

Project Details

Project 4: *Restoration and Conversion, Listed Barns with Central Tower forming the Home farm to Kelham Hall which was designed by Sir George Gilbert Scott in 1858*

Listing Status: *Grade II*

Client: *Civil Service housing association & Jelson Homes, Loughborough Road, Leicestershire*

Description of the Buildings



The buildings are all of brick construction with some specialist limestone detailing. The brickwork is further enhanced by brick pattern details. The central feature is a square tower with a pyramid roof all carried on an archway with openings on three sides. The tower had no access beyond the first floor. Sir G.G. Scott had taken



some earlier parts of the complex and carefully integrated these into the Home Farm development, which sits adjacent to Kelham Hall.



The building complex is bounded by the main A617 road that runs between Newark and Southwell, the Mission Dyke which drains down to the river Trent and the garden wall to Kelham Hall. Newark and Sherwood District Council now occupy Kelham Hall.



Dutch Barns and grain silos were demolished early in the project to clear the square and open up the vista of the retained barns.

A farm manager's house constructed in the mid 1930's was also demolished. Over the years the various sections of the complex had been put to varying differing uses and openings and structural supports formed or removed without reference to the overall Sir G.G. Scott design.

The buildings were generally in a decayed state but the tower roof and timber staging had been partially restored under a local authority grant.



Conservation Issues

- To prepare a proposal which would generate finance to allow for the restoration and repair of the range of farm buildings through the development of the front courtyard area with new dwellings
- The new dwellings would need to enhance the retained structure. Allow for the view of the complex to be retained in order that it could be seen as a whole



- To take and adapt features designed by Sir G.G. Scott and use these on the new buildings



- To carefully match the 'Red Retford' bricks together with the patterned hand made roof tiles

- To keep the existing proportions of the buildings and to use the existing openings as far as practicable

- To retain existing trees, which were covered by Tree Preservation Orders, on the site especially the Wellingtonia and trees along Mission Dyke



- To ensure that the workmanship was to the highest standard

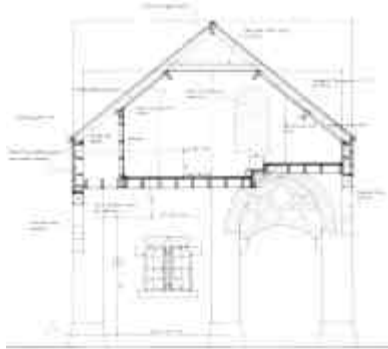
Architects Appointment

We were commissioned by the Civil Service Housing Association to prepare a proposal for the conversion of the disused barns and the construction of 15 new dwellings. The site had been purchased at auction. Changes within the Civil Service altered the Associations intentions and after several rival bids Messrs Jelson Homes purchased the site and retained us as the design consultants, the scheme has been constructed in accordance with the planning and listed building consents obtained through ourselves.

Process of Restoration

A detailed measured survey of the original buildings and land was undertaken, and a full photographic record made. Drawings were prepared at

a scale of 1:50 both in plan form and in elevation and specialist details of features were prepared at 1:20. A stone window mullion was discovered on site and brought back for safekeeping and for investigation into retaining this feature



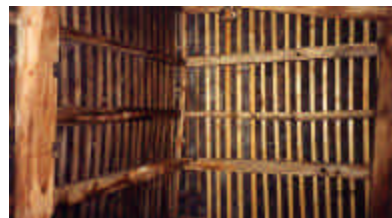
throughout the proposal. Early discussions were held with Messrs



Sand Toft Tiles and samples were obtained to match the existing in size, shape (various) and Colour.

The 'Red Retford' brick was matched but it was noted that as the original complex prior to Sir G.G. Scott had been of differing dates and thus numerous different bricks had been used. All bricks were reclaimed following demolition and or formation of openings.

Sections of the building were unsafe due to beetle attack in the structural timbers and a portion of roof



partially collapsed during a storm due to purlin failure. Temporary supports were inserted to

save the main roof.

The conversion of the barns using the existing walls and features developed a conversion into seven units of varying sizes. Discussions with the Local Authority conservation team from the outset of the development allowed a scheme to be prepared that would



receive approval and consequently allow the building to be fully adapted to residential use.

The careful choice of materials, proportion and detailing has allowed the new dwellings to not only harmonize with the original buildings but also enhance their setting. The courtyard and principal access are flanked by two gatehouses, which are again of similar



proportion to the two gatehouses that controlled the main gate (now not used) to Kelham Hall. The enclosure of space around the dwellings forms courts within the court, which will again be enhanced with additional planting and the retained trees.

The contractor has used traditional methods and wherever possible traditional materials, Sir G.G. Scott designed mullions, has been reproduced and special purpose made window units manufactured. Head and cill details have been replicated.



The development has been well received by all and has preserved an important part of the Sir G.G. Scott master plan of Kelham Hall



BEFORE AND AFTER RESTORATION PROCESS



1. The Main Building



2. The Square Tower



3. The tower was re-roofed and the timberwork restored



4. The creation of a window opening in a similar proportion to the old



5. Outbuildings restored and converted to garages



6. The creation of courtyards and the maintaining the existing proportions



7. Dormer windows subtly added in the style of those existing and other openings formed or closed to suit



8. A conversion from a series of stables to homes



9. New windows, re-clad and re-roofed with timbers restored to match existing



10. Existing features were restored and then repeated further on in the development



11. A single storey double height barn converted to two storey homes



12. The restoration of a dilapidated typical window at Kelham Farm



13. Again details were restored to their former glory



14. Window details were restored and then replicated throughout the development



15. Severe cracking and deterioration was repaired

16. What was a run down Hall Farm has become a revitalised restoration project and series of homes



17. New dormers were created to match those existing, which were also restored



18. The whole roof structure underwent a programme of full restoration and repair