

Ravenswood House Kitchen

This proposal sets out the design, specification and cost for a new kitchen, pantry and dining room at Ravenswood House. It follows our measured survey on 14 July and the sample session at the studio on 2 August, and it supersedes the outline costs we shared in June.

SOPHIE & DANIEL WHITMORE

REVISION 5

ISSUED · 21 AUGUST 2026

REVISION · REV 02

PREPARED BY · AVERY COLLINS, ATELIER NORTH

VALID UNTIL · 30 SEPTEMBER 2026

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ISSUE RECORD

01	Rev 01 · Issued for client review · Avery Collins Changes requested by Sophie Whitmore	12 AUG 2026
02	Rev 02 · Lighter oak island, alcove confirmed · Avery Collins	21 AUG 2026
03	Revision 3 · Carlo Hoyek	27 AUG 2026
04	Revision 4 · Carlo Hoyek Changes requested by Carlo	27 AUG 2026
05	Revision 5 · Carlo Hoyek Approved by Carlo	30 AUG 2026

STATUS OF THIS DOCUMENT

Approved by Carlo on 30 AUG 2026. The figures and selections recorded here are the agreed position.

● APPROVED · 30 AUG 2026

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PREPARED FOR

Sophie & Daniel Whitmore

PART ONE

Design intent

The thinking behind the scheme: how it should feel, what it is made of, and the references it is drawn from.

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05	Moodboard	5
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Project overview

Ravenswood House is a double-fronted villa of 1893 whose ground floor was subdivided in the 1980s. The kitchen sits in the darkest part of the plan, cut off from the garden by a utility corridor and a run of low cupboards that were never meant to last thirty years.

Our proposal removes the corridor, brings the kitchen onto the garden wall, and gives the room a single generous island to cook and sit at. A walk-in pantry absorbs the storage the old cupboards were doing badly, so the room itself can stay calm. The dining table moves into the bay, where it gets the morning light.

What we heard

- A kitchen that works for two people cooking at once, and for eight at the table on a Sunday.
- Materials that age well and can be repaired — no high-gloss, no laminate.
- Finished and settled before Christmas.
- Storage that hides the everyday clutter without turning the room into a wall of doors.
- A clear view of the garden from the sink, which is where you both stand most.
- OK CONFIRMED

We do not want a show kitchen. We want a room we can cook in every day that still looks like it belongs to the house.

SOPHIE WHITMORE, FIRST MEETING, 14 JULY 2026

PROPERTY

Double-fronted villa, 1893

LOCATION

Highgate, London N6

FLOOR AREA

41 m² — kitchen, pantry and dining

PROGRAMME

12 weeks on site from 12 October 2026

CONSENTS

Permitted development; no listed building consent

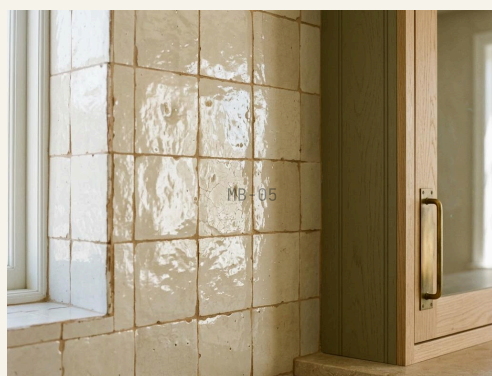
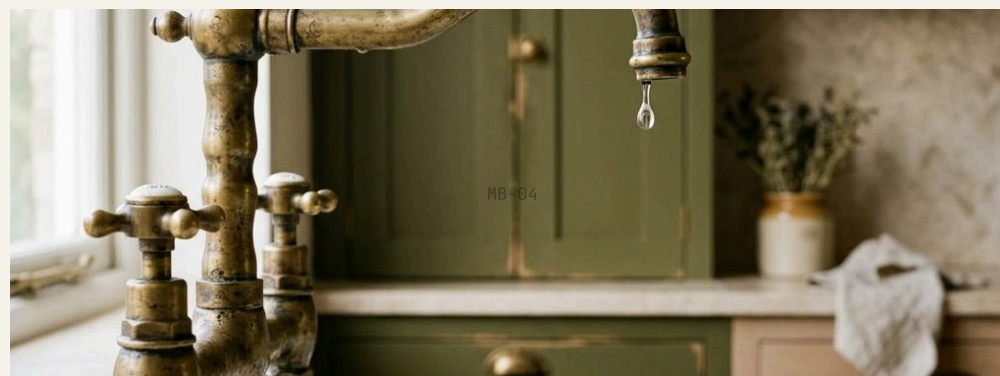
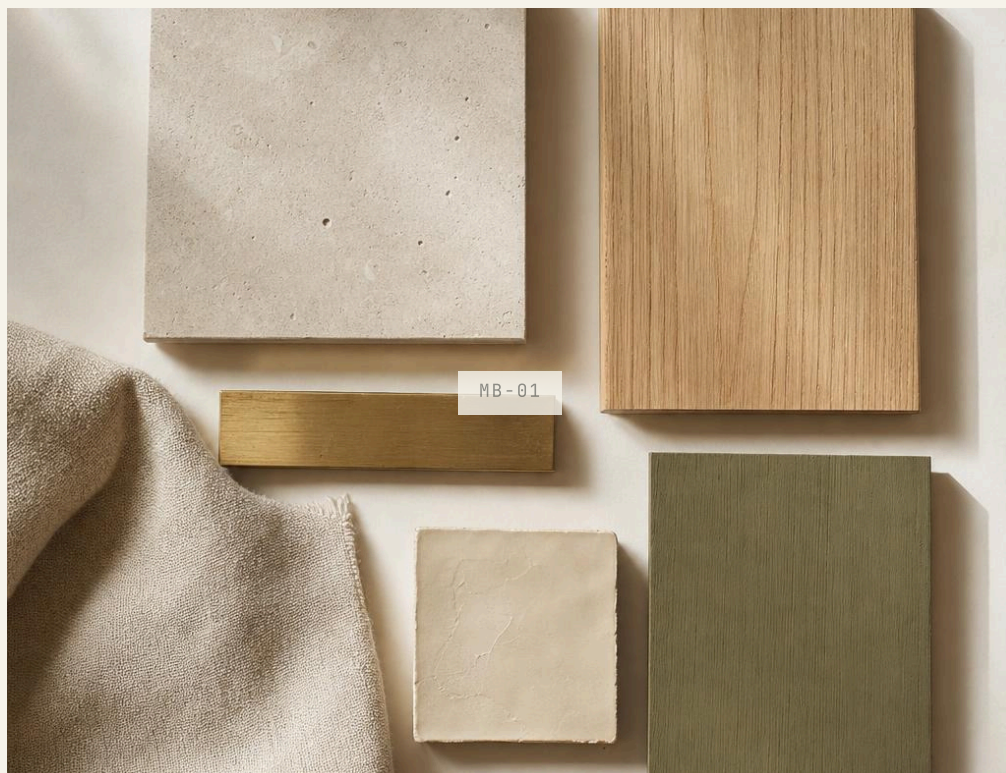
STRUCTURAL

