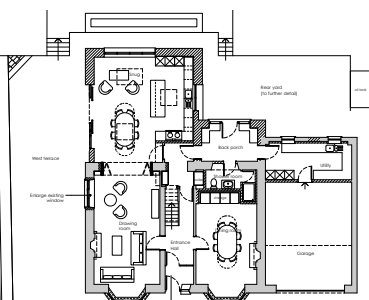
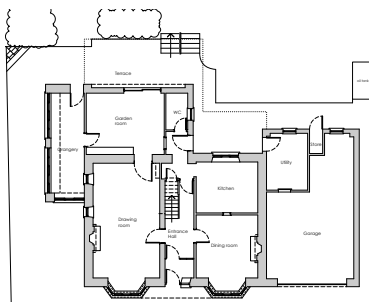


Private residence, Hawkshead:
Extension to a detached 1930s house

A complete refurbishment of a detached house including a large extension to accommodate a new kitchen diner to make the most of the spectacular setting. Stone from the demolished orangery was reused in the new construction. The extension is expressed as a bold continuation of the ground floor stonework of the original house with a calm powder-coated aluminium cornice where additional height is needed.

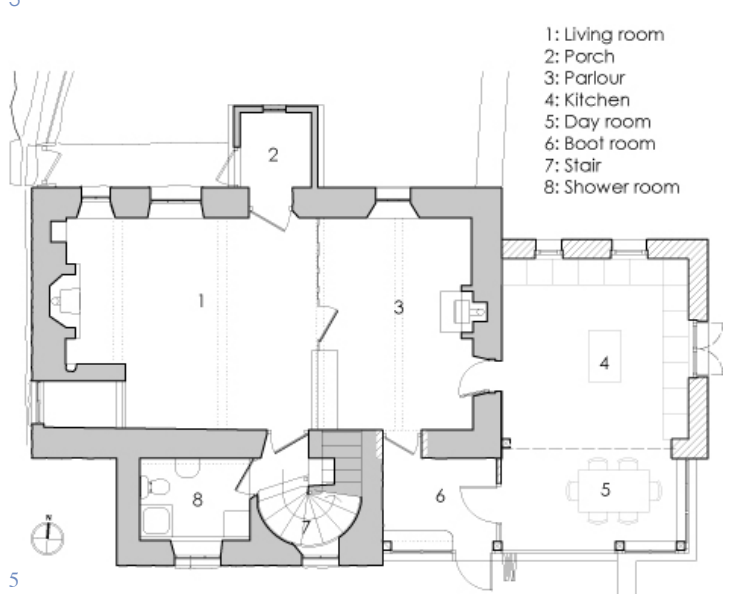
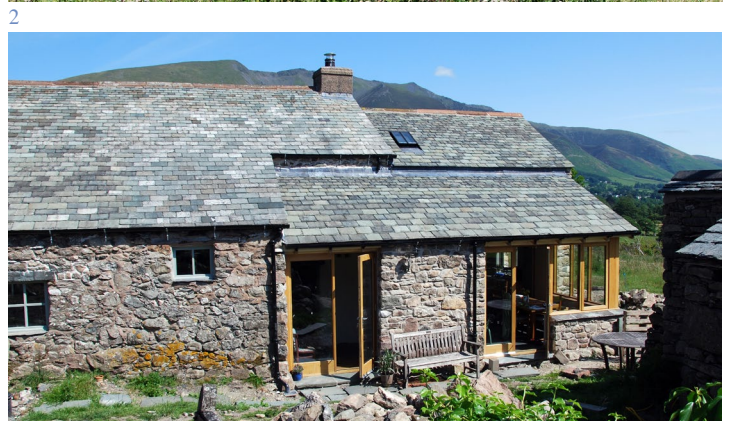


Above: View from north west
Below left: Original and completed plans
Below: View through new bifold doors to the kitchen / diner



Private residence, St Johns in the Vale, Keswick
Refurbishment and extension of Grade II listed Farmhouse

Hollin Root is an historic farmhouse house in a picturesque setting. The original building has small windows that do not provide much connection to the surrounding landscape. A new two-storey extension has been constructed that opens the house out to the surrounding valley and distant fells. The extension re-houses the kitchen and family bathroom. The removal of these modern serviced elements from the old farmhouse allows the original features of the building to be restored to their full potential. A new south-facing day room has also been created as well as a first floor, east-facing office. The works required Listed Building consent.

