

Olita Plivna

Portfolio

Interior Designer

T: +44 (0) 7857364487
E:olitaplivna@yahoo.co.uk

	Design	Hospitality	Residential	Retail	Community
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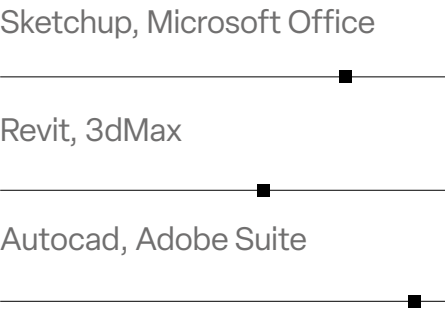
About me



Education

Engineer in Design Technology
Designer Diploma, Interior and
Advertising Design
Master, Diplome de Maitre Artisan

Skills



My Profile

My expertise spans the high-end hospitality, residential, and retail sectors, with a particular focus on large-scale, complex projects that demand precision, creativity, and a deep understanding of client needs.

I am a highly motivated, multilingual and enthusiastic individual who relishes new challenges. Having worked in Architectural practice for the last sixteen years, I have gained a wealth of experience and skills. Throughout my career to date, I have shown an eagerness and proven my ability to be resourceful and quick to learn. My dedication and ability to act on my own initiative as an individual as well as being a good team player has been demonstrated whilst operating in high-pressure environments.

Design Experience

2008 - present

Senior Interior Designer at Buchanan
Hartley Architects Ltd.

Design Philosophy

I am passionate about creating spaces that are both functional and inspiring. I believe architecture and design have the power to shape experiences and influence how people interact with their environment, and I strive to design spaces that are thoughtful, sustainable, and responsive to the needs to their users.

I also have a deep appreciation for the integration of technology in design, especially how it can improve the functionality and adaptability of spaces.

I value clear communication and the importance of understanding both client and user needs to ensure that the designers are not only aesthetically pleasing but also practical and sustainable.



Benihana Restaurant

As an interior designer committed to sustainable design I create spaces that are not only aesthetically pleasing and functional but also environmentally responsible, socially inclusive, and economically viable. My goal is to design interiors that minimize negative environmental impacts while enhancing the well-being of the people who use them. I try to integrate sustainability principles into every aspect of the design process, from recycled material selection to energy efficiency and long-term usability.



Change of use development

I'm working on to develop an initial design concept proposal following client's brief and RIBA Stage 2 and Stage 3.

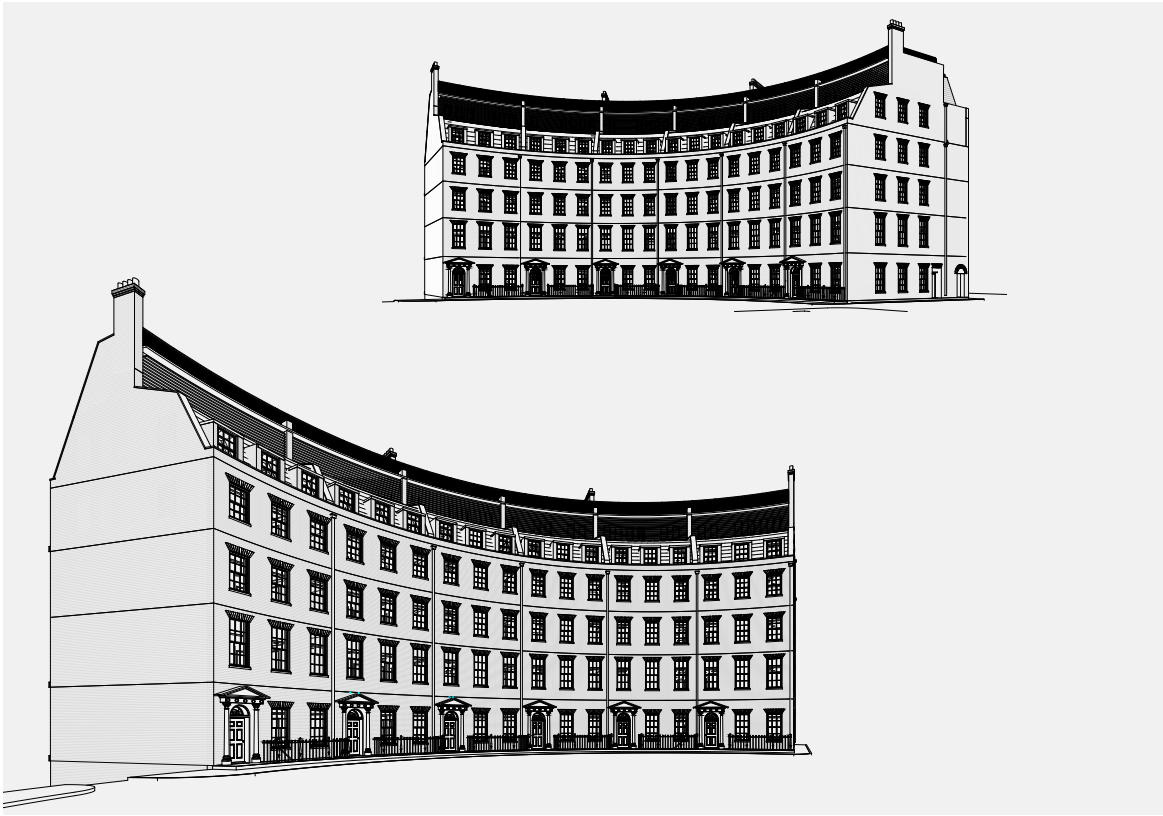
Project Location: 6-11 Crescent, London EC3N

Key highlights

Completed Expected: Q4 2025
 Size :4,302m2/46,306ft2,
 100 en-suite guest rooms
 Construction Value: £12.0m

Project name:
 Tower Apartments

Type:
 Hospitality/ High-End Residential



The architectural requirement is to create high- quality apartments with a flexible layout, permitting a range of different occupant needs to be satisfied. As such, the apartments shall include all the features associated with longer-term residential accommodation, such as living space, kitchens and bedrooms with self-contained sanitary facilities. In this case, the interior design effort is focused on the apartment and common areas (corridors, stairs, etc) interiors plus a small entrance/reception

area, as there are few front of house facilities in the brief.

The basis of the interior design is the creative use of high quality and enduring natural materials and finishes to deliver attractive and comfortable residential accommodation for the medium-stay visitor. Flats must be equally appealing to both seasoned business travelers and weekender tourists in terms of luxury and efficiency. In answering this brief, I have completed the mission to produce an exemplary residential building to meet the needs of the resurgent City.

Refurbishment Project



Schedule:

Level	Number	Type	Area
Level B	B01	1 Bed Apartment	23 m ²
Level B	B02	Suite	19 m ²
Level B	B03	1 Bed Apartment	20 m ²
Level B	B04	1 Bed Apartment	21 m ²
Level B	B05	1 Bed Apartment	23 m ²
Level B	B06	1 Bed Apartment	25 m ²
Level B	B07	1 Bed Apartment	25 m ²
Level B	B08	1 Bed Apartment	25 m ²
Level B	B09	1 Bed Apartment	25 m ²
Level B	B10	Suite	19 m ²
Level B	B11	1 Bed Apartment	16 m ²
Level B	B12	1 Bed Apartment	26 m ²
Level B	B13	Suite	17 m ²
			285 m ²

Room types legend:

- Amenities
- 1 Bed
- Suite
- Studio
- Accessible Studio

Basement Plan

Floor Layout

The basement layout has been designed to accommodate a variety of functional spaces, including private guest apartments, a luxurious salon, and a compact yet fully equipped spa area. The spa features a sauna, changing rooms, and treatment rooms, creating an ideal retreat for relaxation and rejuvenation. The design prioritizes both comfort and privacy, ensuring that each area is seamlessly integrated while maintaining distinct zones for relaxation, personal care, and leisure. This thoughtful configuration adds the overall functionality of the space, offering a sophisticated and peaceful environment for guests and residents alike.

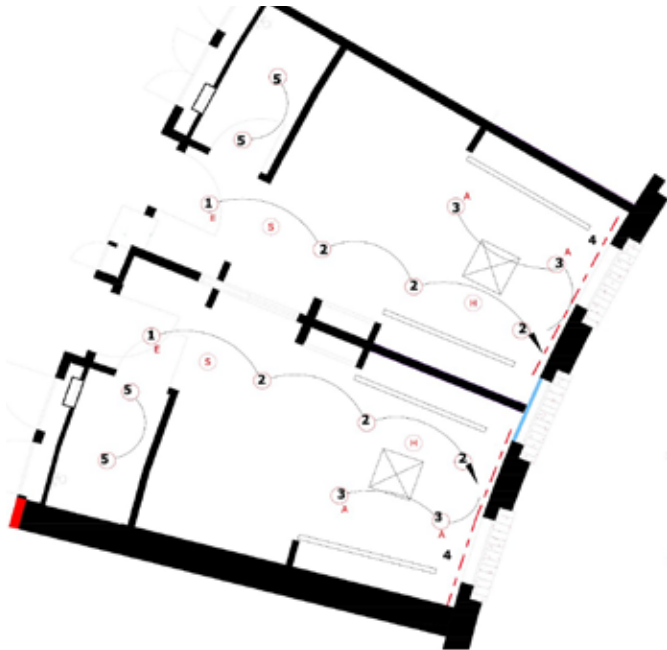


Proposed Spa Plan

Spa Layout

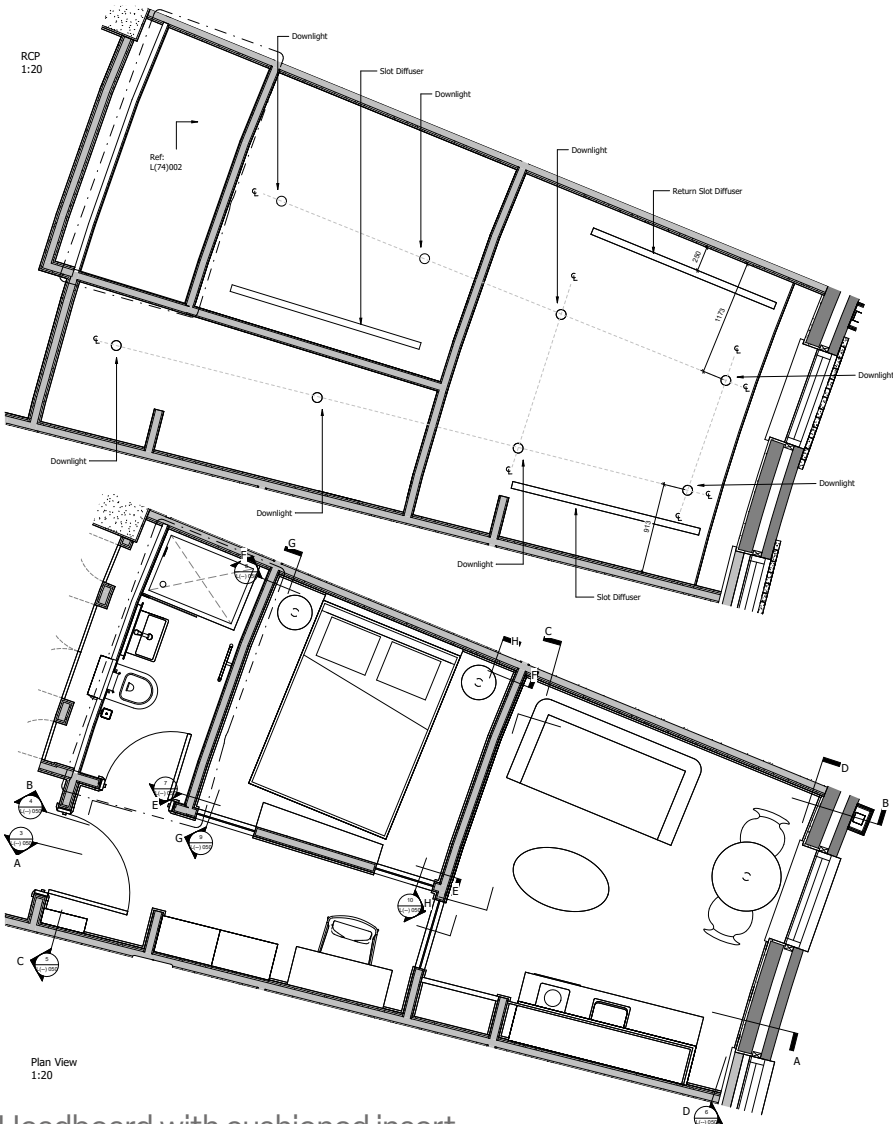
The basement includes some accommodation where natural daylight via windows is unavailable, and consequently I have not proposed residential use for this area. After reasonable allocation of space for water tanks and pumps etc, I have about 100m2 of space available for operational use. The client has proposed a spa and treatment centre should be considered for this space, and I have proposed a possible layout for such a facility. The facility comprises reception, changing rooms and private treatment rooms together with a larger beauty studio and sauna. I expect this selection to be revised as the brief for this facility is developed further in the design process, but it provides a useful guide to what is possible and a benchmark to start considering implications for building services.

Typical Guest Apartment Floor Plan and Elevations



Typical Apartment Ceiling Plan

1. Down light placed at the entrance to create a welcoming atmosphere.
2. Recessed down-lights to give general lighting in the space.
3. Adjustable spotlights provide accent light to artwork and usable light over the table.
4. Concealed linear warm light highlights the curtains creating ambient light and create an interesting feature in the room.
5. Functional light in bathroom created by recessed down-lights IP65.



