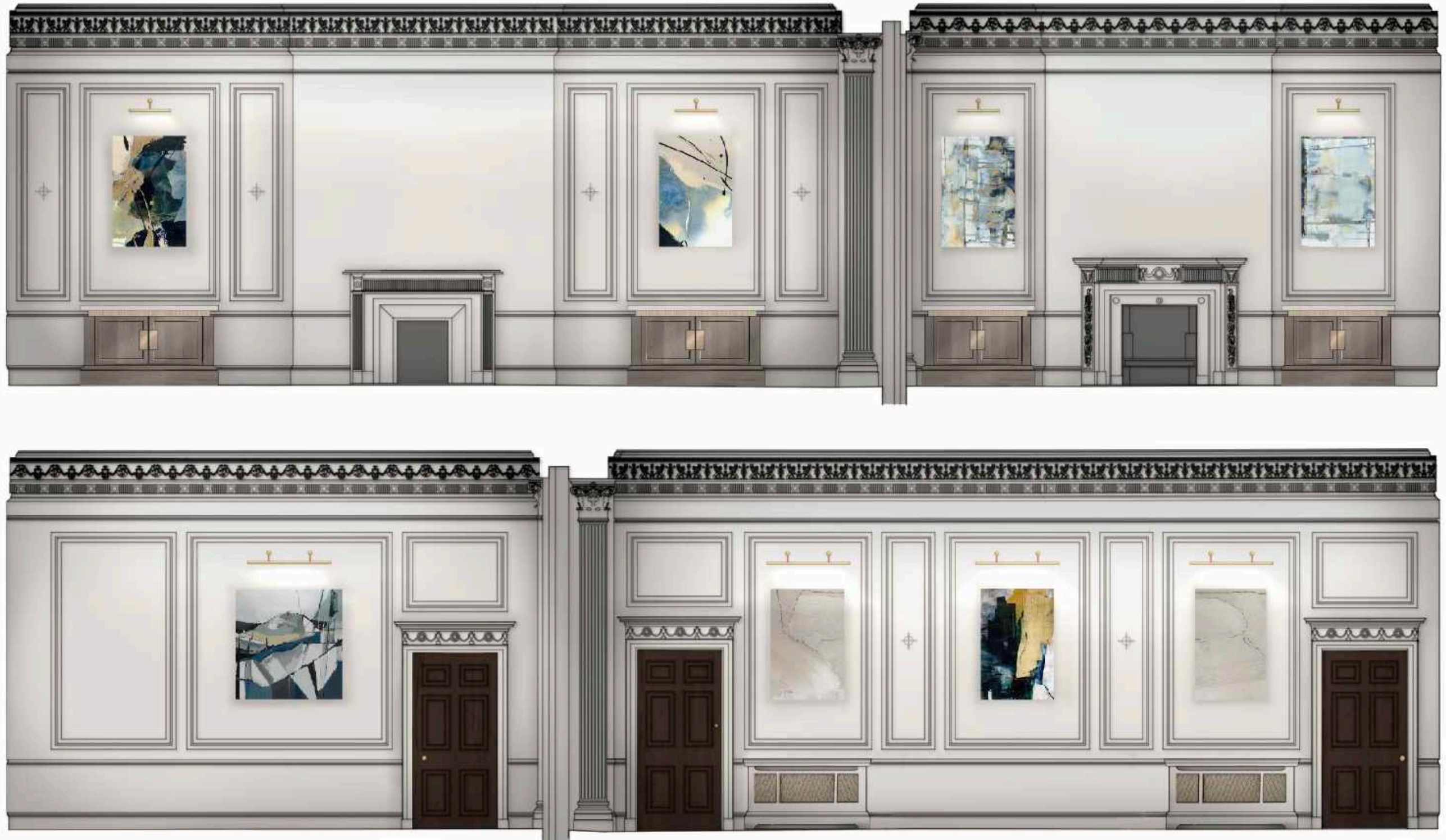


Single Chandelier to space to be coordinated with lighting designer, located centrally. Structural Engineer to confirm maximum loading. Design to be developed with Lighting Designer and Client.



New Adam's inspired ceiling to be installed.

Cocktail Lounge and Formal Dining | Elevations



33 Portland Place



CONCEPT DESIGN

Cocktail Lounge and Formal Dining | Elevations



Hydraulic Wall



Hydraulic Wall



Formal Dining | Visual



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CONCEPT DESIGN

JUNE 2020



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Cocktail Lounge | Visual



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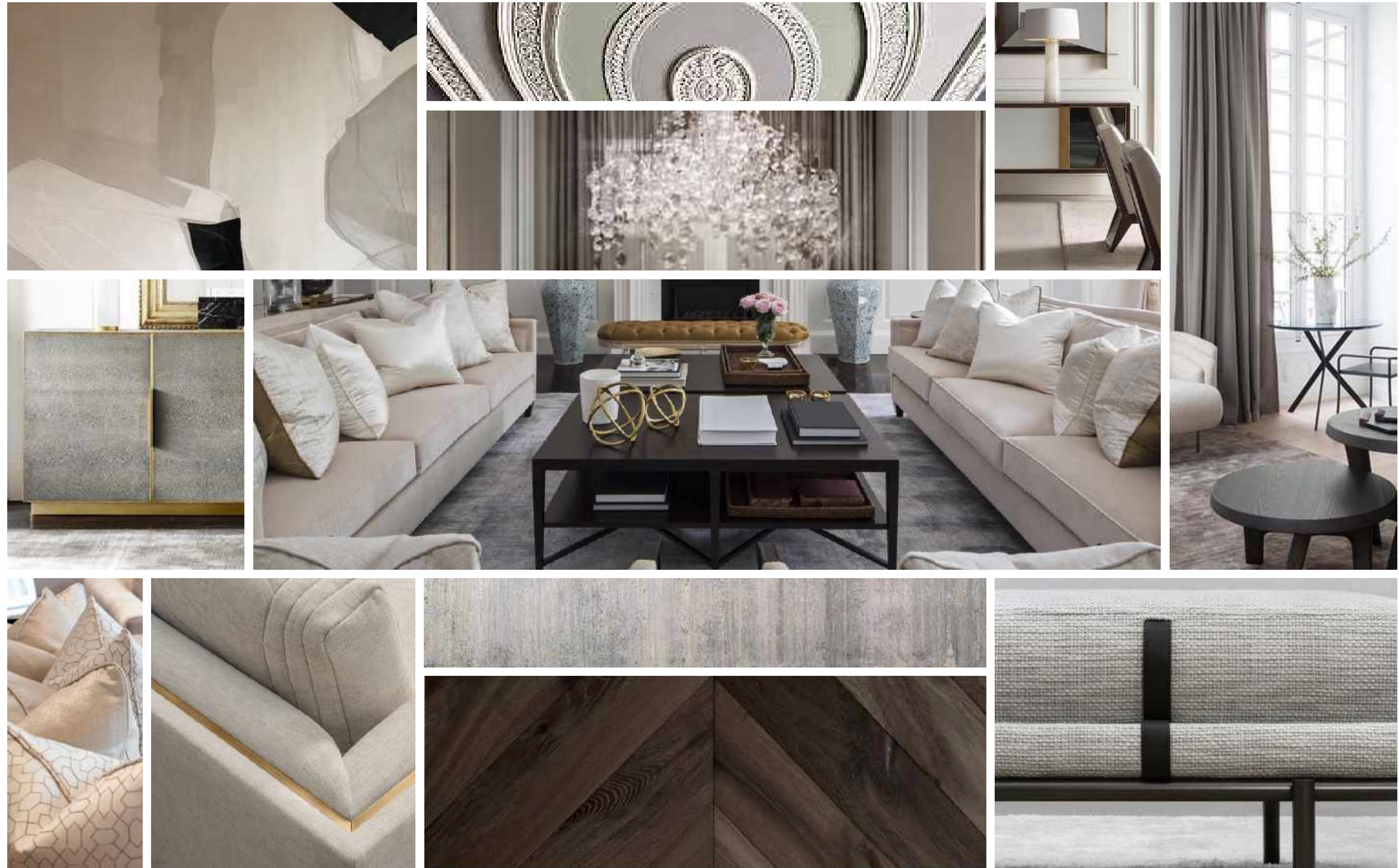
CONCEPT DESIGN

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Formal Living | Look and Feel



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CONCEPT DESIGN

Formal Living | Floorplan

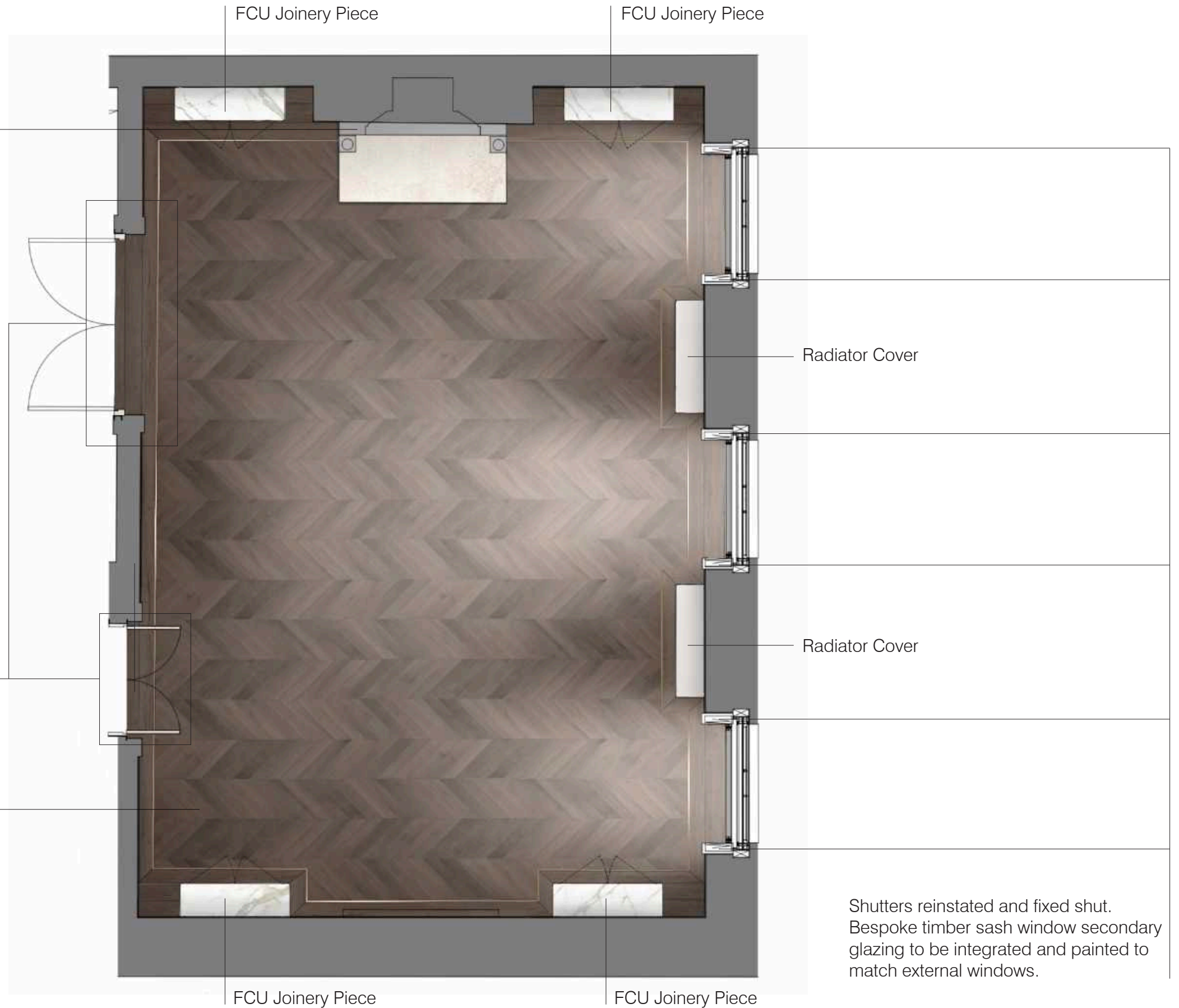
Existing fireplace to be retained, repaired and restored.



Dark mahogany colour stained timber doors with white painted architraves. Existing doors retained, refurbished, and reinstated.



New timber chevron floor to Formal Living with timber border and champagne metal trim. Timber stained to match doors.

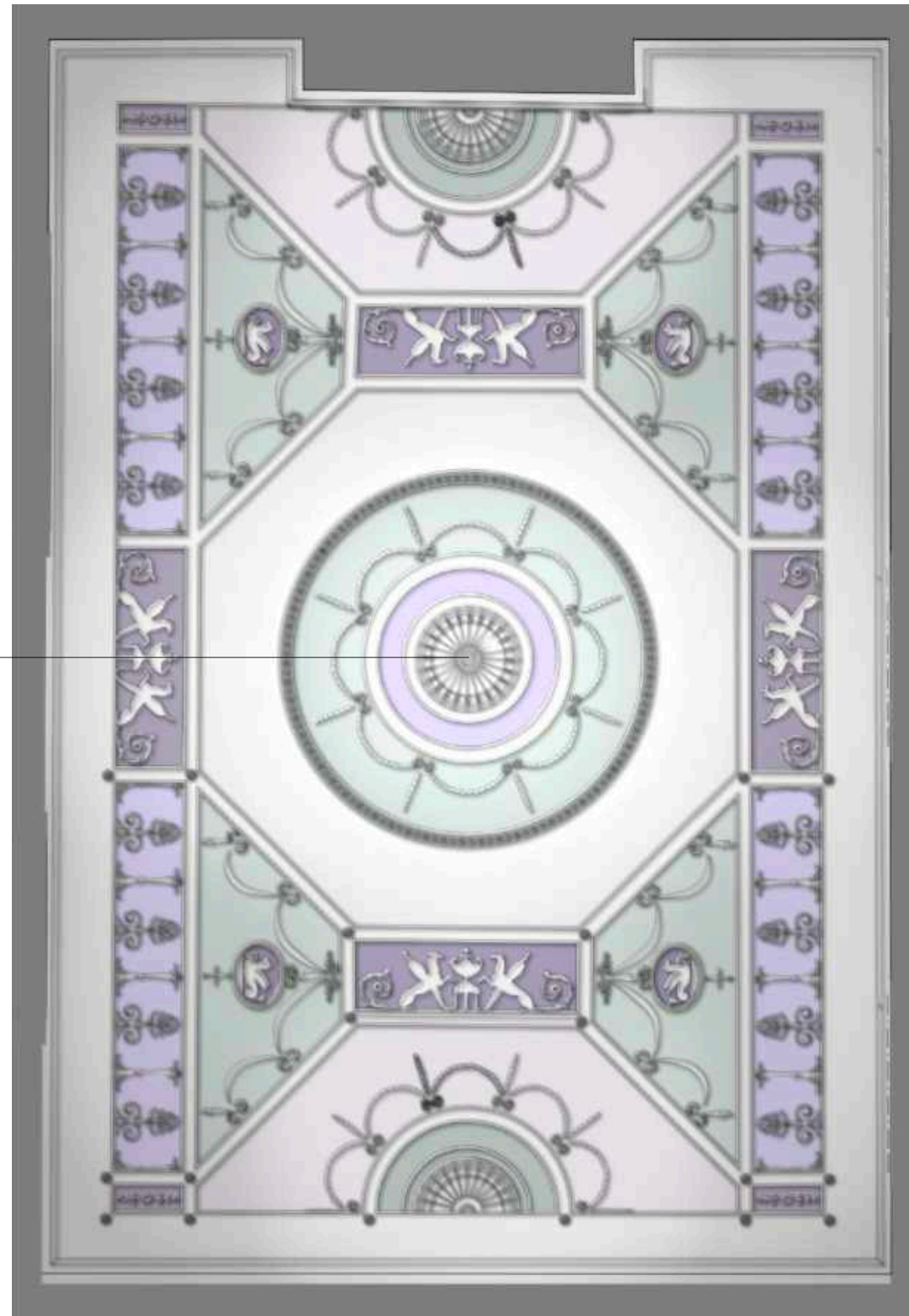


33 Portland Place

CONCEPT DESIGN

Formal Living | Ceiling Design

Single Chandelier to space to be coordinated with lighting designer, located centrally. Structural Engineer to confirm maximum loading. Design to be developed with Lighting Designer and Client.



Retained Adam's ceiling design

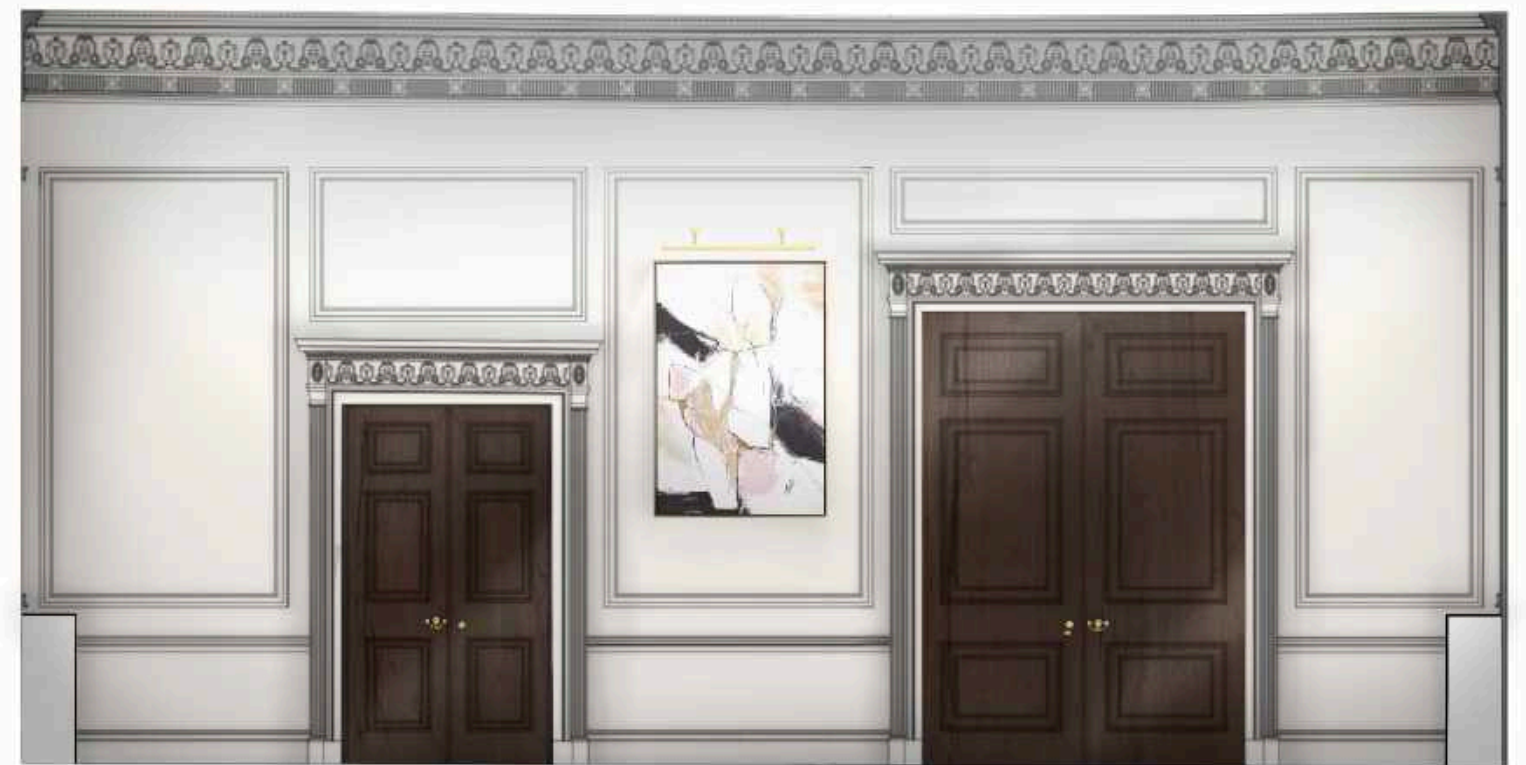
Colours based on original Adam's colour scheme as found in paint report prepared by Hare & Humphreys Ltd, 2016. Exact shades to be agreed with Heritage consultant and approved by MSMR and the Client.

33 Portland Place



CONCEPT DESIGN

Formal Living | Elevations



33 Portland Place

CONCEPT DESIGN

Formal Living | Visual



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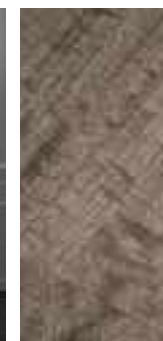
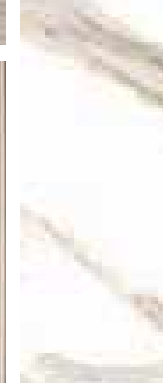
CONCEPT DESIGN

JUNE 2020



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Formal Spaces | FCU Joinery



Grille/slot located to back of stone to allow FCU airflow

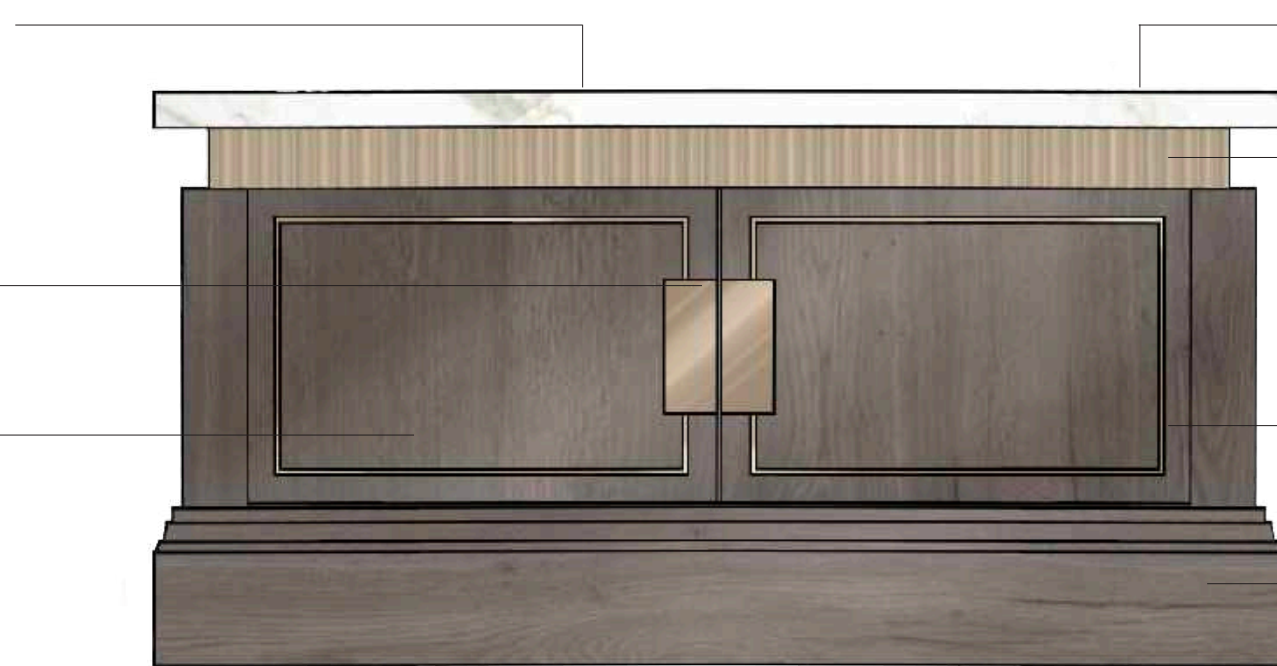
Champagne gold finish to handles

Light grey timber veneer finish

Grille/slot located to back of stone to allow FCU airflow

Champagne gold finish to handles

Dark timber veneer finish

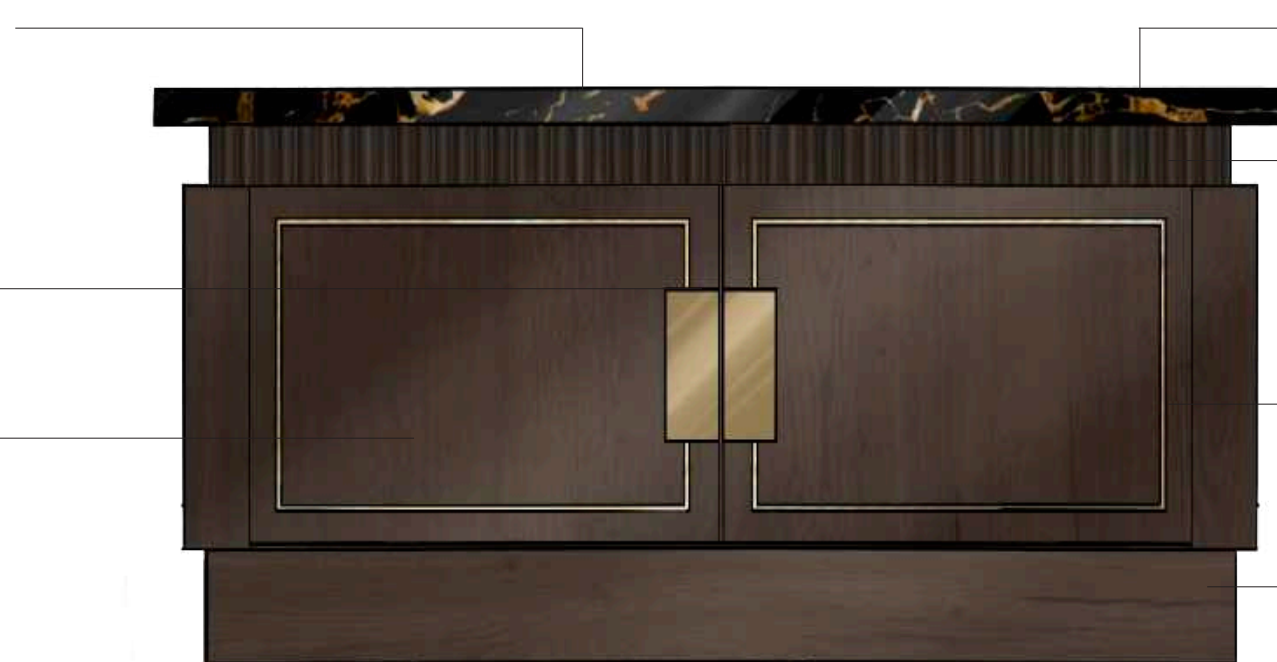


Stone top

Fluted champagne gold metal finish. Recess to align with dado adjacent

Champagne gold metal inlay

Plinth to align with skirting adjacent



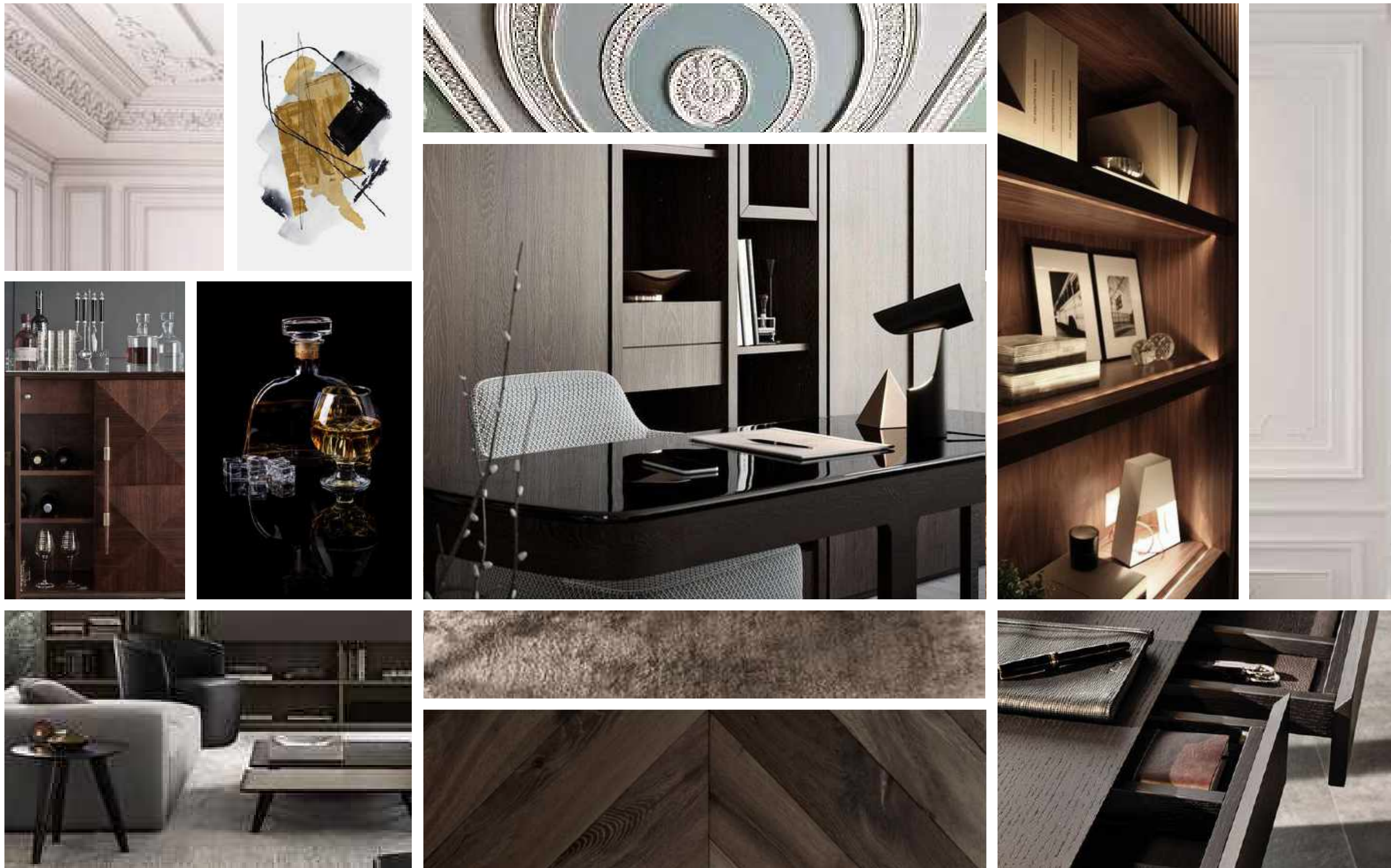
Stone top

Fluted bronze metal finish. Recess to align with dado adjacent

Champagne gold metal inlay

Recess Plinth

Study and Reading Room | Look and Feel



33 Portland Place

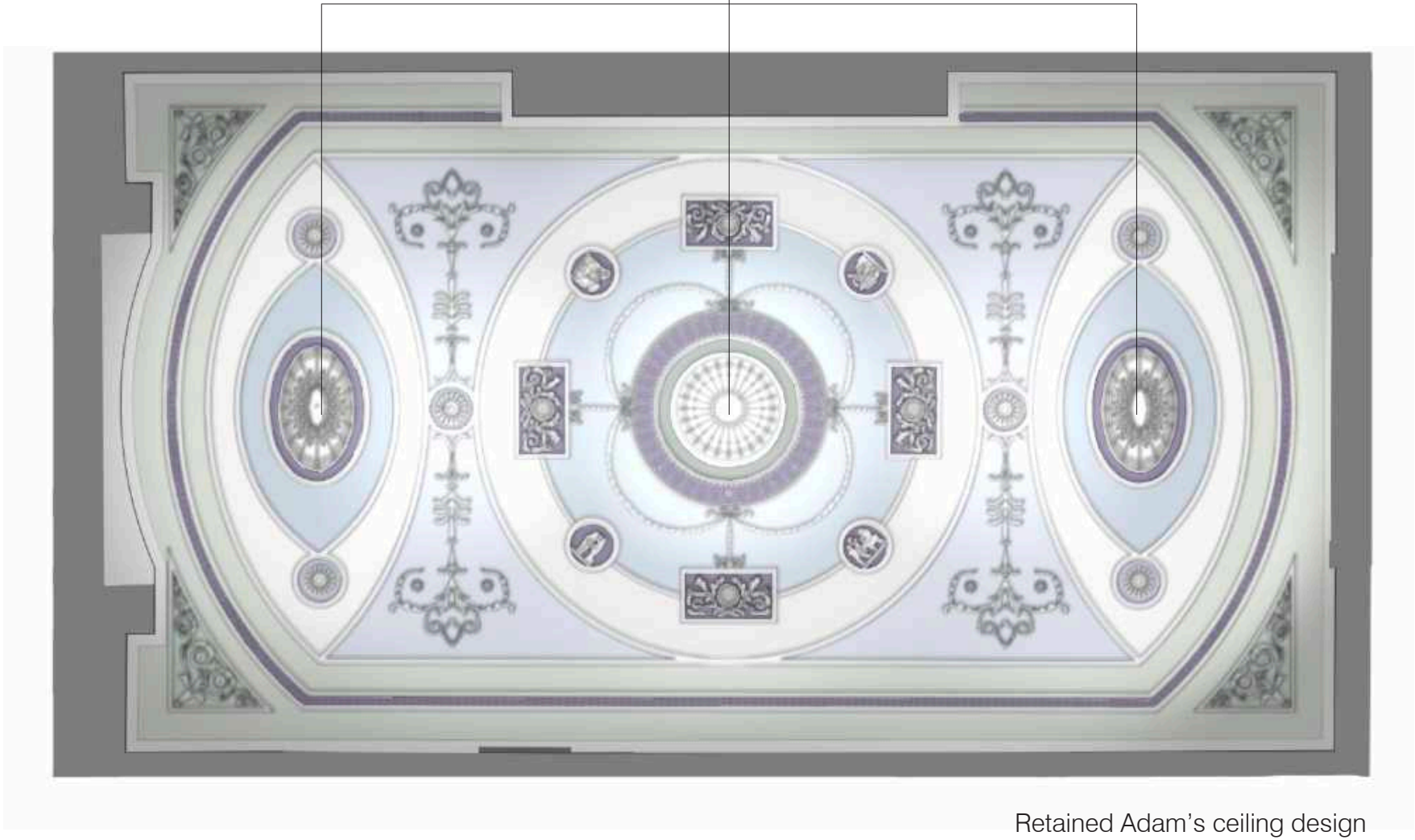
CONCEPT DESIGN

Study and Reading Room | Floorplan



Study and Reading Room | Ceiling Design

Three chandeliers to space to be coordinated with lighting designer, located as indicated. Structural Engineer to confirm maximum loading. Design to be developed with Lighting Designer and Client.



Colours based on original Adam's colour scheme as found in paint report prepared by Hare & Humphreys Ltd, 2016. Exact shades to be agreed with Heritage consultant and approved by MSMR and the Client.

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CONCEPT DESIGN

Study and Reading Room | Proposed Elevations



33 Portland Place



CONCEPT DESIGN

Study and Reading Room | Library Joinery Design



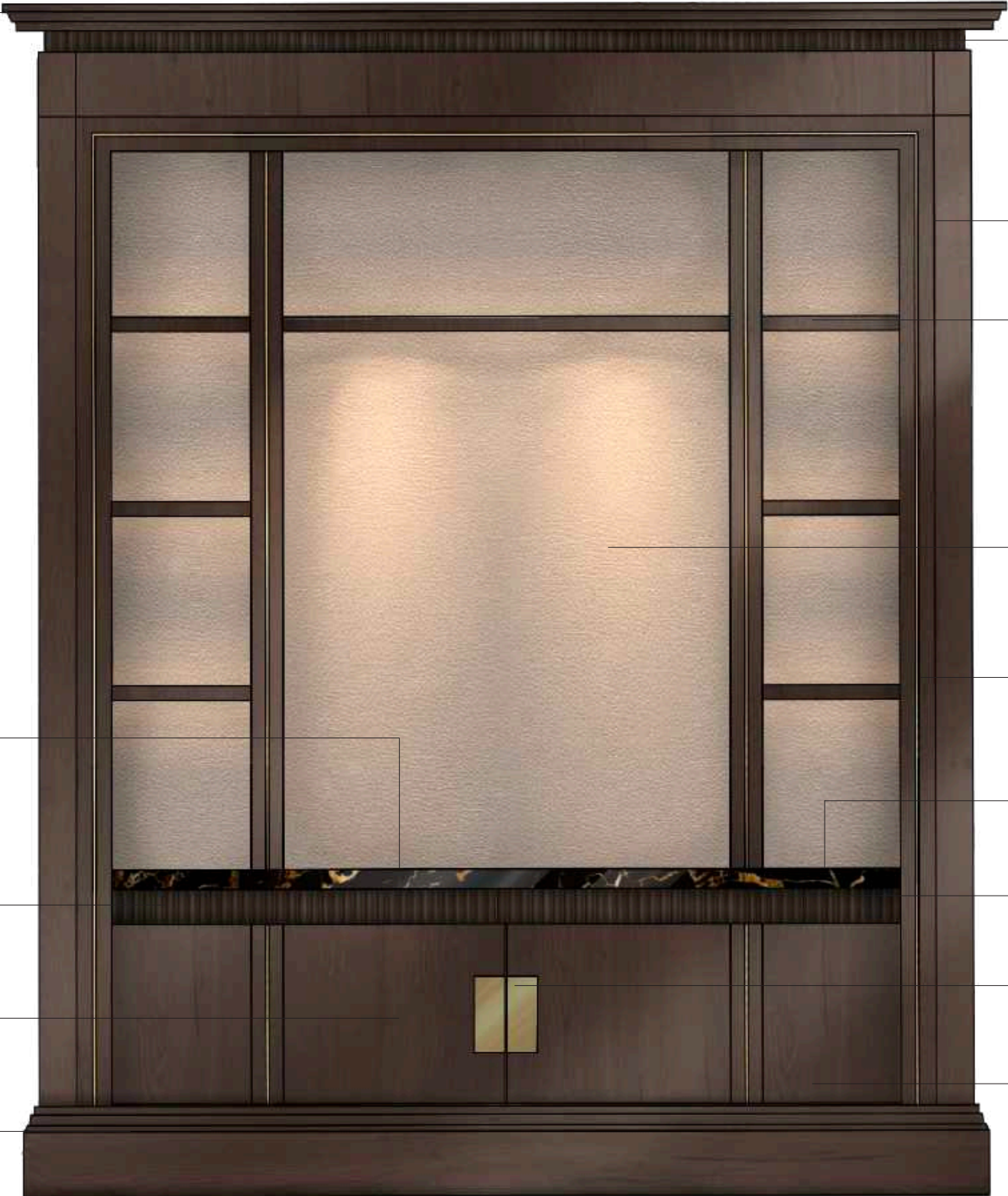
Profile to reflect
architrave to
double doors
within space

Grille/slot
located to
back of stone
to allow FCU
airflow

Recess to
align with
dado adjacent

FCU integrated
within central
cabinet

Plinth to align
with skirting
adjacent



Dark fluted
timber finish

Dark Timber
Veneer finish

Integrated
lighting to the
front top and
bottom of
shelves

Leather finish
to back of
shelves

Champagne
gold metal
inlay

Stone top

Fluted bronze
metal finish

Champagne
gold finish to
handles

Side doors on
push latch

Study and Reading Room | Visual



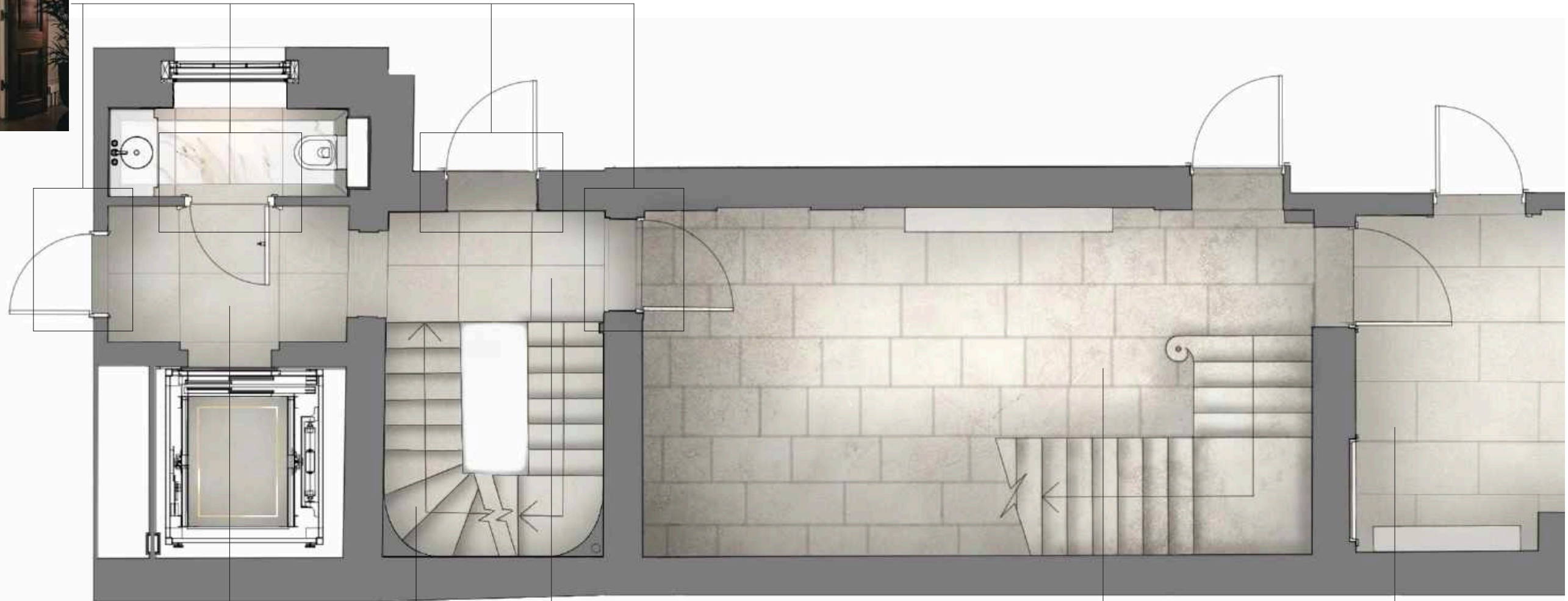
33 Portland Place

CONCEPT DESIGN

Secondary Staircase | Floorplan



Dark mahogany colour stained timber doors with white painted architraves. Existing doors retained, refurbished, and reinstated. New doors to match existing.



