

Photographic Survey

AREA BETWEEN HOUSE & OUTBUILDINGS

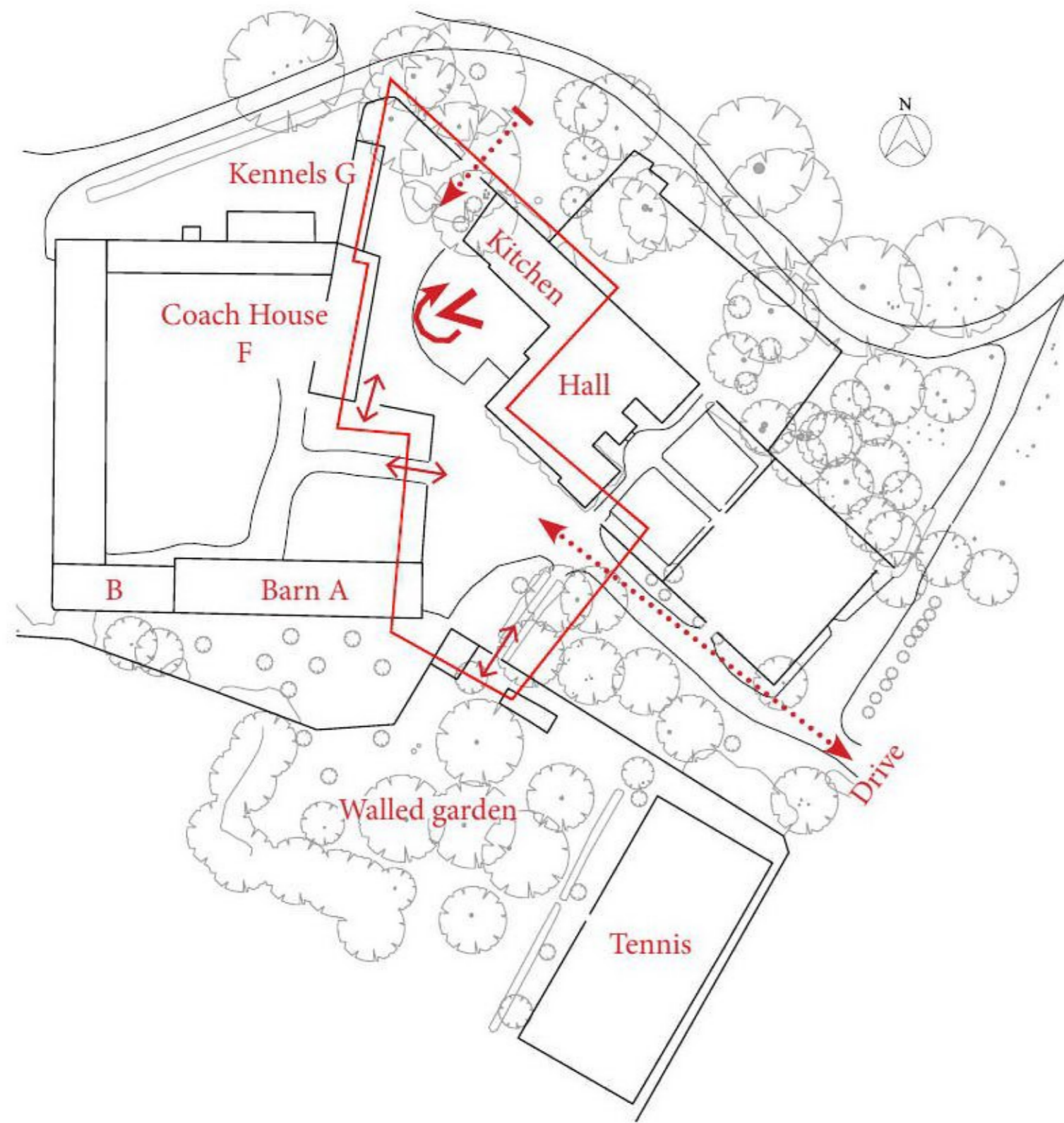


Photo 1. HOUSE KITCHEN & PATIO



Photo 2. HOUSE WEST SIDE



Photo 3. HOUSE WEST SIDE & COURTYARD TO THE WEST



Photo 4. AREA IN BETWEEN HALL, COURTYARD & COACH HOUSE



Photo 5. MAIN DRIVE LOOKING SOUTH-EAST



Photo 6. ACCESS TO WALLED-GARDEN ON THE SOUTH



Photo 7. AREA IN BETWEEN HALL, COURTYARD & WALLED-GARDEN CURRENTLY USED AS PARKING



Photo 8. AREA IN BETWEEN HALL & COURTYARD CURRENTLY USED AS PARKING



Photo 9. COACH HOUSE



Photo 10. COACH HOUSE & KENNELS



Photo 11. DOG KENNELS



Photo 12. BACK OF HOUSE GATE TO THE NORTH NEXT TO KENNELS



Photo 13. AREA IN BETWEEN NORTH GATE & KITCHEN

Photographic Survey

MAIN DRIVE & BACK OF HOUSE TO NORTH SIDE



Photo 1. NORTH-EAST FIELD



Photo 2. MAIN GATE



Photo 9. HOUSE KITCHEN & PATIO