1. Headboard with cushioned insert panels. Linear LED Tape light integrated in headboard.
Wall lights. Socket and switch plates in polished chrome finish.
2. Round Carrara marble space-saving solution nightstand.
3. Wardrobe unit. Open drawer unit containing guest safe. Pillow shelf / iron & iron board.
4. Up/Down Desk/coffee table space-saving solution.
5. Side table 600mm marble tabletop with black finish leg.
6. Wall fixed TV Panel with vertical LED tape light.





Typical Apartment Small Power Plan

1. Linear LED Tape light integrated in headboard.
2. Bed Wall lights. Double Socket and light switch plates.
3. Wall fixed TV Panel with vertical LED tape light.
4. Full height blackout curtains and voile with recessed curtain track and LED Tape light.
5. Under-cabinet light gives functional light onto the kitchen and creates a gentle wash on the glazed panel.
6. Reading light is provided by using recessed adjustable down-lights.
7. Internally lit wardrobes using linear light to provide usable light to the joinery.

Space Planning & Lighting Concept

FF& E Schedules





Apartment Loose Furniture

No.	Image	Supplier	Product code	Finish Reference	Link	Type	Dimensions (W x D x H) mm
1		Warings Furniture	W11226T base	Dark Walnut - Espresso finish top Disc and column in standard structure powder coat colour black	https://waringsfurniture.co.uk/shop/table-products/metal-frame-dining-tables/tuba/	Dinning table base and top	700 x 700 x 740
2		Porada.it	Bespoke Quay Oval	Stained Dark Walnut Frame Arabescato marble top	https://www.porada.it/en/product/quay/	Coffee Table	1000 x 600 x 350
3		Warings Furniture	Bespoke design for Blue Orchid to replicate	Steel carcass finished in bronze Arabescato marble top & base	https://waringsfurniture.co.uk/shop/table-products/coffee-tables/regal/ https://www.ratnamarble.co.uk/materials/marble-natural-stone	Bedside Table	300 x 300 x 500
4		Ateliers London	SIDE-TBL-LYKK	Steel carcass finished in black Carrara marble top	https://atelierslondon.com/product/lykke/	Side Table	500 x 500 x 550
5		Warings Furniture	Bespoke design for Blue Orchid to replicate	Dark Walnut - Espresso finish top Frame structure polished steel	https://calligarisnyc.com/plaving/small-tables/sottosopra-cs5095-adjustable-extendable-coffee-dining-table	Pop-up coffee/dinning table	1100 x 750 x 340-740
6		Warings Furniture	Bespoke design for Blue Orchid to replicate	Frame finish in wenge Arabescato marble top	https://waringsfurniture.co.uk/shop/table-products/wooden-frame-dining-tables/lyndale/	Console table	1200 x 400 x 760 Internal Height 660





Apartment FF&E

Level	Room	Dining Area			Bed Room			Bathroom			Living Area			Kitchen			Hallway			Entrance			Staircase			Terrace			Garage		
		Type 1	Type 2	Type 3	Type 1	Type 2	Type 3	Type 1	Type 2	Type 3	Type 1	Type 2	Type 3	Type 1	Type 2	Type 3	Type 1	Type 2	Type 3	Type 1	Type 2	Type 3	Type 1	Type 2	Type 3	Type 1	Type 2	Type 3	Type 1	Type 2	Type 3
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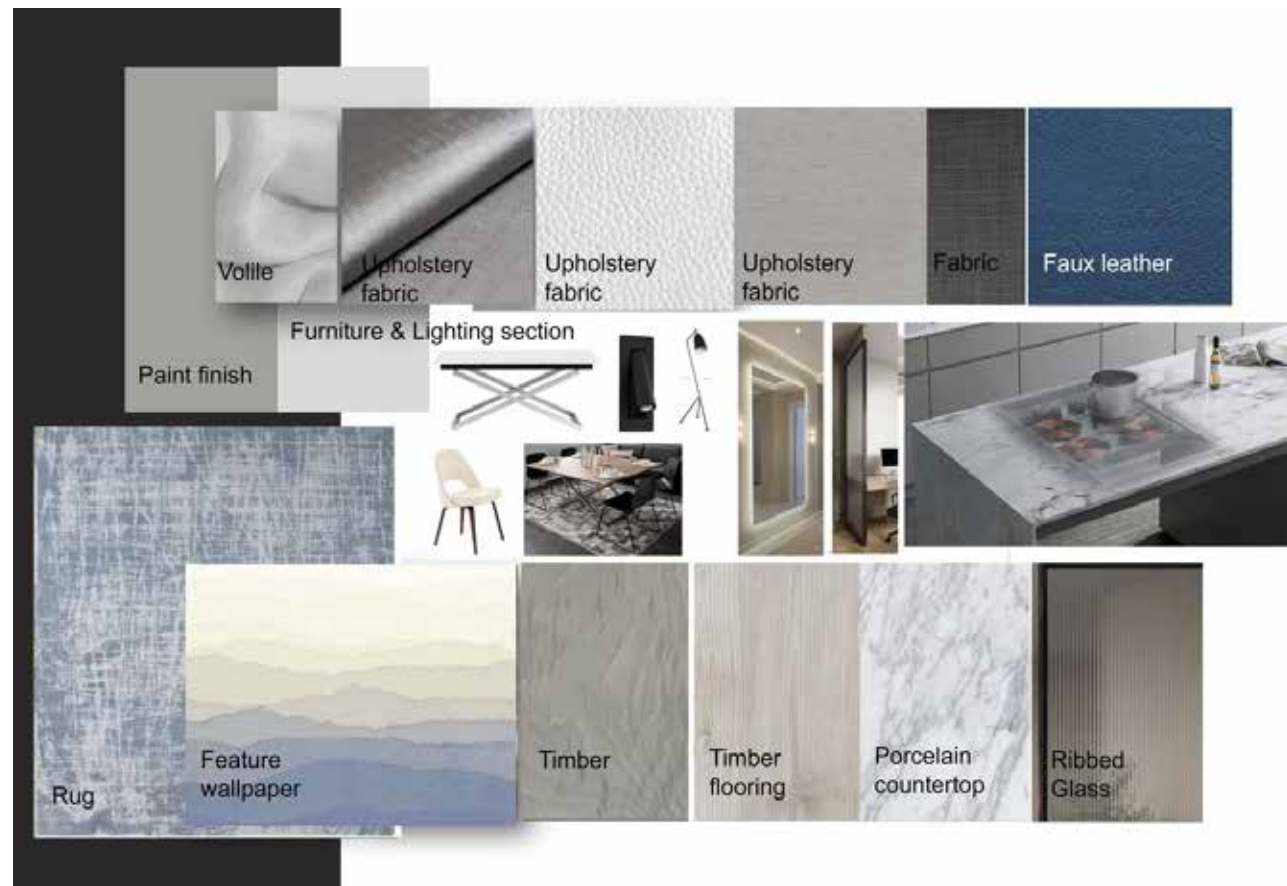
Apartment Kitchenware

	Image	Supplier	Product code	Link	Type
1		Blanco	522955	https://www.blanco.co.uk/sinks/andano/blancoandano340-u_59.136/522955	Washbasin
2		Blanco	BLA 460/234073	https://www.inderkitchen.co.uk/Blanco-234073-Single-Bowl-Waste-Kit	Waste Kit
3		MCALPINE	1957P	https://www.screwfix.com/p/mcalpine-adjustable-p-trap-white-40mm/1957p	'P' trap
4		Grohe	30193 DC0	https://www.grohe.co.uk/en_gb/eurosmart-cosmopolitan-single-lever-sink-mixer-1-2-30193DC0.html	Single Lever

Apartment Bathroom Sanitary Ware

	Image	Supplier	Product code	Link	Type
1		Laufen	H8134320001041	https://www.laufen.com/products/semi-recessed-washbasin-rectangular-H813432...1041?sku=H8134320001041	Washbasin
2		Laufen	H8174310001041	https://www.laufen.com/products/washbasin-H817431...1041?sku=H8174310001041	Washbasin
3		Laufen	H8213310000001	https://www.laufen.com/products/wall-hung-wc-silent-flush-rimless-washdown-without-flushing-rim-H821331...0001?sku=H8213310000001	WC
4		Laufen	H8214700000001	https://www.laufen.com/products/wall-hung-wc-liberty-washdown-flushing-rim-barrier-free-H821470...0001?sku=H8214700000001	WC

Specification



Apartment Materials

Digital Moodboard

The design utilises a small palette of high-quality materials that would be used throughout the building.

These include:

Proposed engineered timber flooring: Havwoods HW2912BANDOL Pureplank

Proposed timber veneer joinery: Dark Grey Eucalyptus in gloss.

Maxfine tile: Bianco Lasa 1200mm x 600mm

Proposed wallpaper: Feature Tektura Fibre FIB21

Proposed upholstery: Sekers Kentia 48Feather grey, ILIV Elegance Stee, SkoposDove Slate, Skopos Dove Delft, SkoposMarmotte Anchovy

Proposed paint finish: Off White

All materials have been considered to be fit for purpose and chosen on merit of their aesthetic quality, low maintenance, waste minimization, and ease of construction.

Lighting

LED Recessed Reading Light

LED illuminated mirror, LED strip light draws around the perimeter of the room



Apartment Materials

Apartment physical Moodboard

The inspiration has been taken from Tower Bridge. I have looked at the structure and colour scheme of the iconic landmark and aim to contemporise these details, incorporating them into the design. A modern wall art piece of Tower Bridge could be positioned within the living space area, above sofa bed which can be seen within the preliminary views.



Concept Design



Apartment CGI render showing interconnecting doors open



Apartment CGI render showing interconnecting doors closed



Apartment CGI render showing sleeping area



Apartment CGI render showing living area

Visualization



The site is located towards the south end of Minories at the junction with Tower Gardens.

Development of design concept and planning of all areas that includes sample and mood boards, tender documentation, FF&E specification and detailed drawing packages. Site co-ordination with contractors and MEP engineering services.

The existing building was demolished and replaced with a new development. This development is containing a mixture of uses being mainly retail (food and drink) and hotel/serviced apartments with the necessary ancillary uses such as parking, plant, servicing etc. The new building is of well-designed design and construction. Its size, shape, massing and bulk is informed by the established planning, conservation and daylight constraints governing the site. The maximum proportion of ground floor

The maximum proportion of ground floor was given over to 'retail' uses, being otherwise occupied by entrances/exits, servicing entry points, fire escape final exits, EDF room, parking crossovers etc. The general intention was to create an active frontage and well-designed street scene. This included a remodeled corner improving sightlines between Tower Hill and Tower Gateway stations and a reinstatement of the street line between the Crescent and Circus as a pedestrian way.

Project Location: 100 Minories, London, EC3N

Key highlights

Completed: 2019
Size :18,000m2/
193,000ft2, 273 apartments
Construction Value: £75.0m

Project name:

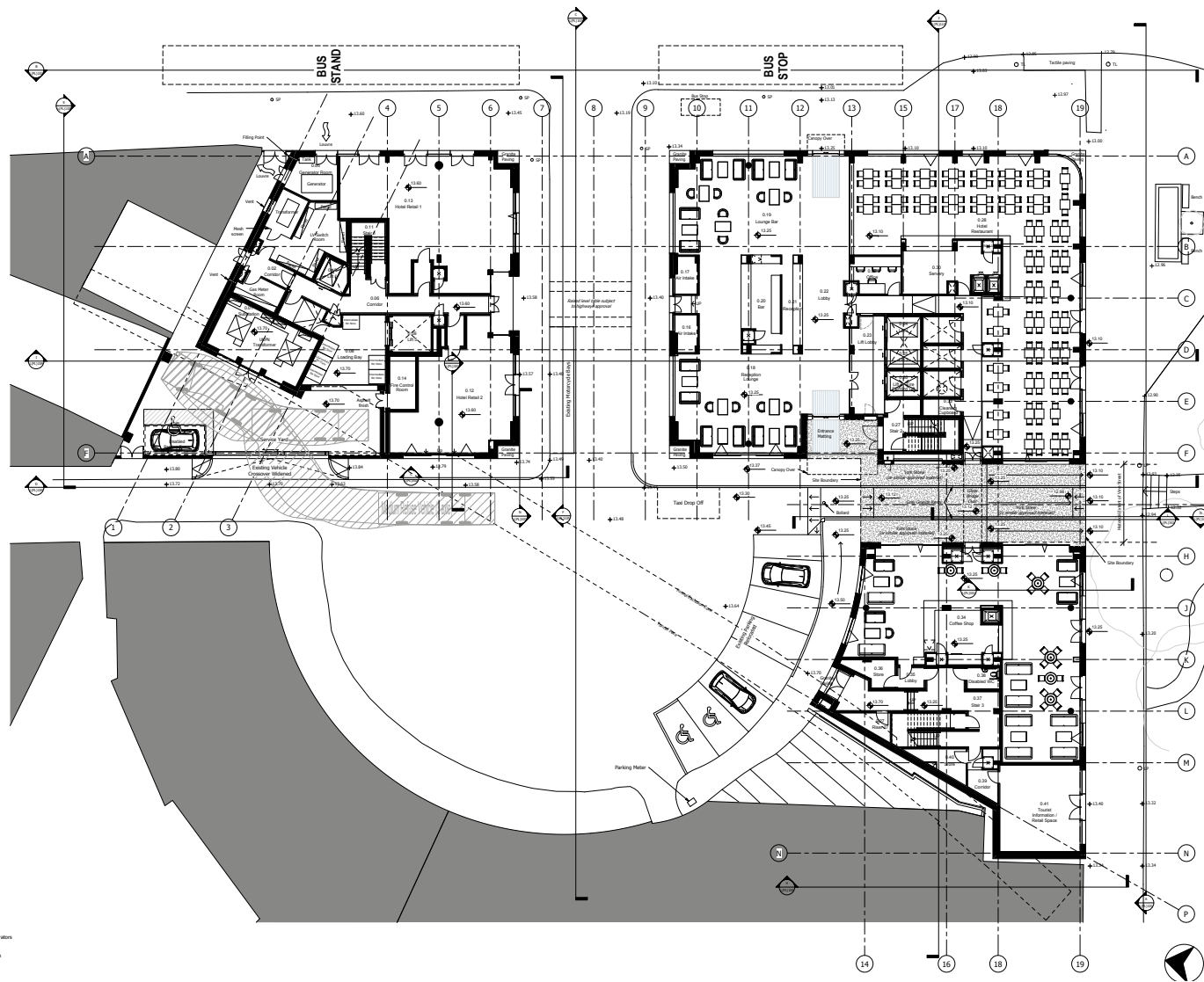
Tower Suites

Type:

Hospitality



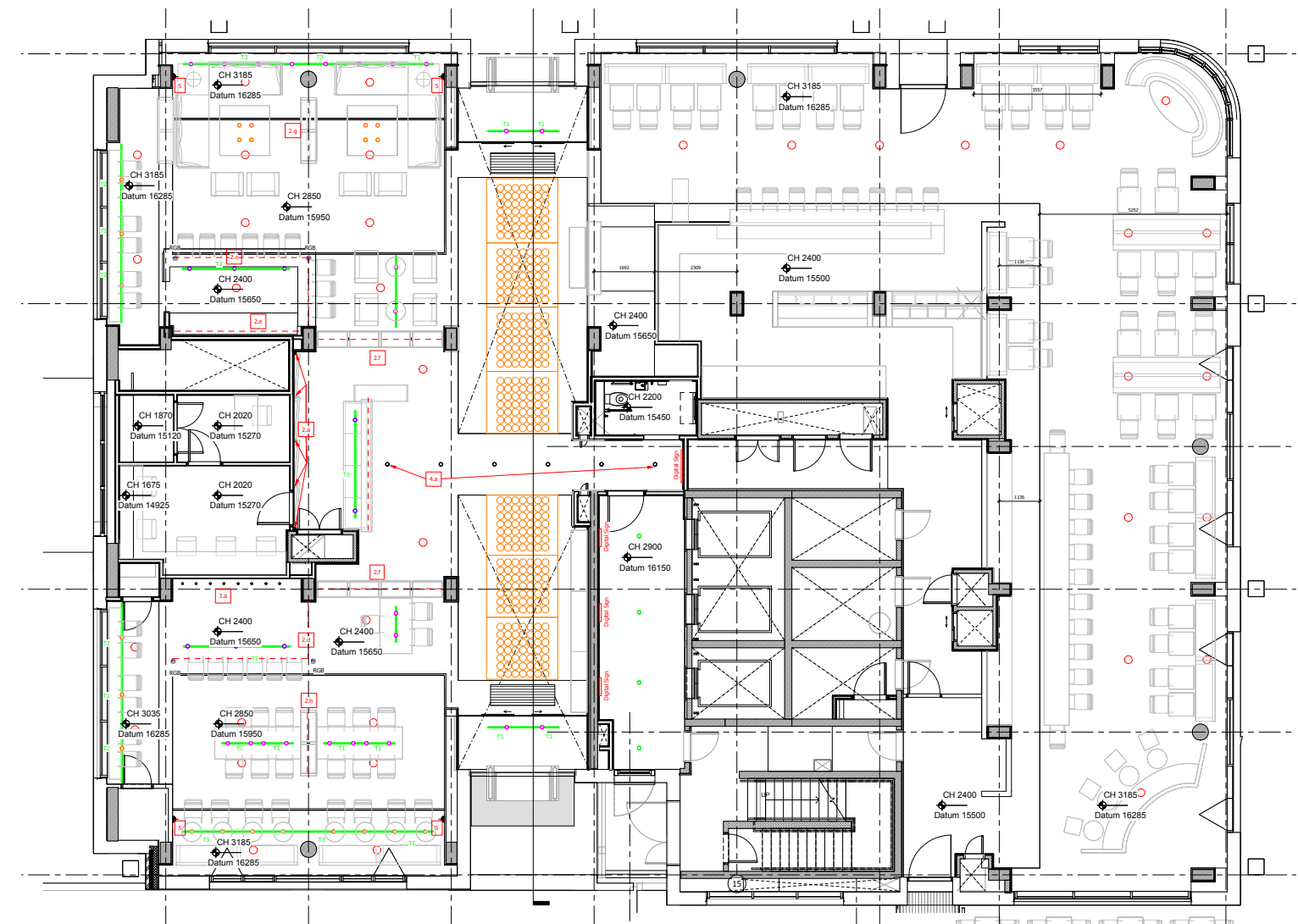
New Build Project



GA Ground Floor Plan

Floor Layout

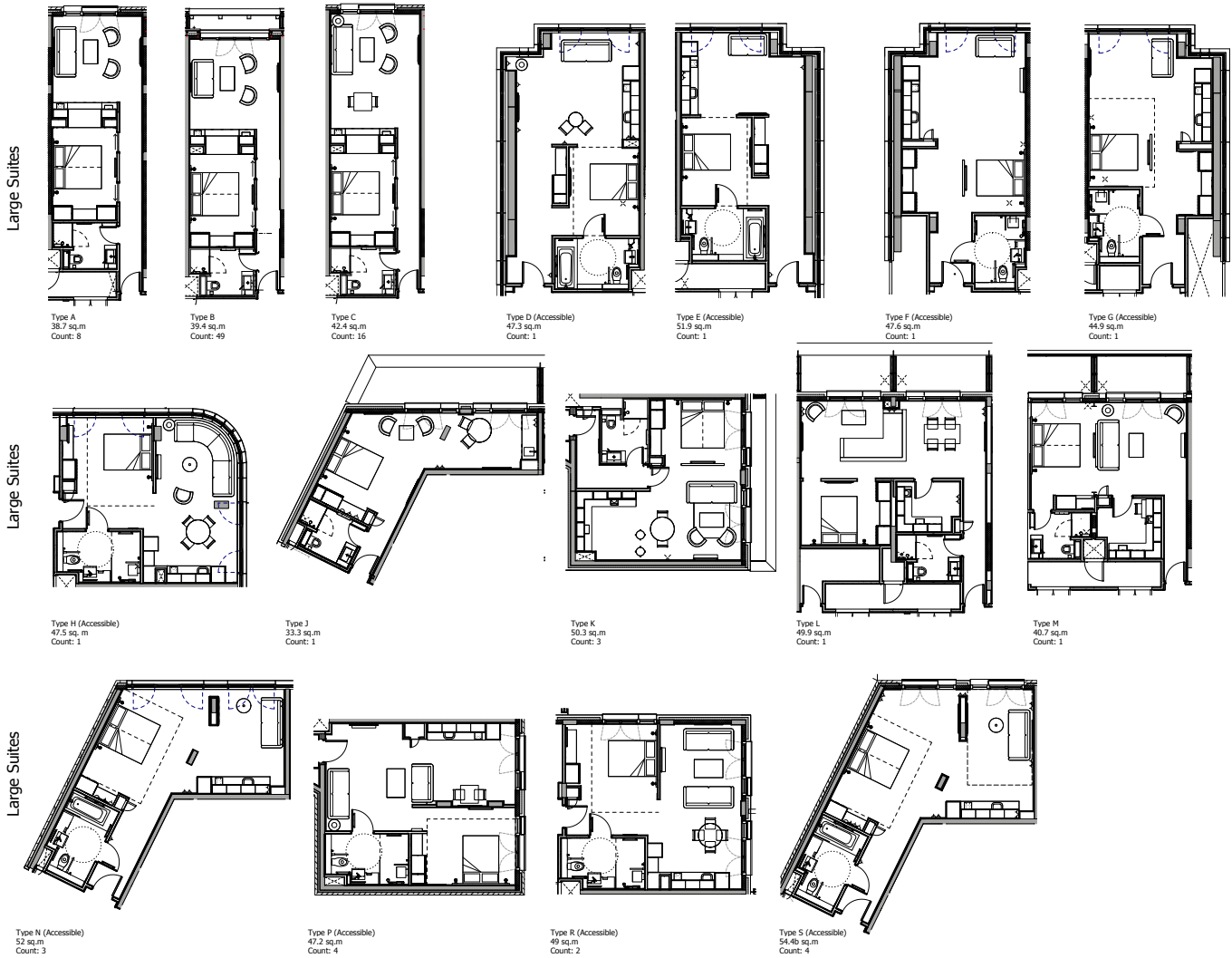
The development of the ground floor was designed to accommodate several key functional areas, including a dedicated restaurant and breakfast space, a fully equipped bar area, a versatile multi functional space for various events or activities, as well as a reception area. Additionally, the ground floor will feature conferencing and meeting rooms, providing a professional environment for business meetings and events. This layout aimed to create an efficient, flexible space that meets the diverse needs of guests and visitors.



Ground Floor RCP

Ceiling Layout

The ceiling layout has been thoughtfully designed to be both inviting and highly functional. It incorporates a variety of lighting elements, including suspended luminaires for ambient illumination, recessed track lighting for targeted accents, and adjustable spotlights to enhance the flexibility of the space. Additionally, the integration of LED tape lighting provides an energy-efficient, modern touch, while strategically placed ceiling speakers contribute to an immersive auditory experience. This comprehensive design approach ensures a well-balanced and aesthetically pleasing environment, meeting both practical and atmospheric needs.



Apartment Layouts

The layout of the guest apartments is designed to offer a highly versatile, multipurpose space that adapts seamlessly to the needs of guests throughout the day and evening. During the daytime, the apartment features a dedicated meeting room, providing an ideal setting for business discussions, presentations, or collaborative work. As evening approaches, this space transforms into a comfortable living room, offering a relaxing environment. Additionally, the living room can be effortlessly converted into a dining area, accommodating guests for meals or social gatherings. The apartment also includes an enclosed bedroom, ensuring privacy and comfort, while a fully functional kitchen is equipped to meet all the needs of guests, whether for preparing simple meals or more elaborate dining experiences. This flexible, well-designed layout ensures that each space within the apartment serves multiple purposes, creating an efficient and comfortable environment that caters to both business and leisure activities

Bespoke joinery items offer ever changing possibilities to transform the room from a day-time meeting space to relaxing lounge zone with a lush grey sofa bed and a unique up/down coffee table design and visitors.

Wardrobe Cabinetry information:
Wall/Base unit carcasses:
Manufacturer: Egger
Product reference: Cashmere U702 ST19
Link: <https://www.egger.com/en/p/1437845?country=GB>

Door/Drawer Fronts:
Manufacturer: Cleaf
Product reference: Penelope Kaki FA44
Link: <https://cleaf.it/products/penelope-fa44/>

Worktop:
Manufacturer: Cleaf
Product reference: Tranche Dark Lady LM08
Finish: Thermo-structured surface
Link: <https://cleaf.it/products/tranche-lm08/>

Alternative Option:
Wardrobe Cabinetry information:
Wall/Base unit carcasses:
Manufacturer: Emporio Skin
Product reference: Cashmere 5981/SW
Link: <https://emporioskin.it/en/essenza/cashmere/>
Door/Drawer Fronts:
Manufacturer: Emporio Skin
Product reference: Twist Tessuto 6572/SX
Link: <https://emporioskin.it/en/essenza/twist-tessuto/>

Wardrobe Finishes



Cabinetry information: Alternative Option
Worktop:
Manufacturer: Emporio Skin
Product reference: Partenone Nordico 2527/DV
Link: <https://emporioskin.it/en/essenza/partenone-nordico/>

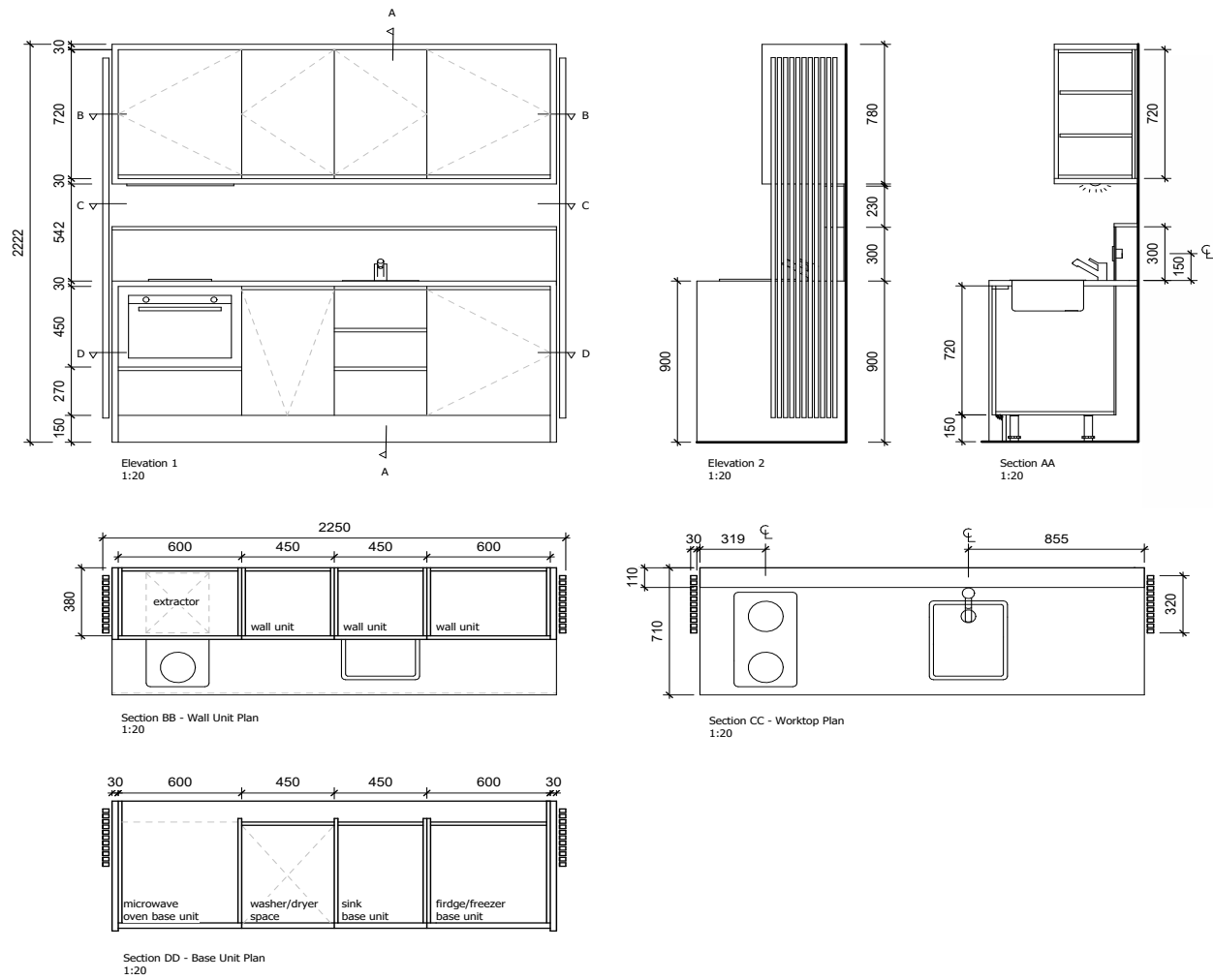


Finishes

All Materials have been considered to be fit for purpose and have been chosen on merit of their aesthetic quality, low maintenance, waste minimisation, and ease of construction. The design utilises a small palette of high quality materials.