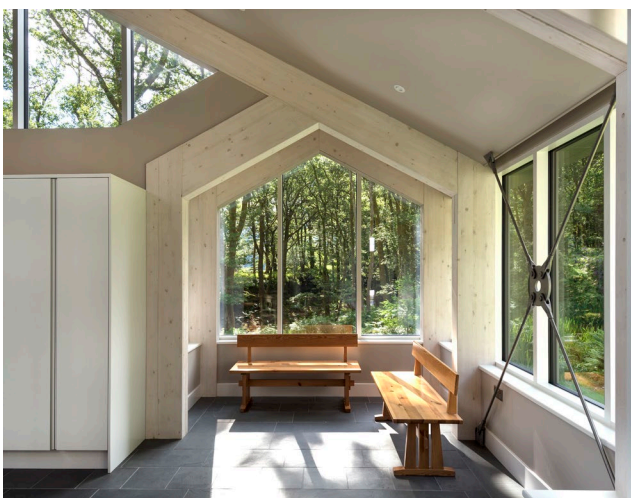
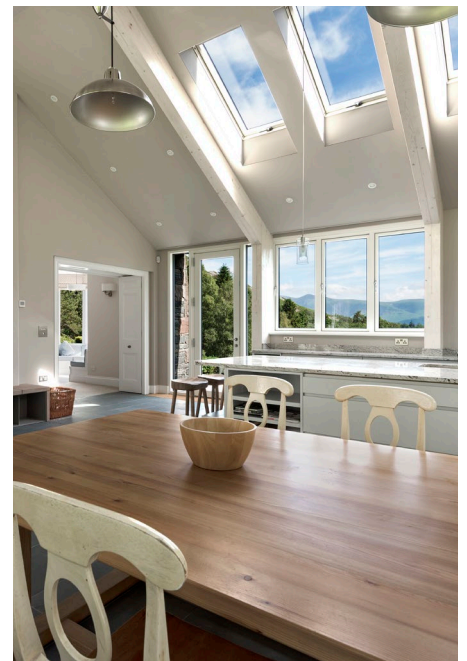


1. New kitchen extension looking out to the fells
2. New extension to the side of original house
3. Rear view of the farmhouse showing the new extension integrated with the restored rear elevation
4. Refurbished original stair
5. Plan

Private residence, Borrowdale, Keswick:
Extension to a 19th Century house

A new extension houses a kitchen with space for a large dining table and a day-room seating area. The room is to be used as a day room and benefits from having three scales of orientation and relationship to the surrounding landscape.

To the north the view out is over the landscaped gardens, across Derwentwater and to Skiddaw and Blencathra, framing Keswick. To the South the view is more human scale focusing on a sunny protected courtyard with the trees of the woods beyond forming a backdrop. The east corner of the extension provides a comfortable seating area projecting out into the garden and benefitting from early morning sunshine. High level windows above the tall units give views of the trees and enhance the feeling of the extension sitting in its particular landscape. The extension is a large open plan space achieved by the use of



1. Kitchen extension

2. View from dining table out to Skiddaw to the North

3. Eastern corner morning sun trap

4. Feature two way fireplace looking from new kitchen back into drawing room of main house

5. Looking from drawing room of main house into new kitchen with new pocket folding/sliding doors

Private residence, Keswick:

Extension and refurbishment of a detached 1960s bungalow

A complete refurbishment of a detached bungalow including an extension to accommodate a new garden room. To maximise the potential of the plot, the existing building was temporarily supported while an additional storey was added by excavating downwards. The new storey gives the house a far more direct relationship with the beautifully landscaped garden.