Photo 10. HOUSE KITCHEN & PATIO



Photo 3. FORMAL GARDEN



Photo 4. AREA BETWEEN WALLED GARDEN & HOUSE ALONG DRIVE



Photo 11. HOUSE KITCHEN & PATIO



Photo 12. HOUSE KITCHEN & PATIO



Photo 5. SOUTH-EAST END OF FORMAL GARDEN



Photo 5. SOUTH-EAST END OF FORMAL GARDEN



Photo 13. HOUSE KITCHEN & PATIO



Photo 14. HOUSE KITCHEN & PATIO



Photo 7. ACCESS TO BACK OF HOUSE AREA COMING FROM SOUTH-EAST



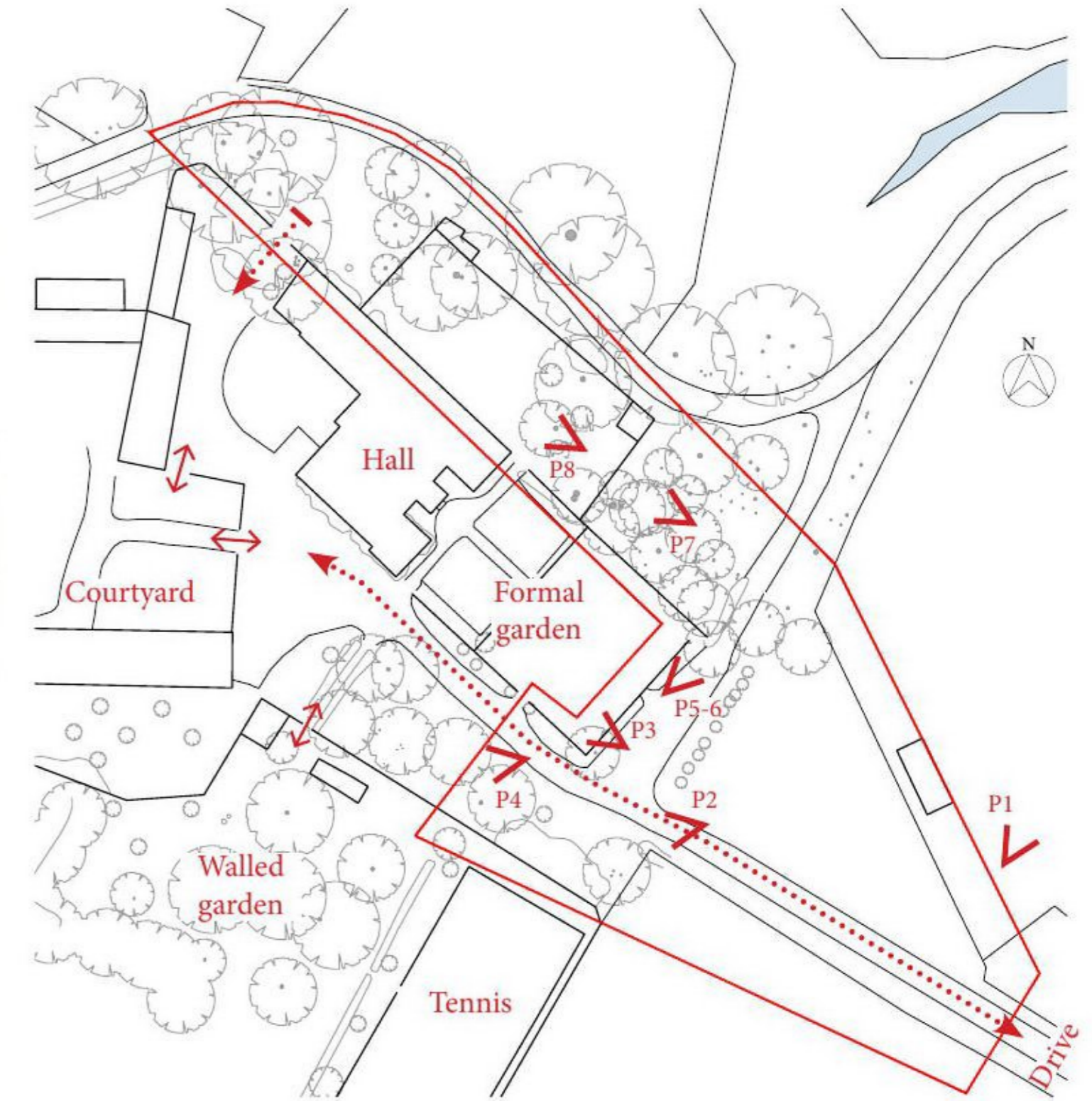
Photo 8. BACK OF HOUSE AREA



Photo 15. HOUSE KITCHEN & PATIO



Photo 16. HOUSE KITCHEN & PATIO



Appendix B - GQA PORTFOLIO

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GQA portfolio



North elevation showing the new lake and the two barns.



North end of the 'large' barn.



Internal courtyard facing the house.



View out of the 'small' barn pool to the courtyard.

01. HUTTONS FARM HAMBLEDEN VALLEY: PRIVATE HOUSE

Brief Description

The commission was for a new country house of 20,000 square feet which would combine both ancient and modern design. The two early 19th century barns were linked together with the new main building to create a courtyard complex. The smaller barn was used for the pool and the large barn provided the principal reception room and dining room.

The new house was built of local materials with vernacular details in a non-traditional manner to create a distinctly modern design in sympathy with the historic barns.

Heat is provided to the entire house from the newly created moat and lake using heat pumps.

Relevance

The house demonstrated how the barns could be converted to new uses and retain their vernacular character. It also showed that suitably designed modern interventions can compliment that historic character.