New stone floor to Lift Hall and Powder Room. Finish to complement existing stone floor to main stair hall. Inset metal trim to stone floor to lift



New stair rods and runner to existing staircase

New stone floor to Secondary Staircase Hall. Finish to complement existing stone floor to main stair hall.



Existing stone floor and stone to staircase retained, repaired and restored. Complete slabs from Entrance Hall to replace broken slabs in Stair Hall.

New stone floor to Entrance Hall to match retained stone floor to Stair Hall.

Secondary Staircase | Look and Feel

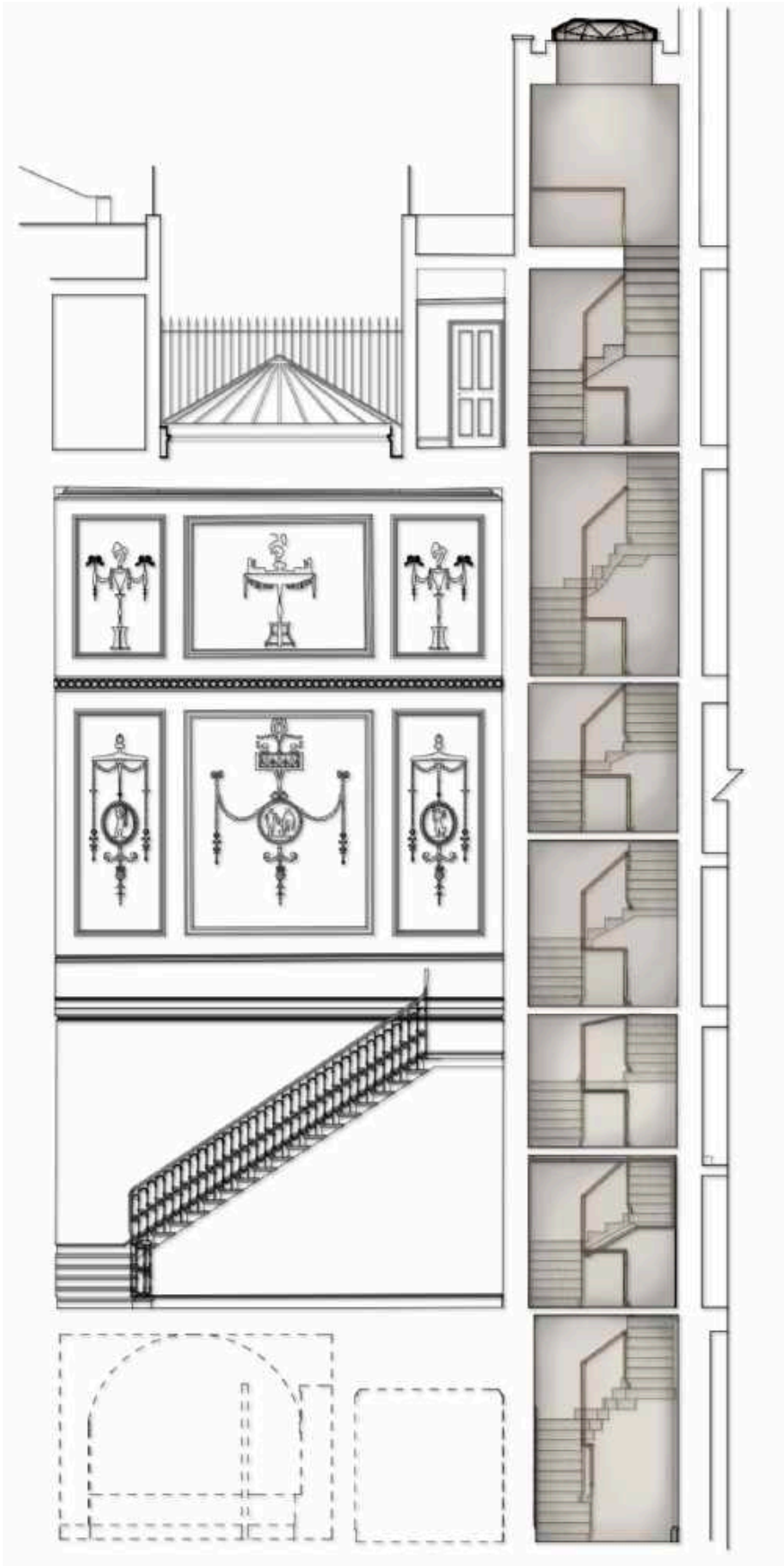


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CONCEPT DESIGN

Secondary Staircase | Elevations



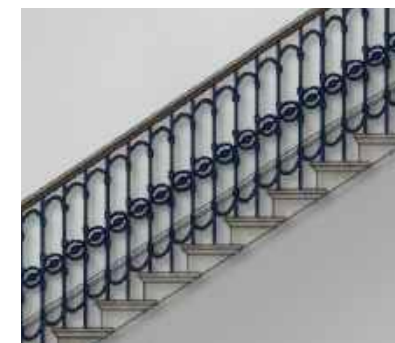
33 Portland Place

CONCEPT DESIGN

Wellness Suite and Entertainment | Secondary Staircase | Visual



Balustrade fixed to the top of each tread



Main Staircase Retained Balustrade



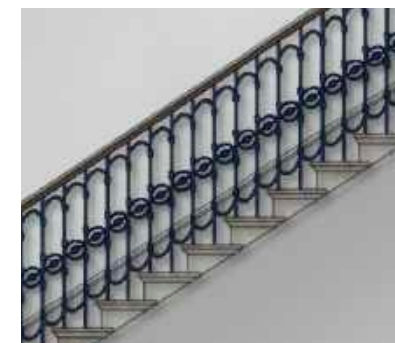
Proposed Balustrade Design
Side Fixed

CLIENT PREFERRED BALUSTRADE DESIGN

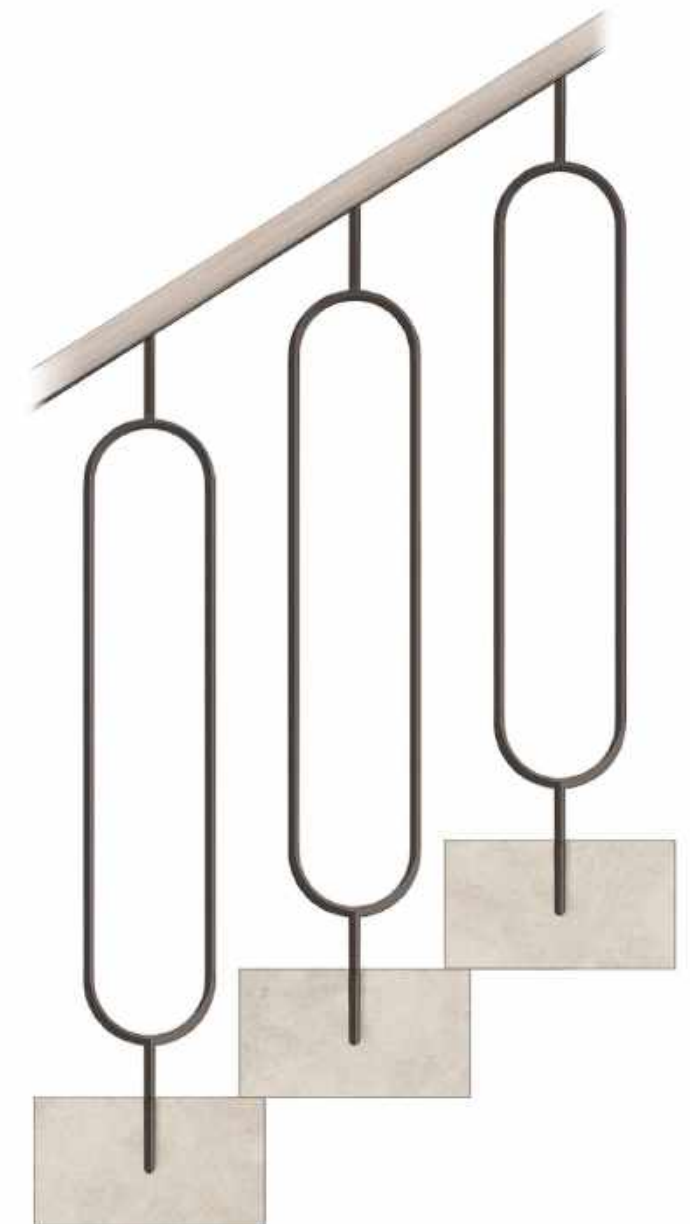
Wellness Suite and Entertainment | Secondary Staircase | Visual



Balustrade fixed to the side of each tread



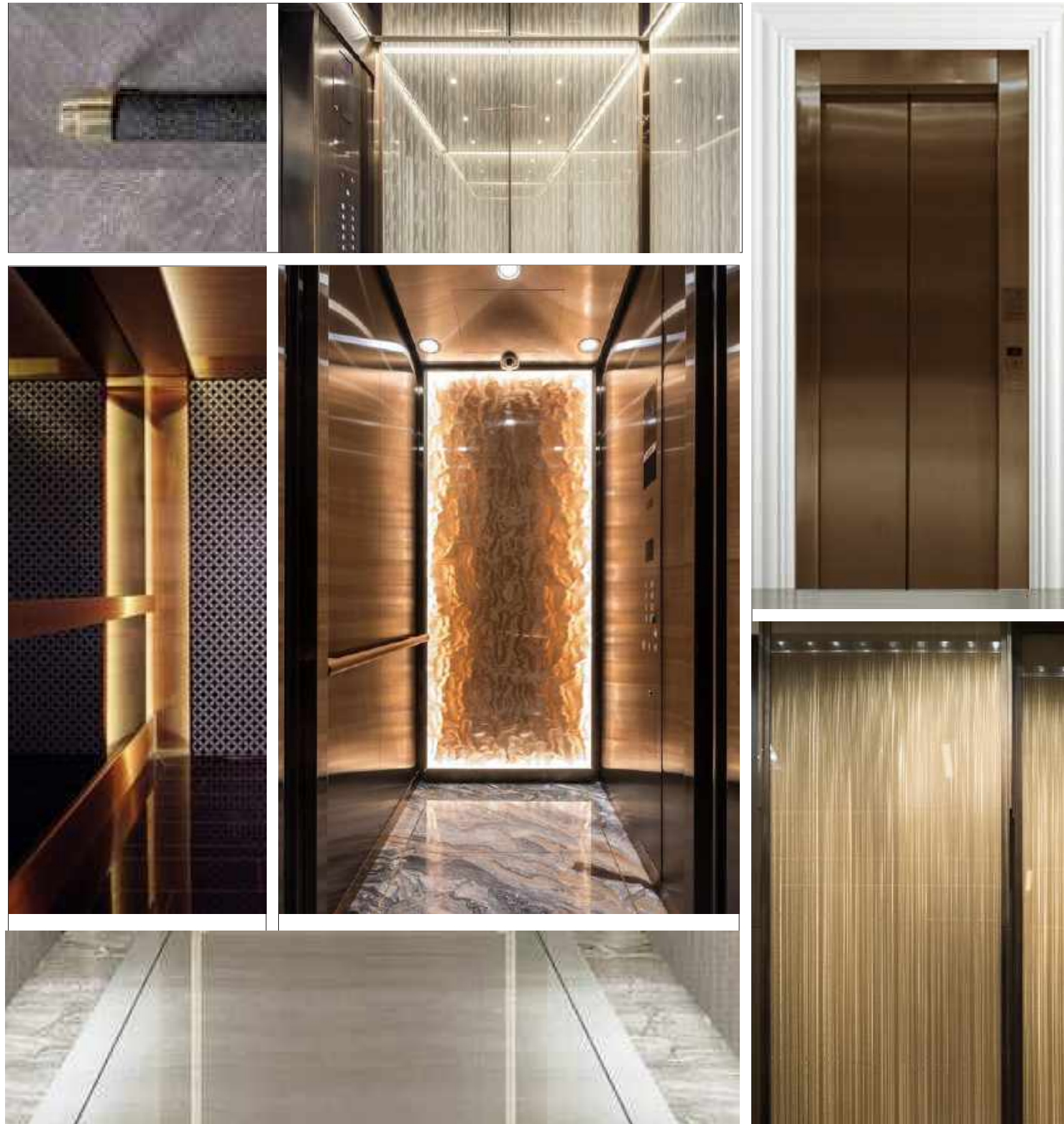
Main Staircase Retained Balustrade



Proposed Balustrade Design
Side Fixed

CLIENT PREFERRED BALUSTRADE FINISH

Lift | Look and Feel

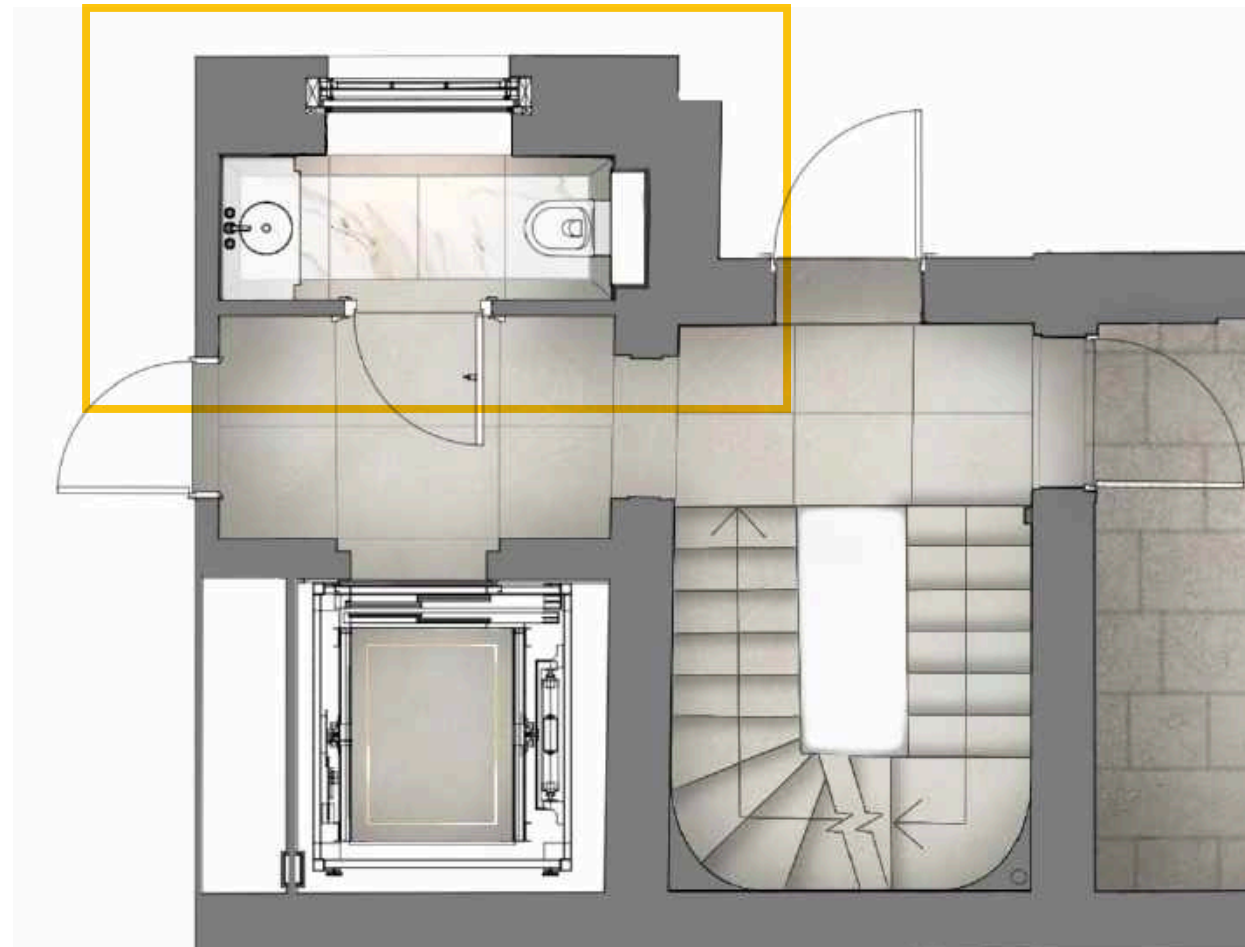


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CONCEPT DESIGN

Ground Floor Guest Powder Room | Floorplan



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CONCEPT DESIGN

Ground Floor Guest Powder Room | Look and Feel



33 Portland Place



CONCEPT DESIGN

Ground Floor Guest Powder Room | Visual and Finishes



Hand Painted Wallpaper



Mirrored Vanity with Stone Top



Calacata Oro Stone Floor, Basin Top and WC Panel



Portland Stone Border

Ground Floor Guest Powder Room | Visuals



CLIENT COMMENT
STONE BACKSPLASH TO WRAP THREE SIDES OF VANITY
ANTIQUE MIRROR TO ALL MIRROR ELEMENTS EXCEPT THE VANITY MIRROR

Key Zones within the Residence



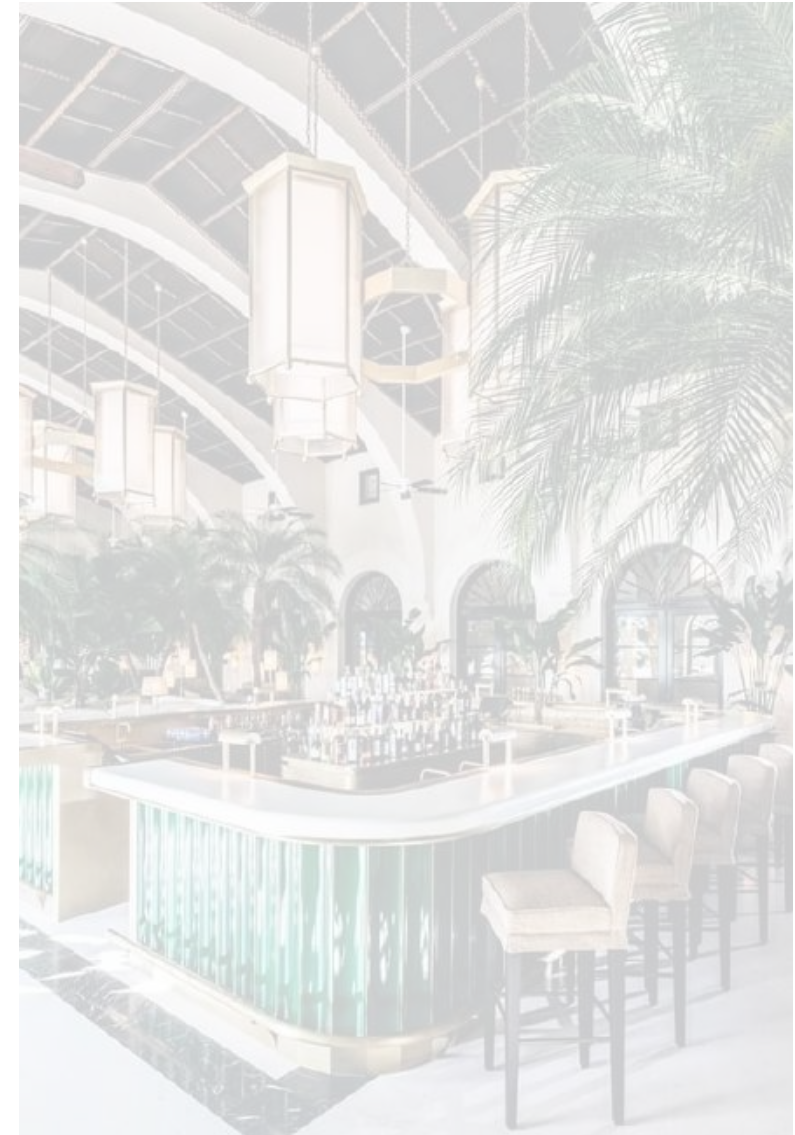
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Private | Family

More Intimate and Private Spaces
Layering of Rich Materiality, Texture, Colour
More Relaxed and Abstract Furnishing
Simplified Detailing



Leisure | Entertain

Clean Lines and Fresh Spaces
Vibrant Colour Palette
Glamour and Decadence
Relaxation

33 Portland Place



CONCEPT DESIGN

Ground Floor Bar | Existing Photographs



View towards the Formal Areas



View towards the Kings Speech Room

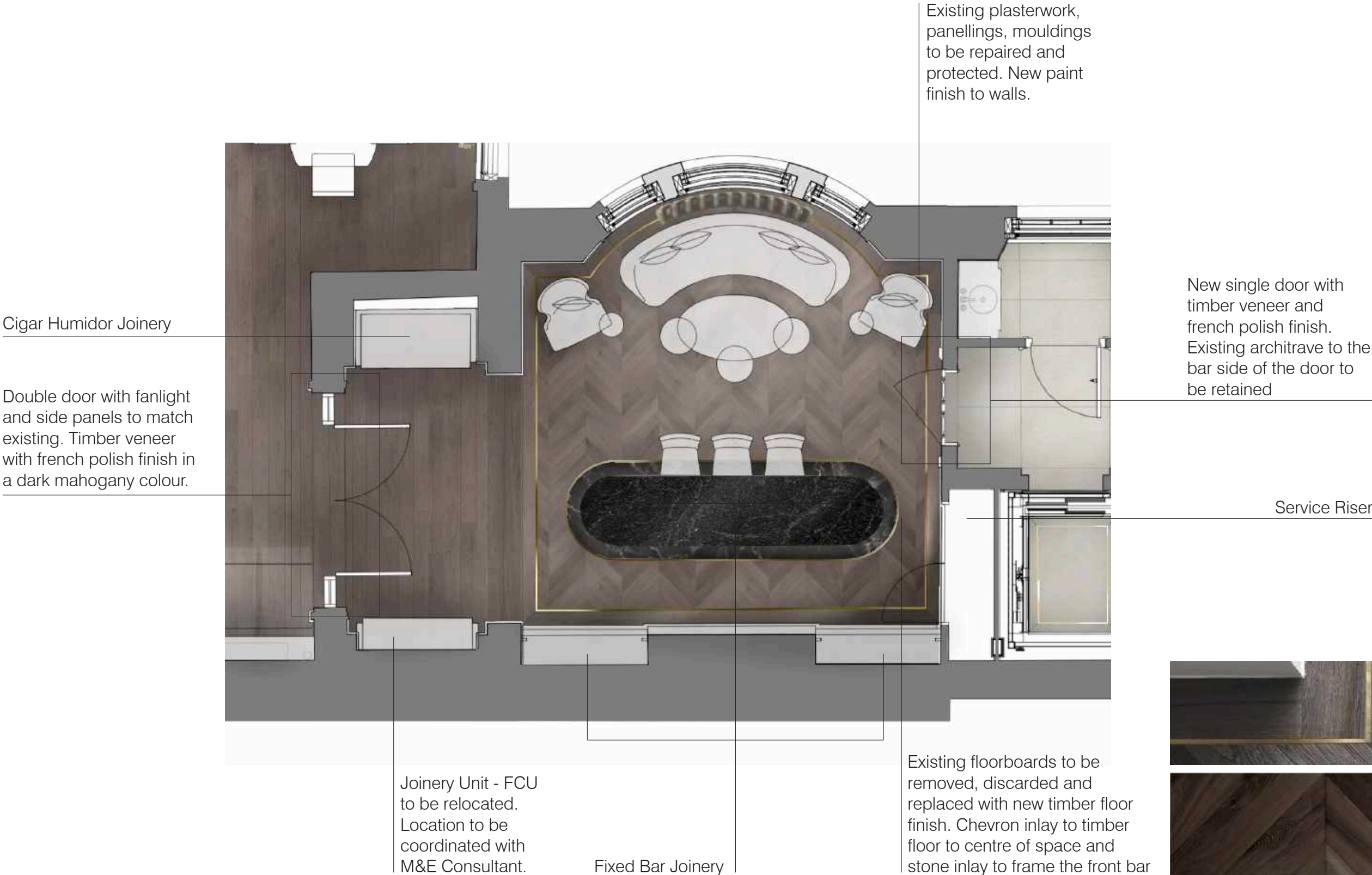
Ground Floor Bar | Look and Feel



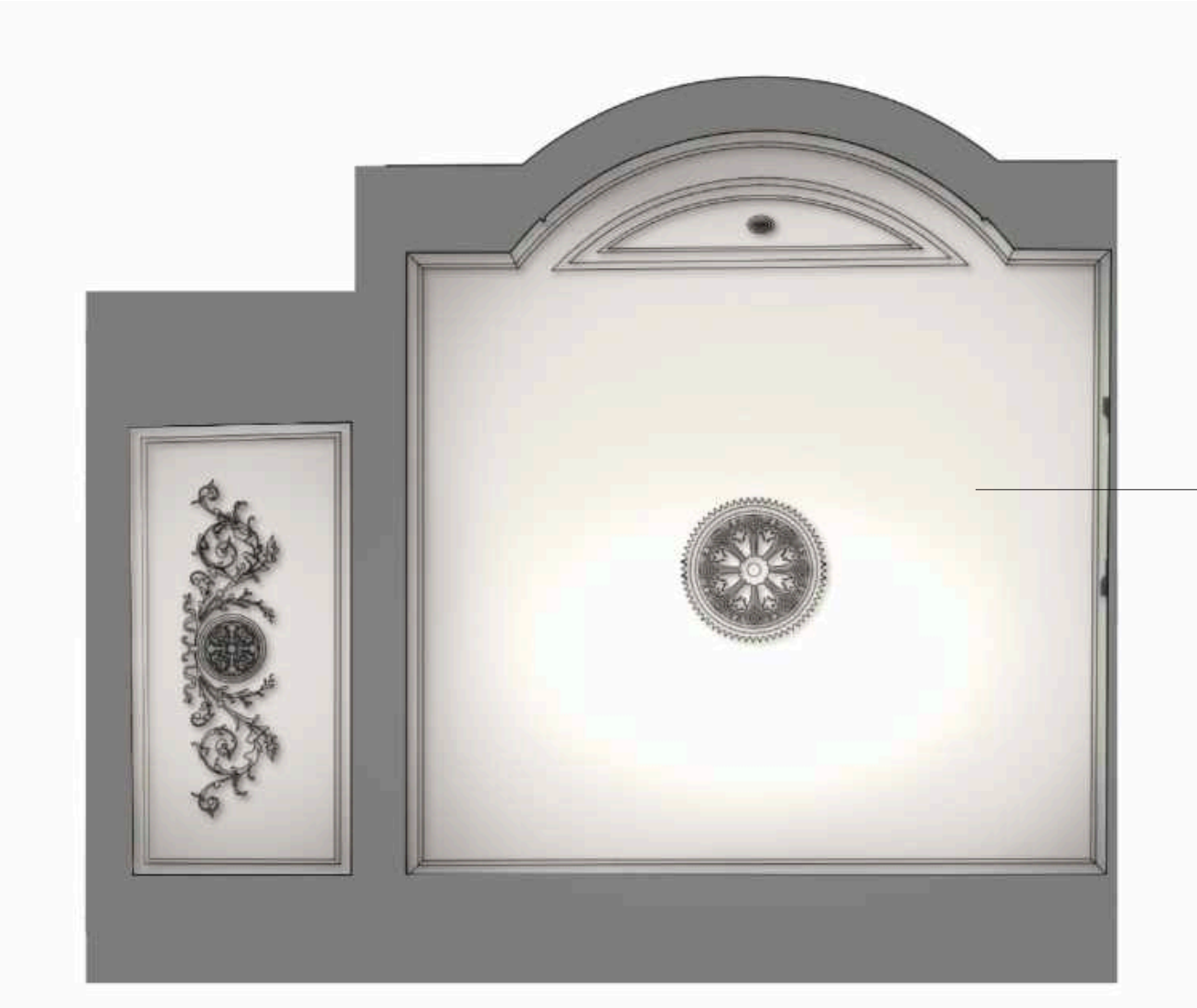
33 Portland Place

CONCEPT DESIGN

Ground Floor Bar | Floorplan

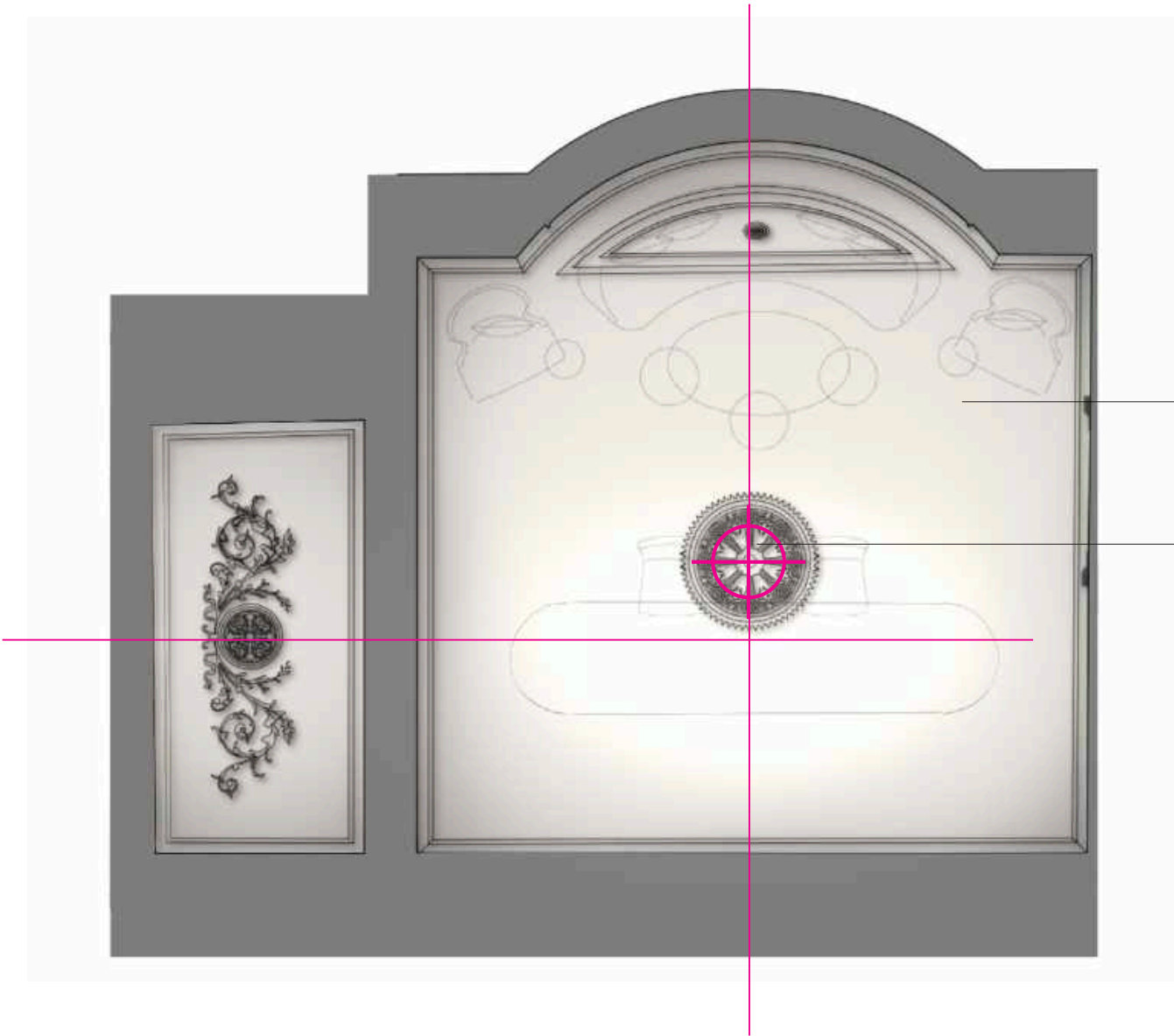


Ground Floor Bar | Ceiling Design



Existing ceiling to
be retained and
patch repaired
where necessary

Ground Floor Bar | Ceiling Design



Existing ceiling to be retained and patch repaired where necessary

Lighting Sculpture design and fixing points to be discussed with the Client, Lighting Designer, and Heritage Consultant

Ground Floor Bar | Elevations



Ground Floor Bar | Visual



33 Portland Place

CONCEPT DESIGN

Ground Floor Bar | Back Bar Joinery Design



Champagne or bronze metal trim to frame central art panel.

Specialist finish to central panel - bronze coloured metal and resin finish from Based Upon.

Television recess



Timber veneer finish in dark mahogany colour to match doors to space

Bronze or Antique Mirror to back of shelves

Champagne gold metal trim

Glass shelves with metal frame to perimeter in champagne gold colour. Integrated lighting to shelves and top of cabinet.

Black Granite Top

Fluted bronze metal finish to recess

Champagne gold metal inlay to mimic panels to walls adjacent

Bronze metal finish to plinth

Ground Floor Bar | Bar Front Joinery Design

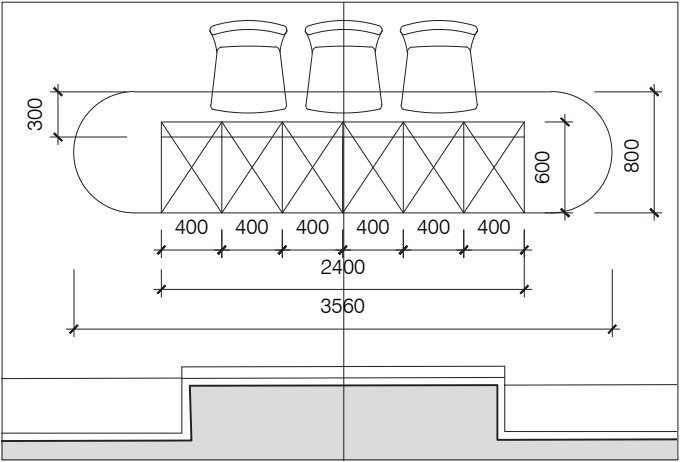
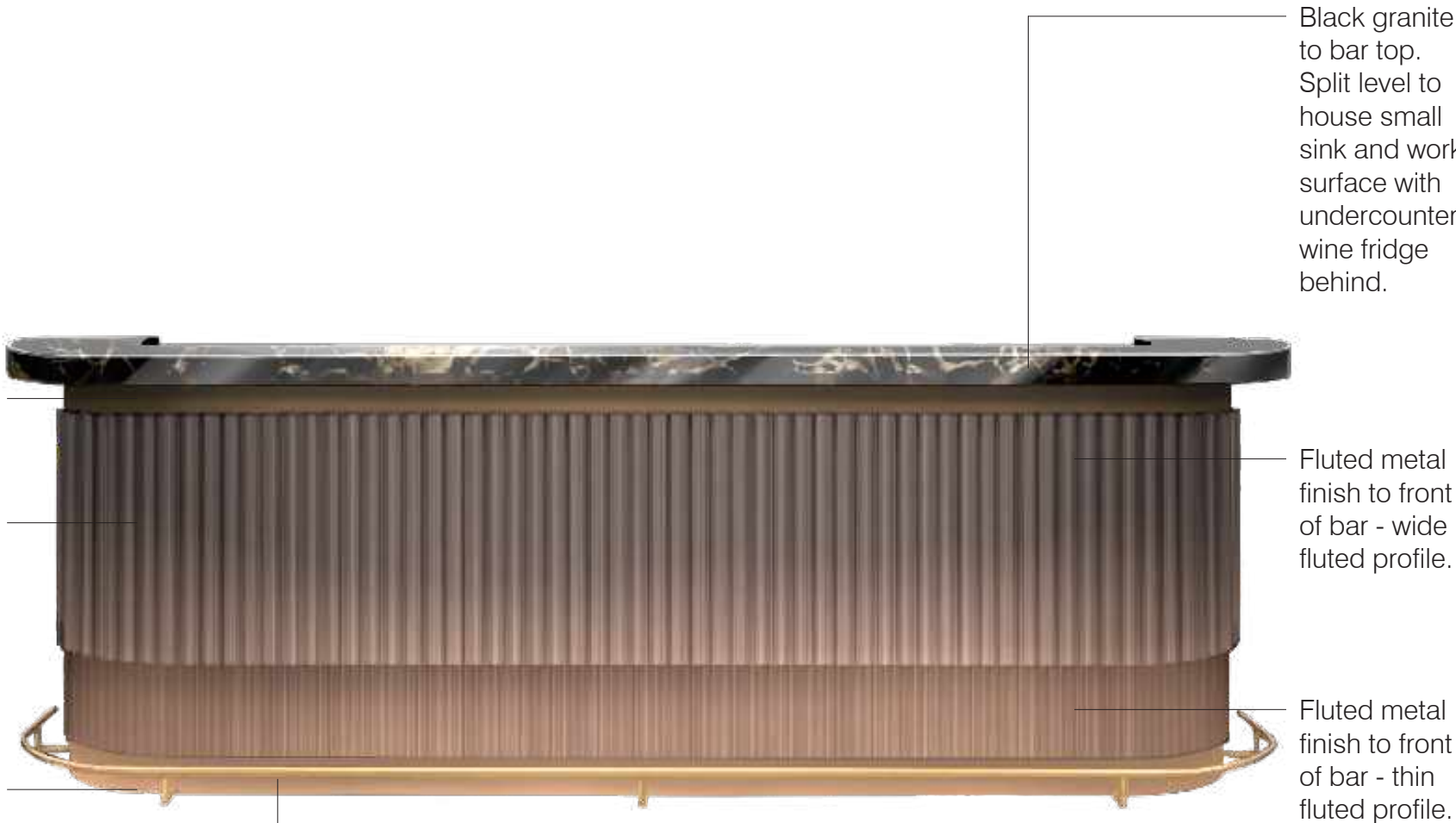


Bronze metal finish to recess

Stepped bar profile in elevation, with curved form to either end of bar in plan

Bronze metal finish to plinth

Antique brass metal finish to footrest to match ironmongery



Ground Floor Bar | FCU and Humidor Joinery Design



Timber veneer
finish in dark
mahogany
colour to
match doors
to space

Champagne
gold colour
metal frame to

Stone Top

Recess to
align with
dado adjacent.
Bronze colour
metal finish

FCU integrated
within central
cabinet in one
instance

Bronze colour
metal finish to
plinth



Clear glass
to high level
cabinet doors

Glass shelves
with metal
frame to
perimeter in
champagne
gold colour.
Integrated
lighting to
shelves and
top of cabinet.

Leather finish
to back of
shelves

Finger Pull

Bronze colour
metal trim

Shadow gap
recess profile
to mimic
panels to walls
adjacent

Doors on push
latch. Access
only for FCU
Joinery

Kings Speech Room - Family Kitchen and Breakfast Room | Existing Photographs



Retained Window and Curved Rooflights



Feature Wall



Retained Feature Fireplace

Kings Speech Room - Family Kitchen and Breakfast Room | Floorplan

Joinery Unit with Integrated TV

Salvaged single door from opening now proposed as blocked up. Timber veneer with french polish finish.

Boffi Kitchen centred between doors and on the rooflights

Existing plaster walls to be repaired. Extent of work to be confirmed by site condition.

New single door to match salvaged door to the opposite end of this wall. Timber veneer and french polish finish.

Wall finish to the back wall of the kings speech room to be retained. Approach to exposure and protection of the distressed finish versus a new finish applied to mimic the distressed aesthetic to be discussed with the client, and existing condition to be assessed on site.

Double door with fanlight and side panels to match existing. Timber veneer with french polish finish in a dark mahogany colour.

Existing floorboards to be removed, discarded and replaced with new polished timber floor finish with underfloor heating.

Joinery with integrated FCU Unit

33 Portland Place

CONCEPT DESIGN

Kings Speech Room - Family Kitchen and Breakfast Room | Floorplan

Joinery Unit with Integrated TV

Salvaged single door from opening now proposed as blocked up. Timber veneer with french polish finish.