- 1. New garden room and landscaped garden
- 2. Original building prior to the works
- 3. Light-filled kitchen / diner
- 4. Floor to ceiling composite glazing showing travertine flooring and warm timber interior

Private residence, Coniston:

Extension and refurbishment of a detached 19th century house

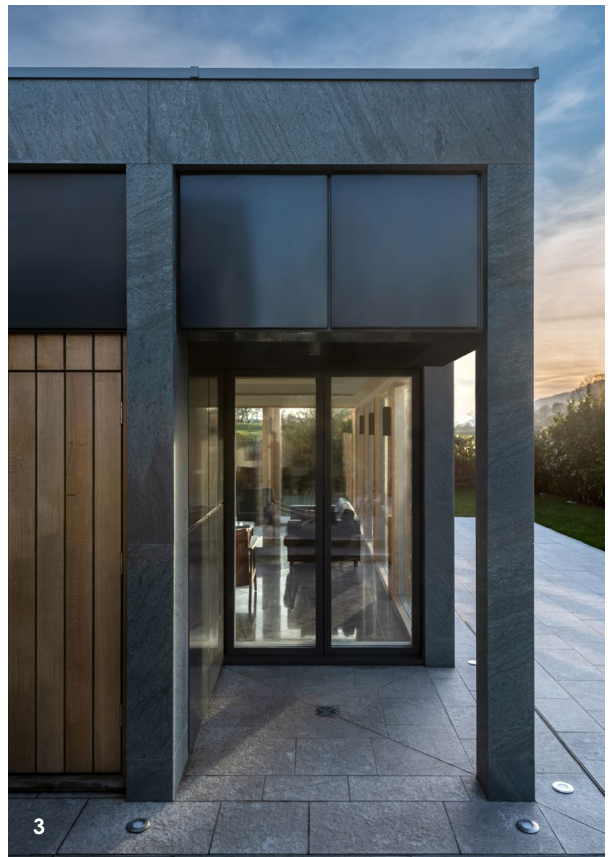
The process of achieving planning consent for a boldly contemporary extension to an existing building of historic value was not straight-forward. The proposals were recommended for refusal at the pre-application stage. We incorporated some of the comments, but justified features that we did not think should change in a detailed design and access statement.



1 - With quiet simplicity, the new extension does not compete with the existing building

2 - The slate frame of the extension is the dominant feature with glazing and powder-coated panels set back as secondary features

3 - The covered portico at the north end has the only free-standing column



Private residence, Coniston
Breakfast room

Taking the form of the original building's outhouse the breakfast room is oriented to capture the morning light and provide a more intimately scaled space in contrast to the new adjacent garden room.

The room is well connected to the rest of the house, and has the option to be closed off by a folding / sliding panel and discrete flush doors.



- 1 - The room is well placed to enjoy the eastern morning light
- 2 - The room projects out to the side of the main house
- 3 - Interconnecting spaces transitioning between the main house and the new extension
- 4 - Section through the breakfast room out to new extension



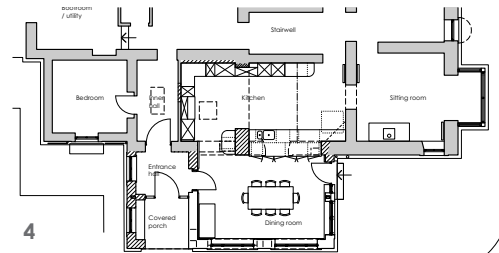
Private residence, Bassenthwaite

Extension and refurbishment of a detached 19th century house

Situated on the shores of Bassenthwaite, we extended and reconfigured the ground floor of this C19th traditional house to provide a new garden / dining room, kitchen and entrance hall. The bright new lofty space is centred on an oak truss, and has a triple glazed roof window to capture light and animate the room with the constantly changing cloudscape.



