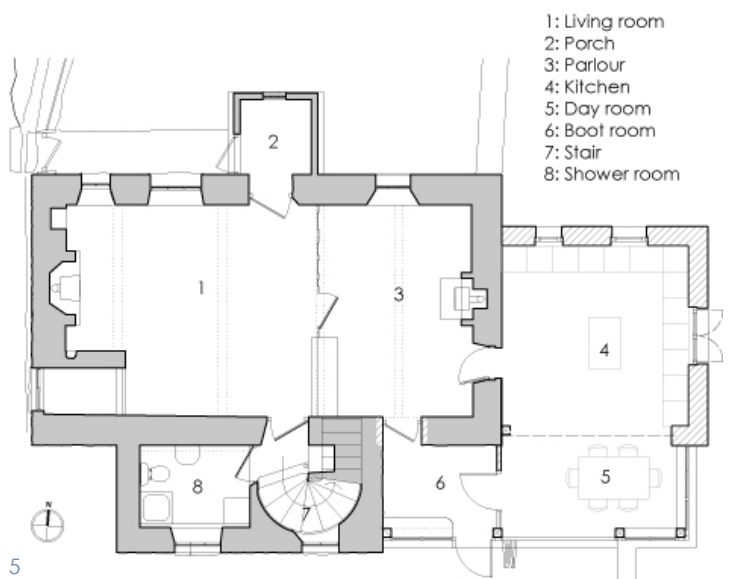


Private residence, St Johns in the Vale, Keswick
Refurbishment and extension of Grade II listed Farmhouse

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 dayroom 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, Coniston
Existing house upgrades

Every single room in the house was refurbished as part of the works. Unseen, but significant was the replacement of cement render and gypsum based plaster to the existing solid stone walls, particularly the south gable that was suffering from extreme damp when we were first contacted by the clients.



1. Complete re-roofing of the existing building and conversion of the attic
2. Discrete alterations to the existing kitchen included replacing the heavily-fenestrated glazing and simplification of the room detailing
3. A new fireplace to the existing drawing room drew cues from both the Victorian tiling of the entrance hall and herringbone flooring of the new extension
4. The existing kitchen was re-faced in stone to visually unify it with the new works
5. Cement render to the north and south elevations was carefully removed and replaced with breathable lime render



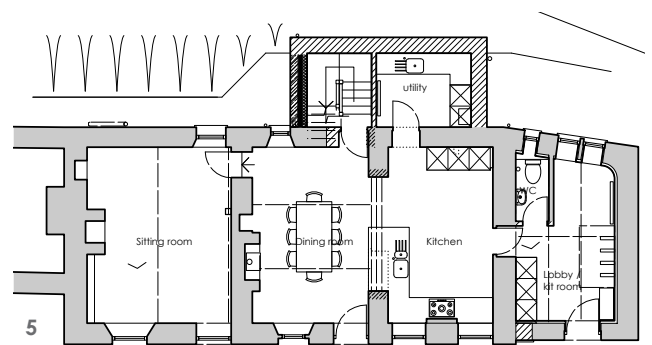
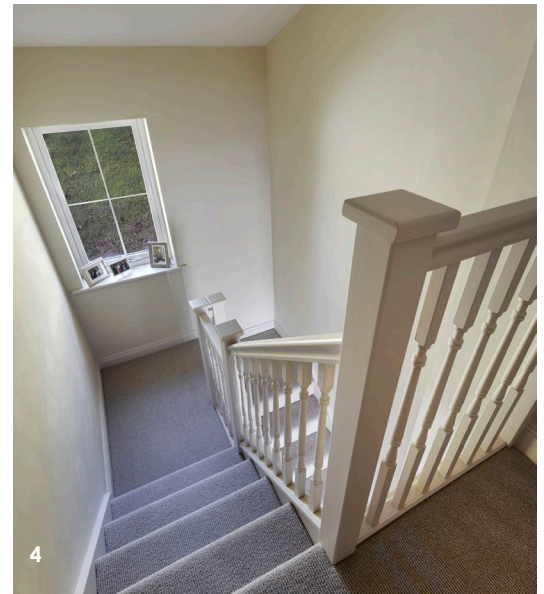
Private residence, Dockray

Extension and refurbishment of a former barn conversion

This project sits in a remote location surrounded by panoramic views of the eastern Lake District fells. The circulation was rationalised to a new staircase extension incorporating a utility and bathroom above. This move, enabled the ground floor plan to be opened up to create a generous kitchen / dining room while retaining the unique cottage character and features of the original building.



1. Opened up kitchen / dining room
2. Converted outhouse to provide boot room and kit storage
3. The building in context
4. The new staircase freed space from the existing plan
5. Ground floor plan



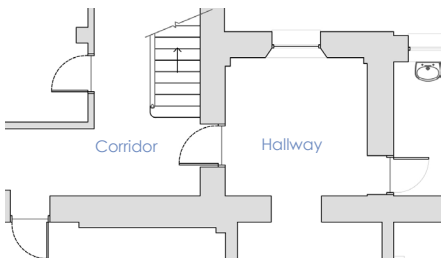
Private residence, Borrowdale, Keswick:
Stair in 19th Century house

The circulation space and entrance hallway of a 19th century house was opened up by removing a doorway and wall that separated the two. The last four risers of the stair were widened and wrapped round to bring the stair sweeping down into the new space. This move transformed the previously dark sequence of spaces around the front door and stair into the heart of the house providing orientation to all other major spaces.