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Joinery with integrated FCU Unit

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CONCEPT DESIGN

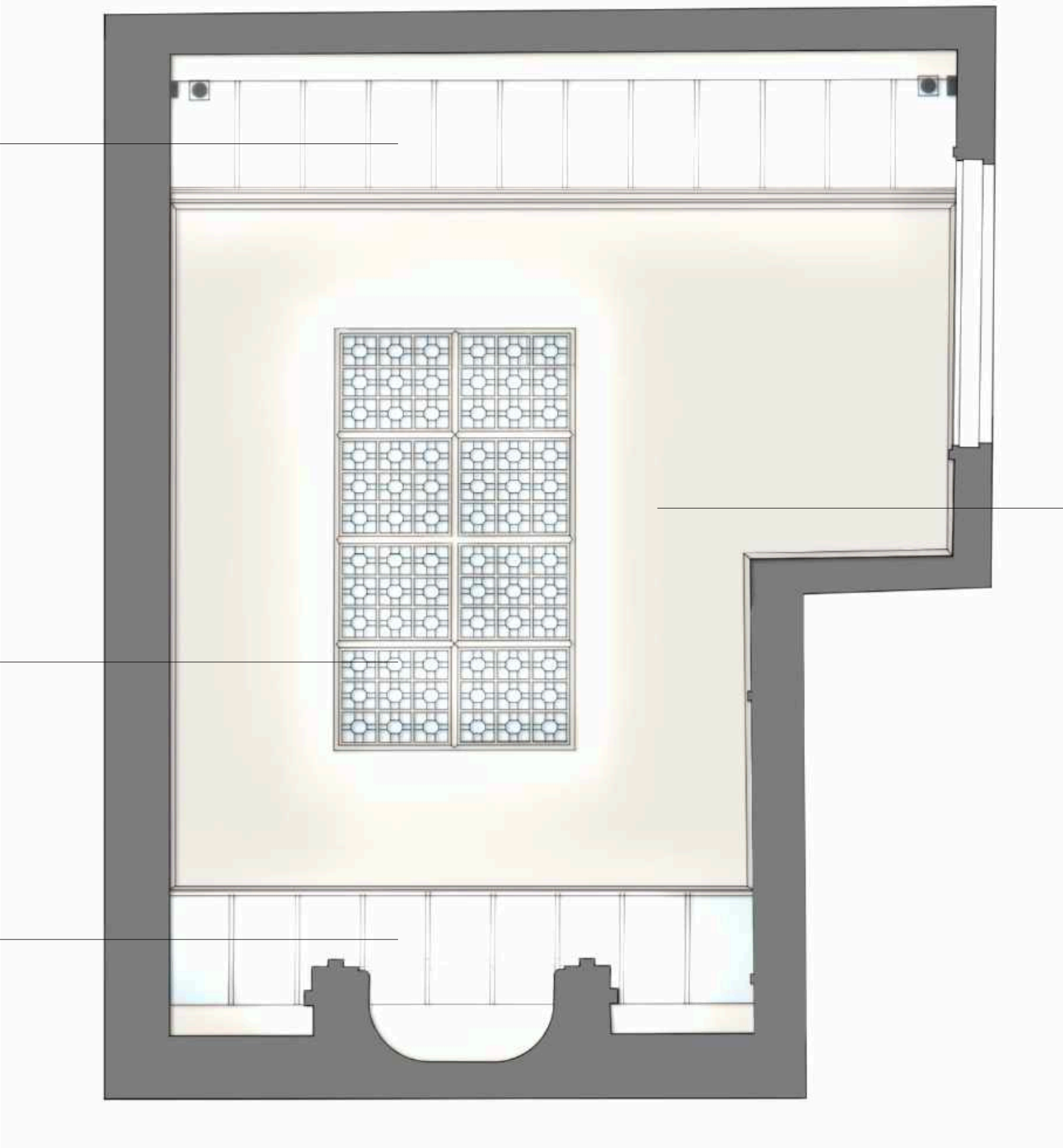
Kings Speech Room - Family Kitchen and Breakfast Room | Ceiling Design

Existing curved rooflight
to be reinstated

Existing rooflight to be
reinstated

Existing curved rooflight
to be reinstated

Entire roof and ceiling
structure to be replaced
with new insulated roof
to match the existing in
design and form.



Kings Speech Room - Family Kitchen and Breakfast Room | Ceiling Design

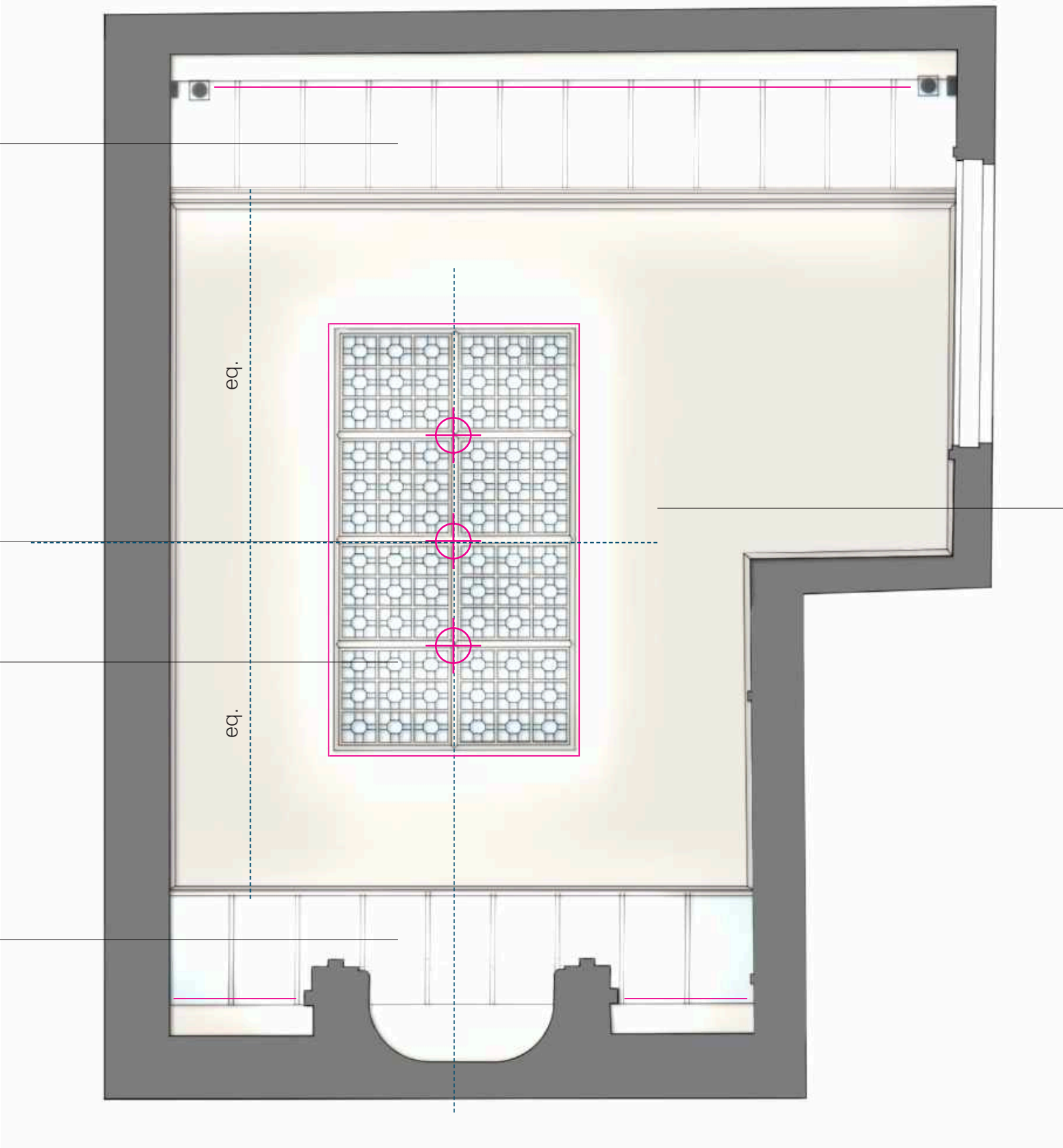
Existing curved rooflight
to be reinstated

Suspend lighting
over kitchen island
from 3 points on
rooflight

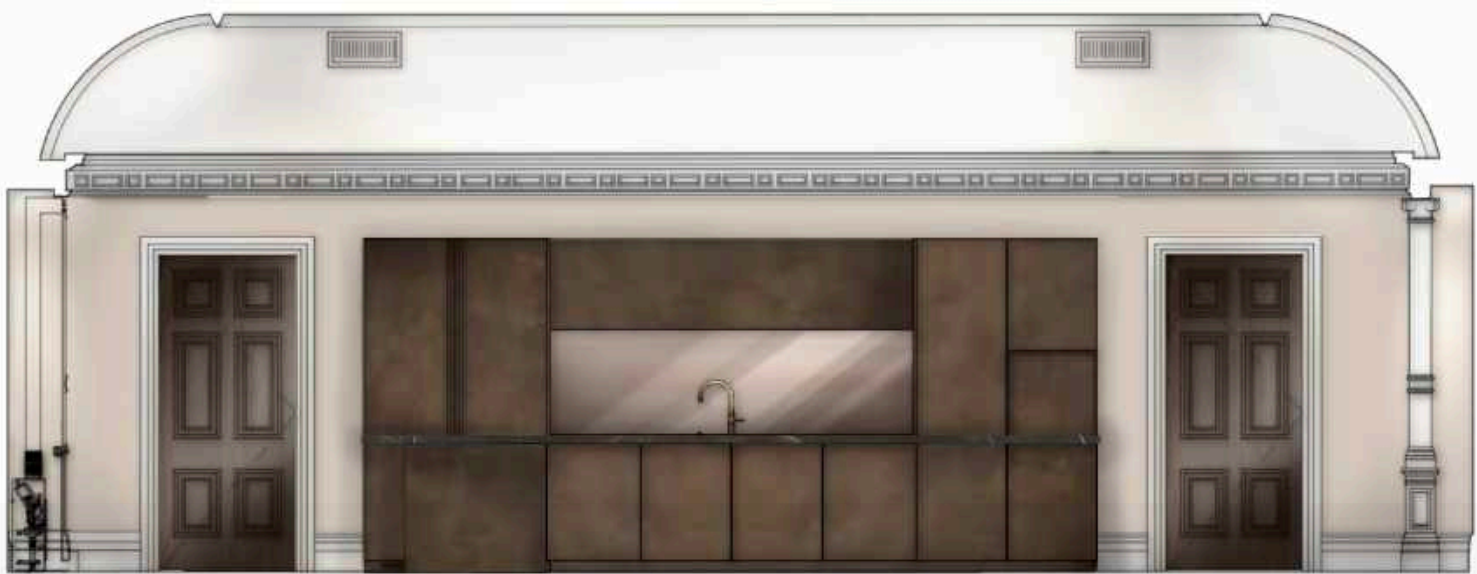
Existing rooflight to be
reinstated

Existing curved rooflight
to be reinstated

Entire roof and ceiling
structure to be replaced
with new insulated roof
to match the existing in
design and form.



Kings Speech Room - Family Kitchen and Breakfast Room | Elevations



Kings Speech Room - Family Kitchen and Breakfast Room | Visual



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CONCEPT DESIGN

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Family Snug and TV Room | Look and Feel

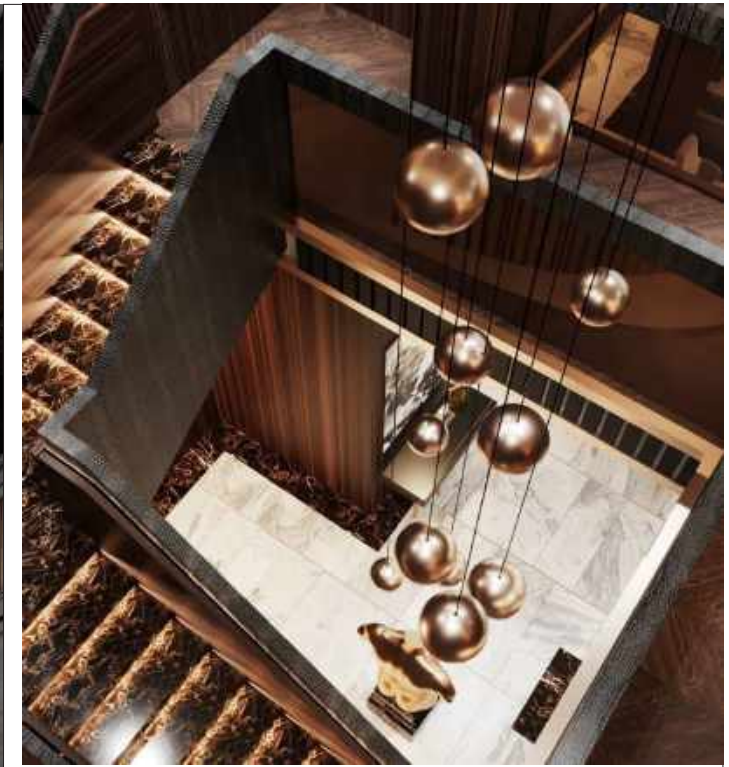


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CONCEPT DESIGN

Family and Leisure | Look and Feel | Client References

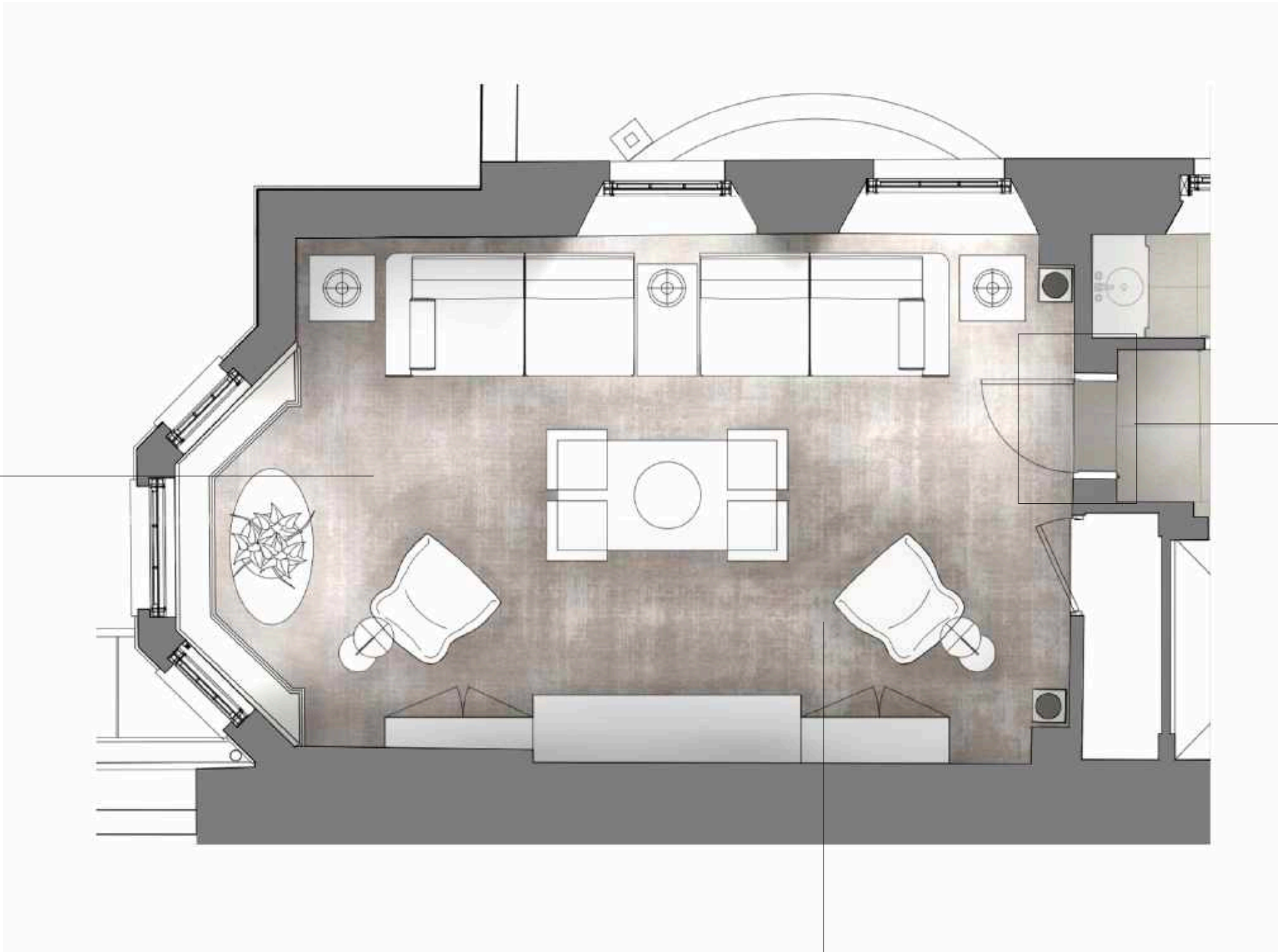


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CONCEPT DESIGN

Family Snug and TV Room | Floorplan

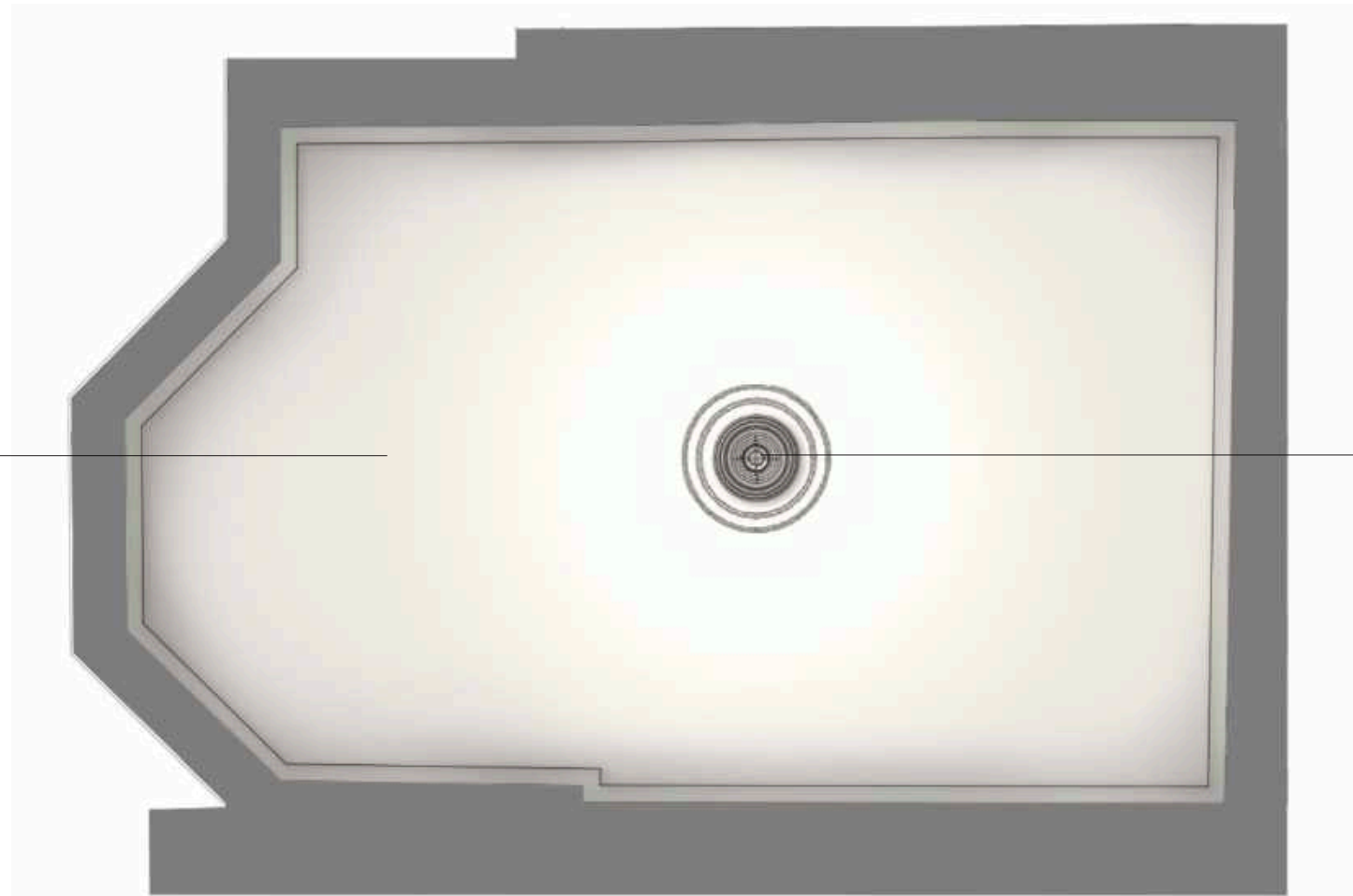


Existing plasterwork to be retained and repaired where necessary. New walls to be finished to match the detailing of the adjacent existing walls. Plasterwork detailing is to be replicated and adapted to complete the pattern.

New single door with timber veneer and french polish finish to match dark mahogany of re-finished existing doors on this level.

New carpet finish to be installed.

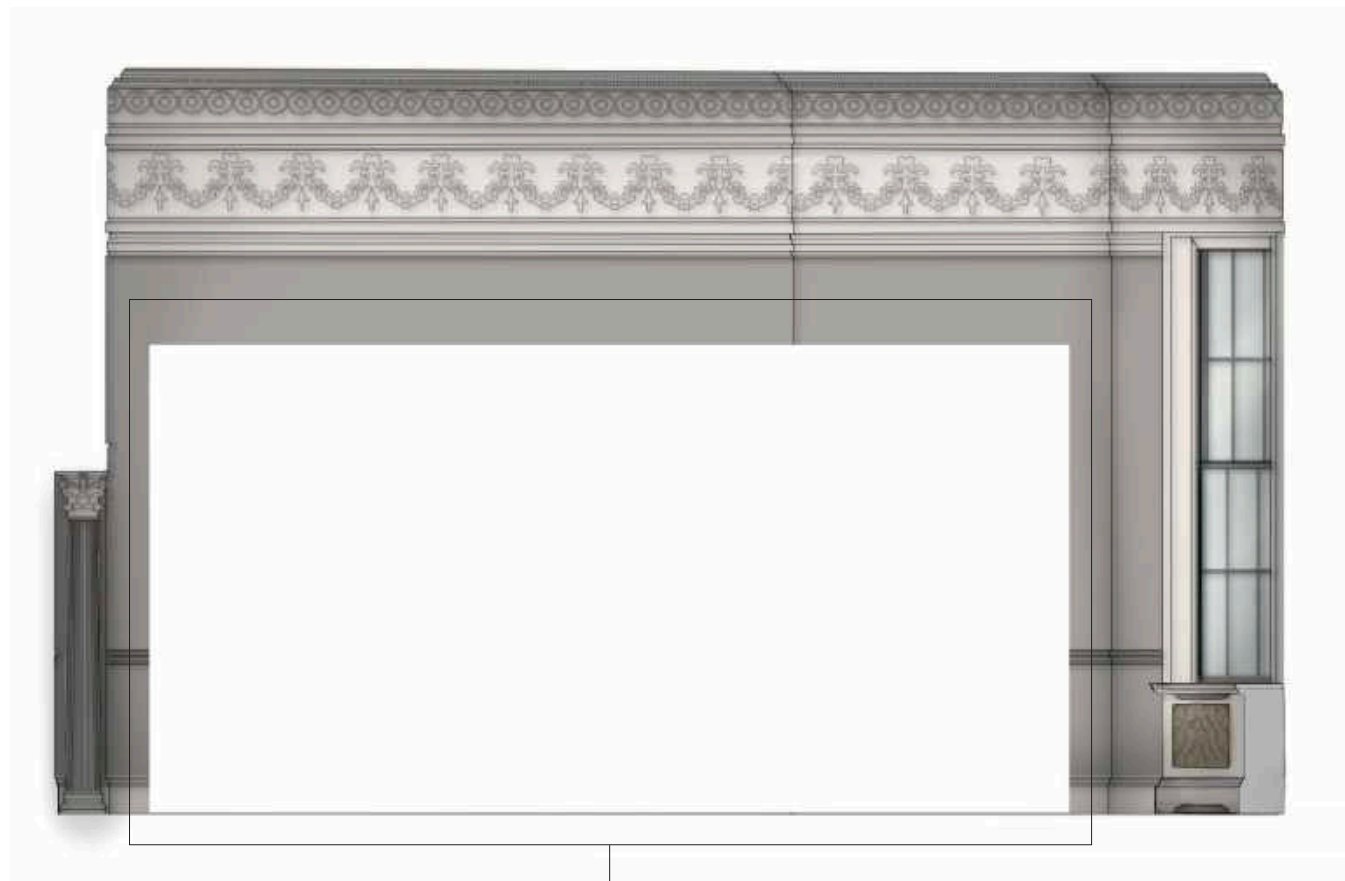
Family Snug and TV Room | Ceiling Design



New lath and plaster ceiling to match existing. New ceiling rose in larger size more appropriate for the scale of the room.

Single contemporary feature pendant or chandelier to space to be coordinated with lighting designer, located centrally. Structural Engineer to confirm maximum loading. Design to be developed with Lighting Designer and Client.

Family Snug and TV Room | Elevations



TV/FCU Joinery Unit to be designed

33 Portland Place



CONCEPT DESIGN

Family Snug and TV Room | TV Unit Joinery Design References



Family Spaces | TV Room / Snug | TV Unit Joinery Design | Client Reference



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CONCEPT DESIGN

Family Snug and TV Room | TV and FCU Joinery Unit Design



Leather finish to back of shelves

Light timber veneer finish to frame

Television recess. Front face of television to be flush with stone

Light timber veneer. Panels to sides to be fixed - access only for FCUs. Centre cupboards to be on push latch

Stone portal to centre panel

Champagne gold metal trim

Champagne gold metal shelves. Integrated lighting to shelves

Champagne gold metal inlay

Bronze or champagne gold metal finish to plinth

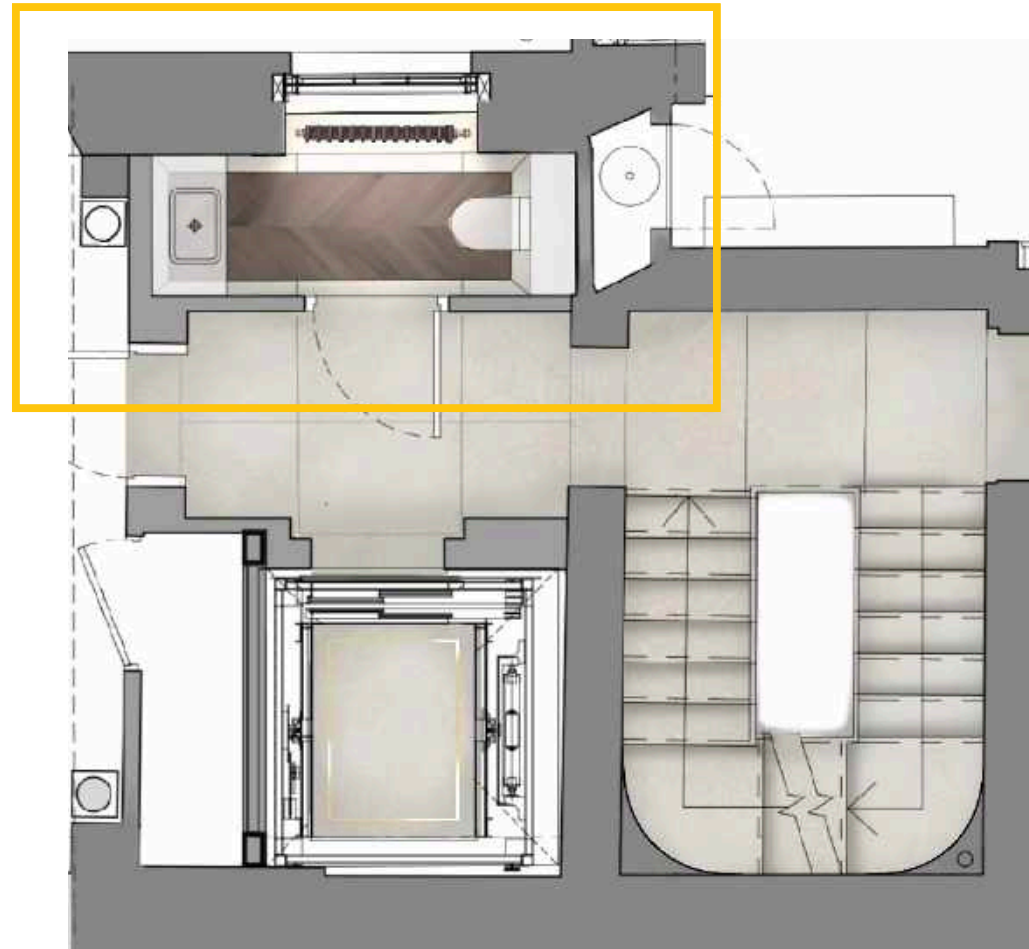
Family Snug and TV Room | Elevations



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CONCEPT DESIGN

First Floor Guest Powder Room | Floorplan



First Floor Guest Powder Room | Look and Feel



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CONCEPT DESIGN

First Floor Guest Powder Room | Look and Feel | Client Reference



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CONCEPT DESIGN

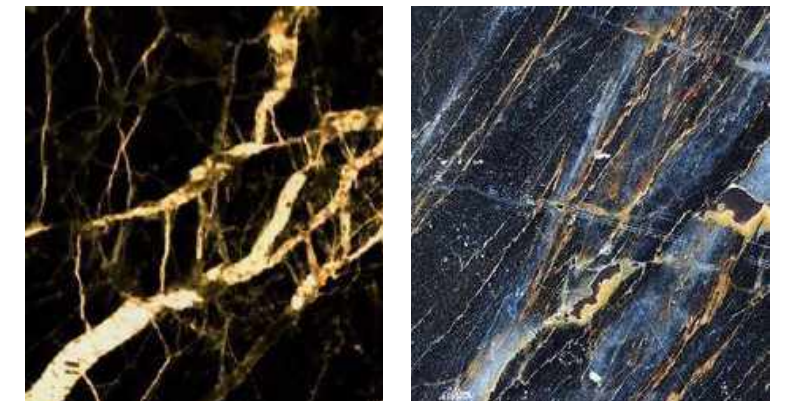
First Floor Guest Powder Room | Visual and Finishes



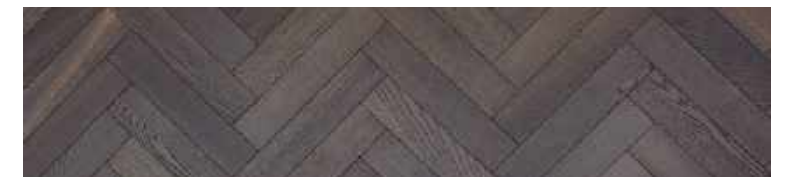
Polished Plaster Wall



Dark Timber Veneered Cupboard



Dark Marble Options for Stone Basin and WC Panel



Dark Timber Parquet Floor



Portland Stone Border

First Floor Guest Powder Room | Visuals



Concealed storage over WC

Master Bedroom Suite | Look and Feel



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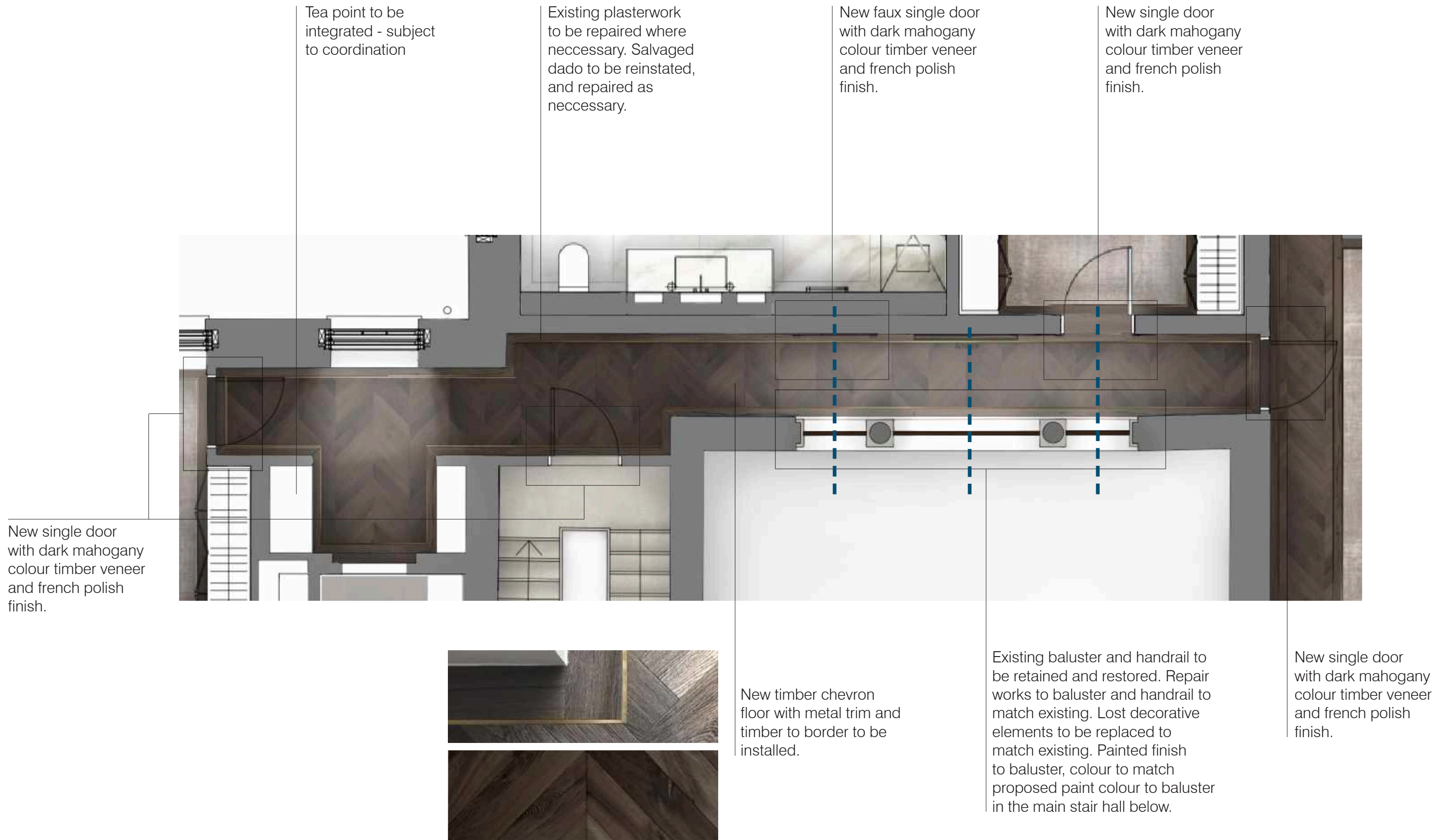


CONCEPT DESIGN

Master Bedroom Suite | Floorplan



Master Bedroom Suite | Balcony Hallway Floorplan



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CONCEPT DESIGN

Master Bedroom | Look and Feel



Master Bedroom Suite | Master Bedroom Floorplan

Existing fireplace to be retained, protected and joinery to be built out to conceal it.

Freestanding headboard joinery wall, or new full height partition to be installed.

New single door with dark mahogany colour timber veneer and french polish finish.



Existing fireplace to be retained, repaired and restored.



Integrated FCU

Bespoke timber sash window secondary glazing to be integrated and painted to match external windows.

Radiator Covers

New timber chevron floor to be installed with timber and metal trim to border, and new inset carpet as indicated.



FCU Joinery Piece

FCU Joinery Piece

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CONCEPT DESIGN

Master Bedroom Suite | Master Bedroom Ceiling Design

Single pendant to space centred over sitting area. Structural Engineer to confirm maximum loading. Design to be developed with Lighting Designer and Client.

Shallow coffer to centre of ceiling with specialist finish to the centre, and integrated lighting to the perimeter to wash the centre with light.

Single pendant to space centred over sitting area. Structural Engineer to confirm maximum loading. Design to be developed with Lighting Designer and Client.



New suspended ceiling to be installed below existing ceiling to allow for services. Adam style cornice, and Adam inspired plasterwork detail to ceiling as illustrated.

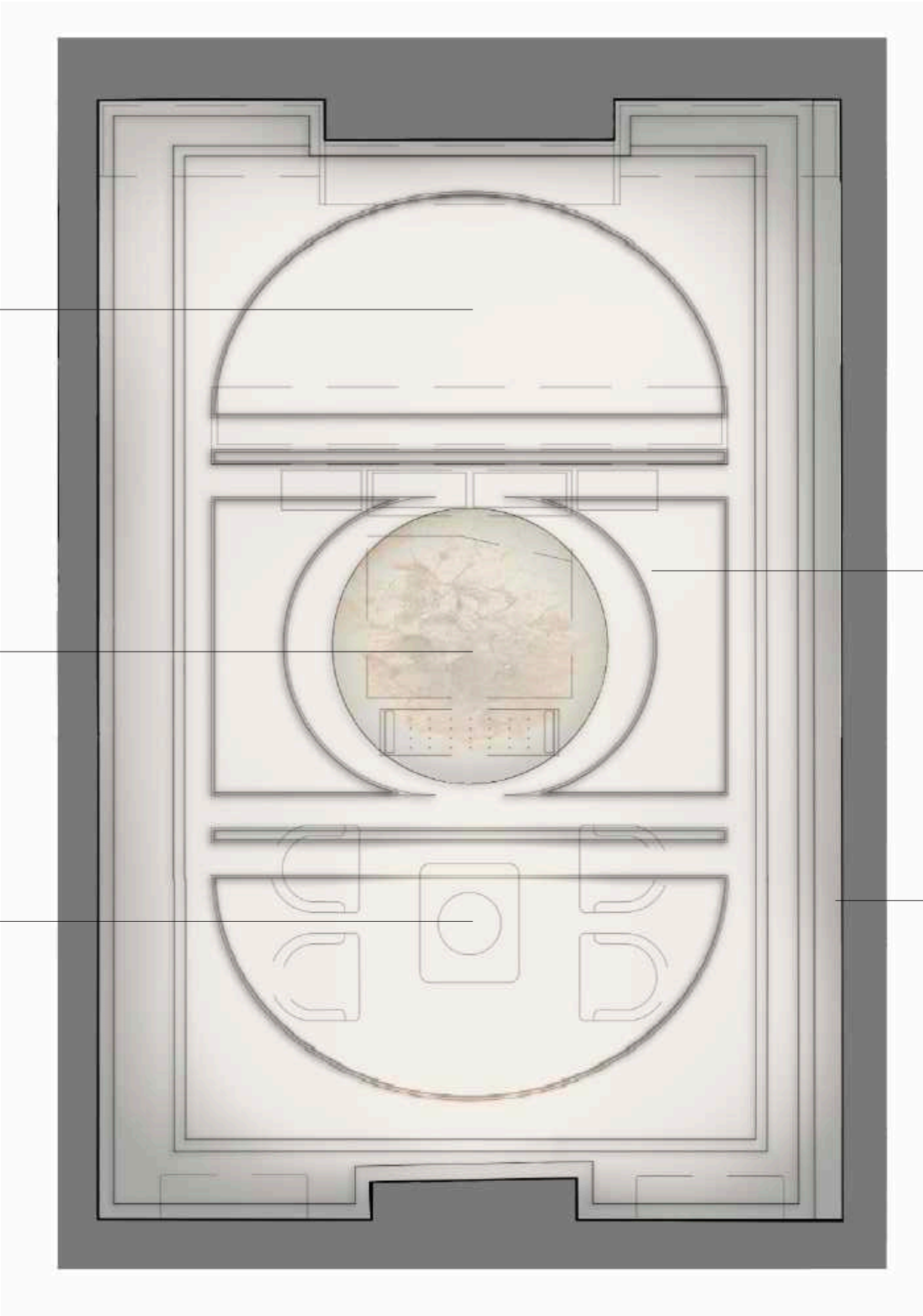
Upstand between cornice and wall to allow for curtain tracks to be concealed.

Master Bedroom Suite | Master Bedroom Ceiling Design

Single pendant to space centred over sitting area. Structural Engineer to confirm maximum loading. Design to be developed with Lighting Designer and Client.

Shallow coffer to centre of ceiling with specialist finish to the centre, and integrated lighting to the perimeter to wash the centre with light.

Single pendant to space centred over sitting area. Structural Engineer to confirm maximum loading. Design to be developed with Lighting Designer and Client.



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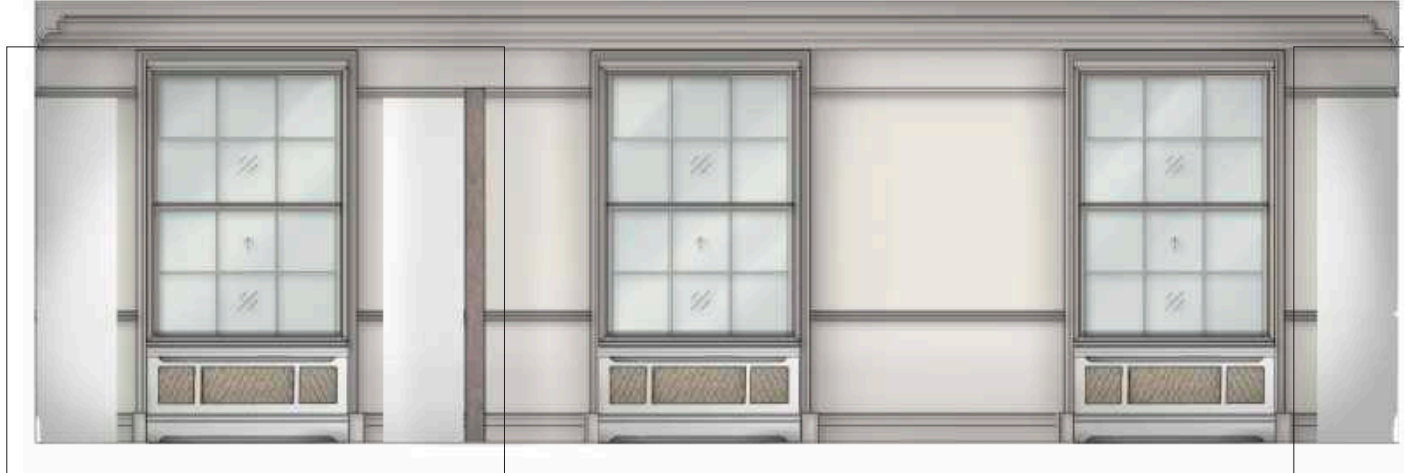
Upstand between cornice and wall to allow for curtain tracks to be concealed.