One 3.2 m steel to the garden wall, by others

02 — MOODBOARD

Moodboard

The direction is quiet and worked: soft olive joinery against pale oak and honed limestone, with brass left unlacquered so it darkens with use. Nothing here looks new twice.



OLIVE / SAGE GREY / LIMESTONE / CHALK /
RAW BRASS

03 — DESIGN & VISUALS

Design & visuals

Four views from the current model, taken at the heights you will actually see the room from. Finishes are as specified in the following section.



PLATE 01

View from the dining bay — the island at 2.8 m, with seating for three on the garden side.



PLATE 02

03 — DESIGN & VISUALS

Design & visuals



PLATE 03

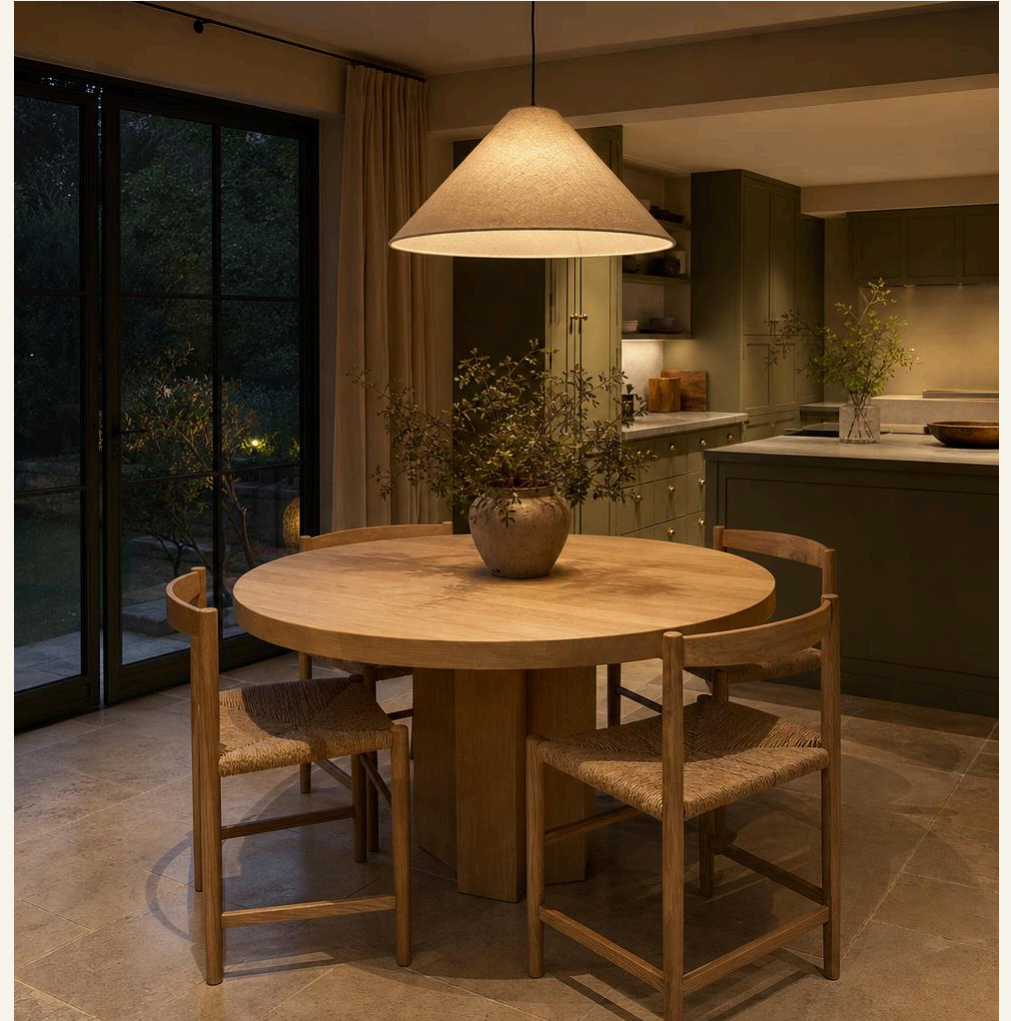
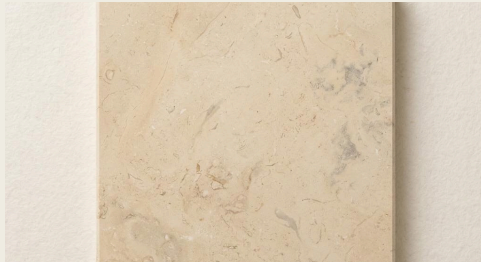