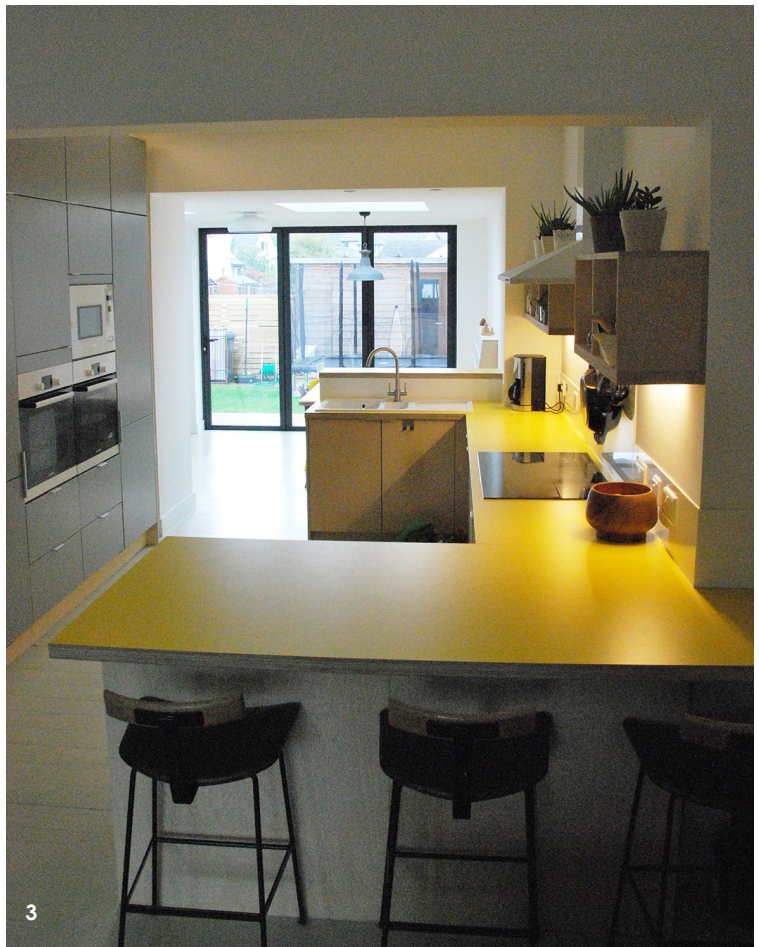
- 1 - Garden room with roof window
- 2 - Detail of oak truss
- 3 - New kitchen looking through to garden room
- 4 - Ground floor plan
- 5 - The new extension complements the form of the existing building



Extension to family home, Kendal

Our clients wished to create an extension to their terraced house in Kendal. The extension needed to accommodate a dining room, boot room, utility room and WC and to work with the development of spaces within the existing house such as the kitchen and a study.

A conservatory and an existing garage attached to the main house were demolished to allow for a full width flat roof extension that connects to the kitchen and to the study. The garage was rebuilt at the end of the garden.



- 1 - The new extension is faced with white render with the entrance to a new boot room to the side being stone faced
- 2 - rooflight over the dining room in a flat roof
- 3 - new kitchen within the existing house leads out to the new extension

Private residence, London:

Extension and re-modelling of a 2 bedroom terraced house



The clients required a new kitchen, replacement of a single storey 1980s extension to the rear of the property and creation of a new bedroom at 1st floor level.

The replacement extension has an open corner to the outside. Folding sliding doors and a level threshold allow a continuous flow of space from inside to outside when the doors are fully open. This continuity of space is emphasised by the use of a polished concrete floor inside and out.