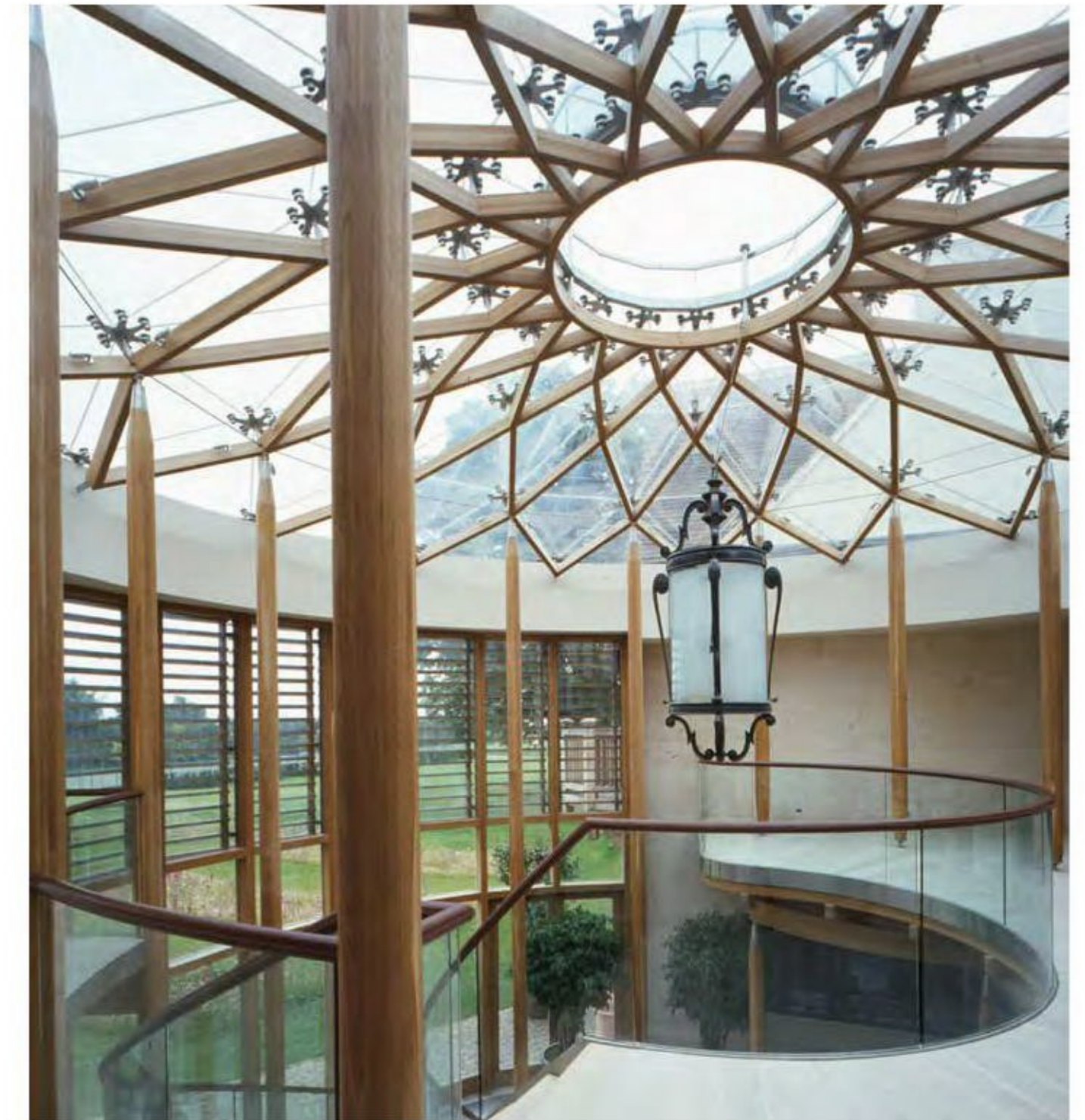
The house was designed to use the latest technology to minimise running costs.