Master Bedroom Suite | Bedroom Elevations



Joinery with integrated FCU to be designed

Joinery with integrated FCU to be designed

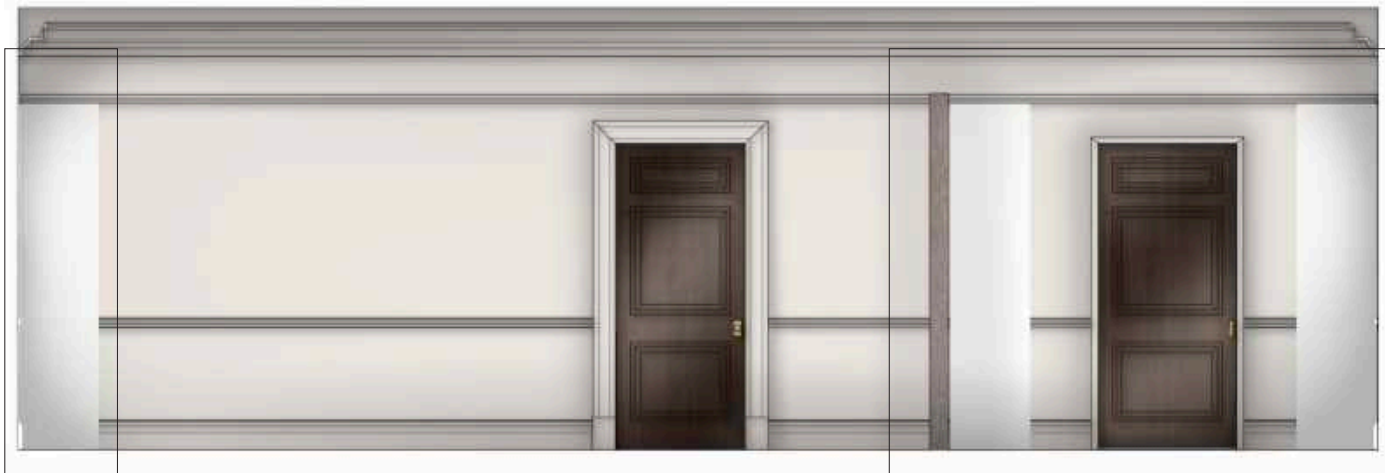


Display and Headboard
Joinery to be designed

Joinery with integrated FCU to be designed



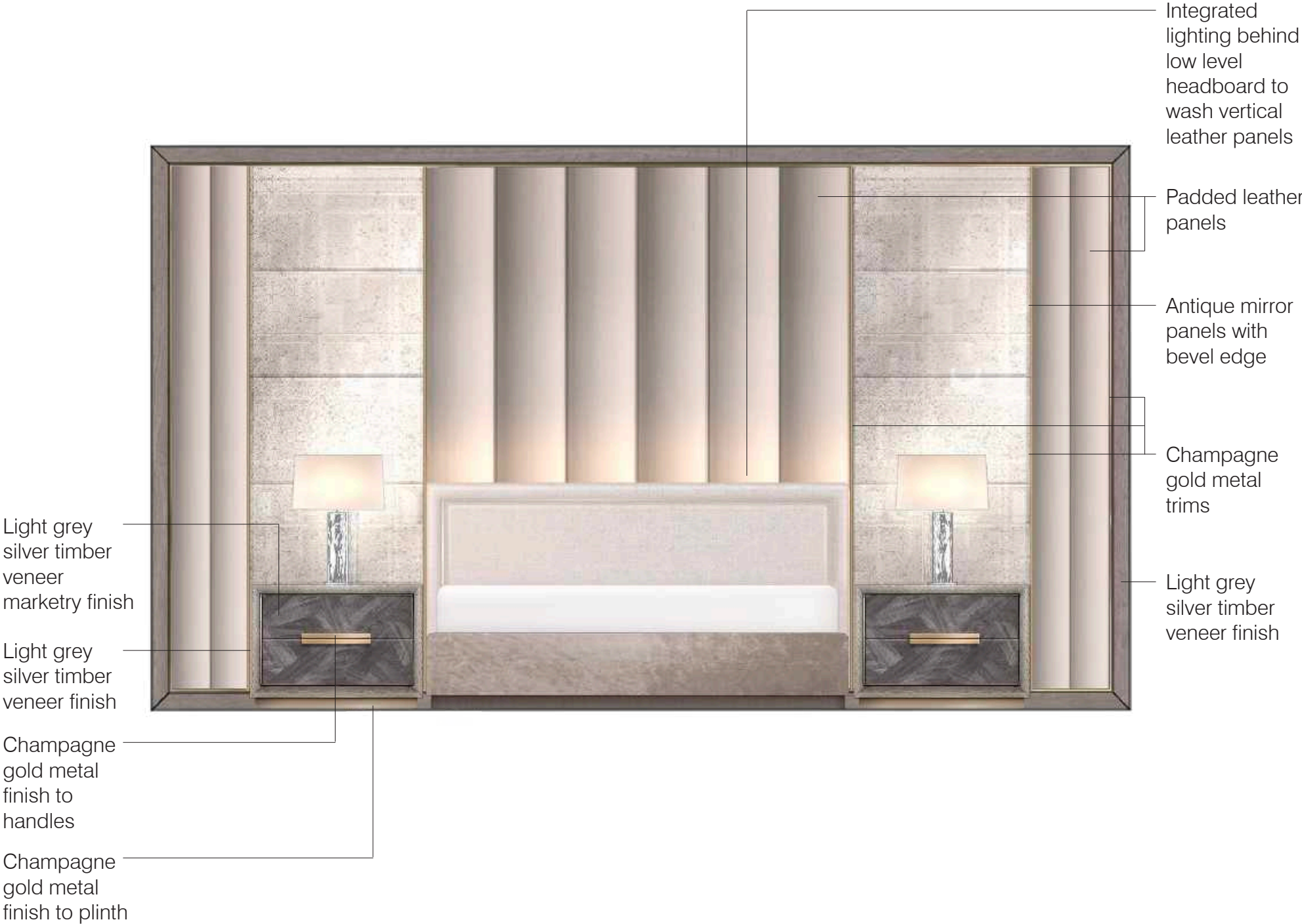
Headboard Joinery to be designed



Joinery with integrated FCU to be designed

Display and Headboard
Joinery to be designed

Master Bedroom | Headboard Joinery Design

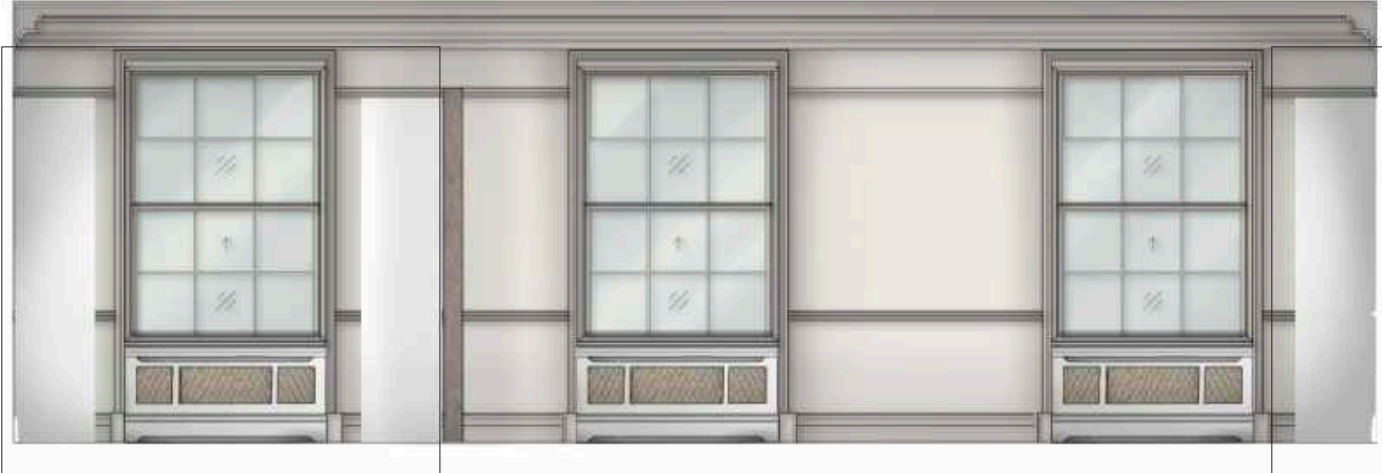


Master Bedroom Suite | Bedroom Elevations



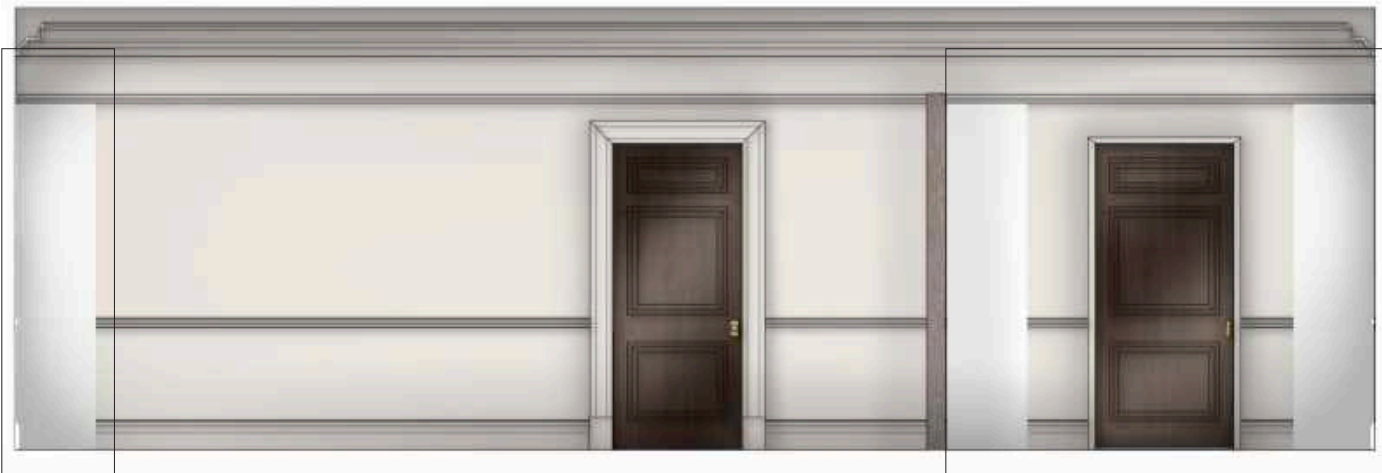
Joinery with integrated FCU to be designed

Joinery with integrated FCU to be designed



Display Joinery to be designed

Joinery with integrated FCU to be designed



Joinery with integrated FCU to be designed

Display Joinery to be designed

Master Bedroom | Visual



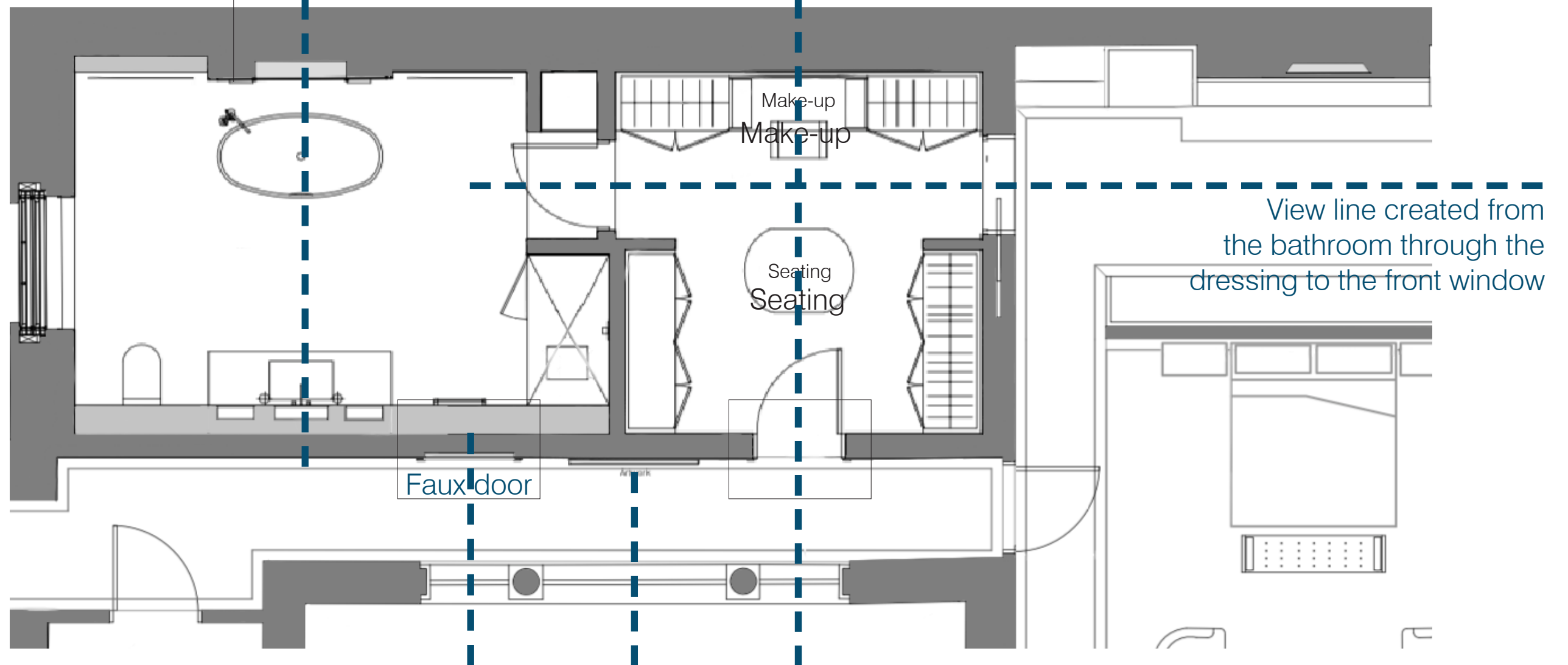
Master Bedroom Suite | Dressing Room and Bathroom 1 | Floorplan



Alignment created
between vanity,
fireplace, and bath

Symmetry created
within dressing area
as you enter

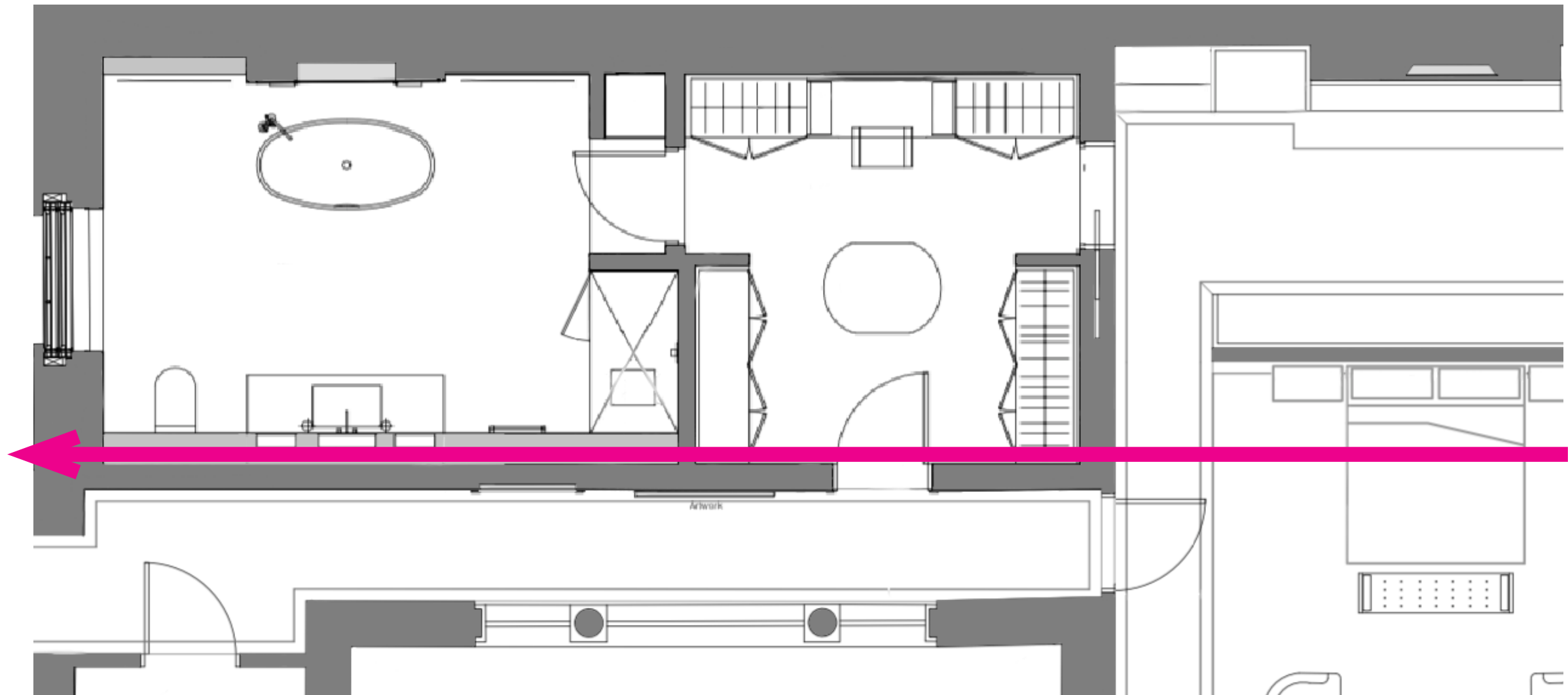
WC hidden
from view as
you enter the
bathroom



Alignments between doors
and balustrading created

Master Bedroom Suite | Dressing Room and Bathroom 1 | Floorplan

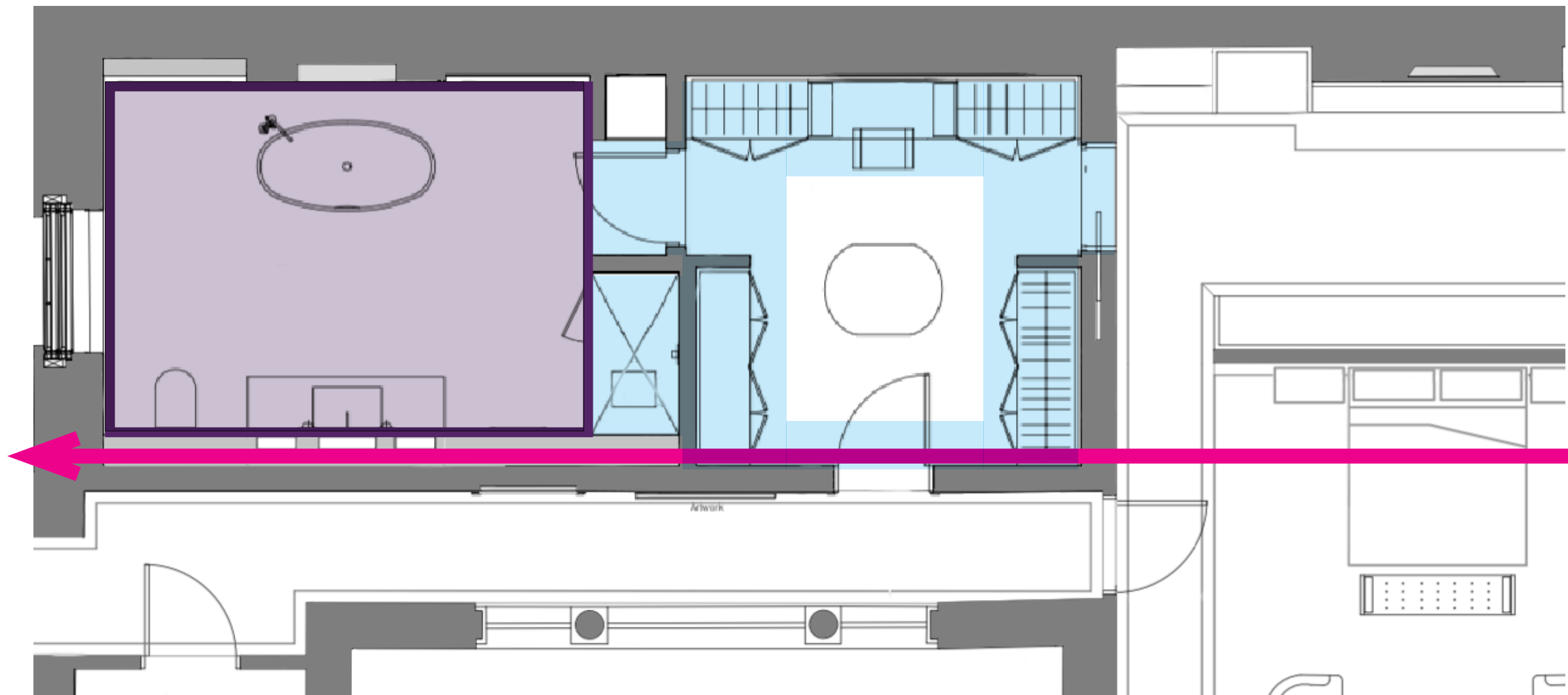
Bathroom wall to be built out to allow for drainage to the 3rd floor guest bathroom to the front of the property. Sanitaryware to the bathroom to plug into this services void.



Master Bedroom Suite | Dressing Room and Bathroom 1 | Floorplan

Bathroom ceiling to be lowered throughout to allow for services to pass across the space at high level without introducing bulkheads. Cornice detail to run around perimeter

Dressing room ceiling to be lowered to allow for services to pass across the space at high level, and to create a lower ceiling height above joinery items. Coffered ceiling created to increase the height to the centre of the space and to add a feature ceiling.



Shower located outside of corniced area to allow for full enclosure and steam shower capability without intersecting the cornice

Master Bedroom Suite | Dressing Room and Bathroom 1 | Floorplan



Existing fireplace to be retained, and restored.

New swing door with dark mahogany colour timber veneer and french polish finish.

New sliding door with dark mahogany colour timber veneer and french polish finish.



New stone floor to be installed, with stone border



New faux single door with dark mahogany colour timber veneer and french polish finish.

FCU to be integrated within joinery

New single door with dark mahogany colour timber veneer and french polish finish.

New inset carpet with metal trim to perimeter and timber to border to be installed. Timber colour and finish to match timber to spaces adjacent.



Master Bedroom Suite Dressing Room 1 - Light Palette | Look and Feel



LOOK AND FEEL TO BE TWEAKED SO LESS FEMININE AND MORE GENDER NEUTRAL

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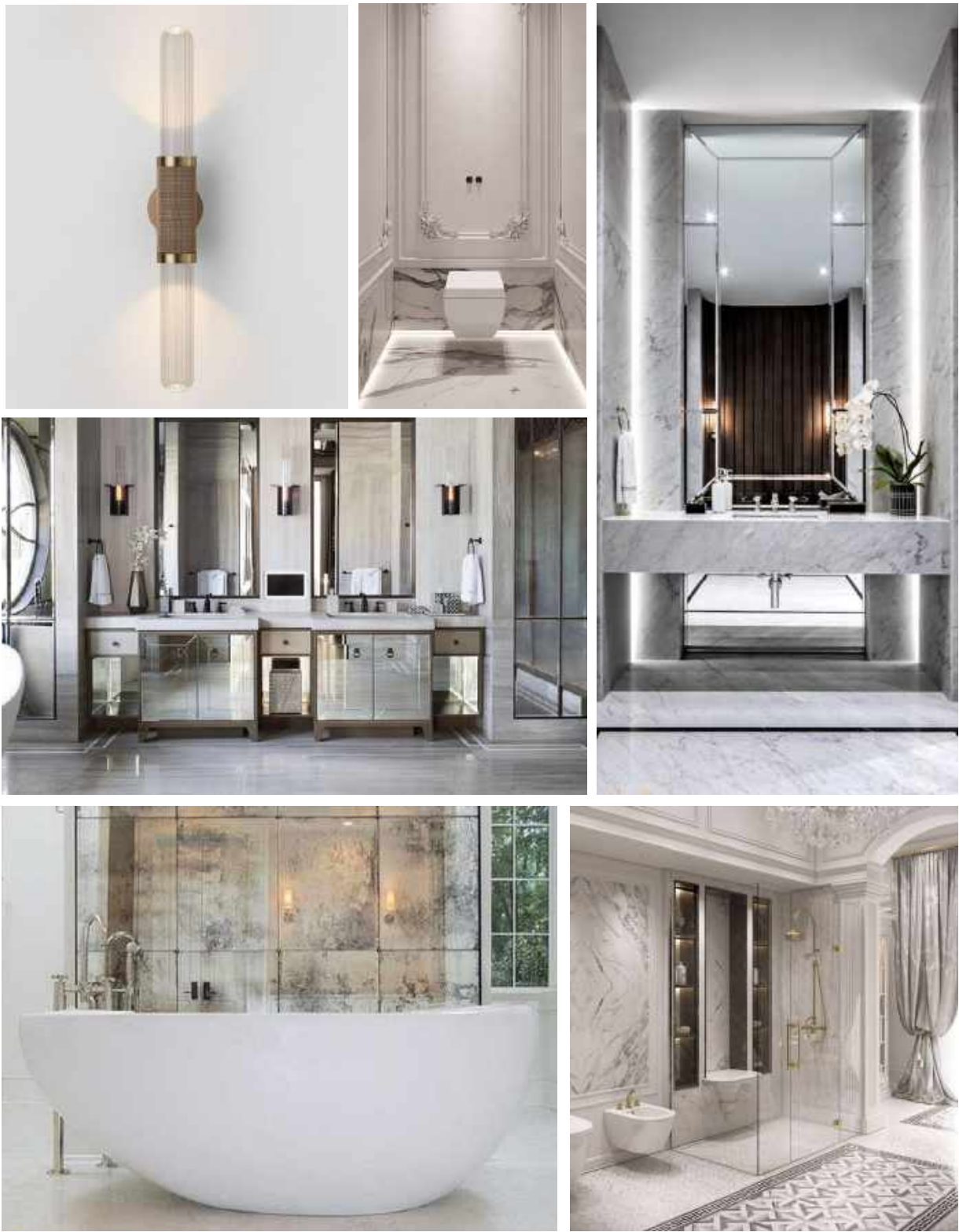


CONCEPT DESIGN

Master Bedroom Suite Dressing Room 1 - Light Palette | Look and Feel | Client References



Master Bedroom Suite Bathroom 1 - Light Palette | Look and Feel



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CONCEPT DESIGN

Master Bedroom Suite | Bathroom 1 - Light Palette | Visual



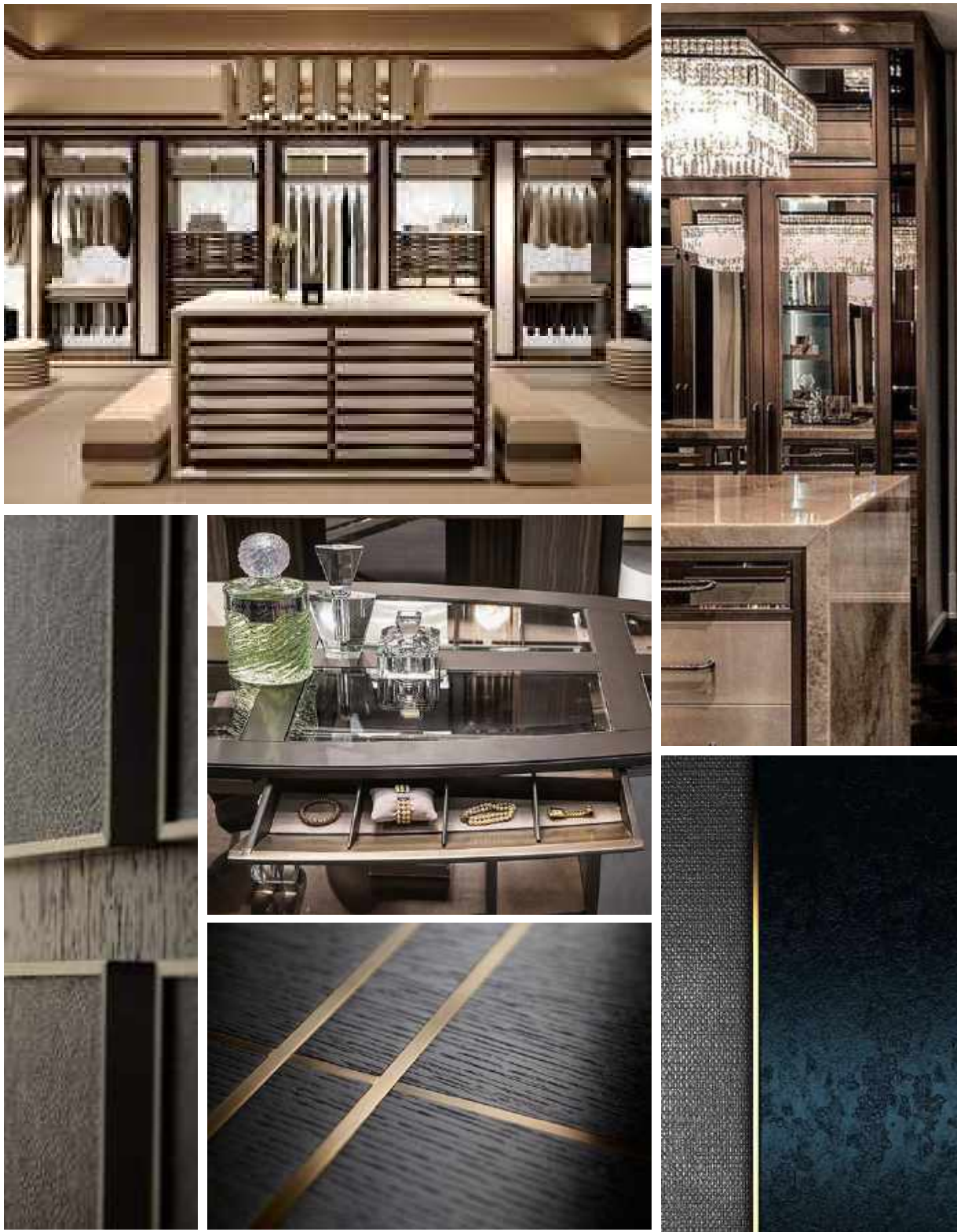
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CONCEPT DESIGN

Master Bedroom Suite | Dressing Room and Bathroom 2 | Floorplan



Master Bedroom Suite Dressing Room 2 - Dark Palette | Look and Feel



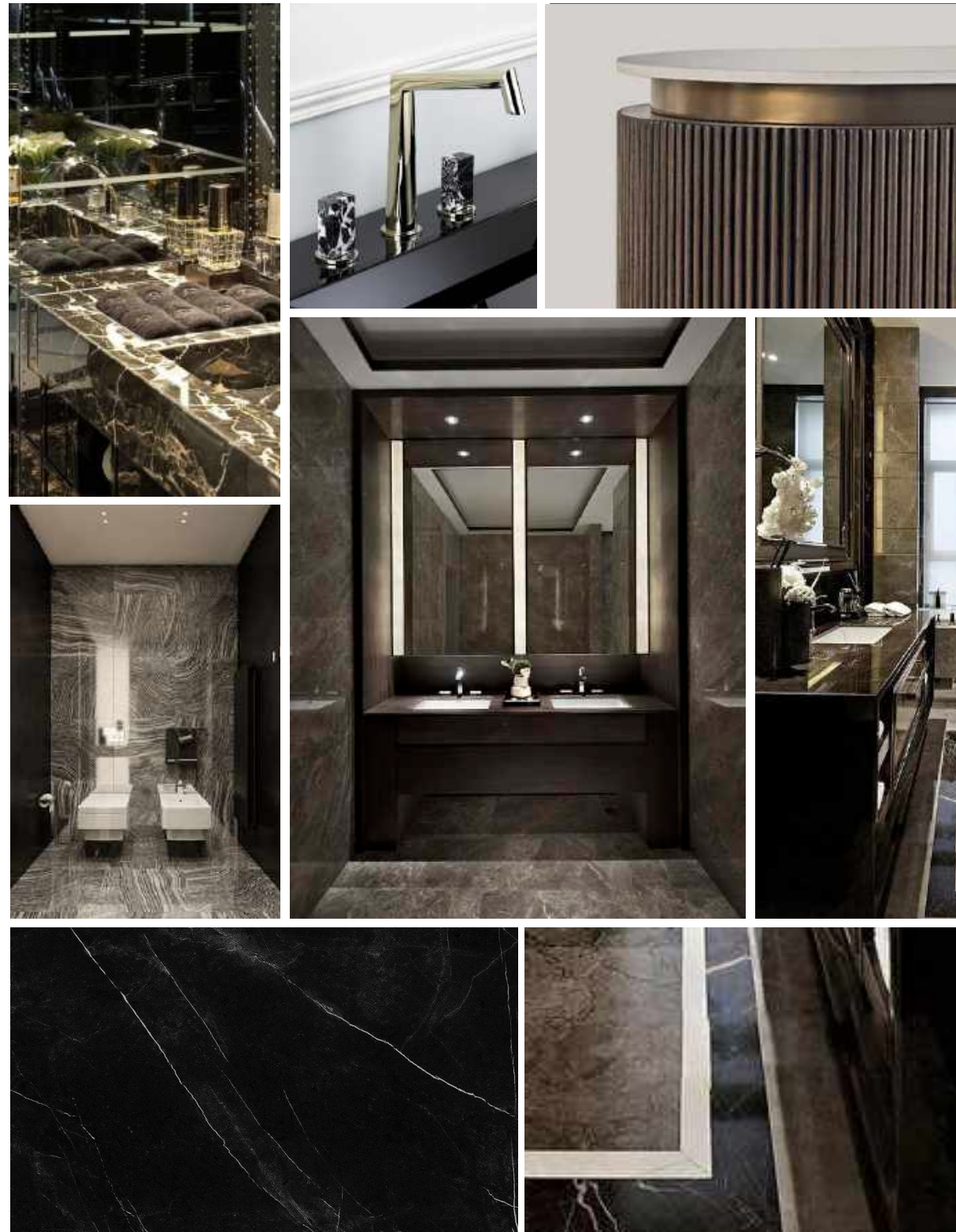
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CONCEPT DESIGN

Master Bedroom Suite Dressing Room 2 - Dark Palette | Look and Feel | Client References



Master Bedroom Suite | Bathroom 2 - Dark Palette | Look and Feel



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CONCEPT DESIGN

Master Bedroom Suite | Bathroom 2 - Dark Palette | Visual



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CONCEPT DESIGN

Master Bedroom Suite | Bathroom 2 - Dark Palette | Visual

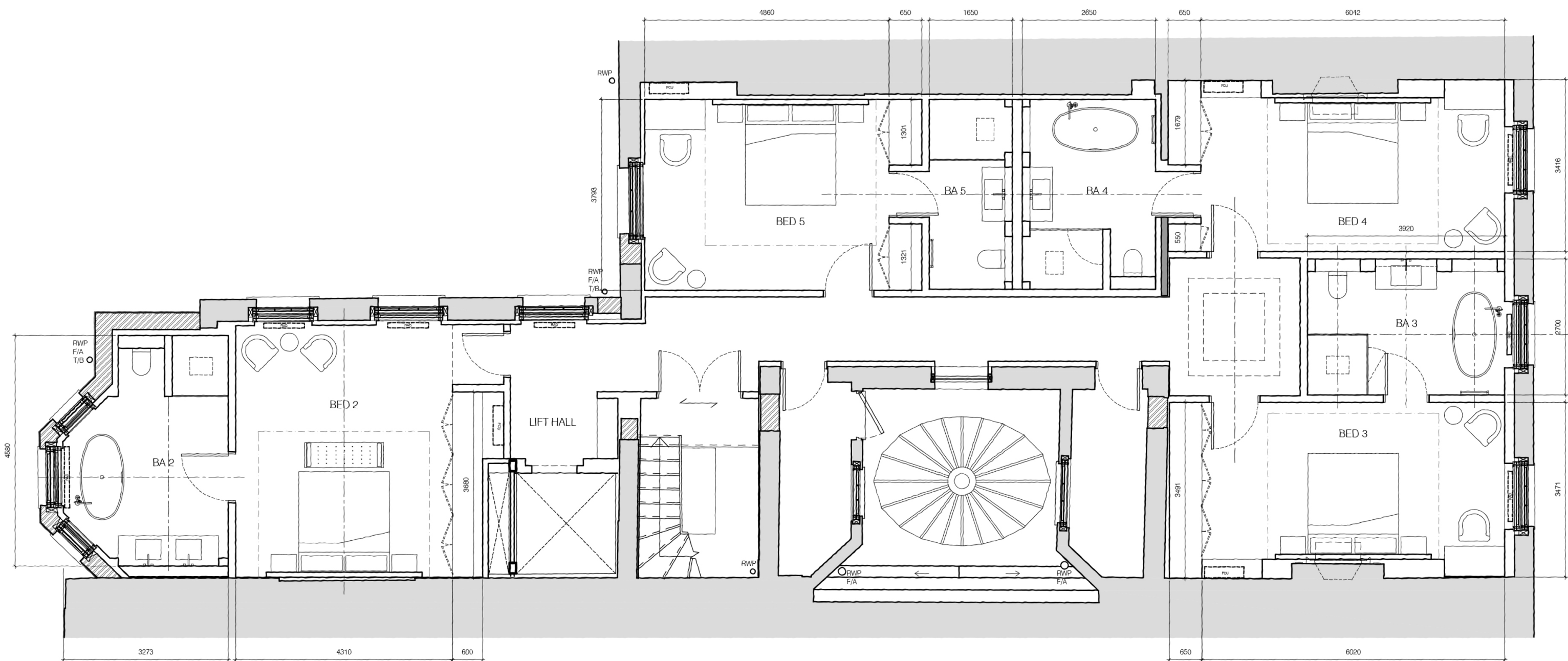


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CONCEPT DESIGN



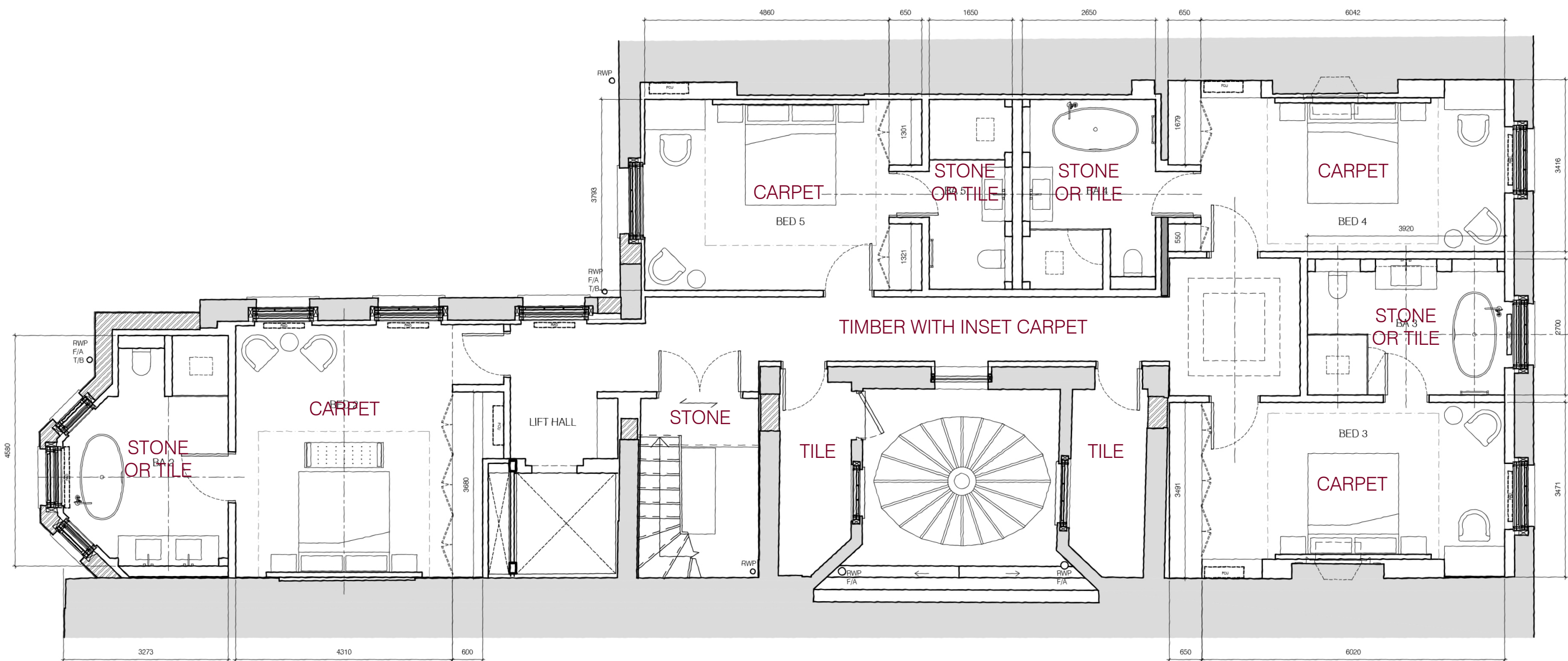
Third Floor Guest Suites | Floorplan



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CONCEPT DESIGN

Third Floor Guest Suites | Floor Finishes



Third Floor Guest Suite Bedrooms | Look and Feel | Client References



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CONCEPT DESIGN

Third Floor Guest Suite Bathrooms | Look and Feel | Client References



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CONCEPT DESIGN

Typical Guest Bathroom | Visual



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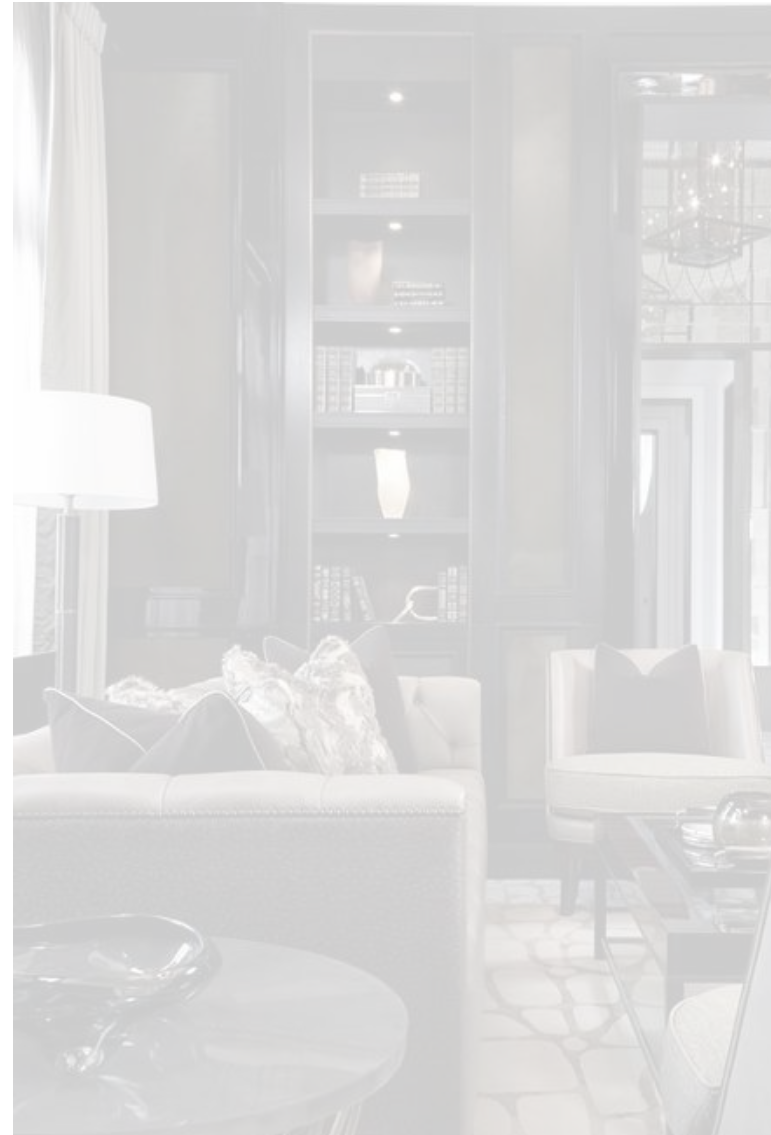
CONCEPT DESIGN

