

Wood Water Projects Ltd



Hall Farm Barn, Bergh Apton, Norfolk

A Grade II Listed C17th barn, this development nestles discreetly in the Chet Valley next to conservation woodland, with the River Chet skirting its meadows.

Wood Water Projects (WWP) was employed to manage all elements of the renovation, including sub-contractor appointments and site management, layout and creative-design work, materials purchasing and supply coordination, and budget forecasting and tracking.



The barn was bought with planning permission for conversion to residential use by our client as a long-term investment. Their requirements were twofold. First, to repair and conserve the traditional barn using materials that complemented its original features and agricultural character. And, second, to introduce elements of modern design and technology to produce a high-end comfortable home with long-term market value.



WWP successfully obtained the planning permissions and consents to modify the inherited room layouts and other detailed specifications. Of particular note was the negotiation to increase the amount of permitted glazing in order to maximise daylight penetration.

The renovation from first site clearance to completion took fourteen months from the Spring of 2010 through to the Summer of 2011. The barn required extensive structural remediation.

Foundations were laid where there had been none, and a programme of repairs was undertaken by specialist timber-frame carpenters.

WWP also led a variety of design processes in consultation with the structural engineer, the architects, the planners and sub-contractors, producing distinctively modern features that blend harmoniously with the original structure. Particularly successful was the collaboration with Turn-A-Round for the bespoke kitchen, staircase and gallery balustrading.



The four-bedroom barn provides a high level of comfort for residents, with its underfloor heating throughout. Highlights of the development are the well-equipped oak, quartz and parapan kitchen and dining area with full-height ceiling; and, a dramatic first-floor sitting room with views over the surrounding water meadows.



Once complete, the barn was offered to the open rental market at the end of October 2011, taking only five days to find tenants.



Client - Private
Finance - Arbutnot Latham
Architects - David Marris; John Jenkins;
Julian Hood
Structural Engineer - Mark Kitchen
Quantity Surveyor - Philip Pank &
Partners
Energy Assessor - Alexander Honey
Main Contractor - Michael Hardesty
Timber-frame Carpentry - Jack Wheeler
Underfloor Heating - Renenergy
Windows - Heritage Oak
Joinery - Turn-A-Round





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