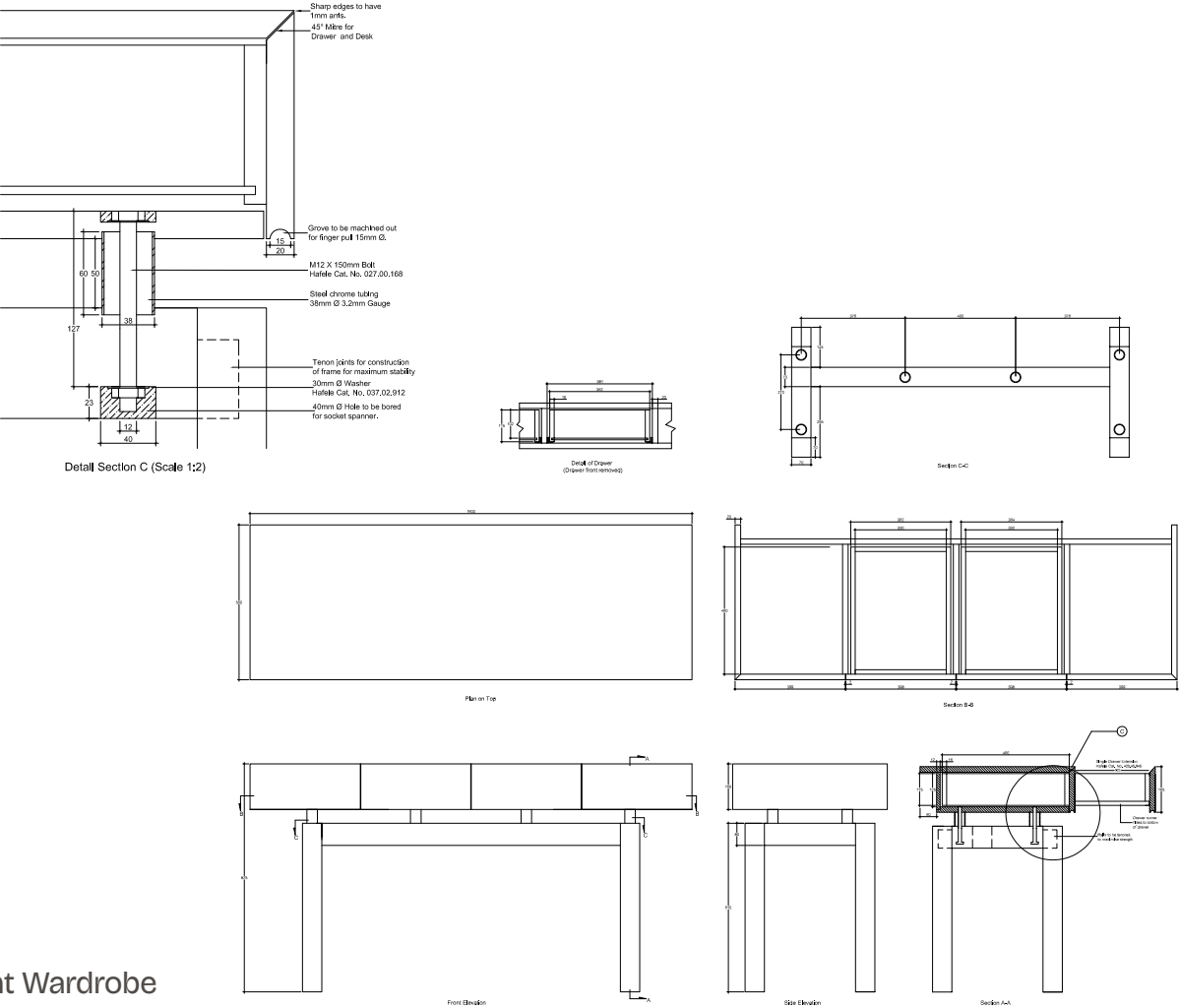
Case Goods

Typical Guest Apartment Kitchen Plan & Elevations

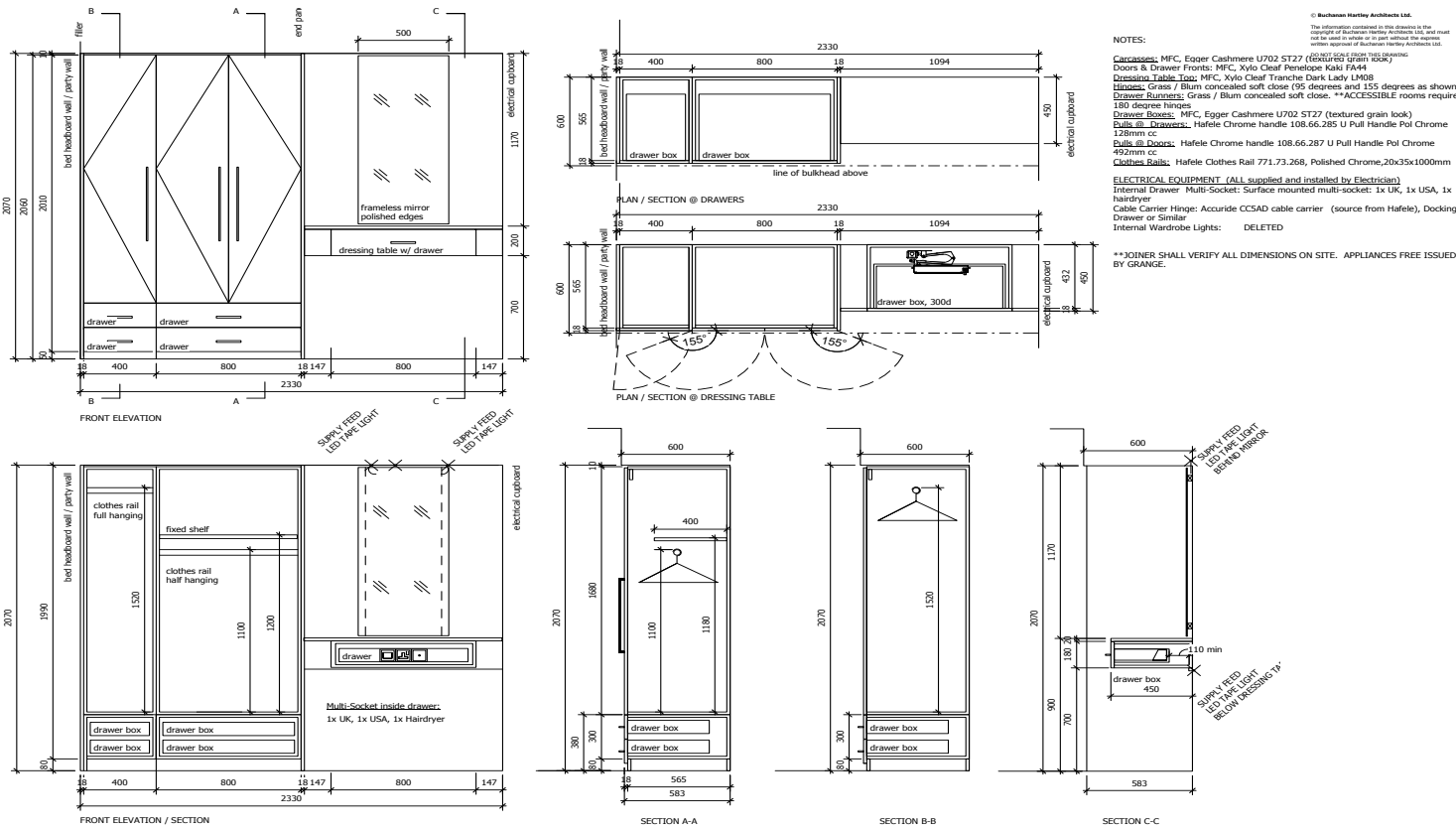


Case Goods

Typical Guest Apartment Desk



Apartment Wardrobe



Completed kitchen photograph

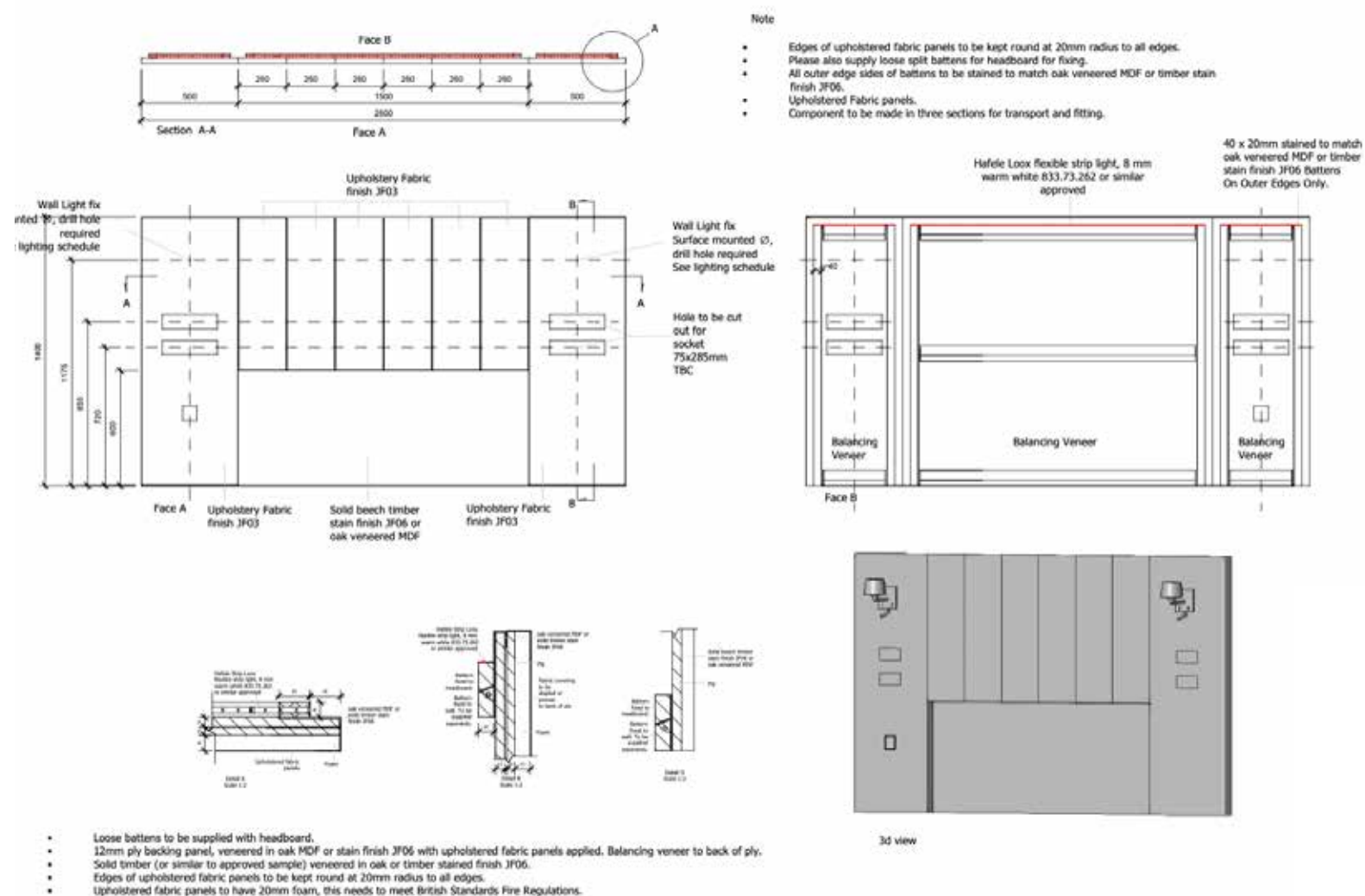


Cabinetry information:
Wall/Base unit carcasses:
Manufacturer: Egger
Product reference: Cashmere U702 ST27