PLATE 04

Views are indicative of proportion and finish. Final setting out follows the shop drawings, which take precedence where the two differ.

Materials & finishes

Samples of every finish below were left with you on 2 August. References are the ones we will order against; substitutions, if a lead time slips, will always come back to you first.



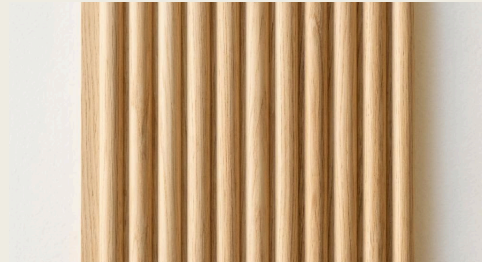
Honed limestone

FS-01

Bianco Avorio, 20 mm slab with a 40 mm mitred edge to the island. Sealed on delivery and again after grouting. Ref. NS-BA/20.

Honed

NORRLAND STONE • NS-BA/20



Fluted pale oak

FS-02

Solid European oak, 18 mm reed pitch, machined in the workshop and finished with hardwax oil. Island and pantry fronts. Ref. BJ-RN/18.

Hardwax oil, 10% matt

BRAMLEY JOINERY • BJ-RN/18



Olive eggshell

FS-03

Hand-sprayed over primed tulipwood, three coats. Tall units, base cabinetry and the range alcove surround. Ref. HS-267.

Dead flat eggshell

HOYLE & SONS • HS-267



Hand-glazed zellige

FS-04

100 × 100 handmade tile in blanc cassé, stack bond with a 2 mm joint and off-white grout. Range wall and pantry splashback. Ref. TC-BC/10.

Glossy, uneven glaze

TERRE & CIEL • TC-BC/10



Unlacquered brass

FS-05

Solid brass 160 mm pulls and 32 mm knurled knobs, plus the bridge tap and pot filler. Will darken over the first year. Ref. AF-RS/160 and AF-RS/32.

Raw, left to patinate

ARMOUR & FIELD • AF-RS/160



Perla quartzite

FS-06

Splashback behind the secondary sink and the pantry worktop, 30 mm with a bullnosed front edge. Ref. NS-PV/30.

Leathered

NORRLAND STONE • NS-PV/30



Heavy oatmeal linen

FS-07

Bar stool seats and the pantry blind, 480 g slub linen, removable covers. Ref. MW-HL/07.

Washed

MILLBROOK WEAVE • MW-HL/07

PART TWO

Technical

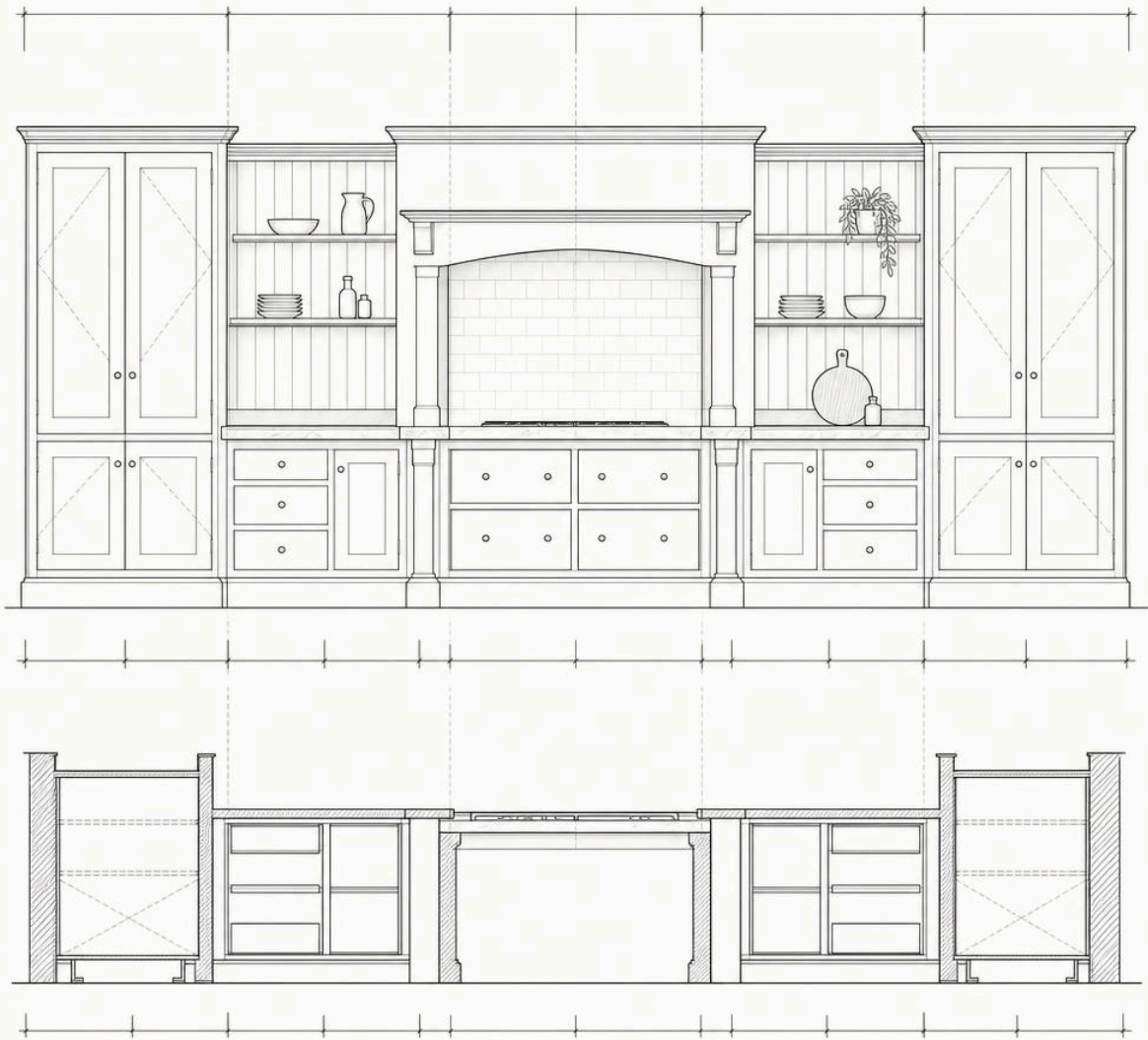
Setting out, construction and services information issued for coordination and pricing.

