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Chandos  
[View Project](#) >



Chaucer  
[View Project](#) >



Chiswick  
[View Project](#) >



Church Street  
[View Project](#) >



Fallowfield  
[View Project](#) >



Grange Lane  
[View Project](#) >



Homewood Lodge  
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Soho Square  
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London  
The Gridiron Building, 1 Pancras  
Square, N1C 4AG  
01908 732 200

Contact  
Email [team@benchmarkarchitects.com](mailto:team@benchmarkarchitects.com)  
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## Peartree

This project, Peartree House, is a large existing detached dwelling. Our client needed a significant extension to the house to create additional bedrooms, a master suite, a large living kitchen dining space and a connection out to a new pool house over looking the rural garden setting. Some remodelling of the interior of the existing house was needed to allow a good flow into the newer additions. The living kitchen and dining space was added to the rear with a large skylight and glazed opening onto the terrace. Utility space, wc, plant room and swimming pool changing areas were also added

linking to both a back door onto the driveway and into the pool house which was designed to accommodate a 4 x 12m indoor swimming pool. Upstairs an incredible master bedroom suite was created with a 2 storey bedroom and double height vaulted space including a feature bath with views over the balcony and farm land beyond. Externally, the bedroom extensions were designed in the style of the original cottage and the new spaces including the pool have a more modern but countryside barn style with timber cladding and pitched roofs.



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**Chandos Road**



## Chandos Road \_\_\_\_\_

Chandos Road is an elegant side addition extension to a Victoria terrace house. The project involved an internal remodelling to create a new kitchen dining area. The side return was extended out to the boundary line with a simple lean-to design. The existing brickwork on the house was of a high quality and the new extension was designed in keeping to match the quality standard. The design proposals featured metal crittal style doors and windows to create a timeless quality and to relate to the

historic brickwork. New external brickwork detailing was used to excellent effect raising the quality of the build deserved of its regional Local Authority Building Control Award. Many Victorian terrace houses suffer from dark and narrow internal spaces but this remodelling and extension succeeds in bringing natural light to the centre of the home and opening up the plan to form a spacious kitchen for modern living.



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# Chaucer Road

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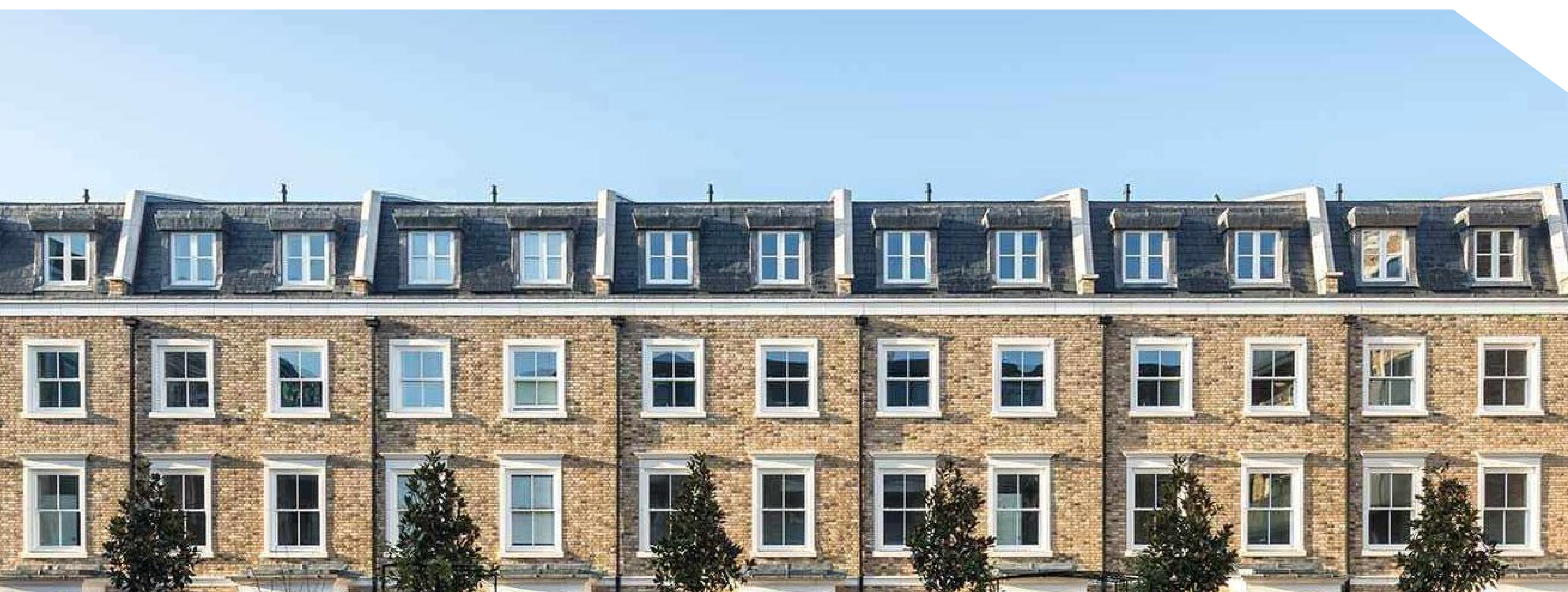
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**Chiswick**