Door/Drawer Fronts:
Manufacturer: Cleaf
Product reference: Tranche Dark Lady LMO8
Finish: Thermo-structured surface

Case Goods

Typical Guest Apartment Headboard

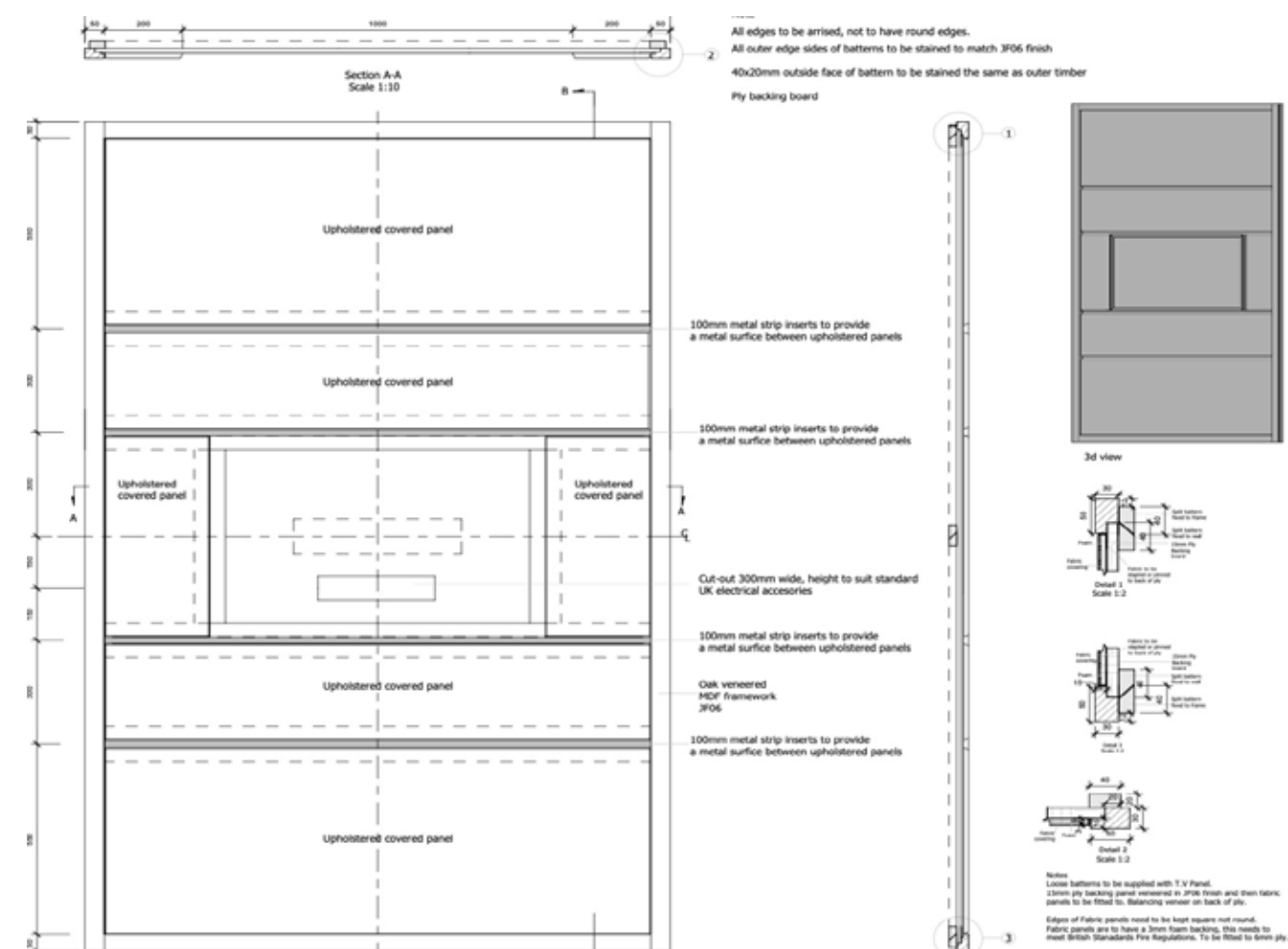


Completed Headboard
photograph

Fabric Specification:
 Manufacturer: Skopos
 Product reference: Orelle
 CD55 Lynx
 Composition: Waterproof, FR

Case Goods

Typical Guest Apartment TV Unit Plan & Elevations



Completed TV Unit
photograph

Frame Specification:
Euro Oak
20% semi matt AC Lacquer
finish.

Fabric Specification:
 Manufacturer: Skopos
 Product reference: Orelle CD
 53 Oxide
 Composition: FR,Waterproof/
 Poly

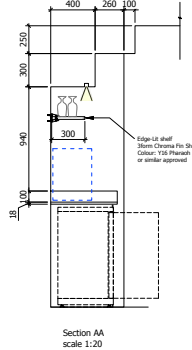
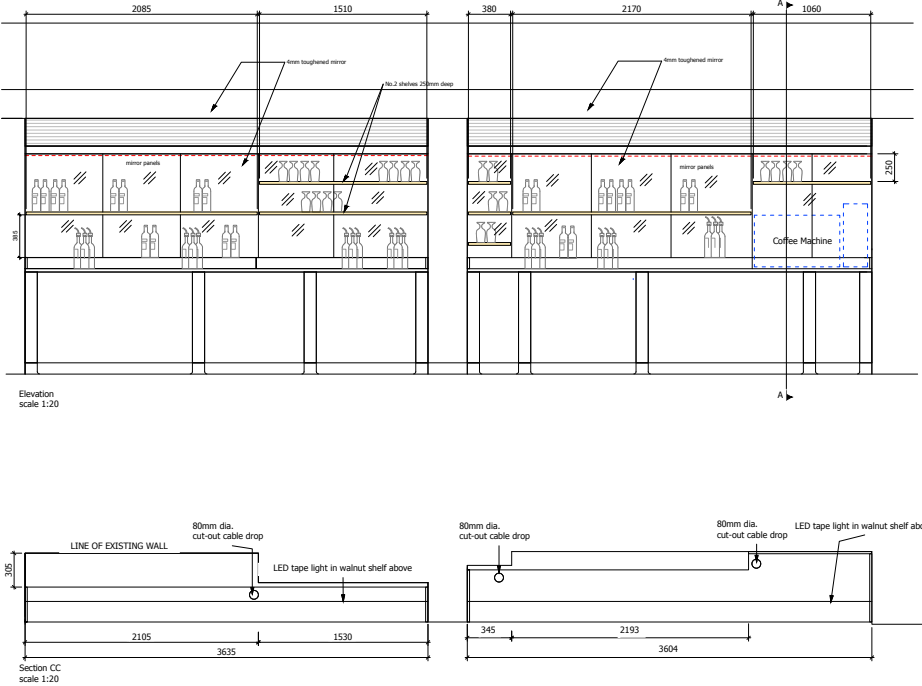
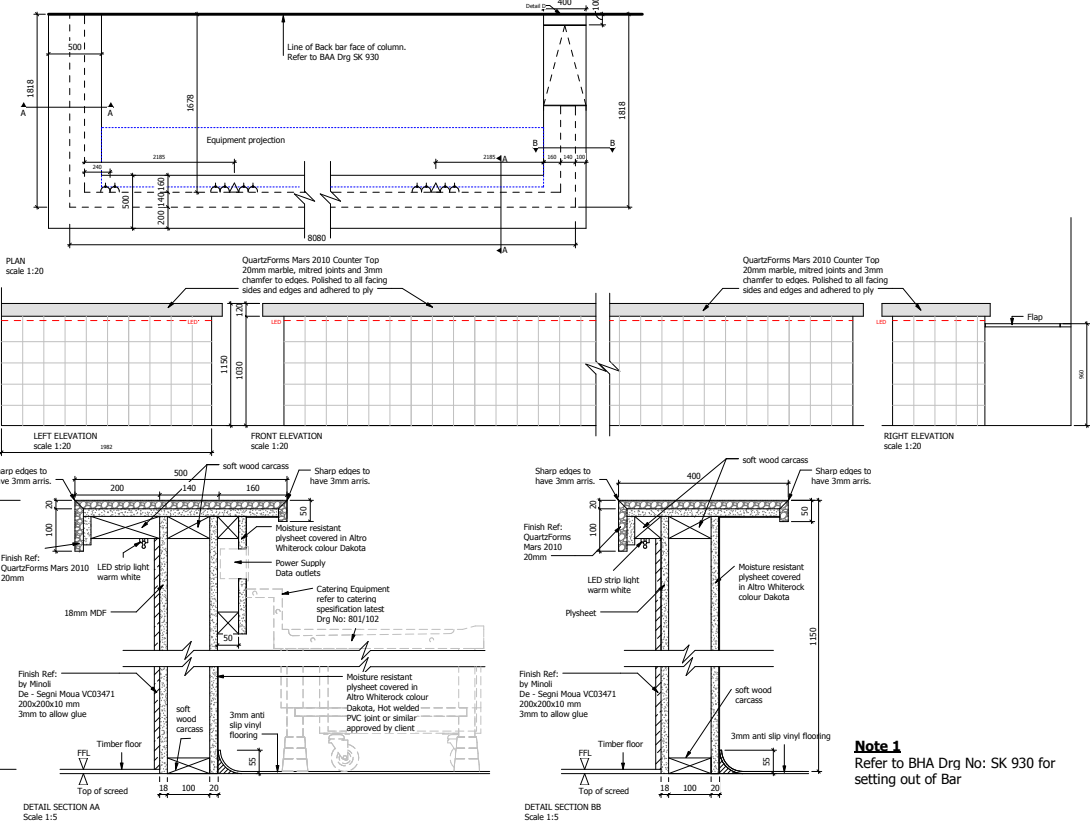
Restaurant



Restaurant Ground Floor completed project photographs

Restaurant Ground Floor CGI visuals and Mood board

Restaurant Ground Floor Case Goods



Concept Design

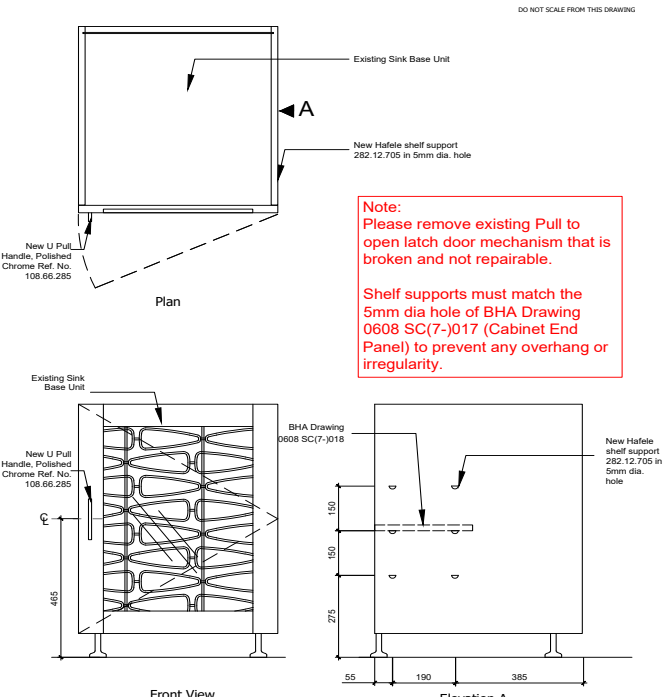
Spa

The interior design of the spa facilities will be similar to that of the Adamo facility in Tower Suites – a place of calm and serenity in the midst of the City of London. The styling shall be suitably adapted to the content of this operation when the brief is confirmed.

The treatment rooms are the heart of the spa and their design needs to be based on the treatment regime and philosophy of the spa itself. They will follow a light, neutral colour palette with a high quality finish that compliments the luxury feel of the rest of the hotel. Dimmable lights shall be in each of the rooms so that they can be adjusted for the varying uses of spaces.