SD-201	Shop drawings	10
ME-101	MEP drawings	13

Kitchen run A — elevation

GENERAL NOTES

- 01 The joinery package as it stands today. Sheets marked for approval need your sign-off before we release them to the workshop; everything else is issued for information while we coordinate.
- 02 Two sheets are held at Rev 03 pending your comments on the alcove width. Workshop slots are provisionally booked for the week of 21 September.
- 03 Sets out the range alcove at 940 mm clear, shelf heights and the plaster hood springing point.



KITWOOD

Ravenswood House Kitchen

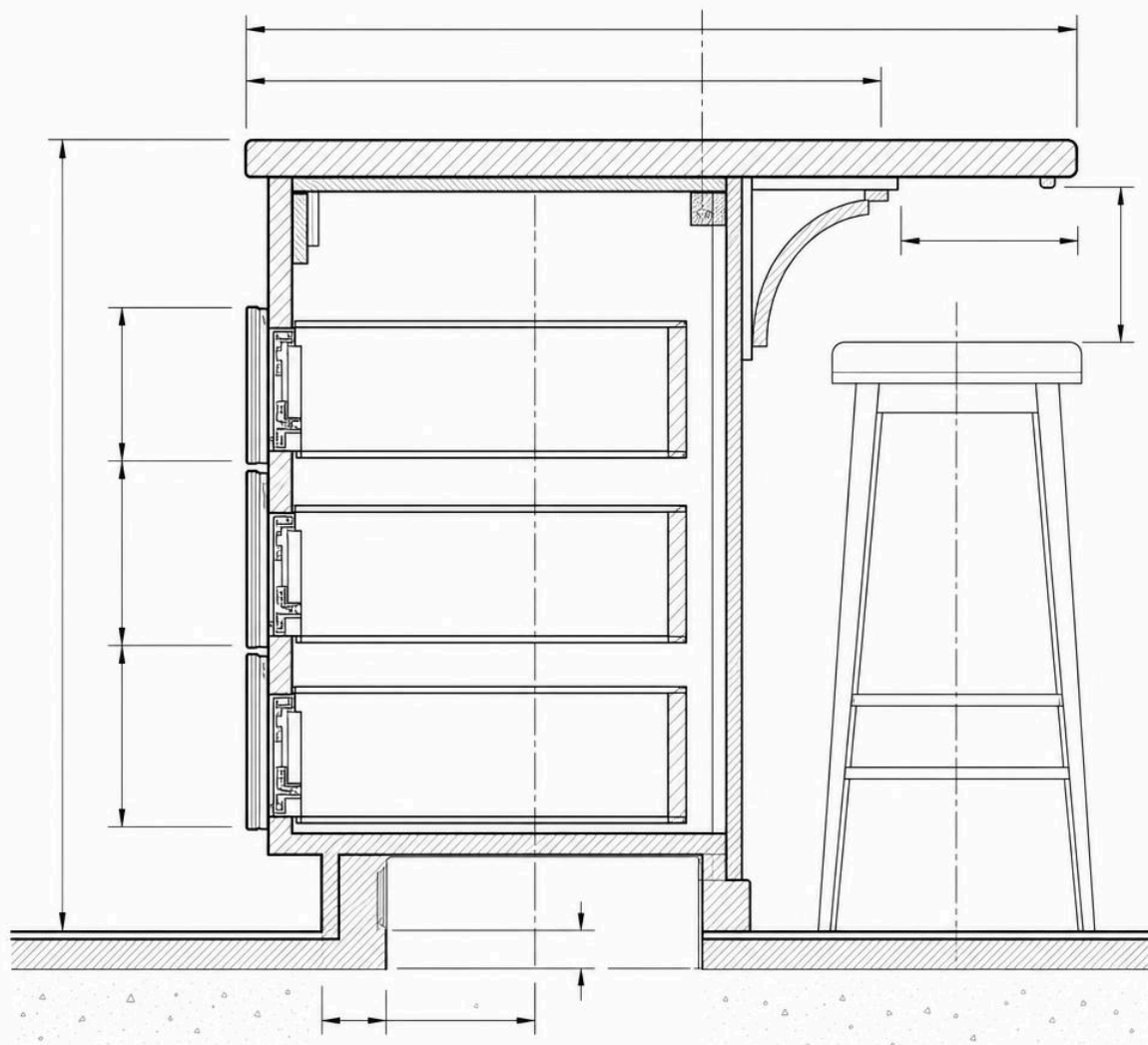
PROJECT	Ravenswood House Kitchen
CLIENT	Sophie & Daniel Whitmore
CATEGORY	Elevation
STATUS	For approval
SHEET	SD-201 · A4L