The kitchen has been created in a new side extension, constrained by the neighbouring garden wall. The roof of the kitchen is largely glazed and articulated by deep timber beams between the areas of glass, the whole piece conceived as a piece of bespoke furniture

1. Window into new kitchen- fixed glazing with a side opening timber panel.
2. Kitchen, looking from new extension- polished concrete floor with step up to timber flooring in kitchen
3. Kitchen - in-fill to existing yard
4. Extension viewed from new decking in garden
5. Open corner; doors open and slide back



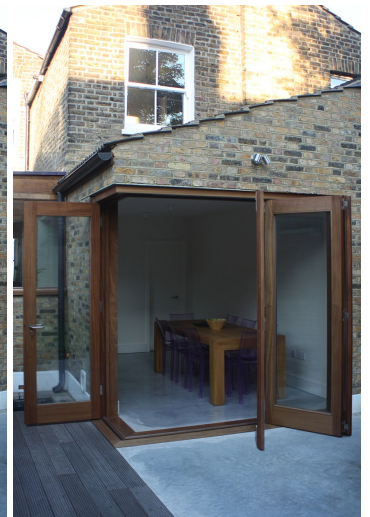
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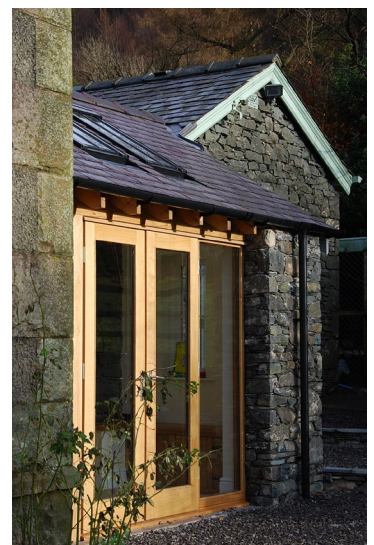
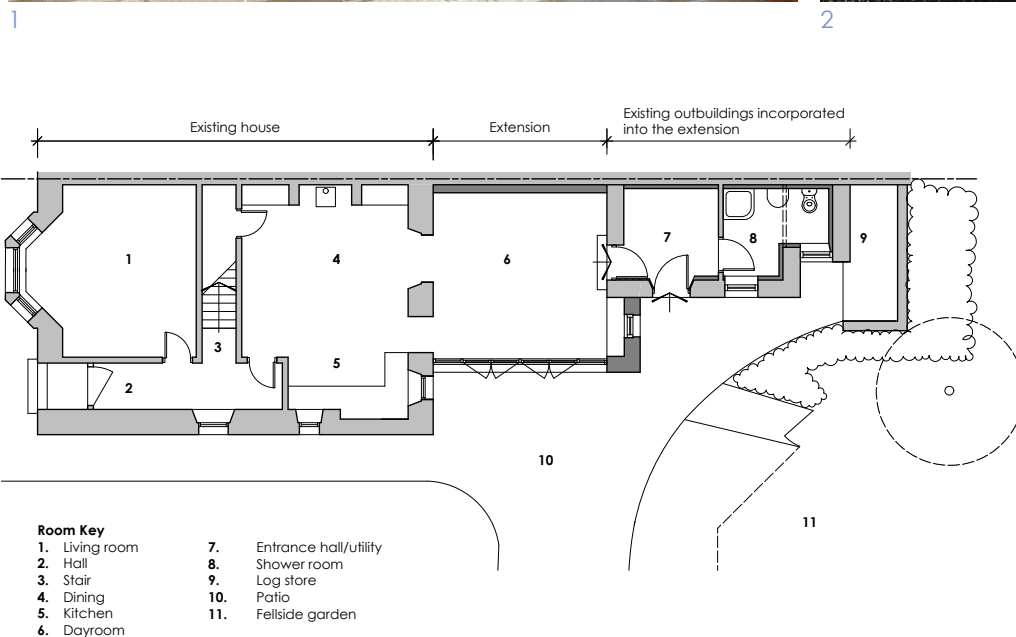
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Private residence, Thirlmere Domestic Extension

Our brief was to create a day room and entrance area to enhance the day-to-day life of a young family as they live in and enjoy the landscape of the adjacent fells.