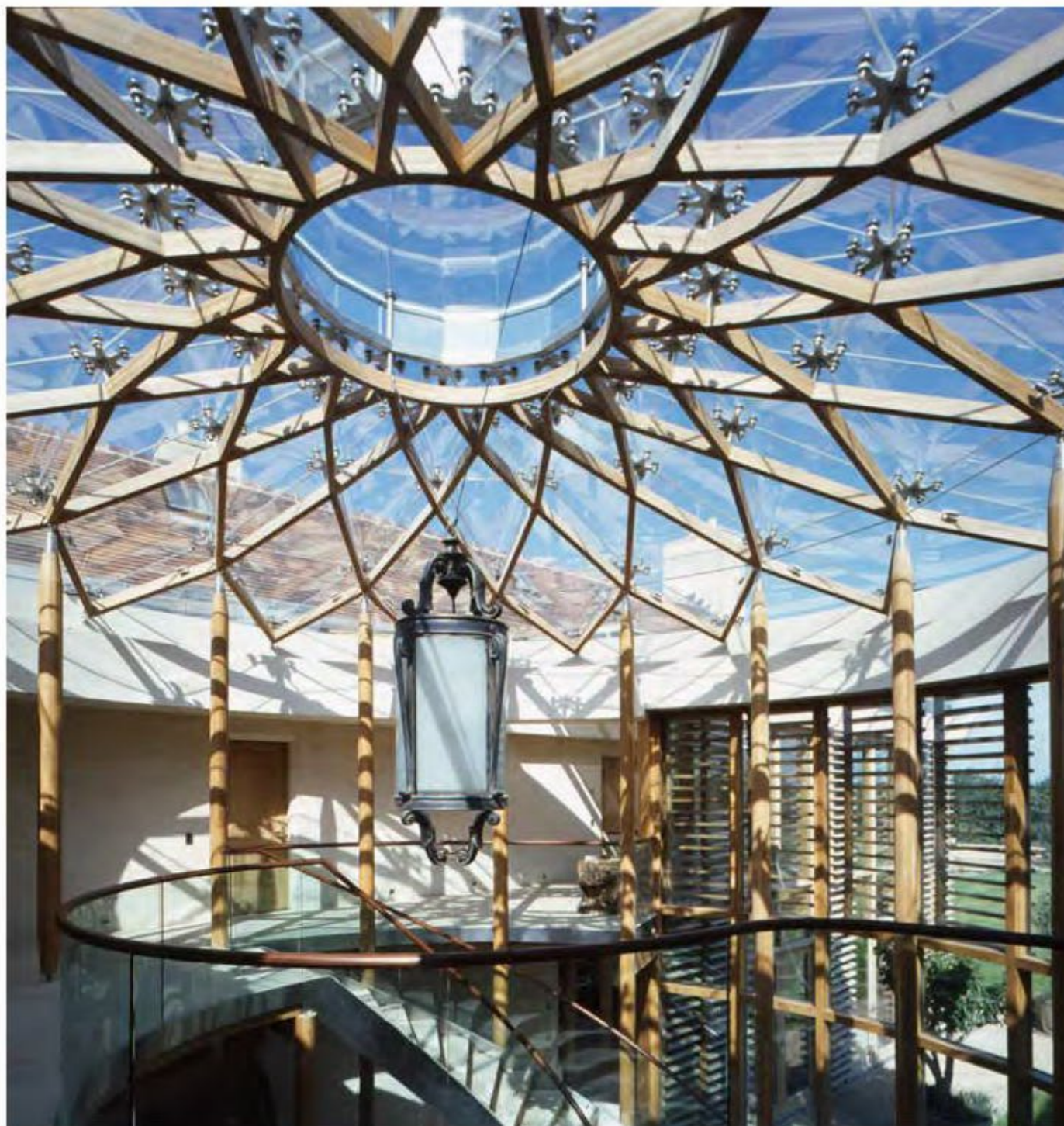
Internal view of the pool in the 'small' barn.



View towards the pool from the 'small' barn bar.



Glazed rotunda and principal staircase.



Detail of glazed roof structure over staircase.



Internal view of the 'Green Oak' interior of the new house.



East elevation of the new house and moat.



Master bathroom in 'Green Oak' wing.

GQA portfolio

02. MOTOR MUSEUM: RAC WOODCOTE PARK COUNTRY CLUB

Brief Description

The RAC's redundant and neglected late 18th Century Grade II barn was comprehensively restored, including re-roofing and structural repairs. It was then converted into a private motor museum to house the RAC priceless collection of 'Veteran' and 'Vintage' cars.

The philosophy of the design was to retain the utilitarian character of the barn as much as possible to provide an 'industrial' ambiance for the setting of the historic cars.

The work received the "Overall Winner" for the Surrey Heritage Awards 2017.

Relevance

Restoration and conversion of a historic barn, which preserved the character of the building, also involved the sensitive insertion of modern mezzanines and facilities.



Front facade.



Historic roof trusses.



Interior.



Glass viewing window.

GQA portfolio

03. ASHFORD HOUSE, ILTON, SOMERSET: PRIVATE HOUSE

Brief Description

Late medieval farmhouse reconstructed in the late 17th century. Almost untouched since reconstruction and listed Grade II. The first brick building in Somerset.

Internally extremely derelict and suffering from severe Death Watch Beetle. All the elm roof trusses had to be strengthened internally using steel plates and hangars (see attic photo), to allow the historic thatch and internal plaster ceilings to be retained. Each truss had to be repaired on an individual basis to prevent collapse of the building.