DRAWING	SCALE @ A4L
SD-201	1:20 @ A1

Island — section and assembly

GENERAL NOTES

- 01 Revised for the 30 mm reveal under the worktop and the concealed bracket to the seating overhang.



KITWOOD

Ravenswood House Kitchen

PROJECT Ravenswood House Kitchen

CLIENT Sophie & Daniel Whitmore

CATEGORY Section

STATUS For approval

SHEET SD-204 · A4L

DRAWING

SD-204

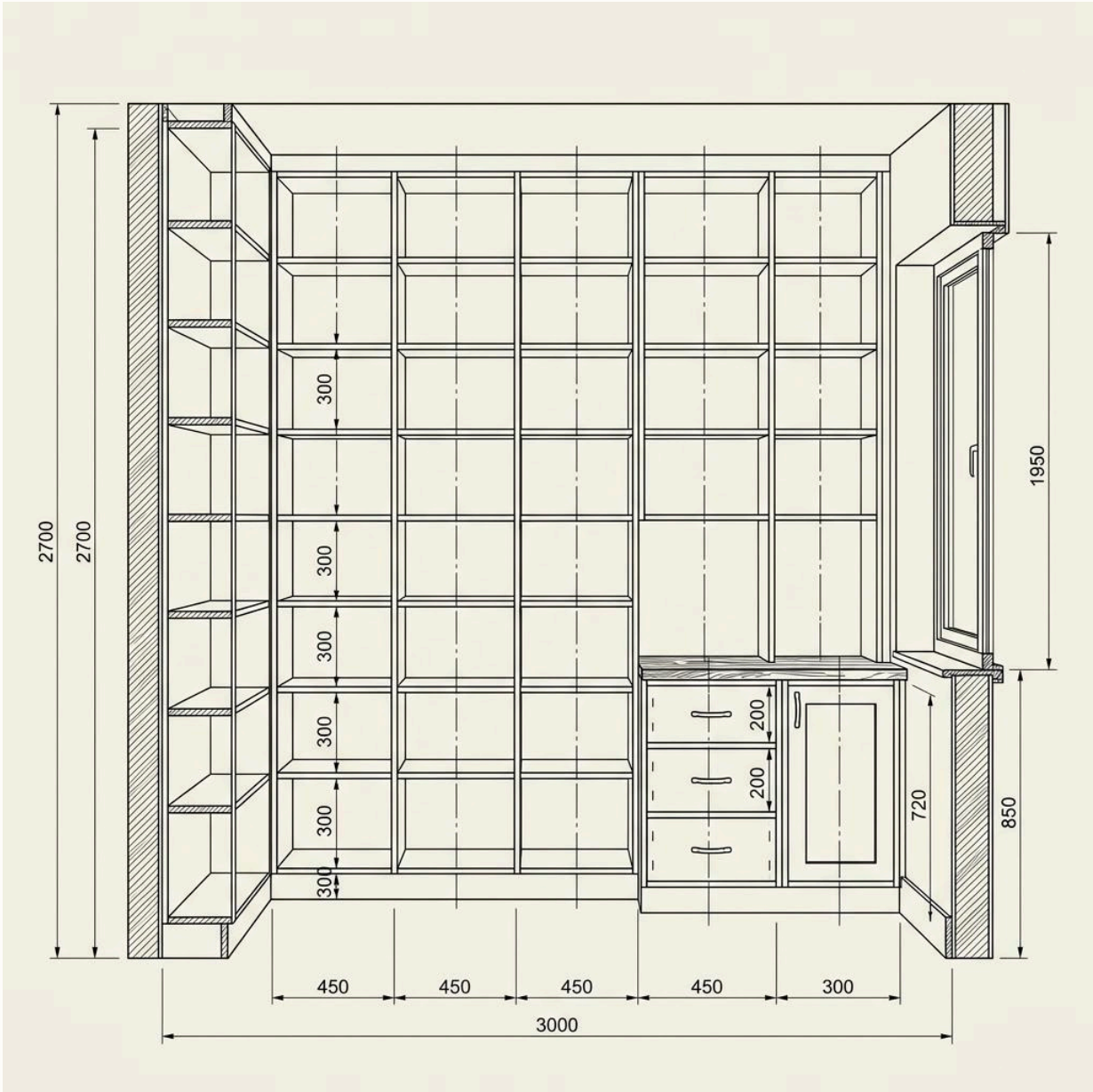
SCALE @ A4L

1:10 @ A1

Pantry — joinery elevation

GENERAL NOTES

- 01 Shelving grid at 320 mm centres; worktop height matched to the main run.