Key Zones within the Residence



Public | Formal

Elegant Design
Light Pastel Colour Palette
Intricate Details
Classical and Formal Furniture



Private | Family

More Intimate and Private Spaces
Layering of Rich Materiality, Texture, Colour
More Relaxed and Abstract Furnishing
Simplified Detailing

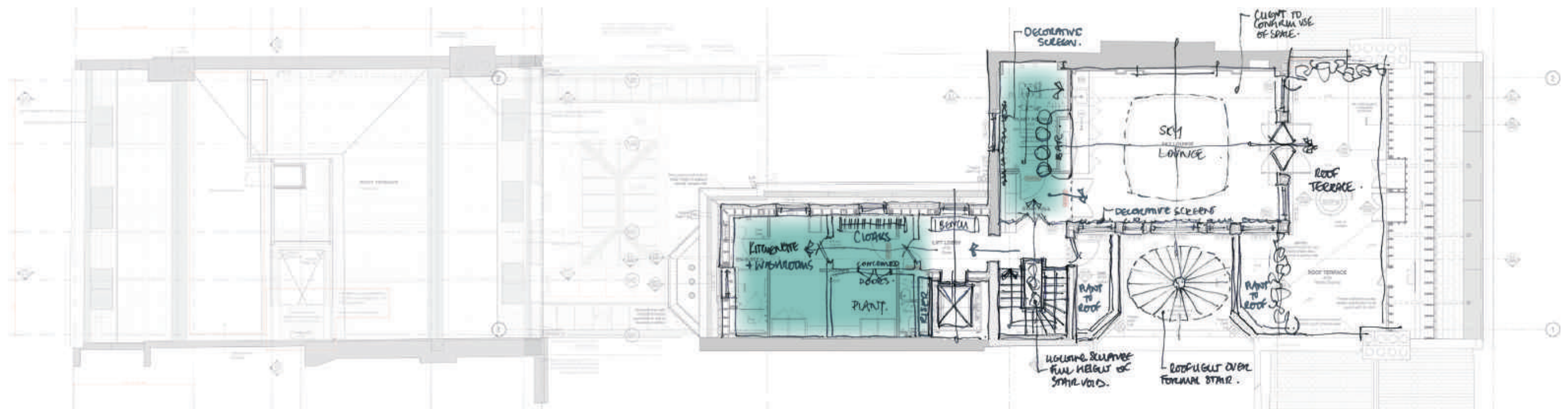


Leisure | Entertain

Clean Lines and Fresh Spaces
Vibrant Colour Palette
Glamour and Decadence
Relaxation

Sky Lounge and Terrace | Floorplan - Key Adjustments

ENTERTAINMENT



KEY ADJUSTMENTS

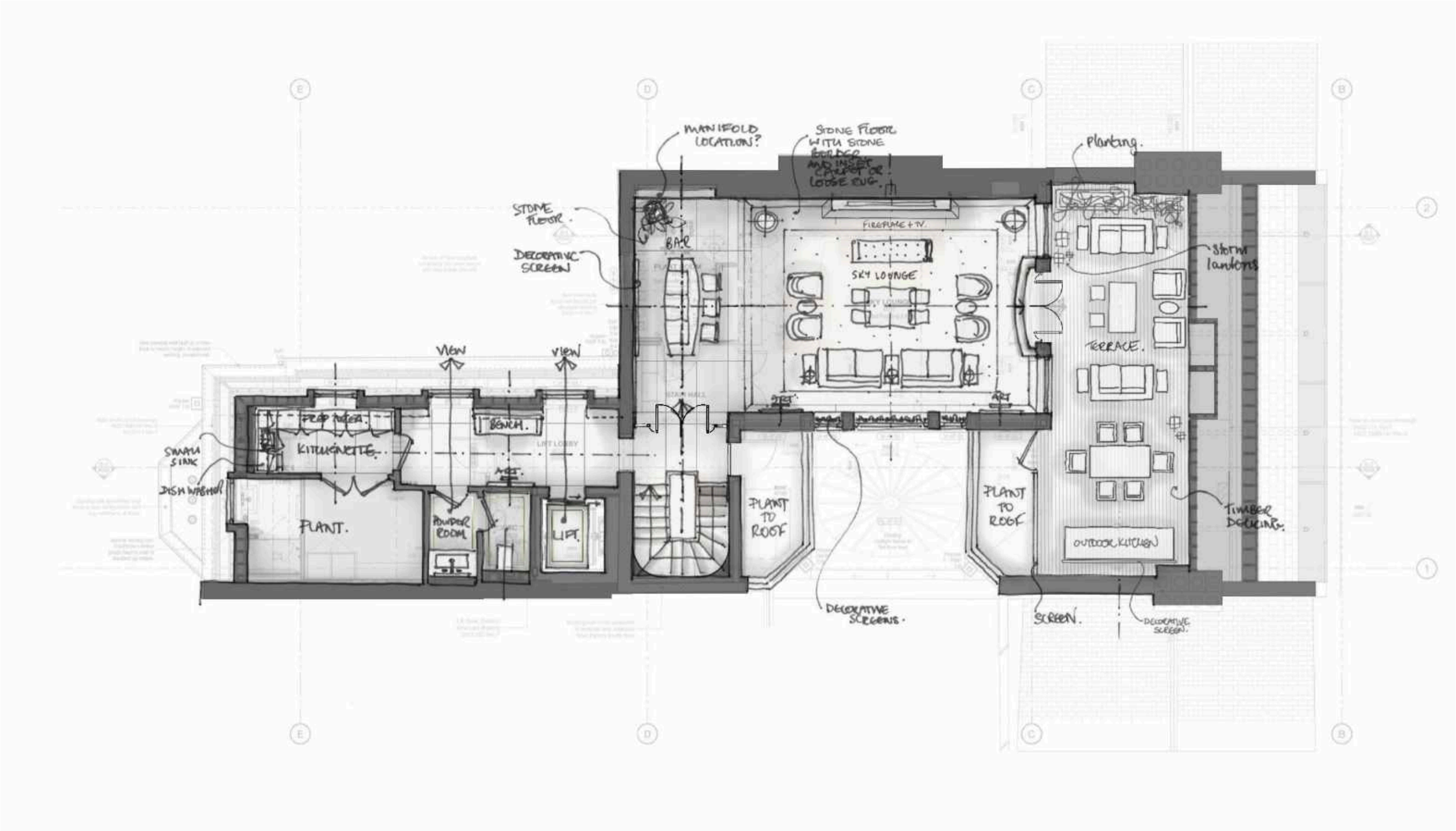
- Plant room relocated adjacent to service riser by lift - subject to MEP review
- Sky lounge increased in size to include a feature bar area, visible upon arrival
- Cloakroom and washrooms integrated
- Plant to roof terrace relocated to allow for prime space to be used as an extension of the sky lounge accommodation
- Small Rooflight located in roof terrace omitted
- Rooflight over secondary stair omitted

Fourth Floor

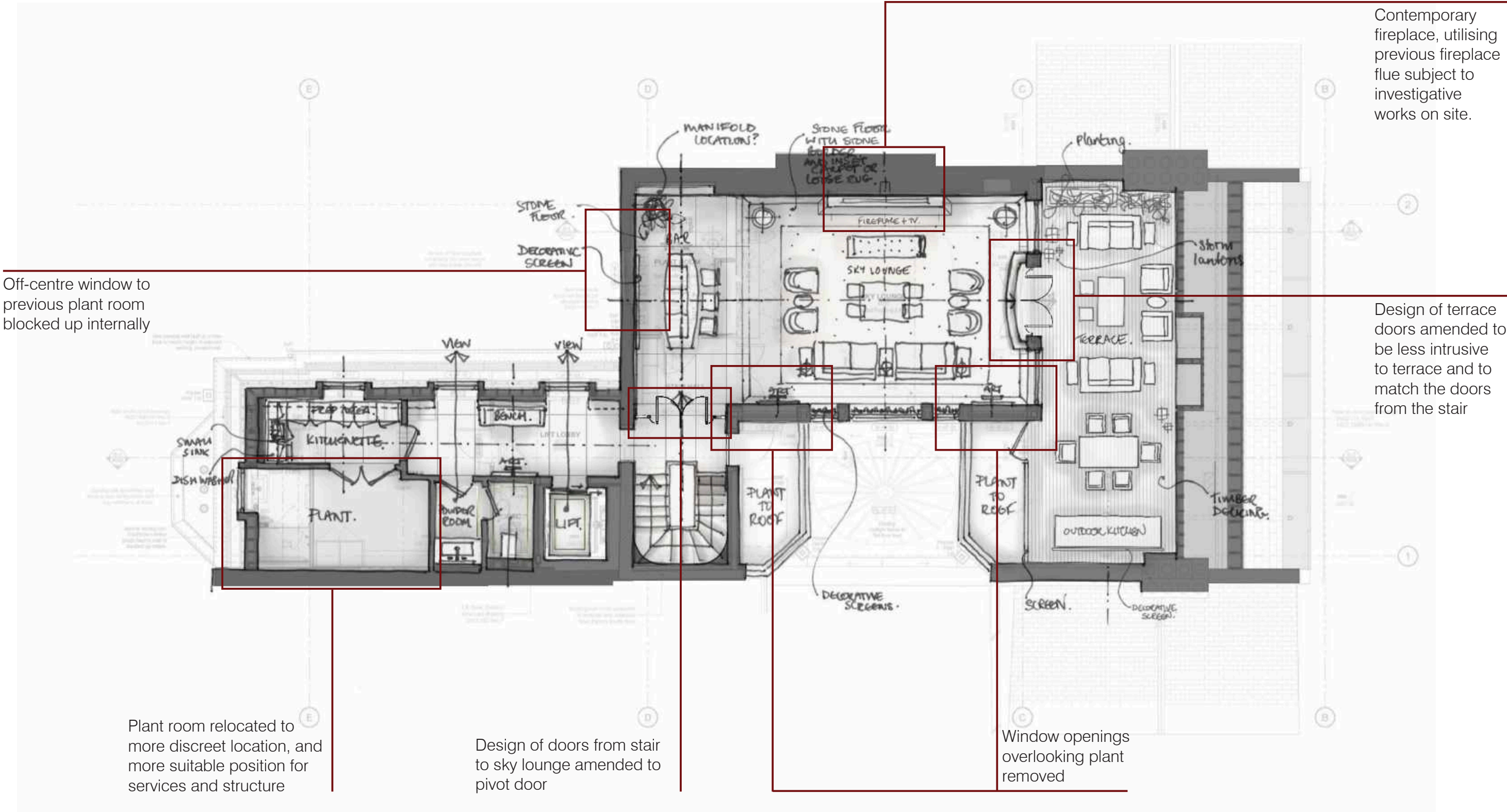
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Sky Lounge and Terrace | Floorplan

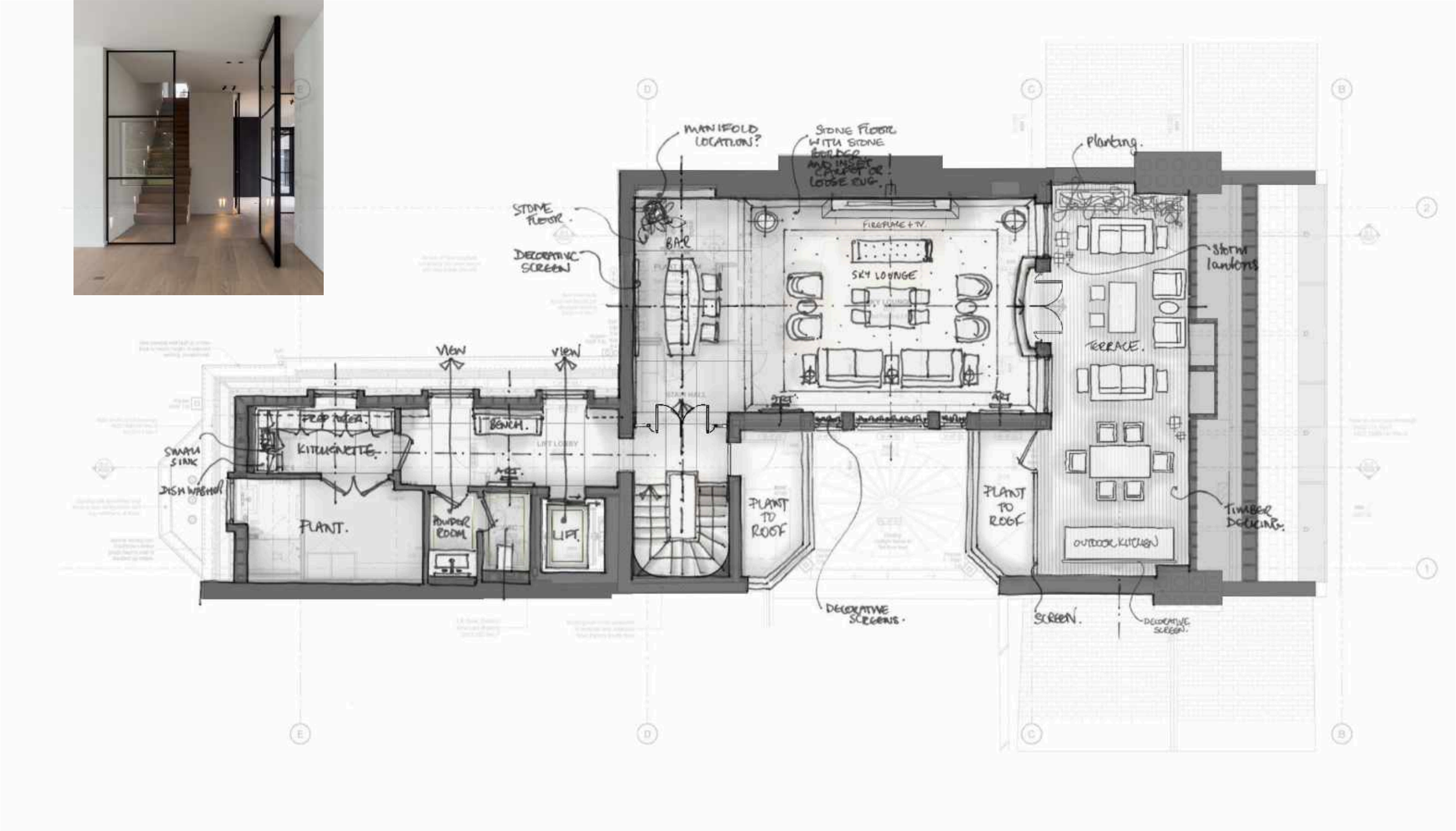


Sky Lounge and Terrace | Key Changes

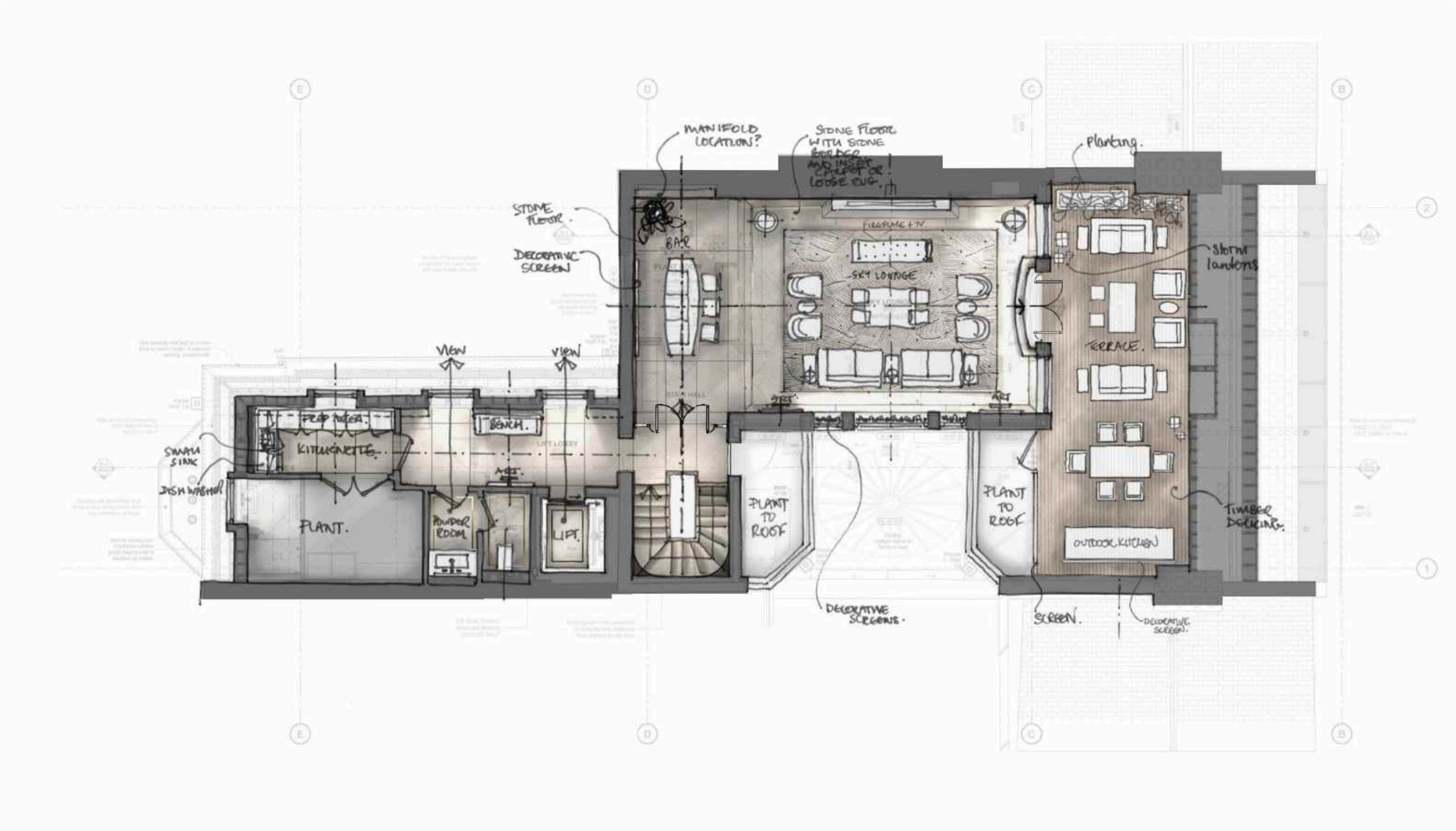


Sky Lounge and Terrace | Floorplan - Pivot Doors

Pivot doors from stair to skylounge and skylounge to terrace



Sky Lounge and Terrace | Floor Finishes



Sky Lounge and Terrace | Floor Finishes

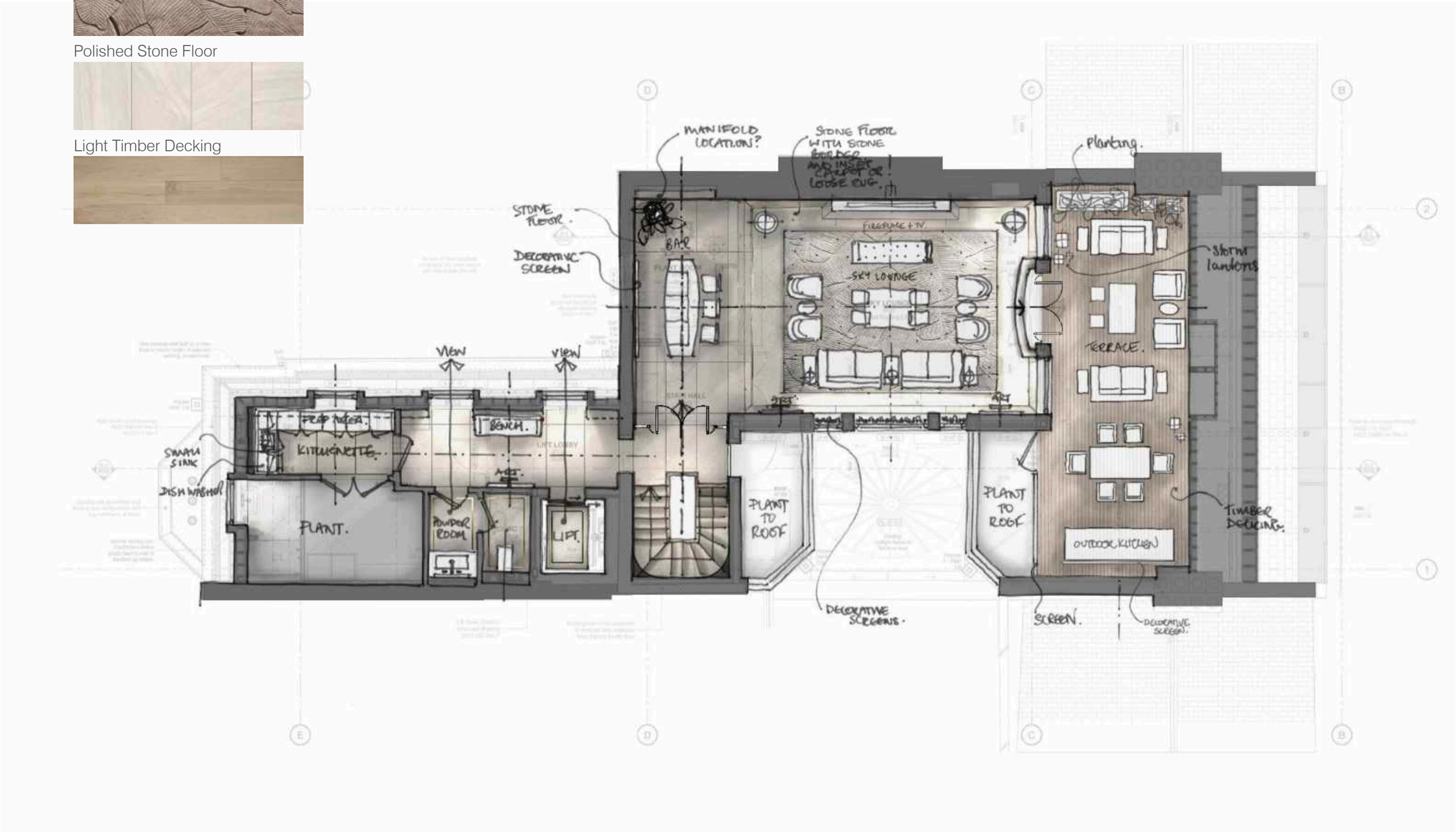
Loose Rug



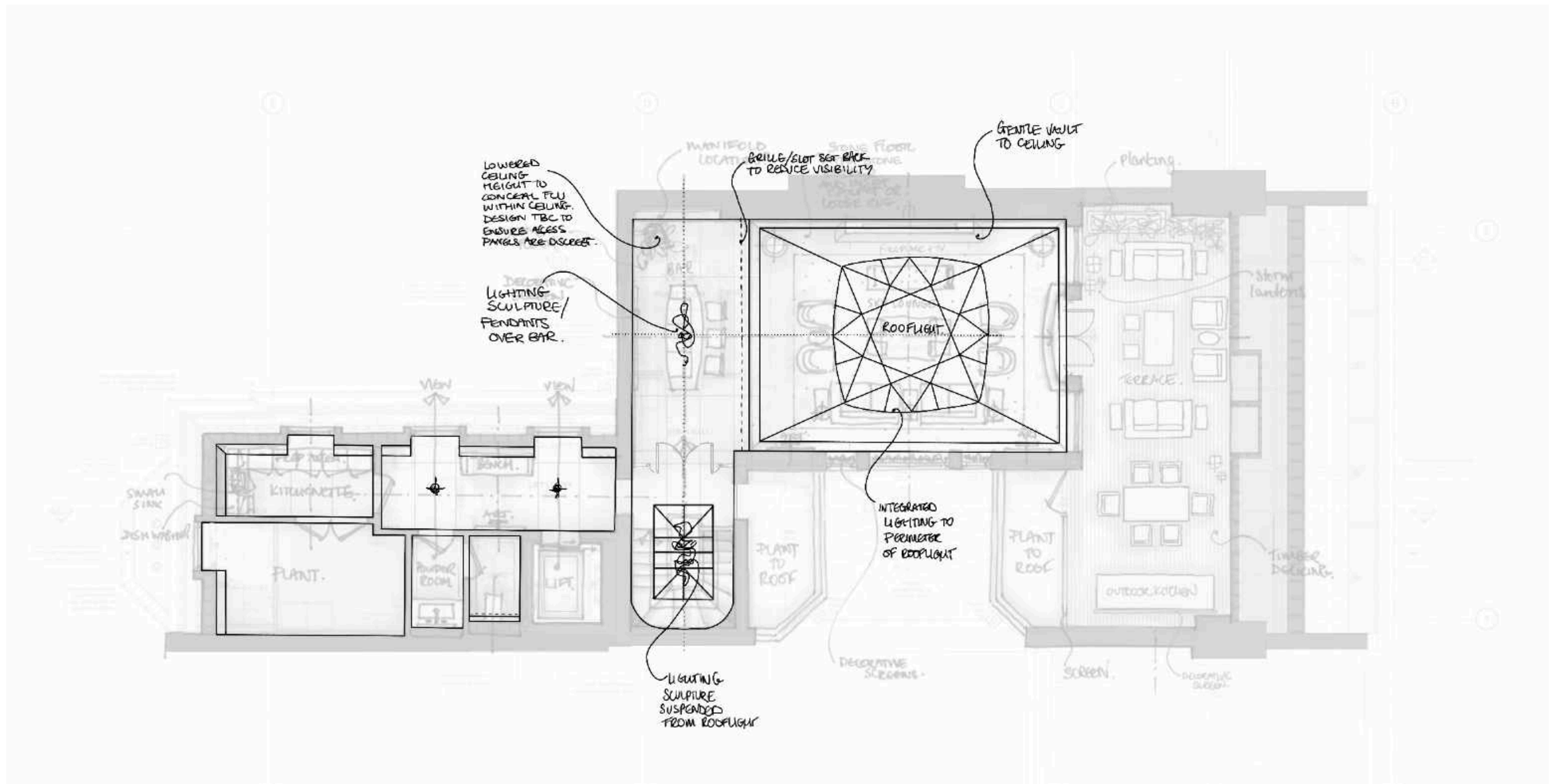
Polished Stone Floor



Light Timber Decking



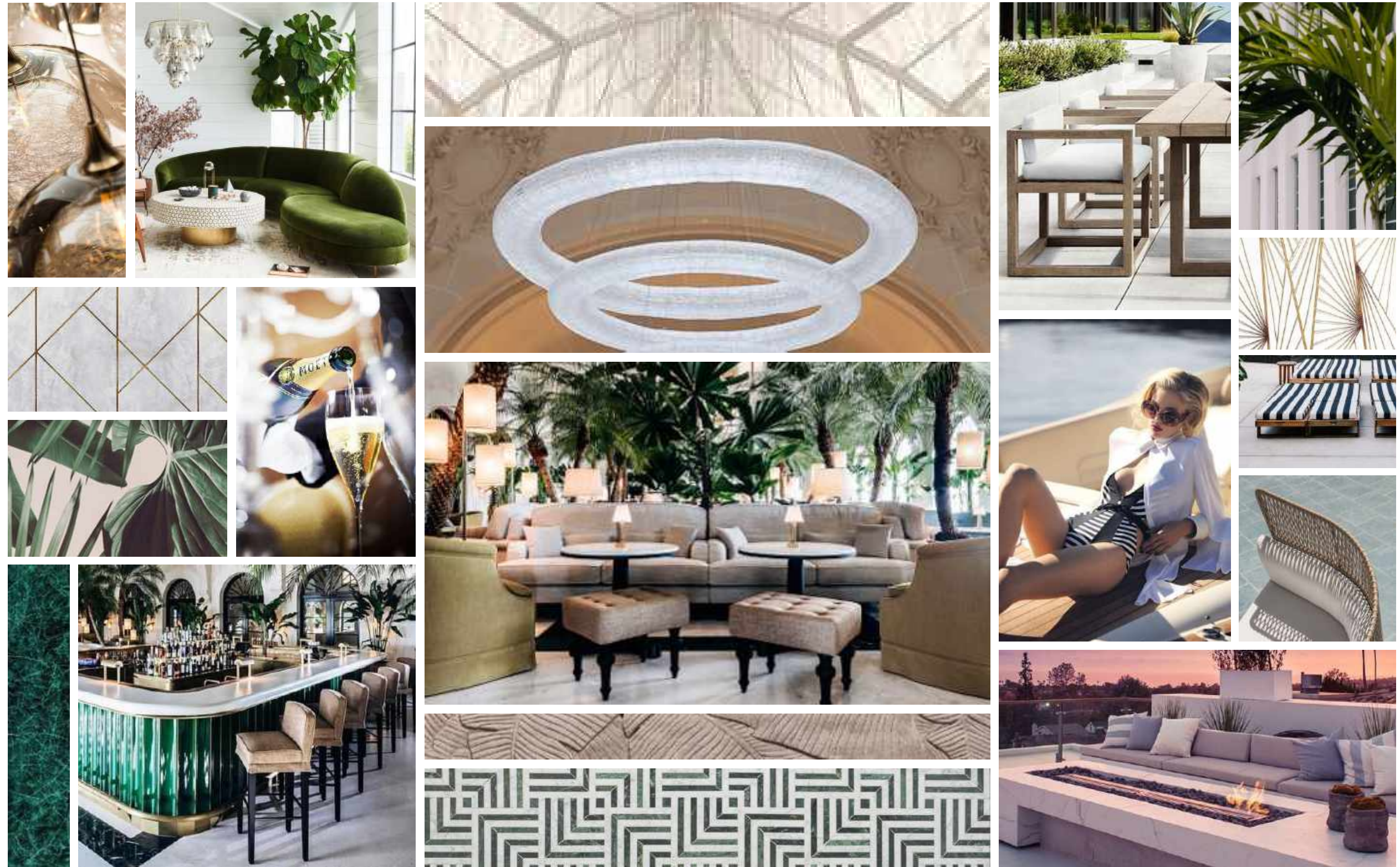
Sky Lounge and Terrace | Ceiling Design



Staircase Ceiling Treatment

Alternative more traditional rooflight design to allow for multi-storey lighting sculpture to be suspended.
Simplified rooflight design over stair to help accentuate impact of sky lounge rooflight as you enter.

Sky Lounge and Terrace | Look and Feel



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CONCEPT DESIGN

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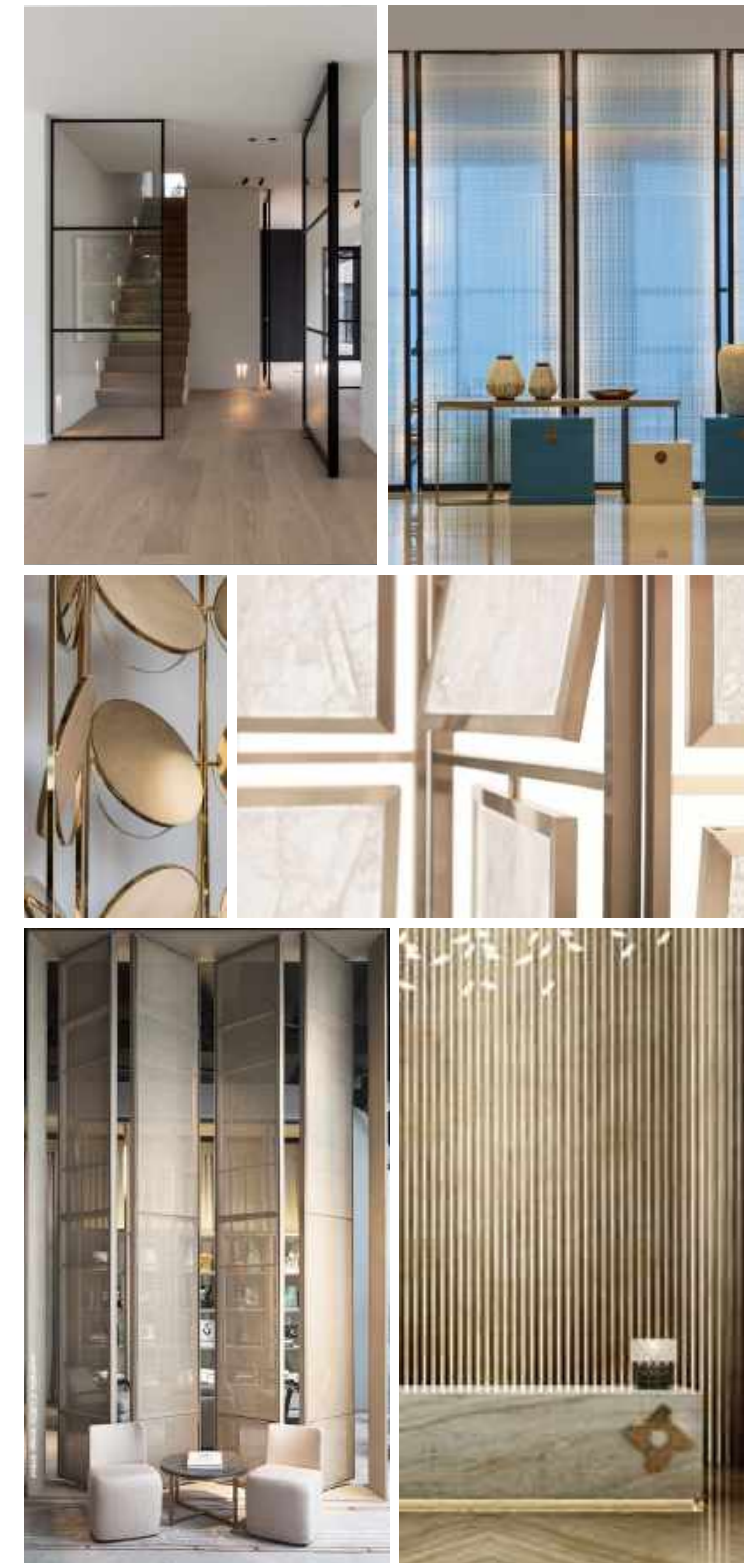
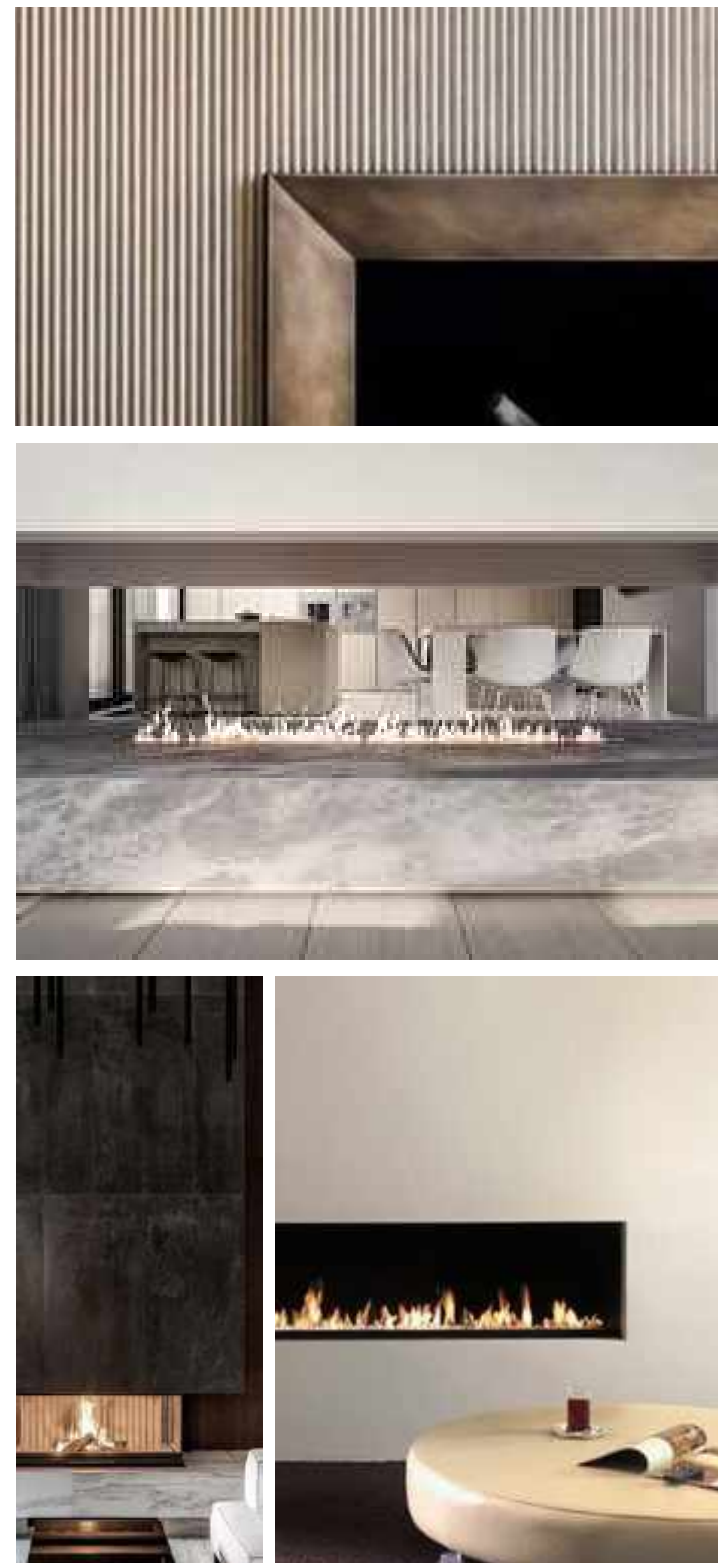


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Sky Lounge Washroom | Look and Feel



Sky Lounge | Joinery Designs | Bar, Fireplace, Screens



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CONCEPT DESIGN

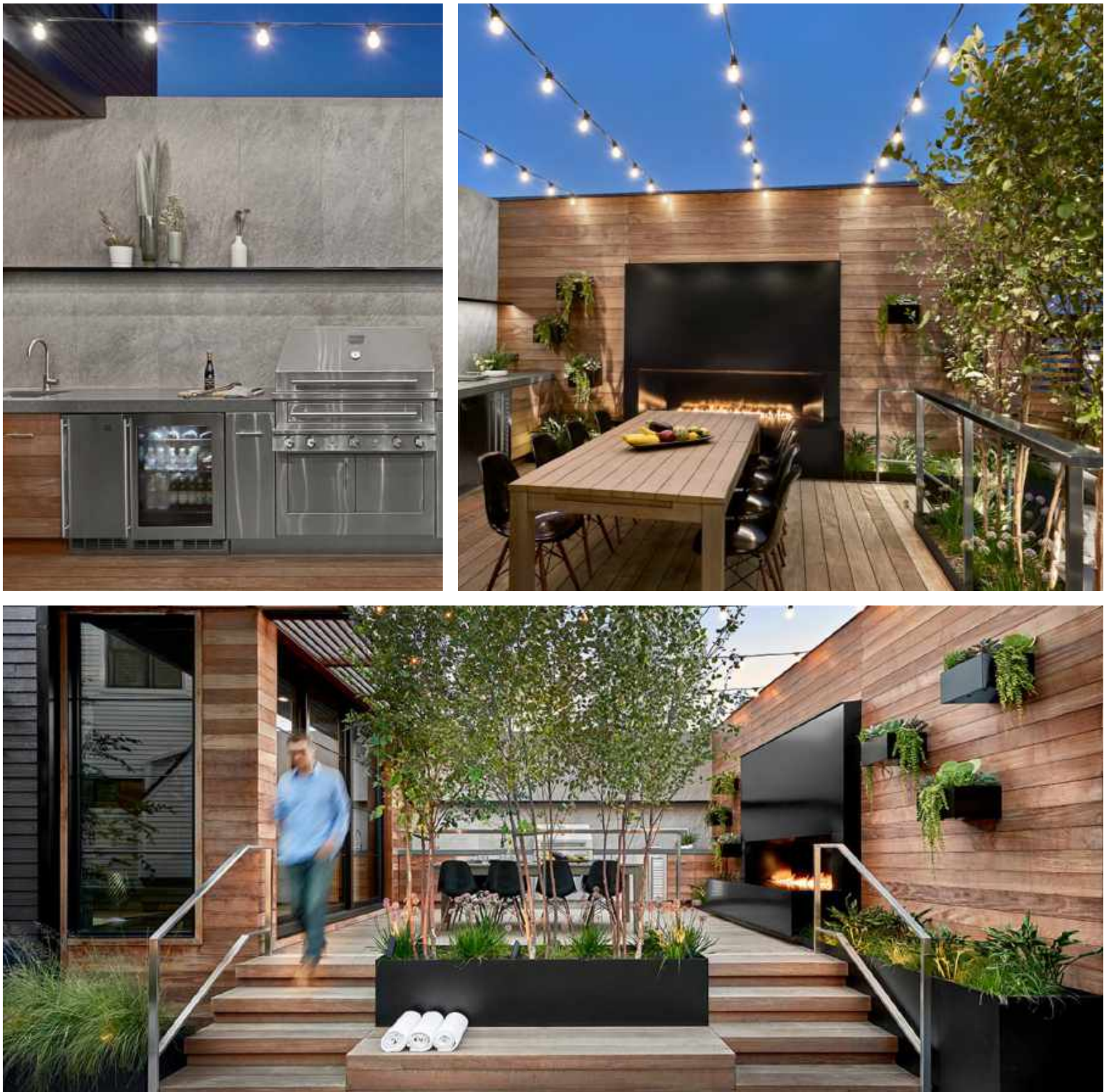
Sky Lounge | Joinery Designs | Fireplace | Client References