The adjoining barn was in an equally derelict condition due to long term neglect. The unique 16th century 'Sling' brace truss was carefully repaired and the roof reconstructed.

Relevance

The work done at Ashford House demonstrates that GQA has ability to retain and repair historic fabric in an innovative structural manner. The steel hangers were used to support concealed mild steel fitch plates. Siebeg drills were used to assess the residual strength of the timber trusses and beams to assess the amount of steel reinforcing required.



Garden elevation.



Adjoining barn mid restoration.



Steel hangers in attic of the house.



Adjoining barn pre-restoration.



Completed barn.



Adjoining barn pre-restoration.

GQA portfolio



Glazing to conservatory.



Front elevation.

04. GREAT FOSTER HOTEL, EGHAM, SURREY

Brief Description

Great Fosters is a 16th Century Grade I listed mansion, which was the first country house hotel in the UK. It was opened by George V and Queen Mary. It is located within the Green Belt and set within a Grade I listed garden.

GQA have been involved with this family owned hotel for over 30 years. We have done a considerable amount of work there, including a £7 million program of conversion and upgrading the hotel facilities, which was completed in 2000.

Relevance

Of particular relevance is the 'Green Oak' timber work which we did. This involved the creation of a new historically detailed dining room with a truss roof and a carefully detailed Doric screen with glass and steel conservatory behind. It was designed to conceal a very badly detailed Orangery, that harmed the appearance of this important historic building.

GQA are very experienced in working with specialist Green Oak contractors for new work in a historic context.



New Green Oak dining room roof.



Dower House and adjoining Conservatory.



Conservatory with the Orangery behind.



New Green Oak dining room.

GQA portfolio

05. COLDPIECE FARM, HOOK, HANTS: LISTED BARN: RESIDENTIAL HOUSE

Brief Description

The Grade II early 19th century barn will be converted to ancillary recreational accommodation and facilities for the existing house once the structure has been stabilized, consolidated and repaired. The building has been redundant and neglected for a very considerable amount of time.

The rear elevation indicates how the original timber framing at low level has rotted away and been bricked up rather than repaired. Unfortunately the cement mortar of the brickwork has exacerbated and accelerated the decay of the remaining studs and wall plates. The building also suffers from severe damage to the mixture of trusses. They have structurally failed and this is causing the roof to settle and for 'racking' to occur that threatens the stability of the structure.

Relevance

Most of the defects in the barn can be found in the barn and stable complex at Aston Hall. The Aston Hall structure will also need to be stripped, repaired using traditional timber techniques, strengthened to prevent racking and reinstated with insulation and photovoltaic panels/slates.



Queen post truss.



Purlin supporting truss.



Interior looking south.



Rear elevation.

GQA portfolio



Exterior.



Restored swimming pool.



Restored staircase.



Restored entrance hall.

06. CHILHAM CASTLE

Brief Description

Chilham Castle is an early 17th Century Grade I listed mansion, doubtfully attributed to Inigo Jones. GQA were involved in carrying out the comprehensive repair and restoration of the building that had been neglected for over 20 years. The work was done with the advice of Christopher Gibbs; the famous interior designer and antique dealer.

The pool had been totally concealed by a later timber floor and not used. It was originally built as part of an extension by Sir Herbert Baker, the famous Edwardian architect who worked with Sir Edwin Lutyens.

The pool had to be carefully re-plumbed and comprehensively repaired and restored.

Relevance

The original pool was built to a very high standard and great care was taken by GQA to preserve all its historic fixtures and fittings, including the marble kerbs, the mosaic walls and floors and the teak duck-boards, as well as introducing a new heating system after removing the asbestos!

GQA have considerable experience of dealing with pools within existing structures.

GQA portfolio

07. HOLLAND PARK, KENSINGTON, LONDON: PRIVATE HOUSE

Brief Description

Full restoration of the interior and exterior of a large Grade II Victorian mansion with underground extension, including swimming pool, spa, gym and squash court.

The two photographs of the swimming pool can be seen (1) finished and full of water, and (2) finished with the stone floor raised. This allows the room to be used for different entertaining scenarios rather than just a pool room.