Chiswick \_\_\_\_\_

Chiswick Gate is a large development project providing 120 apartments and 43 town houses. The development was creatively arranged across a triangular site and 5 buildings and a new townhouse street. The 5 and 6 bedroom townhouses were designed to be 4 storeys tall and featured a sunken courtyard opening out from a high specification kitchen dining and entertaining space.

The townhouses were designed in an historic style with feature stonework, sash windows and flemish bond brickwork. The entrance hallway spaces set the standard for the homes with wide entrance area and classic staircase design leading into the home. The sunken courtyards are a really creative way to get natural light and usable external spaces into the depth of the home and increase floor area and property value.



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**Church Street**



## Church Street \_\_\_\_\_

Church Street, Ampthill is an extension and alteration to an existing Grade 2\* Listed Building. The building was in part retail and part residential use when the Benchmark team first visited and the challenge from our client was to return the building to residential use, extend to the rear and create a timeless and exceptional quality family home with 5 bedrooms.

The resulting design is a successful balance of heritage restoration and enhancements along with modern living and larger family and entertaining spaces all at the heart of a Georgian Market Town.

Our team worked carefully and sensitively with the existing building and through expert communications with the Local Planning Authority Conservation officer managed to retain the best of the listed fabric whilst make suitable adaption which included larger reception rooms and entertaining spaces along with additional bedrooms and a master suite with dressing and bathroom areas looking out to a secluded landscaped garden.



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**Fallowfield**



Fallowfield \_\_\_\_\_

This project began life as an alteration to an existing 2 bedroom bungalow for a family of 5 but resulted in an incredible grand-design-like new build house on a large corner plot. The client was hoping to create a new family home with 5 bedrooms and 3 reception rooms equipped for modern family living. The result is this 'L' shaped house which appears to be low lying to the front to respond to the street scale and is larger to the rear with fantastic living, kitchen and dining spaces unfolding onto the rear garden with south-western aspect.

There is an open plan design with double height gallery style staircase at the centre. There is a home office and separate lounge area and music room. Upstairs the main 4 bedrooms including master suite are connected by a shared landing and look west onto the garden with a roof terrace, whilst the guest bedroom suite is positioned over the garage. Our family client are delighted with their home and enjoy opening out onto the terrace and the vaulted ceilings of the living spaces.



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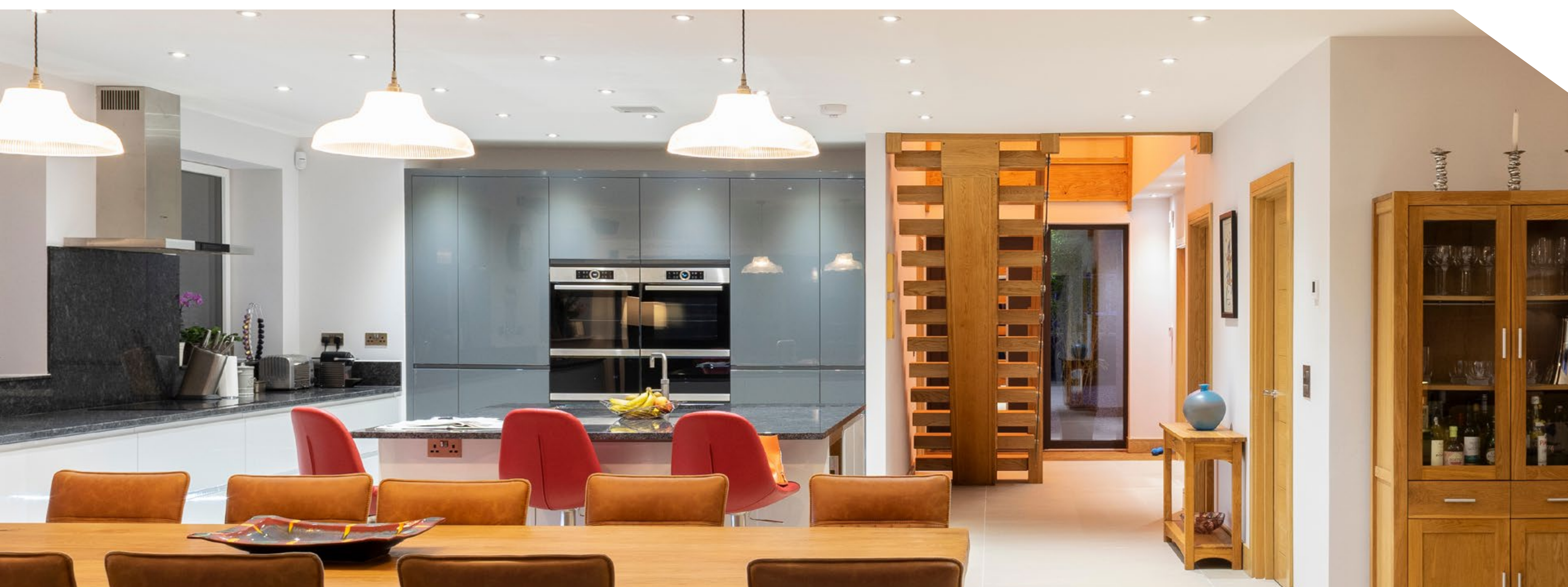
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Case study sheets