33 Portland Place

CONCEPT DESIGN

Sky Lounge Terrace | Look and Feel | Client References



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CONCEPT DESIGN

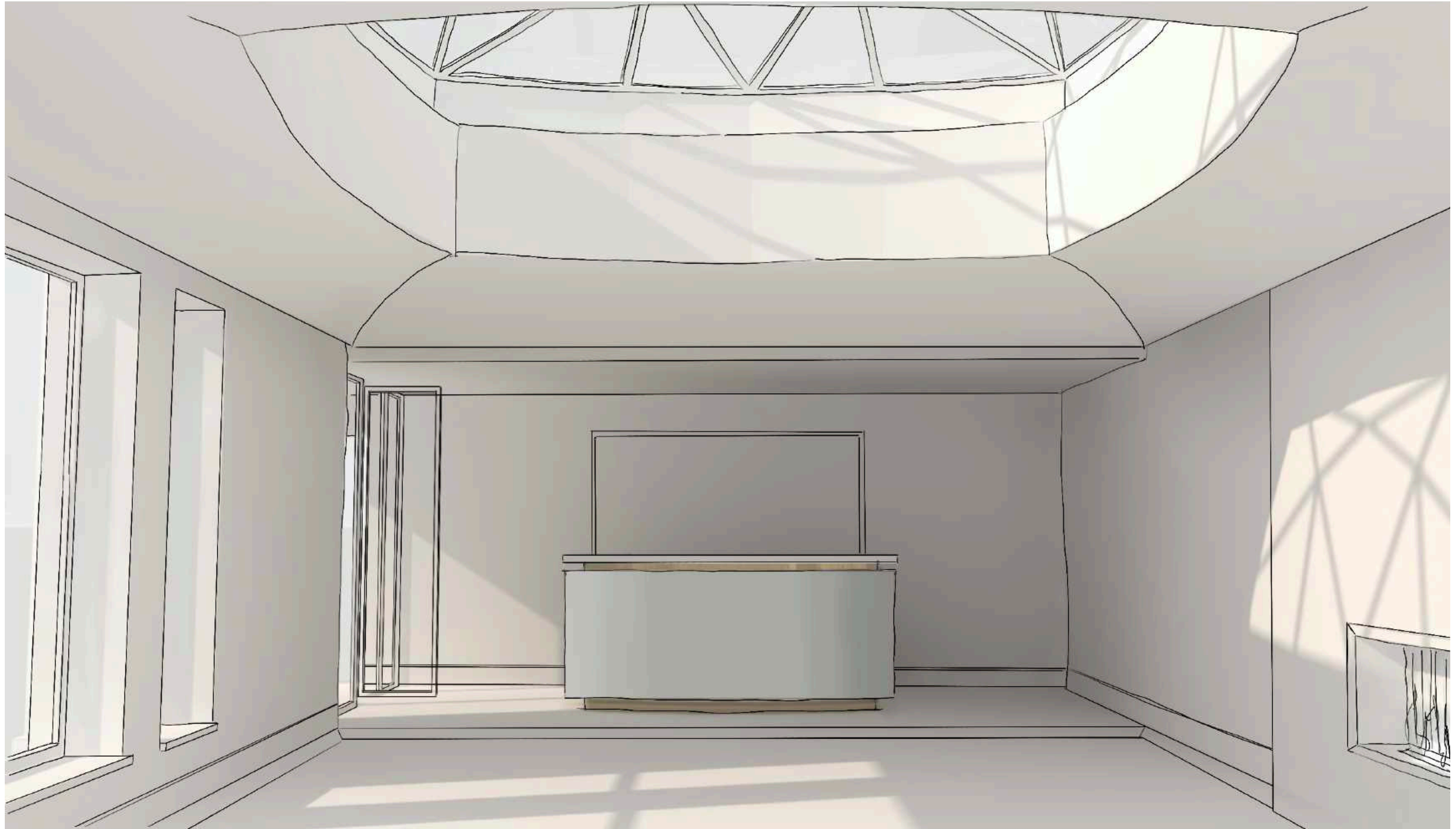
Sky Lounge and Terrace | Visual



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CONCEPT DESIGN

Sky Lounge and Terrace | Visual



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Sky Lounge and Terrace | Visual



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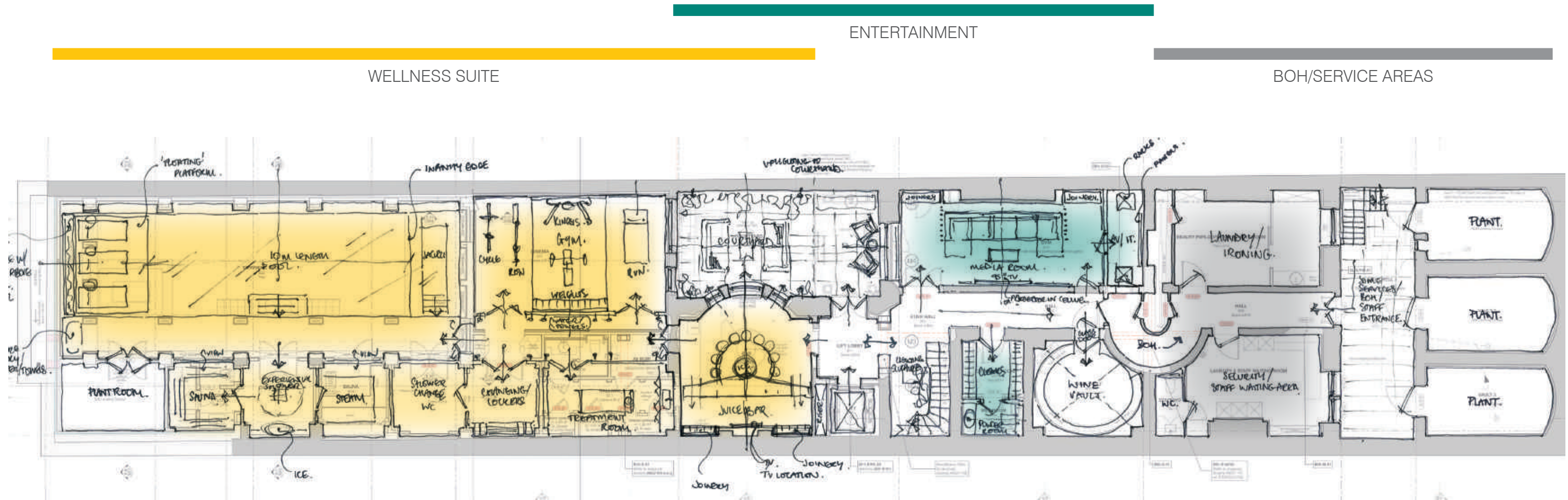
CONCEPT DESIGN

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Wellness Suite and Entertainment | Floorplan - Key Adjustments



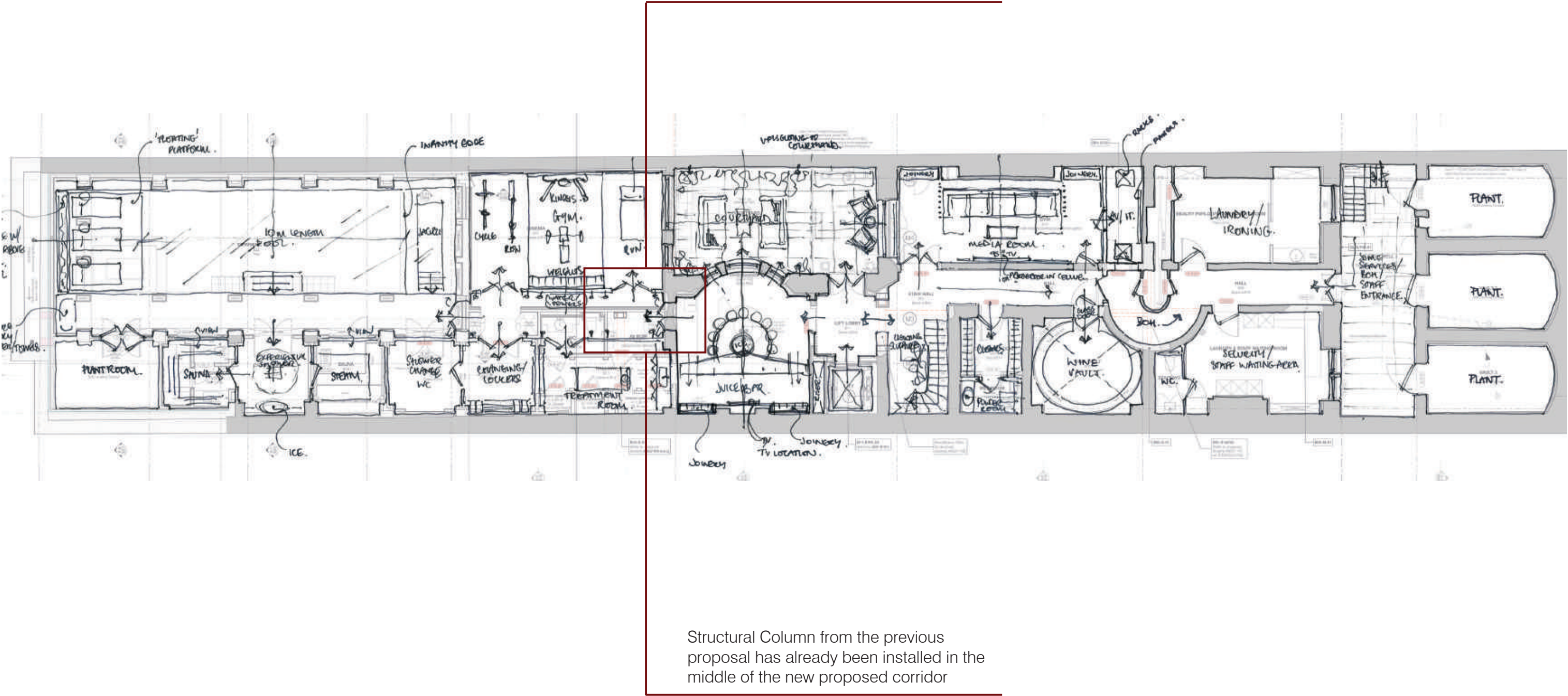
KEY ADJUSTMENTS

- Gym and treatment room relocated to form part of the wellness suite
- Possibility of a visual connection between pool, gym and courtyard
- New opening created between juice bar and wellness suite to enhance circulation and create a visual connection as you arrive at this level, subject to planning and heritage approval
- Ancillary wellness spaces re-organised and enhanced
- Cinema room relocated to link more directly to main house - to become a media room due to spacial constraints
- Dedicated security/waiting area introduced to the front of the property
- Dedicated laundry area introduced to the front of the property
- Juice bar as overlap/hub between wellness and entertainment areas
- Cloaks and powder room integrated between juice bar and screening room

Basement Floor

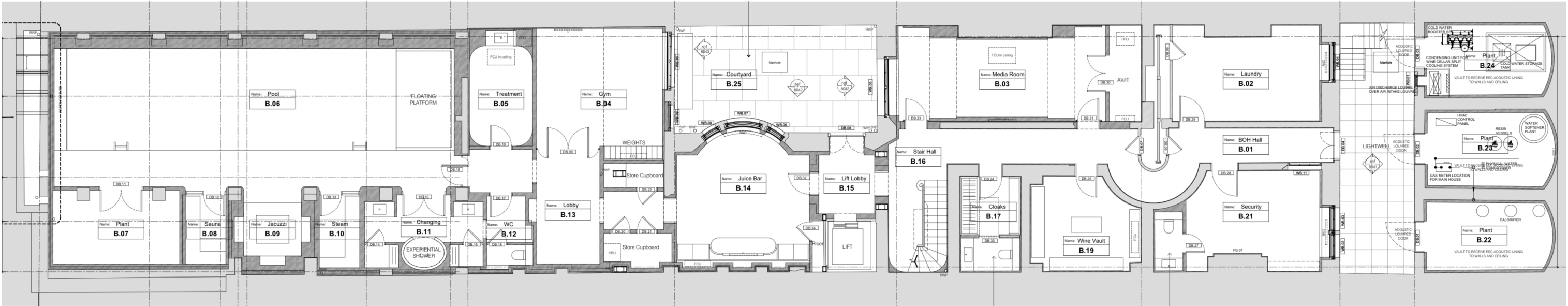
Wellness Suite and Entertainment | Floorplan - Restrictions

Creating a new opening in this location is contentious from a planning and heritage point of view

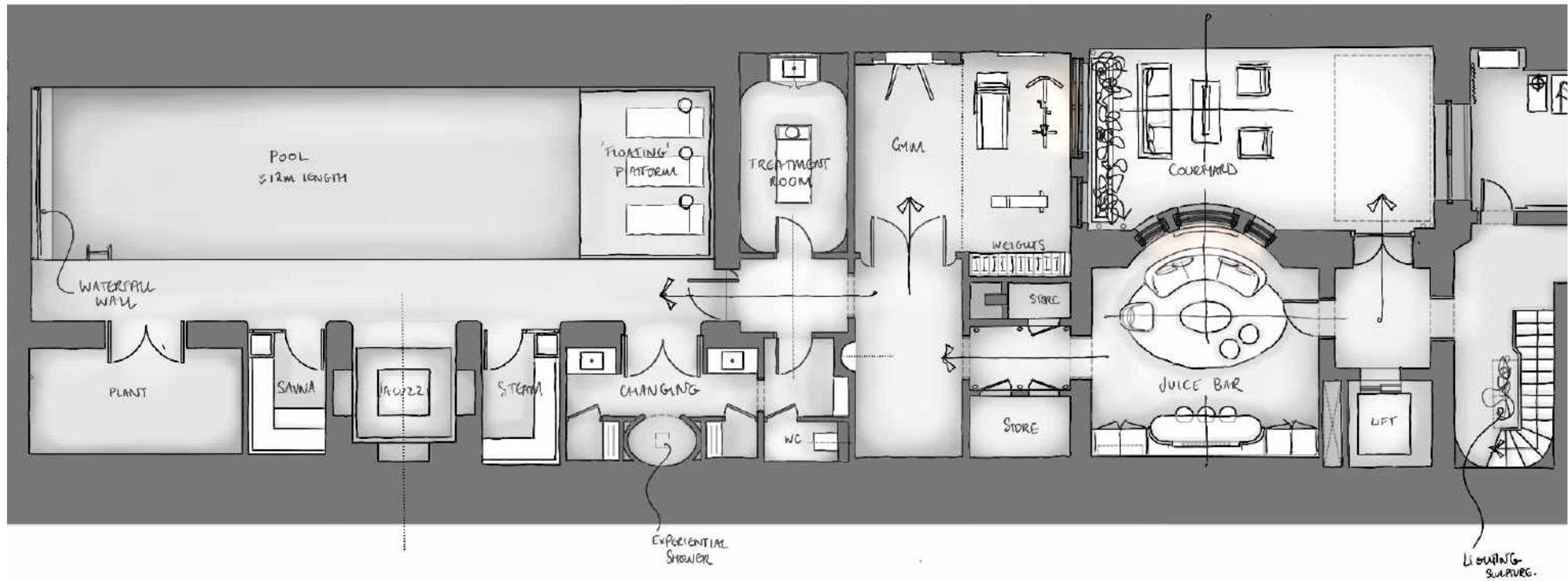


Structural Column from the previous proposal has already been installed in the middle of the new proposed corridor

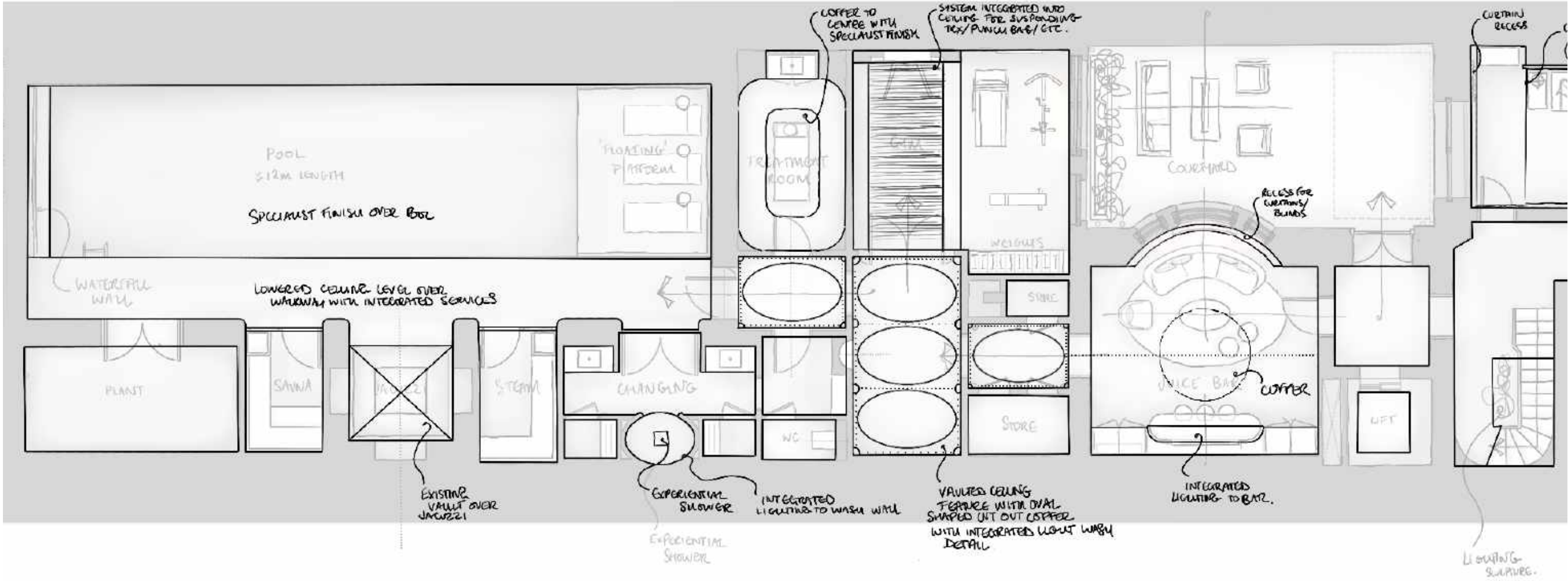
Wellness Suite and Entertainment | Floorplan



Wellness Suite | Floorplan



Wellness Suite | Ceiling Plan



Wellness Suite | Juice Bar and Courtyard | Look and Feel

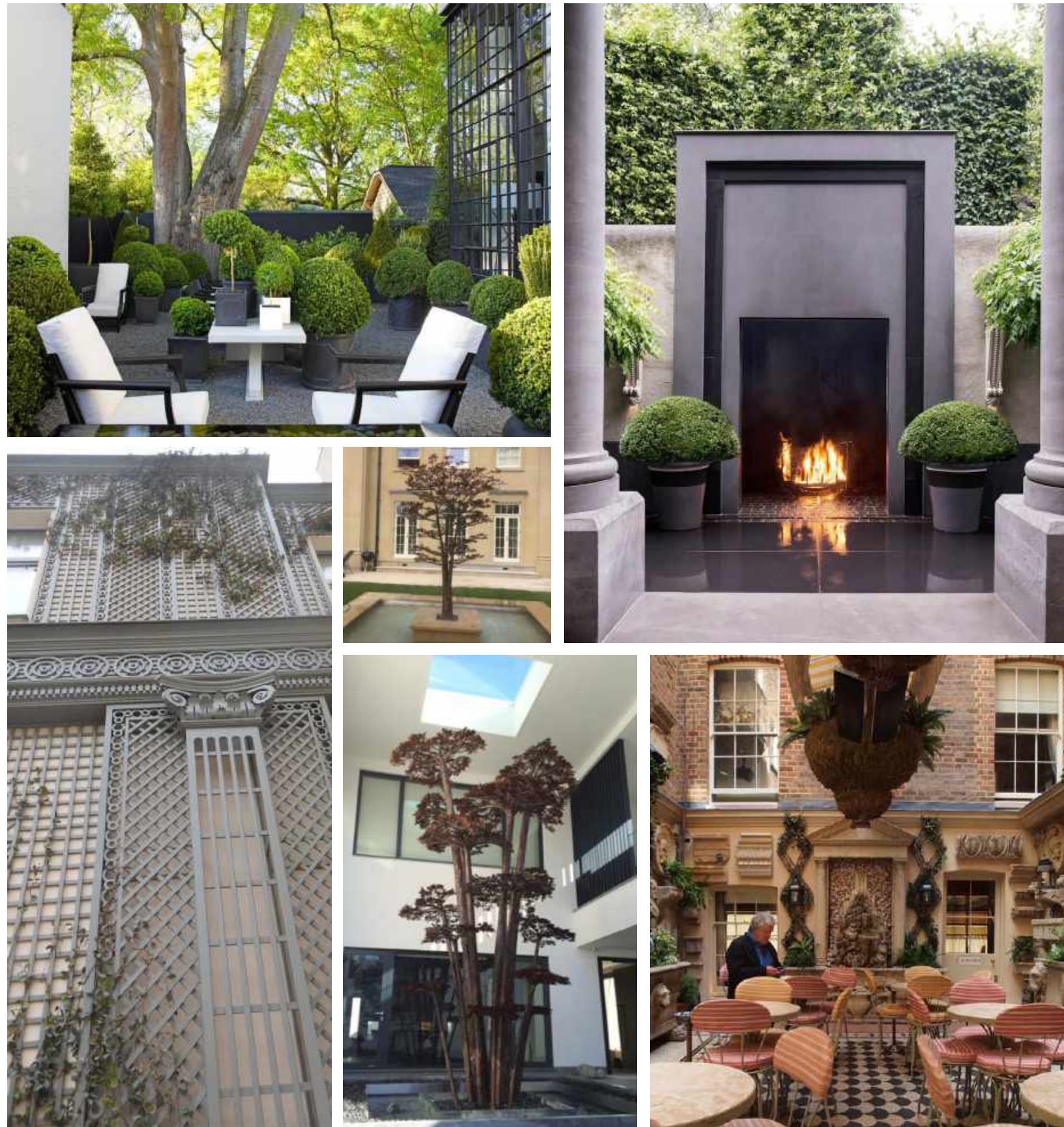


33 Portland Place



CONCEPT DESIGN

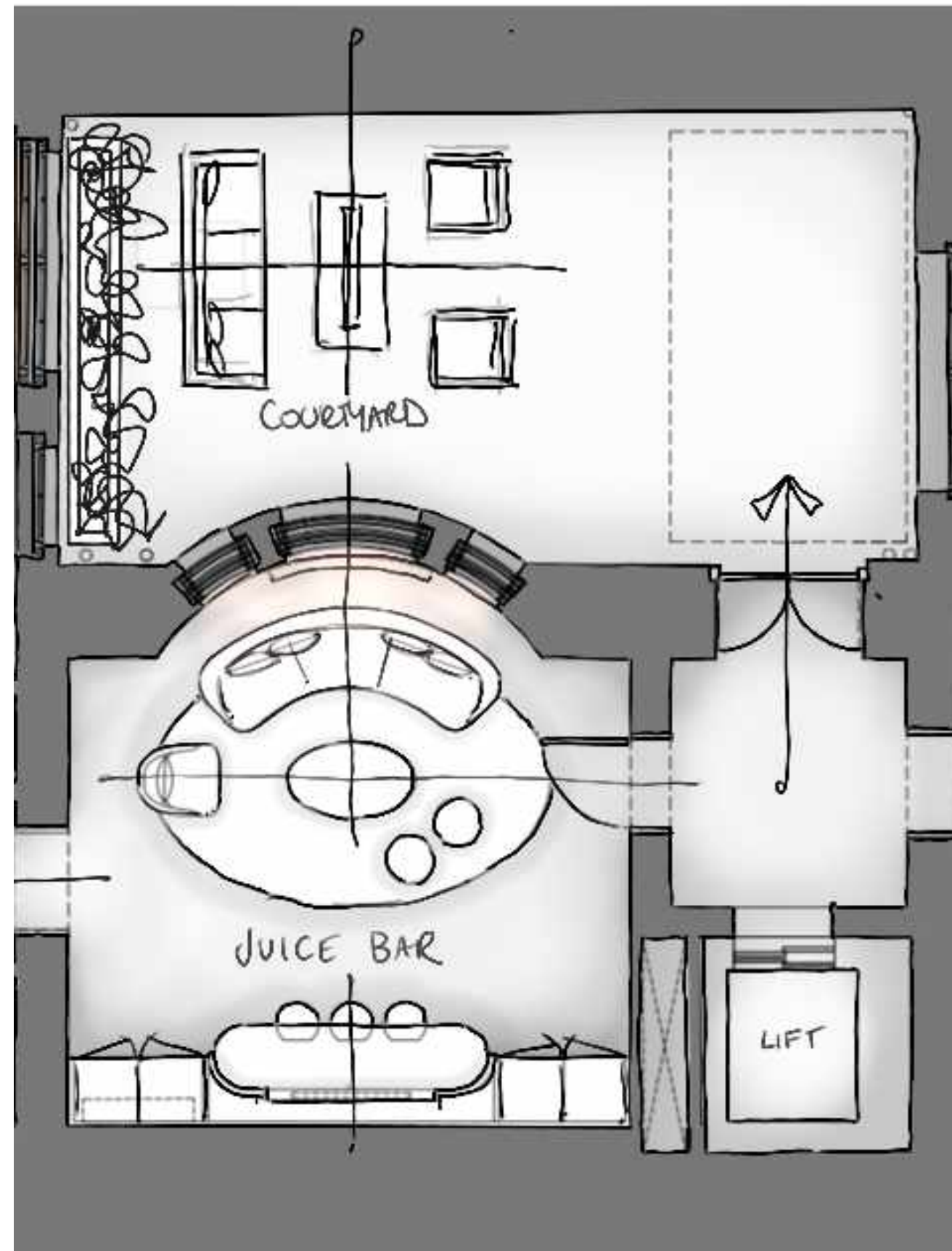
Wellness Suite | Juice Bar Courtyard | Look and Feel | Client References



33 Portland Place

CONCEPT DESIGN

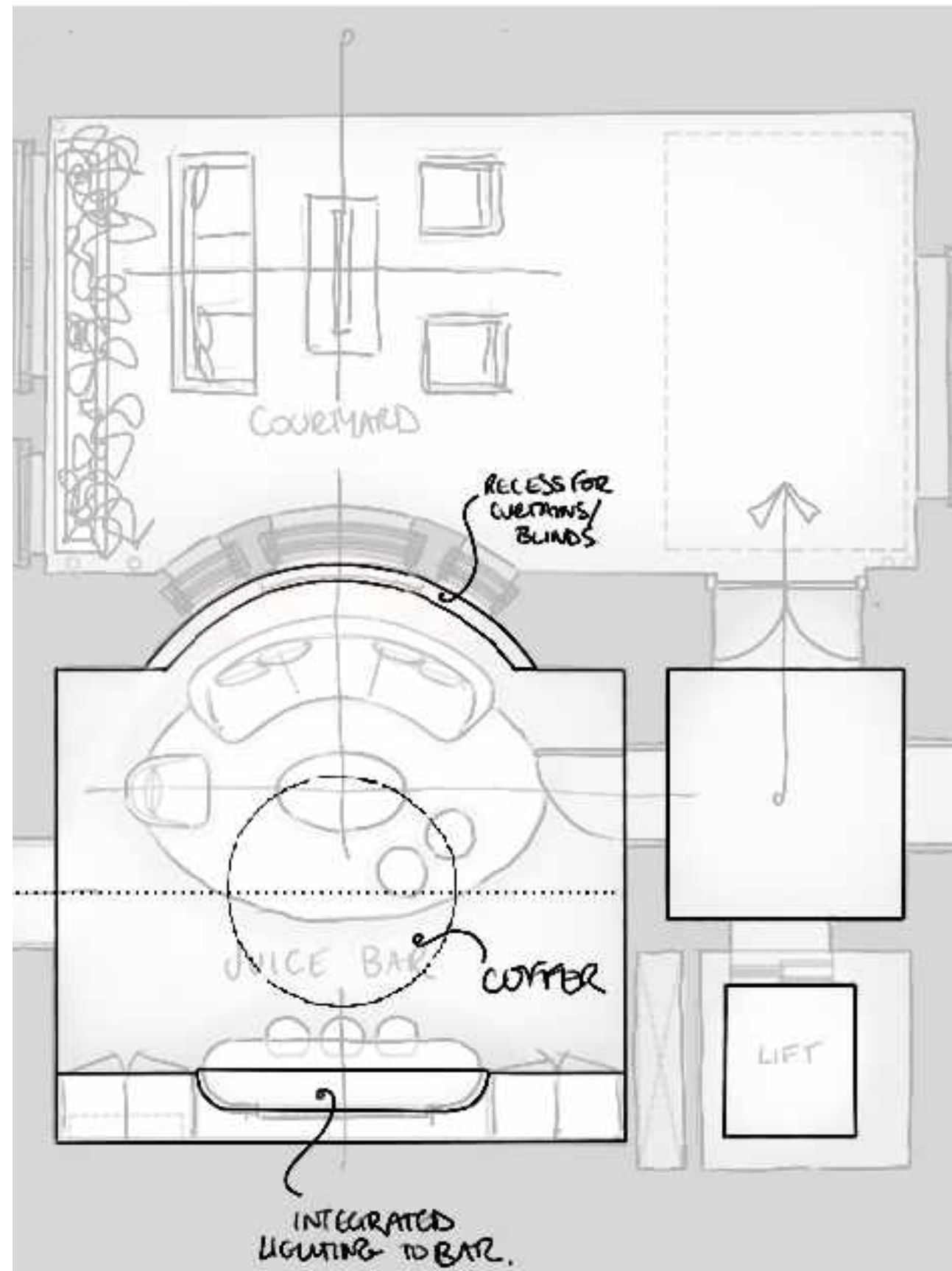
Wellness Suite | Juice Bar and Courtyard | Floorplan



33 Portland Place

CONCEPT DESIGN

Wellness Suite | Juice Bar and Courtyard | Ceiling Design



33 Portland Place

CONCEPT DESIGN

Wellness Suite | Juice Bar and Courtyard | Visual



33 Portland Place

CONCEPT DESIGN

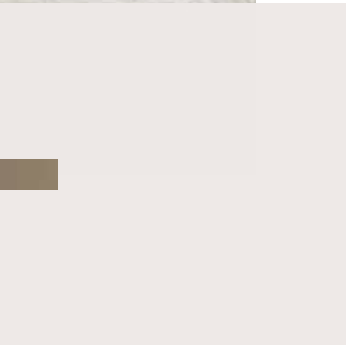
Wellness Suite | Juice Bar and Courtyard | Finishes



Light stone to border, flowing through to the spa lobby and wellness suite



Champagne gold metal trims and details



Light finish to walls - paint/ wall covering/panelling to be discussed

Inset light colour timber finish to floor, pattern to be discussed



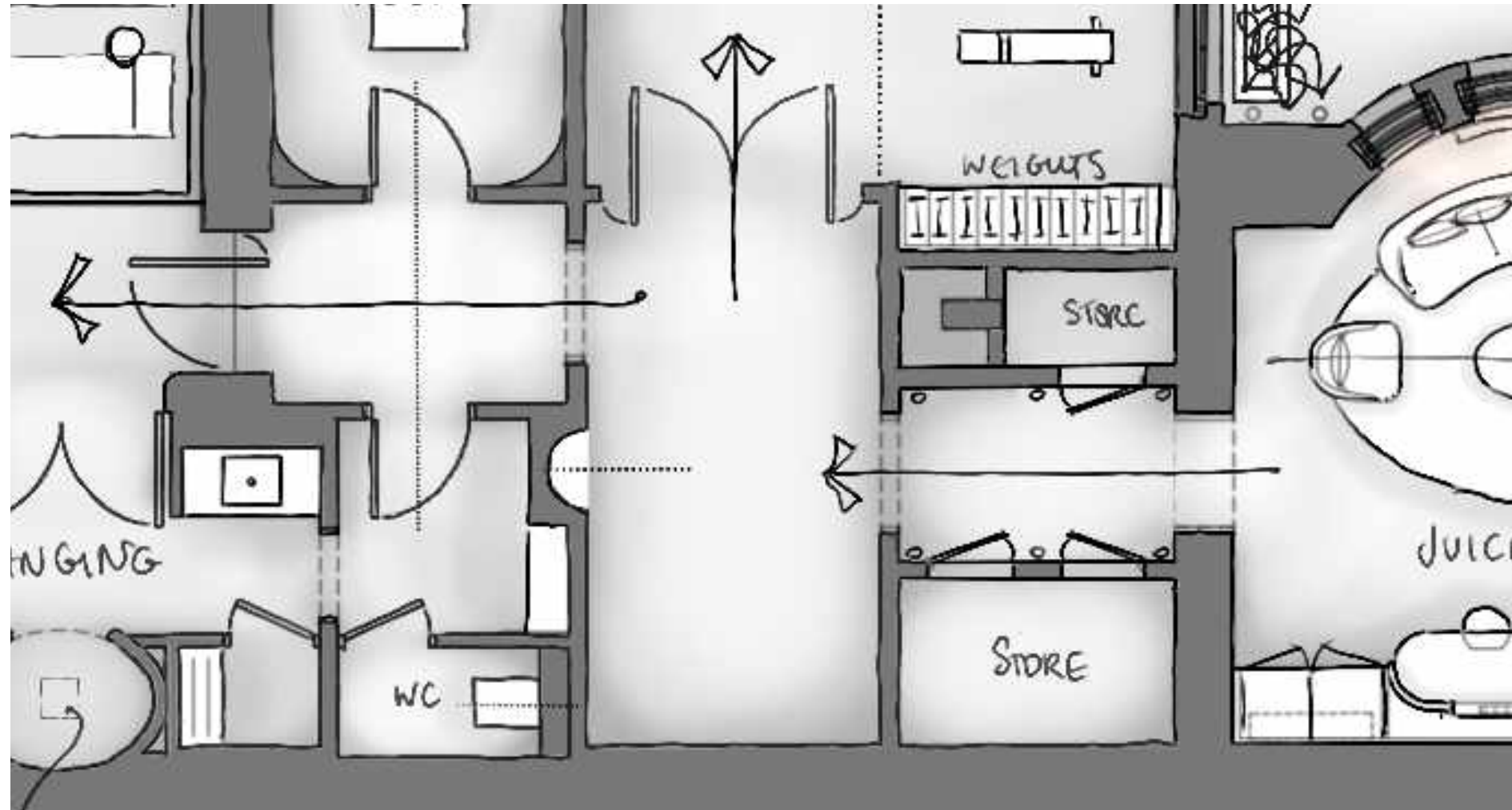
Wellness Suite | Pool and Spa Corridor | Look and Feel



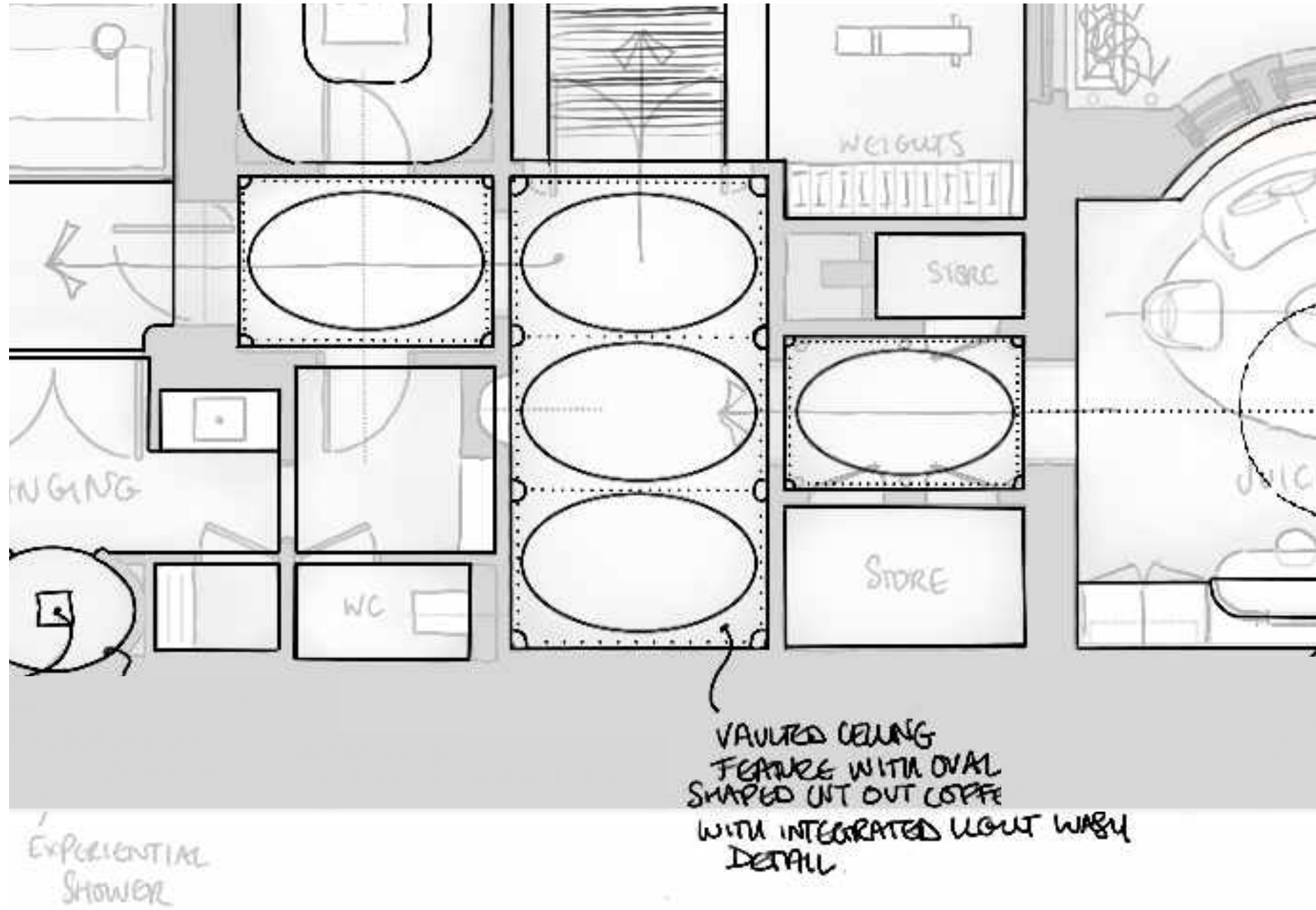
33 Portland Place

CONCEPT DESIGN

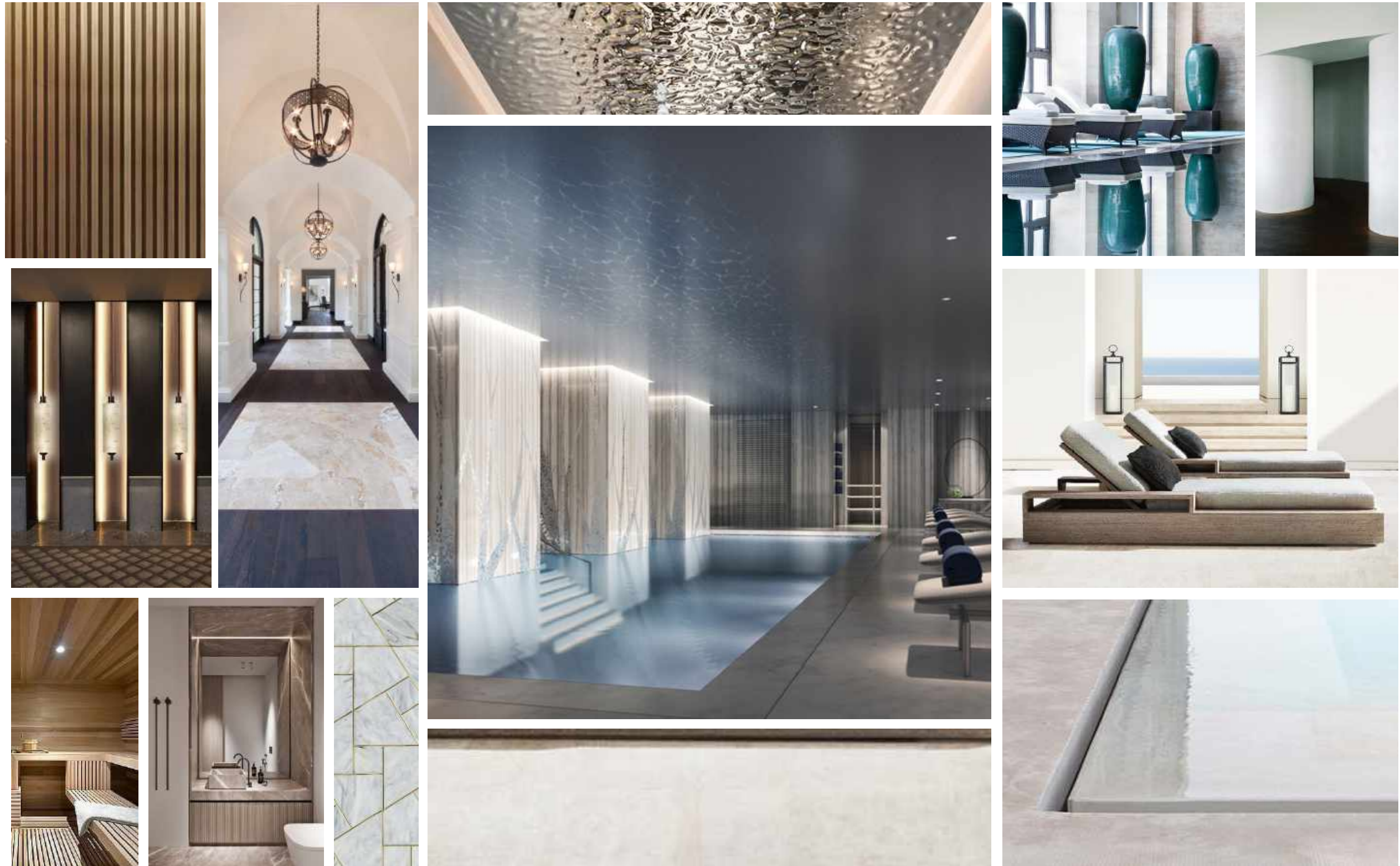
Wellness Suite | Pool and Spa Corridor | Floorplan