The pool is lit by the glazed roof lights discretely incorporated within water features in the garden. The interior designer, who was the clients aunt, was responsible for the marble fit-out.

Relevance

The client wished to have a full suite of recreational facilities; sauna, gym, etc., that complimented the swimming pool. The basement had to be environmentally controlled with air conditioning to achieve the correct level of heating and humidity.



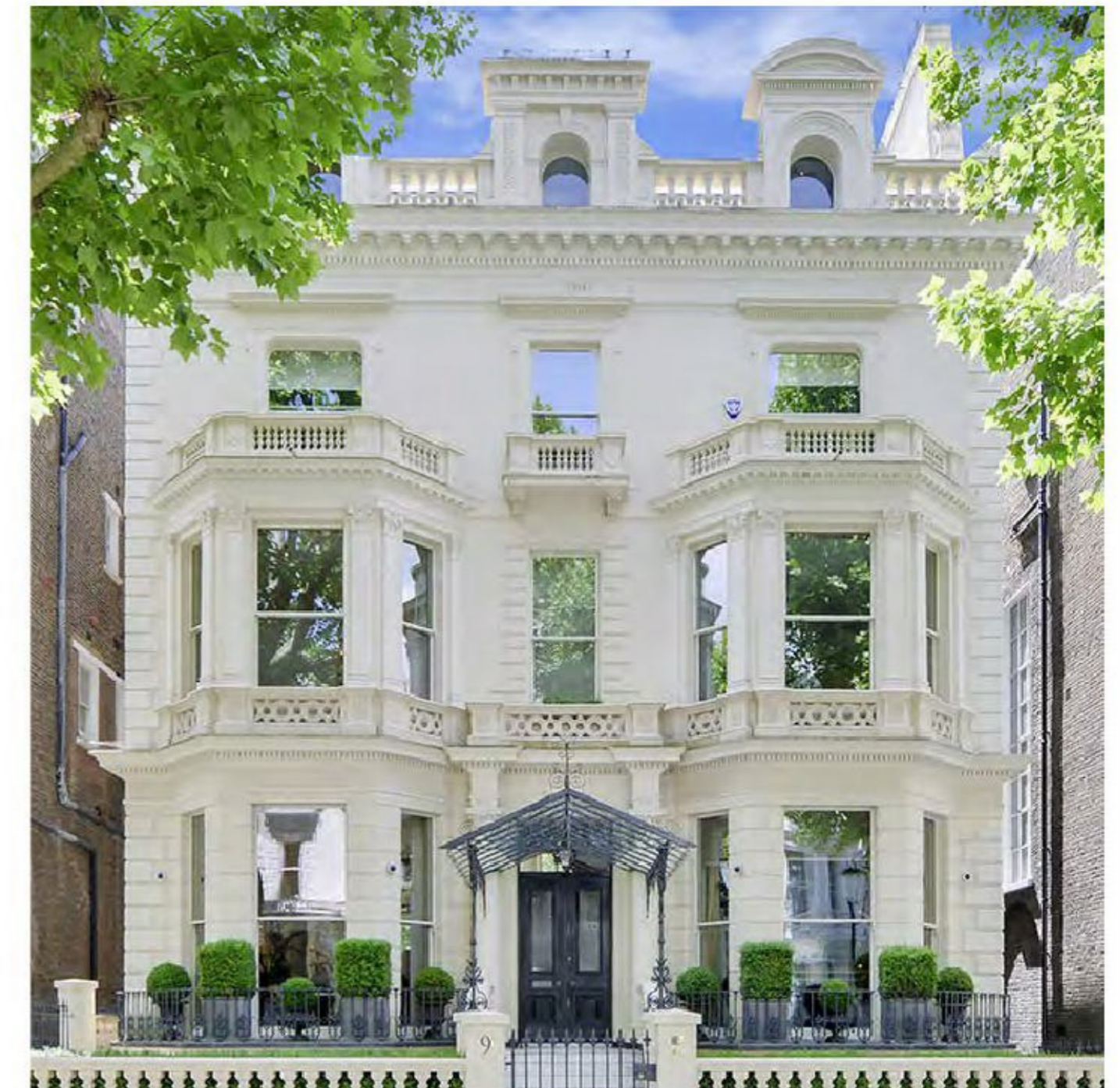
Underground pool.