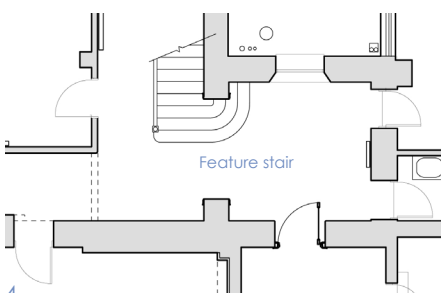


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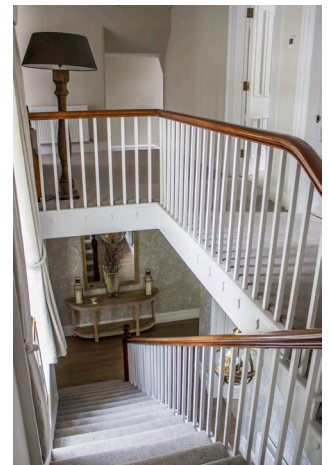
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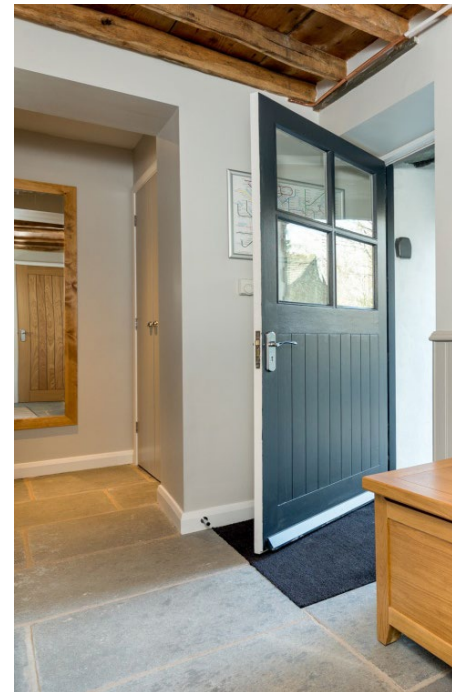
- 1. New entrance hallway leading onto kitchen extension
- 2. New hallway leading up stairs
- 3. Plan of original layout of entrance hallway, circulation space and stair
- 4. Plan of feature stair as built
- 5. Study area under refurbished stair
- 6. First floor landing

Holiday let, Keswick Refurbishment of self catering cottage

The Stables involved the complete refurbishment of a C19th stables building that had been unsatisfactorily converted in the 1980s to provide luxury self-catering accommodation. The designs involved converting an existing garage into living accommodation behind a new insulated oak-clad screen with clerestory windows. The ground floor plan was reconfigured to create a new entrance hall and more generous circulation space. Where possible existing details such as original ceiling joists, niches and lintels, were kept and restored as features, enhanced with the use of lime plaster and timber panelling.



1



2



3



4

- 1. refurbished kitchen
- 2. new ground floor hallway
- 3. exterior showing new insulated oak screen
- 4. new ensuite bathroom at ground floor

Private residence, Borrowdale, Keswick:
Refurbishment of 19th Century House, Internal works

A palette of matching and complementary materials was used with careful attention being paid to the selection of paint colours to tie the different elements of the building together whilst maintaining the best of their individual characteristics. Where possible original fabric was preserved and refurbished as a feature, such as the stone buttress in the kitchen extension.



1



2



3

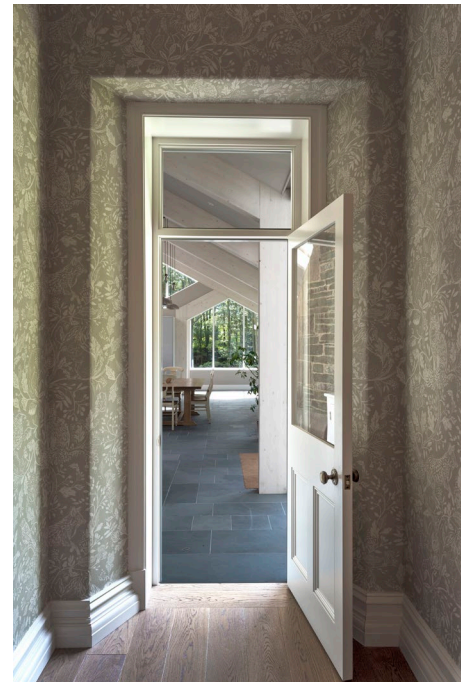
1. Refurbished bay window with views up Borrowdale
2. The original external stone buttress was retained and refurbished as a striking feature in the new kitchen extension
3. The bedrooms benefitted from complete redecoration to provide a calm and complementary colour palette
4. New recessed bifold doors enable the new extension to be connected to the original building or separation if needed
5. Opportunities were taken to create intimate incidental spaces such as this study space under the main stair
6. The original side door now provides access to the new kitchen



4



5



6