Wellness Suite | Pool and Spa Corridor | Ceiling Design



Wellness Suite | Pool and Spa | Look and Feel

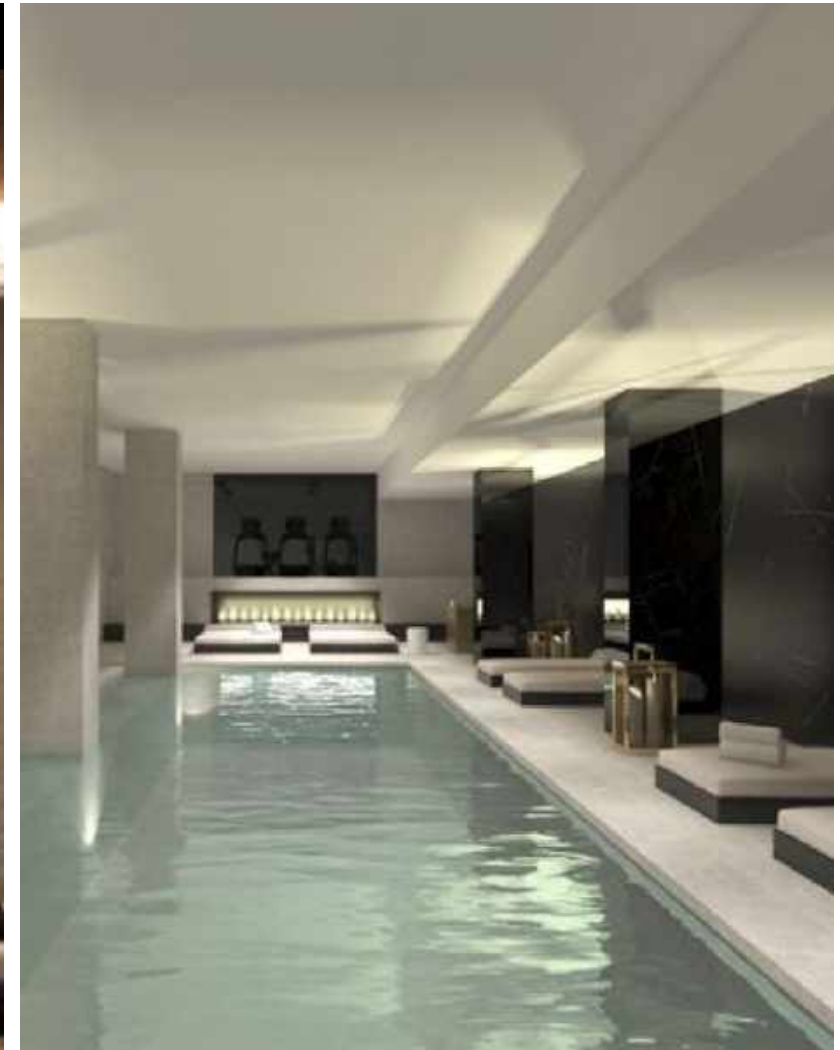


33 Portland Place



CONCEPT DESIGN

Wellness Suite | Pool | Look and Feel | Client References



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CONCEPT DESIGN

Wellness Suite | Spa | Look and Feel | Client References

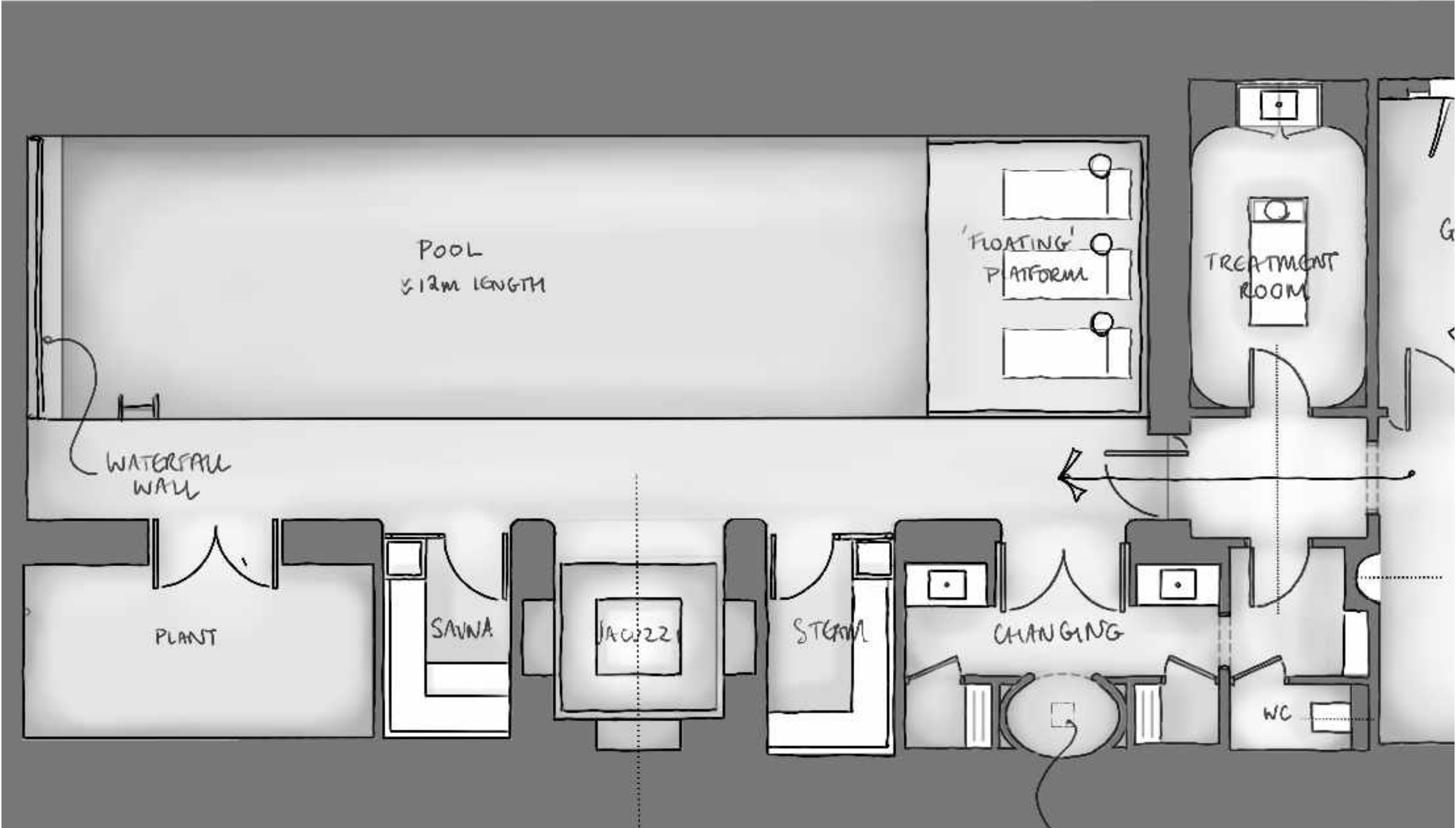


33 Portland Place

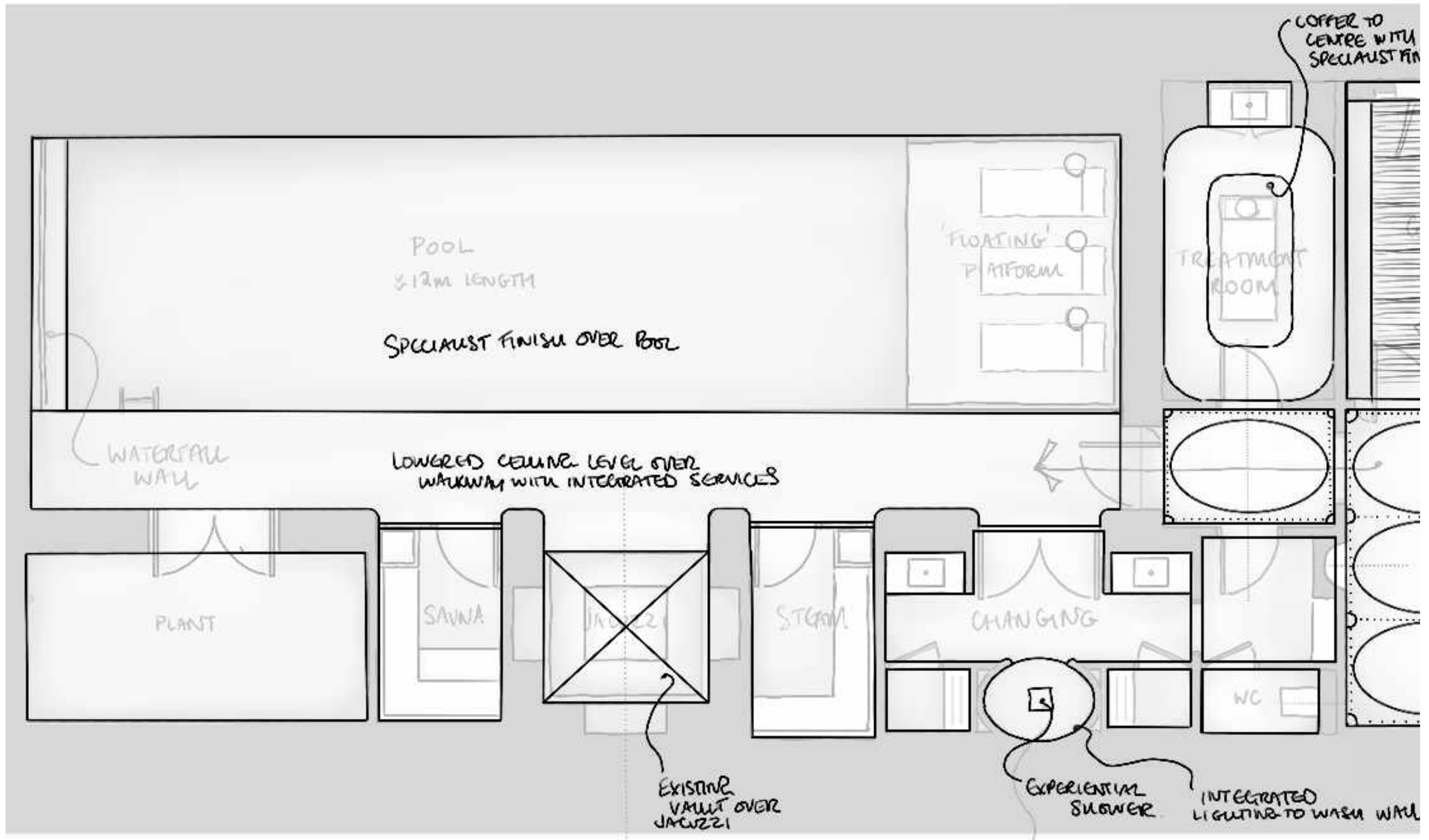


CONCEPT DESIGN

Wellness Suite | Pool and Spa | Floorplan



Wellness Suite | Pool and Spa | Ceiling Design



33 Portland Place

CONCEPT DESIGN

Wellness Suite | Pool and Spa | Visual



STEPS PREFERRED BY CLIENT IF ACHIEVABLE
TO BE DEVELOPED FURTHER WITH THE POOL CONSULTANT

33 Portland Place

CONCEPT DESIGN

Wellness Suite | Pool and Spa | Visual



STEPS PREFERRED BY CLIENT IF ACHIEVABLE
TO BE DEVELOPED FURTHER WITH THE POOL CONSULTANT

33 Portland Place

CONCEPT DESIGN

Wellness Suite | Pool and Spa | Visual



STEPS PREFERRED BY CLIENT IF ACHIEVABLE
TO BE DEVELOPED FURTHER WITH THE POOL CONSULTANT

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CONCEPT DESIGN

Wellness Suite | Pool and Spa | Finishes



Specialist 'water effect' finish to ceiling over pool



Light stone finish, or stone effect tile to the walls and floor



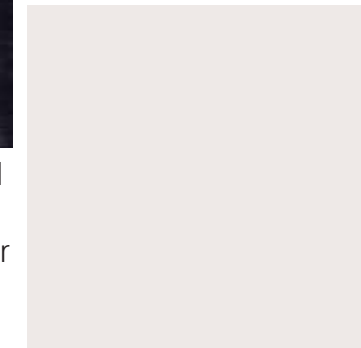
Champagne gold metal trims and details



Specialist finish to waterfall wall to enhance the colour and movement of the water



Light painted finish to ceiling



Wellness Suite | Treatment Room | Look and Feel



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CONCEPT DESIGN

Wellness Suite | Treatment Room | Visual



33 Portland Place

CONCEPT DESIGN

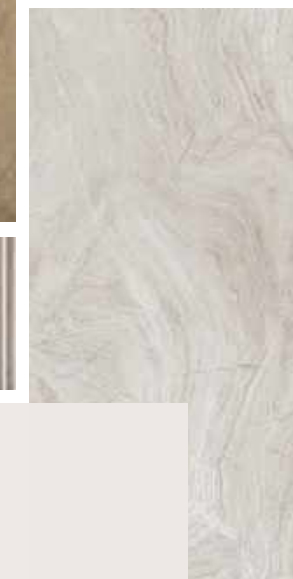
Wellness Suite | Treatment Room | Finishes



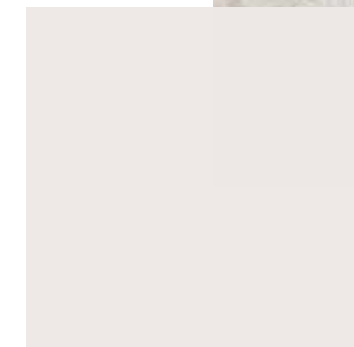
Specialist finish to ceiling



Light stone to border, with darker or contrasting stone inset



Fluted finish to joinery

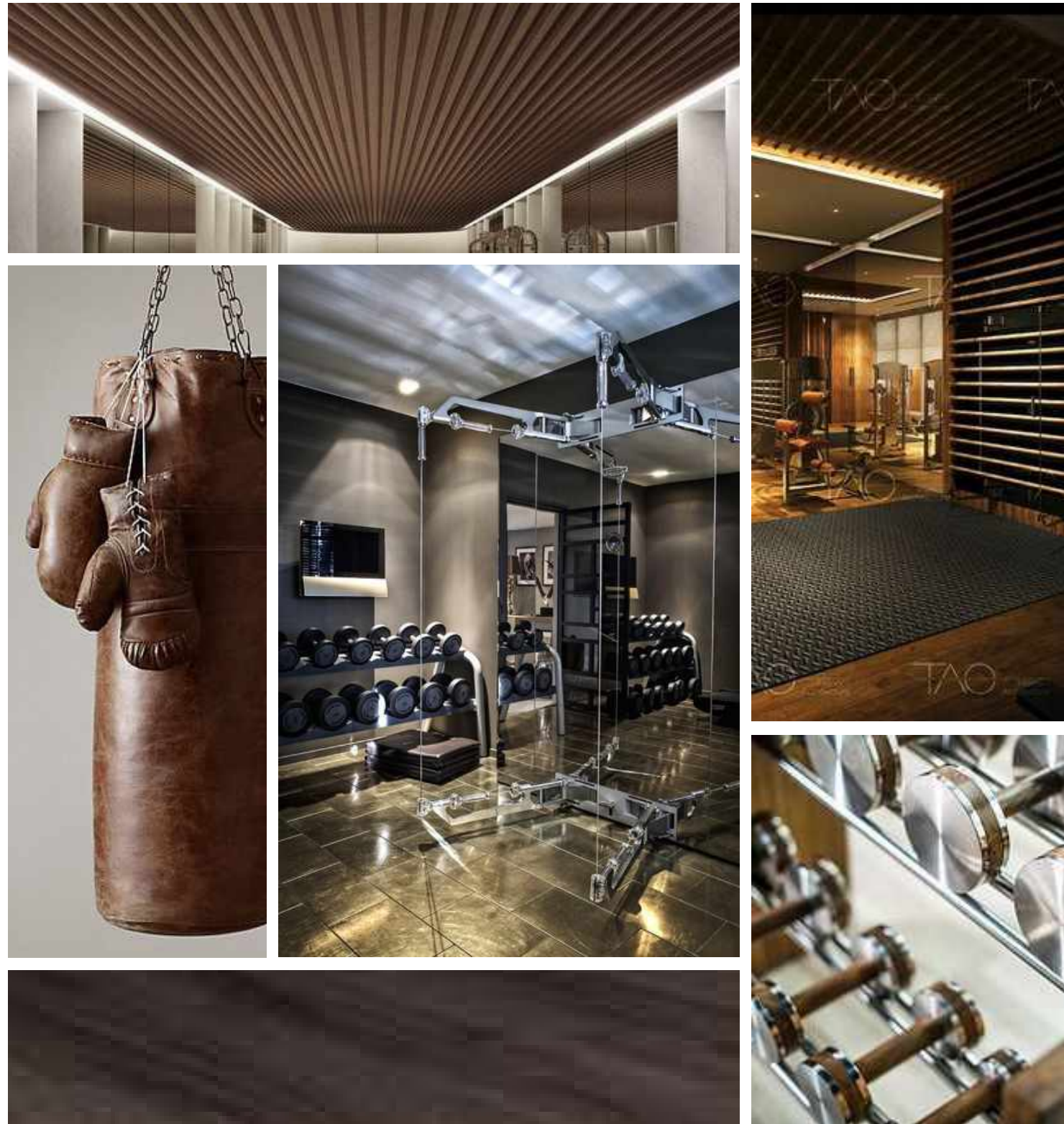


Light finish to panelling -
finish to be discussed

Champagne gold
metal trims and details



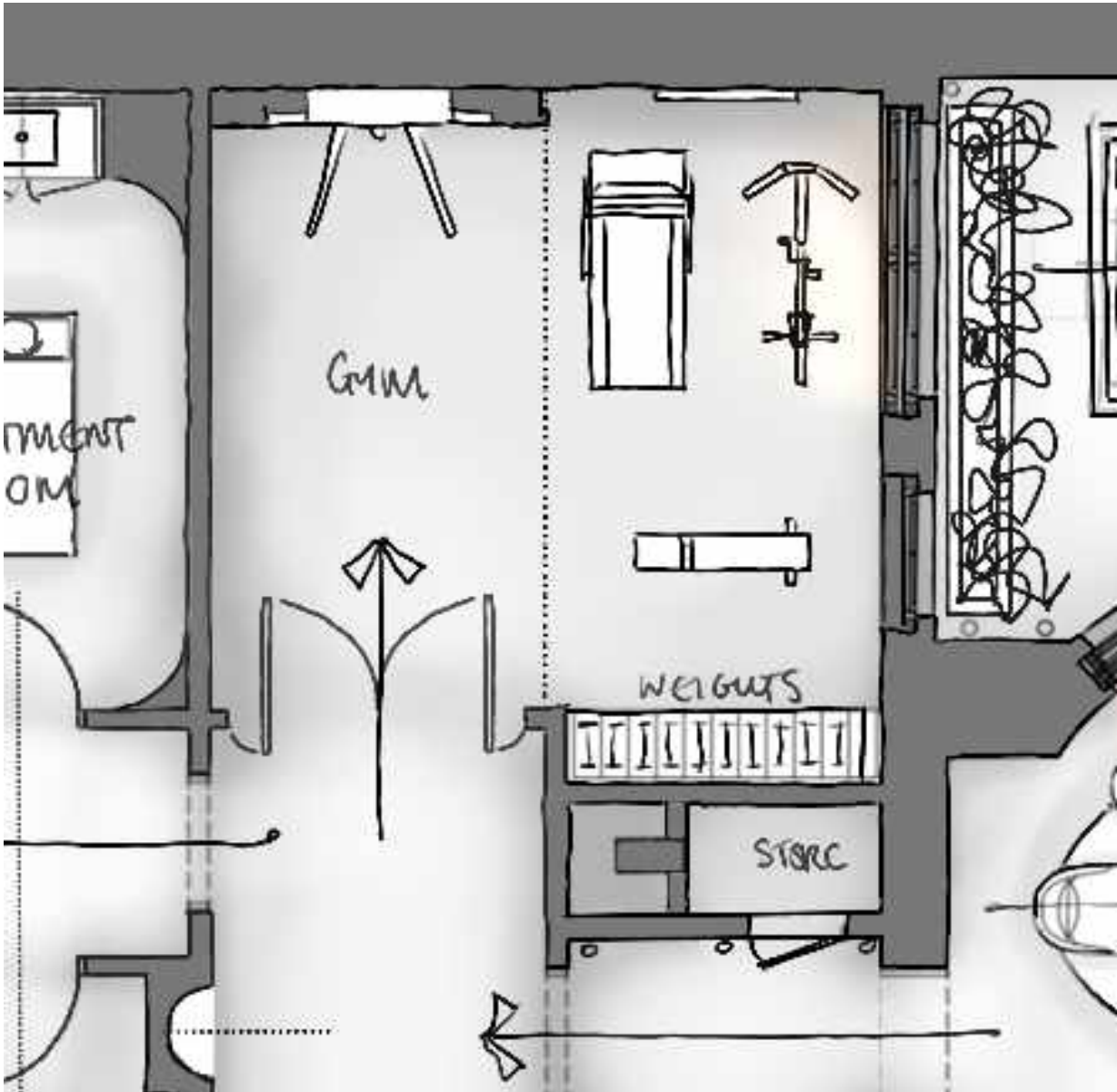
Wellness Suite | Gym | Look and Feel



33 Portland Place

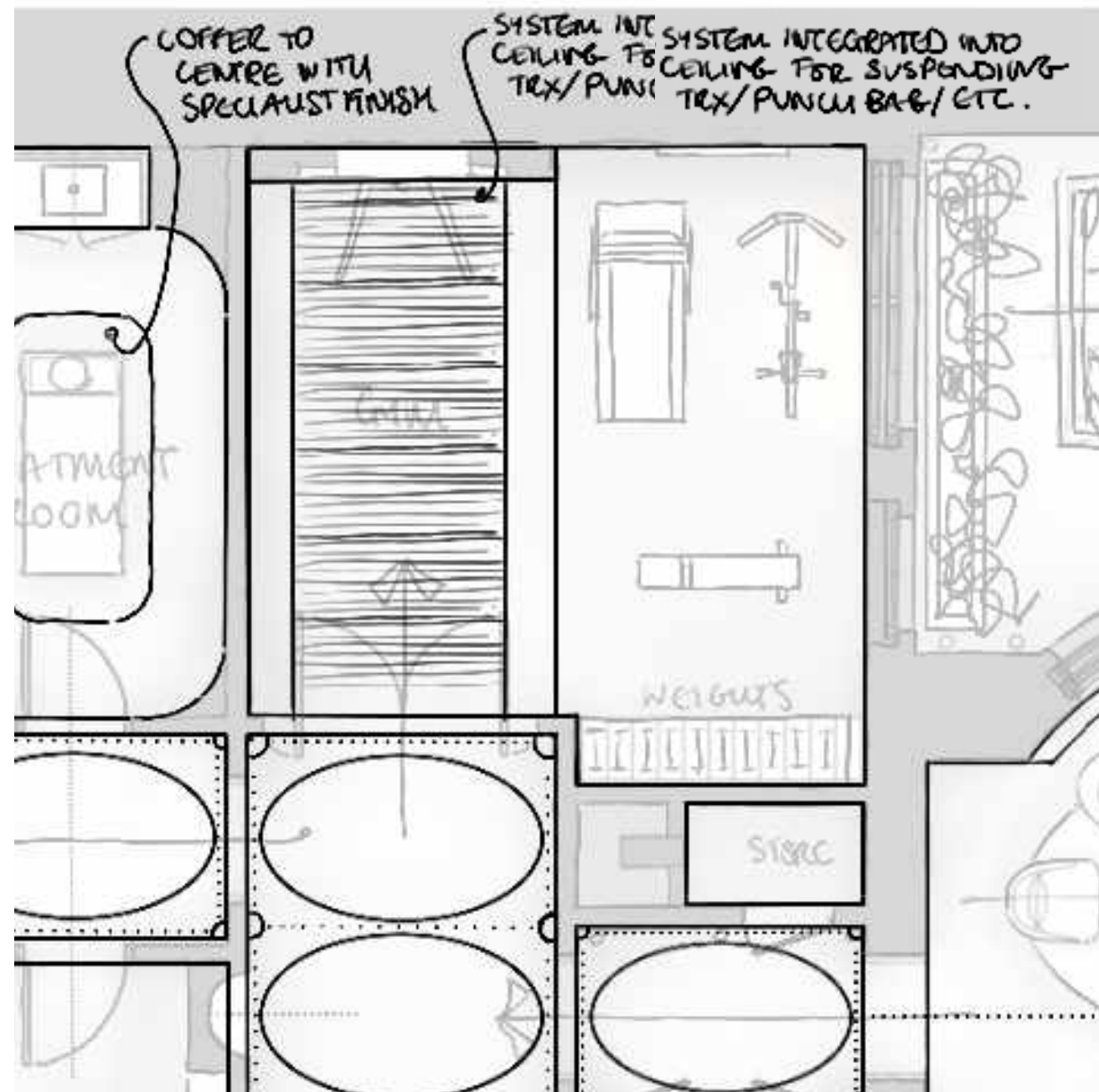


CONCEPT DESIGN



GYM EQUIPMENT SPECIFICATION AND SPATIAL REQUIREMENTS TO BE DEVELOPED

Wellness Suite | Gym | Ceiling Design



Wellness Suite | Gym | Visual



33 Portland Place

CONCEPT DESIGN

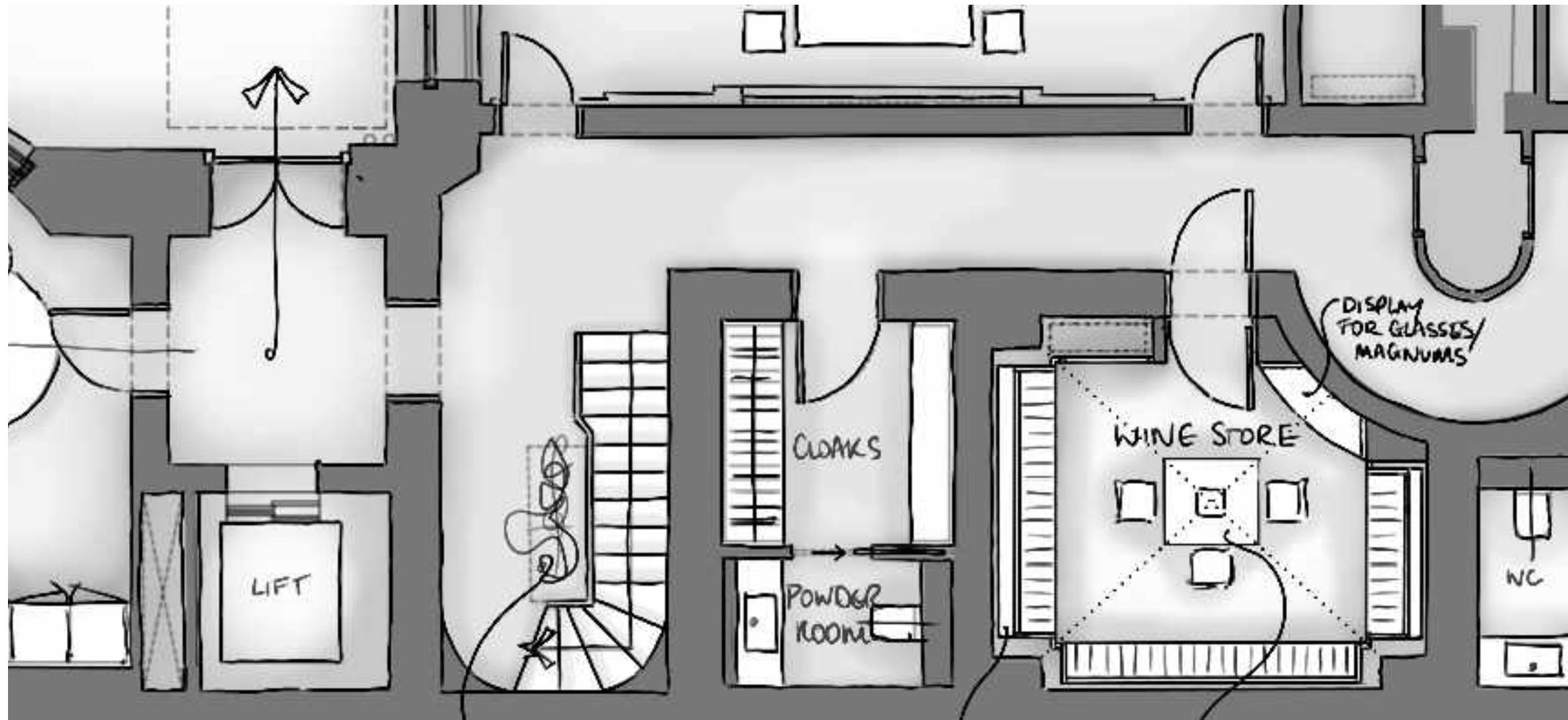
Wellness Suite | Gym | Visual



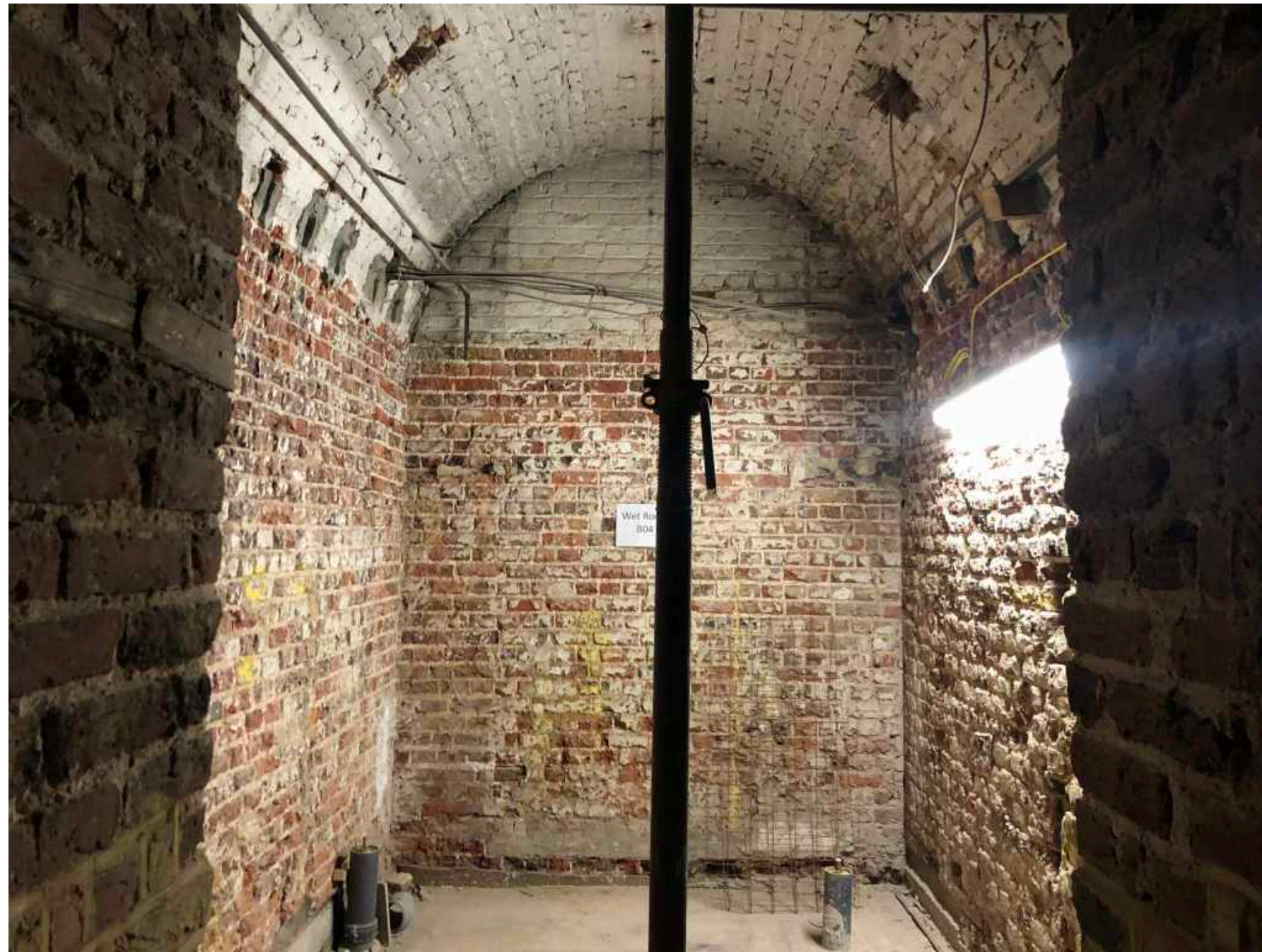
33 Portland Place

CONCEPT DESIGN

Entertainment | Circulation, Cloakroom, Wine Store | Floorplan



Entertainment | Cloaks and Powder Room | Existing Photograph



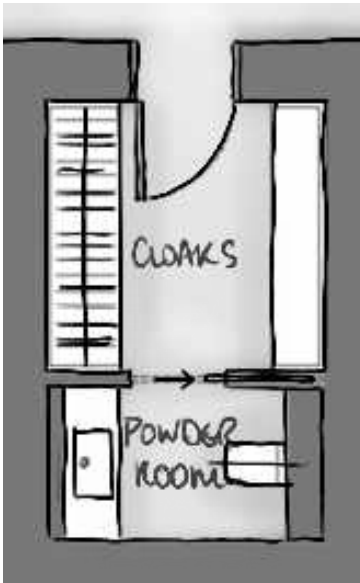
33 Portland Place

CONCEPT DESIGN

Entertainment | Cloaks and Powder Room | Look and Feel



LOOK AND FEEL TO BE DEVELOPED
NO PANELLING



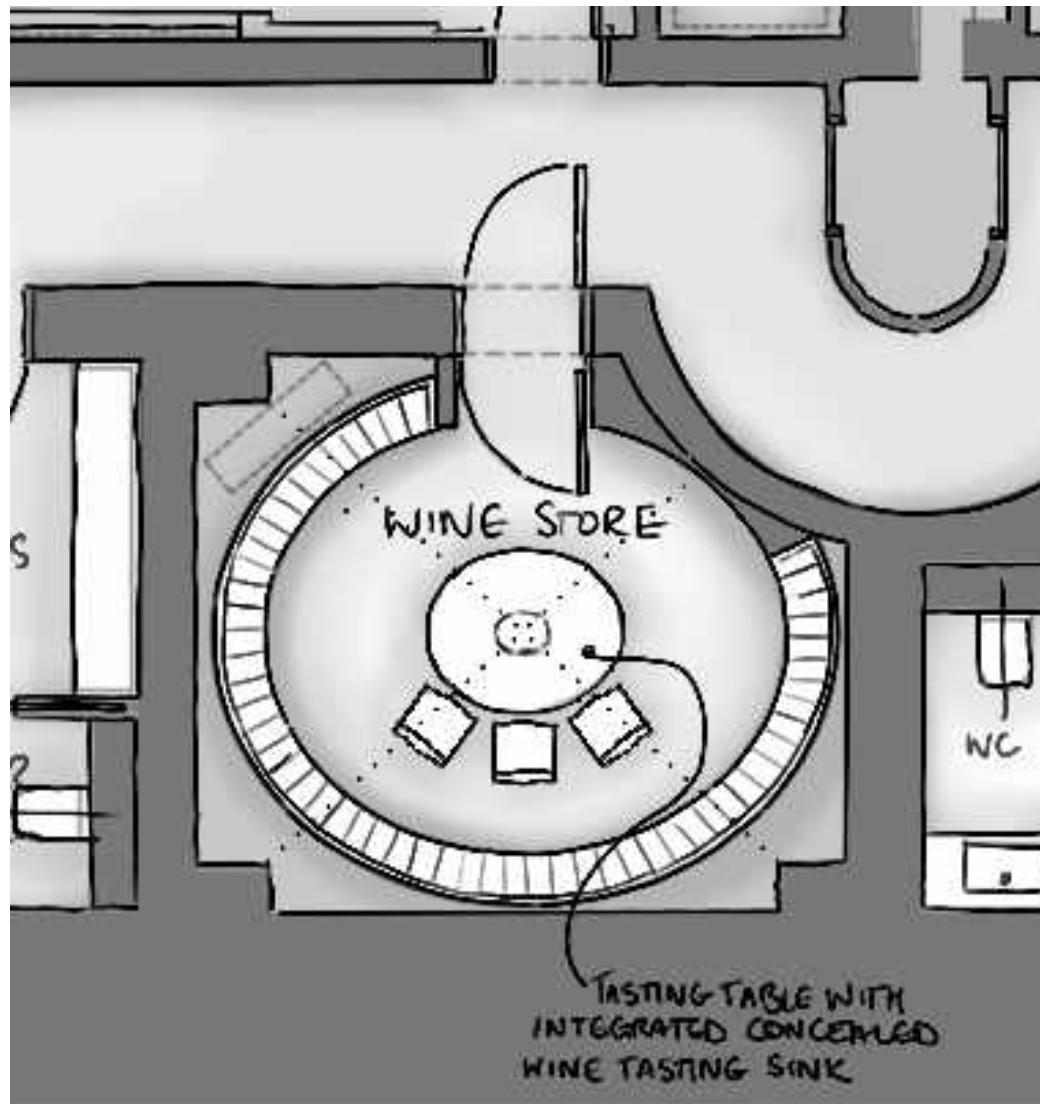
Entertainment | Wine Store | Existing Photographs



