

# Little Venice Maisonette Refurbishment and Fit-out, City of Westminster

Extensive internal modifications and  
remodelling of a Grade II Listed  
Maisonette.

LOCATION

*City of Westminster, London W9*

STATUS

*Completed*

USE

*Residential*

CLIENT

*Private*

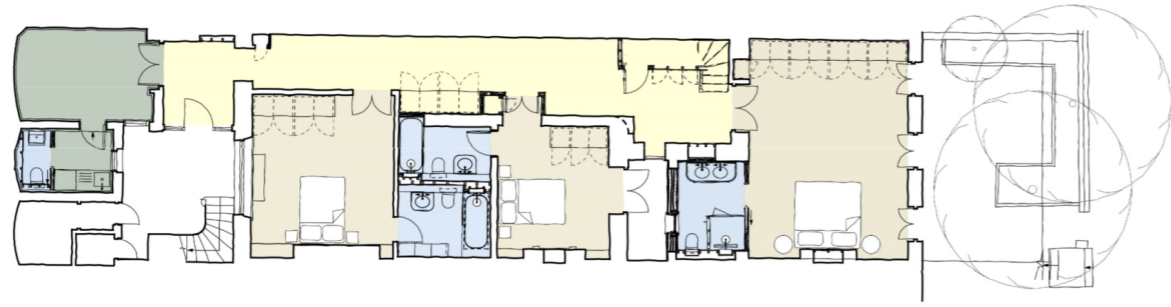
CONTRACTOR

[Broadland Construction](#)











## Rebalancing the living and bedroom spaces of the historic home

This project comprises extensive internal alterations to a Grade II listed 2-storey family maisonette flat in the Maida Vale Conservation Area of Little Venice.

The main design idea of the project was to rebalance the arrangement of living and bedroom spaces so that the kitchen, dining and reception rooms made best use of the grand proportions and details on the ground floor, with the bedrooms in the cosier spaces of the lower ground floor.



## Careful research, design and negotiations to obtain listed building consent

In order to justify the proposed alterations our work involved research into the original layouts and previous alterations to the property and similar ones along the terrace. We identified and preserved the most important original elements and details and proposed sensitive alterations.

Sensitive negotiations were undertaken with Westminster's Planning and Conservation Officers in order to obtain the listed building consent.



## Interior design developed in close collaboration with our clients

Our design and specification work included integration of our clients' specific requirements and ideas on finishes and detailing. This included relocation of bespoke wallpaper and other fixtures and finishes from their previous home into the new apartment layout.

Bespoke fitted joinery, kitchen and bathroom design and finishes were conceived and curated to achieve a sophisticated and calm interior layout environment.



## Full scope of architectural services

Haines Phillips took the project from concept design through the planning and listed building process, to production of technical information and overseeing the construction up to completion.

The development is located in Little Venice, City of Westminster, London W9.