The new extension fills a gap between the original house and detached, stone-built outbuildings. The extension houses the day room which flows from the existing kitchen forming a continuous family-sized living area. The fully glazed doors ensure a light, airy space which makes the most of the sunlight and views.

The outbuildings have been refurbished to create a new entrance and boot room along with a WC and shower room.



Private residence, Borrowdale, Keswick:
Boot room in 19th Century house

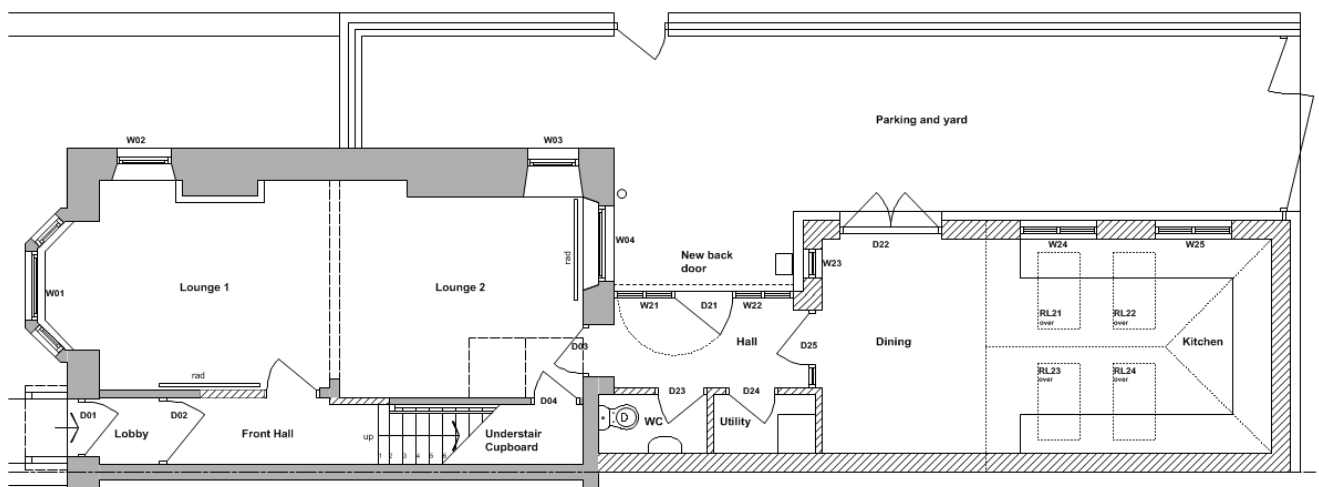


Private residence, Keswick

Refurbishment and extension of an 1870s end-of-terrace house

A traditional three storey terraced house typical of this area of Keswick.

Our client wished to completely renovate the existing house to return it to it's former Victorian glory. The existing 1970s extension was also demolished and a modern, spacious kitchen and utility area with lots of natural light was added at ground floor level with a bedroom above.



1. new extension partially replacing a 1970s extension
2. stone wall and render to new extension
3. Plan as built

Private residence, Keswick:

Refurbishment and remodelling of detached house

The client wished to refurbish and remodel her house creating two additional bedrooms, a larger kitchen and a more coherent entrance sequence into the house. She also required a complete fit out of the basement to provide a 'media' room, bedroom and large shower room.

The house has a prime location in Keswick with the potential for far reaching views on all sides. The proposals open up existing views on the South and West elevations and create new ones on the North.

A new full height corner window to the South-West gives un-interrupted views of Cat Bells and down the Borrowdale valley.

New rooms created on the northern side of the property open up the house to the North giving views out to Skiddaw.



1. Axonometric view of the proposed works, showing West and North elevations and new roof form

2. Proposed West elevation showing new full height corner window, side extension and new rooms to the northern side of the building