KITWOOD

Ravenswood House Kitchen

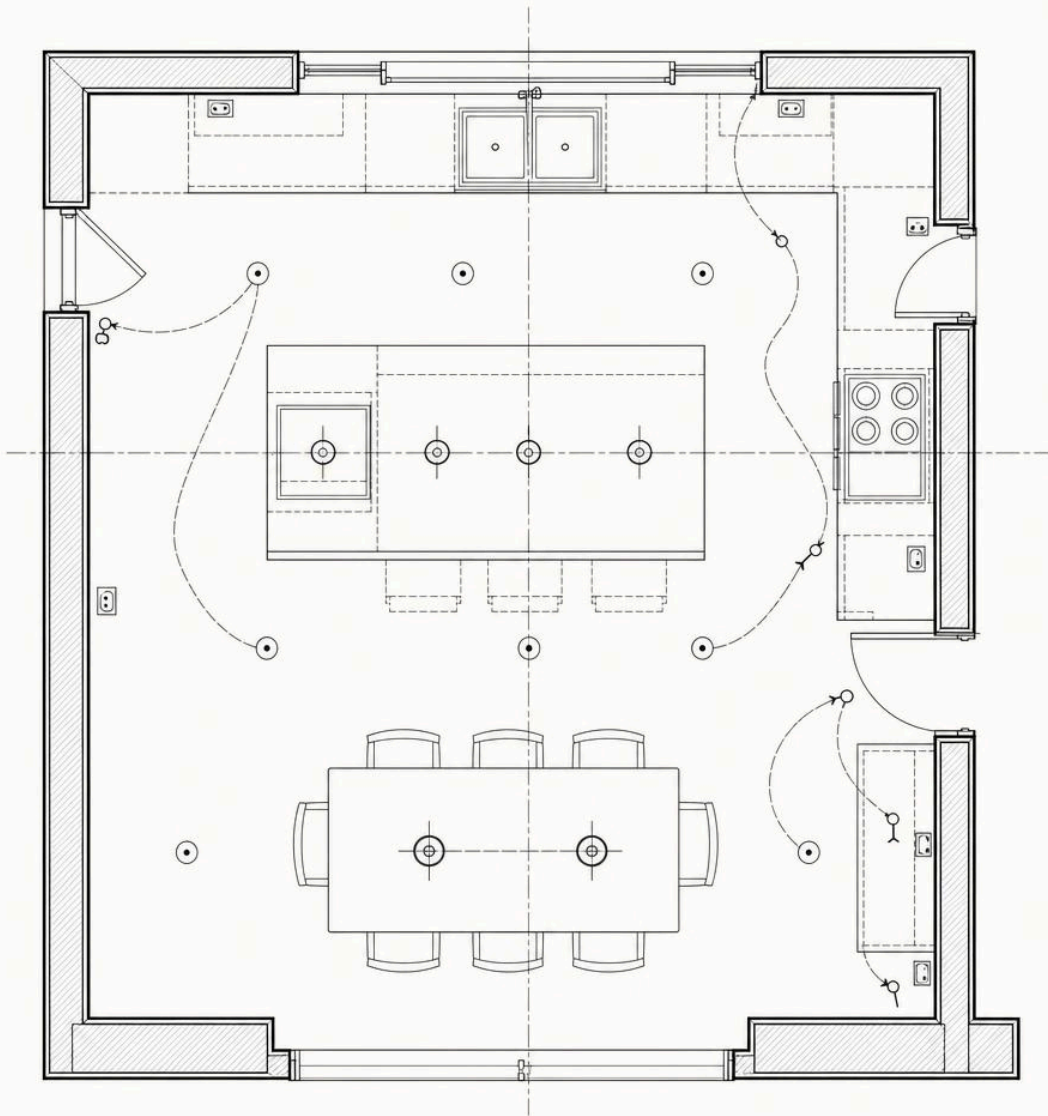
PROJECT	Ravenswood House Kitchen
CLIENT	Sophie & Daniel Whitmore
CATEGORY	Elevation
STATUS	For review
SHEET	SD-207 · A4L

DRAWING	SCALE @ A4L
SD-207	1:20 @ A1

Electrical and lighting layout

GENERAL NOTES

- 01 Services layouts issued to your electrician and plumber for pricing. Both sets are coordinated against the joinery drawings above, so any change to the island position moves both.
- 02 First fix cannot start until both sheets are signed off by your electrician — currently the longest lead item in the programme.
- 03 Eleven downlights on two circuits, three pendants over the island, under-cabinet strips switched separately. Two sockets added to the pantry at your request.

