

CASE STUDY – Private Elizabethan Country House, Hertfordshire

Client:

Private

Architect:

Inskip & Jenkins

Quantity Surveyor:

Cain & Co

Structural Engineer:

Mann Williams

Services Engineer:

Martin Thomas Associates

Principal Contractor:

St Blaise Ltd

Conservation Specialists:

St Blaise Ltd

Value: £3Million

Date: Current



Description

The property has had little modern intervention and still holds the majority of its original features and character. The client's brief is to maintain as much of the character that has warmed them to the property, but to incorporate facilities and luxuries forwarded by 21 century living.

The property sits in extensive grounds and works are being carried out to the property whilst completely vacated. Although the aim is to make the finished article look untouched, the work required is extensive and involved.

The works involved:

- Design and erection of a large scaffold structure with temporary roof, to enable the stripping and removal of roof coverings and extensive repairs to the roof structure.
- Incorporation of modern installations and fire proofing.
- Removal of incompatible rendered external facades, replacing with matched renders.
- Renewal, repair and reinstatement of the leaded light windows and repairs to the stone mullioned windows.
- Repair to stone and brick substrates, including repair and replacement of clunch (chalk).
- Repair to external joinery.
- Internally ,walls are being stripped of previous undesirable finish, plaster is being repaired using matching historical mixes.
- Floors are being removed to allow extensive modernisation of mechanical and electrical services.
- Structural repairs to floor timbers.
- Installation of under floor heating.
- Reinstatement of dividing partitions.
- Conversion of stables to accommodation.
- Externally, ground works and landscaping.

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