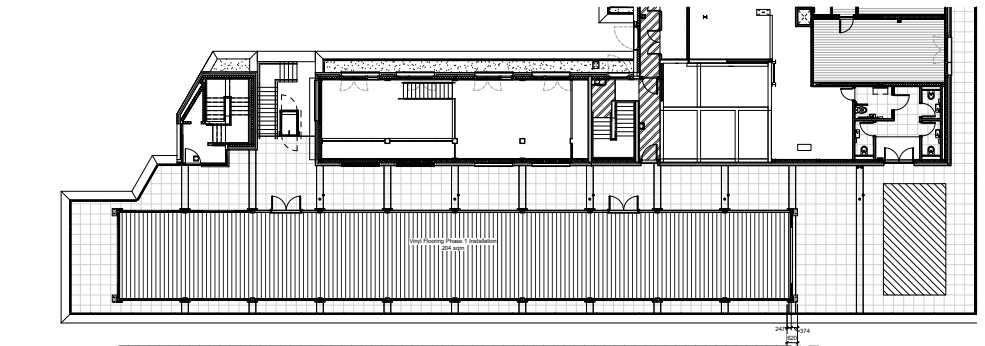
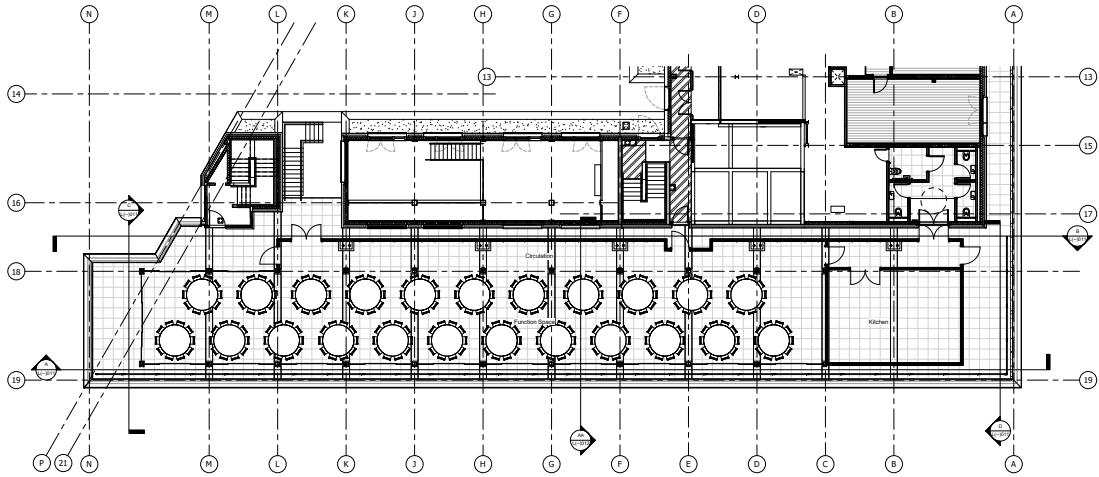


Spa CGI visuals and Completed Photographs

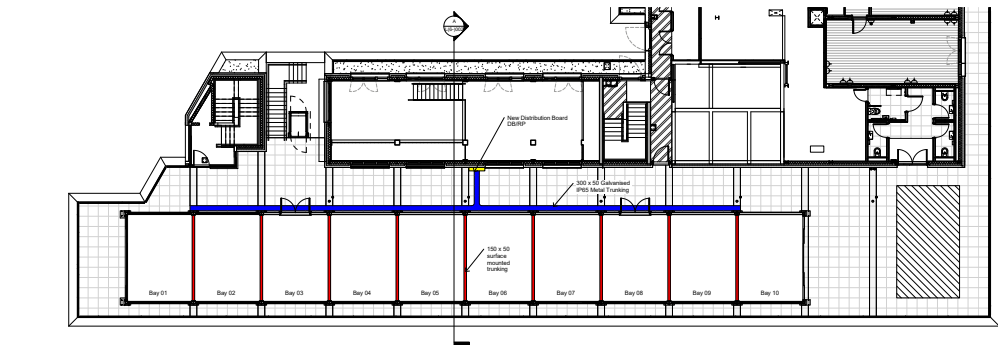


Concept Design

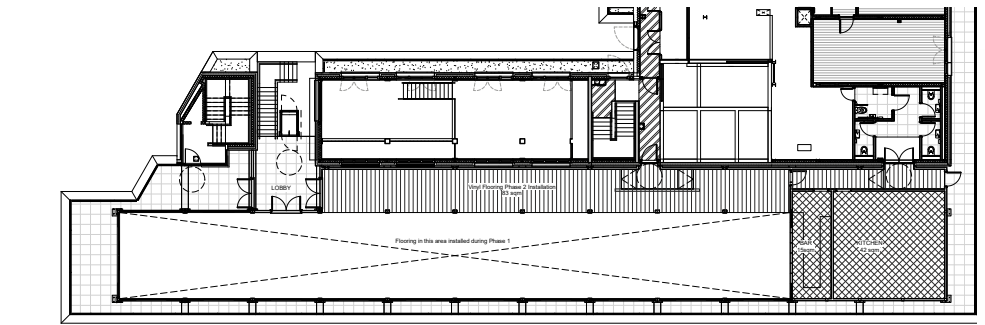
Roof Event Space



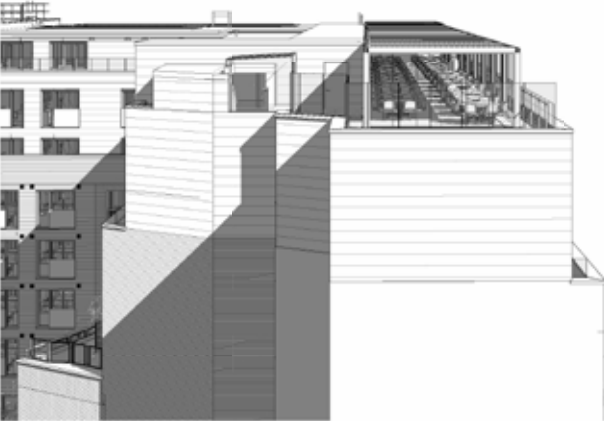
Phase 1 Layout
1 : 100



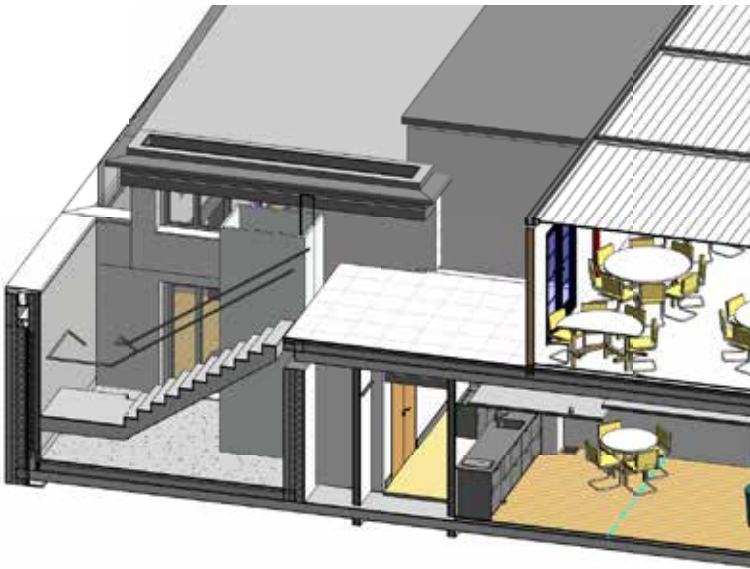
Phase 1 Layout - Containment
1 : 100



Phase 2 Layout
1 : 100



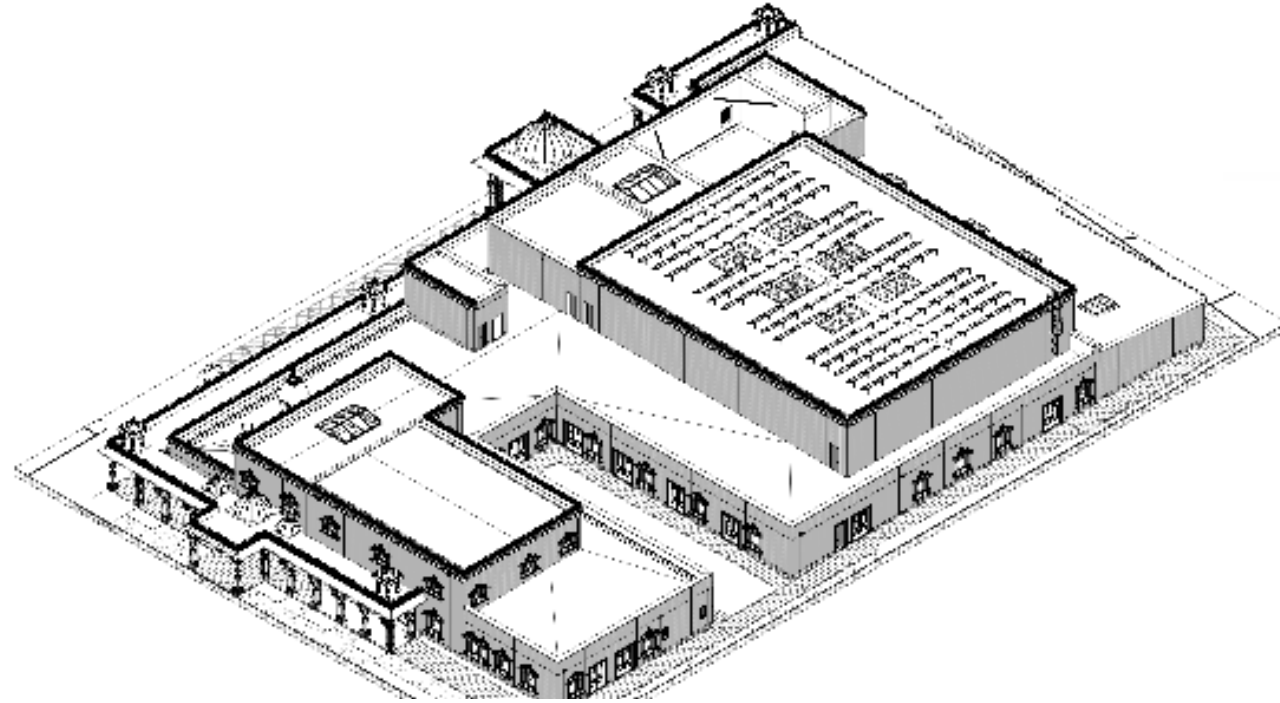
View From Citizen M - Proposed



Skyline Event Space Mood boards, CGI visuals and completed project image



Concept Design



Soft and hard landscaping works facilitated to create an aura of peace and tranquility with its grounds.

Development of design concept and planning of all areas that includes sample and mood boards, tender documentation, FF&E specification and detailed drawing packages.

Development of a one-storey building to accommodate a Mandir (Hindu Temple) with an ancillary dining hall, commercial kitchen, meeting rooms, classrooms, priest quarters, as well as a community hall. The building façade was clad with intricate artisan works imported from Gujarat, India and installed in situ. Keeping the green energy ethos in mind, solar panels and various sustainable M&E works were part of the design of this magnificent place of worship.

Project Location: 105 Lees Rd, Ashton-under-Lyne, Manchester, OL6 8BQ1JY 2LY and Pitmaston Road, Hall Green, Birmingham, B28 9PP

Key highlights

Completed: 2022

Project name:

BAPS Hindu Temple & Community Centre

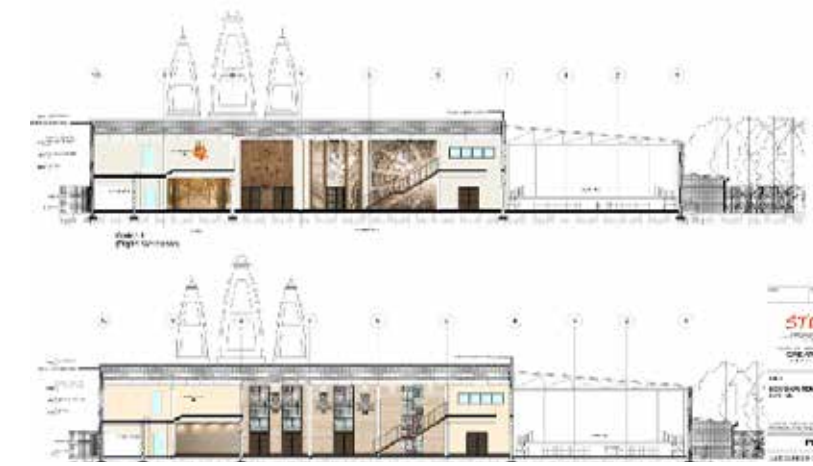
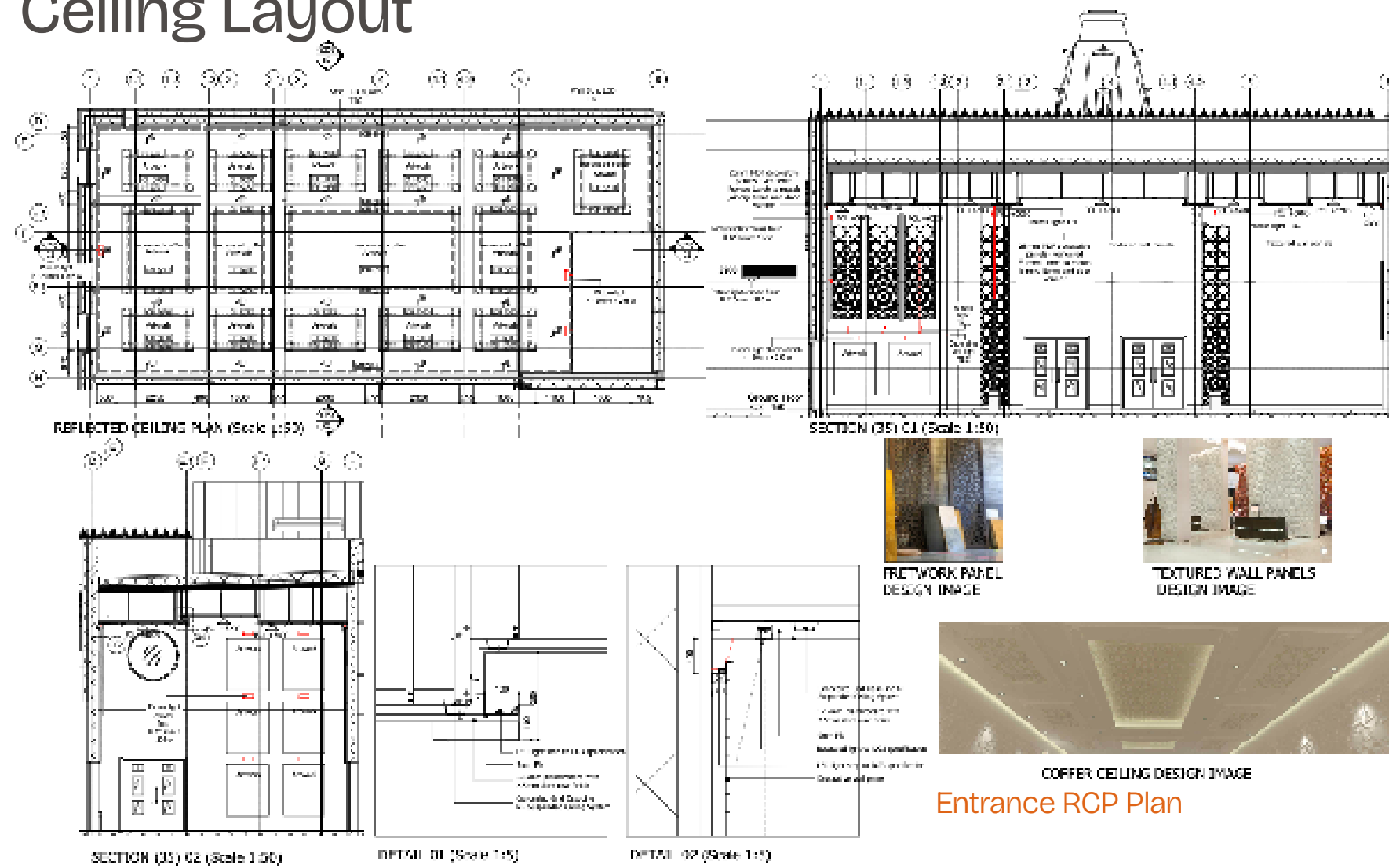
Type:

Community

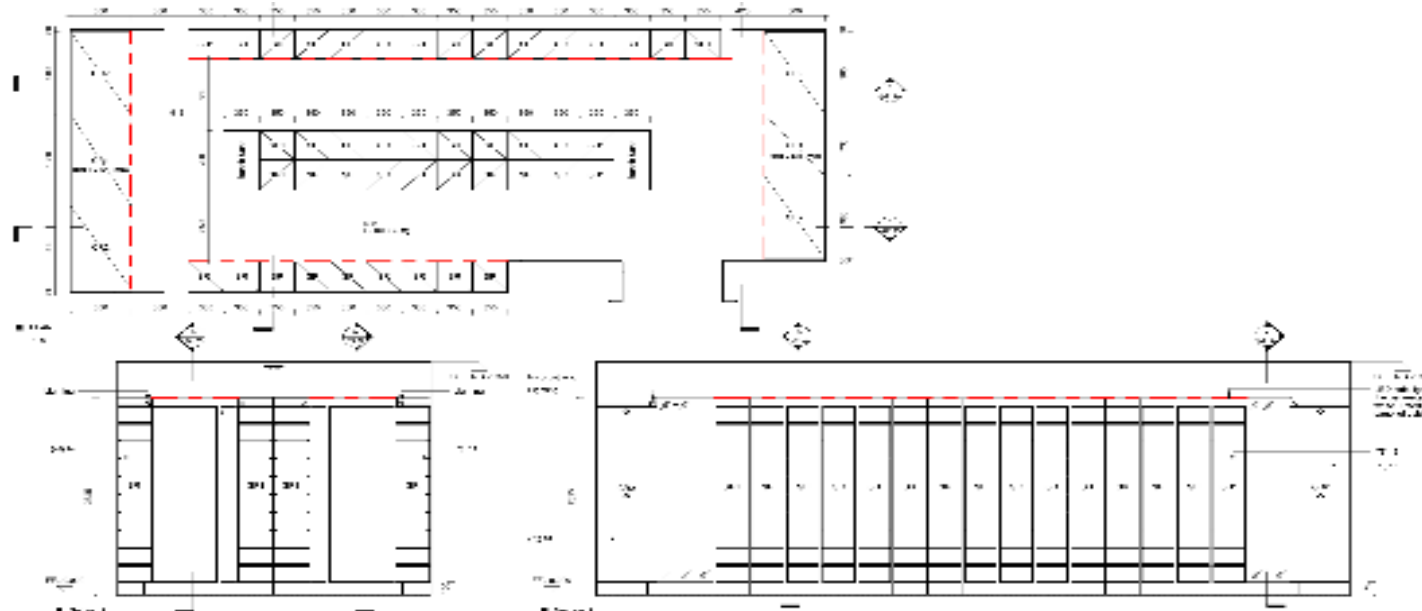


New Build Project

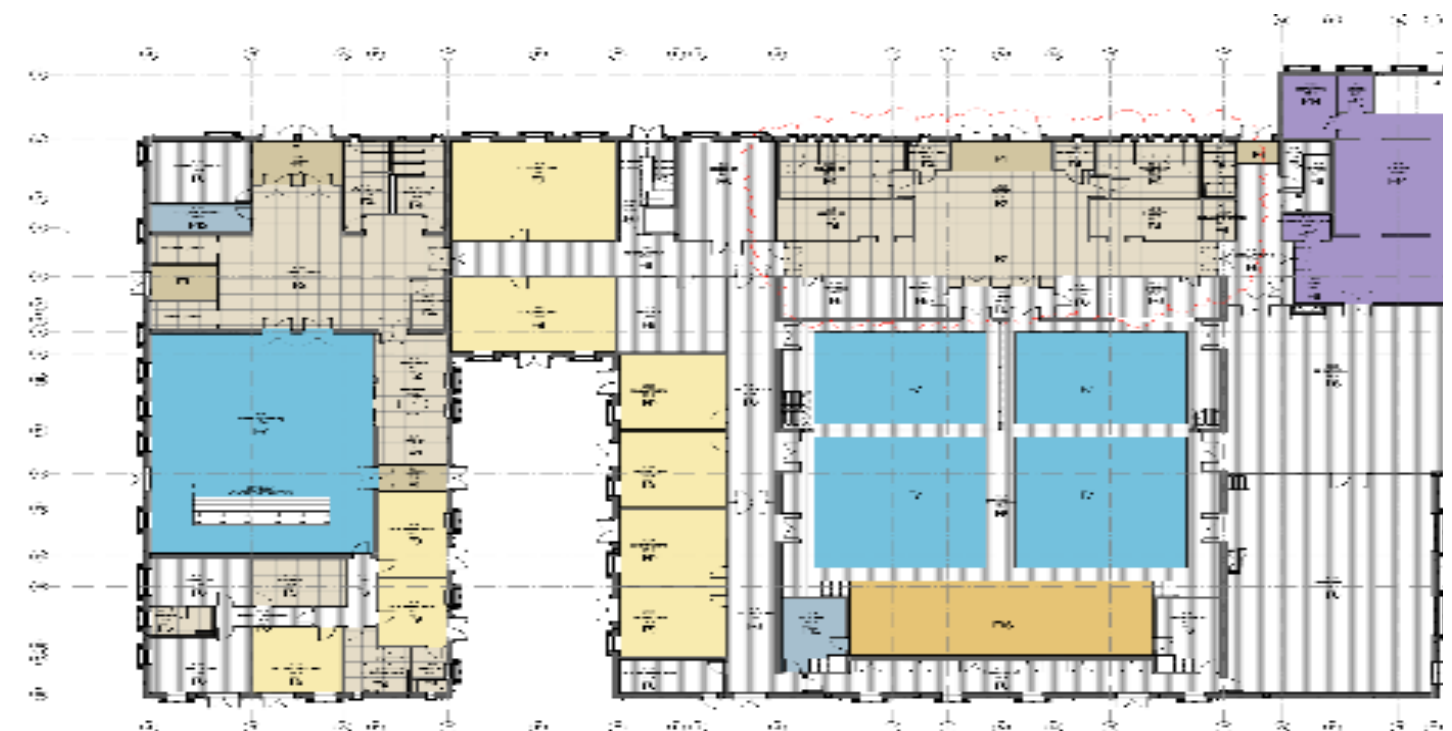
Ceiling Layout



Case Goods



Floor Finishes



Design Concept

Level 0 Plan



5 star Hotel/Resident apartments located next to Regent Park.

Development of design concept and planning of private apartments, and public areas that includes sample and mood boards, tender documentation, FF&E specification and detailed drawing packages.

Modernisation of the fellows' private apartments accommodation located in a Grade II* listed building forming part of the Nash Regent's Park terraces.

After consultation with the client the style adopted was authentic to the building's age and character, and so a traditional early C19th design was created, approved and implemented. Modern en-suite sanitary facilities in a contemporary style were incorporated in the scheme to bring the accommodation up to date and ensure it remains attractive to fellows.

Project Location: 11 St Andrews Place, Regent's Park, London NW1 4LE

Key highlights

Completed: 2016
Size : 18 Apartments

Project name:

Royal College of Physicians

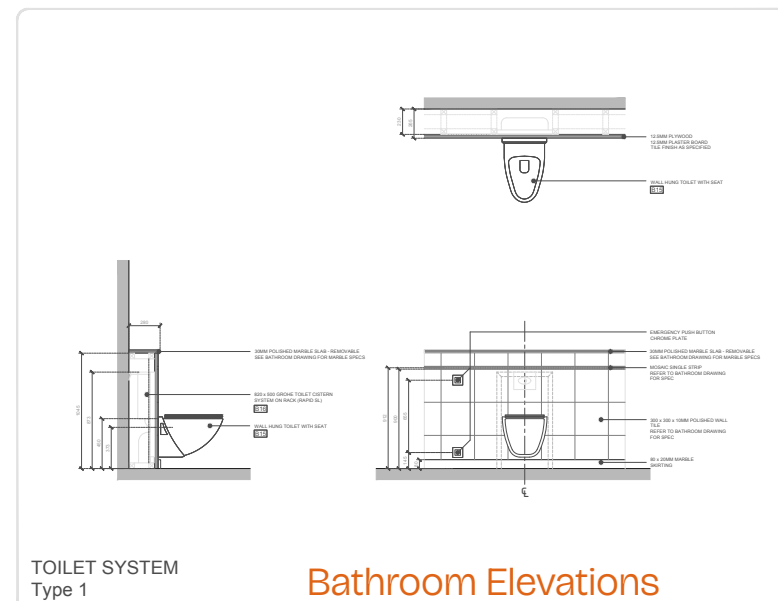
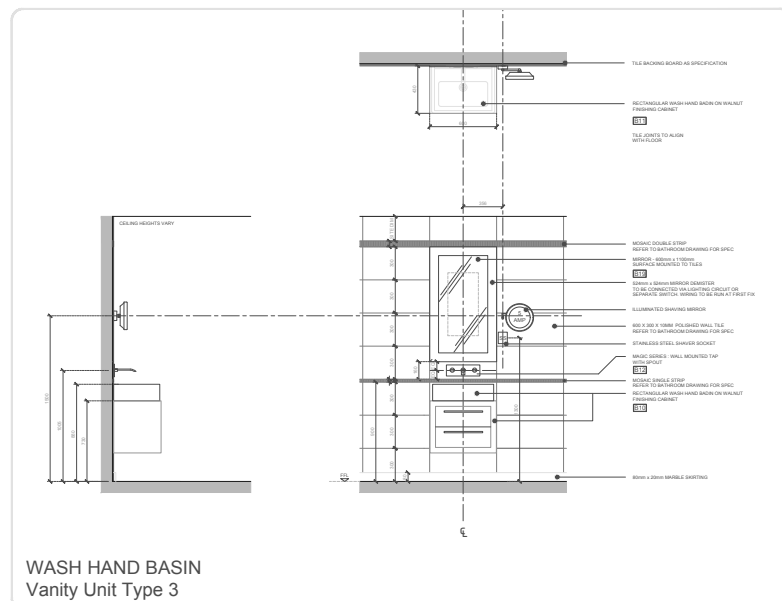
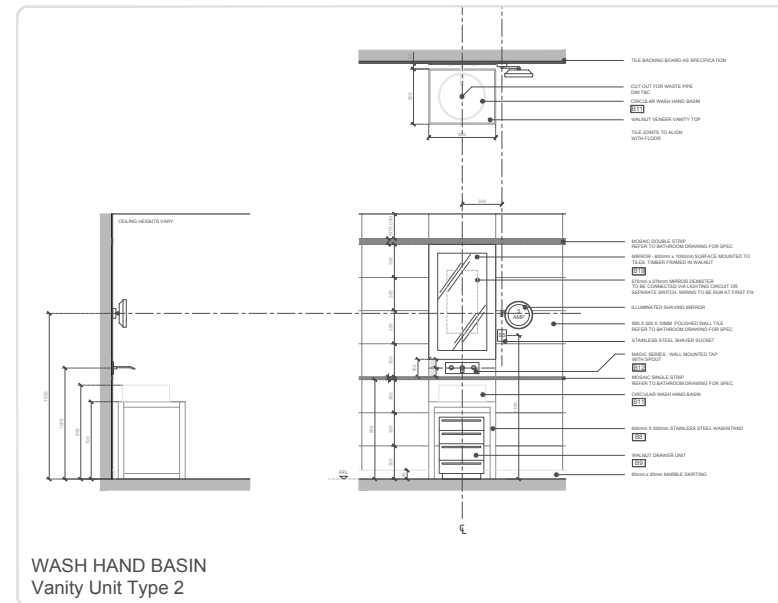
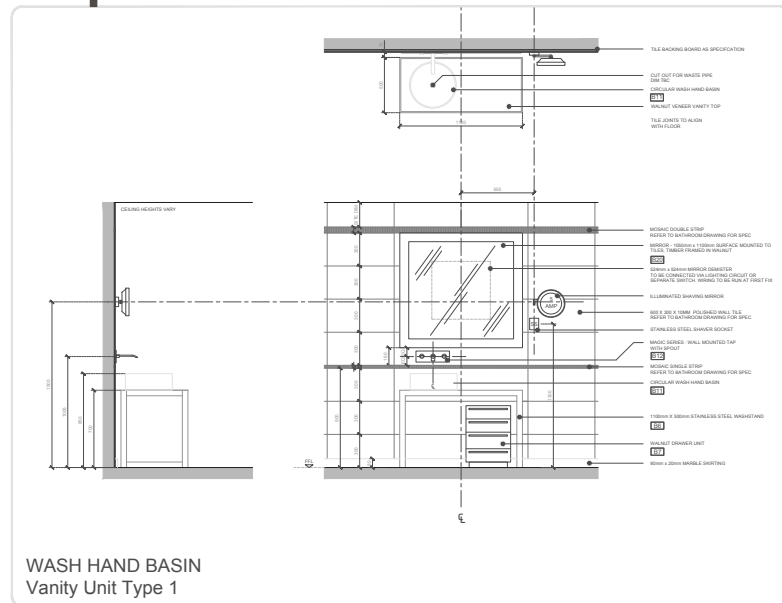
Type:

High-End Residential/
Hospitality

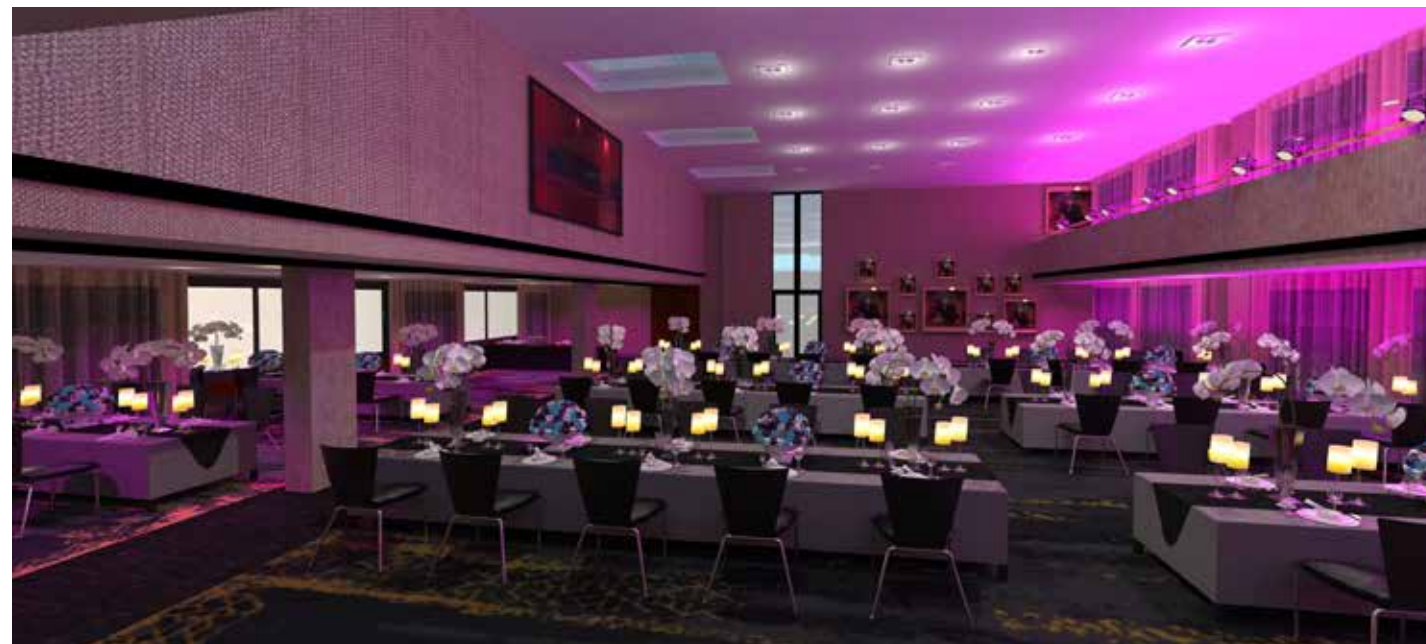


High-end
Residential
Project

Apartment details



Event Space



Event Space CGI's

Moodboards



Reception and Apartment Material boards



Apartment Living Room and Bathroom completed project images



Event Space completed project image



The proposed bedrooms offer a solution visitors request, putting the existing building to better use to serve the club and its guests.

Development of design concept and planning of guest and changing room areas that includes sample and mood boards, tender documentation, FF&E specification and detailed drawing packages.

Change of use of the gym facilities located in the previous squash court building, into ancillary overnight accommodation and revised changing rooms for Kingswood Golf & Country Club. Proposals seek to create high quality architectural designs while reducing changes to the external appearance.

Project Location: Kingswood Golf and Country Club, Sandy Lane, Tadworth, Surrey KT20 6NE

Key highlights

Completed: 2015
Size : 17 Guestrooms

Project name:

Kingswood Golf & Country Club

Type:

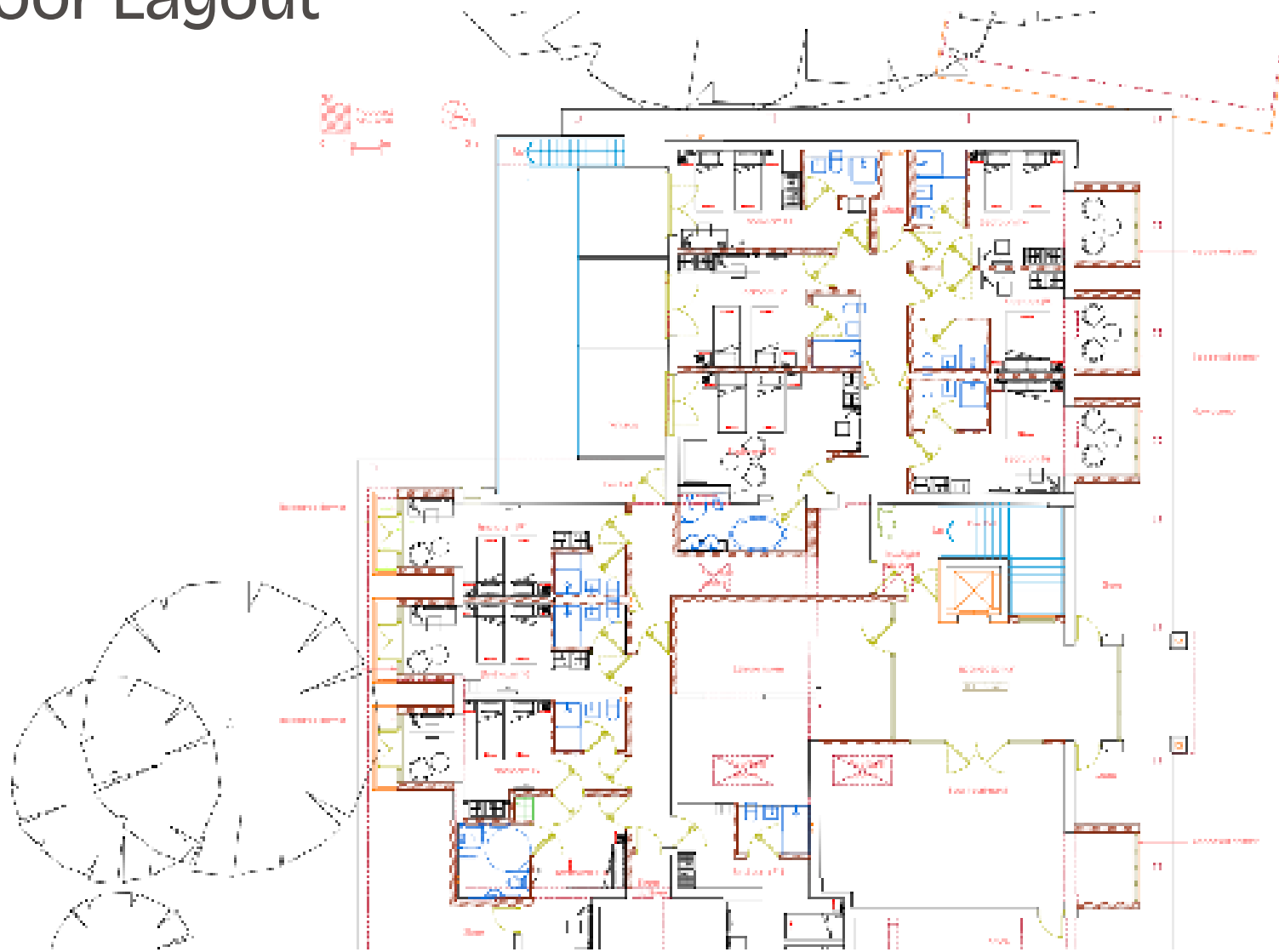
Hospitality



SOUTH-WEST ELEVATION

Change of Use Project

Floor Layout



Ground Floor Plan

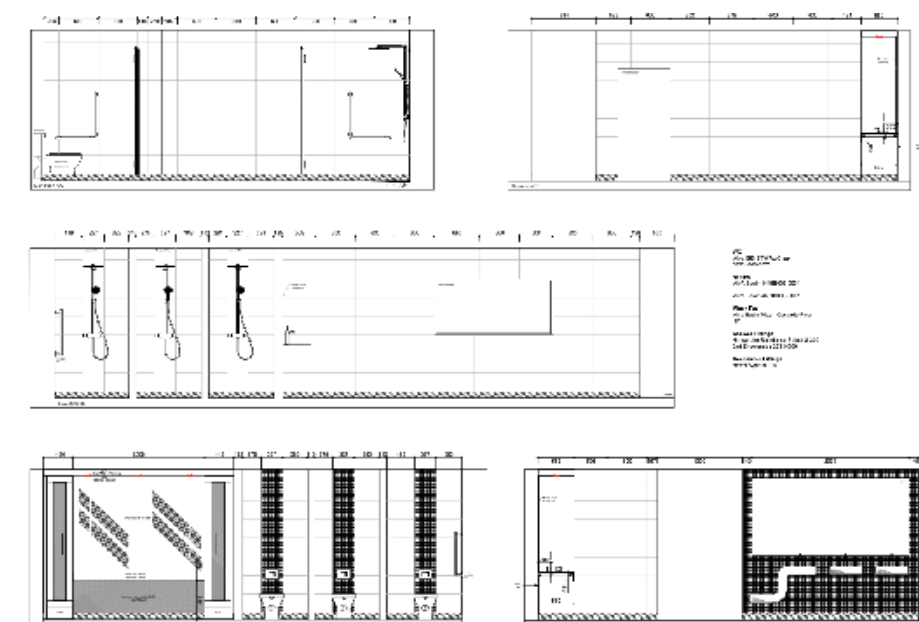
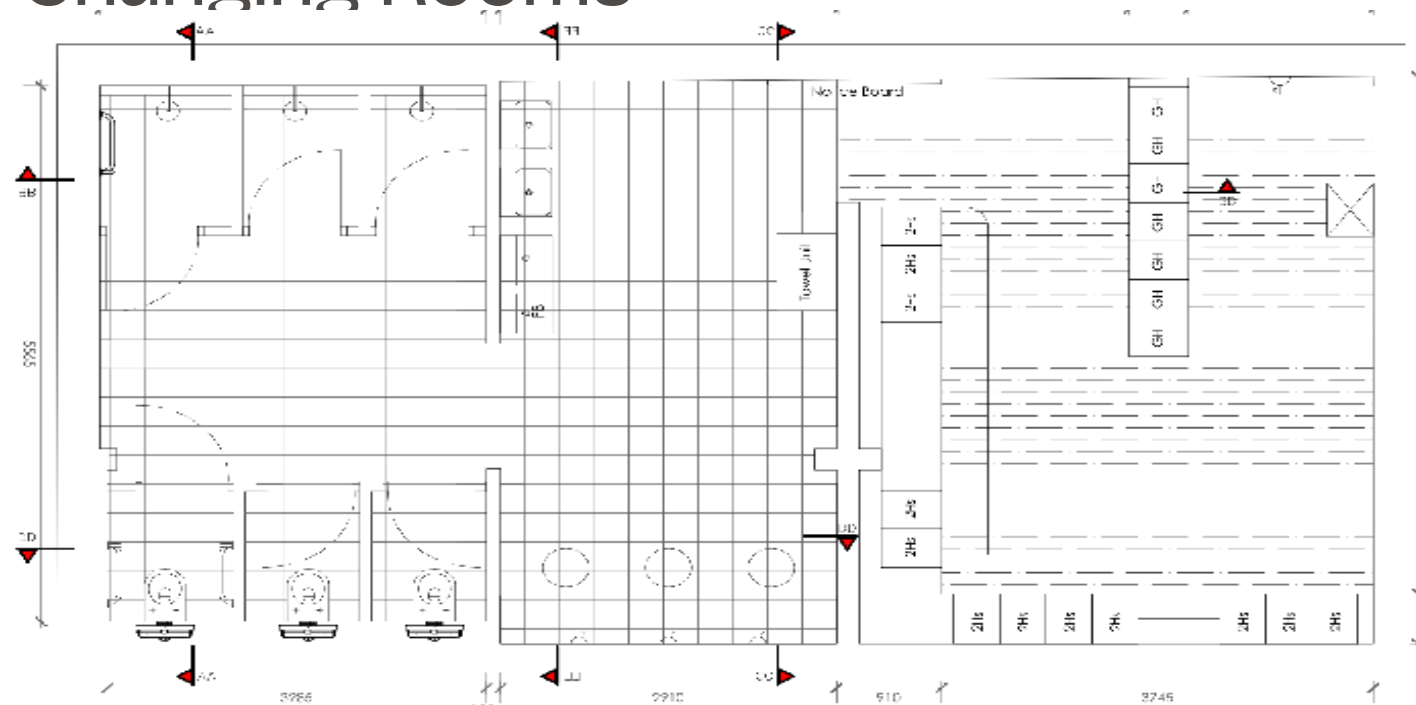


Reception CGIs visual



Guest Room and Bathroom CGIs visual

Changing Rooms



Changing rooms elevations

Design Concept

