

## Extension & renovation of II\* listed building



An historic building



New green oak framing



Use of reclaimed materials

**Client:** Private Client

**Programme:** 3 years

**Project management services provided:**

Health & safety compliance – Appraisal – Architectural design – Planning – Listed building consent – Building regulations – Structural engineering – Protected species – English Heritage – Natural England – Bats – Surveys – Project management

Hill Project Management were engaged in the sympathetic restoration and extension of this significant historic building.

The farm house had stood, in parts, since the C15. With many alterations over the intervening centuries. Age had finally caught up with it, now requiring major repairs.

HPM undertook an appraisal of the building, both from an owners perspective and a structural view. Following this we drew up various options for modernisation and repair, all considered against the listed status.

A major undertaking, successfully obtaining consent for a large 3 storey extension, making this ancient property suitable for modern living. This required very involved negotiations, with not only the Local Planning Authority, but also English Heritage. All backed up by detailed historical research and proposed drawings.

The restoration, included the bringing back into use of the attic spaces, replacement of all services, remodelling, extension and reutilisation/conversion of outbuildings.

Emergency stabilisation interventions, to prevent the collapse of parts of the dilapidated structure, were required as a matter of urgency. These were complicated and required careful engineering and installation.

We engaged the services of various expert associates, including ecologists, building historians and archaeologists.

Joinery and ironmongery details were interpreted from original fixtures and incorporated into the new work.

Modern materials are often unsuitable for use in historic locations. We specified breathable, natural materials to ensure that the building fabric was enhanced and protected. For instance wood-fibre insulation and lime concrete were used.

The conversion of existing outbuildings with new green oak roofs, erection of a new carport built from salvaged stone and again, oak framing, brought previously derelict parts of the property back into sustainable use.

The new carport was also designed to provide additional accommodation for local bats, providing no less than three different environments, for varying species.

A new 3 phase electrical system, including off site network reinforcement and farm wide distribution was designed. A packaged sewage treatment plant and soakaway field was installed to deal with the additional foul drainage demands from the expanded property and mains water brought in from a considerable distance away, to replace the old lead pipework.

HPM designed and coordinated all aspects of this very involved, complex and wide ranging project, restoring and protecting this heritage asset for generations to come.