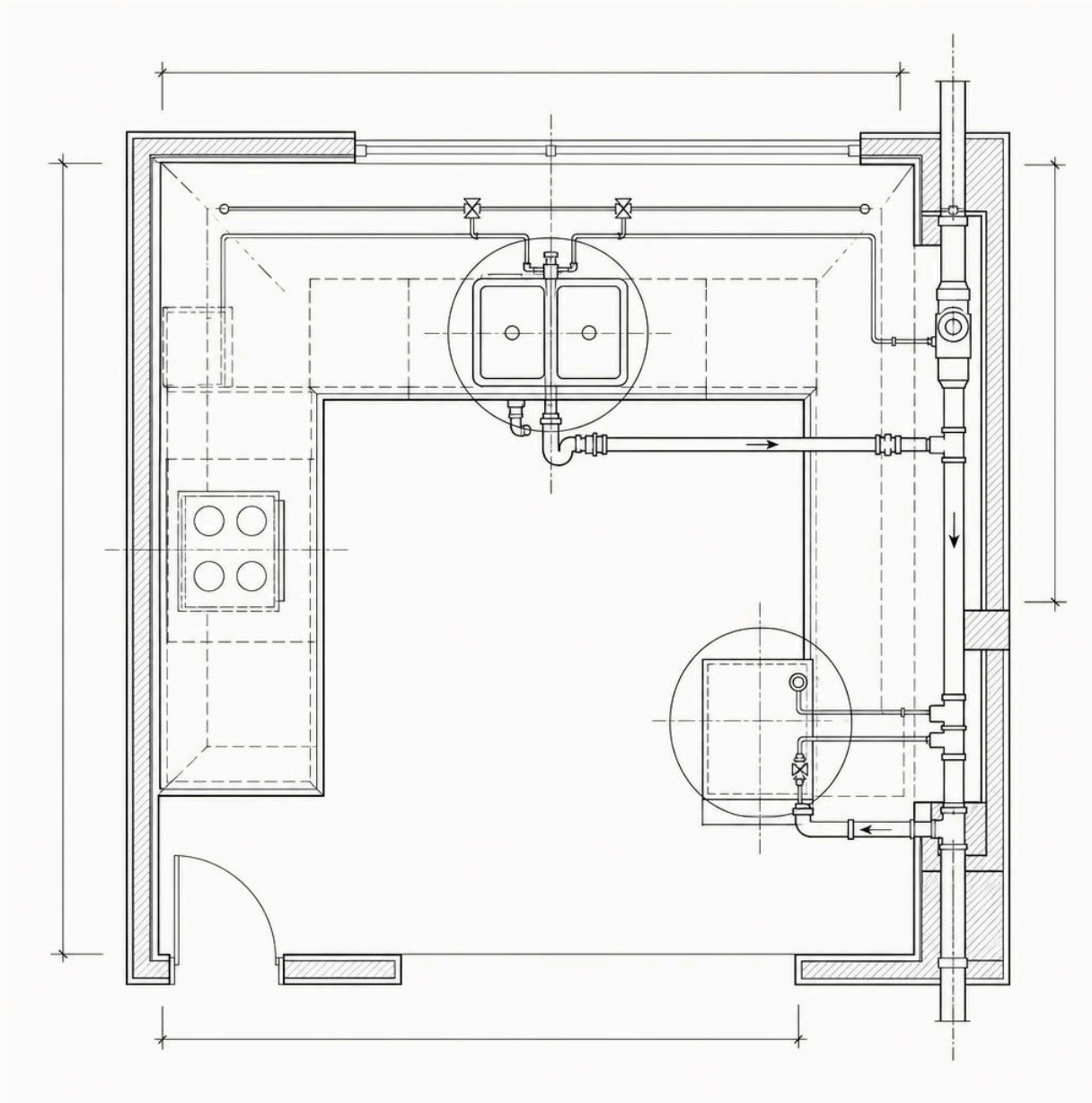


KITWOOD

Ravenswood House Kitchen

PROJECT	Ravenswood House Kitchen
CLIENT	Sophie & Daniel Whitmore
CATEGORY	Electrical
STATUS	For review
SHEET	ME-101 · A4L

DRAWING	SCALE @ A4L
ME-101	1:50 @ A2



SERVICES

Hot, cold and waste layout

GENERAL NOTES

- 01 Island waste runs in the floor void to the existing stack at 1:40 fall. Secondary pantry sink teed off the cold main with an isolating valve.



KITWOOD

Ravenswood House Kitchen

PROJECT	Ravenswood House Kitchen
CLIENT	Sophie & Daniel Whitmore
CATEGORY	Plumbing
STATUS	For review
SHEET	MP-201 · A4L

DRAWING	SCALE @ A4L
MP-201	1:50 @ A2

PART THREE

Scope and investment

What is included, what it costs, the choices left open, and the terms the work is carried out under.

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Scope of work

What Atelier North and our joinery workshop carry, and what sits with your builder or with you. Anything not listed here is not in the price.

REF	PACKAGE
INCLUDED	
01	Design development, shop drawings and the services layouts issued in this proposal.
02	Bespoke joinery to kitchen run A, the island and the pantry, made and finished in our workshop.
03	Supply and fit of limestone and quartzite worktops, splashbacks and upstands.
04	Zellige tiling to the range wall and the pantry, with grouting and sealing.
05	Supply and fit of all brass hardware, tapware and the pot filler.
06	Electrical first and second fix within the kitchen and dining room, to ME-101.
07	Plumbing, waste and appliance connection within the kitchen, to MP-201.
08	Hand-finished painting and decorating to the kitchen, pantry and dining room.
09	Site coordination and weekly progress notes for the twelve weeks on site.

Two provisional sums sit inside the price: £1,200 for making good around the new steel, and £600 for unforeseen re-plastering behind the old cupboard run. Anything unspent is credited back on the final account.

Scope of work

CONTINUED

9 ITEMS

REF	PACKAGE
10	Snagging visit at two weeks and again at three months after completion.
NOT INCLUDED	
11	Structural works, including the 3.2 m steel to the garden wall and its building control sign-off.
12	Supply of appliances — we will fit and connect anything you buy.
13	Flooring outside the kitchen and dining room.
14	Asbestos survey or removal, should the 1980s ceiling void require it.
15	Utility diversions, meter moves or an upgrade to the consumer unit.
16	Window and external door replacement to the garden elevation.
17	Furniture and loose lighting other than the three island pendants.