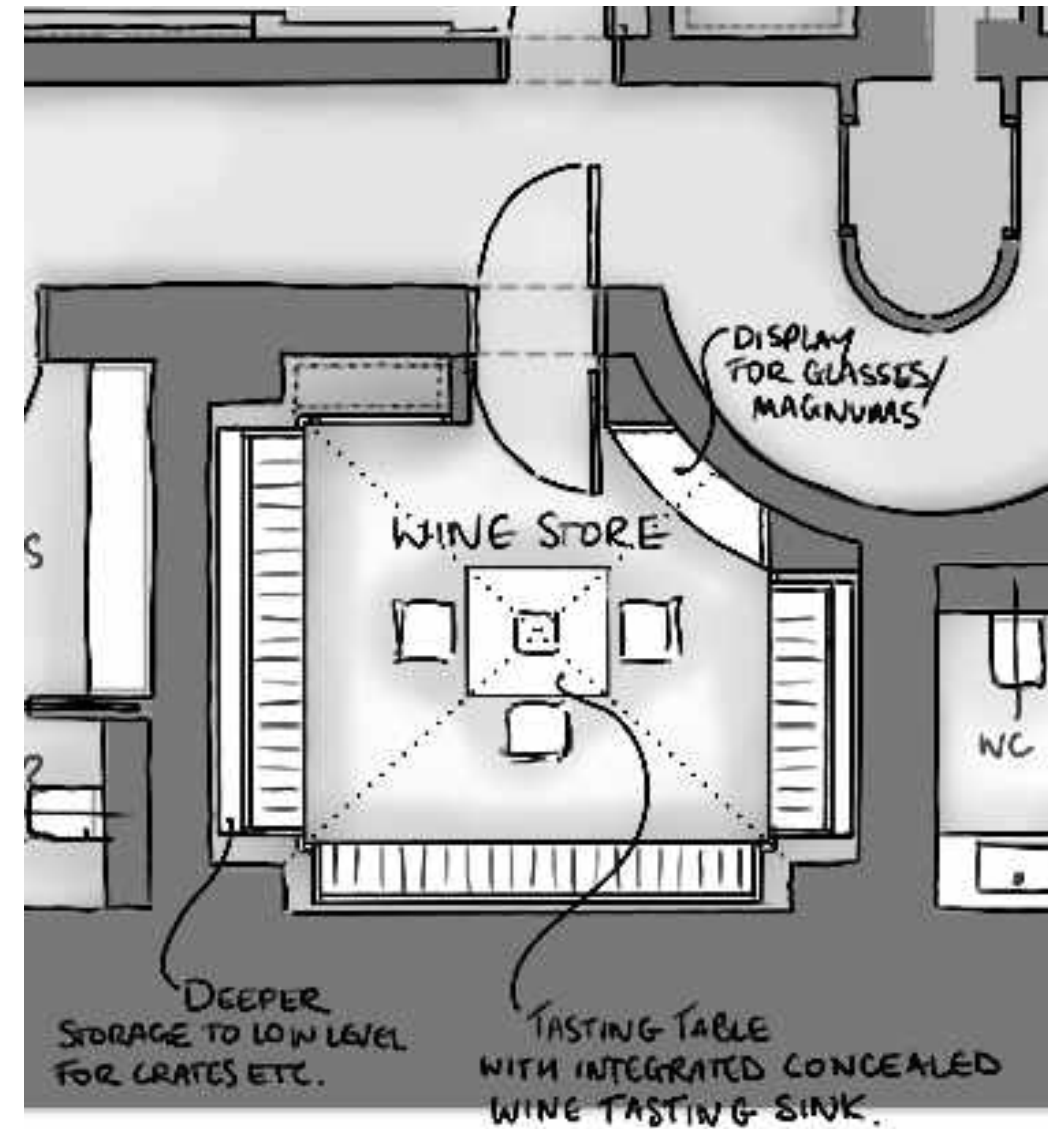
33 Portland Place

CONCEPT DESIGN

Entertainment | Wine Store | Floorplan

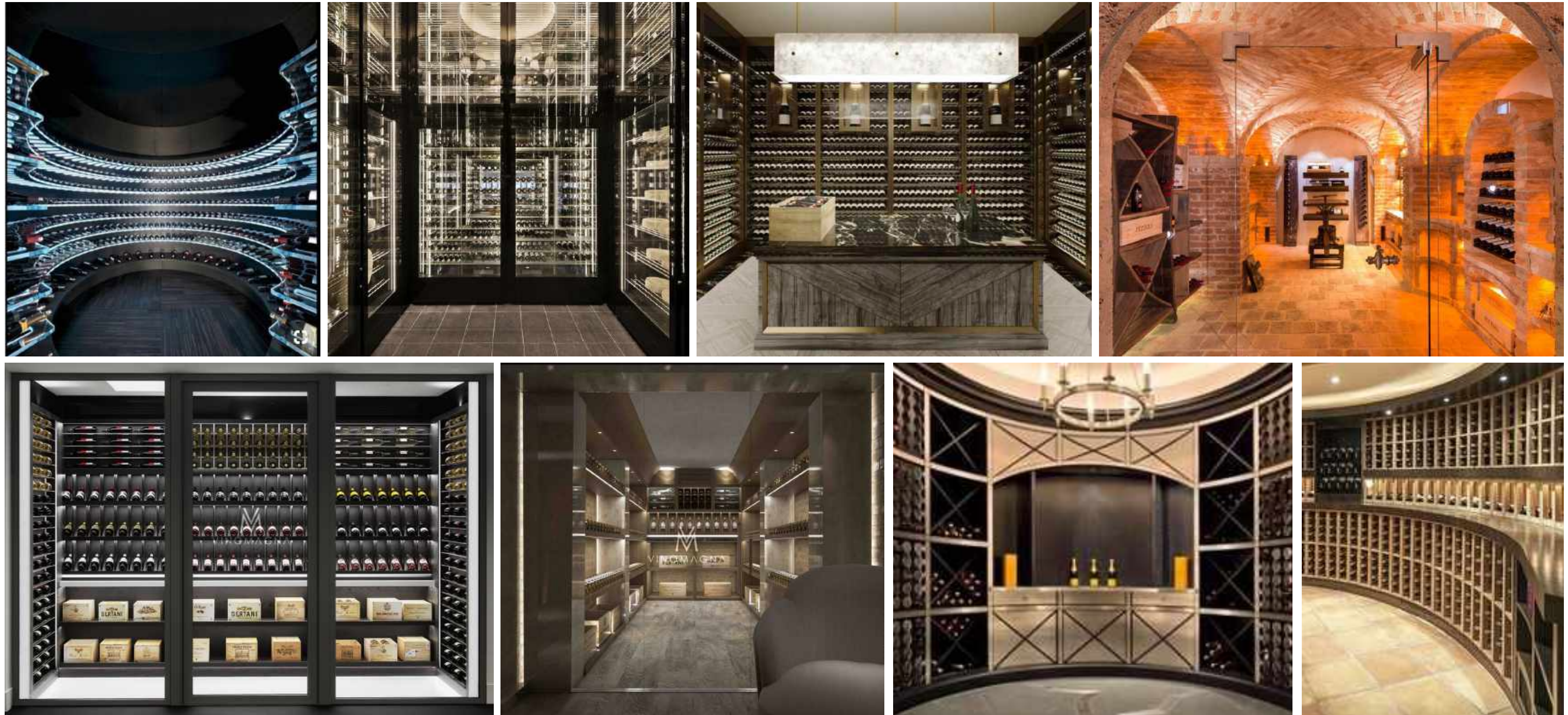


Curved Wine Room Design



Square Wine Room Design
CLIENT PREFERRED OPTION

Entertainment | Wine Room | References



33 Portland Place



CONCEPT DESIGN

Entertainment | Wine Room | Look and Feel

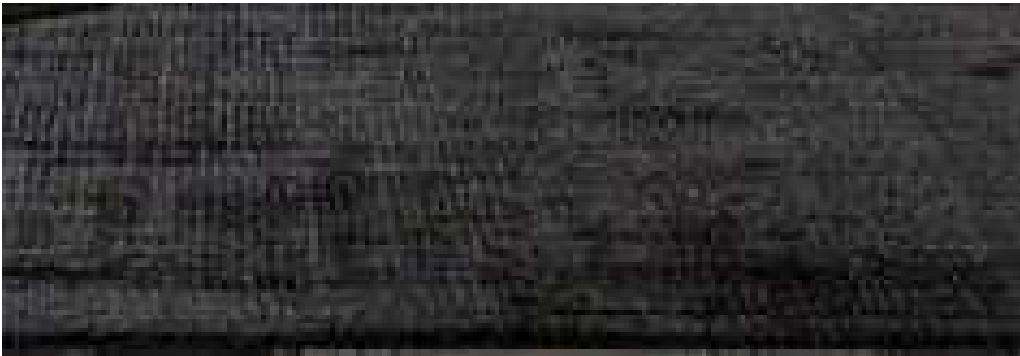


33 Portland Place

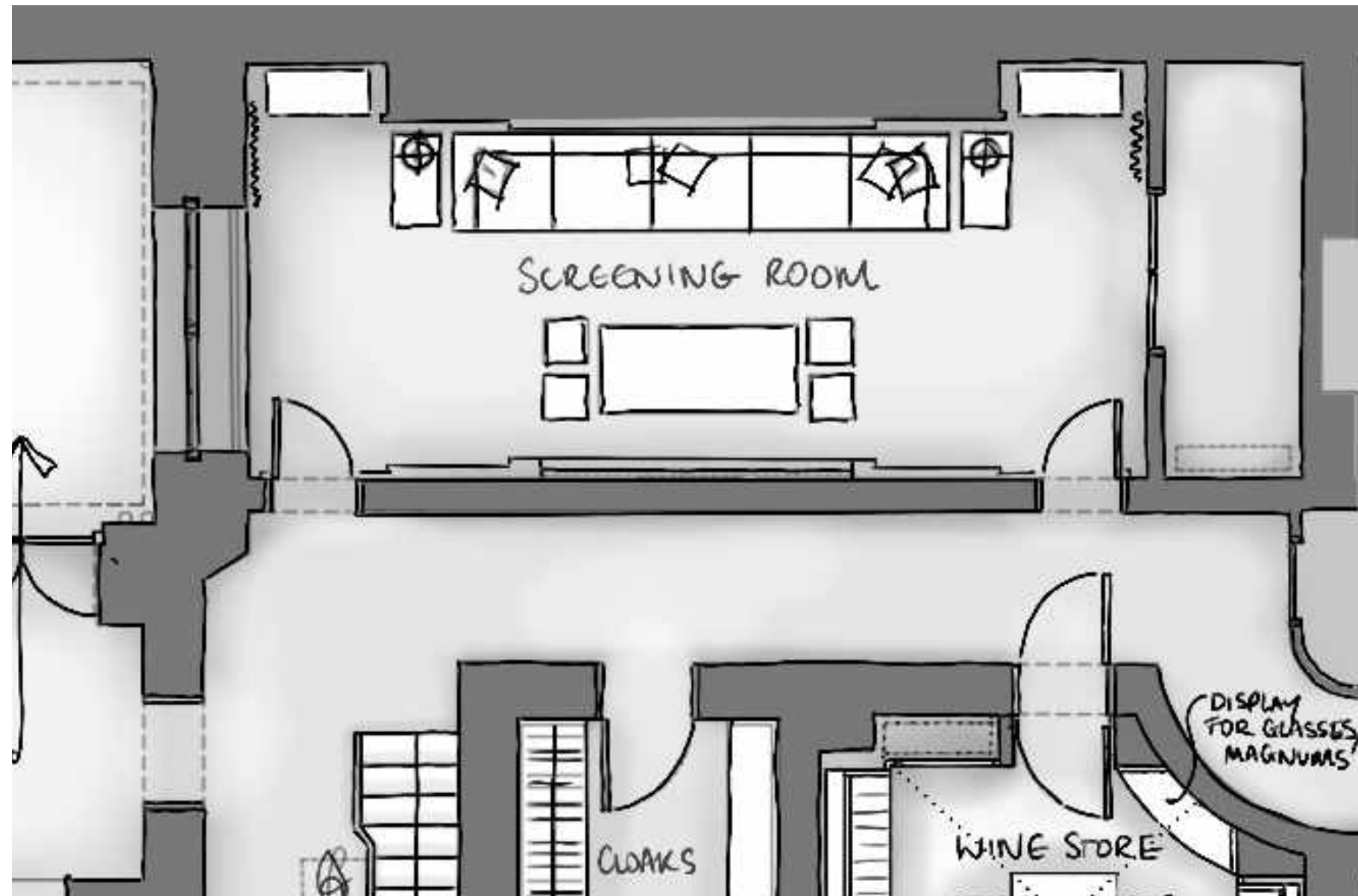


CONCEPT DESIGN

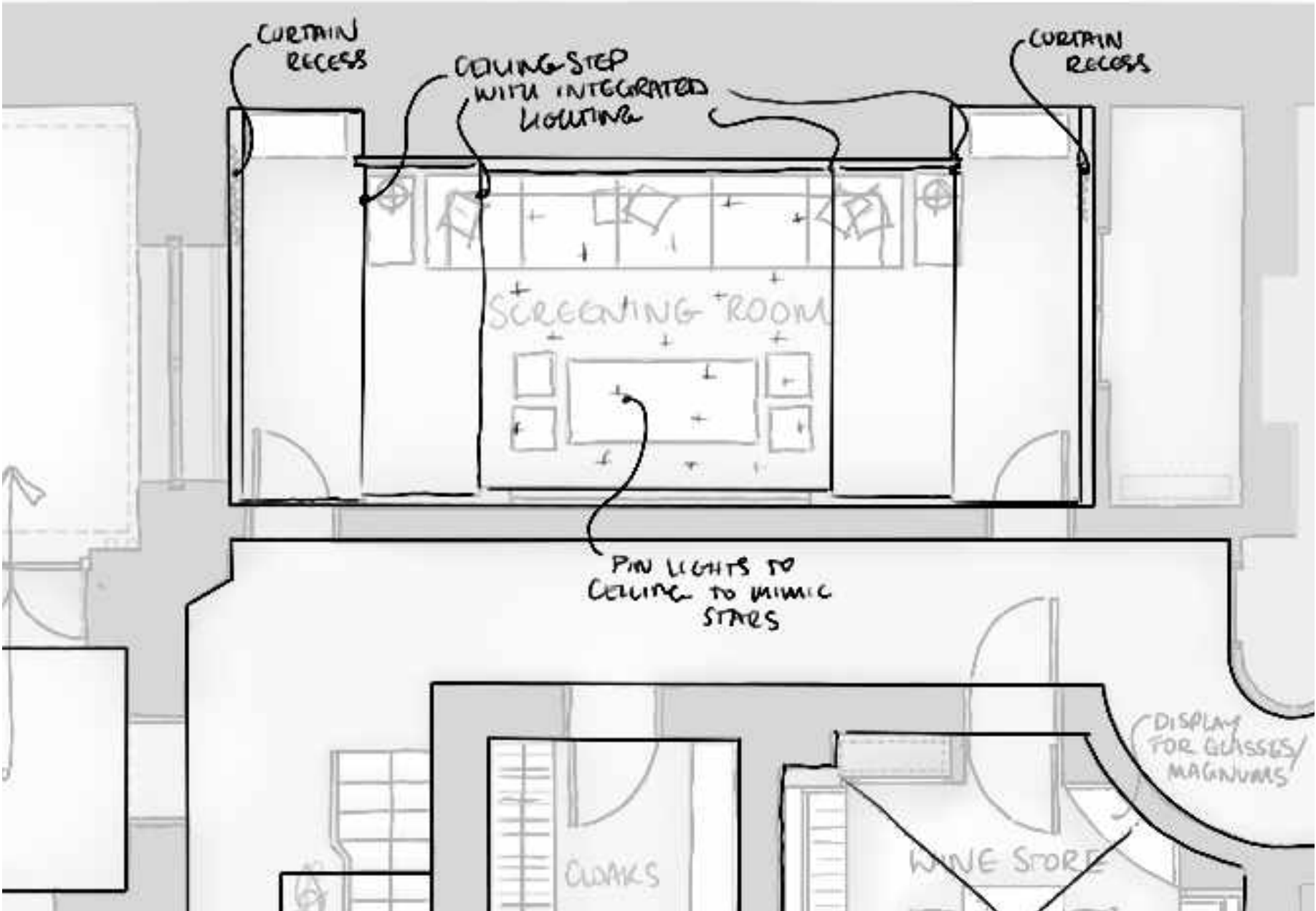
Entertainment | Cinema | Look and Feel



Entertainment | Screening Room | Floorplan



Entertainment | Screening Room | Ceiling Design



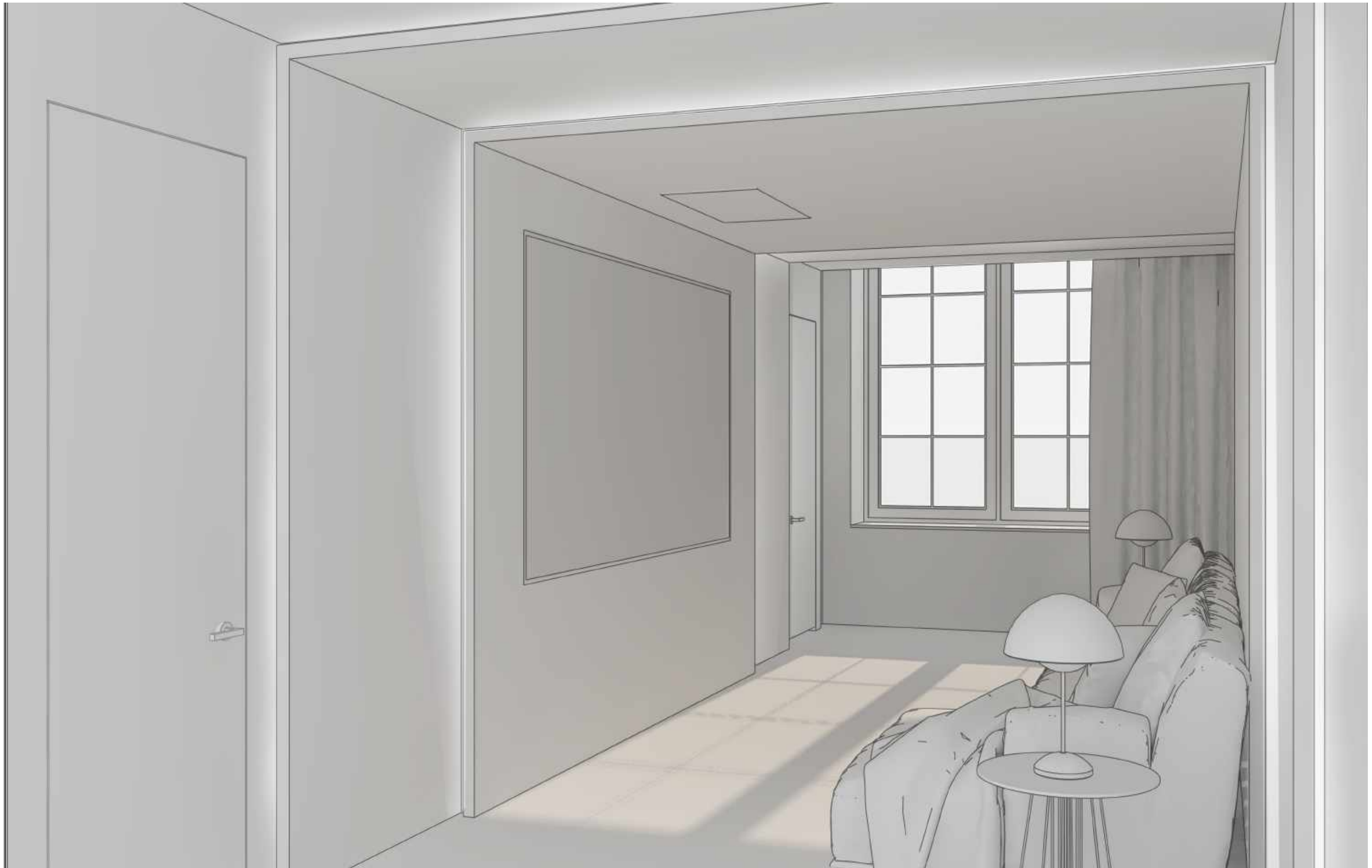
Entertainment | Screening Room | Visual



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CONCEPT DESIGN

Entertainment | Screening Room | Visual



33 Portland Place

CONCEPT DESIGN

Entertainment | Screening Room | Visual



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CONCEPT DESIGN

Key Zones within the Residence



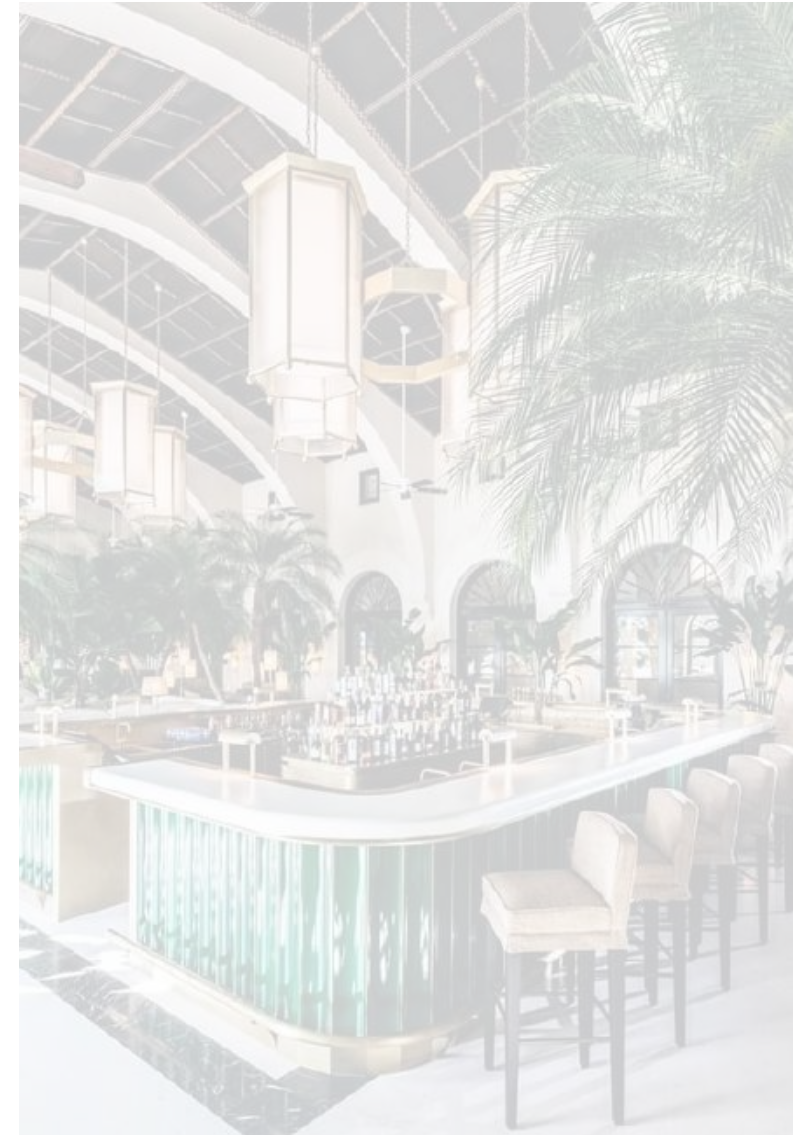
Public | Formal

Elegant Design
Light Pastel Colour Palette
Intricate Details
Classical and Formal Furniture



Private | Family

More Intimate and Private Spaces
Layering of Rich Materiality, Texture, Colour
More Relaxed and Abstract Furnishing
Simplified Detailing



Leisure | Entertain

Clean Lines and Fresh Spaces
Vibrant Colour Palette
Glamour and Decadence
Relaxation

33 Portland Place



CONCEPT DESIGN

Guest Duplex Apartment | Living Kitchen Dining | Look and Feel

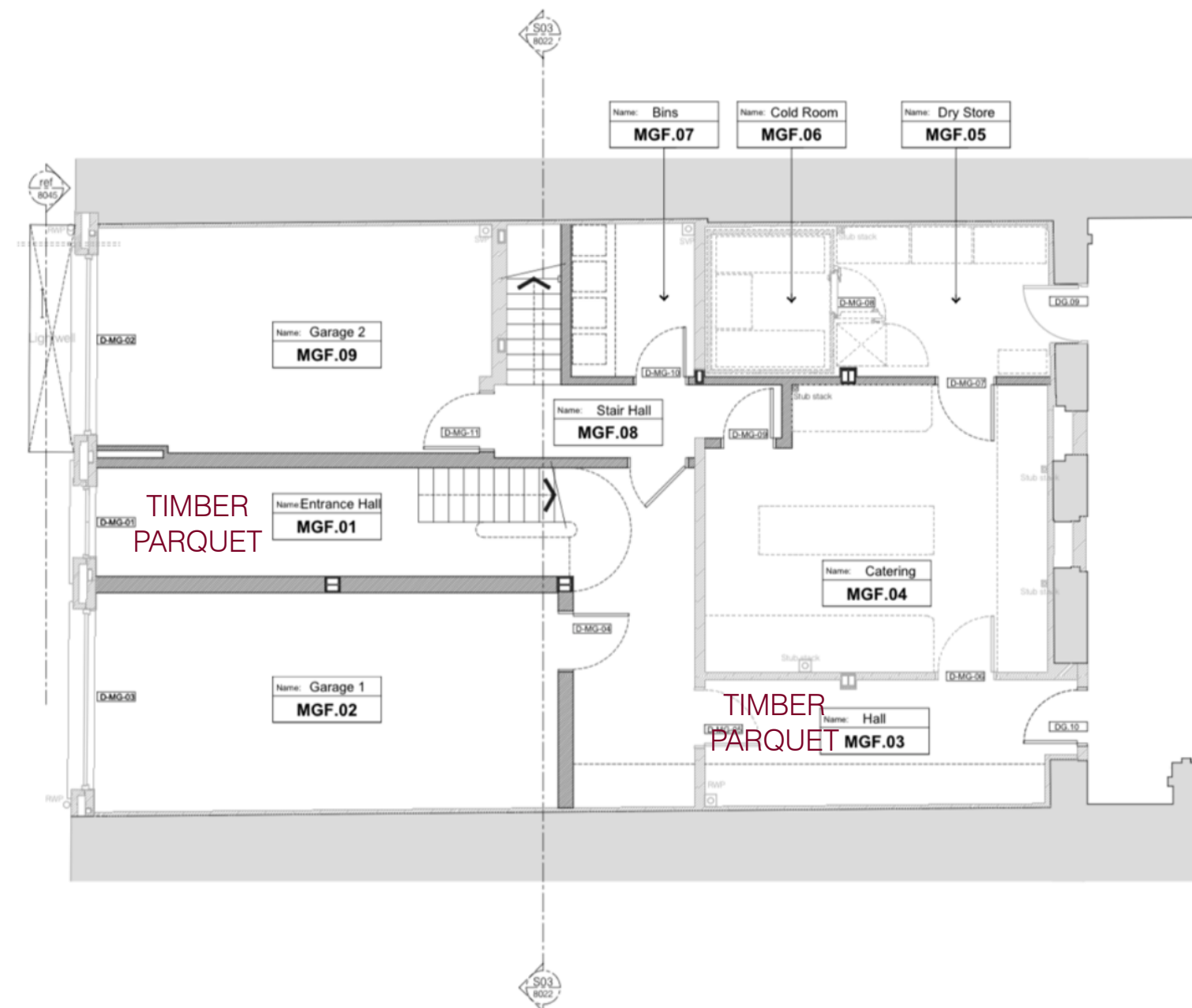


33 Portland Place



CONCEPT DESIGN

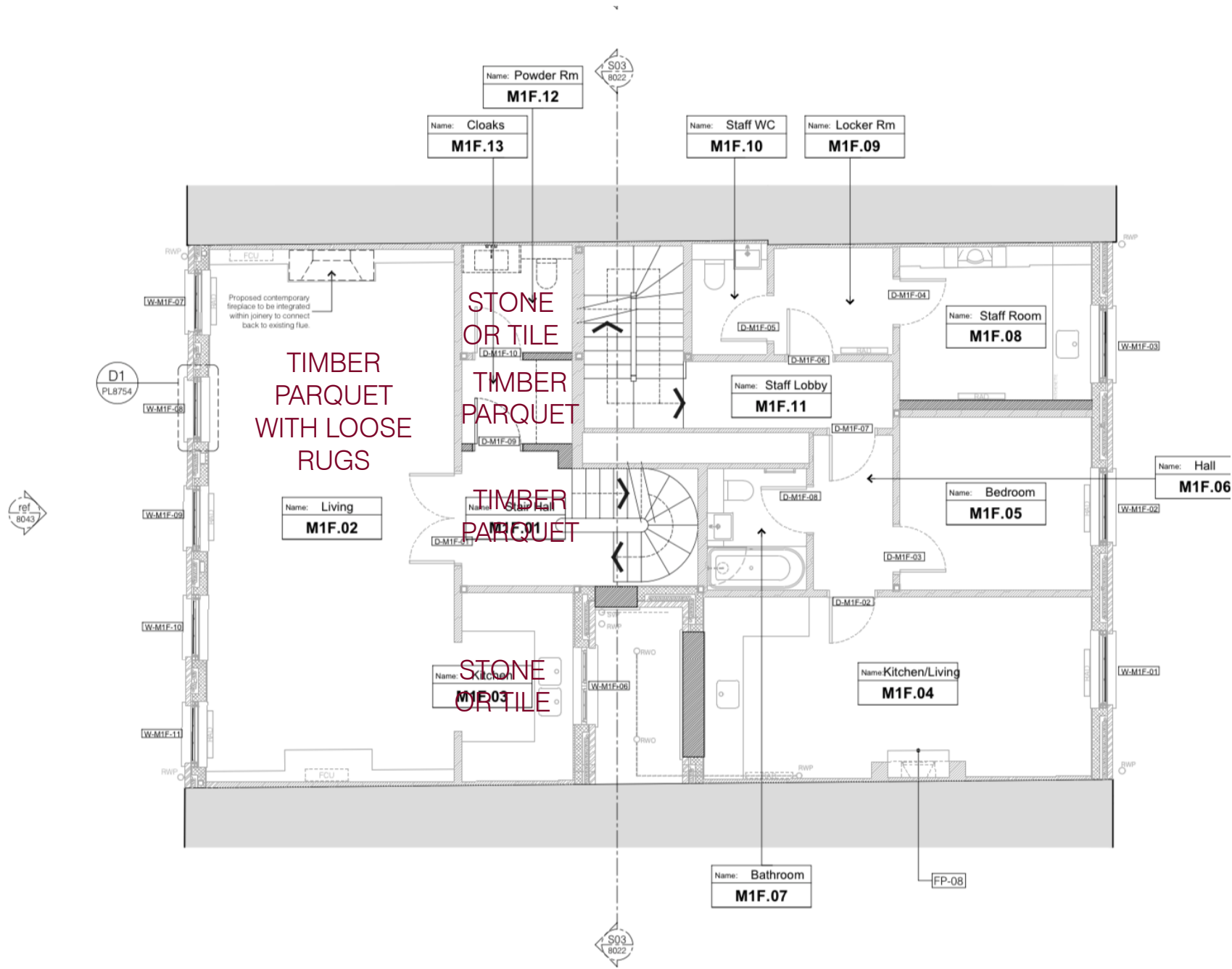
Mews House | Floorplans | Ground Floor | Floor Finishes



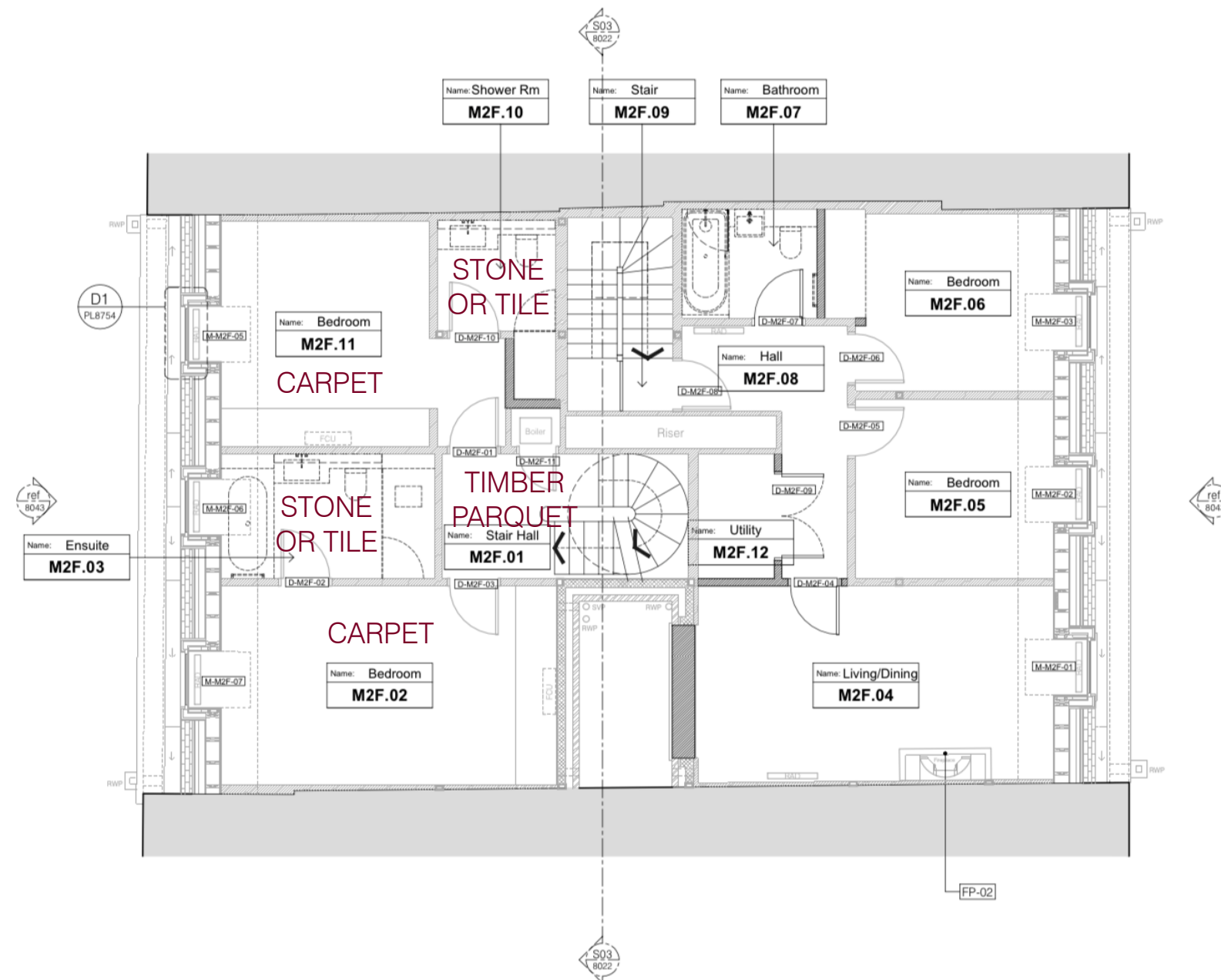
33 Portland Place

CONCEPT DESIGN

Mews House | Floorplans | First Floor | Floor Finishes



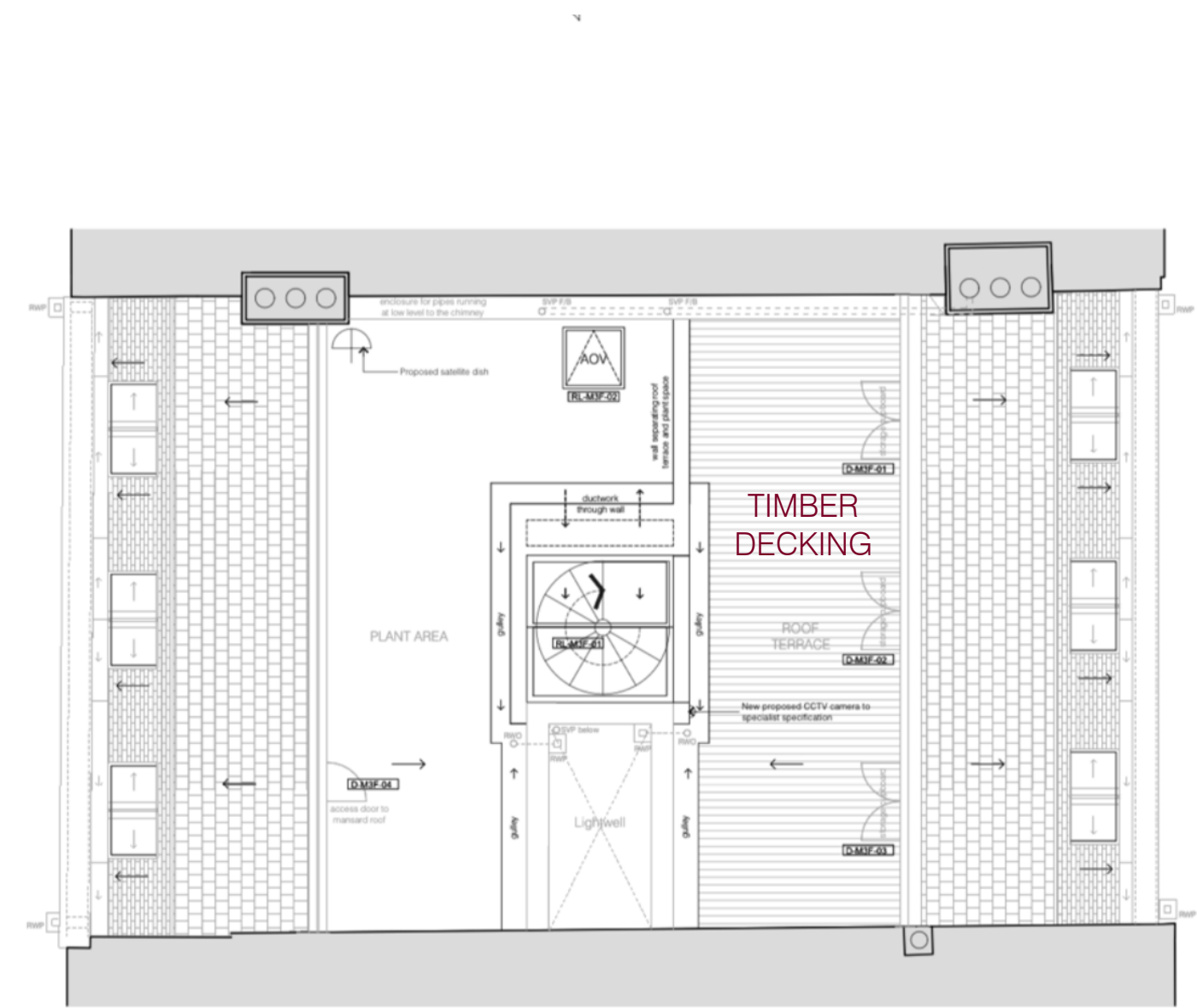
Mews House | Floorplans | Second Floor | Floor Finishes



33 Portland Place

CONCEPT DESIGN

Mews House | Floorplans | Roof Plan | Floor Finishes



Typicals Throughout



Public | Formal

Elegant Design
Light Pastel Colour Palette
Intricate Details
Classical and Formal Furniture



Private | Family

More Intimate and Private Spaces
Layering of Rich Materiality, Texture, Colour
More Relaxed and Abstract Furnishing
Simplified Detailing



Leisure | Entertain

Clean Lines and Fresh Spaces
Vibrant Colour Palette
Glamour and Decadence
Relaxation

33 Portland Place



CONCEPT DESIGN

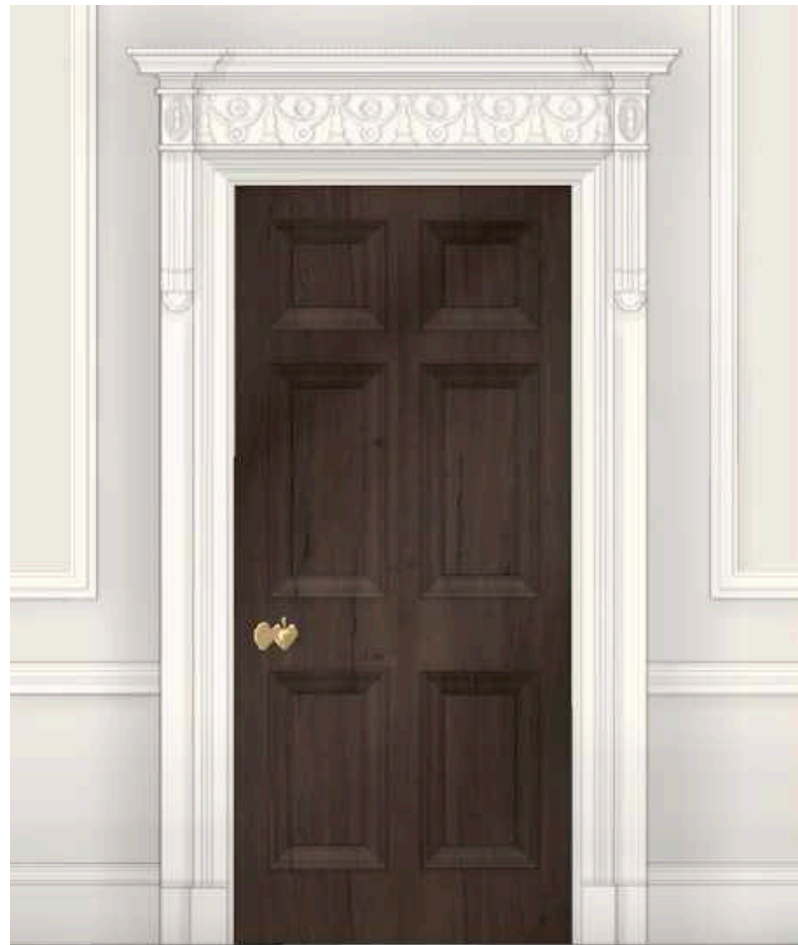
Door Concept | Typical Door Types

As you move from the formal spaces to the family spaces to the contemporary spaces:

Panelling to become more simplified

Dark mahogany timber finish to become white painted

Ironmongery to become lighter and more contemporary



Existing Principle Room Doors



New Principle Floor Doors
(below mezzanines)



New Second Floor Doors



New Third Floor Doors



Door Concept | Typical Door Types

As you move into the contemporary spaces:
Panelling becomes simplified, single panel with metal trim inlay or shadow gap
Dark mahogany timber finish to duplex apartment
White painted to fourth floor, basement floor, mews house staff areas
Ironmongery to become more contemporary



New Front of House
Contemporary Doors



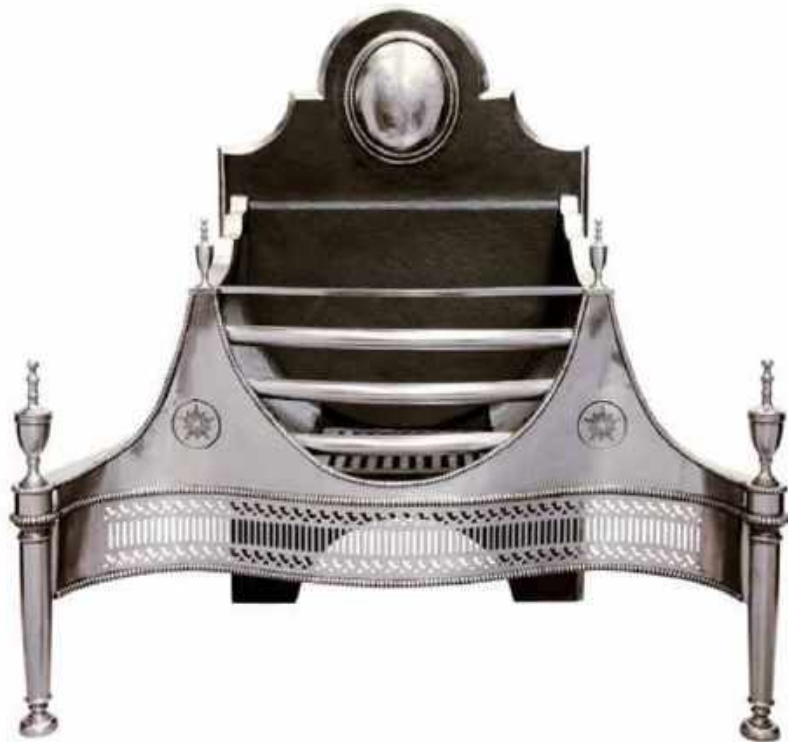
New Duplex Doors



New Back of House Doors



Fire Basket Look and Feel | Formal Areas | Chesneys Selection



Fire Basket Look and Feel | Kings Speech Room | Chesneys Selection



33 Portland Place

CONCEPT DESIGN

Fire Basket Look and Feel | Formal Areas | Client References - Jamb



Thank you