

CASE STUDY



Introduction

The Old Farmhouse is an attractive Grade II listed period residence providing approximately 3443 sqft of accommodation over two floors and a detached original mill house. The elevations consist of mellow exposed brickwork under pitched tiled roofs with exposed half-timber features and projecting bay windows at ground floor level. The property features an array of period features internally including impressive fireplaces, oak panelling, leaded light windows and exposed beams.

Project

Following the sale of the property, Snape Contracting Services Ltd were appointed by an existing client and Principal Designer, Osbournes Architects, to undertake a full house refurbishment as well as the conversion of the Cider Mill.

Brickwork & Timber Repairs

With a deep appreciation for historical craftsmanship, our construction firm excels in meticulous brickwork and timber frame repairs. Employing skilled artisans and advanced techniques, we ensure that every restoration project seamlessly integrates the past with the present, preserving the charm and integrity of listed cottages for generations to come.

We undertook significant splicing of structural timber as well as the matching and repair of brickwork and pointing. We relied on a combination of the expertise of our own team, together with significant inputs from vetted and approved specialist subcontractors.



Bespoke Kitchen

Integrating the design of a hand-built Shaker kitchen with a herringbone brick slip floor was a harmonious endeavor. Our team meticulously aligned the kitchen's clean lines and timeless aesthetics with the intricate patterns of the herringbone floor. This synergy created a cohesive and inviting space, where traditional craftsmanship met modern functionality seamlessly.

High end appliances were installed to suit the most competent of chefs and everything was handed across and demonstrated as part of our O&M handover with our Contract Manager.

Luxury Bathrooms

We specialize in installing lavish bathrooms adorned with premium tiling and top-tier sanitary ware. Our approach involves careful layout planning, ensuring flawless tile placement to create seamless patterns. By selecting the finest fixtures, we curate spaces that seamlessly combine luxury and practicality, offering an unparalleled bathroom experience.

We work closely with architects in specifying product and materials to ensure that the finish achieved is exactly as envisaged by the end client.



Whole House Refurbishment

Coordinating diverse tradespeople for comprehensive house refurbishments is our forte in meeting project timelines. Our dedicated project managers orchestrate every phase, ensuring seamless collaboration among trades. With detailed scheduling, constant communication, and efficient resource allocation, we maintain a synchronized workflow. This meticulous approach guarantees timely completion, transforming houses into stunning homes without compromising quality.



Listed Building & Conservation

Our expertise extends to close collaboration with listed building officers and conservation experts, safeguarding architectural heritage. We meticulously navigate intricate regulations, seamlessly integrating modern enhancements while preserving historical integrity. Through in-depth consultations and transparent communication, we ensure a harmonious balance, resulting in meticulously restored structures that stand as testaments to both tradition and innovation.

Lessons Learnt

The delivery of this project was not without its challenges, but they were all overcome and risks mitigated to deliver an exceptional project to the complete satisfaction of the client.

Lessons we learnt along the ways include:

- We used a specialist tiling company to set out the herringbone floor. A border was required to ensure it looked square and was finished to a very high standard.
- The extent of the oak frame timber repairs was greater than anticipated. When the work was originally quoted by the architect, it was to the best of their knowledge. To provide best value on repairs, we worked on the worst case areas first. We worked on a day work and materials rate to ensure the extent of repairs we delivered were appropriate and proportionate. We prioritised structural areas first and then cosmetics.
- The project started in October and there was a mild winter, but we still had to be mindful of weather and temperatures when working with lime brickwork. The infilling of bricks between timbers had to be paused in January for about 6 weeks due to adverse weather.
- The client purchased their kitchen from a supplier in London. We worked alongside them and relied on video technology for first fix checks etc. We had to be particularly careful with measure checks, which were tricky on such a wonky building.
- Temporary works were required to prop up front of house due to more extensive works being required than expected. We involved a trusted and approved structural engineer on this aspect.
- We filled in the swimming pool as requested and used inert materials from the house strip out. This was environmentally sound.
- Parking was near stables which remained active. This required extra care to ensure the security of the horses. Furthermore, we needed to be mindful of the noise of machines, which could have unsettled the horses.



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