Pricing and quotation

ITEM	QTY	AMOUNT
Design development, shop drawings and site coordination	1 fee	US\$8,400
Bespoke joinery — kitchen run A, larders and range alcove	1 item	US\$27,600
Bespoke joinery — island with seating overhang	1 item	US\$9,850
Pantry joinery, shelving and worktop	1 item	US\$6,400
Limestone worktops, island top and upstands	8.4 m ²	US\$5,796
Perla quartzite to pantry and secondary sink	2.1 m ²	US\$1,134
Zellige tiling to range wall and pantry	6.2 m ²	US\$1,488
Brass hardware, tapware and pot filler	1 set	US\$2,380
Appliance installation and second-fix carpentry	1 item	US\$3,200
Electrical first and second fix, to ME-101	1 item	US\$4,150
Plumbing, waste and tap installation, to MP-201	1 item	US\$2,480
Hand-finished painting and decorating	1 item	US\$2,950
Provisional sums — making good and re-plastering	1 sum	US\$1,800

SUMMARY

Subtotal	US\$77,628
Discount	-US\$1,500
VAT	US\$8,374.08

QUOTATION TOTAL

US\$84,502.08

Costs are firm for the scope above, priced against the drawings issued at Rev 02.

Options and alternatives

Three ways to take this forward. They differ in cost and in how much of the room is bespoke — not in the design intent.

☐	Full bespoke, one programme Everything in this proposal, made in our workshop and installed in a single twelve-week run. The island, the tall units and the pantry all read as one piece of furniture, and there is only one trade to hold responsible. £73,010 before VAT.	DECLINED
☐	Bespoke fronts on standard carcasses Our doors, drawer fronts and finishes on a proprietary carcass system. Visually close at eye level, but shelf depths are fixed at 560 mm and the range alcove loses its integral shelving. Saves roughly £9,400 and two weeks on site.	DECLINED
☐	Kitchen now, pantry in spring The kitchen and dining room complete for Christmas; the pantry joinery deferred to March 2027 with the shell left prepared. Defers £6,400, but the second visit carries its own delivery and making-good cost of about £1,100.	DECLINED

OPTIONAL EXTRAS

☐	Integrated wine cabinet to the island end	NOT INCLUDED	US\$2,380
☐	Plaster range hood with concealed lighting	NOT INCLUDED	US\$1,540
☐	Pantry worktop in stone rather than oak	NOT INCLUDED	US\$1,180

ACCEPTED EXTRAS

US\$0

0 accepted

19 / 23

SUMMARY OF SELECTION

Summary of selection

Base scope	US\$84,502.08
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CONTRACT SUM

Base scope US\$84,502.08

CONTRACT SUM

US\$84,502.08

Terms and conditions

10 — TERMS AND CONDITIONS

- 01
- Approval of this proposal authorises design development and the ordering of long-lead materials only. Manufacture begins when the shop drawings marked for approval are signed.
- 02
- Variations are priced and issued in writing before the work is carried out. Nothing is charged that you have not agreed first.
- 03
- Natural stone, timber and hand-glazed tile vary between batches. Samples show the range, not an exact match, and we will not remake for variation within that range.
- 04
- Unlacquered brass will patinate. This is intended, and is not a defect.
- 05
- The programme assumes continuous access between 08:00 and 17:00 on weekdays, and that the structural works are complete before we start.

- 06
- Retention of 3% is held for three months from practical completion and released after the second snagging visit.
- 07
- Either party may terminate in writing. Work completed and materials ordered up to that date are payable; nothing else is.
- 08
- The commercial terms this proposal is offered on. They form part of the contract we would sign on instruction, and nothing here is unusual for a project of this size.
- 09
- Validity**
30 days from 21 August 2026
- 10
- Deposit**
30% on instruction

- 11
- Joinery lead time**
9 weeks from approved shop drawings
- 12
- Site programme**
12 weeks, continuous access
- 13
- Warranty**
5 years on joinery, 2 years on applied finishes
- 14
- Insurance**
£5m public liability, £2m professional indemnity

Approval

If the design, specification and cost are right, approving here is enough to start. We will follow up with the contract and the first invoice within two working days.

APPROVING

- ✓ The scope and specification set out in Revision 5
- ✓ The drawings issued with this revision, at the scales stamped on each sheet
- ✓ The materials and finishes scheduled in this document
- ✓ The quoted figure of US\$84,502.08
- ✓ The options recorded on the summary of selection
- ✓ The terms and conditions printed in this document

- 01 We issue the contract and the 30% instruction invoice.
- 02 Shop drawings SD-201 and SD-204 are signed and released to the workshop.
- 03 Stone and tile are ordered against the references in this proposal.
- 04 Site starts on 12 October, with weekly notes from us every Friday.

Approving records your name, the date and the revision you were shown. If something still needs to change, request changes instead and tell us what — we would rather revise than assume.

CONTRACT SUM

US\$84,502.08

FOR THE CLIENT

Carlo

NAME

Carlo

DATE

30 AUG 2026

FOR THE STUDIO

KITWOOD PLUS SAL

NAME

DATE

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APPROVED · REVISION 5

Carlo · 30 AUG 2026



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This document is a record of one issued revision. Figures,
drawings and selections are those frozen at issue.

PROJECT	Ravenswood House Kitchen
CLIENT	Sophie & Daniel Whitmore
REVISION	Revision 5
ISSUED	30 AUG 2026
CAPTURED	30 AUG 2026
SHEET	A4 landscape · 297 × 210 mm
STATE	Approved