Underground pool with raised floor.



Garden with light wells to illuminate the underground pool.



Front elevation.

GQA portfolio



Cafe shared with horse stalls for seating.



Internal courtyard.

08. PRINCESS DIANA MEMORIAL MUSEUM, ALTHORP

Brief Description

GQA was commissioned by Earl Spencer to design the museum and visitor centre in memory of his sister, Princess Diana. The museum was located in the redundant 18th Century Grade II* listed stable block.

The stable block was damp, neglected and required total restoration, as well as needing to be carefully fitted out with a controlled environment to preserve Princess Diana's priceless wedding dress and other clothes.

The building was visited by 75,000 people per month and required all the facilities of a modern visitor centre open to the public.

Relevance

The conversion of the stables involved conserving, repairing and retaining all the important historic fixtures and fittings and, at the same time, providing a contemporary appearance compatible with both the client and interior designers' vision for the museum.



Historic horse stalls re-used for seating.



Front elevation of stable block.

Local Architectural Firm

To assist with site supervision if required by clients



ARCHITECTURE | CONSERVATION | LISTED BUILDINGS



Montez Architecture LTD was incorporated in 2018 and has continued to expand working in various fields within Herefordshire and the surrounding counties.

They are currently appointed at Detton Hall which is just the other side of Clee Hill. They are also working on Peplow Hall, Orleton Manor, and Bromfield Manor, as well as a small 14th-century cruck framed cottage in Aston on Clun.

MONTEZ ARCHITECTURE
<https://www.montez.co.uk/>

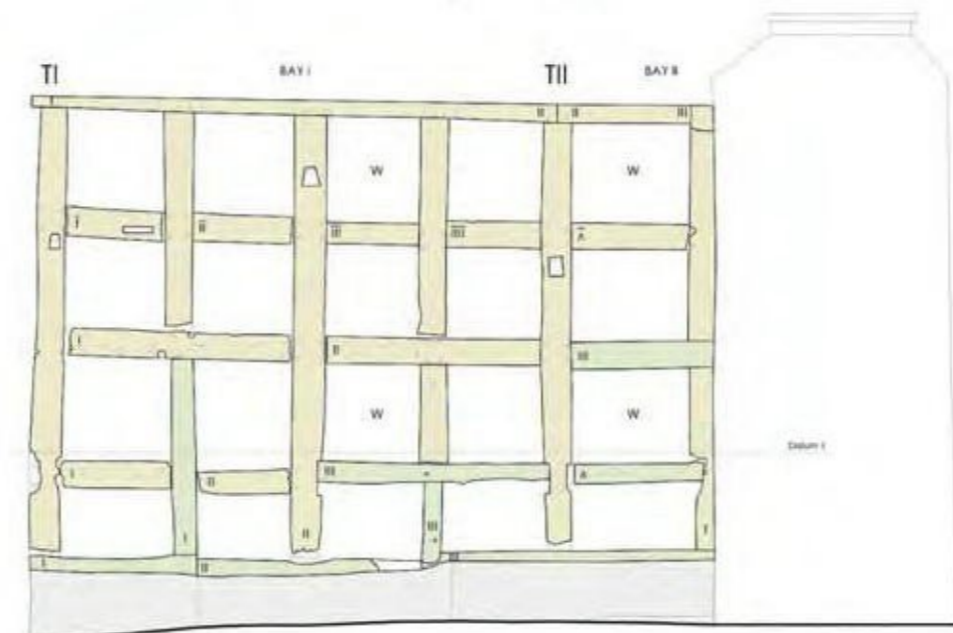


EXISTING ELEVATION AS APPROVED 18/05/21 ABC



PROPOSED REAR ELEVATION

| TIMBER FRAMES |



S.P.A.B. Scholars and fellows helping Paul Walters with the installation of wattle and daub panels