**Grange Lane**



Grange Lane \_\_\_\_\_

This is a whole new build house project. The client brief was to create a Multi-Comfort Home and achieve a Passivhaus design and build standard to deliver a truly sustainable home for the future. They were also keen to be part of the build process by project managing and overseeing the works. The Benchmark Architects team designed a unique 4 bedroom detached house with 3 reception rooms including a large living kitchen and dining space at the rear of the property facing onto the garden to the south.

The house was designed with tall ceilings and a double height hallway, in which a feature staircase and gallery landing are set. The rooms are all dual aspect to maximise daylight and the house is equipped with super high levels of insulation and air tightness to make sure that very little heat is lost. The house also features high specification of finish including even paint which reduces VOX toxins in the air creating a cleaner and fresher environment for living. The house achieved Passivhaus accreditation which is the highest level of sustainability measure for construction.



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**Homewood Lodge**



# Homewood Lodge

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Homewood Lodge is a Grade 2\* Listed House in the middle of the Bedfordshire countryside. The original house had been extended a number of times including a linked pool house, prior to the Benchmark Architects team getting involved. The aim of the project was to rethink the layout of the property across the whole building and create a more integrated home with a natural sense of flow that worked for a modern family with young children. The resulting design involved moving the front door of the house to the centre between the new and the old elements improving the

sense of arrival and connection the key spaces together. The ground floor of the original house was replanned with larger spaces and the pool house was repurposed to become a family sized kitchen dining and living space with views out onto the garden and wide sliding doors opening onto a new rear terrace.

The design of the new kitchen extension and pool house renovation reflects the white render gables of the original heritage property creating a modern light and spacious addition but part of a fully unified 6500sqft home.



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**Soho Square**



## Soho Square \_\_\_\_\_

This is a heritage design project. The design modified an existing Grade 2\* Listed building in Soho from an office into five luxury residences retaining and enhancing many of the existing heritage features. The design and specification of the apartments is to the highest of standards with integrated heating and cooling, air conditioning and modern technologies. The renovation and extension not only improved the insulation and energy performance of the existing building but it also restored many period ceilings, doors and joinery work.

The completed apartments featured roof terraces and balconies, along with 3 bedrooms, large living kitchen and dining spaces, separate study and bathroom and ensuite spaces. The remodelling and refurbishment works gave the building a new lease of life and has created some fantastic homes at the heart of the city. Benchmark Architects have expert heritage architects and designers with experience across all types of listed and historic buildings and houses.



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**Well Under Yew**



## Well Under Yew \_\_\_\_\_

Well Under Yew is one of the earliest Benchmark Architects projects and was awarded a LABC Award for the building work and craftsmanship. The house was a historic style detached property on an unusual shaped plot with beautiful mature planting and a brickwall boundary. The house did not connect well with the garden which is mostly to the side and so the family required that the house was extended to create additional floor area for the growing family including a new kitchen living and dining space with supporting utility and pantry area.

Benchmark Architects proposed the remodelling of the ground floor and a triangular addition to the rear which subtly adjusted the aspect of the house to the side using the new spaces to refocus the ground floor spaces. The allows the house the maximum area for extension to the rear wall and at the same time created a new terrace area to the side with large sliding folding doors which allow light into the new living spaces. Roof lanterns and smaller 'pocket' terrace finish the renovation internally whilst exceptional standard of brickwork and detailing finished the outside.



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